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# Planning Commission Study Session

TO: PLANNING COMMISSION

FROM:

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**MEETING DATE:** MARCH 5, 2014

SUBJECT: Z14-02 SAINT XAVIER UNIVERSITY PAD: REQUEST TO REZONE

APPROXIMATELY 2.3 ACRES OF REAL PROPERTY GENERALLY LOCATED WEST OF THE NORTHWEST CORNER OF VAUGHN AVENUE AND ASH STREET FROM TOWN OF GILBERT HERITAGE

VILLAGE CENTER (HVC) ZONING DISTRICT TO HERITAGE

VILLAGE CENTER (HVC) WITH A PLANNED AREA DEVELOPMENT

(PAD) OVERLAY ZONING DISTRICT.

STRATEGIC INITIATIVE: Economic Development

The establishment of a university in the Heritage District will greatly enhance the educational opportunities for residents of Gilbert and residents in the region and will generate additional commercial activities in the Heritage District

#### **RECOMMENDED MOTION**

NO MOTION REQUESTED. THIS ITEM IS FOR DISCUSSION ONLY.

### APPLICANT/OWNER

Town of Gilbert

Town of Gilbert

#### **BACKGROUND/DISCUSSION**

#### Overview

The Town of Gilbert is the owner of this 2.3-acre parcel located on Vaughn Avenue in the downtown Heritage District. Zoning on this parcel and the surrounding area is Heritage Village Center (HVC). The HVC zoning district is intended to foster small-scale, pedestrian-oriented mixed-use development, consistent with the Heritage District Redevelopment Plan and General Plan.

**Surrounding Land Use & Zoning Designations:** 

	<b>Existing Land Use Classification</b>	Existing Use/Zoning
North	Utility/ Transportation Corridor (U/TC)	Powerline Trail/ Heritage Village Center (HVC) & Single Family –Detached (SF-D)
South	Village Center (VC)	Parking/ HVC
East	Village Center (VC)	Public Parking Garage Site/ HVC
West	Village Center (VC)	Vacant/ HVC
Site	Village Center (VC)	Vacant/ HVC

On November 7, 2013, the Gilbert Town Council approved a development agreement (Resolution No. 3213) with Saint Xavier University to redevelop the subject property for a private four-year liberal arts university. Per this agreement, the Town will construct the university facilities and Saint Xavier University will open a university campus on the Gilbert property and at a minimum offer degree programs in nursing, business and education.

The architects for the project have just completed the programming phase for the building. The university building will include four floors for a lobby area, classrooms, studios, nursing /simulation and incubator/shell space as well as a two-story general assembly space topped with a roof deck and a sizeable mechanical penthouse above the fourth floor. The architects are proposing a maximum overall building height of 85 feet to allow for flexibility in the upcoming design phases. The attached building section and schematic concept show the proposed floor to floor heights and maximum height.

The effect of this rezoning will be to establish a Planned Area Development (PAD) Overlay Zoning District on the subject site in order to modify base zoning district regulations, provide for a unique development and more specifically to provide opportunities for increased building height.

Section 2.403 of the Land Development Code (LDC) sets forth the site development regulations for the HVC district, including minimum and maximum building height as indicated below:

### Section 2.403: Site Development Regulations –Heritage Village Center District

- Minimum Building Height (ft.) / (Stories) = 35'/2 (See A. below)
- Maximum Building Height (ft.) / (Stories) = 55'/4 (See B. below)
- **A.** *Minimum Building Height.* Single story buildings may be approved by the Redevelopment Commission upon finding that the character of the Heritage Village Center will be maintained.
- **B.** *Maximum Building Height.* Building height above 2 stories or 35 feet up to a maximum of 4 stories or 55 feet may be approved by the Redevelopment Commission upon a finding of consistency with the Redevelopment Plan, and finding that the character of the Heritage Village Center will be maintained.

The PAD requests amended standards to permit a potential 5 stories and 85 ft. maximum building height as indicated on the attachments to this report. All other HVC development standards will be met.

#### **STAFF REQUEST**

Staff requests Planning Commission input.

Respectfully submitted,

Mike Milillo Senior Planner

#### **Attachments:**

Attachment 1 Vicinity Map

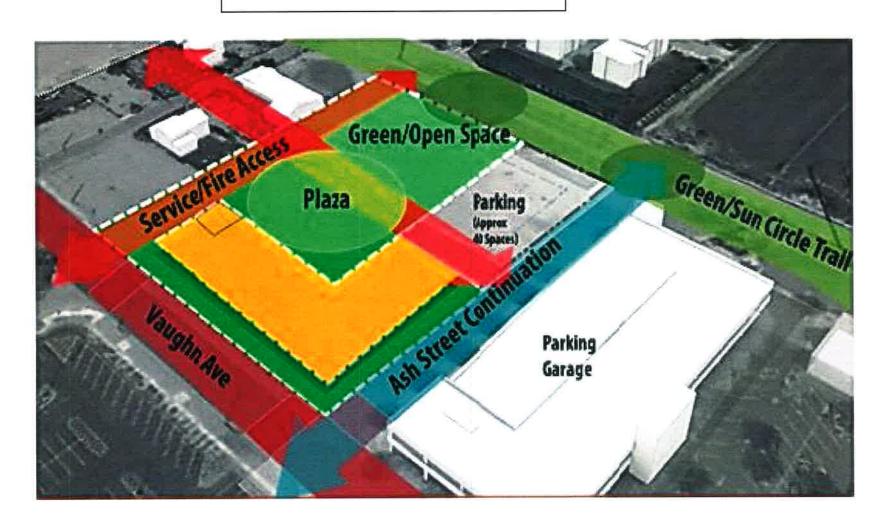
Attachment 2 SXU Contextual Site Plan

Attachment 3 Building Concept
Attachment 4 Building Section



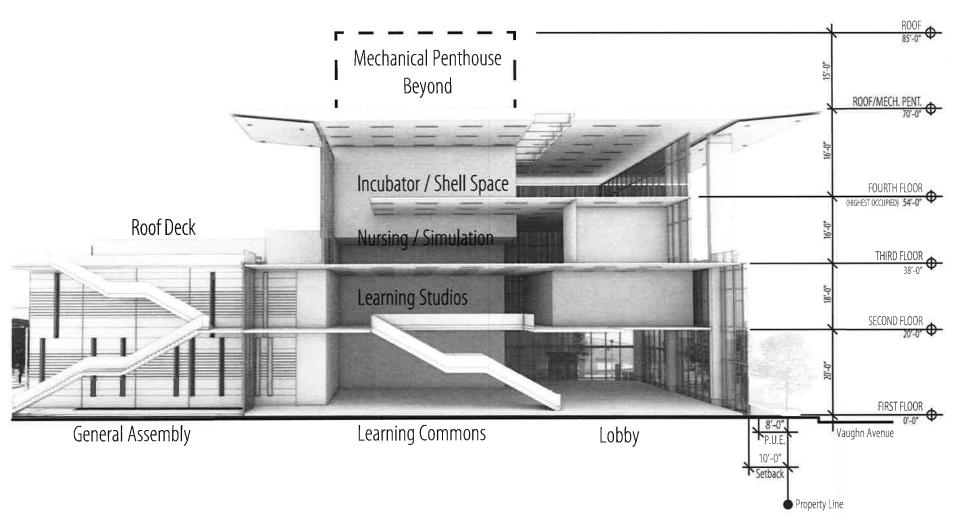
SAINT XAVIER CONTEXTUAL SITE PLAN

Z14-02 Attachment 2: SXU Contextual Site Plan March 5, 2014



Z14-02 Attachment 3: Building Concept March 5, 2014

# Building Concept

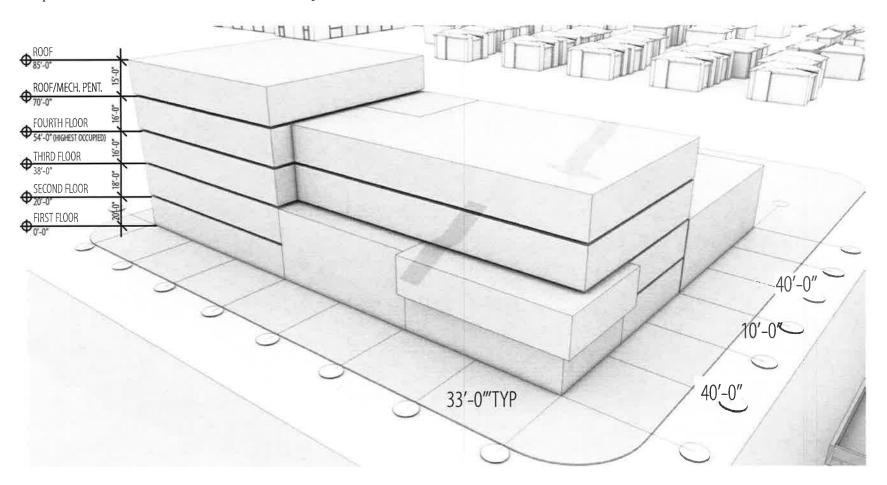


BUILDING SECTION LOOKING EAST

NOT TO SCALE

## Building Concept

The building concept follows closely from the stacking diagrams. The frontage along Vaughn Avenue (Saint Xavier Way) is maintained to continue the urban edge defined by the adjacent development. The corner at Ash Street and Vaughn Avenue is open and welcoming, inviting people into the building. There is a two story volume in the center to put the Learning Commons on display and connect the public front with the campus plaza. The upper stories step back to provide some vertical relief and create balconies. The two story general assembly space creates a campus edge along Ash Street and also defines the bounds of the campus plaza. A monumental stair bisects the building to connect occupants to the first and second level as well as the roof top terrace.



Saint Xavier University Programming Document 97