Phoenix County Day School (PCDS)
Comparison & Consideration Points
January 16, 2024
Planning Commission Session

Below is an initial list of points for consideration regarding the PCDS Intermediate Special Use Permit amendment application to construct a new Performance Art Center (PAC)/Building and new parking area. The Red highlighted text indicates where the proposed improvements are not meeting the Special Use Permit (SUP) Guidelines. The Purple highlighted text indicates where the existing improvements are not meeting the SUP Guidelines.

No.	Topic	SUP Guideline - Town Code - Town Policy - General Plan	Proposed by Applicant
1	**Heights**	SUP Guidelines: 35' – Principal Structures 24' – All Other Structures	Performance Art Center 34'6" from Lowest Adjoining Finished Grade (LAFG) 35'0" from Lowest Natural Grade (LNG)
		SUP Guidelines: Open Space Criteria (OSC) starting at 16' height at 20' setback in which height increases via 20-degree slope	Performance Art Center Front part of building (adjoining Stanford Dr) encroaches into the OSC. Approximately 11'11" of the building encroaches into the OSC (9.1% to 9.7% of the building encroaches beyond the OSC plane).
		SUP Guidelines: Parking lots shall be shielded with a minimum 3' high wall or landscaped berm to help screen vehicle lights	Accent Walls Three accent walls are placed in front of PAC building. The vary in height from 16" tall to 36" tall and are setback approximately 15' to 20' from the north property line adjoining Stanford Drive

2	**Setbacks**	<u>SUP Guidelines (from Residential):</u> 60' – Adjoining Residential Property 40' – Adjoining a Public Street <u>SUP Guidelines:</u> Parking lots shall be shielded with a minimum 3' high wall or landscaped berm to help screen vehicle lights <u>SUP Guidelines:</u> 60' – Parking Lots/Internal Drive Aisles from residential property <u>SUP Guidelines</u> <u>(Landscape Buffers):</u> 40' – Adjoining Residential from PL 30' – Adjoining Local Street from PL	<u>Performance Art Center</u> 630' from nearest residence 40' from Stanford Drive <u>Accent Walls</u> Three accent walls are placed in front of the PAC building. The vary in height from 16" tall to 36" tall and are setback approximately 15' to 20' from the north property line adjoining Stanford Drive <u>Parking and Drive Aisles</u> 44' – Existing Drive Aisle from Western/nearest residence <u>New Parking Area</u> 35' – From west property line 75' – From western/nearest residential property <u>Performance Art Center (PAC) Landscaping</u> 40' of new landscaping between Bldg. and Stanford Drive <u>New Parking Area</u> Existing Oleander Hedge 22' Setback from west property line

3	**Lot Coverage**	<u>SUP Guidelines:</u> 25% Lot Coverage N/A – Floor Area Ratio	 16.0% Existing 17.4% Proposed 16.0% Existing 17.8% Proposed
4	**Lighting**	<u>SUP Guidelines:</u> Light source/bulb hooded and shielded so not visible from adjacent properties Uplighting - 300 lumens Pole lights: ○ 16' Max Height ○ 16' Setback (height of pole determines setback) Output: 5.0-foot candles – Interior Driveways 1.6-foot candles – Parking Lots 5.0-foot candles – Service Buildings and Loading Areas 3.0-foot candles – All Other Structures Building lighting (no guidelines)	 Light sources shielded and/or recessed into hood of the fixtures 3 types of light fixtures used 2 building mounted lights and 1 parking lot pole light No landscape lighting No proposed uplighting 6 new parking lot/pole lights 8.5' tall (to match existing) 42' minimum setback from nearest property line N/A - Existing 1.7 average foot candles for new parking lot area 0.8 foot average foot candles for new Performance Art Center/Bldg N/A - Existing 0.8 foot average foot candles for new Performance Art Center/Bldg

		Outdoor Lighting in Setback Area: ○ 0.5-foot candle ○ 3' (or 36") height limit	0.0 foot candles at North Property Line for Performance Art Center 0.0 foot candles at West Property Line for New Parking Lot Area N/A
5	**Parking & Circulation**	<u>SUP Guidelines:</u> 1 parking spaces for each 3 seats for places of assembly 60' minimum setback for parking lots (from residential zoned property) Parking to be screened with 3' tall wall and/or landscape berm	Existing - 453 Parking Spaces New Parking Count = 456 42' Setback from West Property Line for New Parking Lot/Area Existing – 7' tall oleander hedge on west side of new parking lot Mesquite Trees in new parking islands Acacia trees along southern end of new parking lot

6	**Traffic**	<u>General Plan Policy LU 6.2 relates to traffic</u>: LU 6.2 - Town shall require that proposals for revitalization and improvement of SUP properties include community impact assessments that address beneficial as well as adverse project impacts, including but not limited to noise, traffic, parking, open space or mountain views, and light pollution	Due to the location of the proposed Performance Art Center, it should have limited visual impact (since it is not located next to residential property).
7	**Signs**	<u>SUP Guidelines:</u> ID/Monument Signs: ○ 8' tall ○ 32 sq ft aggregate size ○ Placed at each entrance Building Signs: ○ Not addressed in SUP Guidelines ○ Deferred to Fire/Bldg Codes No moving or animated signs <u>SUP Guidelines Recommend Sign Illumination in Compliance with Article XXV Zoning Ordinance (Signs):</u> Light source/bulb to be shieled so bulb not visible from off property 0.75- foot candles at property line for Internally illuminated 3000K for external illumination Traffic/Directional Signs: ○ 5' tall ○ 12 sq ft aggregate size	N/A – No new monument signs 1 PAC Building Identification Sign. Hallo Illuminated. 14' x 1'10" 1 PAC Building Identification Sign. Hallo Illuminated. 14' x 1'10" Building sign lighting to comply with Town's lighting standards No new directional signs

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8	**Uses**	<u>Section 1102.2 of the Zoning Ordinance identifies allowable uses for a resort:</u> ○ Halls for assembly ○ Offices for staff or consultation ○ Classrooms, laboratories, gymnasia and similar recreational facilities	Performance Art Center and new parking lot area are school uses
9	**Landscaping**	<u>General Plan LU 3.2.</u> Town shall require redevelopment within SUP properties to provide necessary mitigation through context and scale, architectural design, setbacks, sound moderation, resort property programming, and landscape buffering	Using similar landscaping that's currently on campus and in ROW Planning Commission to evaluate landscaping/buffers along Stanford Drive near the Performance Arts Center and within the new parking area
10	**Context Appropriate Design**	<u>General Plan Policies LU 6.5 and CC&H 2.2 relate to context appropriate design:</u> LU 6.5 - Town shall encourage context-appropriate and responsive building design and site planning on SUP properties that mitigates scale of larger buildings through careful use of building massing, setbacks, facade articulation, fenestration, varied parapets and roof planes, and pedestrian-scaled architectural details CC&H 2.2 - Town shall encourage building design that respects and responds	Location of proposed Performance Art Center should have limited impact on neighbors. Planning Commission to review heights and viewsheds since building encroaches into open space criteria. New parking lot/area in line with existing parking lot, using new parking lights similar to existing, and using size parking spaces similar to existing.

		to local context, massing and scale, including use of energy saving and sustainable materials where feasible, responsiveness to the Sonoran Desert climate, and consideration of the cultural and historic context of the Town of PV neighborhoods <u>Parking Spaces:</u> Article 2 of the Town Zoning Ordinance recommends a parking lot size of 180 sq ft (which is typically 9’ x 20’)	Planning Commission must evaluate new parking space size since they are smaller than the Zoning Code recommendation but similar the existing parking lot sizes: ○ 9’x18’ Proposed ○ 8’6” x 19’1” Existing ○ 9’x20’ Recommended