

**MINUTES EXCERPT
CITY OF GLENDALE PLANNING COMMISSION
CITY COUNCIL CHAMBERS
5850 WEST GLENDALE AVENUE
GLENDALE, ARIZONA 85301**

**THURSDAY, MAY 16, 2019
6:00 PM**

ARIZONA CHRISTIAN UNIVERSITY ZON19-01: A request by Mike Withey, Withey Morris, PLC, representing University Realty, LLC, for a rezoning request for approximately 72 acres to rezone the property from PAD (Planned Area Development) for a project titled “The Thunderbird School of Global Management” to PAD for a project entitled “Arizona Christian University”. The proposed rezoning will allow for a mixed land use development consisting of educational, residential and commercial land uses. The site is located at the southeast corner of 59th Avenue and Greenway Road and is in the Sahuaro District. Staff Contact: Tabitha Perry, Special Projects Executive Officer (623) 930-2596.

Ms. Tabitha Perry, Special Projects Executive Officer, made staff’s presentation. She said rezoning application ZON19-01 is a request to rezone 72 acres from an approved PAD titled Thunderbird School of Global Management to a PAD entitled Arizona Christian University located at the southeast corner of 59th Avenue and Greenway Road. She said the primary land use focus of the PAD is for an educational institution with associated services and offices for a campus environment. The PAD, also, accounts for land uses that may or may not be associated with an educational campus such as traditional multifamily and/or senior related housing, financial institution and professional offices.

Ms. Perry stated the development standards are provided to maximize development opportunities such as: a maximum of, up to, 1400 student housing units are allowed that cannot be transferred to traditional multifamily housing. She noted a maximum of 550 units for the multifamily and/or senior related housing is permitted. However, as noted on page 15 in the proposed PAD, the number of multifamily constructed, of the 550 units, shall reduce the overall number of student housing allowed. As an example, if the maximum allowed 550 units are built, then the number of student housing shall not exceed 850 units. She said proposed building heights are a max of 65 feet for student housing, depending on design this could be approximately five stories, and a maximum of 56 feet for all other buildings.

She noted that the applicant complied with the Citizen Participation Requirement. One of the main concerns were preserving existing historical buildings. In response to the request, the PAD identifies a historical memorial and buildings to be preserved.

Ms. Perry said there were some comparisons between the existing PAD and the proposed PAD. She explained both PADs provide maximum heights of 56 feet for non-student housing, and 65 feet for student housing buildings so there is no change in the current height restrictions. She said the existing PAD allows for approximately 149 residential units when located above the first floor and the proposed request allows for a maximum of 550 residential units. She noted the existing PAD allows for a maximum of 300 student housing units whereas the proposed PAD allows for

up to 1,400 student housing units. The existing PAD allows for hotels with a 250 maximum room count whereas this request is proposing a maximum of 150 rooms for hotels within the 72-acre site. Land uses in the existing PAD are similar to the land uses within the proposed PAD request. She stated proposed land uses that may require additional stipulations and/or are detrimental to the neighborhood are addressed under, land uses requiring Conditional Use Permit approval or listed as prohibited land uses.

Ms. Perry stated the proposal meets the findings for a PAD zoning district as outlined in the proposed PAD Booklet.

- The request is generally consistent with the land use designation of CCC (Corporate Commerce Center) of the General Plan.
- The PAD specifically is written to provide flexibility over time to respond to market demands.
- ACU intends to construct student housing units based on student demands. The ideal of capitalizing on campus living is intended to help support surrounding business.
- All appropriate City departments have reviewed and recommended approval with necessary stipulations. These stipulations have been discussed and are acceptable to applicant.

Ms. Perry stated it is staff recommendation to recommend approval of rezoning application number ZON19-01 with the stipulations outlined in the staff report. She said the applicant is prepared to discuss more specific details of the application request. She said this concluded her presentation and will be happy to address any questions they may have.

Mr. Brian Greathouse, Burch & Cracchiolo, stated he was representing Arizona Christian University. He thanked Ms. Perry for the detailed presentation. He stated they agree with all the findings in the staff report as well as the stipulations set forth by staff. He thanked staff for their recommendation of approval and hopes the Commissioners would recommend approval of the application as well. He said that ACU was excited to launch this opportunity as it starts a new chapter. He was glad others were also excited to have the campus to continue this rich tradition of higher education. He said that in the PAD it talked about the vision which is to create a campus environment with enough flexibility to develop innovative enterprise uses to support the campus and the students. He said that if students are supported on site, they will stay on site and shop at surrounding businesses providing money to the area and help some of the struggling business. He said their goal is to provide long term sustainability for ACU. He explained they intend to preserve as much as of the area and its historic buildings as possible, as started in the staff report.

Mr. Greathouse discussed the expansion to construct student housing units based on student demands. He said on campus living is intended to help support the surrounding community. He concluded his presentation and asked for questions for the Commission.

Chairperson Hirsch asked to hear more about preserving the hangar building.

Mr. James Griffiths, Vice President, Arizona Christian University, stated they intend to preserve the hangar building. However, they would appreciate flexibility, if possible, as they are not familiar

with the building. He said they were unsure if there asbestos or other issues that may cause a financial hardship.

Chairperson Hirsch opened the public hearing.

Mr. Gary Livingston, Sahuaro District, Glendale, requested more information regarding the commercial aspect of this request. He is also concerned about the three story buildings being proposed. He indicated it is difficult for emergency vehicles to travelling along 59th Avenue today and is concerned about response times increasing with the potential increase in traffic.

Mr. Ron Short, President of the Glendale Arizona Historical Society, expressed his concern with the preservation of the hangar building. He said over 10,000 pilots from over 30 nations were trained here to fight in World War II. He said the preservation of the hangar is important to the community, the state, the nation, and the world. He noted that historic preservation matters.

Chairperson Hirsch asked Ms. Perry to address the question regarding the commercial development as well as the concern regarding the increase in traffic.

Ms. Perry explained that the commercial aspect of the PAD proposal is something similar to restaurants, childcare centers as well as medical care units which is intended to help support on campus living and surrounding business. She explained that the Transportation Department reviews the applications proposed regarding traffic trends and believe they are adequate for this application. Additionally, she noted that ACU is predicting short term and long-term information in the Traffic Impact Analysis that was submitted.

Mr. Greathouse thanked staff for providing the requested information to the Commission.

With no further comments, Chairperson Hirsch closed the public hearing.

Chairperson Hirsch called for a motion.

Commissioner Harper made a motion to recommend approval of ZON19-01 subject to the five stipulations noted in the staff report. Vice Chairperson Lenox seconded the motion, which was approved with a vote of 7 to 0.

Mr. Jim Gruber, Chief Deputy City Attorney, stated this is not final action for case ZON19-01 and the recommendation will be forwarded to the City Council for final consideration.