

# GRAND CANYON UNIVERSITY



**REZONE REQUEST FROM R1-6, R-3, PUD AND CO TO PLANNED UNIT  
DEVELOPMENT**

**CASE NO: Z-3-A-10**

**3 RD SUBMITTAL: JULY 17, 2012**

**CITY COUNCIL APPROVED VERSION**

**SUBMITTED BY:**

**Beus Gilbert PLLC**

**c/o Paul E. Gilbert**

**4800 North Scottsdale Road, Suite 6000**

**Scottsdale, Arizona 85251**

## **PRINCIPALS AND DEVELOPMENT TEAM**

### **APPLICANT REPRESENTATIVE/LEGAL:**

Beus Gilbert PLLC  
Paul E. Gilbert  
Neal T. Pascoe  
4800 North Scottsdale Road, Suite 6000  
Scottsdale, Arizona 85251  
*Telephone:* 480-429-3002 / 480-429-3060  
*Facsimile:* (480) 429-3100  
*E-mail:* [pgilbert@beusgilbert.com](mailto:pgilbert@beusgilbert.com)  
[npascoe@beusgilbert.com](mailto:npascoe@beusgilbert.com)

### **OWNER:**

Grand Canyon Education, Inc  
Nueva Ventura, LLC.  
Brent Richardson – Executive Chairman, Board of Directors  
Brian Mueller – Chief Executive Officer  
Robert Machen – Campus Development Director & Owner's Representative  
3300 W. Camelback Road  
Phoenix, AZ 85017  
*Telephone:* (602) 639-6893  
*E-mail:* [rmachen@gcu.edu](mailto:rmachen@gcu.edu)

### **ARCHITECT/PLANNING:**

Architekton  
Jason Comer, LEED-AP  
464 S. Farmer Avenue Suite 101  
Tempe, AZ 85281  
*Telephone:* (480) 894-4637  
*Facsimile:* (480) 894-4638  
*E-mail:* [jasoncomer@architekton.com](mailto:jasoncomer@architekton.com)

**CIVIL AND TRAFFIC ENGINEERING:**

Strand Associates, Inc.  
Baird H. Fullerton, PE, LEED-AP  
4602 E. Elwood St. Suite 16  
Phoenix AZ 85040  
*Telephone:* (602) 437-3733  
*E-mail:* baird.fullerton@strand.com

## **PLANNED UNIT DEVELOPMENT DISCLAIMER**

*A Planned Unit Development (PUD) is intended to be a stand-alone document of zoning regulations for a particular project. Provisions not specifically regulated by the PUD are governed by the zoning ordinance. A PUD may include substantial background information to help illustrate the intent of the development. The purpose and intent statements are not requirements that will be enforced by the City. The PUD only modifies zoning ordinance regulations and does not modify other City Codes or requirements. Additional public hearings may be necessary such as, but not limited, to right-of-way abandonments.*

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## **A. PURPOSE AND INTENT**

### **Project Overview and Goals**

On behalf of Grand Canyon University (“GCU”) we are proposing to rezone approximately 8.0 net acres from R1-6 (Single-Family Residential), R-3 (Multi-family Residential), and C-O (Commercial Office) to PUD (Planned Unit Development) to enlarge an existing PUD of approximately 101.92 gross and 98.53 net acres located on the north side of Camelback Road between 31<sup>st</sup> and 35<sup>th</sup> Avenues. The existing PUD is the campus of Grand Canyon University (“GCU”) and the purpose of this request is to include adjacent property in the GCU master plan. The added property would become subject to a set of PUD standards and design guidelines that were previously approved, allowing for consistent and compatible development and accommodating the continuing growth of GCU. With this addition the Campus will include 110.882 gross and 106.731 net acres.

The goals of the PUD are as follows:

- To create a campus that contains the facilities needed by a university of regional and national recognition.
- To define a set of development standards that will help guide future build-out of the GCU campus.
- To promote quality development sensitive to the existing neighborhood and the City of Phoenix General Plan through a comprehensive land use plan. The comprehensive site plan has provided sizeable setbacks, a building setback regime, extensive landscaping, and perimeter treatment. These enhancements will prevent any real or perceived adverse impacts on the surrounding residential properties.
- To promote an architecturally innovative and aesthetically pleasing campus with appropriate consideration given to building materials, design and site layout.
- To promote a beautifully designed, landscaped and maintained development that complements and enhances the environment.

### **Site Planning Concepts**

GCU is projecting significant growth over the next few years, and several site planning strategies have been developed in order to accommodate this growth in a coordinated fashion. These strategies aim to:

- Strengthen the public image of GCU along Camelback Road while retaining iconic elements such as the rows of palm trees
- Increase height and density around courtyards, malls and quads to create identifiable outdoor spaces that enhance the quality of life for those who use the campus and contribute to the university’s identity



- Maintain a variety of outdoor sports facilities in order to support the university's traditional emphasis on athletics
- Employ landscape strategies that both establish unique zones across the campus, as well as knit these disparate zones together
- Provide a significant spatial and landscape buffer between the campus and adjacent residential districts to reduce any perceived negative impacts between dissimilar land uses

These strategies will help the university increase its stature and accommodate growth on an infill location in a way that is responsive to both the neighborhood and climate.

## **Main Entrance and Gateway to Campus**

The 33rd Avenue entry from Camelback Road has been the traditional main entrance to the campus for decades. Flanked by formal rows of Mexican fan palms leading to a manned security station, this alignment continues into the heart of the campus as a pedestrian mall terminating at the Student Union. The ceremonial aspect of this entrance is further reinforced by the newly installed monument signs along Camelback Road, which will be enhanced by the proposed masonry perimeter walls. Future improvements will celebrate this entrance as the main public gateway to the university.

The 33rd Avenue alignment transitions from automobile- to pedestrian-oriented circulation at the guard station, and becomes the primary north/south corridor on campus. The pedestrian nature of this mall will be strengthened over time through building placement that reinforces the spatial perception of this linear outdoor corridor. Landscape treatment will further enhance the pedestrian experience along this alignment. The tall, narrow palms along the vehicular path adjacent to Camelback Road are the most prominent landscape feature establishing this gateway, and will be maintained into the future. Additional tree cover will be added over time to extend this formal, linear planting pattern into the heart of campus. Conceptually, this is intended to enhance the collegiate mall experience of this axis, as well as to provide shade to encourage pedestrian and leisure use.

The community's perception of the campus is informed primarily by the frontage along Camelback Road, and to a lesser degree the 35th Avenue frontage. The 33rd Avenue entrance from Camelback Road is key to establishing the presence of the campus. The monument signage, double rows of palm trees, and the proposed perimeter fencing are the three major landscape design elements that will be most visible to passersby.

## **Campus Malls, Courtyards and Quads**

A university's identity is, in large part, informed by the built environment of its campus. From a site planning standpoint, several traditional elements have been employed at our nation's oldest universities in order to establish their campuses as academic retreats from everyday life. Some of these elements – pedestrian mall circulation, internal courtyards, and outdoor quadrangles (“quads”) framed by buildings – are common to universities ranging from Harvard

to Arizona State University, and are a key component in communicating the atmosphere and daily rhythms of academic life.

This PUD is unique in that it is not tied to a specific project or a new development. Rather, it is intended to guide future development and redevelopment within a 60-year old urban campus as it grows and matures. The site is effectively an infill location that will be slowly transformed over time. Even with the current building campaign that envisions new classrooms, dormitories, a recreation center and a large event center, a relatively small portion of the campus will be directly affected in the short term. As GCU's campus is redeveloped, it will be important to reinforce, articulate, and more clearly define the physical relationships that help to form great collegiate environments.

Campus malls and quads are essentially outdoor space, framed by structures and further defined by landscape elements. This overlap between building (in the form of proximity and height) and landscape (both in palette and placement) is essential to creating recognizable spaces that draw pedestrian users. Low-slung and widely spaced one and two story structures, along with landscape designs more commonly found in retail and office developments, are not conducive to establishing the tone and atmosphere desired in a university campus. Rather, more classical arrangements of outdoor circulation paths framed with regular and formal arrangements of trees and shrubbery should be combined with more densely spaced buildings of moderate 3-6 story height to effectively frame outdoor rooms that are clearly defined and well shaded. By creating identifiable outdoor spaces with generous shade, leisure use can be more effectively encouraged. Activities ranging from impromptu sports, small group gatherings, and outdoor studying help to form a strong campus identity and promote the aims of the university and the community as a whole.

## **Landscape Design Concepts**

As the GCU campus has been developed intermittently over the past 60 years, a variety of landscape conditions have been introduced ranging from lush Mediterranean landscapes to drought tolerant xeriscapes to irrigated lawns framed by tall, slender palms. As a university campus with a strong history of athletic achievement, there are expansive areas of turf sports fields, as well. This PUD embraces the concept of designing unique landscape zones across the campus; landscape materials should help define these smaller spaces and give them a sense of identity. In this way, the large campus can be broken down into discreet zones that are more readily embraced by the student population. This goes hand in hand with the massing strategy of arranging buildings to reinforce mall, courtyard and quad relationships.

Recognizing the eclectic context, and the fact that future development will happen via discrete projects over time, the landscape design concept envisioned in this PUD involves several distinct strategies:

- Weaving together disparate existing environments when new construction occurs
- Establishing identifiable public spaces within the campus core and reinforcing the mall and quad site planning relationships
- Using common landscape and site wall elements to help establish a more unified public interface on Camelback Road

- Provide a landscape buffer, distance, and/or screening to adjacent multifamily residential districts

As buildings have been added to the campus intermittently since 1949, a variety of landscape treatments have been implemented. For example, areas of wide open turf ringed by Mexican fan palms are adjacent to old growth shade trees and dense shrubbery, and areas of native desert plantings. As buildings are added and circulation corridors are more firmly established, it will be necessary to employ unique and specific landscape palettes to tie together these incongruent zones. It is not envisioned that the campus will be treated as a 'blank slate,' rather; future landscape design will work to integrate the existing contextual relationships.

Concurrently, landscape design will need to complement building placement in order to more clearly define pedestrian spaces in the form of malls and quads. From a landscape perspective, this will entail establishing distinctive plant palettes for each corridor or outdoor gathering space. Palettes may be chosen to express variety, seasonal change, spatial enhancement, shade, water efficiency, color, and smell among other attributes. The goal is to establish identifiable public spaces with unique identities that pedestrians will want to use on a daily basis.

Along Camelback Road, the existing canopy of tall Mexican fan palms will be maintained, and complemented with understory flowering trees, groundcover, shrubbery and a new perimeter site wall. The existing palms, which are evenly spaced at approximately 24 feet on center, are a recognizable feature of the neighborhood and will provide continuity between the historical context and future construction.

## **Use Categories**

The entire site is occupied by GCU and related facilities customarily part of a university, including but not limited to classrooms, dormitories, research facilities, sports fields, public assembly venues, residences, offices, cafeterias and other food services, retail and wholesale sales, surface parking, parking structures, and accessory uses. A detailed list of uses is found in the Appendix.

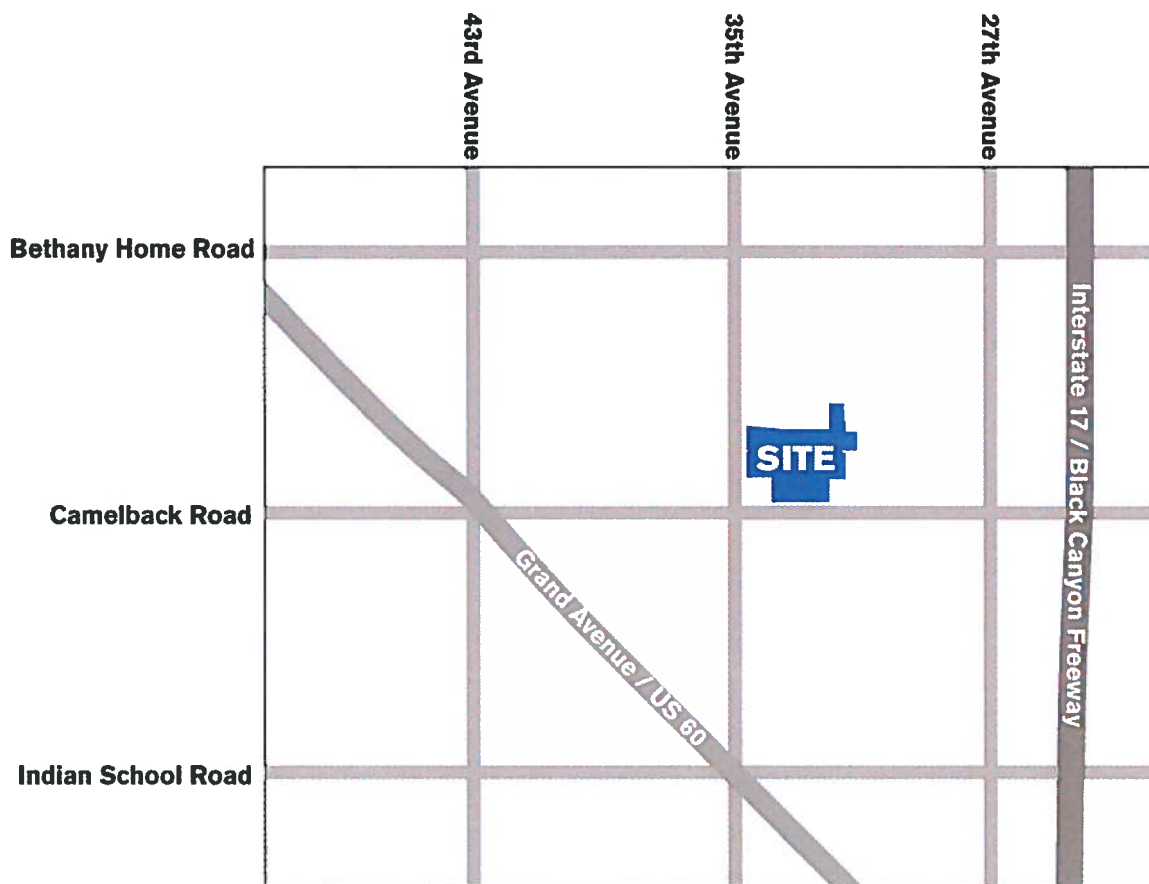
**B. LAND USE PLAN**

The entire site is occupied by university uses. Generally speaking, outdoor athletic fields are located towards 35<sup>th</sup> Avenue and the west side of campus, student housing exists along the rear yard to the north, and academic facilities and administration are concentrated in the center and southern parts of campus. Automobile circulation and parking are confined to the perimeter of the campus, allowing an internal core for pedestrian and cycling.

### C. SITE CONDITIONS AND LOCATION

GCU traces its origins to the late 1940s when the Grand Canyon College was founded by the Arizona Southern Baptist Convention. After two years in Prescott, Arizona, the college was moved to its current location on the northeast corner of 35th Avenue and Camelback Road in 1951 (see diagram C.1 for a vicinity map). The site has been in continuous operation as post-secondary educational facility since that time, making the campus an integral part of the neighborhood. The school became a university in 1989, and has been under its current ownership since 2004.

**Diagram C.1**  
Vicinity Map



 **Not to Scale**

The site is essentially developed with buildings, hardscape, and landscape improvements. The land is virtually flat, with no significant topographic features or watercourses. GCU is

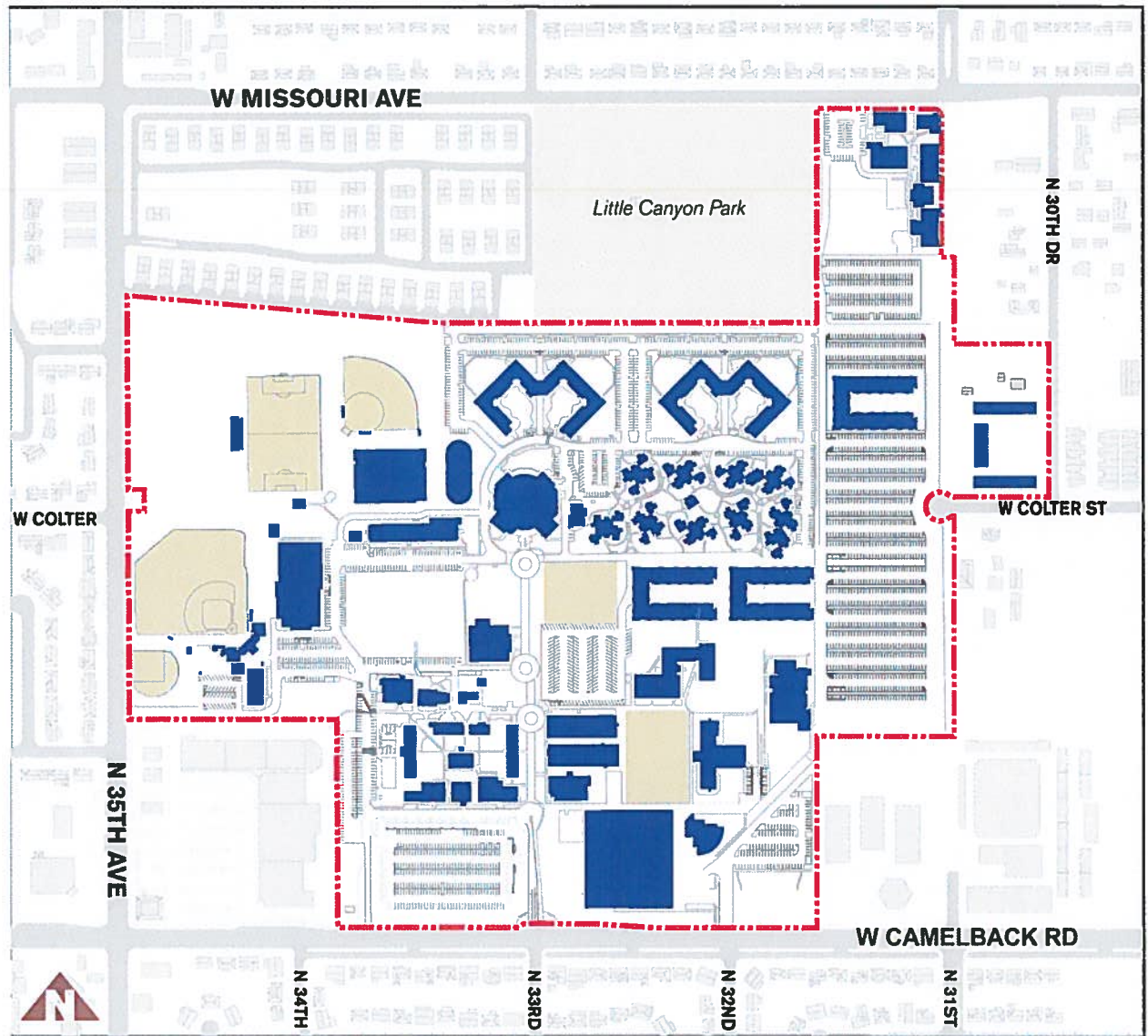
located in the Alhambra Village, and is surrounded by a variety of uses including single-family homes, a church, multi-family homes, commercial, and a City of Phoenix Park.

The campus has grown in a suburban style of low density one- and two-story buildings clustered in the center of the campus surrounded by sports fields along 35th Avenue and a grass lawn on the Camelback Road frontage. Over time, GCU acquired additional land including a non-contiguous parcel on the southeast corner of 31st Avenue and Missouri, and the parcel directly to the north of the First Southern Baptist Church. At this time a former animal shelter fronting on 35<sup>th</sup> Avenue, a portion of Little Canyon Park that now connects the parcel that was non-contiguous, an apartment building, and two residential lots are being added. A significant portion of the site is devoted to athletics, with fields for baseball, softball, soccer, and lacrosse. Parking is currently dispersed in seven lots spread throughout the site, as well as smaller clusters of 90 degree parking internal to the campus.

The site plan below, diagram C.2, illustrates the existing site conditions with emphasis placed on the four projects currently underway.



**Diagram C.2**  
Site Plan



Currently, the campus consists of roughly 897,836 square feet of space in 39 buildings that serve 3,700 students, 1500 of whom live on campus. As the campus has expanded over the last six decades, growth has been accommodated within a suburban model that is reflected in the underlying R1-6 zoning district. As a land-locked urban campus, future growth must be accommodated within a strategic framework that provides for height, density, sustainability, and pedestrian oriented outdoor spaces, all the while enhancing a collegiate atmosphere that serves the public good.

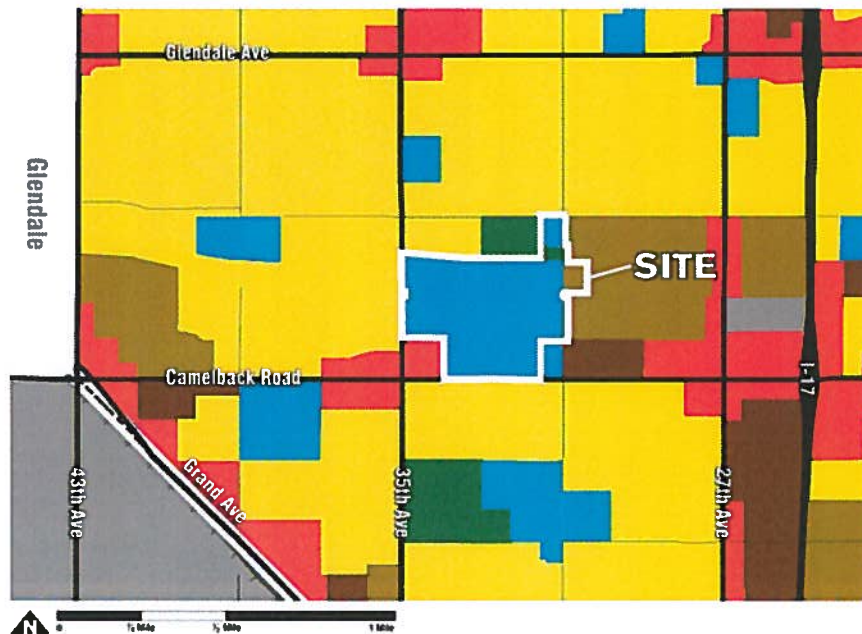


## D. GENERAL PLAN CONFORMANCE

The City of Phoenix General Plan Land Use Designations for the Property are Public/Quasi-Public, Parks/Open Space, and residential 10-15 du/acre. A General Plan Amendment will not need to accompany this rezone request. As set forth in the following subsections, the proposed Planned Unit Development rezone request is consistent and compatible with many of the goals and objectives outlined in the General and Land Use Plans.

The surrounding properties to the north, south, east and west are designated on the Land Use Plan as single-family residential (3.5 to 5 dwelling units per acre), multi-family, and commercial as shown in diagram D.1.

**Diagram D.1**  
General Plan 2002 Map



- 3.5 to 5 du/acre - Traditional Lot
- 5 to 10 du/acre - Traditional Lot
- 10 to 15 du/acre - Higher density attached townhomes, condos or apartments
- 15+ du/acre - Higher density attached townhomes, condos or apartments
- Parks/Open Space - Publicly Owned
- Commercial
- Industrial
- Public/Quasi-Public



The General Plan recognizes the need to promote strong, healthy neighborhoods and to

preserve their unique character, while encouraging development that is sensitive to the scale and character of the surrounding neighborhoods. Typically, this is accomplished by incorporating proper development standards, such as additional landscaping, screening and setbacks, to mitigate any negative impacts where disparate land uses are adjoining. The following outlines the relationship between the requested rezone change and the City of Phoenix General Plan. The General Plan Elements seek to promote comprehensive direction for the growth, conservation and development of all physical aspects of the City. The proposed rezone meets or exceeds the following goals outlined in the General Plan:

<b>Surrounding General Plan Land Uses</b>	
<i>Boundary</i>	<i>General Plan Land Use (as of October 2009)</i>
North (toward Missouri Avenue)	<i>Parks/Open Space – Publicly Owned Traditional Lot 3.5 to 5 du/acre</i>
East (Little Canyon Trail)	<i>Higher density attached residential 10 to 15 du/acre Higher density attached residential 15 + du/acre Traditional Lot 3/5 to 5 du/acre</i>
South (Camelback Road)	<i>Public/Quasi-Public Commercial Traditional Lot 3/5 to 5 du/acre</i>
West (35 <sup>th</sup> Avenue)	<i>Commercial Traditional Lot 3.5 to 5 du/acre</i>

## **Growth Area Element**

**Goal 1** – Growth: Maintain a **high quality of life** and economically healthy community.

The rezoning request supports a high quality of life by supporting a stronger linkage between academic opportunity, the community and the home. Further, the proposed rezoning request recognizes the desired scale and land use classification of the adjacent residential properties by utilizing intense buffering techniques, which include sizeable setbacks, extensive landscaping and perimeter treatment, and an extra deep lot.

## **Land Use Element**

The following outlines the relationship between the requested rezoning, the surrounding land uses and the City of Phoenix General Land Use Plan Element. “The Land Use Element” recommends how “Phoenix should grow within its boundaries to have a rational urban form (the urban village model), promote infill and **be compatible with its neighbors**.” In addition, urban form and the Village Model are integral to the General Plan and zoning relationship:

**Goal 1 – Urban Form:** Growth should be structured into a series of urban villages characterized by the five components of the urban village model: core, neighborhoods, community service areas, regional service areas and open space.

### **The Principles:**

- **Promoting the uniqueness of each village:** celebrating the lifestyle and character, the unique identity of each village with its history, patterns of development, types of open space, public facilities, and types of development from large lot and rural to mixed-use and urban.
- **Preserving and enhancing the quality of life in each village:** protecting the historic character, unique amenities, open spaces, public facilities, and neighborhoods, and ensuring compatible new development.
- **Providing for a majority of resident needs within the village:** allowing residents the opportunity to live, work, play, shop, to receive health care and social services within their villages conveniently, and to access these activities by a multi-modal transportation system.

## **Urban Village Model: Neighborhoods**

**Neighborhoods:** “The neighborhood component of the urban village model recognizes the importance of residential area as the major land use in each village. Its goal is to preserve and enhance existing neighborhoods and create strong and viable new neighborhoods. The component includes all types of housing and low intensity nonresidential uses that serve the recreational, educational, and retail needs of the neighborhoods as well as neighborhood open space.”

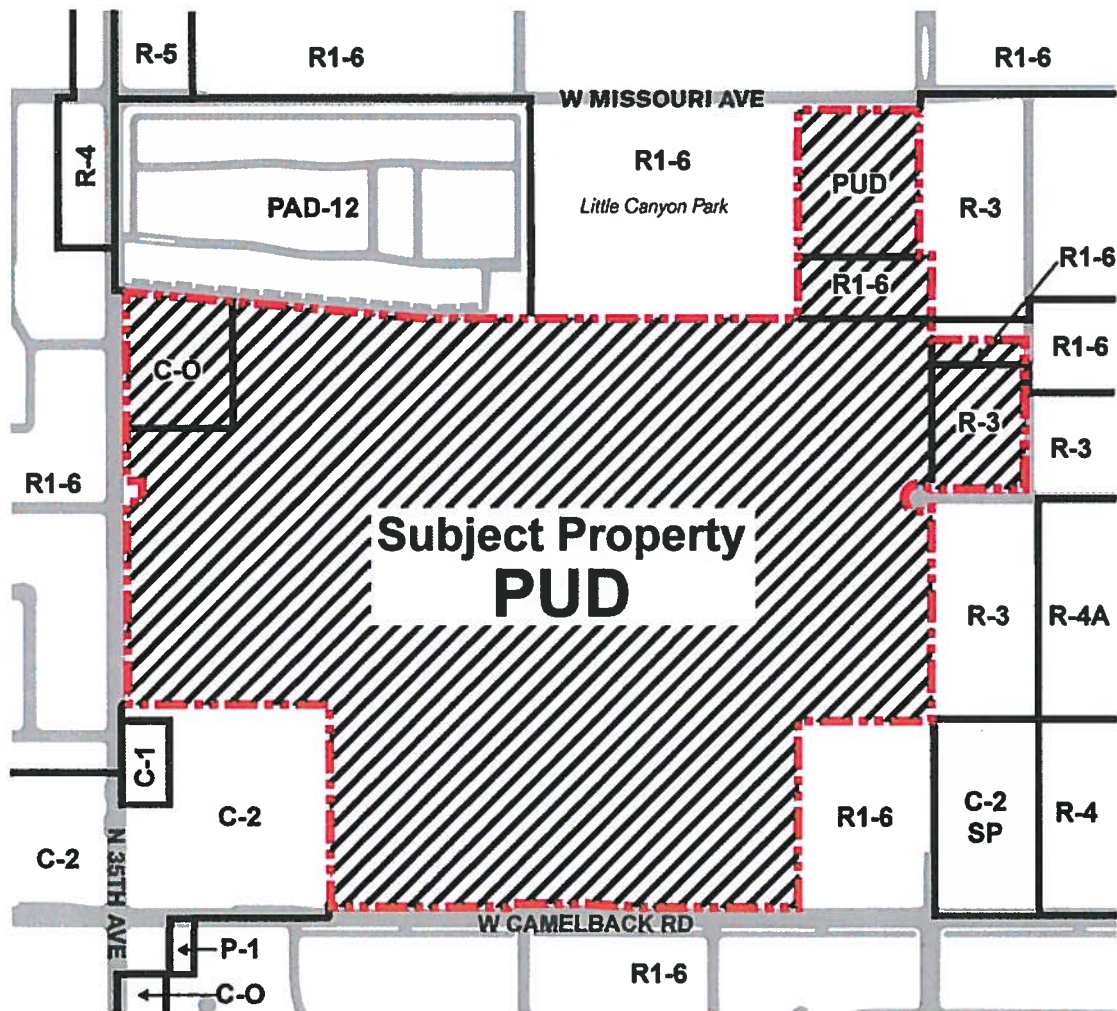
- **Policy No. 2:** Protect and enhance the character of each neighborhood and its various housing lifestyles through new development that is compatible in scale, design and appearance.

**Policy No. 6:** Ensure that neighborhoods have reasonable access to basic neighborhood support services.

### E. ZONING AND LAND USE COMPATIBILITY

The added Property is currently zoned R1-6, R-3 and C-O. Surrounding zoning is mixed, with R1-6, R-4, PAD-12, R-5, and C-2 on adjacent property (see diagram E.1, below). This variety is reflected in the adjacent uses, which include single-family homes, multi-family homes, a church, an animal shelter, retail uses, and a city park. The subject property is located in Alhambra Village, and is not within the Village Core or an overlay zoning district. As previously mentioned, the university has been in this location for decades, and is part of the fabric of the neighborhood. Increased building heights will be needed to provide more classrooms and dormitories, along with the other functions of the university, and in so doing care must be exercised to avoid negative impacts on surrounding land uses.

**Diagram E.1**  
Existing Zoning Map



The PUD employs a variety of perimeter landscape treatments, setbacks, and stepbacks to ensure compatibility with adjacent properties. In effect, GCU has customized the relationships between its perimeter and the surrounding uses. Where the adjacent land uses will be more sensitive to



activities on campus, GCU will respond with greater buffers. These are more completely described in section G of this Narrative.

**Surrounding Land Uses**

<b>Surrounding Land Uses</b>	
<i>Boundary</i>	<i>Land Use</i>
North (toward Missouri Avenue)	<i>Multi-family residential, single-family residential, park</i>
East (Little Canyon Trail)	<i>Multi-family residential, multiuse trail, church, self-storage facility</i>
South (Camelback Road)	<i>Church, Single-family residential, commercial retail center</i>
West (35 <sup>th</sup> Avenue)	<i>Commercial retail center, single-family residential</i>

**Surrounding Zoning Districts**

<b>Surrounding Zoning Districts</b>	
<i>Boundary</i>	<i>Zoning Districts</i>
North (toward Missouri Avenue)	<i>PAD-12, R1-6</i>
East (Little Canyon Trail)	<i>R-3, C-2 SP</i>
South (Camelback Road)	<i>R1-6, C-2</i>
West (35 <sup>th</sup> Avenue)	<i>C-1, C-2, R1-6</i>

**F. LIST OF USES \***

CLASSROOM

DORMITORY

GYMNASIUM

LIBRARY

OFFICE

PARKING STRUCTURE

PERSONAL SERVICES

PUBLIC ASSEMBLY

RETAIL AND WHOLESALE SALES

RESEARCH

RESIDENCE

RESTAURANT, CAFETERIA, AND OTHER FOOD SERVICE

SPORTS FIELDS

SURFACE PARKING

\* A DETAILED LIST IS FOUND IN THE APPENDIX

**G. DEVELOPMENT STANDARDS**

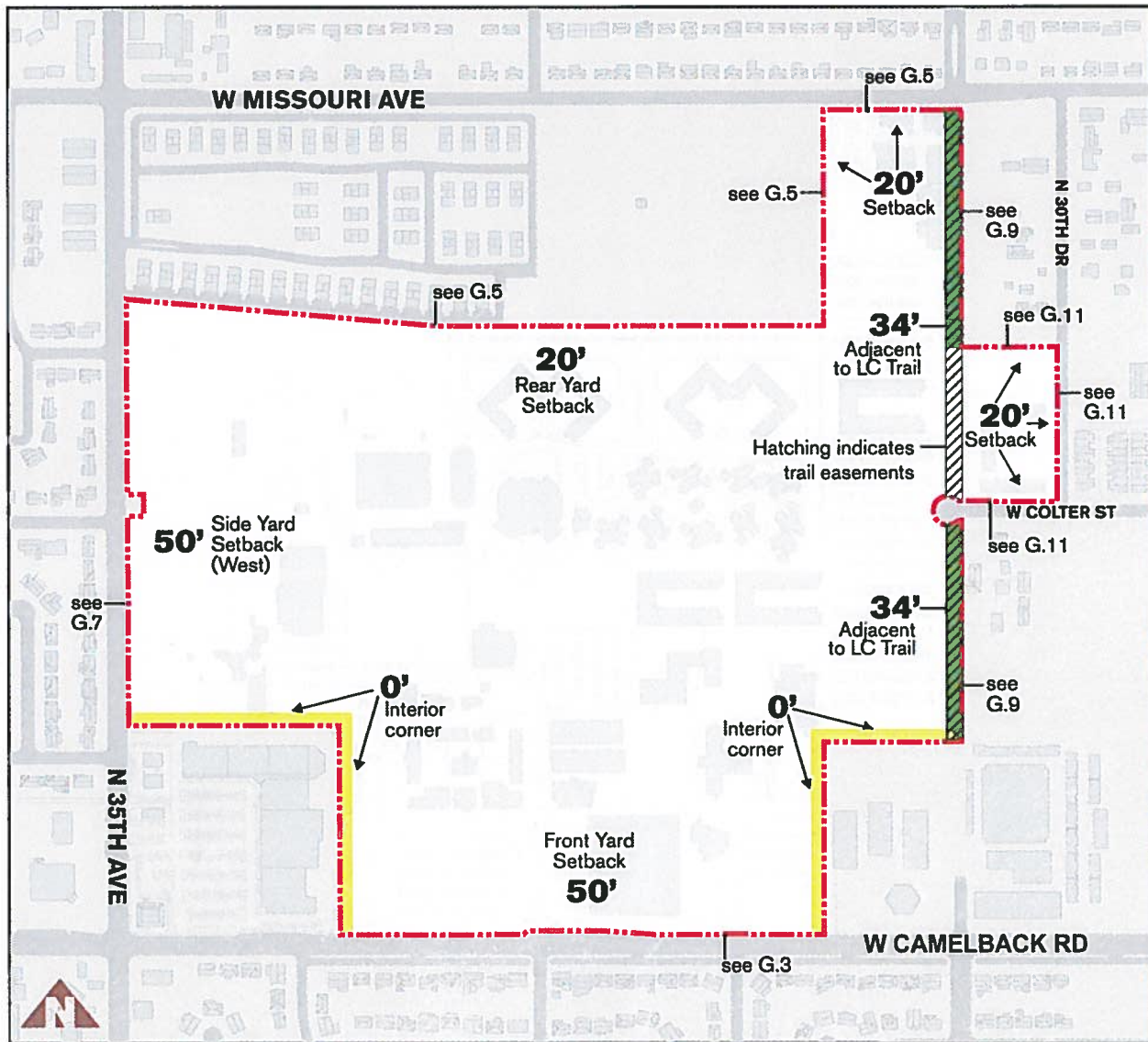
The development standards contained within this PUD are intended to provide a consistent and predictable framework for future development within the GCU campus. These standards are intended to address the various influences on the site in relation to its use, surrounding neighborhood, relationship to major streets, and other infrastructure. Several development standards exist in the R 1-6, R-3, and C-O zoning that are not relevant to the site's use as a university. This PUD eliminates the required minimum interior building setback requirement, as well as the minimum lot width and minimum lot depth requirement (both of which are directed towards the subdivision of single family home lots). No new roads are anticipated to be dedicated to the city as a result of this PUD, and no common areas (such as might be found in a master-planned community) are planned. However, conformance with the City of Phoenix Zoning Ordinance Section 507 will be required to ensure comprehensive use of city-wide standards.



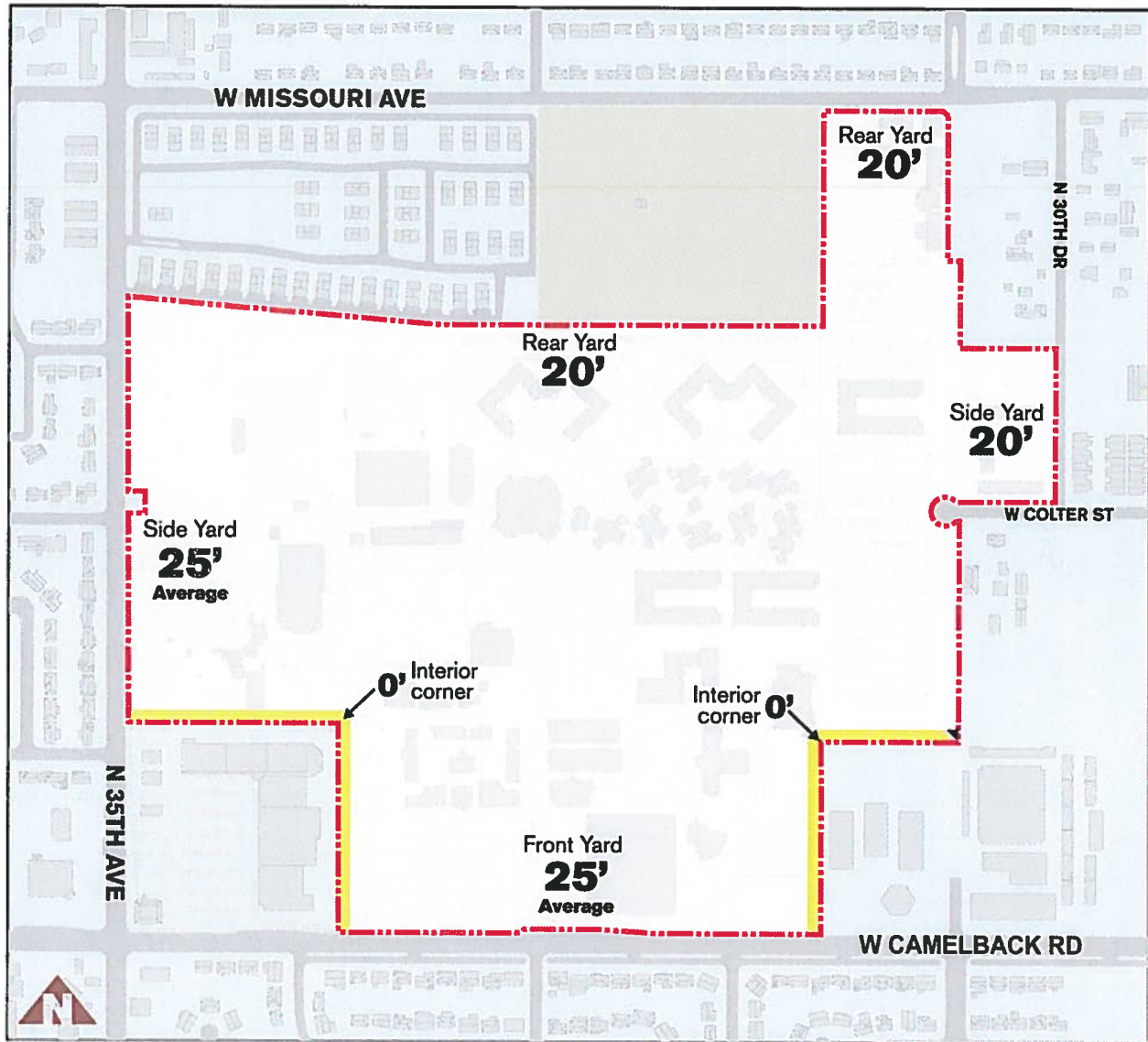
## **Building and Landscape Setbacks**

For the purposes of this PUD, the front yard shall refer to site frontage to the south along Camelback Road. The rear yard is to the north of the main campus, and shall include three sides of the north campus on Missouri Avenue. There are two distinct side yard conditions, with the western side of the campus addressing 35th Avenue and the eastern side adjacent to the Little Canyon Canal and a multifamily residential district. The “side yard” designation will address the direction to avoid confusion, with side yard (west), for example, referencing the 35th Avenue frontage. Illustrations of building and landscape setbacks for all four yard conditions can be found below in diagrams G.1 and G.2, and specific discussion of each condition follows.

**Diagram G.1**  
Building Setbacks



**Diagram G.2**  
Landscape Setbacks



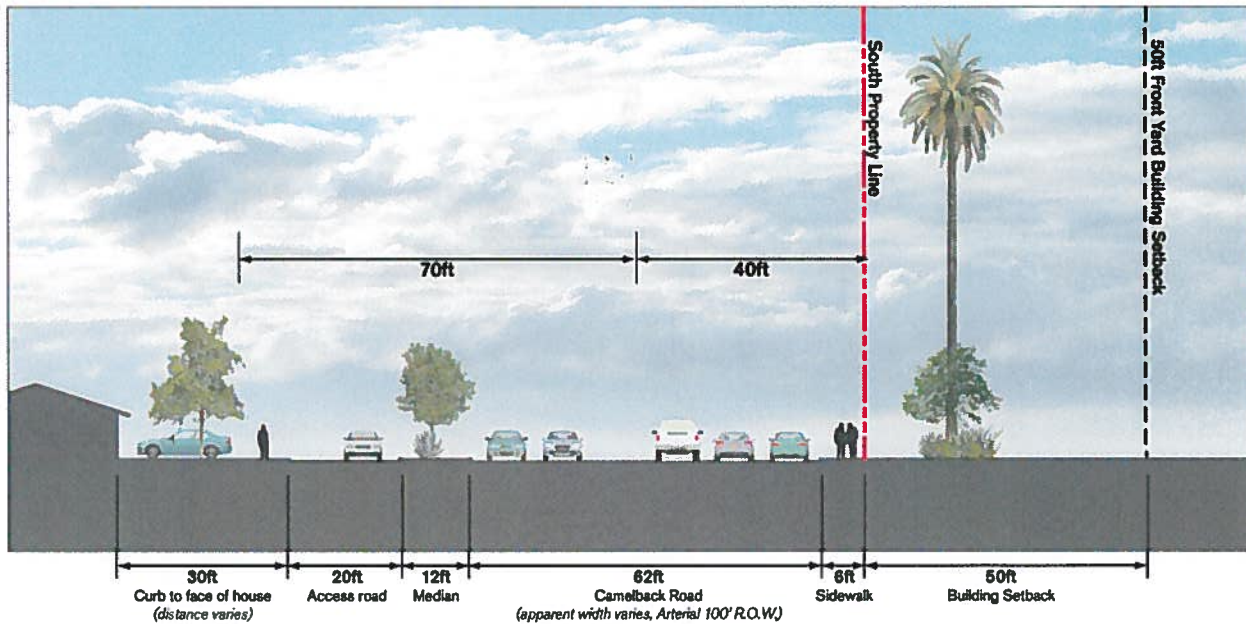
## Front Yard - South

The front yard condition along Camelback Road is the more prominent ‘public face’ of the university, with its iconic row of towering palms and the formal main entrance to the campus. Directly to the east is the First Baptist Church of Phoenix, and to the west -- on the corner of Camelback Road and 35th Avenue -- is a well-established neighborhood retail center in the C-2 zoning district. The campus’ ceremonial main entrance is along the 33rd Avenue alignment, with secondary campus entrances along the 32nd and 34th Avenue alignments.

Building setbacks along this perimeter shall be not less than 50 feet, as represented below in diagram G.3.

### Diagram G.3

Building setbacks - Front yard (south) along Camelback Road

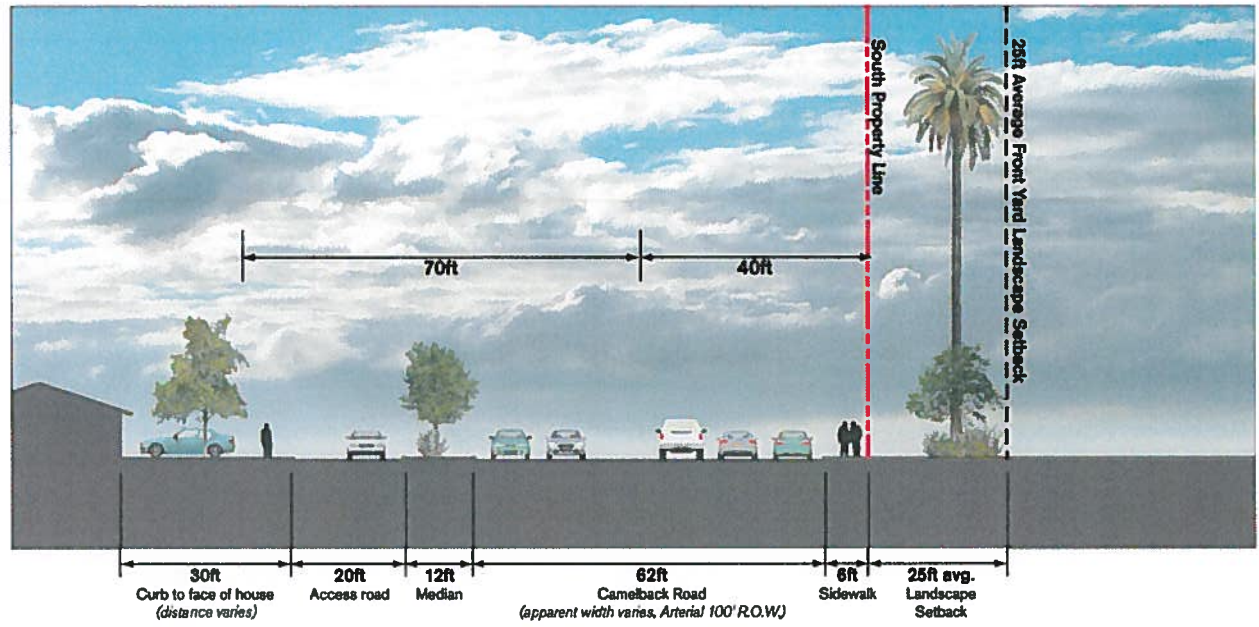


Common landscape setbacks adjacent to Camelback Road shall be a minimum of 20 feet and average 25 feet, as represented below in diagram G.4. The landscape standards for this perimeter shall include one tree on center between the existing Mexican fan palms, or every 24 feet on center (in the absence of the fan palms), with 50% of the required trees being 2-inch caliper or greater (or multi-trunk trees), and the remaining required trees being 3-inch caliper or greater (or multi-trunk trees). A minimum of five 5-gallon shrubs are required per tree. The zone between the landscape setback and the building setback may consist of turf, retention basins, improved hardscape, parking, sidewalks or vehicular circulation.



### Diagram G.4

Landscape setbacks - Front yard (south) along Camelback Road



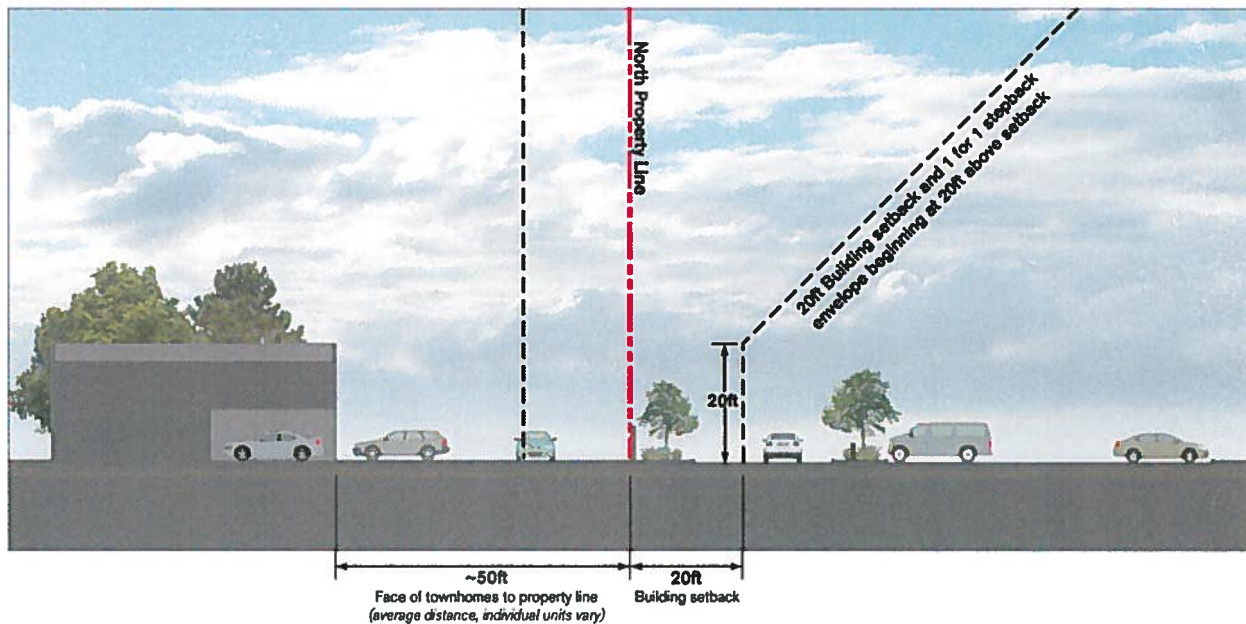
## Rear Yard - North

The rear yard to the north of the GCU main campus is adjacent to both a PAD-12 multifamily residential townhome development and the Little Canyon Park. The rear yard condition also includes GCU's north campus, which projects north from the main campus to Missouri Avenue. The north campus is adjacent to R1-6 single family residential parcels, the R-3 multifamily residential district, the Little Canyon Trail and the Little Canyon Park.

Building setbacks along this perimeter shall be not less than 20 feet. Additionally, a building stepback regime shall apply to the rear yard adjacent to residential uses in order to further mitigate any adverse impacts to the surrounding residential neighborhood. This shall consist of a one-for-one stepback envelope beginning at a point 20 feet above the building setback line. The stepback regime shall continue to the maximum allowed height, and no buildings will be allowed to protrude beyond the stepback envelope. The building setback and stepback regime for the rear yard condition are illustrated below in diagram G.5.

### Diagram G.5

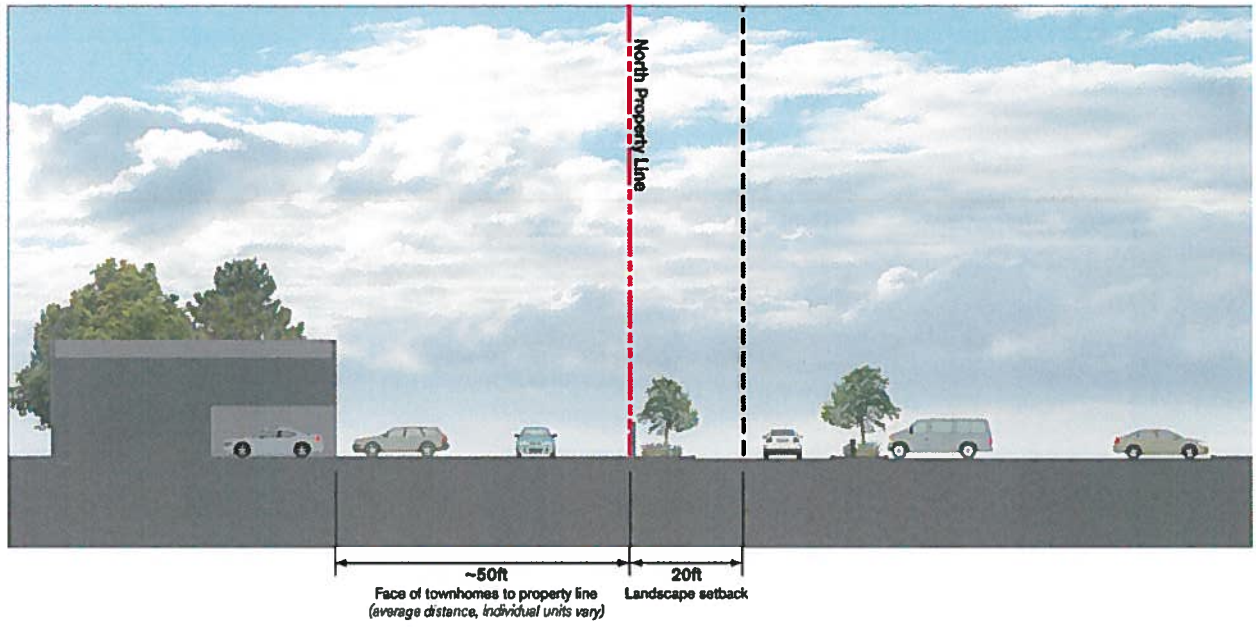
Building setbacks - Rear yard (north)



The perimeter landscape setback along the rear yard shall be 20 feet, except where the property line is adjacent to either the Little Canyon Park or GCU sports fields. The park and turf sports fields themselves form significant landscape buffers several hundred feet in depth which do not need to be otherwise screened. However, a minimum landscape setback of 20 feet shall be provided between any building and the rear property line. For the remainder of the rear yard that does not adjoin the park or sports fields, perimeter screening trees shall be non-deciduous screening trees with 60% of the required trees being 3-inch caliper or greater (or multi-trunk trees) and 40% being 2-inch caliper or greater (or multi-trunk trees). Shrubs shall be planted at not less than five 5-gallon shrubs per tree. Rear yard landscape setbacks are illustrated below in diagram G.6.

### Diagram G.6

Landscape setbacks - Rear yard (north)

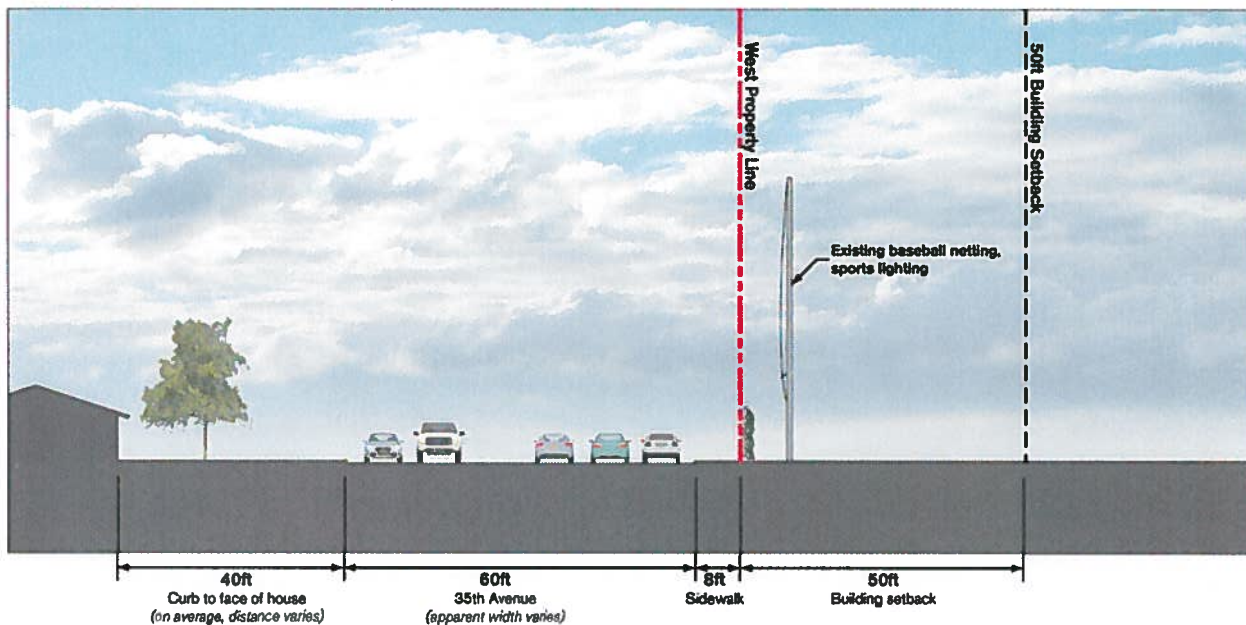


## Side Yard - West

The side yard (west) condition on 35th Avenue is comparable to that of the front yard condition on Camelback Road in that both frontages address heavily travelled arterial streets. Given this shared urban condition, setback standards along 35th Avenue mirror those of the front yard condition. Building setbacks along this perimeter shall be not less than 50 feet, as represented below in diagram G.7. Existing baseball netting may remain in its current location. However, any new netting shall be set back a minimum of 20 feet and adhere to the landscape setback requirements.

### Diagram G.7

Building setbacks - Side yard (west) along 35th Avenue

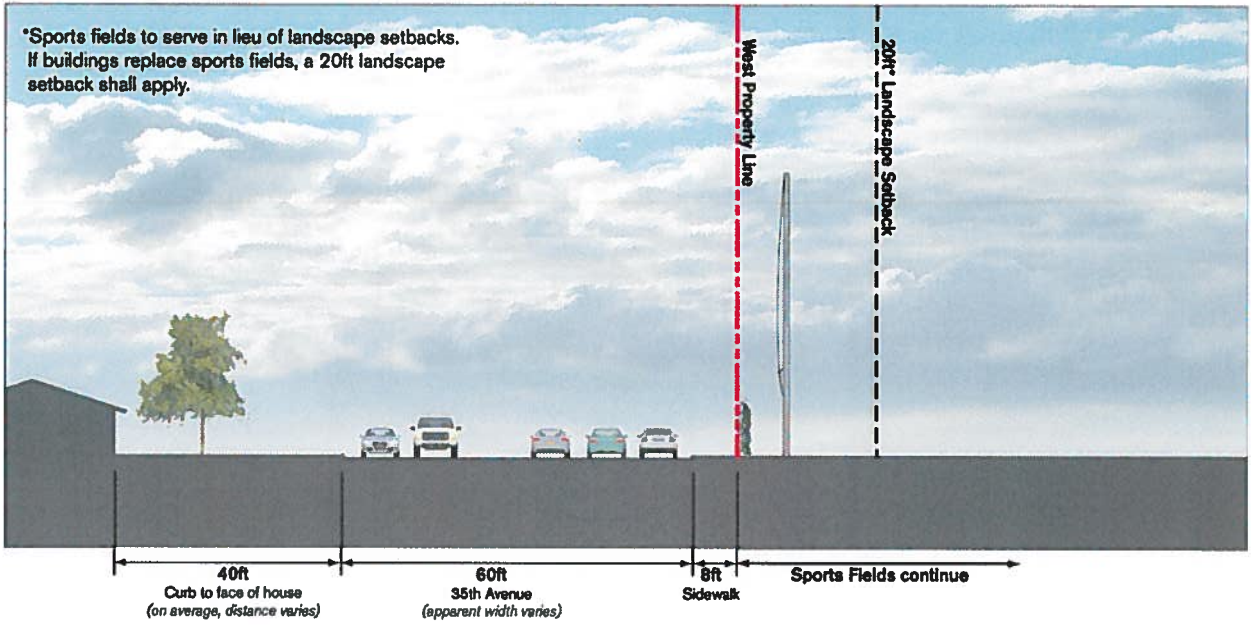


Common landscape setbacks adjacent to 35th Avenue shall be a minimum of 20 feet and average 25 feet, except where the property line is adjacent to GCU sports fields. The turf sports fields themselves form significant landscape buffers several hundred feet in depth which do not need to be otherwise screened. If the perimeter sports fields are redeveloped into building sites, the landscape setback of 20 feet would apply and landscape standards for this perimeter would include trees planted 24 feet on center, with 50% of the required trees being 2-inch caliper or greater (or multi-truck trees), and the remaining required trees being 3-inch caliper or greater (or multi-truck trees). A minimum of five 5-gallon shrubs are required per tree. The zone between the landscape setback and the building setback may consist of turf, retention basins, improved hardscape, parking, sidewalks or vehicular circulation. Side yard (west) landscape setbacks are illustrated below in diagram G.8.



### Diagram G.8

#### Landscape setbacks - Side yard (west) along 35th Avenue





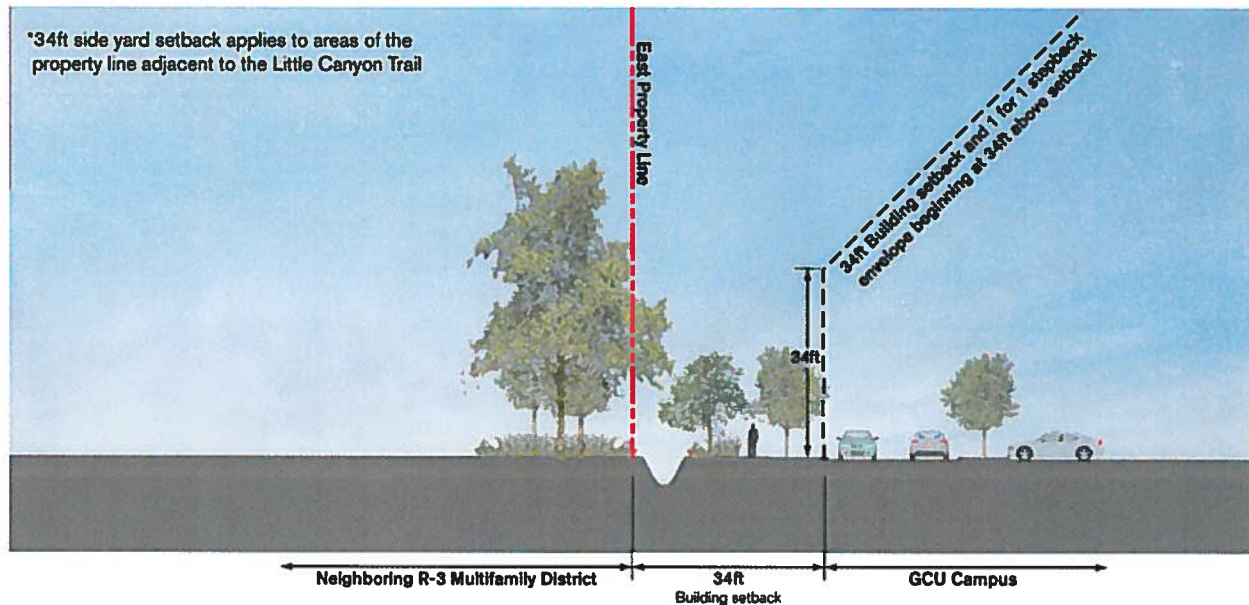
## Side Yard - East

The side yard (east) of the subject property is generally in line with the 31st Avenue alignment, and is immediately adjacent to R-3 multifamily residential properties. The Little Canyon Canal runs along the inside of this perimeter, along with the Little Canyon Trail and multiuse path.

Building setbacks along this perimeter shall be not less than 20 feet. Additionally, a building stepback regime shall apply to the side yard (east) in order to further mitigate any adverse impacts to the surrounding residential neighborhood. This shall consist of a one-for-one stepback envelope beginning at a point 20 feet above the building setback line. For each foot of building height above 20 feet, the setback increases one foot. The stepback regime shall continue to the maximum allowed height as depicted on Diagram G11, and no buildings will be allowed to protrude into the stepback envelope. The building setback and stepback regime for the side yard (east) condition are illustrated below in diagram G.9.

### Diagram G.9

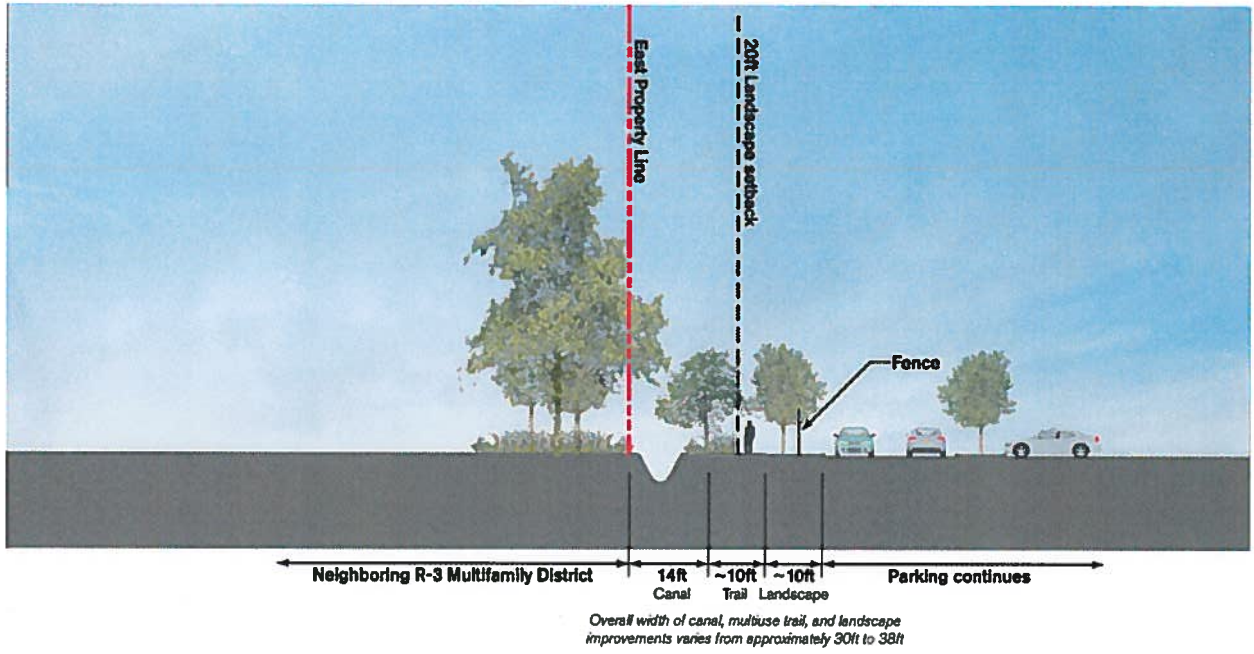
Building setbacks - Side yard (east) along Little Canyon Trail



The perimeter landscape setback along the side yard (east) shall be not less than 20 feet. The Little Canyon Canal runs along this perimeter from Camelback Road to Missouri Avenue. These improvements vary in depth, but generally extend from 30 to 40 feet inside the GCU campus and are well in excess of the 20 foot landscape setback. The trail improvements incorporate screening trees (Chinese pistache, as well as Arizona ash and dalbergia sissoo), and well as a variety of shrubs and ground cover in a dense pattern. Where these improvements occur inside the GCU property along the side yard, they shall serve as the required landscape setback improvements. Otherwise, perimeter screening trees shall be non-deciduous screening trees with 60% or the required trees being 3-inch caliper or greater (or multi-trunk trees) and 40% being 2-inch caliper or greater (or multi-trunk trees). Shrubs shall be planted at not less than five 5-gallon shrubs per tree. Side yard (east) landscape setbacks are illustrated below in diagram G.10.

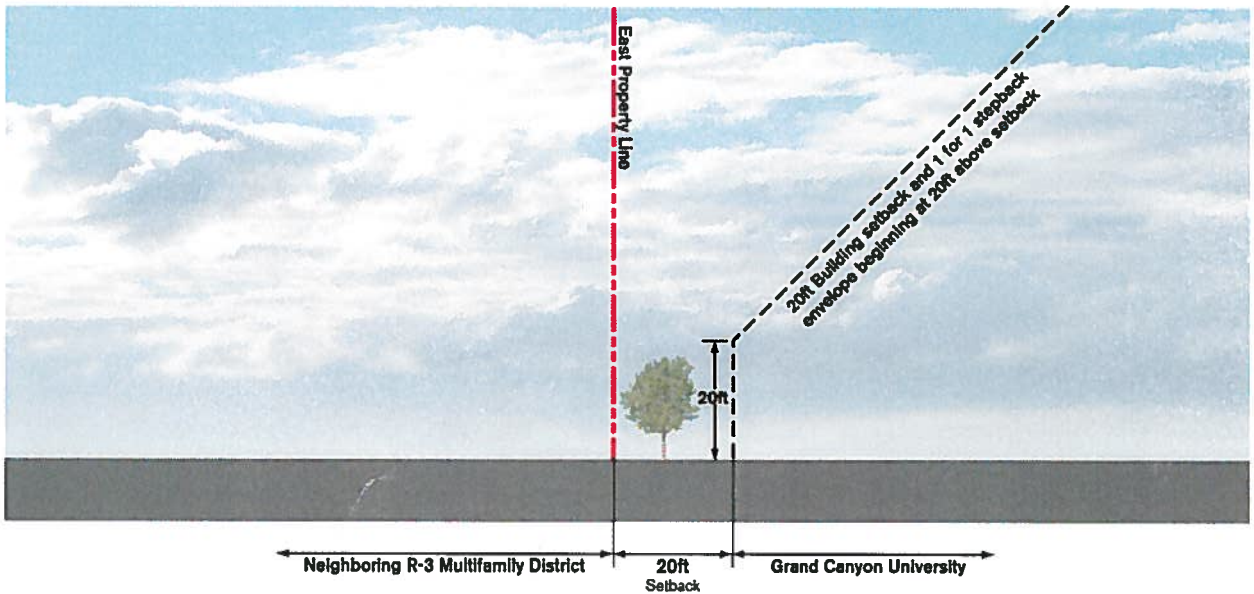
**Diagram G.10**

Landscape setbacks - Side yard (east) along Little Canyon Trail



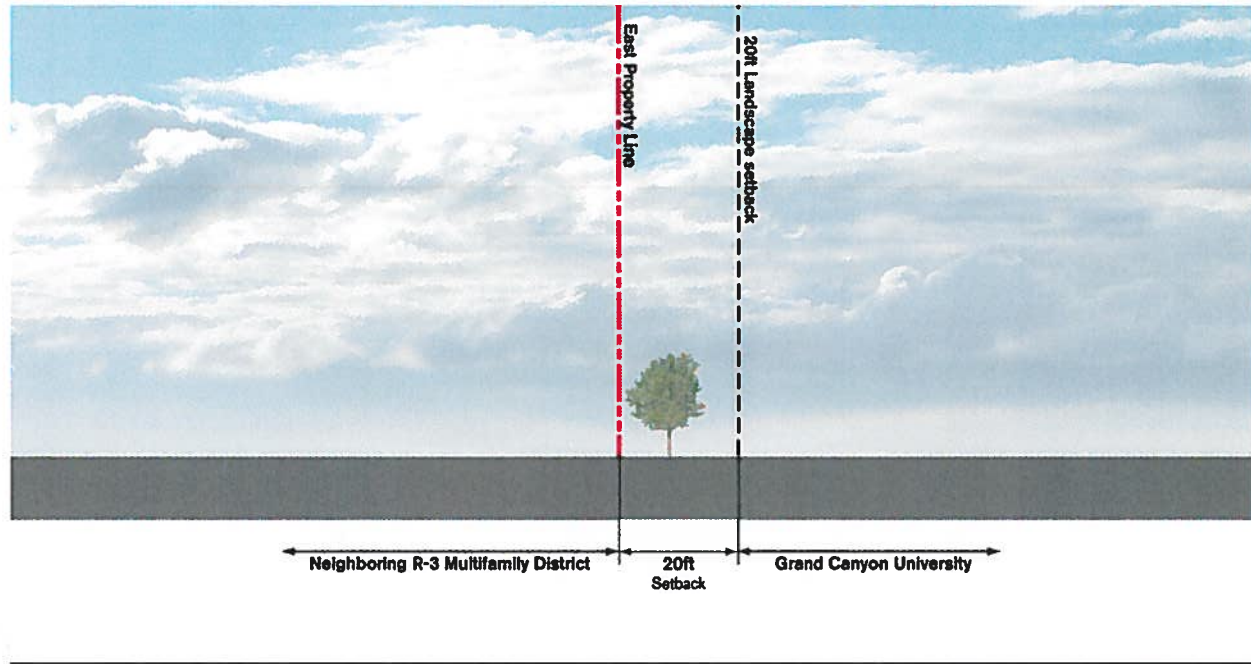
**Diagram G.11**

Building setbacks - Side yard (east) except where adjacent to Little Canyon Trail



**Diagram G.12**

Landscape setbacks - Side yard (east) except where adjacent to Little Canyon Trail



### **Interior Perimeter Conditions**

There are two notched, interior perimeter conditions on the GCU campus where the property line is adjacent to neither a public right-of-way nor a residential district. On the southeast, the campus abuts the First Southern Baptist Church property, and on the southwest the campus abuts the rear of a commercial strip corner. These conditions are illustrated on diagrams G.1 and G.2. These perimeters of the site are similar to the boundaries between a retail pad and its surrounding retail center development, or adjacent commercial centers. This PUD envisions a 0' building and landscape setback for these portions of the property line not adjacent to either residential land uses or a public right of way.



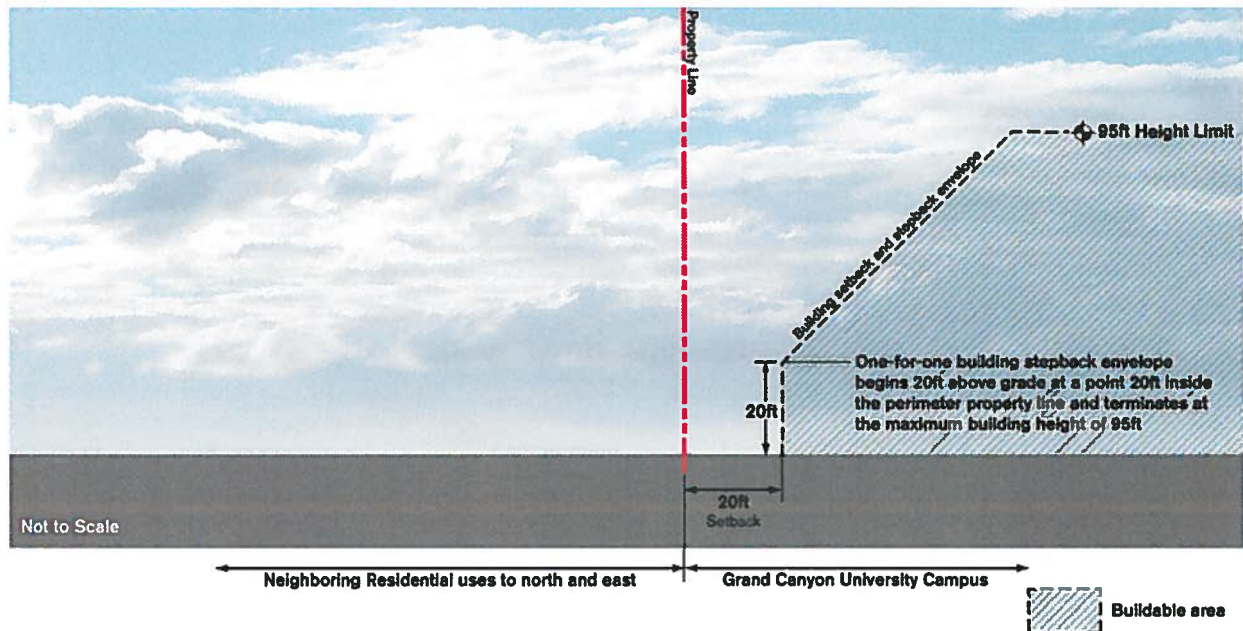
## Stepback Regime

While the GCU campus has a very public presence on Camelback Road and on 35th Avenue, the campus shares a perimeter with residential properties on the rear and side yards (the north and east perimeters, respectively). In order to provide a height buffer on these shared boundaries, this PUD incorporates a stepback regime on these perimeters where the campus is not separated from residential districts by public right-of-way.

The stepback regime shall define a building envelope on the rear yard (north) and side yard (east) that begins at a point 20 feet above the building setback line and continues away from the property line at a one-for-one slope, or 45-degree angle. This slope shall continue from the setback line to the maximum height of 95 feet. This concept is illustrated below in diagram G.11, and the rear yard and east side yard conditions are illustrated specifically in diagrams G.5 and G.9.

### Diagram G.13

Building stepback envelope - Applies to rear and side yards (north and east) where campus is adjacent to residential uses



### **Height**

This PUD shall limit height on the GCU campus to a maximum of 95 feet, and building design must conform to the one-for-one building setback regime described above.

### **Lot Coverage**

Continued development of the GCU campus will increase density significantly, with more multistory buildings spaced closer together. However, the significant building setbacks, many outdoor malls and courtyards, and the high concentration of large outdoor sports fields will limit overall lot coverage to less than might otherwise be expected. This PUD shall limit lot coverage of buildings and parking structures to no more than 50 percent.

### **Density**

The GCU campus houses residential complexes consisting of both apartment-style buildings and dormitories. Demand for on-campus student housing continues to grow, and two dormitory-style residence halls are currently under construction. This PUD shall limit residential density to not more than 2 dwelling units per acre. Dormitories are not dwelling units and are limited to a density of fifty (50) per acre.

### **Allowed Uses**

Please see Section F, List of Uses.

### **Required Review**

This PUD shall conform to the standards of the City of Phoenix Zoning Ordinance Section 507 with additional standards as indicated.

<b>PUD Development Standards</b>		
<i>Standard</i>	<i>Allowed in Existing R1-6</i>	<i>Proposed PUD Standard</i>
Minimum lot width	55' minimum	None
Minimum lot depth	None; except 110' adjacent to freeway or arterial	None
Dormitory Density Dwelling units(in addition to dormitory)	5.0 units per acre	50.0 units per acre 2 units per acre
Minimum perimeter building setbacks	Front: 15'; Rear: 15' (1-story), 20' (2-story) Side: 10' (1-story), 15' (2-story)	Front (south): 50' (diagrams G.1, G.3); Rear (north): 20' (diagrams G.1, G.5); Side (west): 50' (diagrams G.1, G.7); Side (east): 20' (diagrams G.1, G.9); Interior perimeter: 0' (diagram G.1)
Common landscaped setback adjacent to perimeter streets	None	20' (diagrams G.2, G.4, G.6, G.8, G.10)
Minimum interior building setbacks	Front: 10'; Rear: 10'; Combined front and rear: 35'; Street side: 10'; Sides: 13' total (3' min, unless 0')	None
Minimum building separation	10'	Per building code
Minimum garage setback	18' from back of sidewalk for front loaded garages; 10' from property line for side loaded garages	20'
Maximum garage width	For lots <60': 2 car widths; For lots >=60'-70': 3 car widths For lots >70'; no maximum	None
Maximum height	30' and 2-stories	95'
Building Stepback	None	Rear yard (north) and side yard (east) adjacent to residential uses: 1' stepback beginning at a height of 20' above the setback line and continuing away from the property line to the maximum allowed height (diagrams G.5, G9, G.11)
Lot coverage	Primary structure, not including attached shade structures: 40%; Total: 50%	All structures: 50%
Common areas	None	None
Allowed uses	Single family detached residential	Per Section F
Required review	Development Review per Section 507, and subdivision to create four or more lots	Development review per Section 507
Street standards	Public street, or private street built to City standards with a homeowners' association established for maintenance	Built to City Standards and maintained by property owner
On-lot and common retention	Common retention required for lots less than 8,000 SF per grading and drainage ordinance requirements	Common retention

## Landscape Standards

### Streetscape

Streetscape landscape standards shall apply to the landscape setbacks adjacent to public right-of-ways, such as the front yard along Camelback Road.

<b>Streetscape Landscape Standards</b>	
<i>Plant type</i>	<i>Minimum Planting Size</i>
Trees	Min. 3" caliper or multi-trunk tree (50% of required trees) Min. 2" caliper or multi-trunk tree (50% of required trees) Planted 24' on center, or equivalent groupings, or centered between existing Mexican fan palms
Shrubs	Min. five (5) 5-gallon shrubs per tree
Streetscape Landscape Setback	20 feet (adjacent to public right of way) 0 feet (where perimeter is adjacent to GCU sports field) See diagram G.2

### Perimeter Property Lines

Perimeter property line landscape standards shall apply to the landscape setbacks adjacent to residential districts and not adjacent to public right-of-way, such as the property line between GCU and the R-3 district to the east. These areas shall have an average of one tree for every 30 feet of perimeter (spaced on center or equivalent groupings). A minimum of 60% of these trees shall be 3-inch caliper or greater, and the remainder of the required trees shall be 2-inch caliper or greater. A minimum of five 5-gallon shrubs shall be planted per tree.

<b>Perimeter Property Lines</b>	
<i>Plant type</i>	<i>Minimum Planting Size</i>
Trees	Min. 3" caliper or multi-trunk tree (60% of required trees) Min. 2" caliper or multi-trunk tree (30% of required trees) Perimeter trees to be non-deciduous screening trees
Shrubs	Min. five (5) 5-gallon shrubs per tree
Perimeter Landscape Setback	20 feet (where not adjacent to public right-of-way) 0 feet (where adjacent to city park, GCU sports fields, or interior perimeter conditions) See Diagram G.2

### Adjacent to Buildings

Landscape requirements adjacent to buildings shall refer to the open areas within 20 feet of buildings. These areas shall have an average of one tree for every 30 feet of building perimeter (spaced on center or equivalent groupings). Trees shall not be planted closer than 10 feet from buildings. A minimum of 60% of these trees shall be 2-inch caliper or greater, and the remainder of the required trees shall be 1-inch caliper or greater. A minimum of five 5-gallon shrubs shall be planted per tree.

<b>Adjacent to Building</b>	
<i>Plant type</i>	<i>Minimum Planting Size</i>
Trees	Min. 2" caliper or multi-trunk tree (60% of required trees) Min. 1" caliper or multi-trunk tree (30% of required trees) Spaced 30' on center, or equivalent, around perimeter
Shrubs	Min. five (5) 5-gallon shrubs per tree



## Parking Areas

Landscape planters shall be located either at the ends of each row of parking and at least one planter per 10 parking spaces, or in a continuous planter between rows of parking. The total planter area shall be not less than 120 SF per 10 spaces. Trees shall be planted at a minimum of one tree per 10 parking spaces. A minimum of 50% of these trees shall be 3-inch caliper or greater, and the remainder of the required trees shall be 2-inch caliper or greater. A minimum of two 5-gallon shrubs shall be planted per tree.

<b>Parking Lot Area</b>	
Interior Surface Area	8% (exclusive of perimeter landscaping and required setbacks)
Landscape Planters	At the ends of each row and not less than 1 planter per 10 spaces, or in a continuous planter between rows of parking
Planter Area	Minimum 120 SF per 10 parking spaces
Trees	Minimum 1 tree per 10 parking spaces Min. 3" caliper or multi-trunk tree (50% of required trees) Min. 2" caliper or multi-trunk tree (50% of required trees)
Shrubs	Min. two (2) 5-gallon shrubs per tree

## Retention Areas

Retention Areas are to be landscaped along their perimeter with trees planted an average of one tree for every 30 feet of retention area perimeter. A minimum of 60% of these trees shall be 2-inch caliper or greater, and the remainder of the required trees shall be 1-inch caliper or greater. A minimum of two 5-gallon shrubs shall be planted per tree. Retention areas are to be limited to a maximum slope of 4:1.

<b>Retention Areas</b>	
Trees	Min. 2" caliper or multi-trunk tree (60% of required trees) Min. 1" caliper or multi-trunk tree (30% of required trees)
Shrubs	Min. two (2) 5-gallon shrubs per tree
Retention Areas are limited to a maximum slope of 4:1 and landscaped along perimeter with trees placed a minimum of every 30 feet on center (or equivalent groupings)	

**Landscape Materials**

Educational institutions are exempt from the strictures of the Arizona Water Resources Department's Low Water Use Drought Tolerant Plant List. Landscape materials shall not be selected from a list but will be chosen by GCU based on harmony with existing materials and support of the functions at a university, including the use of turf on sports fields and the variety of plant material needed for a university curriculum.

## **Parking Standards**

GCU is currently undergoing a period of growth in enrollment, as well as a building campaign that includes new student housing, recreation facilities, classrooms and office space for faculty and staff.

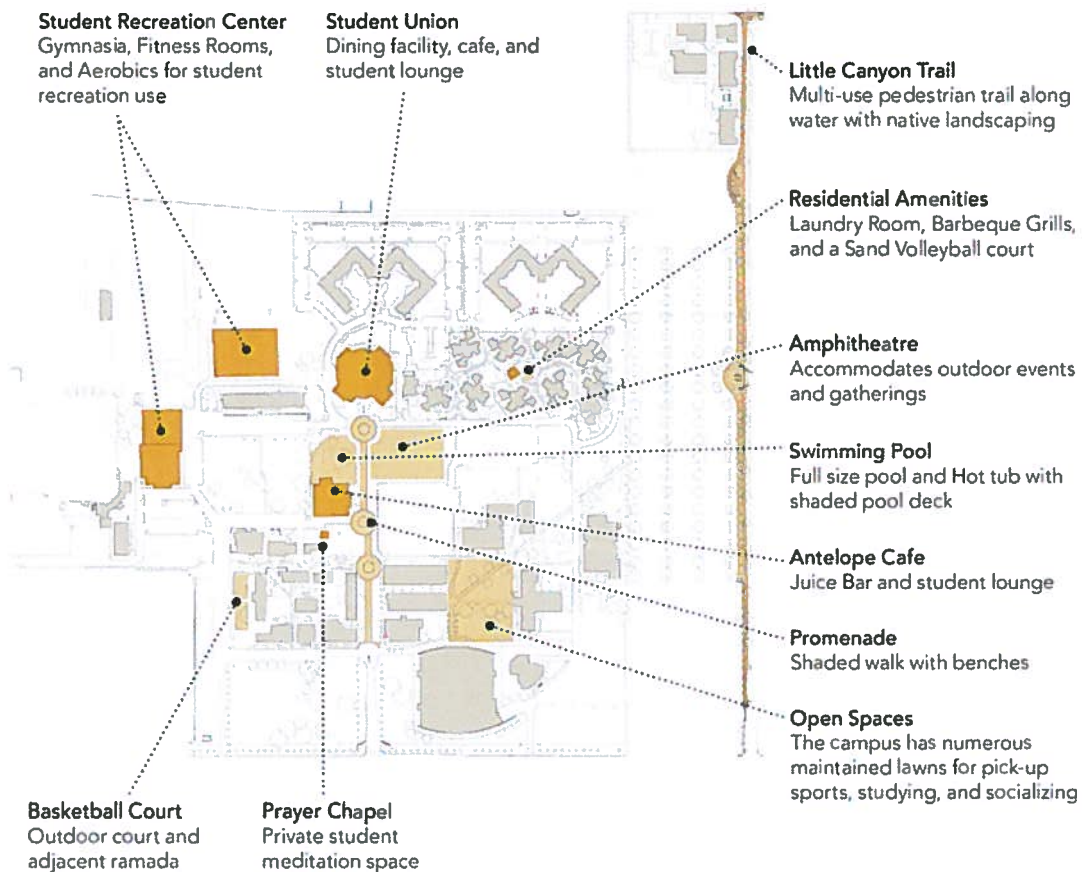
The City of Phoenix shared use parking model was approved in case Z-3-10, the case that established PUD zoning for GCU. The shared parking model as approved provides for a reduction of 14% in weekday daytime parking and a total reduction of 12%. This standard has proven to be effective, and as GCU has grown the addition of parking based on this formula has met the needs of the university students, faculty, staff and visitors.

This proposal is simply to extend the same shared parking model to the property being added to the PUD.

## Amenities

GCU provides a number of amenities in order to compete on a national level for the best and brightest applicants. These amenities are above and beyond those typically required for commercial or multifamily projects. The university's traditional focus on sports is expressed through baseball, softball, and lacrosse fields, as well as indoor sports courts. The recently-completed Recreation Center has added state of the art fitness and aerobics rooms as well as additional indoor basketball and volleyball courts. The new Event Center is an amenity for the student body and the neighborhood at large, and is capable of hosting intercollegiate sporting activities, faith-based events, musical and dramatic performances, educational seminars and annual school ceremonies. The improvements to the Little Canyon Trail, which the university is helping to maintain, provides a critical connection in the city's bicycle trail system and serves as an amenity to the city at large. These amenities and others on site are illustrated below in diagram G.12.

**Diagram G.14**  
Site Amenity Map



**Shade**

Given our desert environment, special consideration must be given to shade in order to create pleasant outdoor experiences that will encourage pedestrian activity. Landscape architecture, building design, and building placement are the three key factors that impact the quality of shade on campus.

Well established specimens exist on campus currently, and during redevelopment, every effort should be made to either maintain existing trees, or relocate them if possible. In new projects, site design should ensure that pedestrian circulation paths are afforded shade protection, either through landscape elements, or building features. Trellises, overhangs, awnings, and building cantilevers are all appropriate measures that should be considered in addition to tree selection and placement.

New construction on the GCU campus shall comply with the shade standards set forth in Chapter 7 of the Phoenix Zoning Ordinance, and shall meet the following minimum standards.

<b>Shade Standards</b>	
<i>Area to be shaded by vegetation of shade structures</i>	<i>Shade standard</i>
Sidewalks within 30 feet of new construction	*75%
Parking spaces	*25%

*\*measured at maturity on noon of the summer solstice*

**Lighting Standards**

As structures are added to the campus, photometric plans for impacted areas shall be submitted to the Development Services Department concurrent with building plans. Lighting plans shall conform to the Phoenix Zoning Ordinance and City Code, specifically section 23-100 of the City Code (also known as the “Dark Sky Ordinance”), and will incorporate systems designed to reduce lighting during low-usage periods wherever possible without negatively impacting public safety. Lighting plans will be designed in accordance with generally accepted industry practices according to the most recent publications of the Illuminating Engineering Society of North America (IESNA). Illumination from freestanding lighting shall not exceed 1 foot candle at all property lines abutting residential uses.

Height standards for exterior freestanding light poles are as follows.

<b>Lighting Standards</b>	
<i>Lighting type</i>	<i>Height limit</i>
Parking area lighting	25 feet to bottom of fixture
Vehicular and pedestrian circulation lighting	25 feet to bottom of fixture
Sports field lighting	75 feet to bottom of fixture



## **H. DESIGN GUIDELINES**

This PUD is unique in that it focuses on a university campus, and not a discrete set of buildings that will be constructed in a defined period of time. Also, as a wide and deep 100 acre campus, individual buildings that may eventually be constructed in the center of campus are likely of less interest to the surrounding community than projects that are visible from adjacent properties and public roads. Therefore, the design guidelines found in this section focus instead on future perimeter site wall design, which is of interest to the neighboring community due to its highly visible nature.

Site wall design will incorporate a variety of design features to address the project's goal of reinforcing the campus atmosphere while exceeding the aesthetic appeal usually found in such walls. Such features shall include:

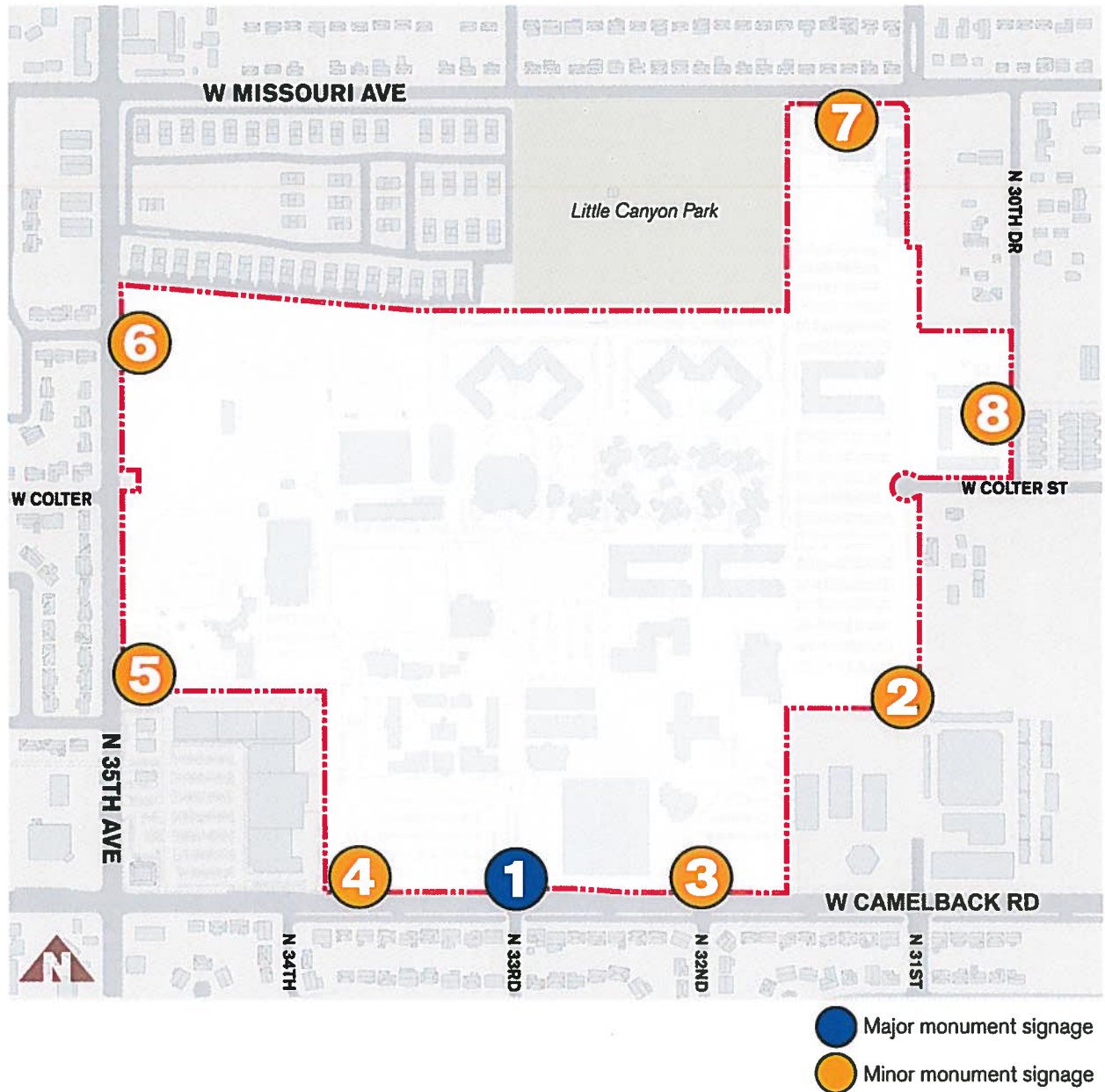
- A variety of coursing patterns, such as running bond, stack bond, and soldier courses will be designed thoughtfully to enhance the aesthetic appeal of the site walls
- Masonry of varying heights and articulation shall be used, and will be designed with multiple colors and/or textures to provide further variation
- Mesh screens, ornamental metalwork, and arches will be employed at key locations to provide visual cues to circulation paths and entrances
- Information panels, university insignia and/or wayfinding elements will be incorporated into the wall design
- Lighting will be coordinated with wall design to further differentiate key locations and provide variation
- Future site walls on Camelback Road will address existing conditions, such as the monument signs at the 33<sup>rd</sup> Avenue entrance, in a way that responds to the context of the site

## **I. SIGNAGE**

Signage on the GCU campus consists of three classes of signs: major monument signs, minor monument signs, and other sign types. Major and minor monument signs shall be provided along the perimeter of the campus, and are primarily intended to identify and advertise the campus. Other sign types may be visible from locations outside the campus, but are primarily intended to identify buildings, programs, or significant locations within the campus (an exception would be aerial view signs which are visible from above). Other sign types range from building signs to information kiosks directing new students to classes.

Major monument signage currently exists on Camelback Road at the 33rd Avenue entrance (location 1 on diagram I.1). Minor monument signage is or will be located at the future parking lot entrance on 31<sup>st</sup> Avenue, at the intersection of 32nd Avenue and Camelback Road, at the intersection of 34th Avenue and Camelback Road, just north of Pasadena Avenue on 35th Avenue, and at the north campus entrance on Missouri avenue just west of 31st Avenue (locations 2, 3, 4, 5, and 7 on diagram I.1, respectively). As indicated in the traffic study dated June 2010, an additional access point is recommended along 35<sup>th</sup> Avenue in the northwest corner of the campus (location 6 on diagram I.1).

**Diagram I.1**  
Perimeter Signage Locations



Major monument signage at location “1” has recently been ungraded to consist of opposing monuments on either side of the entrance that incorporate the GCU word mark, seal, and a digital display board. Variation in massing is achieved through the use of distinct planar elements that join to form the sign, and by varying the treatment of each sign in color and material (stucco and stone). A photograph of an existing major monument sign is depicted below in diagram I.2.

**Diagram I.2**  
Major Monument Signage



Minor monument signs at the remaining locations are expected to be upgraded over time to include the GCU word mark, seal, location identification (i.e., “34th Avenue at Grand Canyon University”), or other way-finding elements.

The following standards shall apply to signage on the GCU campus. These standards are divided into three sections, major monument signage, minor monument signage, and other permitted sign types which may be found elsewhere on campus (i.e., on buildings, pedestrian malls, parking lots, or roofs). Major and minor monument signage is specific to perimeter locations identified in diagram I.1, while other permitted sign types are found throughout the campus interior, and may or may not be visible from adjacent parcels or public right of way. Minor signs will be designed to complement major signs, providing an image readily identifiable by the community. The proposed standards reflect the signs currently approved for GCU.



## Signage Standards

### Major Monument Signage

Height	30 feet maximum
Sign area (base or structure excluded)	maximum 350 SF each, 2 per location
Digital display area	maximum 120 SF each, 2 per location
Materials	CMU, cementitious fiberboard, stucco or metal

### Minor Monument Signage

Height	18 feet maximum
Sign area (base or structure excluded)	Maximum 200 SF each, 2 per location
Materials	CMU, cementitious fiberboard, stucco or metal

### Other permitted sign types

Facia-mounted Signs	
Painted wall or 3D wall relief signs	
Pan channel lettering	
Electronic message center	
Sculptural Signs	
Translucent/mesh signs	
Projected light signs	
Architectural ledge or roof signs	
Aerial view signs	*limited to 2,000 SF in area on the roof of the Event Center

Perimeter ground signs. These include major monument signs, arched entry signs, and signs mounted to perimeter site walls or gates.

Major monument signs shall be limited to two signs of 25 feet or less in height, with a maximum digital display area of 225 square feet per sign. Letters shall be 12 inches in height or less, and one university seal or crest of five feet in diameter shall be allowed per sign.

Arched entry signs up to a maximum of 18 feet in height may be allowed over major and minor entrances so long as they are attached and integrated into the perimeter site wall design and not freestanding or monolithic in nature. Arched entry signs shall be predominately open above a height of 14 feet. The Minimum vertical clearance for vehicular traffic shall be 14 feet.

Signage mounted to perimeter walls or gates may consist of logos, crests, or university seals not more than five feet diameter, letters of not more than 36 inches in height, and shall be limited to 18 feet in height.

Shade Device/Apparent Bas-Relief Signs. Signs formed through the manipulation of shading devices so that the silhouette of letters or graphic images are read in apparent bas-relief from oblique angles shall be allowed. To be considered a shade device/apparent bas-relief sign, the apparent image must be visible only at oblique angles to the wall or façade (i.e. must not be identifiable when the viewer is facing the wall or façade directly or at a right angle), and the complete assembly must serve as a shading device that mitigates solar heat transfer to a building or pedestrian path. Such signs shall be limited to four square feet per linear foot of the building elevation to which they are attached. Area shall be computed as fifty percent (50%) of the sum of the surface area of all faces required to form the apparent letters or graphic images.



Aerial Signs. There shall be no more than one (1) unlit aerial sign on the roof of the event center and it shall not exceed 2,000 square feet. Such aerial sign shall not be visible from the perimeter of the development.

Fixed Pole Mounted Signs. These shall include permanent pole mounted way-finding signs in parking lots. The structures on which the signs are placed shall be limited to 27 feet in height. The signs themselves should be four feet with a maximum of 16 square feet.

Temporary Banner Signs. These shall include temporary or rotating banners affixed to poles. Pole mounted banners shall be allowed provided they are securely fastened, vented, and have a minimum clearance of eight feet above grade. The light standards shall be engineered to support any banner larger than four feet.

**J. SUSTAINABILITY**

The redevelopment of urban infill locations offers a number of benefits from a sustainability perspective. Since 1951, the GCU campus has developed in a typical suburban pattern of widely spaced one- and two-story buildings. By choosing to accommodate student growth within its current campus, GCU is moving toward a more sustainable model of increased density. Constructing new buildings on previously developed land helps to preserve irreplaceable agricultural resources by protecting prime farmland and unspoiled desert habitat from sprawl. The efficiency of transportation and utility infrastructure is increased by reducing total system distances and using existing services. Infill locations provide excellent proximity to a variety of existing uses, which help to promote community connectivity and vibrant neighborhoods.

This PUD proposes that each new building 10,000 square feet or larger on the GCU campus meet five of the following seven standards the following standards in order to further address sustainability.

<b>Sustainability Standards</b>	
<i>Each project shall meet at least 5 of the following requirements</i>	
1	Ensure proper building orientation with 60% or more of an individual building's unshaded façade area facing within 15 degrees of north/south.
2	No more than 15% of unshaded glazing facing within 15 degrees of west
3	Provide bicycle stalls or lockers for at least 10% of residents and 2% of faculty/staff
4	Ensure that at least 20% of building materials (by weight) be manufactured within a 500 mile radius of the site
5	Ensure that at least 90% of low slope, unventilated roof area is covered with light colored or high-albedo materials with a Solar Reflectance Index (SRI) of at least 30
6	Ensure that a LEED-Accredited Professional is on the landscape architecture project team
7	Ensure that a LEED-Accredited Professional is on the mechanical engineering project team

## **K. INFRASTRUCTURE**

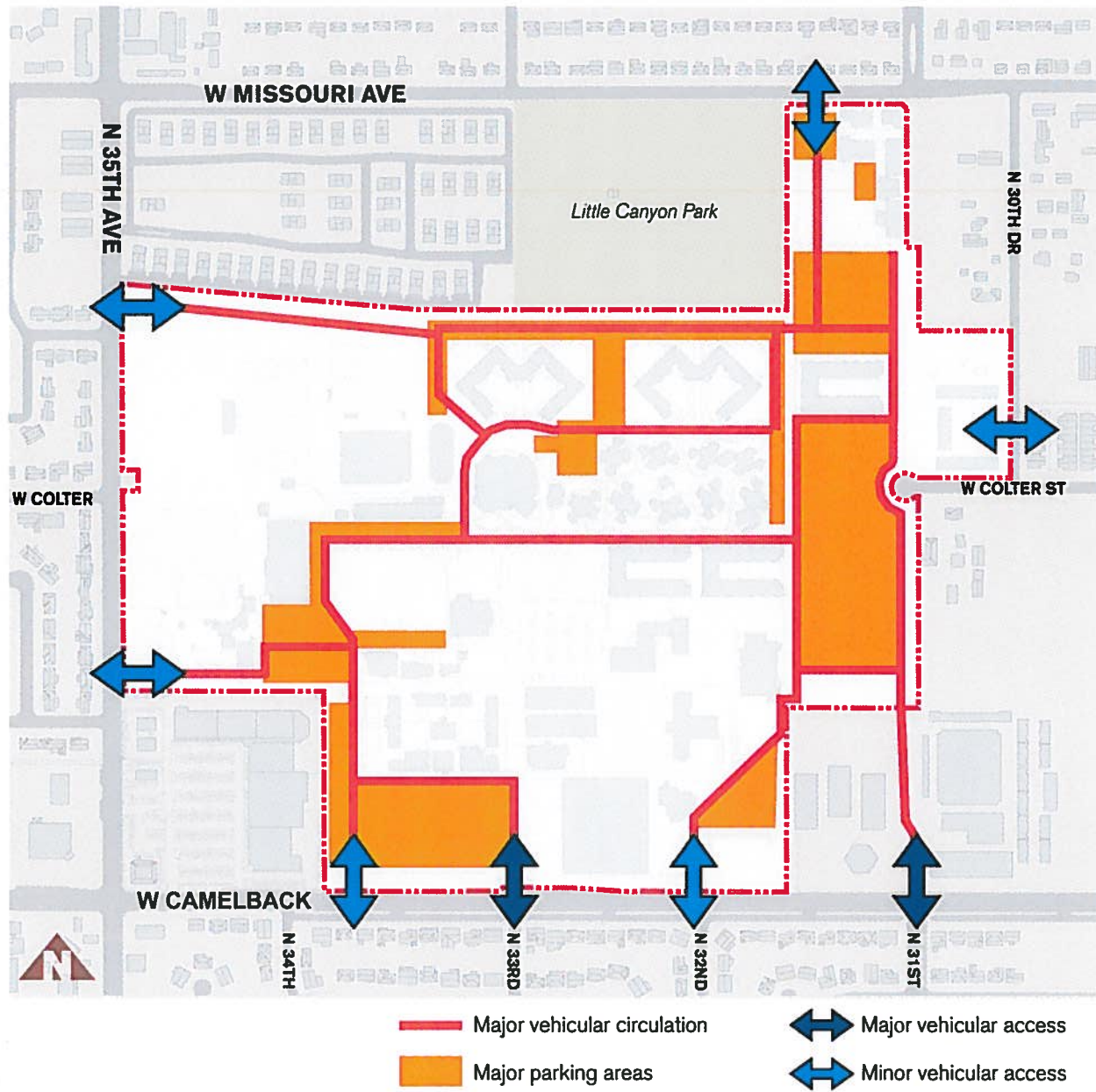
### ***Streets***

Ingress and egress to the Property will be provided via six existing and two new drives. The drive on 32nd Avenue was recently widened and a new drive constructed at the 31st Avenue alignment as shown on Diagram k-1. 31<sup>st</sup> Avenue is a major driveway that serves the new Event Center. There is also minor access from 35th Avenue and from Missouri Avenue, and an additional access from 35<sup>th</sup> Avenue will be provided with the addition of the former animal shelter property. In addition, a new access point from 30<sup>th</sup> Drive will be provided to serve the added property in the northeast section of the campus. No improvements are proposed to the existing symbolic main entrance drive on 33rd Avenue.

The Street Classification Map designates Camelback Road from 27th Avenue to 35th Avenue as a class "D" arterial, with a 50-foot half street right-of-way. The Traffic Impact Analysis (submitted under separate cover) has concluded that the proposed access is satisfactory and provides detailed analysis of the proposed vehicle circulation.

Major and minor vehicular access points on campus are described below in diagram K.1. Major internal vehicular circulation routes and parking areas are also highlighted in the same diagram.

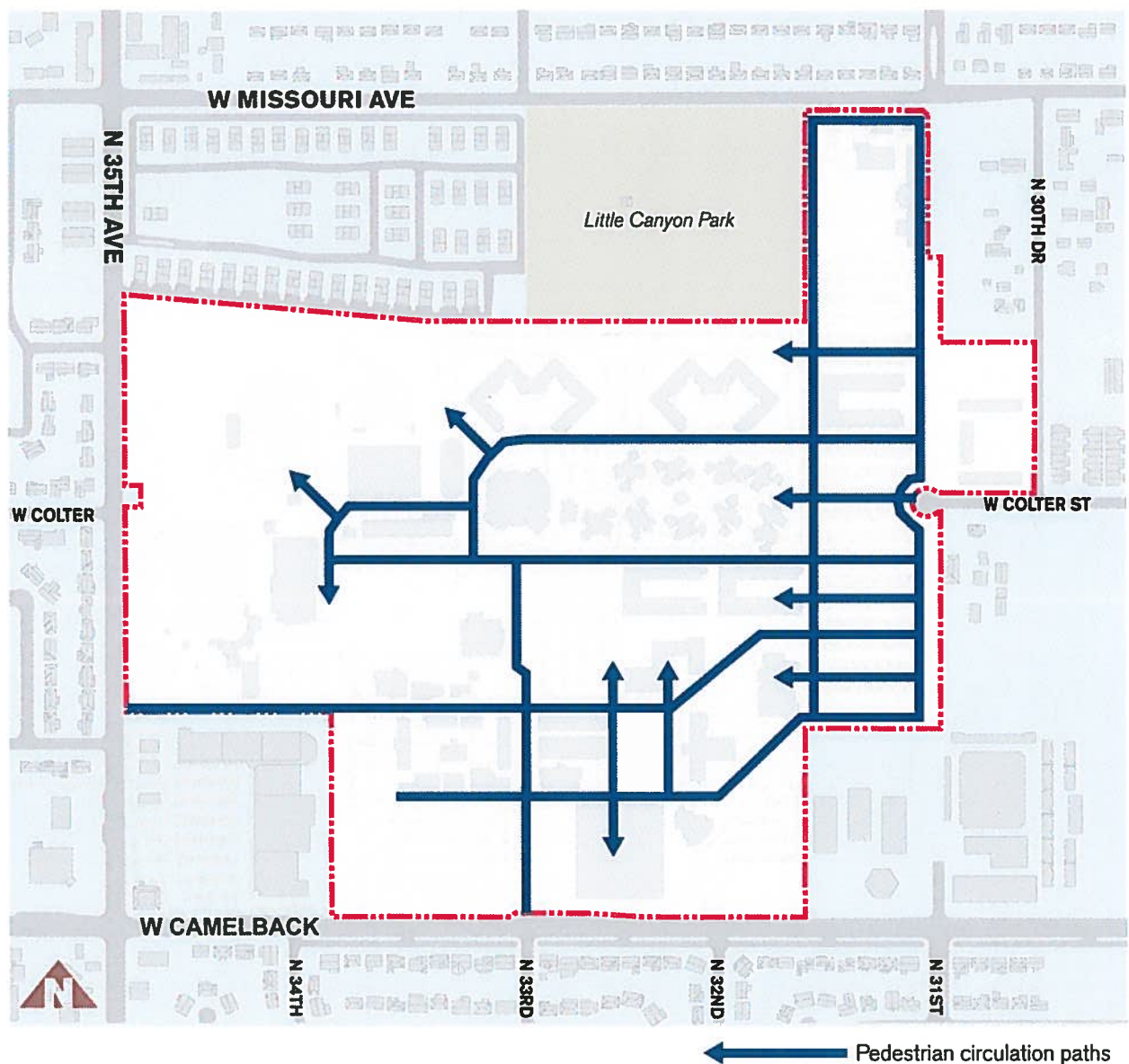
**Diagram K.1**  
 Conceptual Vehicular Circulation Plan



## **Pedestrian Circulation Plan**

Currently, pedestrian circulation on campus is handled via a network of sidewalks, paths, and pedestrian malls. Small and intermediate sized parking lots are spread throughout campus, and students, faculty and staff who commute via automobile disperse from these lots to various buildings on campus. Those who commute via mass transit or alternative modes of transportation are able to enter the campus at 4 points along Camelback Road and the access road on 35th Avenue, and then traverse the campus via the same internal system. Diagram K.2 illustrates the major and minor pedestrian circulation corridors on campus as they exist today, as well as future corridors as currently anticipated.

**Diagram K.2**  
Conceptual Pedestrian Circulation Plan





## **Little Canyon Trail Improvements**

The Little Canyon Canal is an historic channel that predates the Salt River Project canal system seen elsewhere in the valley. The canal is a relatively narrow channel that transitions to an underground vault on either side of the university campus. Its location – running north to south just inside the eastern property line of the GCU campus – makes it the primary physical buffer between the university and the multifamily parcels to the east.

Several easements are currently in place along this perimeter, including utility easements and a multiuse trail easement. The alignment of the canal represents a segment in the Metropolitan Bike Path system (see attached exhibit from the Maricopa Association of Governments “Bike ways” map), and a community amenity. The City of Phoenix recently approved a Public Art Project that aims to improve the canal between Missouri Avenue and Camelback Road, and capitalize on its capacity to serve as a walking and bike path for area neighbors.

Recent improvements created a heavily landscaped multiuse path on the western bank of the canal on university property. As such, the university has agreed to provide annual funds to maintain these improvements that include a meandering path of concrete and decorative concrete, groundcover and shrubs including white lantana, desmettiana and blue grama grasses, along with a tree canopy of pistache, palo verde and sissoo trees placed 30 feet on center to provide shade and screening. A landscaped terminus is provided at the Colter Street cul-de-sac as an amenity to the adjacent neighborhood.

These improvements provide a welcome amenity to the neighborhood, and also provide a superior screening element between the campus and multifamily properties to the east. The extent of these improvements varies along the canal alignment, but is generally between 30 and 40 feet deep. The practical effect on the immediately surrounding neighbors will be to provide a superior buffer between educational and residential uses that will help mitigate any possible negative effects on adjacent property owners.

As redevelopment occurs, parking will be moved to the perimeter of campus and automobile commuters will exit their cars along the periphery of campus and walk to their internal destinations



## **Grading and Drainage**

The project is being designed for new construction to accommodate on-site storage for runoff from a 100-year, 2-hour storm event. The common retention areas will be limited to a maximum of three feet of water depth and graded with maximum side slopes of 4:1. Retention areas provided on individual parcels may be either by retention basins or underground storage. All retention facilities will be drained within 36-hours of a major storm event as required by the City of Phoenix Drainage Design Manual.

## **Water & Wastewater Services**

### **Water Design**

The site is currently served by a 12" waterline within Camelback Road and an 8" waterline within 35th Avenue. There is an internal network of public 8" and 6" lines to distribute water throughout the campus. Proposed buildings will be serviced from the internal distribution system, and be subject to the Phoenix Plumbing code. The water distribution system within this project, including fire protection, will be a private system, owned and maintained by the property owner. Improvements to the system will be reviewed and inspected by the Building Safety Section of the Development Services Department.

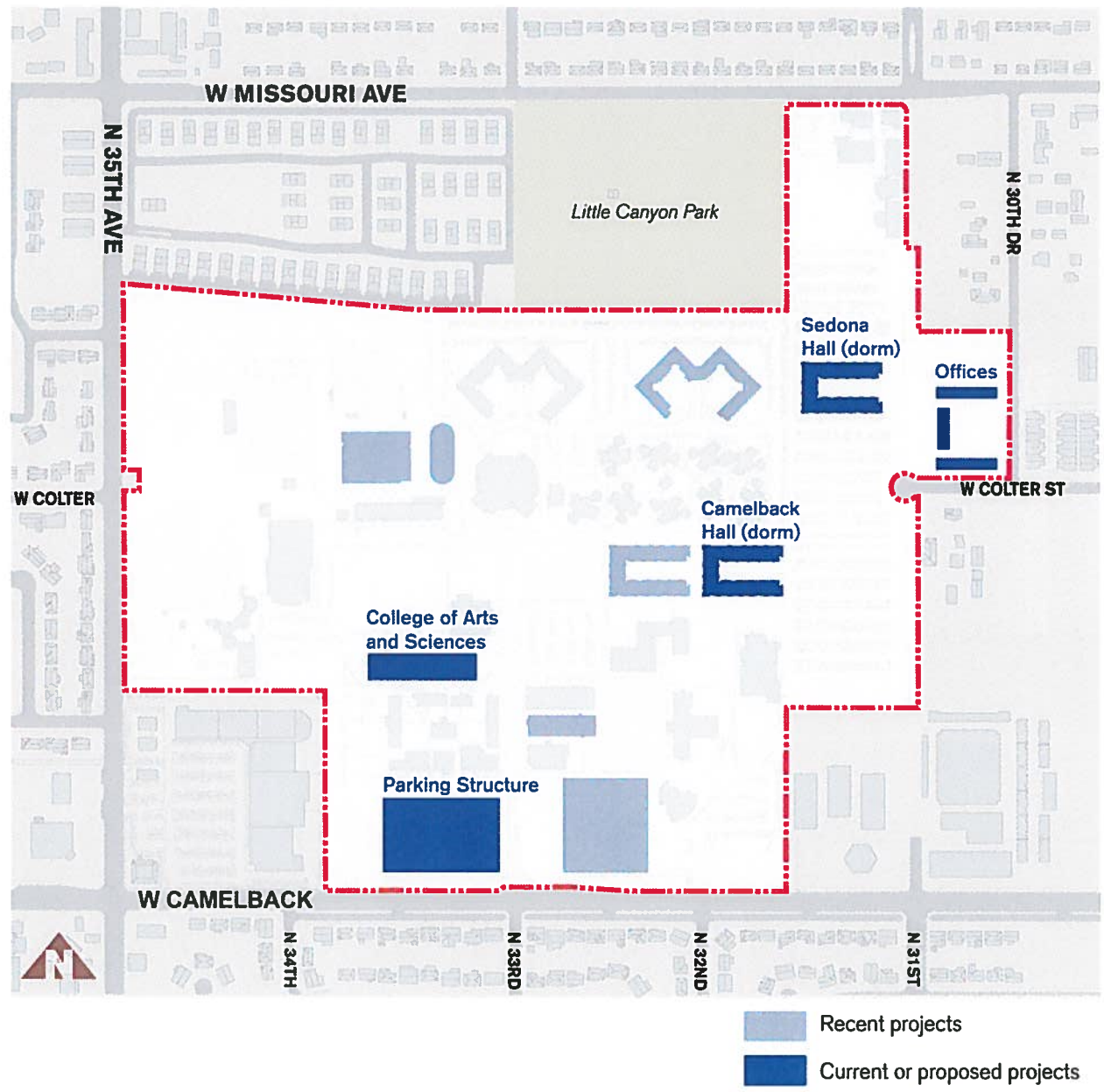
### **Wastewater Design**

Wastewater services for this project will be provided by an existing 15" sewer line in the 35th Avenue right of way. Within the site, the campus is served by an internal network of 8" sewer lines. New buildings will connect to this internal network. All new sanitary sewer lines within the site shall be private plumbing lines subject to the Phoenix Plumbing Code or the Arizona Department of Environmental Quality (ADEQ) Aquifer Protection Program General Permit 4.01 in accordance with Arizona Administrative Code Title 18, Chapter 9, Section E301, whichever is applicable. Internal sewer main sizes and manhole spacing will be as required by the City of Phoenix Water Services Design Manual. The sanitary sewer collection system within this project will be a private system, owned and maintained by the property owner. The system will be reviewed and inspected by the Building Safety Section of the Development Services Department.

**L. PHASING PLAN**

At the time of submittal of this PUD application, there are four substantial active projects underway on the GCU campus. Two dormitories, a classroom building, and a parking structure are at varying stages of construction.

**Diagram L.1**  
Phasing Plan



## EXHIBITS

### Comparative Zoning Standards Table

<b>PUD Development Standards</b>		
<i>Standard</i>	<i>Allowed in Existing R1-6</i>	<i>Proposed PUD Standard</i>
Minimum lot width	55' minimum	None
Minimum lot depth	None; except 110' adjacent to freeway or arterial	None
Dormitory Density (keys) Dwelling units(in addition to dormitory)	5.0 units per acre	50.0 units per acre  2 units per acre
Minimum perimeter building setbacks	Front: 15'; Rear: 15' (1-story), 20' (2-story) Side: 10' (1-story), 15' (2-story)	Front (south): 50' (diagrams G.1, G.3); Rear (north): 20' (diagrams G.1, G.5); Side (west): 50' (diagrams G.1, G.7); Side (east): 20' (diagrams G.1, G. 9); Interior perimeter: 0' (diagram G.1)
Common landscaped setback adjacent to perimeter streets	None	20' (diagrams G.2, G.4, G.6, G.8, G.10)
Minimum interior building setbacks	Front: 10'; Rear: 10'; Combined front and rear: 35'; Street side: 10'; Sides: 13' total (3' min, unless 0')	None
Minimum building separation	10'	Per building code
Minimum garage setback	18' from back of sidewalk for front loaded garages; 10' from property line for side loaded garages	20'
Maximum garage width	For lots <60': 2 car widths; For lots >=60'-70': 3 car widths For lots >70'; no maximum	None
Maximum height	30' and 2-stories	95'
Building Stepback	None	Rear yard (north) and side yard (east) adjacent to residential districts: 1' for 1'steppback beginning at a height of 20' above the setback line and continuing away from the property line to the maximum allowed height (diagrams G.5, G9, G.11)
Lot coverage	Primary structure, not including attached shade structures: 40%; Total: 50%	All structures: 50%
Common areas	None	None
Allowed uses	Single family detached residential	Per Section F
Required review	Development Review per Section 507, and subdivision to create four or more lots	Development review per Section 507
Street standards	Public street, or private street built to City standards with a homeowners' association established for maintenance	Built to City Standards and maintained by property owner
On-lot and common retention	Common retention required for lots less than 8,000 SF pet grading and drainage ordinance requirements	Common retention

## LEGAL DESCRIPTION

### LEGAL DESCRIPTION

ALL THAT PORTION OF THE SOUTHWEST QUARTER AND THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 2 NORTH, RANGE 2 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A CITY OF PHOENIX BRASS CAP IN HAND HOLD MARKING THE SOUTH QUARTER CORNER OF SAID SECTION 14, FROM WHICH A CITY OF PHOENIX BRASS CAP IN HAND HOLD MARKING THE SOUTHWEST CORNER OF SAID SECTION 14 BEARS NORTH 89°55'51" WEST, 2621.08 FEET; THENCE ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 14 NORTH 00°06'04" EAST, 638.66 FEET TO A ½" REBAR WITH CAP STAMPED "LS 48510" MARKING THE SOUTHEAST CORNER OF THAT PARCEL AS DESCRIBED IN THAT CERTAIN SPECIAL WARRANTY DEED RECORDED UNDER DOCUMENT NUMBER 2010-0043322, RECORDS FO MARICOPA COUNTY, ARIZONA, AND **THE POINT OF BEGINNING**;

THENCE CONTINUING ALONG SAID EAST LINE NORTH 00°06'04" EAST, 688.55 FEET TO A ½" REBAR WITH CAP STAMPED "LS 48510" MARKING THE NORTHWEST CORNER OF LOT 1, BLOCK 3, PLAT OF "HOMELAND" AS RECORDED IN BOOK 15 OF MAPS, PAGE 18, RECORDS OF MARICOPA COUNTY, ARIZONA, AND THE SOUTHEAST CORNER OF THAT PORTION DESCRIBED IN DOCKET 8422, PAGE 181, RECORDS OF MARICOPA COUNTY, ARIZONA, AND ALSO BEING THE BEGINNING OF A NON-TANGENT 25.00 FOOT RADIUS CURVE CONCAVE TO THE SOUTH, SAID CURVE BEING TANGENT TO THE NORTH LINE OF SAID LOT 1, OF WHICH THE RADIUS POINT OF SAID CURVE BEARS SOUTH 00°01'44" WEST, 25.00 FEET;

THENCE ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 38°12'17", AN ARC LENGTH OF 16.67 FEET TO A ½" REBAR WITH CAP STAMPED "LS 48510" AND THE POINT OF REVERSE CURVATURE OF A 45.00 FOOT RADIUS CURVE CONCAVE TO THE EAST;

THENCE ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 256°25'35", AN ARC LENGTH OF 201.40 FEET TO A ½" REBAR WITH CAP STAMPED "LS 48510" AND THE POINT OF REVERSE CURVATURE OF A 25.00 FOOT RADIUS CURVE CONCAVE TO THE NORTH;

THENCE ALONG SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 38°21'29", AN ARC LENGTH OF 16.74 FEET TO THE SOUTHWEST CORNER OF LOT 1, BLOCK 1, OF SAID PLAT OF "HOMELAND", AND SAID EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 14, BEING MARKED BY A ½" REBAR WITH CAP STAMPED "LS 48510";



THENCE SOUTH 89°59'35" EAST, 297.51 FEET ALONG THE SOUTH LINE OF LOT 2, PLAT OF "HOMESITE TRACTS" AS RECORDED IN BOOK 18 OF MAPS, PAGE 48, RECORDS OF MARICOPA COUNTY, ARIZONA, TO THE SOUTHEAST CORNER OF SAID LOT 2;

THENCE NORTH 00°10'43" EAST, 478.00 FEET ALONG THE EAST LINE OF LOT 2 AND LOT 4 OF SAID PLAT OF "HOMESITE TRACTS" TO THE NORTHEAST CORNER OF PARCEL 1 DESCRIBED IN THAT CERTAIN WARRANTY DEED RECORDED UNDER DOCUMENT NUMBER 2011-0552142, RECORDS OF MARICOPA COUNTY, ARIZONA;

THENCE SOUTH 89°59'24" WEST, 298.16 FEET ALONG THE NORTH LINE OF SAID PARCEL 1 TO THE NORTHWEST CORNER OF SAID PARCEL 1, SAID CORNER LYING ON SAID EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 14;

THENCE ALONG SAID EAST LINE NORTH 00°06'04" EAST, 271.41 FEET TO THE NORTHEAST CORNER OF A PARCEL DESCRIBED IN THAT CERTAIN SPECIAL WARRANTY DEED RECORDED UNDER DOCUMENT NUMBER 2011-0634704, RECORDS OF MARICOPA COUNTY, ARIZONA, FROM WHICH A ½ INCH REBAR WITNESS CORNER WITH CAP STAMPED "LS 48510" AND TAGS STAMPED "20FT WC" BEARDS SOUTH 89°58'09" WEST, 20.00 FEET;

THENCE SOUTH 89°58'09" WEST, 40.00 FEET ALONG THE NORTH LINE OF SAID PARCEL TO A PK NAIL WITH WASHER STAMPED "LS 48510" MARKING THE SOUTHEAST CORNER OF PARCEL NO. 2 AS DESCRIBED IN THAT CERTAIN SPECIAL WARRANTY DEED RECORDED UNDER DOCUMENT NUMBER 2009-0378465, RECORDS OF MARICOPA COUNTY, ARIZONA;

THENCE NORTH 00°06'04" EAST, 451.50 FEET ALONG THE EAST LINE OF SAID PARCEL 2 TO A ½" REBAR WITH CAP STAMPED "LS 48510" MARKING AN ANGLE POINT;

THENCE NORTH 44°58'01" WEST, 21.19 FEET TO A ½" REBAR WITH CAP STAMPED "LS 48510" MARKING AN ANGLE POINT;

THENCE SOUTH 89°58'09" WEST, 375.00 FEET ALONG THE NORTH LINE OF SAID PARCEL 2 TO A CHISELED 'X' IN CONCRETE MARKING THE NORTHWEST CORNER OF SAID PARCEL 2;

THENCE SOUTH 00°06'04" WEST, 670.21 FEET ALONG THE WEST LINE OF SAID PARCEL 2 AND THE WEST LINE OF SAID PARCEL DESCRIBED IN DOCUMENT NUMBER 2011-0634704 TO A 1/2 " REBAR WITH CAP STAMPED "LS 48510" MARKING THE SOUTHWEST CORNER OF SAID PARCEL:

THENCE NORTH 89°58'50" WEST, 1199.07 FEET ALONG THE SOUTHERLY LINE OF A PARCEL DESCRIBED IN THAT CERTAIN WARRANTY DEED FILED IN DOCKET 9110, PAGE 55, RECORDS OF MARICOPA COUNTY, ARIZONA, TO A ½" REBAR WITH CAP STAMPED "LS 48510" MARKING AN ANGLE POINT;

THENCE NORTH 85°00'46" WEST, 965.53 FEET ALONG SAID SOUTHERLY LINE ALSO BEING THE SOUTHERLY LINE OF "QUATROS (AMENDED)" AS FILED IN BOOK 148,



PAGE 14, RECORDS OF MARICOPA COUNTY, ARIZONA, TO A ½" REBAR WITH TAG STAMPED "RLS 48510" MARKING THE NORTHWEST CORNER OF A PARCEL DESCRIBED IN THAT CERTAIN SPECIAL WARRANTY DEED RECORDED UNDER DOCUMENT NUMBER 2011-0715273, RECORDS OF MARICOPA COUNTY, ARIZONA, AND THE EASTERLY RIGHT OF WAY LINE OF 35TH AVENUE;

THENCE SOUTH 00°11'02" EAST, 606.05 FEET ALONG THE EAST LINE OF THE WEST 40.00 FEET OF SAID SOUTHWEST QUARTER AND SAID RIGHT OF WAY LINE TO THE NORTHWEST CORNER OF A WELL SITE PARCEL AS DESCRIBED IN THAT CERTAIN WARRANTY DEED RECORDED UNDER DOCUMENT NUMBER 2000-0968002, RECORDS OF MARICOPA COUNTY, ARIZONA;

THENCE ALONG THE NORTHERLY LINE OF SAID WELL SITE PARCEL NORTH 89°48'58" EAST, 50.00 FEET TO THE NORTHEAST CORNER OF SAID WELL SITE PARCEL;

THENCE ALONG THE EASTERLY LINE OF SAID WELL SITE PARCEL SOUTH 00°11'02" EAST, 18.00 FEET TO THE NORTHEAST CORNER OF A WELL SITE PARCEL AS DESCRIBED IN THAT CERTAIN QUIT CLAIM DEED FILED IN DOCKET 11093, PAGE 806, RECORDS OF MARICOPA COUNTY, ARIZONA;

THENCE ALONG THE EASTERLY LINE OF SAID WELL SITE PARCEL SOUTH 00°11'02" EAST, 50.00 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL, SAID CORNER BEING MARKED BY A ½" REBAR WITH CAP STAMPED "LS 35832";

THENCE ALONG THE SOUTHERLY LINE OF SAID PARCEL SOUTH 89°48'58" WEST, 50.00 FEET TO SAID EASTERLY RIGHT OF WAY LINE OF 35<sup>TH</sup> AVENUE AND THE EASTERLY LINE OF SAID PARCEL NUMBER ONE DESCRIBED IN THAT CERTAIN QUIT CLAIM DEED FILED IN DOCKET 10860, PAGE 502;

THENCE ALONG A LINE PARALLEL WITH AND 40 FEET EASTERLY OF THE WEST LINE OF SAID SOUTHWEST QUARTER AND ALONG SAID EASTERLY RIGHT OF WAY LINE SOUTH 00°11'02" EAST, 20.51 FEET TO THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 14 AND THE NORTHEAST CORNER OF THAT PARCEL DESCRIBED IN THAT CERTAIN QUIT CLAIM DEED FILED IN DOCKET 2865, PAGE 98, RECORDS OF MARICOPA COUNTY, ARIZONA;

THENCE CONTINUING ALONG SAID PARALLEL LINE AND ALONG SAID EASTERLY RIGHT OF WAY LINE SOUTH 00°11'02" EAST, 629.26 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 690 FEET OF THE SOUTHWEST QUARTER OF SAID SECTION 14, FROM WHICH SAID POINT A ½ INCH REBAR WITNESS CORNER WITH CAP STAMPED "LS 48510 W.C." BEARS SOUTH 89°55'51" EAST, 2.00 FEET;

THENCE ALONG SAID NORTH LINE AND THE NORTHERLY LINE OF THAT PARCEL DESCRIBED IN THAT CERTAIN SPECIAL WARRANTY DEED RECORDED UNDER DOCUMENT NUMBER 2006-1202438, RECORDS OF MARICOPA COUNTY, ARIZONA, SOUTH 89°55'51" EAST, 650.01 FEET TO A 1/2" REBAR MARKING THE NORTHEAST CORNER OF SAID PARCEL AND THE NORTHEAST CORNER OF THE SOUTH 690 FEET OF THE WEST 690 FEET OF SAID SOUTHWEST QUARTER;

THENCE ALONG THE EAST LINE OF THE WEST 690 FEET OF SAID SOUTHWEST QUARTER SOUTH 00°11'02" EAST, 650.01 FEET TO A ½" IRON PIPE MARKING A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF CAMELBACK ROAD AND THE NORTHERLY LINE OF THAT PARCEL AS DESCRIBED IN SAID QUIT CLAIM DEED FILED IN DOCKET 2865, PAGE 98;

THENCE ALONG SAID NORTHERLY LINE OF SAID PARCEL AND ALONG SAID NORTHERLY RIGHT OF WAY LINE SOUTH 89°55'51" EAST, 568.63 FEET TO THE SOUTHWEST CORNER OF PARCEL NUMBER TWO DESCRIBED IN SAID QUIT CLAIM DEED FILED IN DOCKET 10860, PAGE 502;

THENCE ALONG THE NORTH LINE OF SAID PARCEL NUMBER TWO AND SAID NORTHERLY RIGHT OF WAY LINE NORTH 45°00'49" EAST, 16.95 FEET;

THENCE CONTINUING ALONG SAID NORTH LINE OF SAID PARCEL NUMBER TWO AND SAID NORTHERLY RIGHT OF WAY LINE SOUTH 89°55'51" EAST, 229.00 FEET TO A ½" REBAR WITH CAP STAMPED "LS 35832";

THENCE CONTINUING ALONG SAID NORTH LINE OF SAID PARCEL NUMBER TWO AND SAID NORTHERLY RIGHT OF WAY LINE SOUTH 86°07'03 EAST, 180.42 FEET TO A 1/2" REBAR WHICH CAP STAMPED "LS 35832";

THENCE CONTINUING ALONG SAID NORTH LINE OF SAID PARCEL NUMBER TWO AND SAID NORTHERLY RIGHT OF WAY LINE SOUTH 89°55'51" EAST, 511.64 FEET TO THE WEST LINE OF THE EAST 430.00 FEET OF THE SOUTHWEST QUARTER OF SAID SECTION 14, BEING MARKED BY A PK NAIL WITH TAG STAMPED "LS 48510"

THENCE ALONG SAID WEST LINE AND ALONG THE WESTERLY LINE OF THAT PARCEL DESCRIBED IN THAT CERTAIN WARRANTY DEED FILED IN DOCKET 7870, PAGE 557, RECORDS OF MARICOPA COUNTY, ARIZONA, NORTH 00°06'04" EAST, 598.80 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL DESCRIBED IN THAT CERTAIN SPECIAL WARRANTY DEED RECORDED UNDER DOCUMENT NUMBER 2010-0043322;

THENCE ALONG THE SOUTH LINE OF SAID PARCEL SOUTH 89°54'46" EAST, 430.00 FEET TO THE **POINT OF BEGINNING**.

CONTAINS 4,649,213 SQUARE FEET OR 106.731 ACRES, MORE OR LESS.

# VICINITY MAP



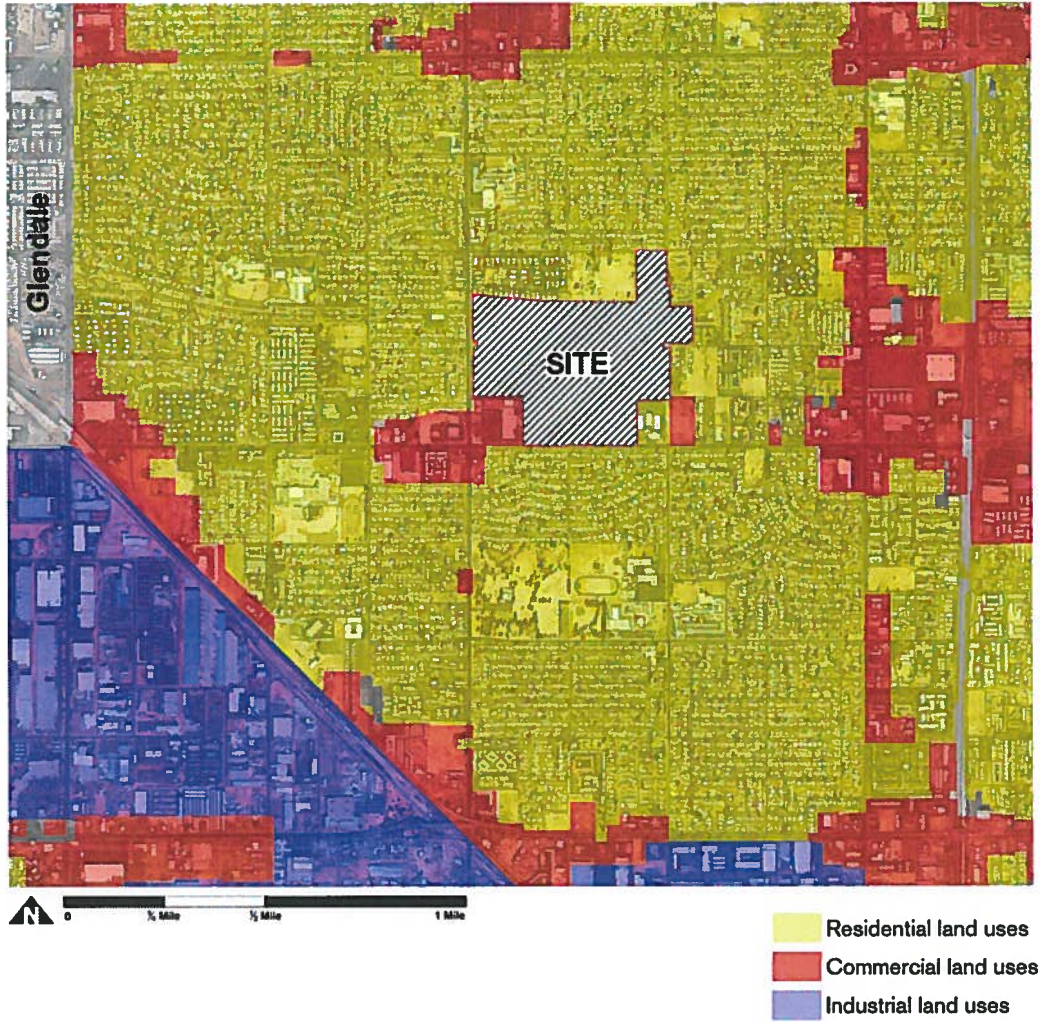
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P.L.L.C.  
ATTORNEYS AT LAW

ARCHITEKTON



# GENERAL CONTEXT ZONING AERIAL



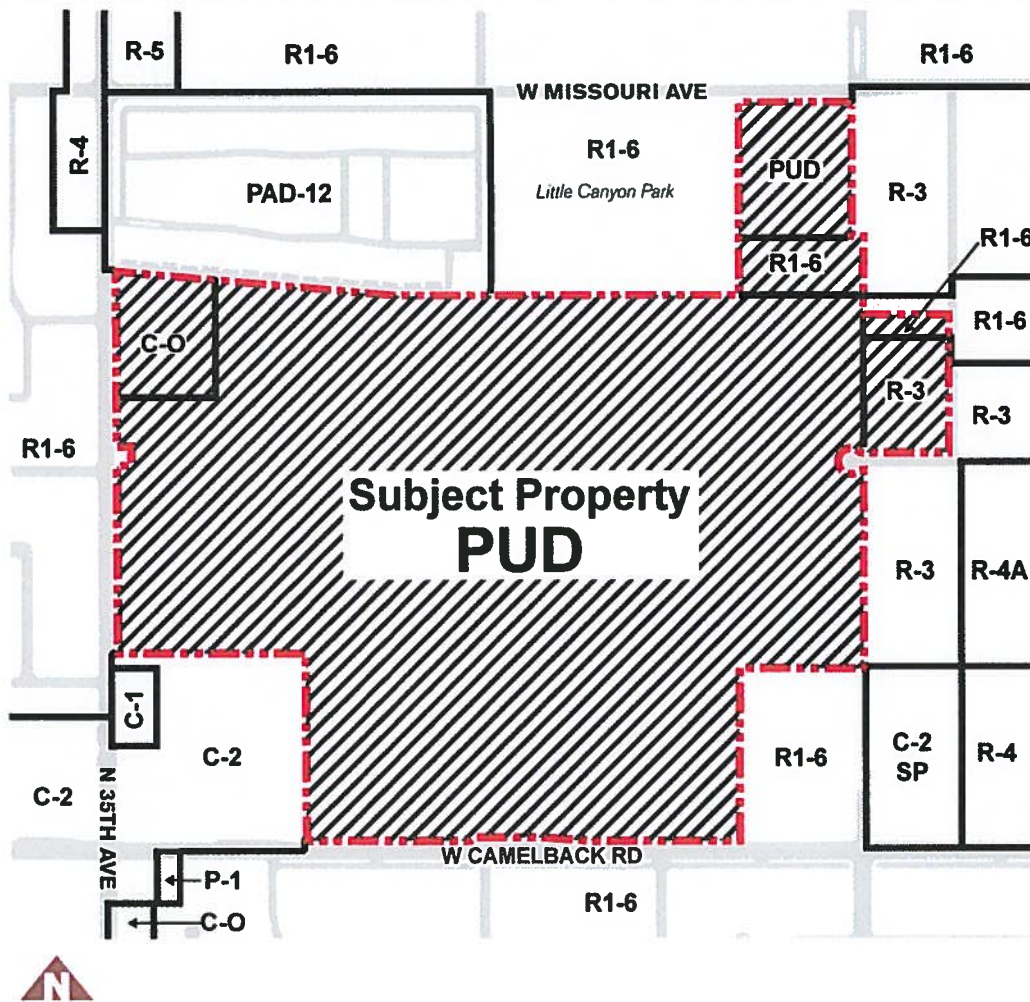
General Context Zoning Aerial

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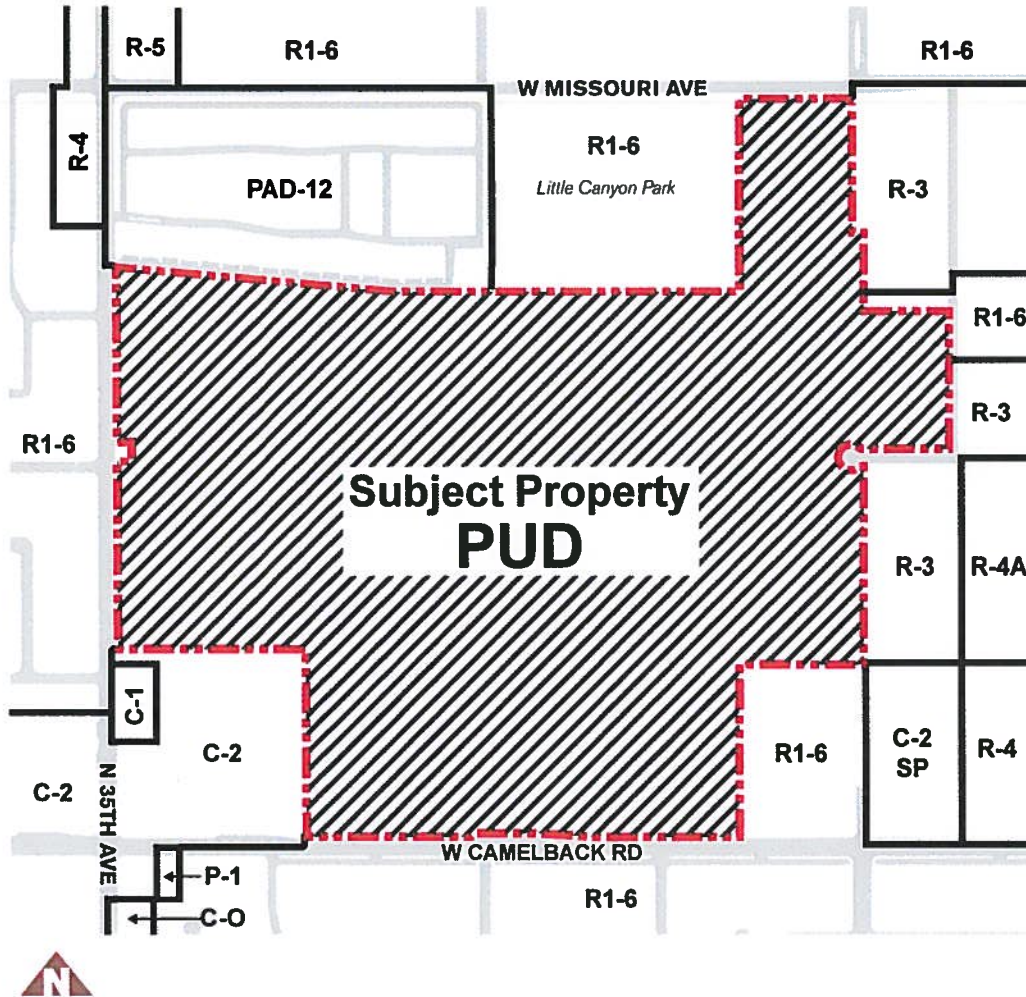
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PLLC  
ATTORNEYS AT LAW

**ARCHITEKTON**





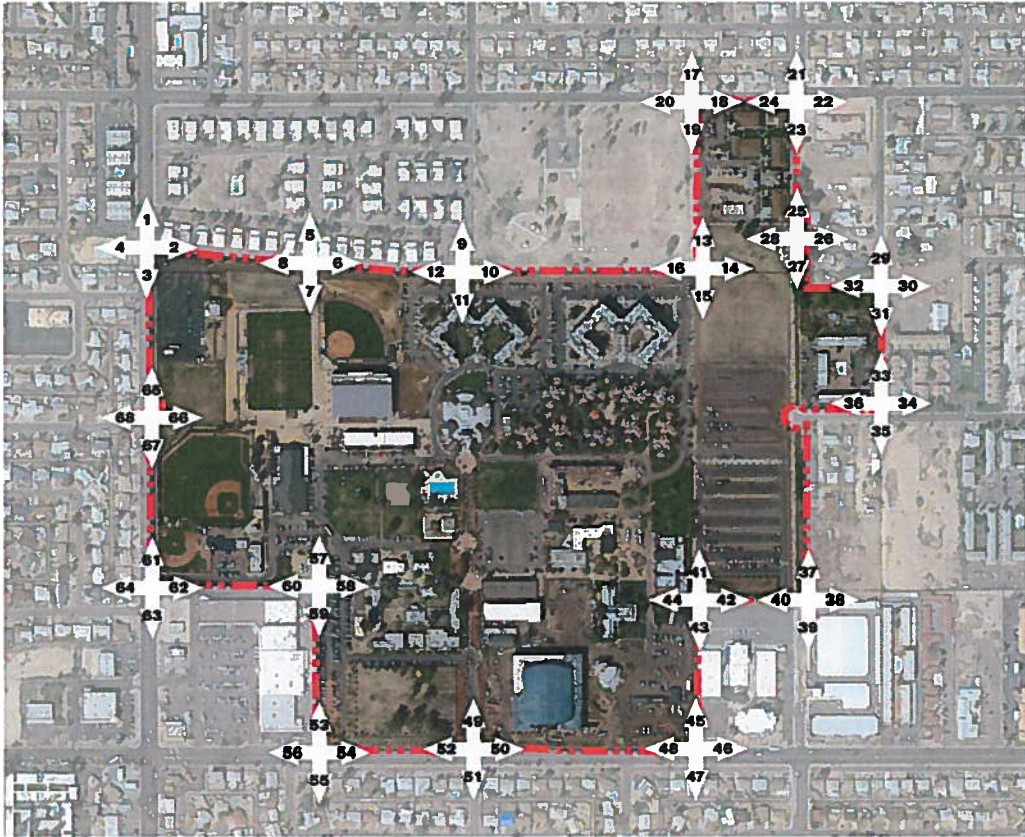


**Immediate Context Zoning - Proposed**

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**Context Photos Keymap**

**BEUS GILBERT**  
PLLC  
ATTORNEYS AT LAW

**ARCHITEKTON**







**Context Photo 1**  
Looking North



**Context Photo 2**  
Looking East

**BEUS GILBERT**  
P.L.L.C.  
ATTORNEYS AT LAW

**ARCHITEKTON**





**Context Photo 3**  
Looking South



**Context Photo 4**  
Looking West

**BEUS GILBERT**  
P.L.L.C.  
ATTORNEYS AT LAW

**ARCHITEKTON**







**Context Photo 5**  
Looking North



**Context Photo 6**  
Looking East

**BEUS GILBERT**  
P.L.L.C.  
ATTORNEYS AT LAW

**ARCHITEKTON**







**Context Photo 7**  
Looking South



**Context Photo 8**  
Looking West

**BEUS GILBERT**  
P.L.L.C.  
HYDRAULIC & CIVIL

**ARCHITEKTON**





**Context Photo 9**  
Looking North



**Context Photo 10**  
Looking East

**BEUS GILBERT**  
P.L.L.C.  
ATTORNEYS AT LAW

**ARCHITEKTON**







**Context Photo 11**  
Looking South



**Context Photo 12**  
Looking West

**BEUS GILBERT**  
P.L.L.C.  
MEMBERSHIP AS LIMITED

**ARCHITEKTON**





**Context Photo 13**  
Looking North



**Context Photo 14**  
Looking East

**BEUS GILBERT**  
PLLC  
ARCHITECTS AND PLANNERS

**ARCHITEKTON**







**Context Photo 15**  
Looking South



**Context Photo 16**  
Looking West

**BEUS GILBERT**  
PLLC  
ATTORNEYS AT LAW

**ARCHITEKTON**







**Context Photo 17**  
Looking North



**Context Photo 18**  
Looking East

**BEUS GILBERT**  
P.L.L.C.  
ATTORNEYS AT LAW

**ARCHITEKTON**





**Context Photo 19**  
Looking South



**Context Photo 20**  
Looking West

**BEUS GILBERT**  
P.L.L.C.  
ATTORNEYS AT LAW

**ARCHITEKTON**







**Context Photo 21**  
Looking North



**Context Photo 22**  
Looking East

**BEUS GILBERT**  
P.L.L.C.  
ATTORNEYS AT LAW

**ARCHITEKTON**





**Context Photo 23**  
Looking South



**Context Photo 24**  
Looking West

**BEUS GILBERT**  
P.L.L.C.  
ATTORNEYS AT LAW

**ARCHITEKTON**







**Context Photo 25**  
Looking North



**Context Photo 26**  
Looking East

**BEUS GILBERT**  
P.L.L.C.  
ATTORNEYS AT LAW

**ARCHITEKTON**







**Context Photo 27**  
Looking South



**Context Photo 28**  
Looking West

**BEUS GILBERT**  
PLLC  
REGISTERED ARCHITECTS

**ARCHITEKTON**





**Context Photo 29**  
Looking North



**Context Photo 30**  
Looking East

**BEUS GILBERT**  
PLLC  
ARCHITECTS AT LAW

**ARCHITEKTON**







**Context Photo 31**  
Looking South



**Context Photo 32**  
Looking West

**BEUS GILBERT**  
PLLC  
ATTORNEYS AT LAW

**ARCHITEKTON**





**Context Photo 33**  
Looking North



**Context Photo 34**  
Looking East

**BEUS GILBERT**  
P.L.L.C.  
8750 McDowell Blvd, Suite 100  
Scottsdale, AZ 85258

**ARCHITEKTON**







**Context Photo 35**  
Looking South



**Context Photo 36**  
Looking West

**BEUS GILBERT**  
P.L.L.C.  
ATTORNEYS AT LAW

**ARCHITEKTON**





**Context Photo 37**  
Looking North



**Context Photo 38**  
Looking East

**BEUS GILBERT**  
PLLC  
ATTORNEYS AT LAW

**ARCHITEKTON**







**Context Photo 39**  
Looking South



**Context Photo 40**  
Looking West

**BEUS GILBERT**  
P.L.L.C.  
ATTORNEYS AT LAW

**ARCHITEKTON**





**Context Photo 41**  
Looking North



**Context Photo 42**  
Looking East

**BEUS GILBERT**  
P.L.L.C.  
ATTORNEYS AT LAW

**ARCHITEKTON**







**Context Photo 43**  
Looking South

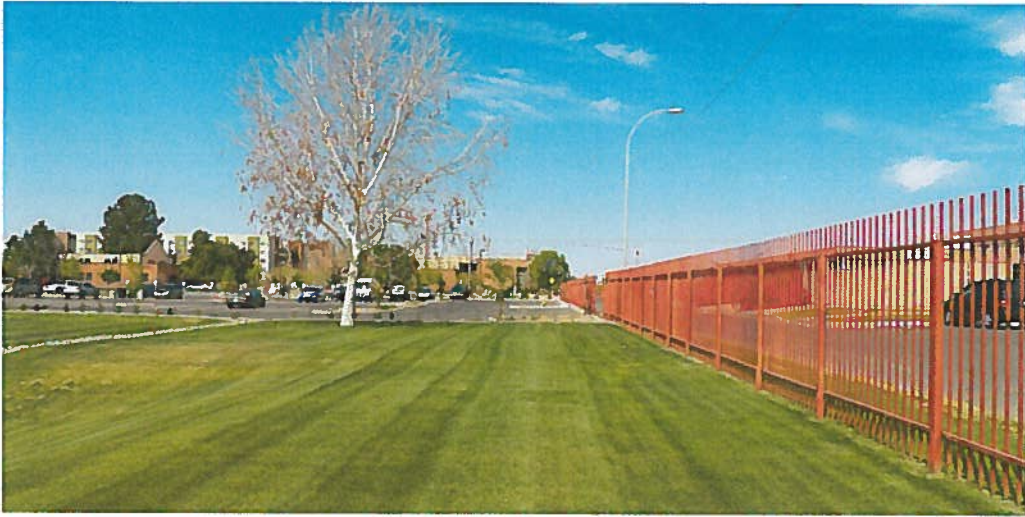


**Context Photo 44**  
Looking West

**BEUS GILBERT**  
P.L.L.C.  
ATTORNEYS AT LAW

ARCHITEKTON





**Context Photo 45**  
Looking North



**Context Photo 46**  
Looking East

**BEUS GILBERT**  
P.L.L.C.  
ATTORNEYS AT LAW

ARCHITEKTON







**Context Photo 47**  
Looking South



**Context Photo 48**  
Looking West

**BEUS GILBERT**  
PLLC  
ARCHITECTS & LANDSCAPE ARCHITECTS

**ARCHITEKTON**





**Context Photo 49**  
Looking North



**Context Photo 50**  
Looking East

**BEUS GILBERT**  
P.L.L.C.  
ATTORNEYS AT LAW

**ARCHITEKTON**







**Context Photo 51**  
Looking South



**Context Photo 52**  
Looking West



**Context Photo 53**  
Looking North



**Context Photo 54**  
Looking East

**BEUS GILBERT**  
PLLC  
ATTORNEYS AT LAW

**ARCHITEKTON**







**Context Photo 55**  
Looking South

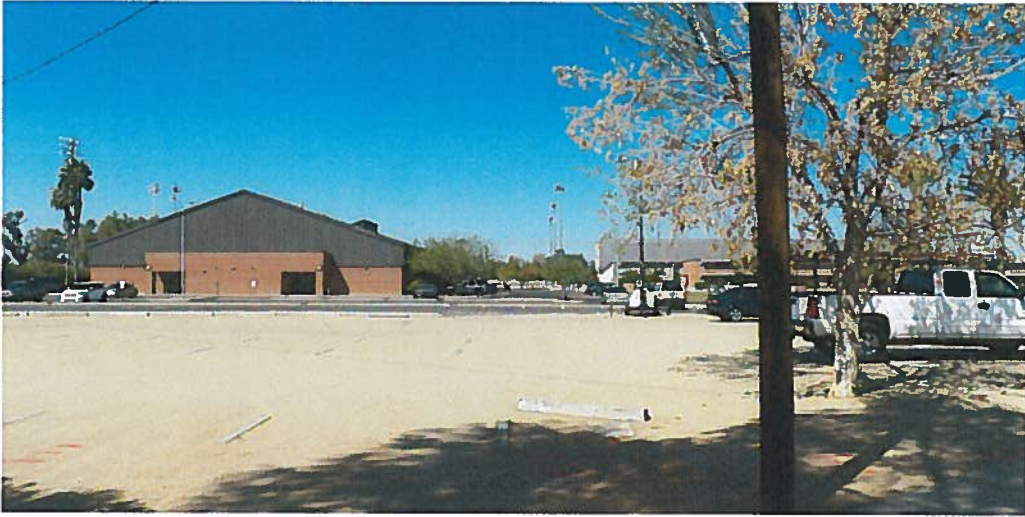


**Context Photo 56**  
Looking West

**BEUS GILBERT**  
P.L.L.C.  
ATTORNEYS AT LAW

**ARCHITEKTON**





**Context Photo 57**  
Looking North



**Context Photo 58**  
Looking East

**BEUS GILBERT**  
P.L.L.C.  
ATTORNEYS AT LAW

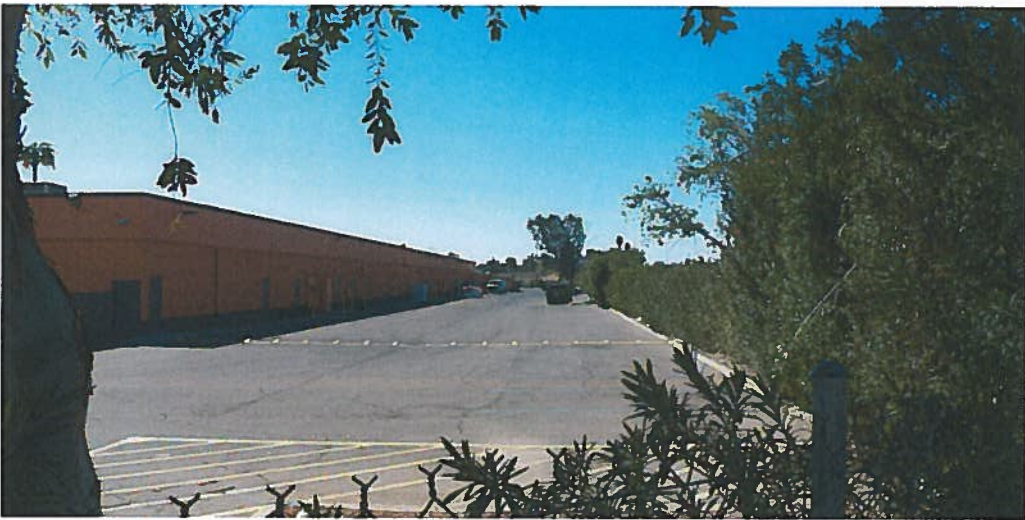
**ARCHITEKTON**







**Context Photo 59**  
Looking South



**Context Photo 60**  
Looking West

**BEUS GILBERT**  
P.L.L.C.  
ATTORNEYS AT LAW

**ARCHITEKTON**





**Context Photo 61**  
Looking North



**Context Photo 62**  
Looking East

**BEUS GILBERT**  
P.L.L.C.  
ATTORNEYS AT LAW

ARCHITEKTON







**Context Photo 63**  
Looking South



**Context Photo 64**  
Looking West

**BEUS GILBERT**  
PLC  
ARCHITECTS AT-LP

**ARCHITEKTON**





**Context Photo 65**  
Looking North



**Context Photo 66**  
Looking East





**Context Photo 67**  
Looking South



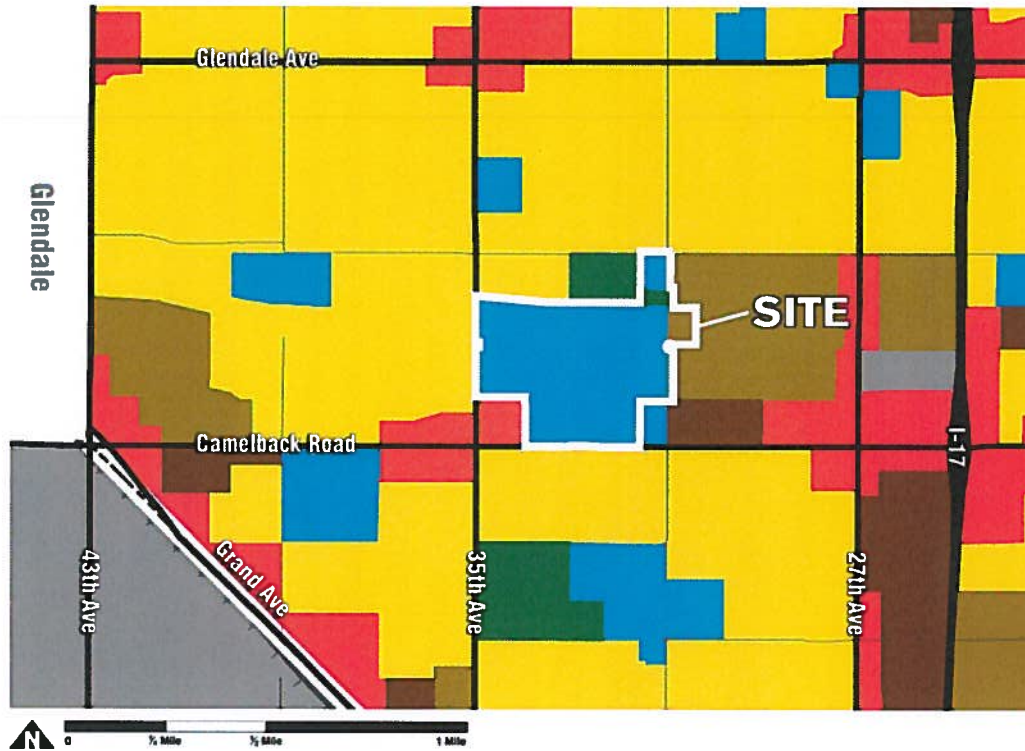
**Context Photo 68**  
Looking West

**BEUS GILBERT**  
P.L.L.C.  
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# GENERAL PLAN 2002



- 3.5 to 5 du/acre - Traditional Lot
- 5 to 10 du/acre - Traditional Lot
- 10 to 15 du/acre - Higher density attached townhomes, condos or apartments
- 15+ du/acre - Higher density attached townhomes, condos or apartments
- Parks/Open Space - Publicly Owned
- Commercial
- Industrial
- Public/Quasi-Public

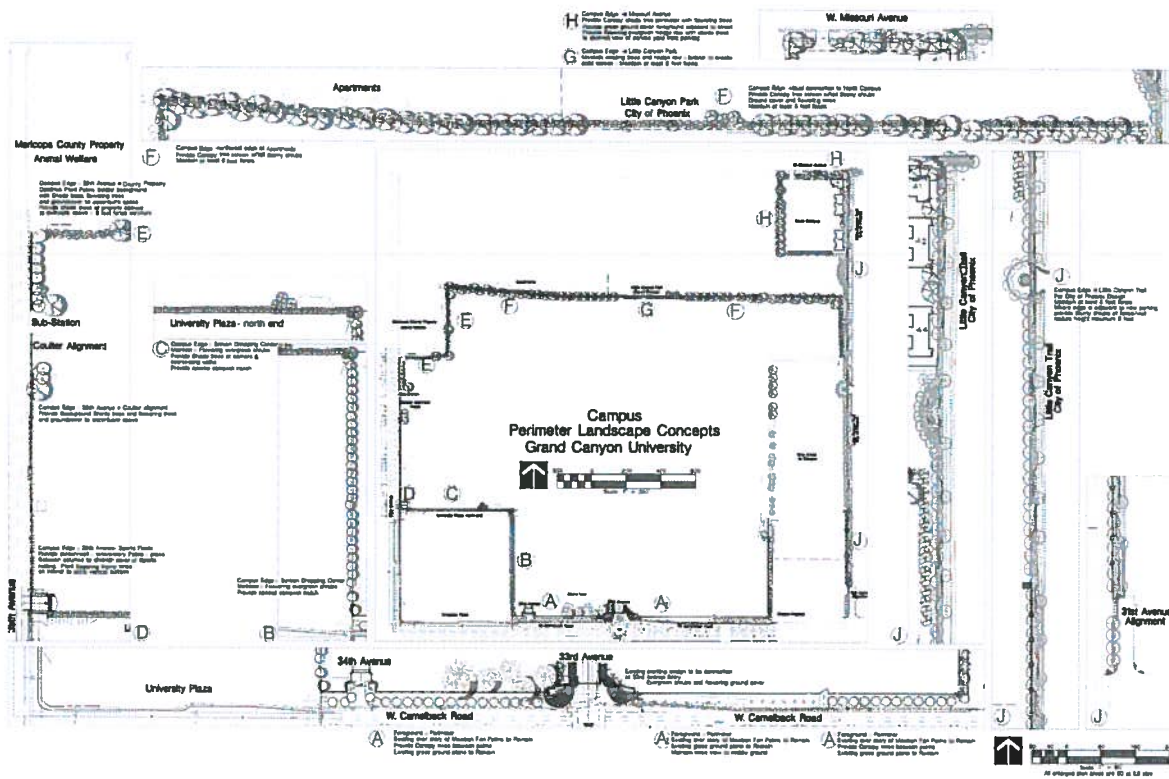
## General Plan 2002

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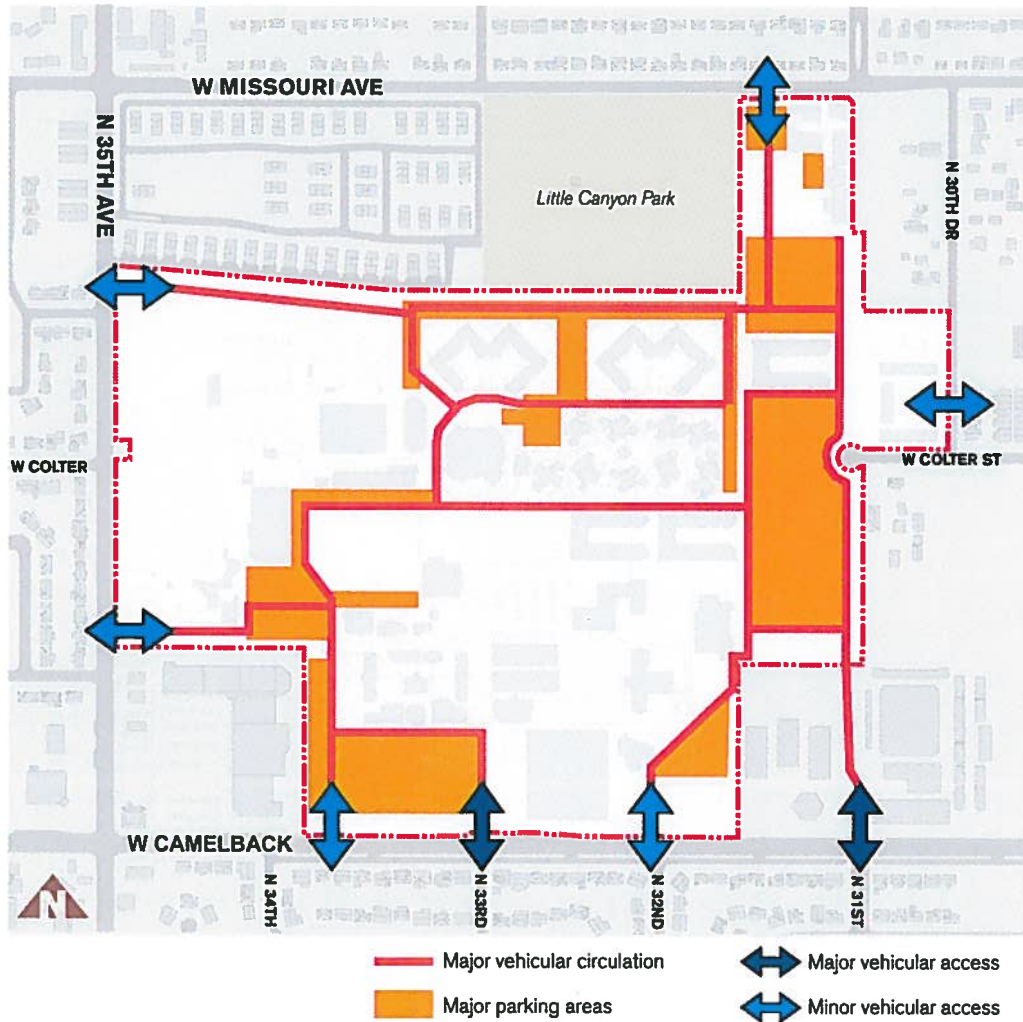


# Conceptual Landscape Plan





# VEHICULAR CIRCULATION PLAN



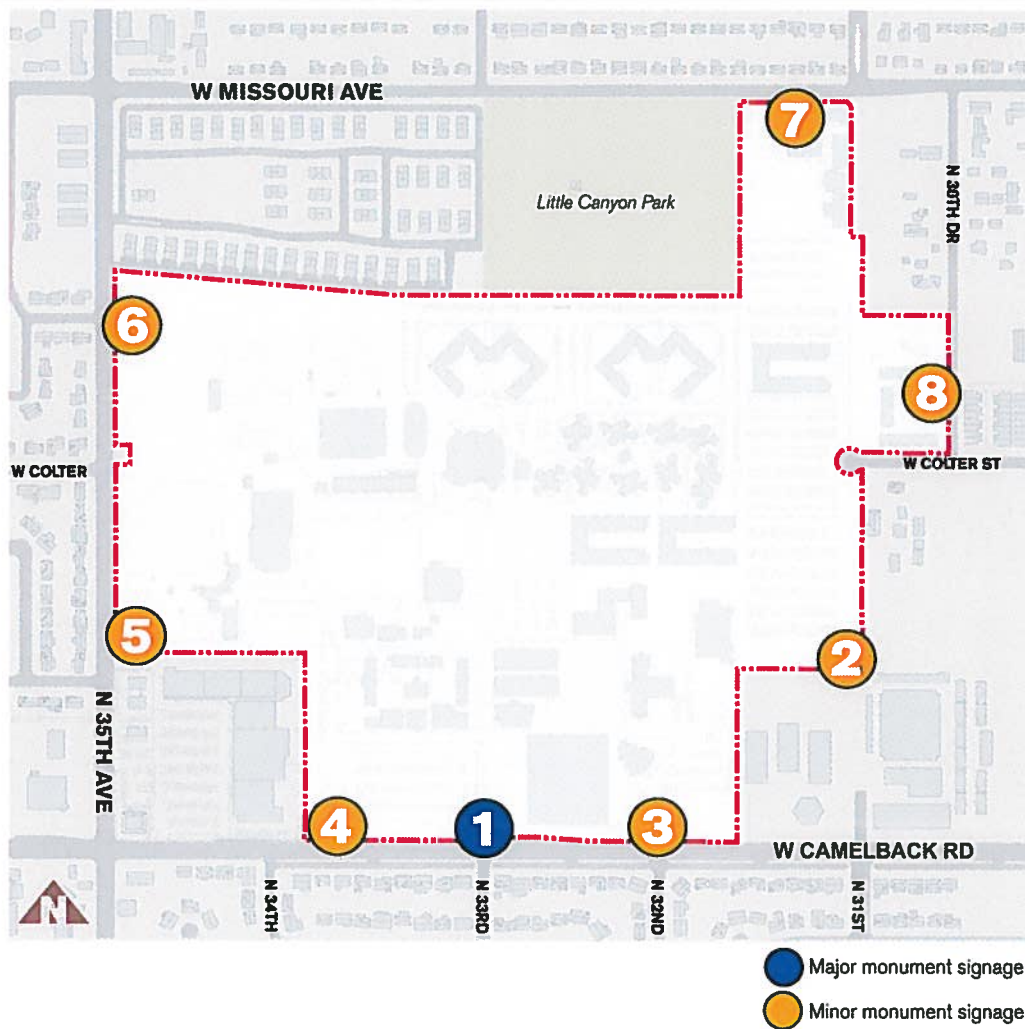
Vehicular Circulation Map

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# SIGNAGE PLAN



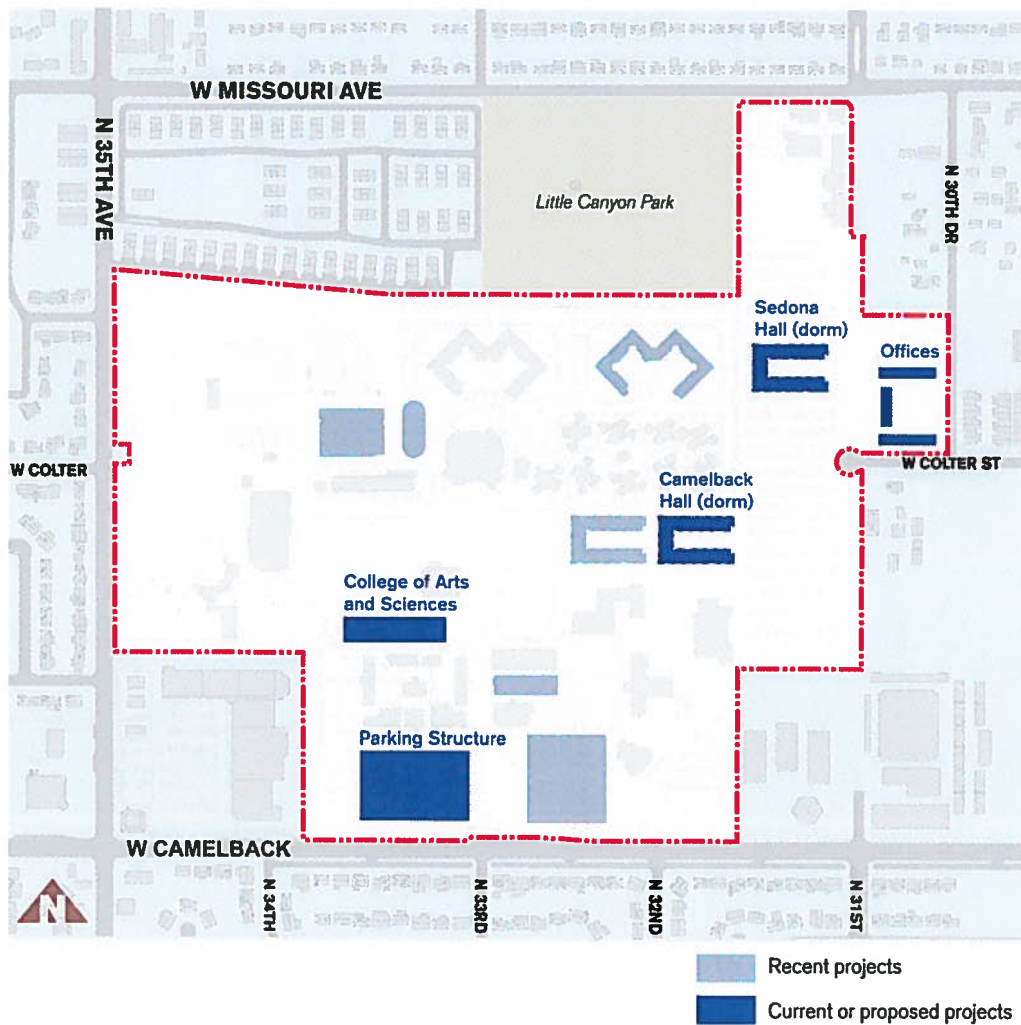
## Signage Plan

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# PHASING PLAN



## Phasing Plan

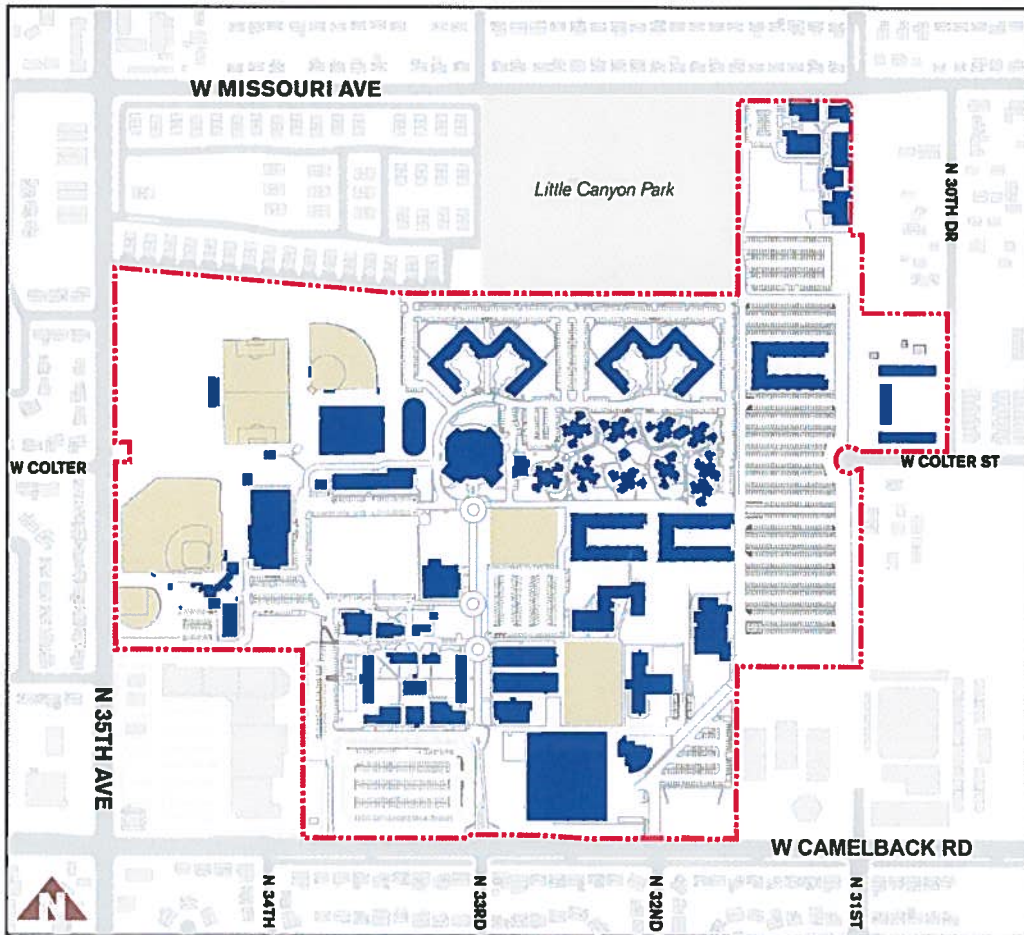
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# CONCEPTUAL SITE PLAN



## Site Plan

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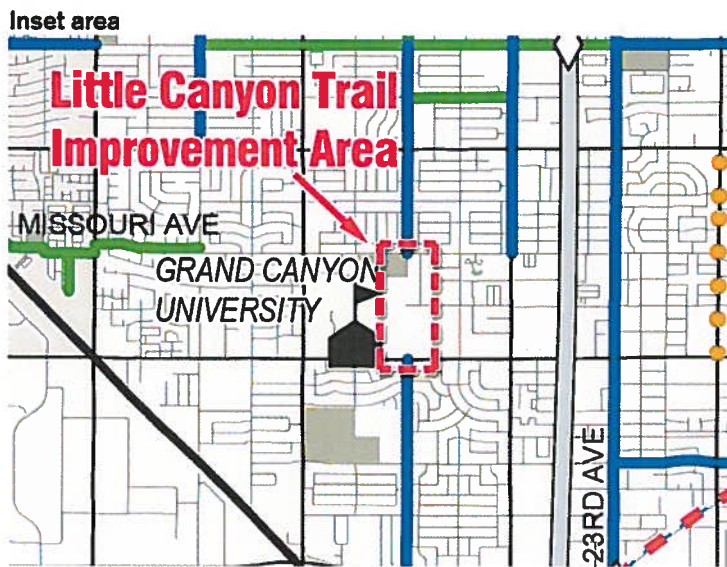
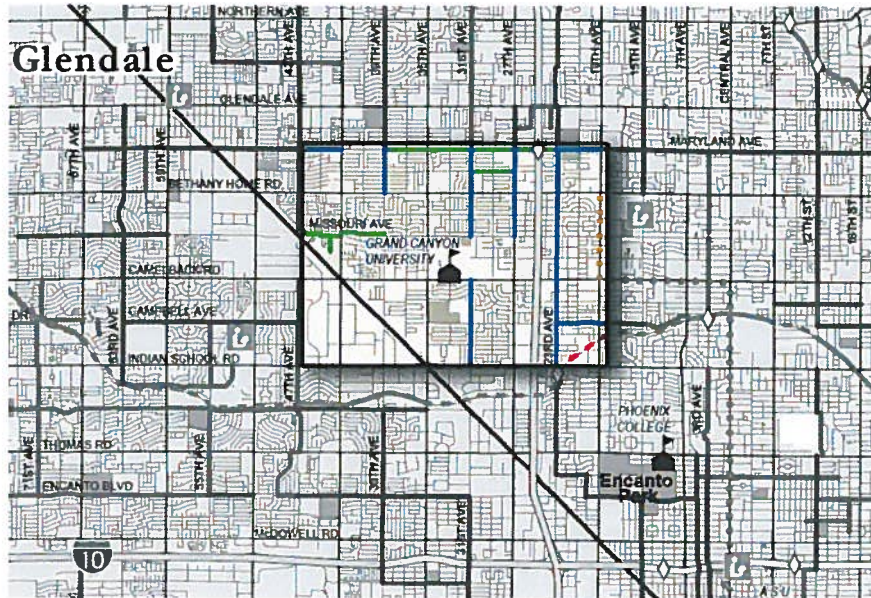
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**Thematic Street Cross Sections**

No new streets are anticipated at this time.

# METROPOLITAN BIKE MAP



**Metropolitan Bike Map**  
**Maricopa Association of Governments "Bike Ways"**

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## LIST OF USES

Accessory uses

Assembly hall and auditorium

Bookstore, including new and used drawing and art supplies, computers, printers, precision instruments, musical instruments, recorded music, copy services, computer commons

Cafeteria, including full service and fast food restaurants, catering, cooking school

Call center, including data center

Church and chapel

Classroom

Convenience store

Day care and nursery

Dormitory

Financial services

Fieldhouse

Food and beverage store

Gymnasium,

Hospital or clinic

Laboratory

Laundry and linen supply

Maintenance and receiving, vehicle repair and fueling, storage

Medical and dental laboratories and supplies

Natatorium

Office

Parking structure

Personal services, including barber and beauty shop, shoe repair, tailor

Photography, lithography, art, and sculpture studio

Radio and television broadcast studio

Recreation center, including bowling alley, climbing wall, indoor and outdoor theater, pool hall, video game center

Residence

Temporary lodging

**Traffic Study or Statement**

A traffic study completed by Strand Associates, Inc. (dated June 2010) was submitted with the original PUD and remains applicable.