

Phoenix Country Day School

-Statement of Direction- December 15, 2016

Phoenix Country Day School submitted a Special Use Permit application for the addition of a new Administration Building, signage, and new fencing.

Section 1102.3 of the Town's Zoning Ordinance states the Town Council must issue a Statement of Direction for the Special Use Permit application within 45 days of the first staff presentation. In this case, the Statement of Direction must be issued on or before January 14, 2017.

The Statement of Direction is not a final decision of the Town Council and does not create any vested rights to the approval of a Special Use Permit. Any applicant for a Special Use Permit shall not rely upon the matters addressed in the Statement of Direction being the same as those that may be part of an approved Special Use Permit.

Therefore, the Town Council issues the following Statement of Direction for Phoenix Country Day School:

- The General Plan encourages the continued revitalization and improvement of the Town's Special Use Permit properties while protecting the adjacent residential neighborhoods (General Plan Land Use Policy 2.1.2).
- The Planning Commission shall focus their review on the visible effects the amendment may have on the neighbors. In particular, the Planning Commission shall focus their review on:
 - Lighting, landscape buffers, screening of mechanical equipment, signage and height of the new administration building. Currently the building is proposed at 27 feet. Planning Commission shall review the height in light of the use; particularly, if 27' is the appropriate height for this one-story office building. Any architectural features greater than 27' shall be evaluated by the Planning Commission for appropriateness to the overall design.
 - Location, lighting, and type of proposed new signage located on the property/campus and that it shall meet all current and proposed lighting standards.
 - Excessive fencing is discouraged and shall be limited to what is needed to secure the campus. Fencing shall meet all current and proposed Zoning Ordinance standards.

As per Section 1102.3.C.3.c of the Zoning Ordinance, at any time during the review process, the Planning Commission may request clarification and/or expansion of this Statement of Direction based on additional information that has evolved.