



City of Phoenix

PLANNING AND DEVELOPMENT DEPARTMENT

ADDENDUM A

Staff Report: GPA-AL-1-14-5

November 6, 2014

<u>Application:</u>	GPA-AL-1-14-5
<u>Applicant:</u>	Mike Curley (Earl, Curley & Lagarde, P.C.)
<u>Location:</u>	Area generally bounded by 35th Avenue on the west, Missouri Avenue on the north, Black Canyon Freeway on the east, and Camelback Road on the south
<u>Acreage:</u>	106.34 acres
<u>Current Plan Designation:</u>	Residential 10 to 15 du acre (32.78 acres) Residential 3.5 to 5 du acre (20.36 acres) Residential 15+ du acre (13.11 acres) Commercial (21.39 acres) Industrial (16.60 acres) Parks / Open Space Public (2.10 acres)
<u>Requested Plan Designation:</u>	Public/Quasi Public (106.34 acres)
<u>Reason for Requested Change:</u>	Amend the General Plan Land Use Map to allow for the expansion of Grand Canyon University
<u>Village Planning Committee Date:</u>	Alhambra Village Committee – October 28, 2014
<u>Staff Recommendation:</u>	Approval

At the October 28, 2014 Alhambra Village Planning Committee meeting, the committee approved the request with a modification, the removal of three parcels as requested by the applicant.

The application initially included three parcels that the applicant was under contract to purchase, and the applicant was given authorization to include those parcels in the rezoning request. However, the authorization of these three parcels has come under dispute and the applicant requested to remove these three parcels from the request at the Alhambra Village Planning Committee hearing. Staff supports the removal of the

three parcels and a revised sketch map has been created as a result which depicts a decrease in acreage from 109.01 acres to 106.34 acres.

Attachments

Sketch Map (as approved)

GENERAL PLAN AMENDMENT

CITY OF PHOENIX ♦ PLANNING DEPARTMENT ♦ 200 W WASHINGTON ST ♦ PHOENIX, AZ ♦ 85003 ♦ (602) 262-6882

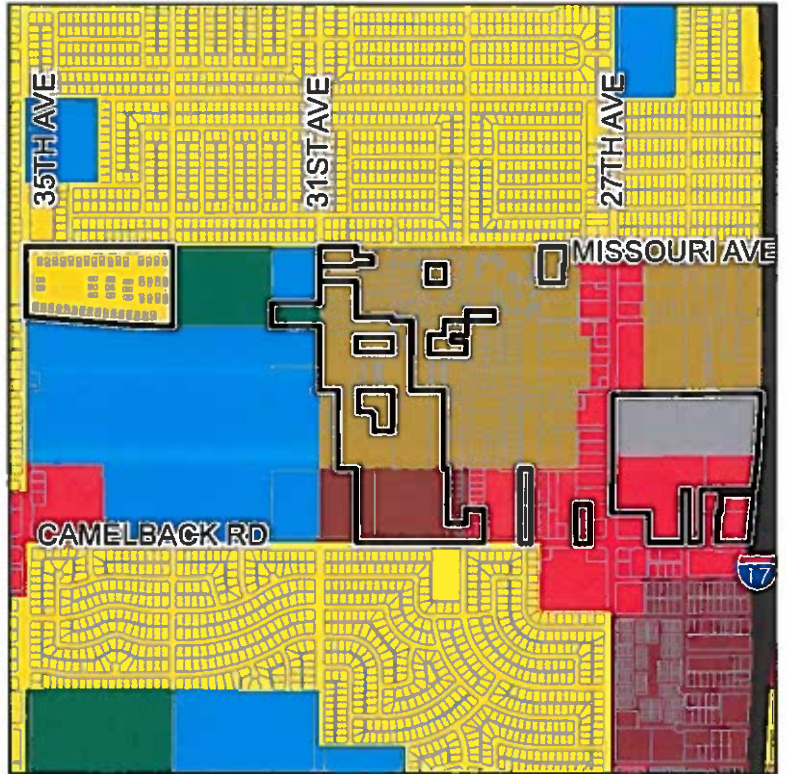
APPLICATION NO: GPA-AL-1-14-5	ACRES: 106.34 +/-
VILLAGE: Alhambra	COUNCIL DISTRICT: 5
APPLICANT: Michael J. Curley	

AS APPROVED BY VILLAGE PLANNING COMMITTEE

EXISTING:



- Residential 10 to 15 du acre (32.78 +/- Acres)
- Residential 3.5 to 5 du acre (20.36 +/- Acres)
- Residential 15+ du acre (13.11 +/- Acres)
- Commercial (21.39 +/- Acres)
- Industrial (16.60 +/- Acres)
- Parks / Open Space Public (2.10 +/- Acres)

-  Proposed Change Area
-  Residential 10 to 15 du/acre
-  Residential 3.5 to 5 du/acre
-  Residential 15+ du/acre
-  Commercial
-  Industrial
-  Transportation
-  Parks/Open Space - Publicly Owned
-  Public/Quasi-Public



PROPOSED CHANGE:

- Public/ Quasi Public (106.34 +/- Acres)

-  Proposed Change Area
-  Public/Quasi Public

