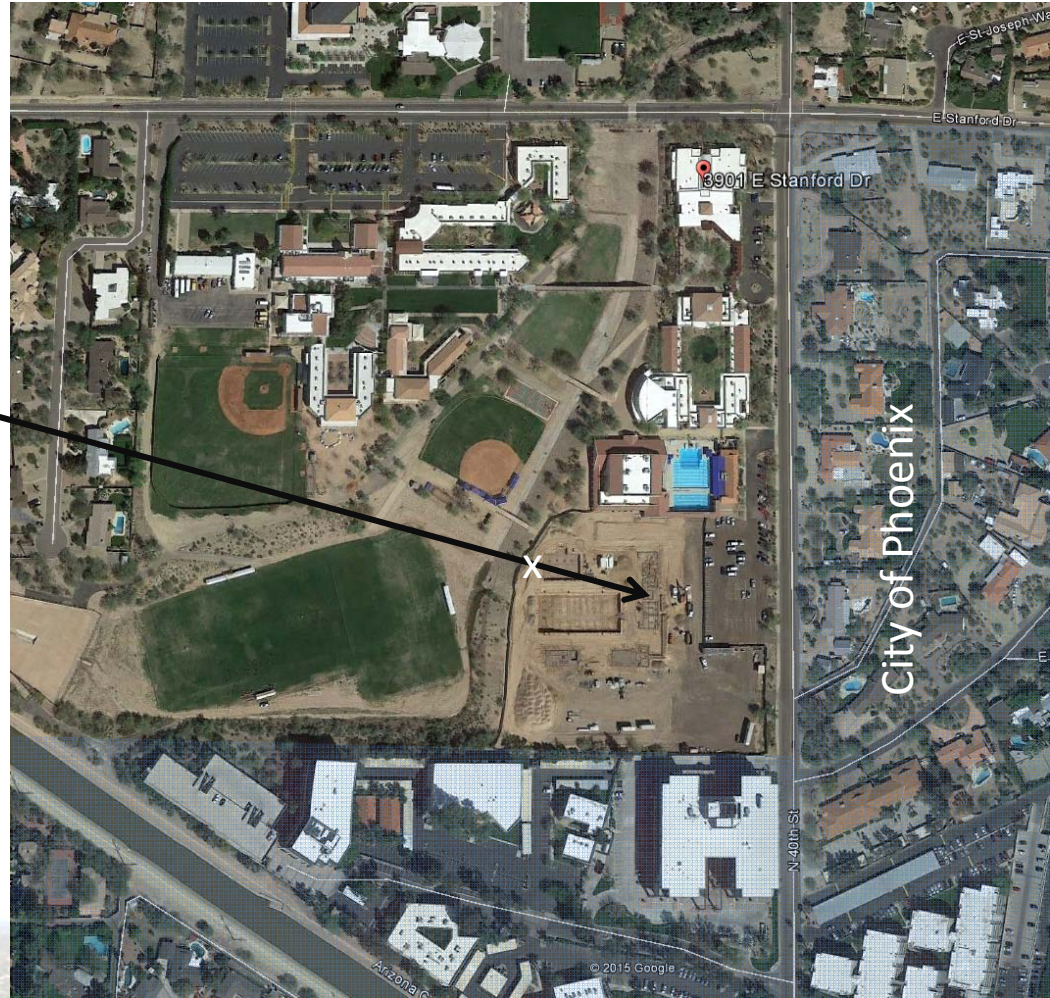


Vicinity Map

Subject Property



RECEIVED

JUN 0 2 2015

TOWN OF PARADISE VALLEY
APPLICATION FOR MINOR AMENDMENT TO SPECIAL USE PERMIT

PARCEL NO.: 170 09 001A DATE: 05/28/2015
170 -09 -001B
(County Tax Assessor Number)

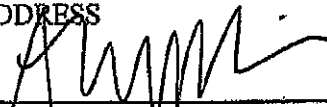
NAME OF SUBDIVISION OR PARCEL: Phoenix Country Day School

ADDRESS OR LOCATION OF PROPERTY: _____

3901 E. Stanford Dr, Paradise Valley, AZ 85253

OWNER: Phoenix Country Day School
NAME

3901 E. Stanford Dr, Paradise Valley, AZ 85253 602-955-8200
ADDRESS PHONE #


SIGNATURE OF OWNER

AUTHORIZED AGENT: Rose Law Group pc
NAME

6613 N. Scottsdale Rd, Scottsdale, AZ 85250 480-505-3936
ADDRESS PHONE #

SIGNATURE OF AUTHORIZED AGENT

APPLICATION FOR MINOR AMENDMENT TO SPECIAL USE PERMIT

PLEASE PROVIDE A NARRATIVE DESCRIPTION OF THE PROPOSAL (Please Attach

Additional Sheets as Necessary): SEE ATTACHED

BEING UNDER SPECIAL USE PERMIT AS FOLLOWS:

NAME: Phoenix Country Day School
SPECIAL USE PERMIT DATED: _____ AMENDED: _____

THE MINOR AMENDMENT TO EXISTING, APPROVED SITE PLAN IS REQUESTED FOR THE FOLLOWING REASONS: New Signage

THE ABOVE SITE PLAN IS TO BE AMENDED AS FOLLOWS: SEE ATTACHED

EXHIBITS, MODELS, SITE PLANS, ETC. FOR THE ABOVE SPECIAL USE WILL BE CHANGED IN THE FOLLOWING MANNER: SEE ATTACHED

OFFICIAL RECORDS OF
MARICOPA COUNTY RECORDER
HELEN PURCELL
20140424987,06/27/2014 04:21
ELECTRONIC RECORDING
ORDINANCE677-12-1-1--N

ORDINANCE NUMBER 677

AN ORDINANCE OF THE TOWN OF PARADISE VALLEY, ARIZONA, APPROVING AN INTERMEDIATE AMENDMENT TO THE SPECIAL USE PERMIT FOR PHOENIX COUNTRY DAY SCHOOL, 3901 E STANFORD DRIVE, PROVIDING FOR THE EXPANSION OF GYMNASIUM FACILITIES, AN ASSOCIATED SHADE STRUCTURE, PERIMETER FENCING AND LANDSCAPING; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Town of Paradise Valley Planning Commission held a public hearing on May 6, 2014, in the manner prescribed by law, for the purpose of considering an amendment to the Special Use Permit for Phoenix Country Day School, and recommended approval to the Town Council; and

WHEREAS, the Town of Paradise Valley Council held a public hearing on June 26, 2014, in the manner prescribed by law, to hear and to take action on the amendment to the Special Use Permit for Phoenix Country Day School, as recommended by the Planning Commission; and

WHEREAS, the Town Council finds that the Applicant met the requirements of Section 2-5-2.F, Citizen Review Process, including holding a Citizen Review Session on Wednesday, April 16, 2014 to provide a reasonable opportunity for the Applicant, adjacent landowners, and other potentially affected citizens to discuss issues or concerns they may have with the Application.

**NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND TOWN
COUNCIL OF THE TOWN OF PARADISE VALLEY, ARIZONA THAT:**


SECTION I. In General

1. The Special Use Permit for the Phoenix Country Day School is on the land legally described as the northeast quarter of the southeast quarter of Section 13, Township 2 North, Range 3 East of the Gila and Salt River Base and Meridian, Maricopa County; except the north 33 feet and east 40 feet for roadways (Assessor's Parcel Numbers 170-09-001A and 170-09-001B).
2. The Special Use Permit for Phoenix Country Day School is hereby amended to permit the expansion of the school's gymnasium facilities, an associated shade structure, perimeter fencing and landscaping, subject to the stipulations set forth in Exhibit 'A', attached hereto.
3. The existing Special Use Permit for Phoenix Country Day School for use of such land as a private academic school and related educational facilities, providing instruction for Grades K through 12, with lower, middle and upper schools, along with its existing Special Use Permit stipulations as set forth in Exhibit 'A' and the summary of prior amendments listed in Exhibit 'B', attached hereto, shall remain in full force and effect.
4. This intermediate amendment to the Special Use Permit for Phoenix Country day School is in accordance with Section 1102.7 of the Zoning Ordinance.

SECTION 2. Severability. If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held invalid or unconstitutional by a court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision and such holding shall not affect the validity of the remaining portions thereof.

SECTION 3. Effective Date. This ordinance shall become effective at the time and in the manner prescribed by law.

PASSED AND ADOPTED by the Mayor and Town Council of the Town of Paradise Valley, Arizona, this 26th day of June, 2014.



Scott P. LeMarr, Mayor

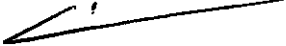
SIGNED AND ATTESTED TO THIS 26 DAY OF June 2014

ATTEST:



Duncan Miller, Town Clerk

APPROVED AS TO FORM:



Andrew M. Miller, Town Attorney

**EXHIBIT A
TO
ORDINANCE NUMBER 677**

Stipulations

**TOWN OF PARADISE VALLEY
SPECIAL USE PERMIT FOR PHOENIX COUNTRY DAY SCHOOL
SUP-14-01**

NEW STIPULATIONS

1. All improvements to the property shall be in substantial compliance with the following:
 - a. Project Narrative, prepared by Rose Law Group and dated June 18, 2014;
 - b. Traffic Impact Statement, prepared by CivTech Inc. and dated April 21, 2014, Traffic Impact Statement, prepared by CivTech Inc. and dated June 16, 2014, and Traffic Impact Analysis, prepared by CivTech Inc. and dated June 18, 2014;
 - c. Sheet SUP-1, Campus Plan, prepared by Architekton and dated June 17, 2014;
 - d. Sheet SUP-2, Project Plan, prepared by Architekton and dated April 21, 2014;
 - e. Sheets SUP-3, SUP-3.1 and SUP-4, Fence Plan, prepared by Architekton and dated April 21, 2014 and June 17, 2014 (SUP-3.1);
 - f. Sheets SUP-5 and SUP-6, Section and Elevations, prepared by Architekton and dated April 21, 2014;
 - g. Finish Floor Elevation Plan prepared by Architekton, Knoell & Quidort, and CVL Consultants and print dated March 18, 2014;
 - h. Sheet PR100, Landscape Plan, prepared by Architekton, Knoell & Quidort, and CVL Consultants and print dated March 5, 2014;
 - i. Sheet ES-1, Electrical Site Photometry, prepared by Architekton and Henderson Engineers Inc. and dated April 8, 2014; and
 - j. Sheet ES-2, Photometric Lighting Cut Sheets, prepared by Architekton and Henderson Engineers Inc. and dated April 8, 2014.
2. Prior to issuance of any building permit for fencing or other structures within the Arizona Canal Diversion Channel, the applicant shall provide the Town's Building Official, or designee, verification that the Flood Control District of Maricopa County is acceptable to the type and details of structures proposed.
3. Special event(s), or multiple events occurring at the same time/date, that are expected to exceed the capacity of the 445 on-site parking spaces and the overflow capacity onto the adjoining property at 3902 E Stanford Drive (Camelback Bible Church) shall be prohibited, unless mitigation measures can be demonstrated to the Town's Community Development Director, or designee.
4. All existing Special Use Permit stipulations shall remain in full force and effect, unless changed or modified by the Intermediate Amendment SUP-14-01.

EXISTING STIPULATIONS In the case of discrepancies between approved plans, those with a later date shall take precedence.

General Provisions

1. The development, construction, and usage of the Property shall be in strict compliance with those certain documents and plans marked and certified by the Paradise Valley Town Clerk as:
 - a) Overall Campus Plan, prepared by Knoell & Quidort Architects, dated February 23, 2005 as amended by Sheet SUP-1, Overall Campus Plan, prepared by Knoell & Quidort Architects, dated February 19, 2010, and Sheets SUP-1, Overall Campus Plan, prepared by Knoell & Quidort / Architekton dated October 30, 2013, December 31, 2013 and March 31, 2014;
 - b) Elevations of Athletic Facility (building 'W'), prepared by Peter A. Lendrum Associates, dated January 7, 1985;
 - c) Elevations of Music Building (building 'L'), prepared by Peter A. Lendrum Associates, dated January 7, 1985;
 - d) West elevation of Business Office Building (building 'A'), prepared by Peter A. Lendrum Associates, dated January 7, 1985;
 - e) Elevations for buildings 'S' and 'Q', prepared by Gabor Lorant Architects, Inc., dated July 21, 1983;
 - f) Elevations and Plan for building 'N', Sheet A.1.1, dated February 28, 1994 by Knoell & Quidort Architects;
 - g) Parking Lot Layout of Lots 1, 2, 3, and 7, dated February 9, 1994 by Evans, Kuhn, and Associates;
 - h) Parking Lot Landscaping Plan – Lots 1, 2, and 3, dated February 28, 1994, by the Planning Center;
 - i) Floor Plan and Elevations for building 'O', prepared by Knoell & Quidort Architects, dated May 3, 1996, revised on June 27, 1996;
 - j) Elevation and Plan for the monument entry sign located at the southwest corner of the Stanford Drive and 40th Street intersection, prepared by Mark Inc. Landscape Developers, dated August 21, 1985;
 - k) Floor Plan and Elevations for buildings 'P', 'Q', 'R', 'S', 'T', 'U', and 'V', Sheets A-2, A-3, A-4, 5, 6, and A-7, prepared by Knoell & Quidort Architects, dated March 30, 2000 and revised through January 16, 2001;
 - l) Landscaping of the Upper Campus, Sheets L-1.0 through L-1.5 and Sheets L-2.0 through L-2.3, prepared by Ten Eyck Landscape Architects, dated January 15, 2003;
 - m) New fencing, student drop off area, guardhouse, and overflow parking area located in and around Parking Lot 6, Sheet SUP 1 and Sheet A-1, prepared by Knoell & Quidort Architects, dated January 28, 2004;
 - n) Landscape Plan for Parking Lot 6 and overflow parking area, Sheet L1, prepared by Gordon Wayne Jones, dated January 26, 2004;
 - o) Project Narratives
 - i. Project Narrative dated January 24, 2005 submitted with the SUP Amendment approved April 4, 2005;
 - ii. Project Narrative prepared by Rose Law Group dated November 1, 2013;
 - iii. Project Narrative prepared by Rose Law Group dated January 2014 and April 23, 2014;
 - p) Landscape Plan along Stanford Drive and for the areas around buildings 'F', 'G', 'H', and 'M', Sheets L1 through L4, prepared by Gordon Wayne Jones ASLA Architects, dated March 8, 2005;

- q) Floor Plan and Elevations for buildings 'F', 'G', 'H' and 'M', prepared by Knoell & Quidort Architects, Sheet 2, dated December 16, 2004, and Sheets 3 and 4, dated November 9, 2004;
- r) Photometric Plan of the West Campus, Sheets PH-1 and PH-1.1, prepared by Knoell & Quidort Architects, dated November 11, 2004;
- s) Sheet A-1, Buildings B & C, prepared by Knoell & Quidort Architects, dated February 19, 2010;
- t) West Wall Screen Elevation of Building B, prepared by Knoell & Quidort Architects, submitted with the managerial amendment issued March 16, 2010;
- u) Building 'X', Aquatic Center, and nearby area
 - i. Sheet SUP-2, Project Area, prepared by Knoell & Quidort Architects and dated October 30, 2013;
 - ii. Sheet SUP-3, Elevations Plan, prepared by Knoell & Quidort Architects and dated October 30, 2013;
 - iii. Sheet LP.001, Preliminary Landscape Plan, prepared by CVL Consultants and dated October 31, 2013;
 - iv. Sheet GP-001, Preliminary Grading Plan, prepared by CVL Consultants and dated October 29, 2013;
 - v. Sheet DP-001, Demolition Plan, prepared by CVL Consultants and dated October 29, 2013;
 - vi. Sheet ES-100, Electrical Photometric Site Plan, prepared by Luminous Design Concepts, LLC and Neptune Engineering, and dated October 29, 2013;
 - vii. Sheet ES-101, Light Fixture Cut Sheets, prepared by Luminous Design Concepts, LLC and Neptune Engineering, and dated October 29, 2013;
 - viii. Sheet ES-102, Light Fixture Cut Sheets, prepared by Luminous Design Concepts, LLC and Neptune Engineering, and dated October 29, 2013;
 - ix. Sheet SUP-3, Elevation Plan (shade canopy for aquatic center), prepared by Knoell & Quidort / Architekton and dated January 10, 2014;
 - x. The Trenwyth masonry units material palette and the McNichols expanded metal fencing material palette (regarding the shade canopy).
 - xi. Sheet AE-101C, Shade Canopy Plan and Section, prepared by Knoell & Quidort Architekton, dated March 27, 2014 (updates the managerial amendment plan issued January 24, 2014);
 - xii. Sheet S100C, Shade Foundation & Roof Framing Plan, dated March 27, 2014, prepared by Knoell & Quidort Architekton;
 - xiii. Sheet ES-101C, Electrical Shade Canopy Plan, dated March 31, 2014, prepared by Knoell & Quidort Architekton; and
 - xiv. Grande RM4DOD Recessed Ceiling Outdoor lighting specification sheets, prepared by Metalume (regarding shade canopy).

- v) Parking and Traffic Studies
 - i. Parking Analysis, prepared by CivTech and dated October 30, 2013;
 - ii. Traffic Impact Analysis, prepared by CivTech and dated October 2013;
- w) Drainage Studies
 - i. Drainage Memorandum, prepared by CVL Consultants and dated October 2, 2013;

The above plans and documents are incorporated into this Special Use Permit and made an integral part hereof.

- 2. If the Property is used or developed in a manner inconsistent with the terms of this Special Use Permit, this Special Use Permit may be terminated in its entirety by the Paradise Valley Town Council, or the Council may in its discretion and in lieu of termination and revocation, upon determination that a violation of the terms and conditions has taken place, after fair notice, a hearing and a reasonable opportunity to correct, impose a sanction in an amount not to exceed the maximum amount allowed for violations of the Town Zoning Ordinance for each day such violation exists.
- 3. This Special Use permit shall be binding on the Grantee, its assigns and successors-in-interest.

Permitted Uses

- 4. The Property shall be used for a private academic school and related educational facilities only, providing instruction for Grades K through 12, with lower, middle and upper schools. The maximum upper school enrollment shall not exceed 50% of the total school enrollment. No changes, expansions, additions, or alterations to the property or improvements thereon shall be allowed without an express written amendment to this Special Use Permit
- 5. The pool and appurtenant dressing rooms will be used solely for the Grantee's physical education program and related uses and for not-for-profit intermittent group use and for not-for-profit scheduled group use only as a training facility. Grantee will not at any time sell or offer for sale memberships in a swim club or similar undertaking relating to the use of its pool and the appurtenant dressing rooms. There shall be no activities with regard to the swimming pool and related uses later than **9:30 p.m.**
- 6. The tennis courts will be used solely for Grantee's physical education program and related uses, and for non-commercial intermittent group use. Grantee will not at any time sell or offer for sale memberships in a tennis club or similar undertaking related to the use of the tennis courts.
- 7. Total potential enrollment at the School shall be limited to no more than 1000 students enrolled at any one time.
- 8. The use of the auditorium shall be restricted to school and school sponsored activities only.
- 9. The use of the Property shall at all times conform to all applicable State laws and Town ordinances, except that if there is a conflict between this Special Use Permit and any Town ordinance or other requirement, this Special Use Permit shall prevail.

Lighting

10. Outdoor lighting is prohibited except as depicted on the approved plans listed under General Provisions, and as provided under Lighting of this Ordinance ~~in~~.
11. Outdoor lighting for building 'X', Aquatic Center, shall comply with the plans approved under General Provisions of this Ordinance. The aquatic center lights shall be turned off no later than 9:30 p.m..
12. The lights placed in parking lots 1, 2, and 3 must not be higher than ten feet, shall; be placed as shown in the plans dated February 9, 1994 by Evans, Kuhn, and Associates, shall be high pressure sodium lamps with the brightness and effective distance specified in the plans.
13. Except for security lights, all outside lighting must be off unless needed for activities.

Landscaping

14. All landscaping shall be maintained in a healthy, neat, clean and weed-free condition. All dead plant materials shall be replaced with live plant materials of like kind and quality.
15. Undeveloped land shall be maintained in a neat condition at all times.

Phased Improvements

16. A San Diego buff colored salt finished concrete recreation path per Town standards and landscaping consistent with Town Landscaping Guidelines in effect at the time the work is done shall be installed along Stanford Drive at such time as the Town directs.

Development Standards

17. There shall be a parking setback of twenty (20) feet from any non-residential property line and sixty (60) feet from any residential property line with the exception of the parking adjacent to existing building 'Y' as shown on the Overall Campus Plan. The area within the setback shall be landscaped.
18. Grantee shall have a maximum of three (3) signs for a total of forty-five (45) square feet.
19. All construction shall be planned in such a way that all structures at any point shall not be farther than 150 feet from a hard surface, per the 1979 Uniform Fire Code, Section 10.207 as amended.
20. All buildings shall be one story and shall conform to the heights shown in the approved plans listed under stipulation 2.
21. Mechanical equipment shall not be visible from outside the property at ground level.
22. The surface material of parking lots 1, 2, and 3 must be asphalt.
23. The finished floor elevation of building 'N' must be measured from the lowest natural grade in the area of the building or the finished grade as prescribed by the Flood Control District improvements on the Grantee's campus. This is the same requirement established for building 'T'.
24. No permanent structures may be constructed within the drainage basin.
25. The applicant must provide the Town with a drawing including elevations and details of any proposed temporary structures before installation.
26. There shall be no outdoor storage of material located within the walled area adjoining the guardhouse and on the landscape tract where the guardhouse is located.
27. The drive aisles in the parking areas shall maintain a minimum 20-foot clearance at all times.

Ongoing Operations Restrictions

28. The Grantee shall be required to maintain the landscaping along the right-of-way of both street frontages of its Property, and including the area of the wash crossing on Stanford Drive.

29. The overflow parking area shall be used only during special events, with the two access gates to remain closed when the overflow area is not in use.
30. The score board shall only be used for swim events.
31. The Aquatic Center P.A. System shall only be used for swim events and must comply with the Town of Paradise Valley noise ordinance.
32. There shall be at least one person at the School at all operational times who have been thoroughly briefed on the provisions of this Special Use Permit and who has the authority to resolve all problems related to compliance with this Special Use Permit. All calls from Town residents to the Town or School, regarding noise or disturbances shall be referred to and addressed by such person(s).

**EXHIBIT B
TO
ORDINANCE NUMBER 677**

Summary of Prior SUP Amendments

**TOWN OF PARADISE VALLEY
SPECIAL USE PERMIT FOR PHOENIX COUNTRY DAY SCHOOL
SUP-14-01**

- **July 27, 1972:** to alter the location of the swimming pool and related accessory buildings from its original location.
- **July 5, 1973:** to allow for the construction of eight tennis courts, to provide that the tennis courts be used solely for school purposes only, and to cap the maximum number of students at 460.
- **August 12, 1976:** to add a student lounge on site.
- **May 11, 1978:** to replace an existing frame storage structure with a new 76-foot block storage structure.
- **June 22, 1978:** to construct a new entrance to the school from Stanford Drive.
- **June 12, 1979:** to amend the "Nature of Use" section of the Special Use Permit to allow both the pool and appurtenant dressing rooms to be used solely for the school's physical education program and related uses and for intermittent group use and for scheduled group use only as a training facility.
- **July 26, 1979:** to replace original exhibits with two new exhibits, including a site plan. This amendment also allowed the parking facilities and classroom facilities to be used by the Camelback Bible Church on Sundays.
- **December 20, 1979:** to clarify exhibits approved in the July 26, 1979 Special Use Permit.
- **June 26, 1980:** to substitute the site plan dated December 20, 1979 with a revised site plan dated May 1980.
- **June 25, 1981:** to replace exhibits from previous amendments, with plans dated March 1981 including a site plan, elevation plan, floor plan, and drainage and grading plan. The amendment also limited outdoor lighting for the pools for night swimming; the deck area around the pools; and the walkways to the parking lot. The amendment prohibits the school from selling memberships in a swim or tennis club and from holding swimming activities beyond 11:00 p.m.
- **August 25, 1983:** to amend the dates of "Exhibits A and B" from March 1981 to July 21, 1983.
- **June 24, 1984:** to amend the site plan to construct two outdoor covered sitting areas on the property.
- **January 10, 1985:** to replace exhibits approved in the 1983 Special Use Permit with new plans including a master plan and elevations.
- **November 12, 1992:** to add a proposed master plan development east of the wash that bisects the subject property; to allow enrollment for grades K through 12 with lower, middle, and upper schools, to cap the maximum upper school enrollment to 50% of the total school enrollment and the maximum number of all students to 1,200; to replace all dead plants and to maintain all new landscaping and undeveloped land; to place time deadlines for all landscaping and irrigation improvements, the construction of playing fields in the Cudia City Wash, the six-foot meandering recreation path, the construction of the new science building and parking lots, and the permanent paving of the then unpaved parking lots. The Special Use Permit also applied conditions including setbacks requirements; submission of a letter

from the Army Corp of Engineers and the Maricopa County Flood Control District authorizing construction in the wash area; adherence to 1979 Uniform Fire Code; and limitation on the height of lighting to two feet with proper shielding.

- **January 13, 1994:** to extend the deadline for the installation of interim paving to comply with Environmental Protection Agency requirements.
- **April 14, 1994:** to rescind approval of the proposed master plan development east of the wash from the 1985 Special Use Permit and the Parking Lot Landscaping Plan dated February 28, 1984; to add stipulations including the measurement of the finished floor for building 'N', the color and finish of the recreation path, parking lot lighting specifications, a time limit and surface materials for parking lot improvements, restrictions on lighting except for security lighting, and the development of a traffic plan for Stanford Drive between the school and the Camelback Bible Church.
- **August 29, 1996:** to approve "Exhibit I" as a new master plan dated May 3, 1996 and to authorize the relocation of two proposed buildings and construction of building 'O'.
- **September 10, 1998:** to construct a new fence around building 'H' on Stanford Drive for safety purposes and to allow an existing gate located southwest of building 'Y'.
- **June 20, 1999:** to reduce the number of playing fields in the drainage basin.
- **March 22, 2001:** to approve construction of building 'U' to be used for art instruction, to remodel the use of building 'P' from art instruction to a library, to add a computer lab in building 'R', to add administrative offices in building 'Q', and to construct building 'V' to be used as an auditorium.
- **February 17, 2004:** to approve a minor amendment for new 6-foot high wrought iron fencing along the south and east property line, replacement of an existing guardhouse in Parking Lot #6, a new student drop off drive in Parking Lot #6, and a stabilized decomposed granite overflow parking area south of Parking Lot #6.
- **April 4, 2005:** to amend the Special Use Permit providing for renovation of existing classroom buildings 'F', 'G', 'H', 'J' and 'M', installation of new playground equipment, installation of new outdoor tensile shade structures, improvements to existing landscaping and outdoor lighting, and improvements to site infrastructure.
- **September 18, 2007:** to approve a minor amendment to the Special Use Permit to replace building 'K'. Per the 2005 amendment to the Special Use Permit, building 'K' was to be remodeled. However, further evaluation exposed deficiencies in fire protection, restrooms, and accessibility that cannot be reasonably resolved in the existing structure.
- **March 16, 2010:** to approve a managerial amendment for additional screen wall height and tenant improvements on buildings 'B' and 'C'.
- **November 21, 2013:** to approve a minor amendment to the Special Use Permit to allow for the construction of a new aquatic center, building 'X', the relocation of the tennis courts, an updated parking lot, new fencing, new landscaping, new lights and rescinding building 'K' approved in 2007 to keep the proposed application as a minor amendment.
- **January 14, 2014:** to approve the addition of a shade canopy to the new aquatic center, building 'X', changes to the exterior of the aquatic center building and the change in pool barrier fence material.
- **March 16, 2014:** to approve a managerial amendment to the aquatic center, building 'X', approved in 2013 to add lights onto the aquatic center shade canopy.
- **June 26, 2014:** to approve building 'Z' for expansion of the school's gymnasium facilities on the location of the old aquatic center, an associated shade structure, perimeter fencing and landscaping.

Article XXV. SIGNS ^{170 388 564}

Section 2501. Definitions:

The definitions in Section 201 of the Zoning Ordinance of the Town of Paradise Valley control.

Section 2502. Signs Prohibited on Public Property:

Signs in the right-of-way, or upon public property must be temporary and must comply with the limitations of Table XXV-1. Signs must not be placed or mounted on utility or traffic control structures.

Section 2503. Removal of Prohibited Signs:

Any sign which is placed, posted or affixed contrary to the provisions of Section 2502 may be removed by the Police Department or Street Department. The person responsible for the illegal sign is liable to the Town for the cost of removing it.

Section 2504. Public Signs:

The following signs are not subject to the provisions of this Article:

- Directional and informational
- Traffic control
- Hazard or warning
- Underground utility locator
- Public bulletin boards
- Town community buildings

Section 2505. Limitations on other Signs, Both Non-Commercial and Commercial:

All signs must be placed, posted or affixed on private property only as allowed in Table XXV-1.

Section 2506. Lighting: ³⁸⁸

- A. Lighting shall not be flashing, intermittent or scintillating; shall not be moving, animated or create noise in any manner.
- B. Back lighting of freestanding letters mounted on a wall shall be limited to 100 lumens per square foot of sign area and the letters shall be fabricated so that the light source cannot be seen from off the property.

- C. Indirect lighting of signs shall be limited to two (2) seventy-five (75) watt incandescent bulbs per sign. If the sign is double faced, the same type and amount of lighting may be used on each side. The seventy-five (75) watt incandescent bulbs shall be limited to seven hundred fifty (750) lumens per bulb, and shall be completely shielded from view at the nearest property line, and shall not exceed 0.75 foot candles of projected illumination measured at the nearest property line.
- D. Signs that are internally illuminated shall not exceed 0.75 foot candles of projected brightness measured at the nearest property line.

Section 2507. Audible Signs:

Signs shall not include public address capability nor any other means of producing speech or music.

Section 2508. Permits Required:

Prior to erection all temporary signs must receive a permit issued by the Town.

Section 2509. Duration:

All temporary signs must be removed each day no later than sunset.

Section 2510. Banner Signs: ²⁰⁰

Banner signs may be exhibited only on properties currently subject to a Special Use Permit, in compliance with the following terms:

1. Size: Maximum three feet in height, and no longer than ten feet.
2. Faces: Banner signs may be two sided.
3. Setback: Banner signs shall be set back at least ten (10) feet from all property lines and must be placed so that they do not block traffic vision to or from the driveway. Compliance with Zoning Ordinance Section 1022 regarding corner vision at intersection is required.
4. Lighting: Banner signs shall not be separately lighted or illuminated. If existing approved landscape lighting provides illumination of the banner without alteration of the existing lights, it shall not be considered a violation of this section.
5. Quantity: Banner signs shall be limited to no more than one at a time.

6. Permits: Prior to placing a banner sign a permit must be obtained from the Town Zoning Administrator. Days during which banner signs must be displaced shall be specified in the permit.
7. Duration: The grantee of a special use permit may display a banner sign for 60 days each year. The duration of each display is the choice of each grantee provided the total number of days does not exceed 60. If a banner sign is displayed for more than 7 consecutive days another banner sign shall not be displayed until 14 days have elapsed.
8. Interior Banners:
Interior banners not visible from off the subject property may be utilized without compliance with the terms of this Section and are exempt from this Ordinance.
9. Fees: There shall be no fee for the first 48 hours of display of a banner sign each calendar year by each grantee. (A permit is required.) For each permit issued after the first 48 hours the fee shall be \$25.00

FOOTNOTES:

170 Ordinance # 295 – 2/9/89
200 Ordinance # 328 – 12/19/91
388 Ordinance # 388 – 1/12/95
564 Ordinance # 564 – 11/03/2005

ZONING ORDINANCE

TABLE XXV-1

CATEGORY	CONTENT	MAXIMUM AREA	SET BACK	ILLUMINATION	PLAN REQUIRED ³	QUANTITY	MAXIMUM Height
Residential	Name & Title	144 square inches		None	No	1	3 feet
Residential	Any	3 square feet each		None	No	6	3 feet
Subdivision	Name/ Logo Only	2 square feet per lot or 30 square feet, whichever is less, aggregate	25 feet	Internal, Indirect	Yes	2	3 feet
Subdivision	Premises ¹ for sale	36 square feet, aggregate	25 feet	None	Yes	2	8 feet
Non-Residential	SUP ²	SUP ²	SUP ²	SUP ²	Yes	SUP ²	SUP ²

1. Must be removed when eighty per cent of the lots in the subdivision are sold (closed), or after the expiration of one year from the date first erected, whichever event occurs first.
2. Content, Maximum Area, Setback, Illumination, Quantity, and Height as approved by Special Use Permit or other Town action.
3. If a plan must be submitted, the plan must include the exact specifications of the sign, including dimensions, materials, method of illumination, number and location. The plan must be approved by the Town Council.



SPECIAL USE PERMIT GUIDELINES

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Section 1 General Purpose

The following guidelines should not be construed as an ordinance. These guidelines are a result of joint discussions between the Town Planning Commission and Town Council to provide a generally-accepted vision of appropriate site, bulk, density, perimeter, parking, sign, lighting, and other related standards during the review of a new or amended Special Use Permit for a non-residential development in the Town of Paradise Valley. The nature of the request, the architecture of the development, the unique characteristics of the site, among other factors, may merit less or more restrictive standards as determined during a complete review of each individual request. It should be noted that meeting all the guidelines listed below does not obligate the Town to grant a Special Use Permit or amendment thereto. These guidelines supplement the regulations as set forth in Article XI, Additional Use Regulations and Special Uses, of the Town Zoning Ordinance.

Section 2 Lighting

The following lighting guidelines shall apply to all non-residential properties requiring a Special Use Permit.

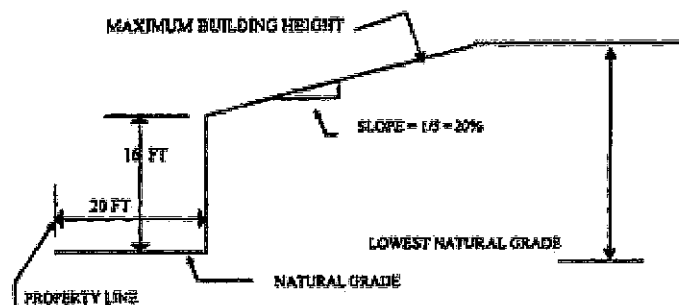
- a. **Outdoor lighting shall be permitted so long as:**
 - i. the light emitting element is shielded so that no beam of light extends above a horizontal plane placed at the lowest level of any exposed portion of the light emitting element; and
 - ii. the light emitting element and reflecting device of all lighting or illumination units is hooded or shielded so that it is not visible from any adjacent lot or real property; and
 - iii. such outdoor lighting or illuminating units do not direct light, either directly or through a reflecting device, upon any adjacent real property.
 - iv. uplighting shall be permitted so long as no light emitting device is greater than 25 watts or emits more than 250 lumens.
- b. **Outdoor pole lighting shall be permitted subject to the provisions of subsection A.8.a of this section so long as:**
 - i. the height of such lights or illumination does not exceed **16** feet measured from the natural ground level; and

- ii. Each lighting or illuminating device shall be set back from the nearest property line a distance equal to or greater than the height of the device above natural ground level.
- c. Outdoor light levels, measured in foot candles in accordance with Illuminating Engineering Society of North America (IESNA) standards, shall not exceed the following levels in the locations specified:
- i. parking lots – 1.6.
 - ii. entrance roadways, interior driveways and drop off areas – 5.0.
 - iii. adjacent to service buildings and loading docks – 5.0.
 - iv. in conjunction with architectural lighting adjacent to all other structures – 3.0.
 - v. outdoor pool decks and function areas – 5.0.
 - vi. outdoor dining areas – 10.0.
- d. No outdoor lighting shall be permitted within any setback area adjacent to a residential property unless:
- i. the lighting measured at the property line does not exceed 0.5 foot candles; and
 - ii. all light emitting elements are less than three (3) feet in height.

Section 3 Open Space Criteria

The following Open Space Criteria shall apply to all non-residential properties requiring a Special Use Permit. To maintain view corridors around the perimeter of a property, building heights shall be limited around property lines. No building shall penetrate an imaginary plane beginning at 16 feet above the natural grade and 20 feet from exterior property lines, which plane slopes upward at a ratio of one foot vertically for each five feet horizontally measured perpendicular to the nearest property line, as illustrated in Figure 3-1. This limitation shall apply until the maximum allowable height is reached. All height measurements shall commence at the ground elevation at the 20-foot beginning line. Building height measurements shall be taken from the high points of the structure to the closest point on the 20-foot beginning line perpendicular to that portion of the structure. Notwithstanding the foregoing, no structure shall be located closer to an exterior property line than as otherwise permitted for that use.

Figure 3-1



**Section 6 Religious Facility, Private School, Non-Profit Organization,
Public/Quasi Public**

1. Bulk and Density Standards
 - a. *Maximum building height of principal building – 35 feet*
 - b. **Maximum building height for all other structures - 24 feet**
 - c. **Maximum lot coverage for all buildings - 25%**
 - d. **Minimum lot area - 5 acres**
 - e. **Towers and other architectural features may exceed building maximum heights subject to special use permit or major amendment approval.**
 - f. **To maintain view corridors around the perimeter of a property, building heights shall be limited around property lines in accordance with the Open Space Criteria per Section 3 of the Special Use Permit Guidelines.**

2. Perimeter Standards
 - a. **Building setback when property is adjoining residentially zoned property – 60 feet**
 - b. **Building setback when property is adjoining a public street - 40 feet**
 - c. **Parking lots and internal driveways shall be set back a minimum of 60 feet from adjacent residentially zoned property.**
 - d. **Parking lots shall be shielded with a minimum 3 foot high wall or a landscaped berm providing equivalent screening or a combination of both so that no vehicle lights shall shine onto adjacent residentially zoned property.**
 - e. **Parking lots adjoining public streets shall be shielded by a minimum 3 foot high wall or landscaped berm providing equivalent screening or a combination of both.**
 - f. **There shall be a 40 foot wide landscaped area adjacent to an exterior property line where it abuts residentially zoned property.**
 - g. **There shall be a minimum 30 foot wide landscaped area where an exterior property line abuts a public or private local or collector street and a 50 foot wide landscaped area where an exterior property line abuts a Major or Minor Arterial.**

3. Parking
 - a. On-site parking shall be provided as follows:
 - i. **Places of assembly - 1 space for each 3 seats or for each 54 inches of total pew length**
 - ii. **Classrooms - 1 space for each classroom**
 - iii. **Administrative offices - 1 space for each 300 square feet of net interior floor area**
 - iv. **Professional offices - 1 space for each 300 square feet of net interior floor area**

- b. **These requirements may be modified in conjunction with special use permit or major amendment approval based on information documenting overlapping usage of on-site facilities by employees or visitors and as contained in an approved traffic and parking analysis.**

4. Signage

In addition to the provisions of Chapter XXV, Signs, of the Town's Zoning Ordinance, the following regulations shall apply:

- a. **One ground sign no higher than 8 feet and no larger than 32 square feet in area shall be permitted at each principal entrance to the property.**
- b. **No moving or animated signs shall be permitted.**
- c. **Changeable message panels shall be permitted.**
- d. **Traffic and directional signs within the site shall not exceed 12 square feet in area and five feet in height.**

5. Lighting

Lighting as per Section 2 of the Special Use Permit Guidelines

Phoenix Country Day School
Special Use Permit Minor Amendment – Signs (SUP 15-02)
Lighting Standards Analysis

No	Light Standards	Source	Proposed Sign	Compliance
1	Outdoor lighting prohibited, except as provided in SUP	Stip 10, SUP	All	Illumination of the signs will not be on between the hours of 9:30 p.m. and 5:30 a.m.
2	Aquatic center lights off at 9:30 p.m.	Stip 11, SUP	Aquatic Ctr	See No. 1 above. Illumination to match existing lights off time
3	Parking lot lights	Stip 12, SUP	Not Applicable	Not Applicable, no parking lot lights with this application
4	Except for security lights, all outside lighting must be off unless needed for activities	Stip 13, SUP	All	None of the lighting associated with the signage is directly associated with an activity. See No. 1 above.
5	Lighting shall not flash, move etc.	§2506, ZO	All	None of the proposed lights will flash, etc.
6	Back lighting, 100 lumens per sf; cannot see light source off property	§2506, ZO	Aquatic Ctr, Gym	Light source located internally along the length of the metal sign cabinet at the top and bottom.
7	Indirect lighting shall be limited to two 75-watt (750 lumens) incandescent bulbs per sign face, bulb completely shielded at viewed at the property line and 0.75 foot candles at property line	§2506, ZO	Mural, Donor Monument	Using LED fixtures, incandescent is an old technology. Refer to Sheet ES-1, Label Q and L for lumen count. Both signs are setback ~ 197' and result in 0.00 foot candles at the nearest property line along 40 th Street.
8	Signs internally illuminated shall not exceed 0.75 foot candles at property line	§2506, ZO	Not Applicable	Not Applicable, none of the proposed signs are internally illuminated
9	Light element shielded so no light above horizontal plane, hooded and shielded so element not visible at property line; light not direct upon adjacent property	SUP Guideline	Aquatic Ctr, Gym	Refer to No. 6 above
10	Light not direct upon adjacent property	SUP Guideline	All	No proposed illuminated sign light element directs light onto adjacent property
11	Pole lighting, foot candle measurements by use	SUP Guideline	Not Applicable	Not Applicable, no pole lighting with this application and the uses listed do not include signs
12	No outdoor lighting within setback adjacent to residential property, 0.5 foot candles	SUP Guideline	Not Applicable	Not Applicable, illuminated signs adjoin 40 th Street. Residential homes exist across street, foot candles at property line is 0.0 per Sheet ES-1

**PHOENIX COUNTRY DAY SCHOOL
MINOR AMENDMENT TO SPECIAL USE PERMIT**

Project Team

Owner:	Phoenix Country Day School	Andrew Rodin
Attorney:	Rose Law Group	Jordan Rose
Architect:	Knoell & Quidort I Architekton	Hugh Knoell
Landscape Architect:	CVL	Tim Starkey
Civil Engineer:	CVL	Brian Hensley
Traffic Engineer:	CivTech	Dawn Cartier
Lighting Consultant:	Luminous Design Concepts	Franklin Williams
Electrical Engineer:	Neptune Engineering	Manuel Torres

PROJECT NARRATIVE

November 01, 2013

REPLACEMENT OF EXISTING AQUATIC CENTER

BACKGROUND

Phoenix Country Day School (PCDS) was founded in 1961, on its current property at the southwest corner of 40th St. and Stanford Drive. Subsequently incorporated into the Town, the first Special Use Permit (SUP) was issued in 1972. Over the years, the Town has granted several amendments to the SUP, as the school has upgraded its facilities and evolved into a distinct model of educational excellence, reflecting the unique culture of the region. Its graduates have advanced to the best universities and become leading citizens who make a positive difference in our nation and all over the world.

The current SUP is recorded as Town Ordinance #553.

PURPOSE OF AMENDMENT

Athletics at PCDS are integral to the academic program. They are designed to promote lifelong learning and health, teamwork, respect for others, and civic responsibility.

The aquatic center teaches swimming fundamentals to students at all levels in the school, and hosts competitions for the upper school and for clubs related to the school. Constructed 43 years ago, the aging pools and pool house do not adequately serve the on-going swim programs and are falling behind current standards and codes. The purpose of the amendment is to replace the existing pools, pool equipment and pool house, Building 'X', with a safer, healthier new facility.

The school's enrollment is regulated by the SUP. There will be no increase in the permitted enrollment. The new construction is intended only to improve the facilities and their necessary role in supporting the educational mission.

Landscaping

The landscape plan shows the improvements will be fully landscaped with desert trees and ground cover throughout the site. New trees are interwoven with existing along the 40th St. frontage as an additional buffer for the neighborhood and streetscape.

Exterior Lighting

A photometric layout is provided in the submission.

Parking lot lighting is designed to meet Town code, while providing safety for students, guests and residents, with 16' high poles among the landscape islands of the parking lot, with full cut-off luminaires so the light source will not be visible from off site. Lower height poles would increase in the number of fixtures; and be less attractive to the daytime environment.

Light fixtures mounted on the building provide only enough light for safe circulation, No lighting is designed to feature the building itself.

Pool deck lighting is designed to meet current IESNA Standard RP-6-01, Class III, ("high school with some spectators"), which requires a minimum of 30 foot-candles for the safety of swimmers in the immediate pool area. These minimum requirements are typically met with 30' to 70' high poles. The photometric layout shows the lowest allowable height of 30'.

All pole mounted luminaires are Dark Sky compliant with flat lenses and full 90 degree cutoff distribution with no light above the horizontal plane of the housing.

Pool lighting will not be kept on after 9:30. Building mounted and parking lighting will remain for an additional half hour to allow safe exiting.

Grading and Drainage

The site drains southwest into the ACDC basin, as approved by agreement with the Maricopa County Flood Control District subsequent to the easement granted by PCDS to the District. An updated drainage report is provided herewith, indicating these improvements will not alter the current drainage.

Pool backwash and deck drains are incorporated into the grading plan. Currently, pool water is backwashed directly into the 30" pipe north of the aquatic center and flows to the lower, paved channel of the ACDC flood control easement. The proposed plan will channel the water first to the newly constructed detention basin on the site, for "first flush"; then channel it through the existing 24" pipe from the detention basin to the ACDC.

Signage

The only signage associated with this amendment is the building identification sign shown on the East Elevation of SUP-3 and directional/naming signage for the toilet rooms, office, classrooms, etc. These signs will be wall mounted and illuminated by recessed, directional fixtures in the ceiling. No monument signs are included in the application.

Phasing

After construction of the aquatic center, the existing facility will be removed and the site cleaned up. The current 18 space Parking Lot #5 east of the building will be removed and replaced with a landscape buffer for the neighbors across 40th St.

