



Planning Commission Staff Report

TO: PLANNING COMMISSION

FROM: MIKE MILILLO, CSBA, SENIOR PLANNER *MM*
480-503- 6747, MICHAEL.MILILLO@GILBERTAZ.GOV

THROUGH: CATHERINE LORBEER, AICP, PRINCIPAL PLANNER *cl*
480-503-6016, CATHERINE.LORBEER@GILBERTAZ.GOV

MEETING DATE: APRIL 2, 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.

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

FOR THE REASONS SET FORTH IN THE STAFF REPORT, MOVE TO RECOMMEND APPROVAL TO THE TOWN COUNCIL FOR Z14-02, SUBJECT TO THE CONDITIONS LISTED IN THE STAFF REPORT.

APPLICANT/OWNER

Town of Gilbert

BACKGROUND/DISCUSSION

History

<i>Date</i>	<i>Action</i>
March 5, 2014	Planning Commission reviewed Case Z14-02, the proposed rezoning for the Saint Xavier University PAD in Study Session.
March 26, 2014	The Redevelopment Commission recommended approval to the Planning Commission for Case Z14-02.

Overview

The Town of Gilbert is the owner of this 2.3 acre parcel located on the north side of 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:

	Existing Land Use Classification	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

Project Data Table:

	Proposed Project
Gross Site Area	+/- 2.98
Existing Land Uses:	Village Center (VC)
Existing Zoning	HVC
Proposed Zoning	HVC PAD
Minimum Building Height (ft.) / (Stories)	35/2

Maximum Building Height (ft.) / (Stories)	55/4
Proposed Building Height (ft.) / (Stories)	85/5

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

As shown on the attached Zoning Exhibit and Site Plan, the university building will be located close to the corner of Vaughn Avenue and relocated Ash Street, just west of the new public parking structure under construction. The 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 phase. 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 on the SXU Campus.

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:

LDC 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 development standards to permit a Maximum Building Height of 5 stories or 85 feet as indicated on the attachments to this report. All other HVC site development standards contained in LDC Section 2.403 will be met.

PUBLIC NOTIFICATION AND INPUT

A notice of public hearing was published in a newspaper of general circulation in the Town, and an official notice was posted in all the required public places within the Town. Staff has received no comments from the public.

STAFF RECOMMENDATION

For the following reasons: the proposed rezoning will assist in attracting a major active, people generating use that will stimulate growth in the Heritage District and compliment the identity of the downtown area, the rezoning will improve the economic vitality of the District, the amended standards will encourage quality and variety in building design, and all required public notice and meetings have been held, the Planning Commission moves to recommend approval to the Town Council for Z14-02, a request to rezone the Saint Xavier University site to HVC PAD, including amended development standards to allow a maximum building height of 5 stories or 85 feet, subject to the following condition:

1. The Project, Saint Xavier University PAD, shall be developed in conformance with the Town's zoning requirements for the Heritage Village Center (HVC) zoning district, including amended development standards to allow a maximum building height of 5 stories or 85 feet.

Respectfully submitted,

Mike Milillo
Senior Planner, CSBA

Attachments:

1. Notice of Public Hearing
2. Zoning Exhibit
3. SXU Contextual Site Plan
4. Site Plan
5. Building Concept
6. Building Section
7. Minutes of the Planning Commission Study Session, dated March 5, 2014

Notice of Public Hearing

REDEVELOPMENT COMMISSION DATE:
PLANNING COMMISSION DATE:
TOWN COUNCIL DATE:

Wednesday, March 26, 2014* TIME: 6:30 PM
Wednesday, April 2, 2014* TIME: 6:00 PM
Thursday, May 1, 2014* TIME: 7:00 PM

LOCATION: Gilbert Municipal Center, Council Chambers
50 E. Civic Center Drive
Gilbert, Arizona 85296

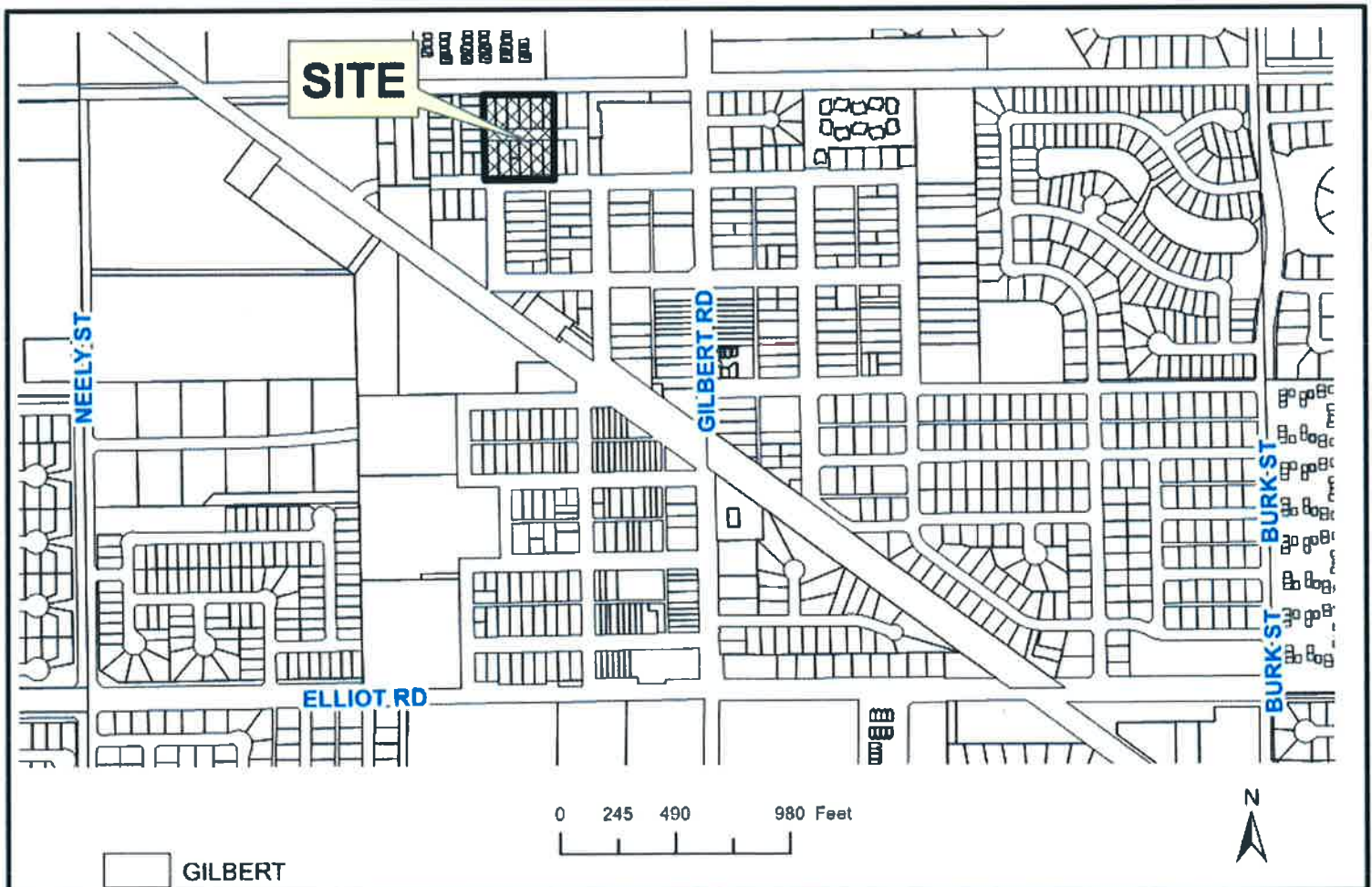
*** Call Planning Department to verify date and time: (480) 503-6700**

REQUESTED ACTION:

Z14-02: A request to rezone approximately 2.3 acres of real property located west of the northwest corner of Ash Street and Vaughn Avenue from Town of Gilbert Heritage Village Center (HVC) zoning district to Heritage Village Center with a Planned Area Development (PAD) Overlay Zoning District. The effect of this rezoning will be to provide amended development standards related to maximum building height for Saint Xavier University.

* The application is available for public review at the Town of Gilbert Development Services division Monday - Thursday 7 a.m. - 6 p.m.

SITE LOCATION:



APPLICANT: Town of Gilbert
CONTACT: Michael Milillo
ADDRESS: 90 E. Civic Center Dr.
Gilbert, AZ 85296

TELEPHONE: (480) 503-6747
E-MAIL: Michael.Milillo@gilbertaz.gov

Z14-02
Attachment 1: Notice of Public Hearing
April 2, 2014

HVC
RESIDENTIAL

SRP WESTER

WESTERN POWERLINE TRAIL

GILBERT
-16-015
TOWN OF GILBERT
APN: 302-16-008

TOWN OF GILBERT
APN: 302-16-012

TOWN OF GILBERT
APN: 302-16-011

GRANADO STEVE LOPEZ
BERNADINE MARY
APN: 302-16-006A

TOWN OF GILBERT
APN: 302-16-006B

HVC
RESIDENTIAL

SPAULDING
KENNETH/OMIA
APN: 302-16-010B

10'-0"
SETBACK
SIDE RESIDENTIAL

GENERATOR
CONDENSER
TRANSFORMER
UTILITY YARD
BACKFLOW
PREVENTOR
SWITCHGEAR

OAK CIRCLE
R/W

RIENDS FOR LIFE
NIMAL SANCTUARY
N: 302-16-027B
TOWN OF GILBERT
N: 302-16-027A

HVC
PARKING

65'
R/W

SOUTH LINE OF SRP WESTERN CANAL
BK 185 PG 48

TRASH ENCLOSURES

ON-SITE PARKING (38)

7 STALLS @ 9'-0" EA

52.5'
R/W
PARKING SETBACK

HVC-PAD

SHADE
STRUCTURE

ASH STREET

DROP OFF / LOADING
12' x 45'

HVC
PARKING RAMP

PROPOSED 4 STORY BUILDING -
SAINT XAVIER UNIVERSITY
FFE = 1235.0

STREET PARKING (3)
10' x 22' - TYP.

PROPERTY LINE
0'-0" SETBACK

VAUGHN AVENUE

TOWN OF GILBERT
APN: 302-16-072A

HVC
PARKING

TOWN OF GILBERT
APN: 302-16-066A

HVC

REZONE HVC TO HVC PAD

SMITHGROUP JJR
MARCH 17, 2014



GILBERT ROAD

ASH STREET

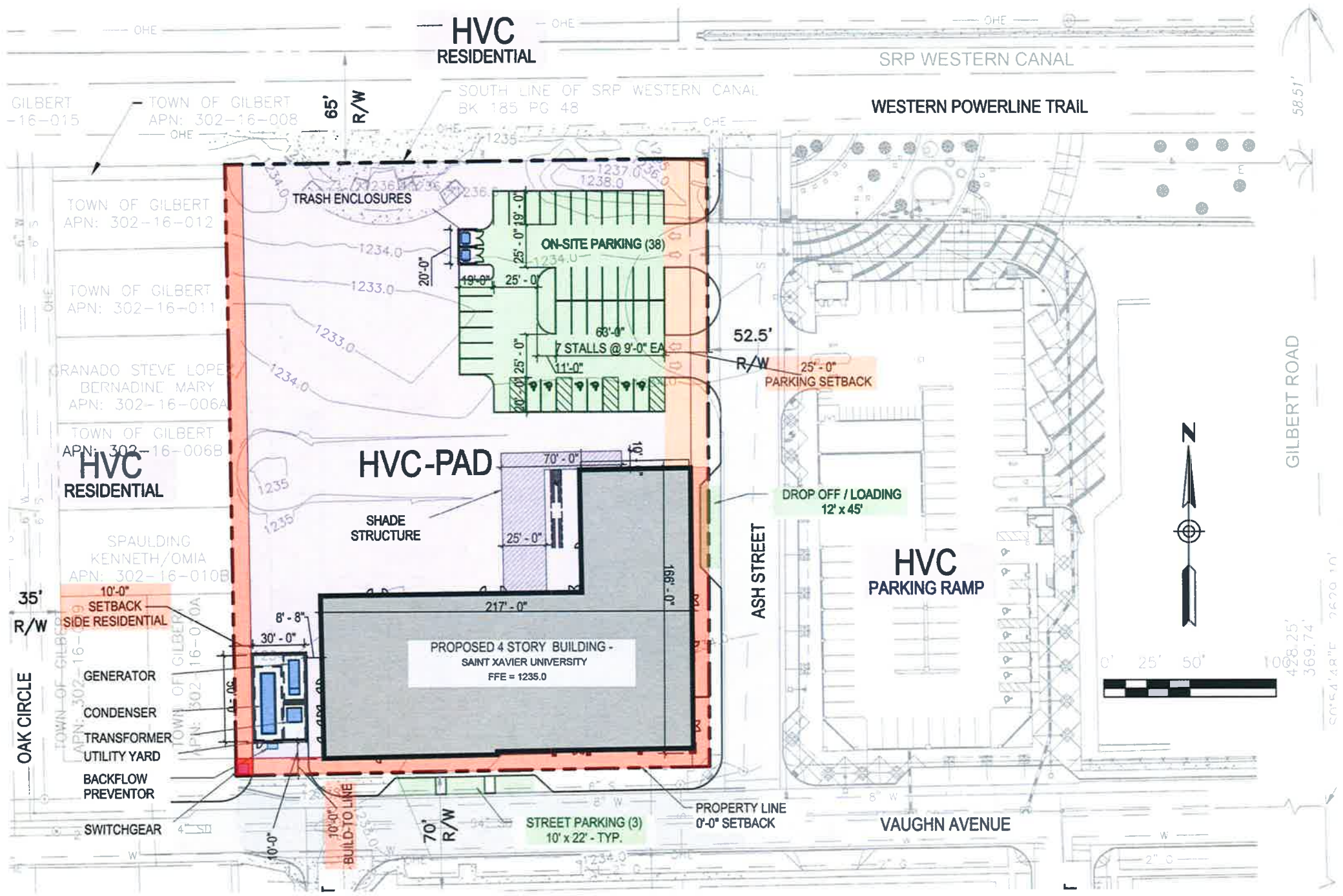
58.1

428.25'
369.74'

2200.85'

SAINT XAVIER CONTEXTUAL SITE PLAN





**HVC
RESIDENTIAL**

SRP WESTERN CANAL

WESTERN POWERLINE TRAIL

GILBERT
-16-015

TOWN OF GILBERT
APN: 302-16-008

TOWN OF GILBERT
APN: 302-16-012

TOWN OF GILBERT
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GRANADO STEVE LOPE
BERNADINE MARY
APN: 302-16-006A

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APN: 302-16-006B

**HVC
RESIDENTIAL**

10'-0"
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- TRANSFORMER
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- SWITCHGEAR

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VAUGHN AVENUE

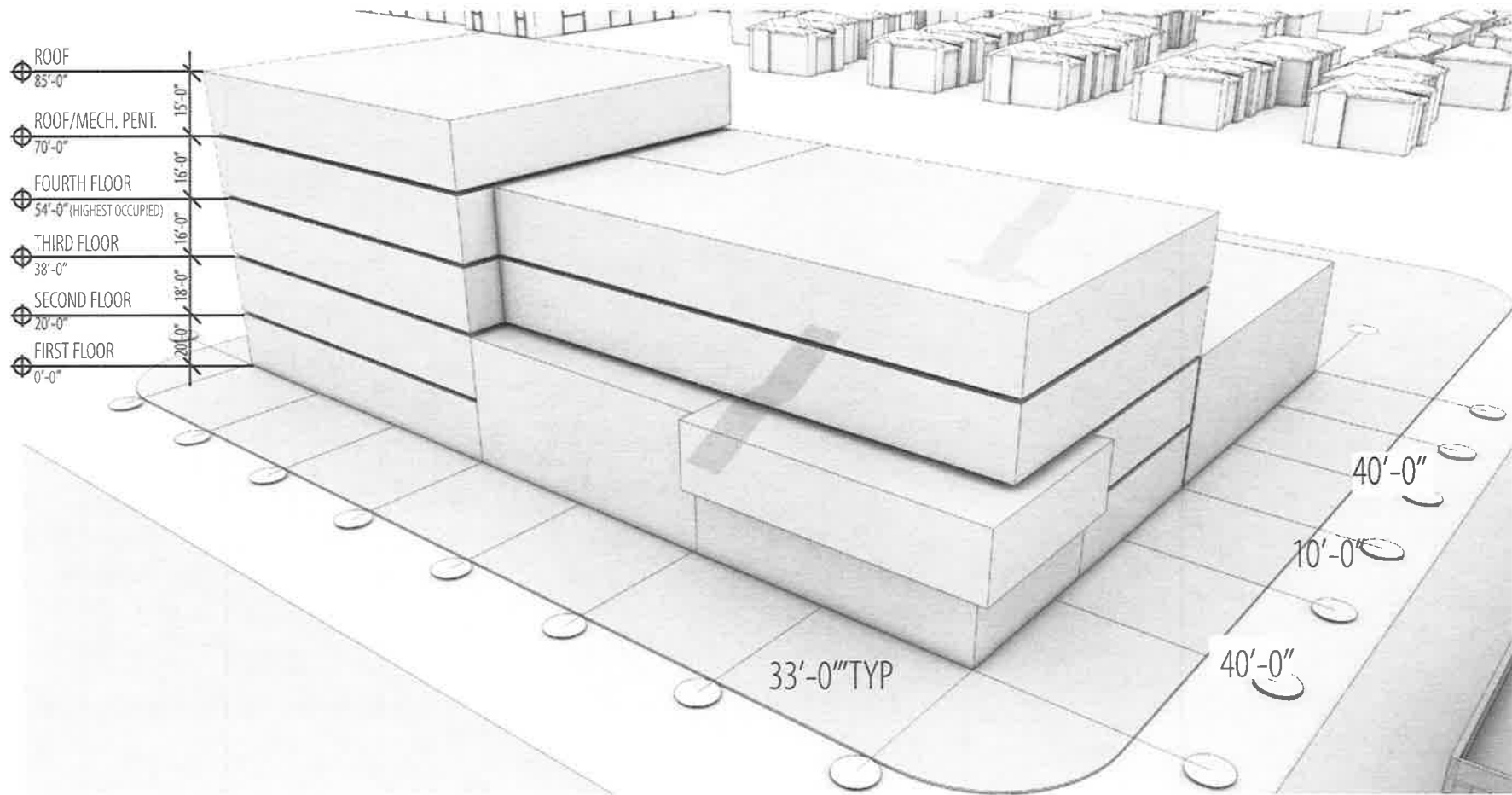


GILBERT ROAD

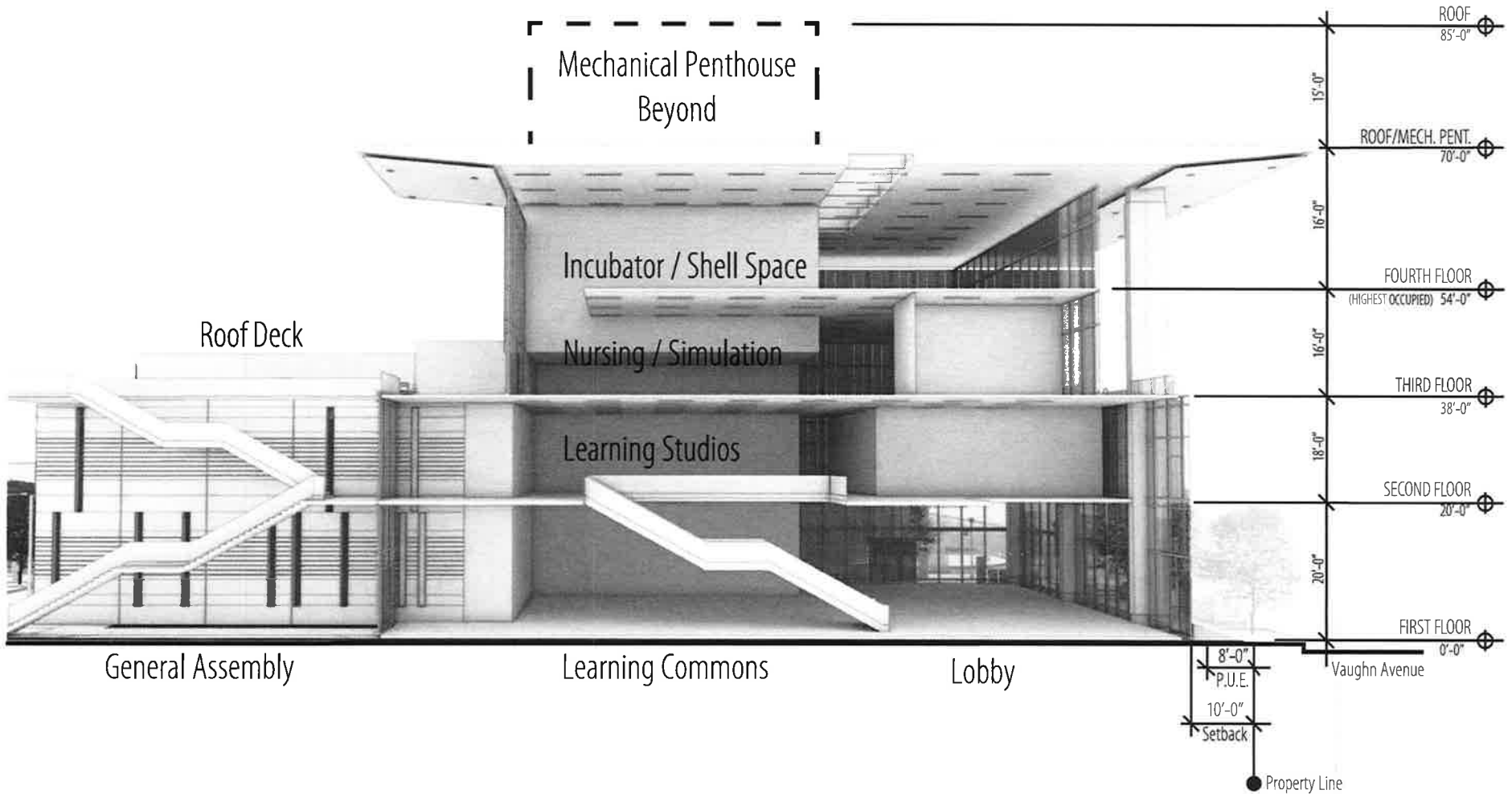
428.25'
369.74'
2620.10'

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.



Building Concept



BUILDING SECTION LOOKING EAST
NOT TO SCALE

**Attachment 7: Minutes of the Planning
Commission Study Session, dated March 5, 2014
April 2, 2014**

Vice Chairman Oehler said that staff mentioned a master plan and asked if that was ultimately how they will know in dealing with phasing.

Planner Milillo said that he believed they would have to add a little more language in order to state that type of scenario. If there is a vacant piece of property and the multifamily goes in first how will they be assured that it truly is going to be an integrated mixed-use plan. They are probably going to have to look at details such as how much infrastructure is going to go in around the multifamily to tie in to the future proposed nonresidential uses. Staff will need to take that idea and put it into language.

Commissioner Cavenee asked if they were thinking that most of the mixed-use situations will be vertically or structurally integrated or were they expecting that there will be some horizontal separation such as different pods within the same campus of different uses.

Planner Milillo said that if it is anything like they have seen in the past he believed it was the latter. He said that he was not sure that the vertical market was here yet and perhaps at some point in the future they would see that type of integration but it will probably be separate parcels.

Commissioner Cavenee said that maybe they could include in the language that it has to be structurally integrated and in that case you would know it's integrated but if they don't have that kind of market it may be too hard to require.

Z14-02 - A request to rezone approximately 2.3 acres of real property located west of the northwest corner of Ash Street and Vaughn Avenue from Town of Gilbert Heritage Village Center (HVC) zoning district to Heritage Village Center with a Planned Area Development (PAD) Overlay Zoning District.

Planner Milillo stated that Z14 – 02 was scheduled for public hearing on April 2 and that before the Planning Commission makes a recommendation the Redevelopment Commission will make a recommendation to the Planning Commission. The request is to rezone from Heritage Village Center (HVC) zoning district to HVC with a Planned Area Development (PAD) overlay and the reason for the requested PAD is so that this particular project can utilize amended standards to permit greater height in the district. The HVC district presently has development standards that require a minimum of 2 stories or a maximum of 4 stories and 55 feet. If you want to go beyond that you must go to the Redevelopment Commission and have a PAD in order to amend the development standards to allow additional height. The architects are still working on the University conceptually and the 5 stories and 85 feet is probably a worst-case scenario as it may not be that tall. They are trying to request the worst possible case in the PAD. The site is located on Vaughn Ave., west of Gilbert road. Planner Milillo displayed an aerial map of the site. The site is bordered by the power line trail along the north and Vaughn on the south. Ash Street as shown will be relocated and there will be a public parking garage sitting immediately to the east of the relocated Ash Street. What will become the new Ash Street is immediately to the east and Town owned property that is partially developed to the West. A conceptual plan was displayed and it was noted that the building would have minimum setbacks, approximately 10 feet to the property line along Vaughn Avenue and Ash Street, with parking and other space located to the north of that. Planner Milillo displayed an exhibit of the building concept which showed Vaughn Avenue immediately in front with Ash Street to the right and a conceptual view of what the building footprint would be. He pointed out the Arbor Walk residential district located on the other side of the trail. From the property line to the closest residential buildings it is approximately 150 feet. A building section was displayed and it was pointed out that the reason that the applicants are looking for additional height is that the floor to floor heights are ranging between 16 and 20 feet and they also envision a significant mechanical penthouse along the top. On the 3rd floor there is a roof deck that would be located on the north side of the building. The Redevelopment Commission is scheduled to review the case and make a recommendation to the Planning Commission on March 26. The Planning Commission would have it on the Public Hearing Agenda for April 2 and on May 1 the case would be presented to the Town Council.

Commissioner Peterson asked how tall the parking structure would be.

Planner Milillo said that he would get back to the Commission with that answer.

Commissioner Cavenee said that in the past they had been very concerned about traffic flow and patterns with schools and asked if the details on drop-off and pickup had been submitted.

Planner Milillo said that this was a college so it would be self-drive.

Commissioner Cavenee asked if the ingress egress points were sufficient.

Planner Milillo said that it was being reviewed as part of the proposal.

Commissioner Peterson noted that there was a traffic light being installed at Vaughn and Gilbert Road currently.

Commissioner Sippel said they were starting to create this interesting structural look downtown with different heights and if they were to stick some dormitories down there they would be back to their last discussion. He said it was great to see the downtown area begin to come together with a lot of mixed uses in the area.

Commissioner Powell said that on page 2 of the staff report it reads “Per this agreement, the Town will construct the university facilities”. The Town owns the land and is the Town also going to own the building.

Edgar Medina, Assistant Town Engineer with Capital Projects stated that the building will be owned by Gilbert and would be a lease agreement with San Xavier University.

Vice Chairman Oehler referred to an exhibit and asked if the East-West red line was being proposed as another Street or a pedestrian connection or walkway.

Mr. Medina responded that the East West line was a projected ingress/egress off the Ash Street extension and also a connection point to line up with the Vaughn Avenue entrance. There is a main entrance off the Vaughn Avenue parking structure on that extension. As they extend off to the west that is a potential site of growth where they would have some connectivity as that area grows out but the town does not currently own all those parcels.
It would be a vehicle access point.

Commissioner Peterson said that since this is a college building she would imagine that they would want the students to be able to have access to that green space and plaza somewhat separate from the neighborhood in downtown Gilbert so that they would stay focused on classes.

Vice Chairman Oehler said that he completely agreed on the green space in the Plaza but on Vaughn Avenue it needed to be walkable so if you wanted to walk downtown you would be able to do so without having to walk by a sheer 85 foot building going straight up.

Commissioner Cavenee said that he could see from the photo that it was pretty barren around there and that everything in the neighboring zoning is HVC and he did not have a good feel for what is allowed in HVC. Looking at the long-range picture are the setbacks within right within the HVC or would they need to grant some exception to the setbacks.

Planner Milillo said that what the HVC district development is guided by is the HVC district standards as well as design guidelines. From what he had heard from the commission in terms of comments is exactly the type of walkable environment that those are targeted to achieve. This is one of the few districts where they actually have build- to lines. Not just the setback, but they must build a certain percentage of their building within 10 feet of the property line so that you do have a walkable environment with the façade

right up to the sidewalk. That is the way Heritage Marketplace is being constructed. More information would be presented at the next hearing.

Vice Chairman Oehler asked if it was 5 stories and 85 feet in height maximum.

Planner Milillo said that was correct. This building actually may not need a 5th story because that may not be habitable space.

Discussion of Regular Meeting Agenda

Vice Chairman Oehler said that they would move item 14, Z13-37 and item 16, Z13-36 to the Consent Agenda.

ADJOURN MEETING

Study Session Meeting adjourned at 6:05 p.m.

Vice Chairman Joshua Oehler

ATTEST:

Recorder Margo Fry