

# **TOWN OF PARADISE VALLEY**

Phoenix County Day School  
Intermediate SUP Amendment  
SUP-25-06

Town Council  
Public Hearing  
May 28, 2026



# TODAY'S GOAL

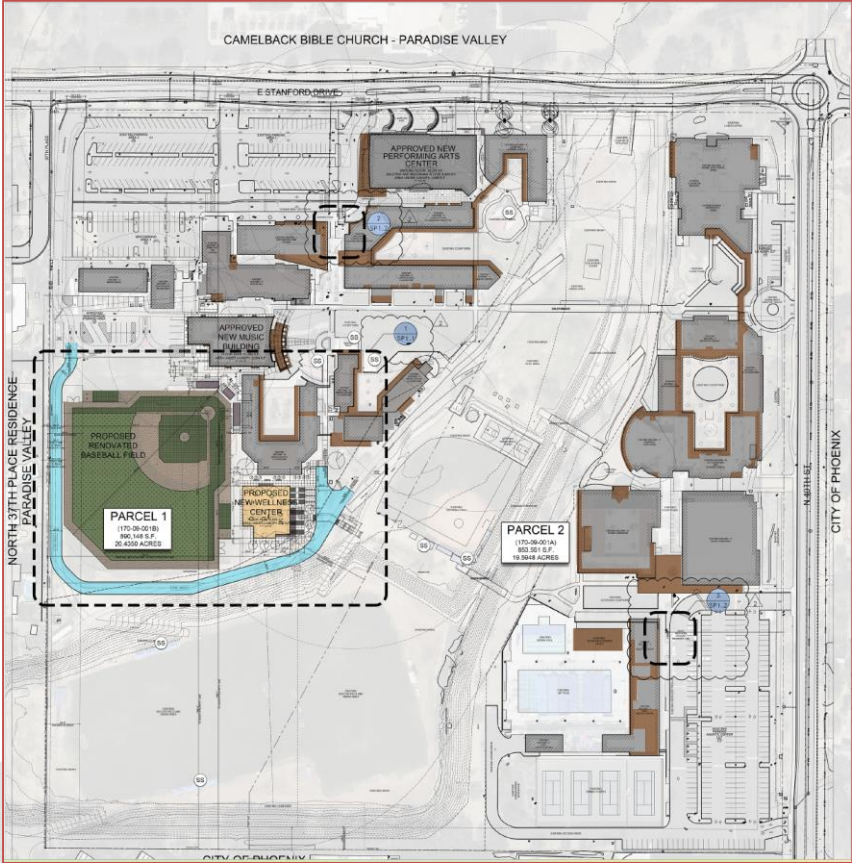
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- Review & Action on PCDS SUP Amendment:
  - Renovate/Update Existing Baseball Field
  - New Wellness Center building
  - 2 Digital Information Signs

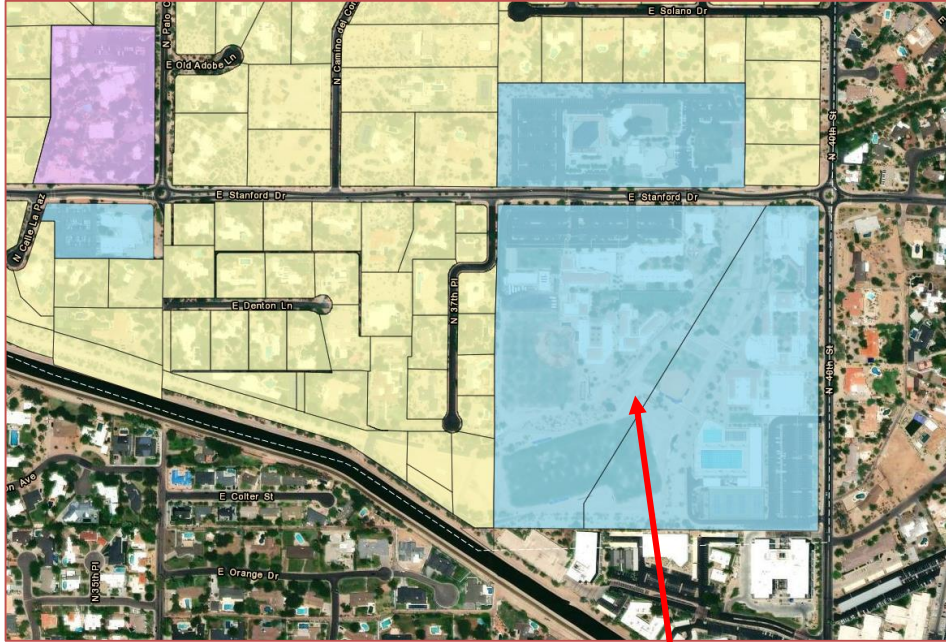


# AGENDA

- Background
- Scope of Request
- ORD 2026-01
- Action



# VICINITY MAP & AERIAL PHOTO



**Subject Property**



# PROCESS

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## Intermediate Amendment Process:

- Statement of Direction (Issued February 26, 2026):
  - Council identifies areas of application Commission should focus their review
- Planning Commission Review:
  - Commission forward Ord. 2026-01 with Recommendation of Approval
- ***Town Council Review/Action (in process)***



# COUNCIL & COMMISSION DISCUSSION

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- March 17<sup>th</sup> – Work Session:
  - PC inquired about height of digital information signs, drainage associated with improvements, and directed applicant to provide construction staging plan
  
- April 7<sup>th</sup> – Public Hearing:
  - Forwarded Ord 2026-01 with recommendation of Approval
  - Modified Stip. 12a to identify no advertising is permitted on digital signs
  
- May 14<sup>th</sup> – Work Session:
  - No recommended edits to the draft ordinance



# SUMMARY – BASEBALL FIELD

## ■ Renovated Baseball Field:

- 28' setback from West P.L.
- 20' asphalt fire lane around it
- Replace facilities:
  - Grass/turf
  - 6' tall chain link fencing
  - 34' tall chain link backstop
  - 2 Bleachers with 14'6" tall shade canopies
  - Additional/third Bleacher with 14'6" shade canopy
  - Seating Capacity - 128 existing to 165 max

## 2 New Foul Poles:

- 20' tall

## ■ SUP Guidelines:

- Do **not** identify recommended setbacks and heights for sports fields and associated athletic structures
  
- Baseball field improvements are replacing existing structures and facilities with new ones at similar heights and locations



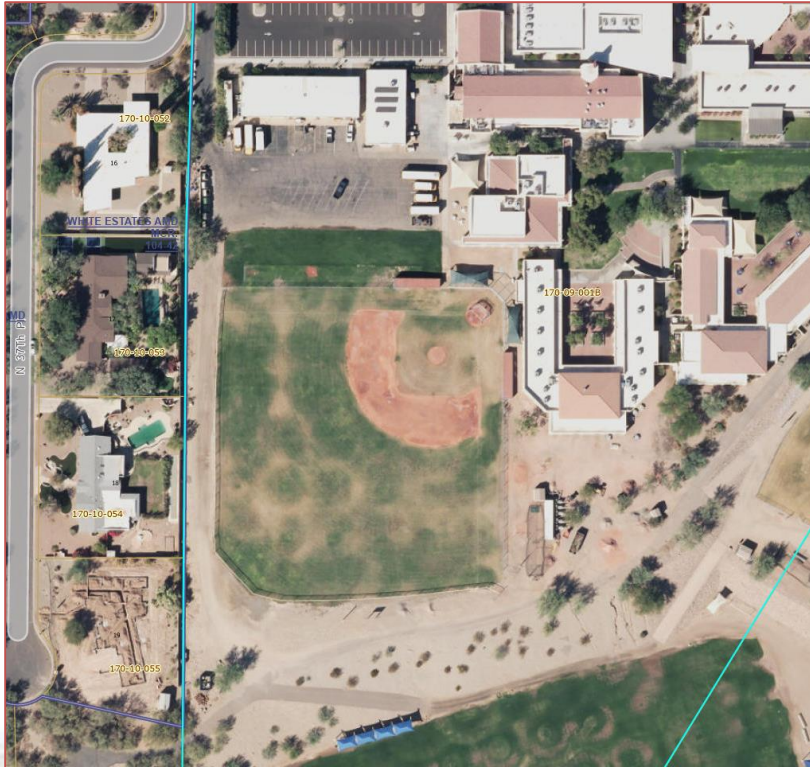
# SUMMARY – BASEBALL FIELD (CONT.)

- Renovated Baseball Field:
  - Not illuminated
  - Only used by PCDS
  - 2 pm – 6 pm (typical times)
  - Occasional Saturday games which will end by dusk
  - 4' SRP easement & 20' fire lane adjoining west property line limits opportunity for landscape buffer
- SUP Guidelines:
  - 40' wide landscape buffer next to residential property

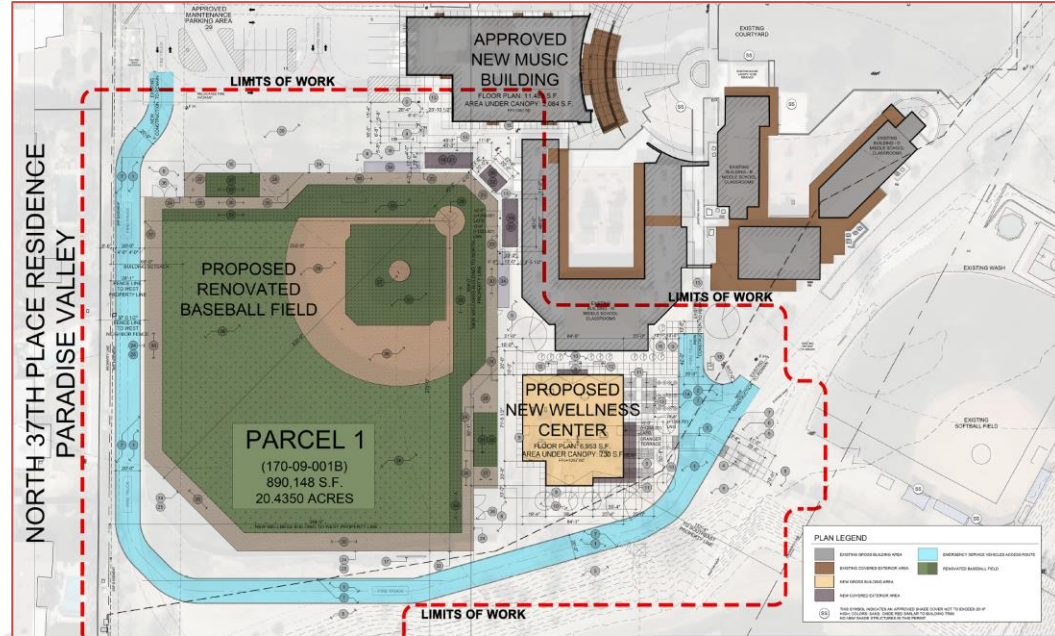


# BASEBALL FIELD AERIAL COMPARISON

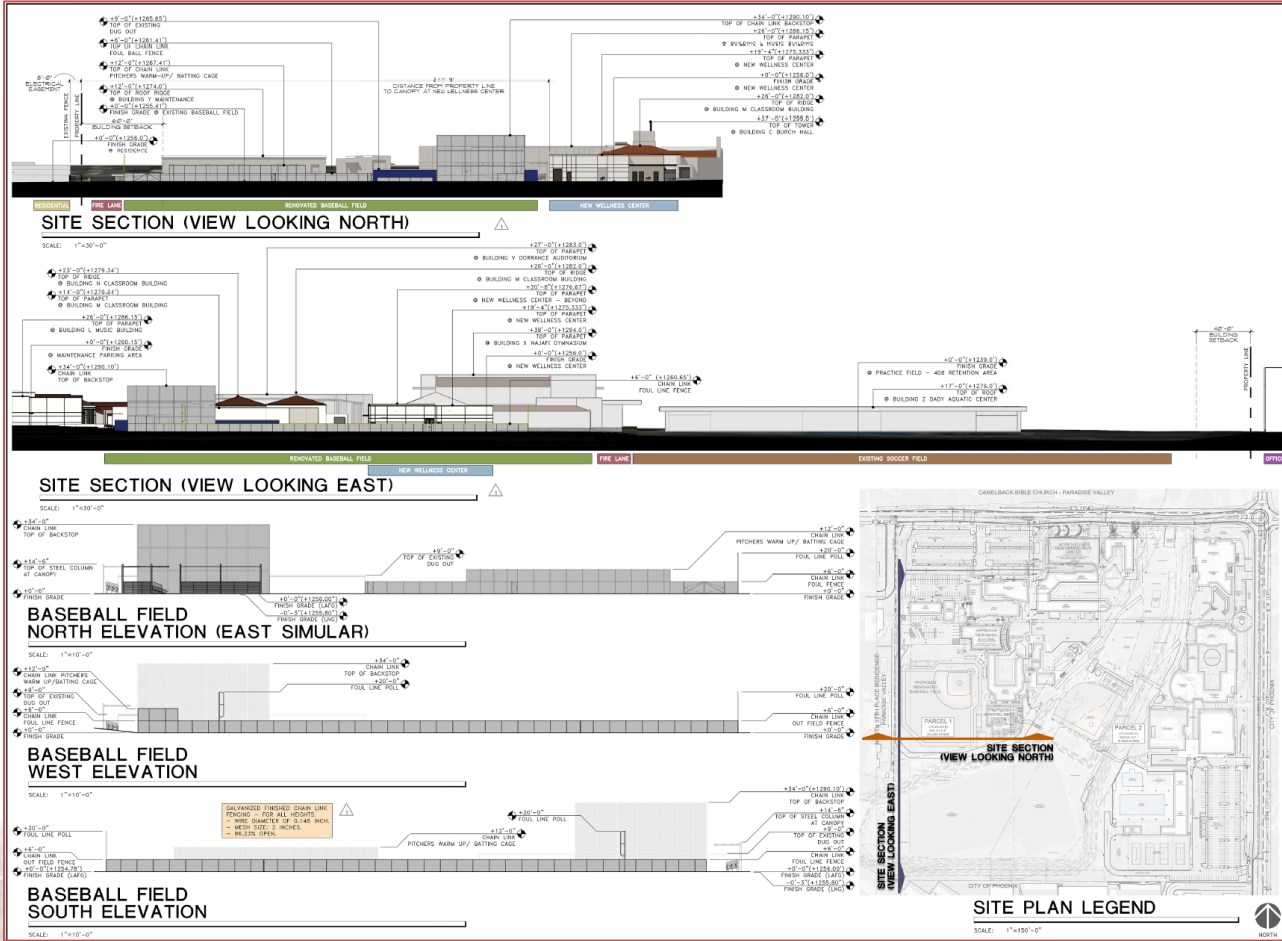
## Existing



## Proposed



# BASEBALL FIELD ELEVATIONS



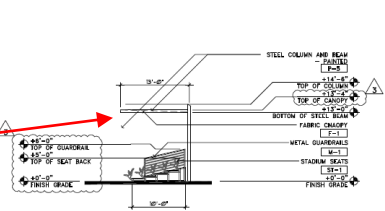
# BASEBALL FIELD ELEVATIONS

14'6" Tall



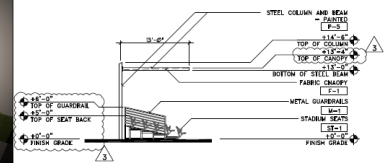
**BASEBALL FIELD BLEACHER - TYPICAL SOUTHWEST VIEW - PERSPECTIVE RENDERING**

SCALE: N.T.S.



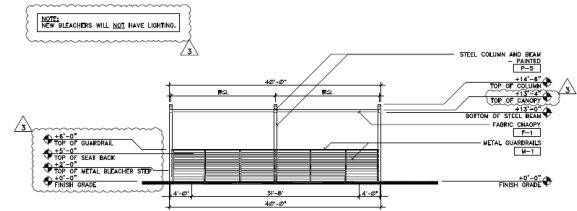
**BASEBALL FIELD BLEACHER EAST/SOUTH/SOUTHEAST ELEVATION**

SCALE: 1"=10'-0"



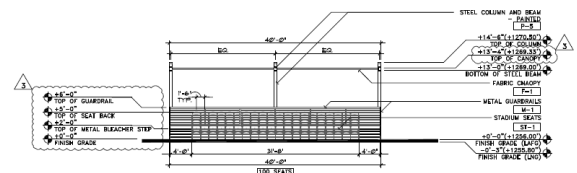
**BASEBALL FIELD BLEACHER WES/NORTH/NORTHWEST ELEVATION**

SCALE: 1"=10'-0"



**BASEBALL FIELD BLEACHER NORTH/EAST/NORTHEAST ELEVATION**

SCALE: 1"=10'-0"



**BASEBALL FIELD BLEACHER SOUTH/WEST/SOUTHWEST ELEVATION**

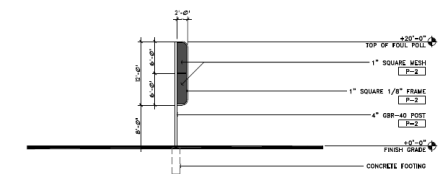
SCALE: 1"=10'-0"

GALVANIZED FINISHED CHAIN LINK FENCING - FOR ALL HEIGHTS.  
- WIRE DIAMETER OF 0.148 INCH.  
- MESH SIZE: 2 INCHES.  
- 86.23% OPEN.



**BASEBALL FIELD CHAIN LINK FENCE EXHIBIT**

SCALE: N.T.S.



**BASEBALL FIELD FOUL POLE ELEVATION - HINGED**

SCALE: N.T.S.



# RENDERINGS FROM WEST P.L.



**3 - VIEW FROM FENCE LINE  
(PROPOSED RENOVATED BASEBALL FIELD)**

SCALE: N.T.S.



**2 - VIEW FROM FENCE LINE  
(PROPOSED RENOVATED BASEBALL FIELD)**

SCALE: N.T.S.



**1 - VIEW FROM FENCE LINE  
(PROPOSED RENOVATED BASEBALL FIELD)**

SCALE: N.T.S.



**3 - VIEW FROM FENCE LINE  
(EXISTING CONDITIONS)**

SCALE: N.T.S.



**2 - VIEW FROM FENCE LINE  
(EXISTING CONDITIONS)**

SCALE: N.T.S.



**1 - VIEW FROM FENCE LINE  
(EXISTING CONDITIONS)**

SCALE: N.T.S.



# SUMMARY – WELLNESS CENTER

- Wellness Center Building:
  - 344' setback from West P.L.
  
  - 22' tall
  - Meets OSC
  - 7,756 Sq Ft
  - Lot Coverage:
    - 17.4% Exist/Approved
    - 18.4% Proposed
  
  - Architecture matches bldgs. on campus
  
- SUP Guideline Recommendation:
  - 40' setback from Public Street
  - 60' setback from Residential Property
  - 35' tall
  - Meet Open Space Criteria (OSC)
  
  - Lot Coverage:
    - 25%



# SUMMARY – WELLNESS CENTER (CONT.)

- Wellness Center Building:
  - Provide workout facility for students and faculty
  - Multi-purpose room for dance classes and other physical education programs
  - Concession stand for athletic events
  - 2 locker rooms - used by PCDS teams and visiting teams
- SUP Guideline & Town Code:
  - SUP Guidelines do **not** identify or define school uses
  - Article 11 of Zoning Ordinance defines Private School as:
    - An institution, including private charter schools, for instruction and education of children or adults and that is not operated by a public school district



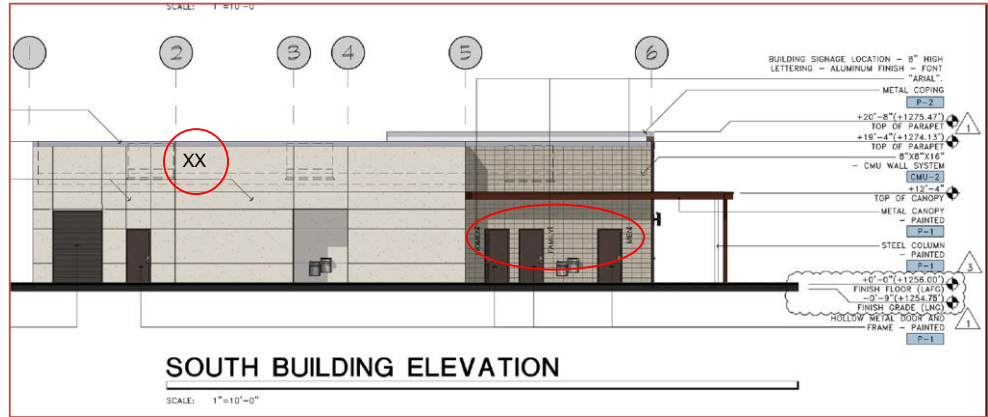




# WELLNESS CENTER SIGNAGE



NORTHWEST VIEW - PERSPECTIVE RENDERING

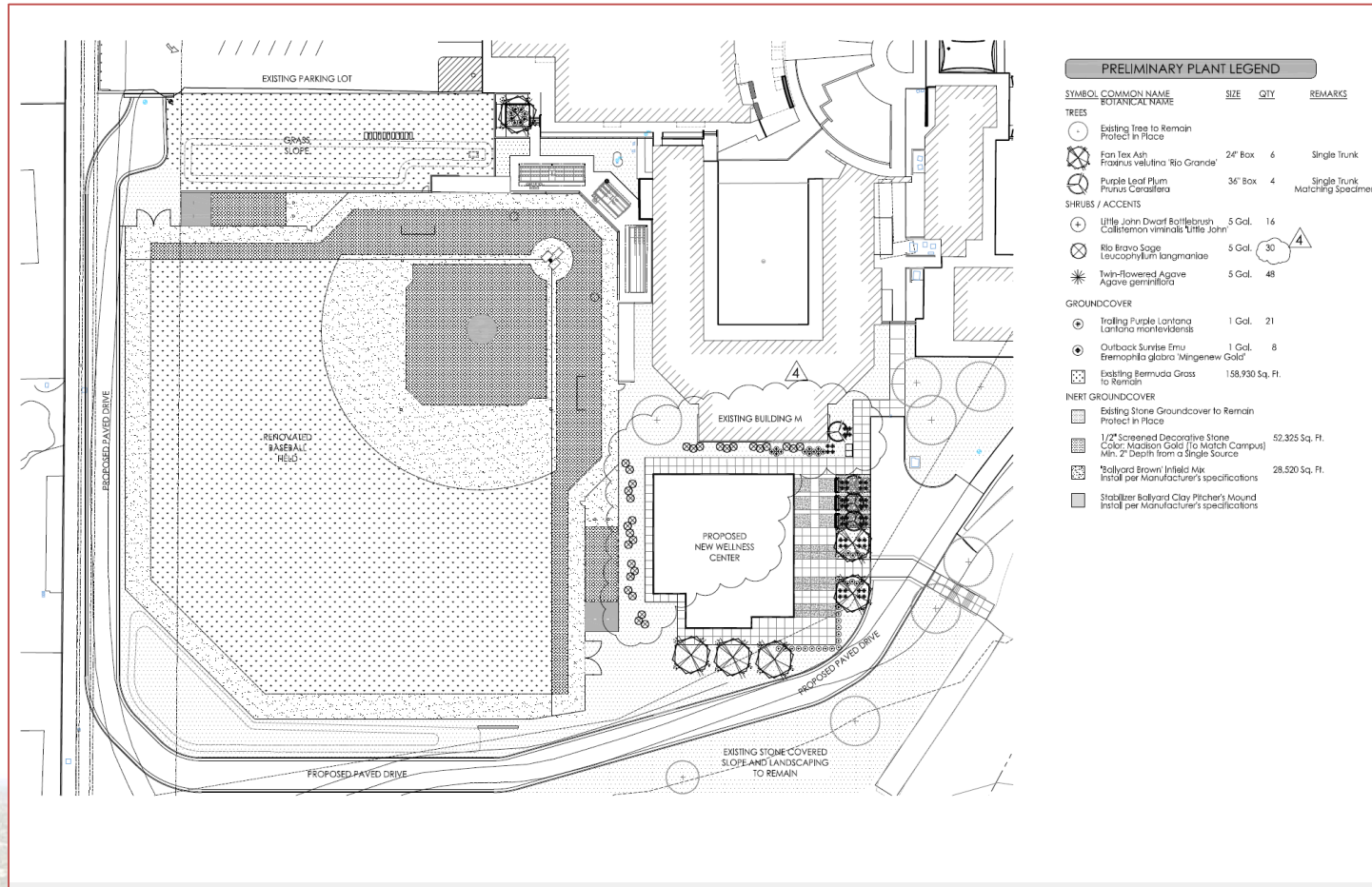


Signs are not illuminated





# WELLNESS CENTER LANDSCAPING



# SUMMARY – DIGITAL INFO SIGNS

## ■ Digital Information Signs:

- 1<sup>st</sup> sign in north parking lot with 198' setback from Stanford Dr
- 2<sup>nd</sup> sign in east parking lot with 200' setback from 40th St
- Signs on 12' tall by 11'4" wide wall
- Screen:
  - 10'2" tall
  - 4'2" high by 8'4" wide

## ■ SUP Guidelines:

- Do **not** address information signs
- Only addresses:
  - Monument signs:
    - 8' tall
    - 32 sq ft in area
    - Placed at each entrance
  - Traffic/Directional signs:
    - 5' tall
    - 12 sq ft in area
    - Placed within property



# SUMMARY – DIGITAL INFO SIGNS (CONT.)

## ■ Digital Information Signs:

- Provide parents with school information during drop-off and pick-up.
- Display static text messages, pictures, and graphics. 3-5 messages changing every 2-5 minutes
- Illuminated Monday - Friday between 7 a.m. - 7 p.m.
- Signs operational during evening events and turn off by 10:00 p.m.

Used on weekends when needed & will adhere to same restrictions

## ■ Zoning Ordinance:

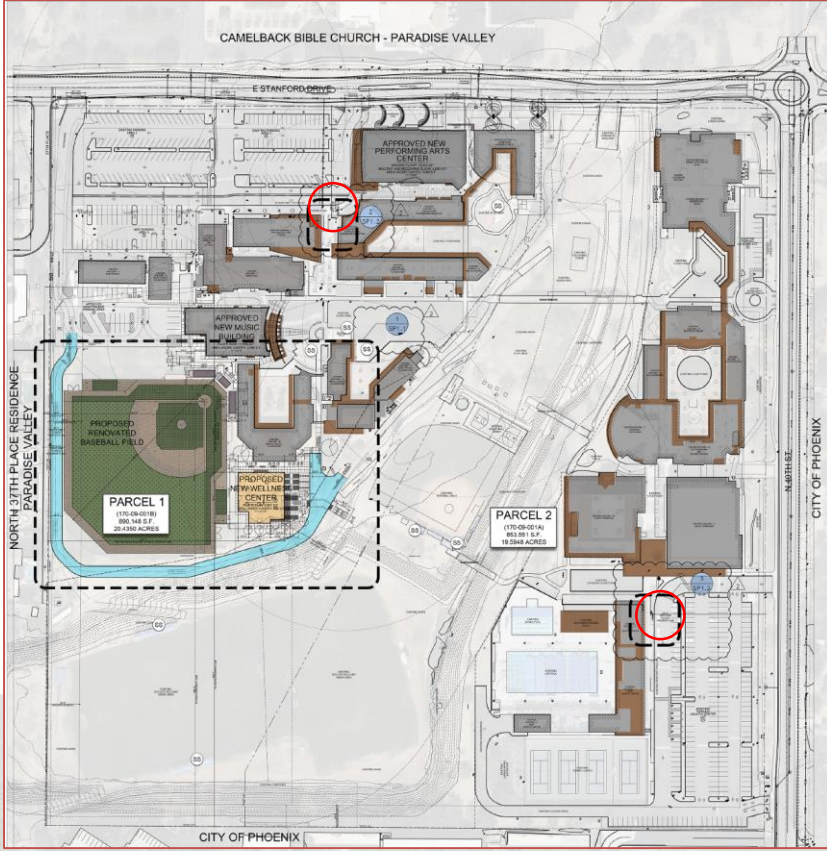
- Article 25 & Article 10:
  - Lighting shielded so illumination source not visible from street or property and does not shine beyond the sign area it is intended to illuminate
  - All light sources shall be fully shielded so do not create nuisance or hazard
  - Lighting shall not be flashing, intermittent or scintillating; shall not be moving, animated or create noise
  - 0.75 ft candles at PL



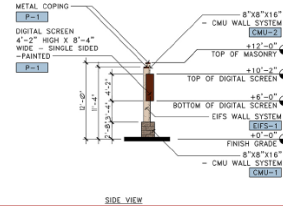
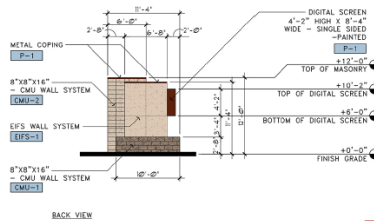
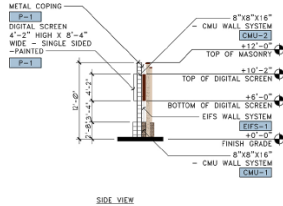
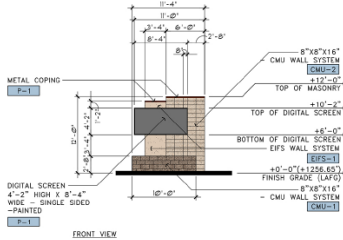
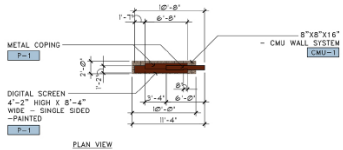
# DIGITAL SIGN AERIAL COMPARISON

Existing

Proposed



# DIGITAL SIGN ELEVATIONS



## MATERIALS LEGEND:

- CMU:**
- CMU-1** INTEGRAL COLORED CMU
    - STYLE: TEXTURED MASONRY UNIT
    - TYPE: MESASTONE
    - COLOR: MOHAVE BROWN
    - GROUP 1 - MEDIUM WEIGHT
  - CMU-2** INTEGRAL COLORED CMU
    - STYLE: GROUND FACE MASONRY UNIT
    - TYPE: BRENDSSTONE
    - COLOR: SOUTHWEST GOLD
    - GROUP 3 - NORMAL WEIGHT
- EFS:**
- EFS-1** EFS (EXTERIOR INSULATED FINISH SYSTEM)
    - INTEGRAL COLOR
    - COLOR: 449 BRUCKSKIN
    - TEXTURE: SANDBLAST (FINE FINISH)
- PAINT:**
- P-1** PAINT COLOR
    - COLOR: MATCH FRAZEE RUBERRIM LILLY
    - NUMBER: 8325R
    - MFG.: MODERN MASTERS PAINTS

### NEW SIGN - TYPICAL PLAN VIEW AND ELEVATIONS

SCALE: 1"=10'-0"



NEW SIGN AT MAIN ENTRY  
PERSPECTIVE RENDERING

1

SCALE: N.T.S.

North Parking Lot



NEW SIGN AT AQUATIC CENTER  
PERSPECTIVE RENDERING

2

East Parking Lot



# DIGITAL SIGN PHOTOMETRICS



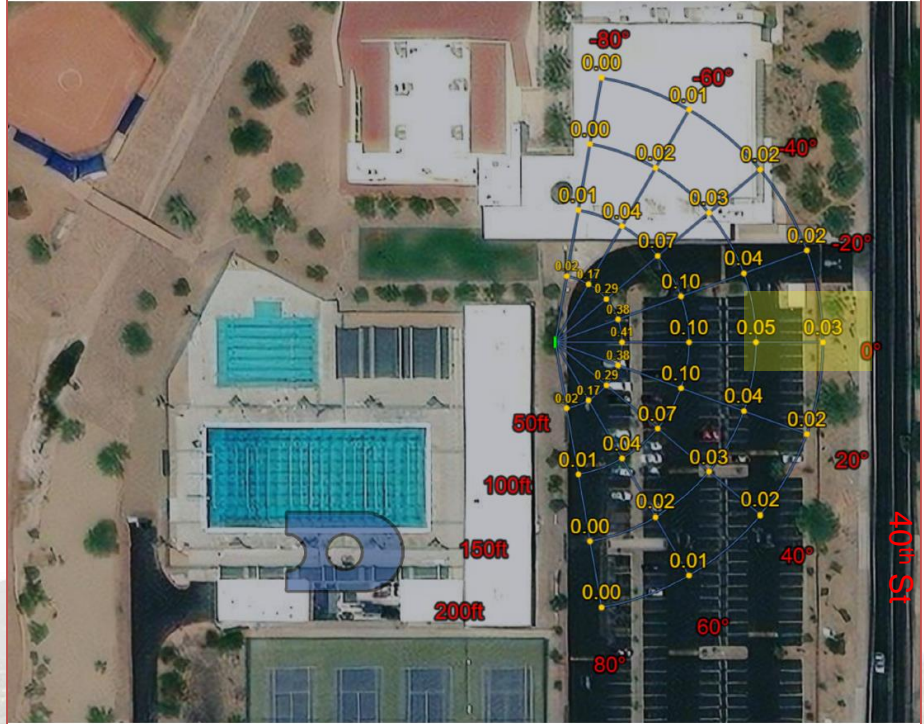
GT6x -4'2" x 8'8" - RGB-SF	Date: 1/16/2025
Phoenix Country Day School	Prepared by: Eric Johnson
Sign #2: Lat: 33°30'59.80"N, Long: 111°59'52.82"W	<i>Eric Johnson</i>

Values expressed are specific to Daktronics product only



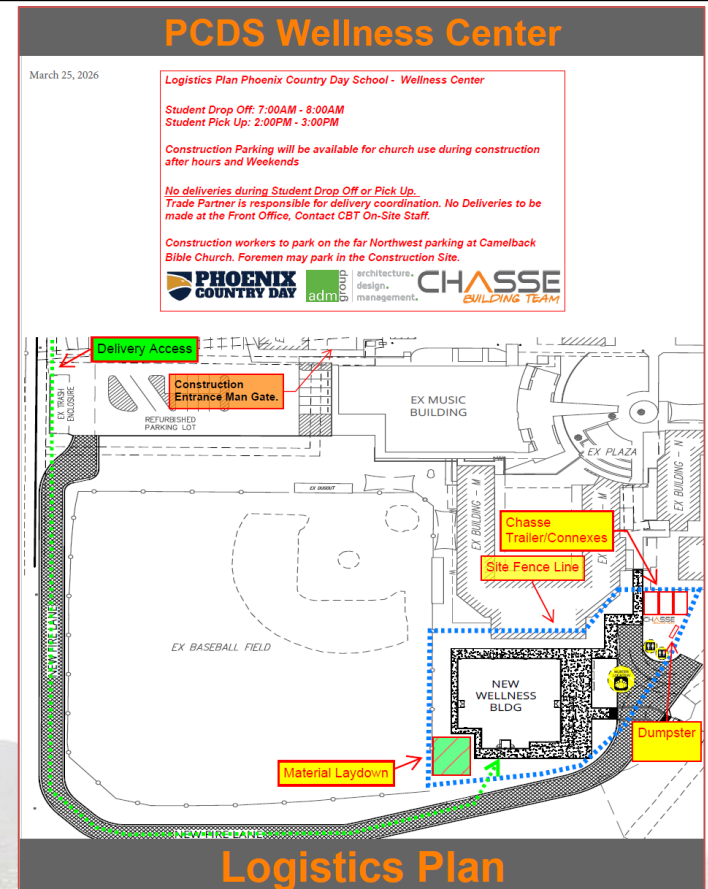
GT6x -4'2" x 8'8" - RGB-SF
Phoenix Country Day School
Sign #2: Lat: 33°30'59.80"N, Long: 111°59'52.82"W

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# CONSTRUCTION STAGING PLAN

- Construction parking on NW corner of Camelback Bible Church parking lot
- No deliveries during student drop-off and pick-up



# ORDINANCE 2026-01

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- Comprised of 19 Stipulations
- All improvements shall be in substantial compliance with submitted plans and documents (including the construction staging plan)
- Use of existing portable audio/PA system for baseball games shall not exceed Town's noise requirements
- Baseball field shall not be illuminated



# ORDINANCE 2026-01 (CONT.)

- New landscaping must be maintained
- Digital information:
  - Shall display static text messages, pictures, and graphics that cycle through with unobtrusive transitions (in a similar way to a slide show on a computer screen). No advertising is permitted
  - Operate 7 am – 7 pm Monday – Friday and 30 minutes after evening events (no later than 10 pm)
  - If Town receives complaint that signs too bright, Town's Community Development Director may require brightness of signs and/or hours of operation be adjusted
- All existing stipulations shall remain in effect unless modified by this SUP amendment



# PUBLIC COMMENT

- PC & TC Public Hearing noticed in accordance with requirements
- PC Public Hearing - Comment from 2 neighbors (East of 40<sup>th</sup> St)
  - First Neighbor:
    - Neighborhood gets inundated with PCDS event parking
    - Opposed to anything which results in more parking in neighborhood
  - Second Neighbor:
    - Questions about digital signs and Wellness Center building
    - Concerns about traffic congestion created by school at 40<sup>th</sup> St/Stanford Dr roundabout
    - Staff provided information regarding application
- No comment from Council PH notice



# PUBLIC COMMENT (CONT.)

- Applicant and staff reached out to both neighbors and explained scope of improvements
- Staff explained that proposed improvements are not generating more traffic or parking demands via Traffic Engineer statement

Hi Alex,

I appreciate all the answers to your questions.

Super helpful in understanding and appreciate PCDS thoughtfulness to the neighborhood.

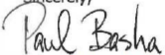
I think this would put several others mind at ease if there are questions or people that are able to join the meeting in person.

Thank you!

The baseball field will serve the same functions and purposes as currently provided. The baseball field will not change the number of vehicles entering and exiting the Phoenix Country Day School campus nor the campus parking demand.

The new Phoenix Country Day School Employee Wellness Center will serve the existing students, faculty, and administrative personnel. The new Wellness Center will not increase the number of students, the number of faculty, or the number of administrative personnel. Therefore, the new Wellness Center will also not increase the number of vehicles entering and exiting the Phoenix Country Day School campus nor the campus parking demand.

Because the renovated baseball field and the new Employee Wellness Center will not generate additional traffic, a traffic analysis is unnecessary, and a parking analysis is unnecessary.

Sincerely,  
  
**Summit Land Management**  
 Paul E. Basha, PE, PTOE  
 Traffic Engineering Manager



# RECOMMENDATION & ACTION

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- It is recommended Council Approve Ordinance 2026-01
  
- Action:
  - *Approve* Ordinance 2026-01
  - *Deny* Ordinance 2026-01
  - *Continue* for further review



# QUESTIONS?

