

TOWN OF PARADISE VALLEY

Phoenix County Day School
Intermediate SUP Amendment
SUP-23-05

Town Council
Public Hearing
April 11, 2024

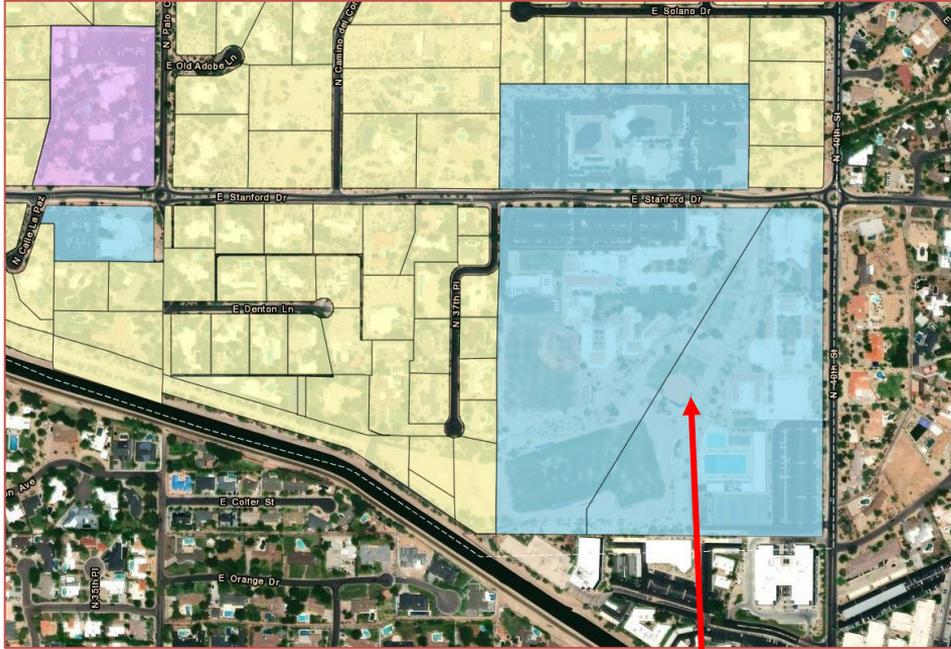


TODAY'S GOAL

- Review & Action on PCDS Improvements:
 - New Performance Art Center/Building
 - New parking area



VICINITY MAP & AERIAL PHOTO



Subject Property

April 11, 2024



PLANNING COMMISSION DISCUSSION

- December 5th & January 16th work sessions:
 - PC requested:
 - Stipulation that PAC building can only be used by PCDS and not rented out
 - Identify how long parking agreement in effect

- February 20th public hearing:
 - Recommendation of approval via unanimous vote



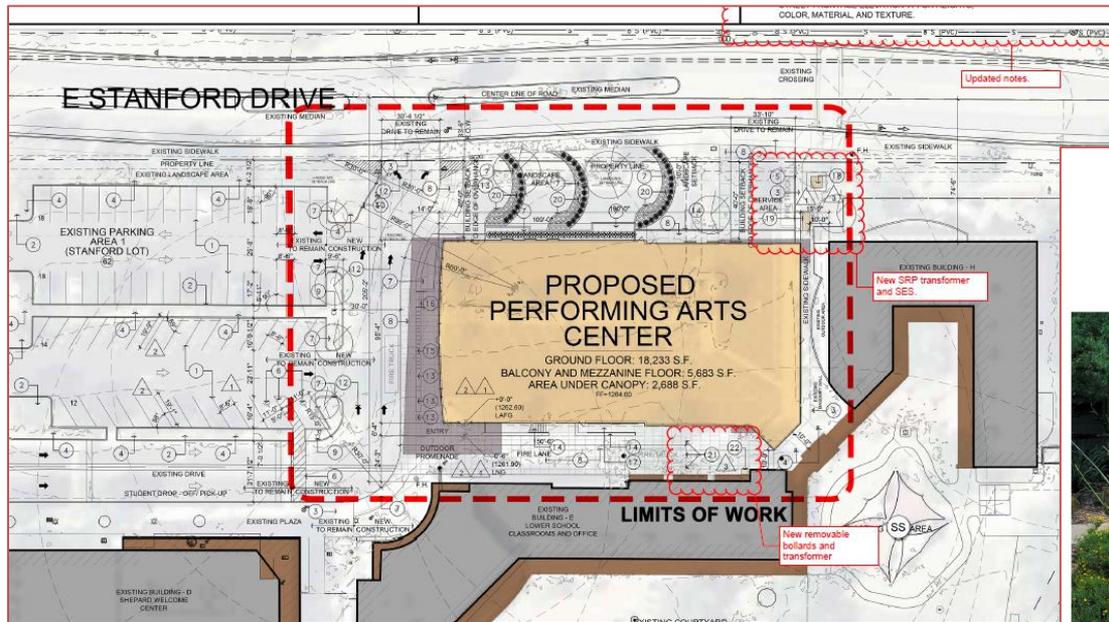
TOWN COUNCIL DISCUSSION

- March 14th & March 28th study sessions:
 - TC requested parking analysis recommendations be added to ordinance as a stipulation
 - Stipulation No. 16 identifies parking analysis recommendations
 - No recommended edits to draft ordinance at March 28th study session



UPDATES

- Applicant updated site plans to show relocation of SRP transformer and location of building transformer



PROPOSED LANDSCAPE PLANTING



SRP TRANSFORMER SITE PLAN EXHIBIT



SUMMARY OF REQUEST – PAC BLDG

- New Performance Art Building:
 - 40' setback from Stanford Dr
 - 35' tall
 - **Encroaches into OSC**
 - Lot Coverage:
 - 17.4% Proposed
 - 16.0% Exist
 - 20,921 sq ft – Footprint
 - 26,604 sq ft – Floor Area
 - 600 Seats
 - Sign on southern part of bldg.
 - Building placed over existing parking spaces
- SUP Guideline Recommendation:
 - 40' setback from Public Street
 - 35' tall
 - Meet Open Space Criteria (OSC)
 - Lot Coverage:
 - 25%

SUMMARY OF REQUEST – PAC BLDG

- New PAC Bldg Uses:
 - Used for student performances and campus assemblies
 - Will not host performances outside of school programs
 - Will not schedule concurring events
 - Family and friend events will not occur when classes are in session
 - No increase in enrollment, classroom numbers, nor classroom area
 - Most events typically end by 9 pm
- Zoning Ordinance Uses:
 - Improvements compliant with school use
 - Private School - institution for instruction and education of children or adults and that is not operated by public school district
 - Allowed uses:
 - a. Halls for assembly
 - b. Offices for staff or consultation
 - c. Classrooms, laboratories, gymnasias and similar recreational facilities

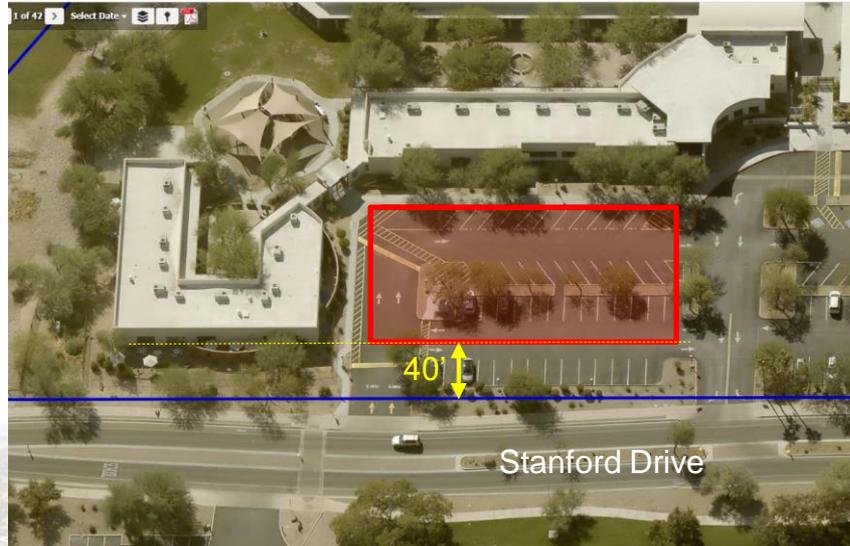
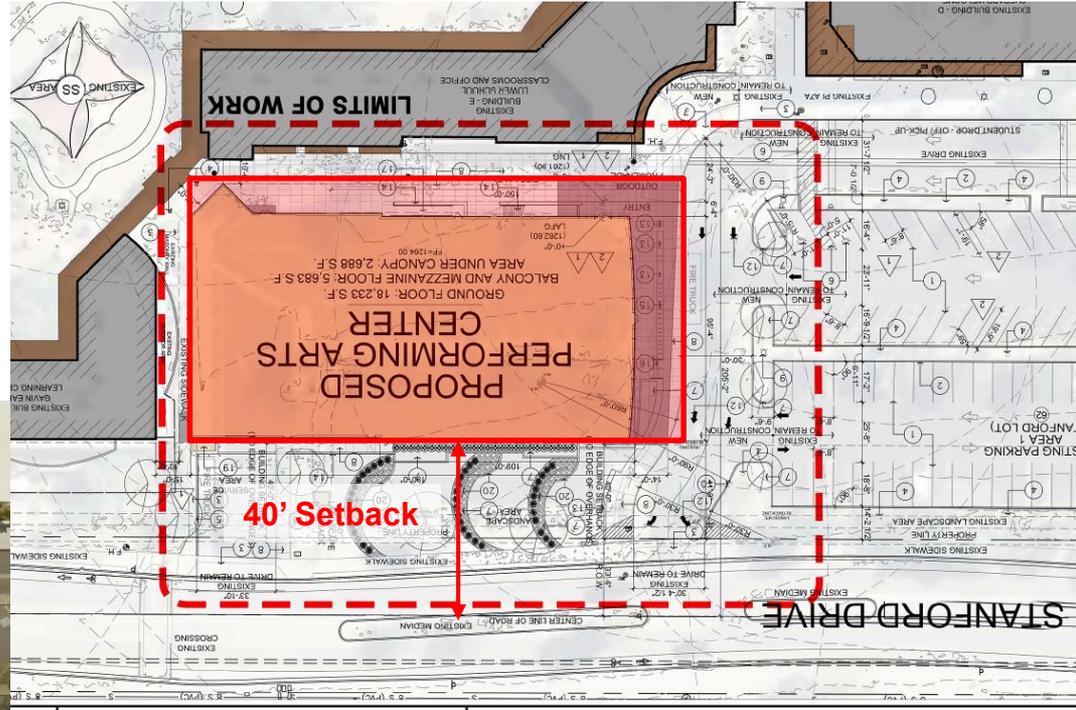


SUMMARY OF REQUEST – PARKING AREA

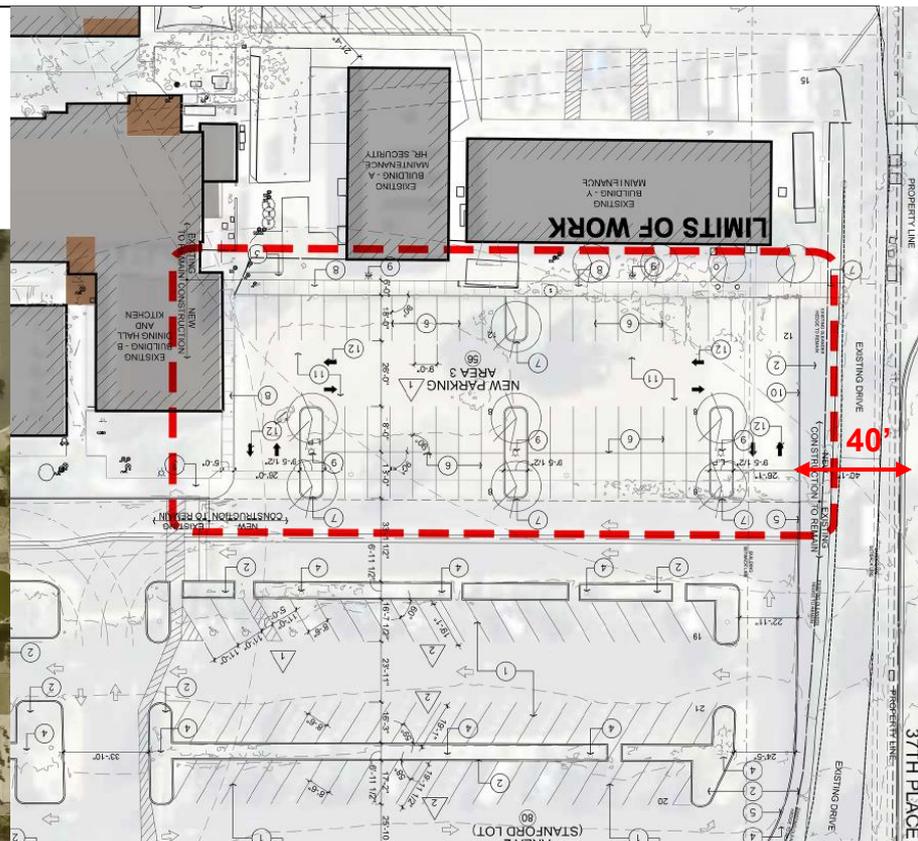
- New Parking Area:
 - 40' setback from west P.L.
 - Aligned with exist. parking lot
 - 56 spaces
 - Spaces 18'x9' (162 sq ft)
(Matches existing spaces)
 - Total:
 - 453 Exist
 - 456 Proposed
- SUP Guideline Recommendation:
 - 40' setback from ROW
 - Spaces 20'x9' (180 sq ft)
 - Parking Study Identifies 456 spaces as sufficient



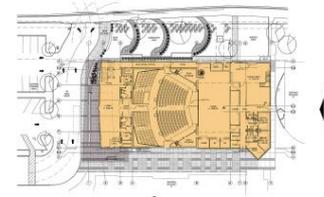
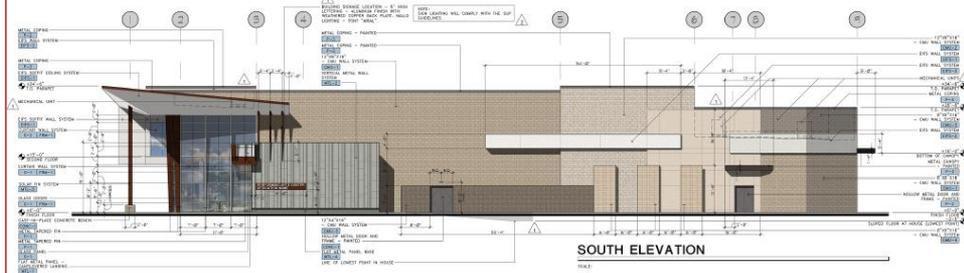
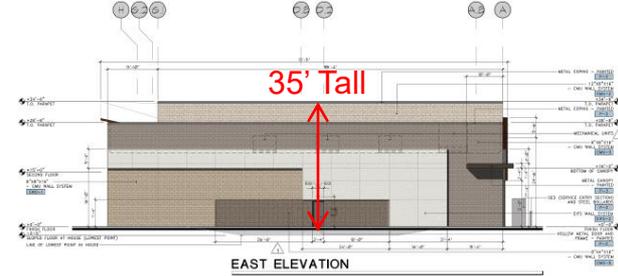
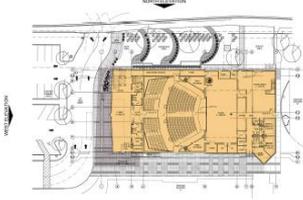
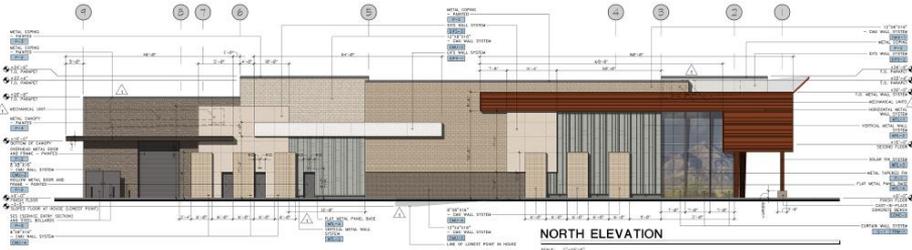
SITE PLAN – PERFORMANCE ART BLDG



SITE PLAN - PARKING AREA

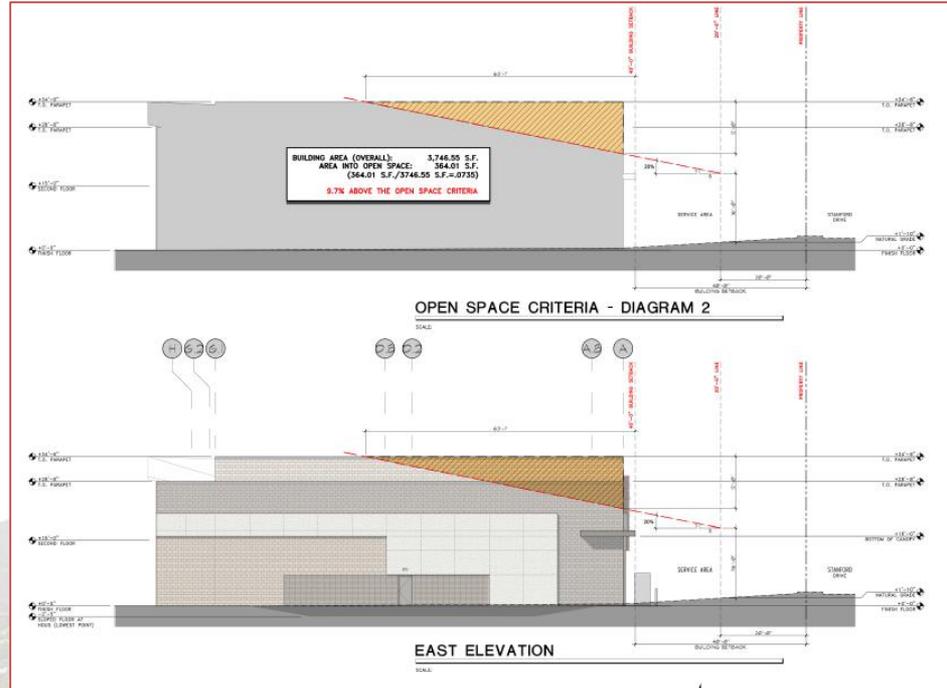
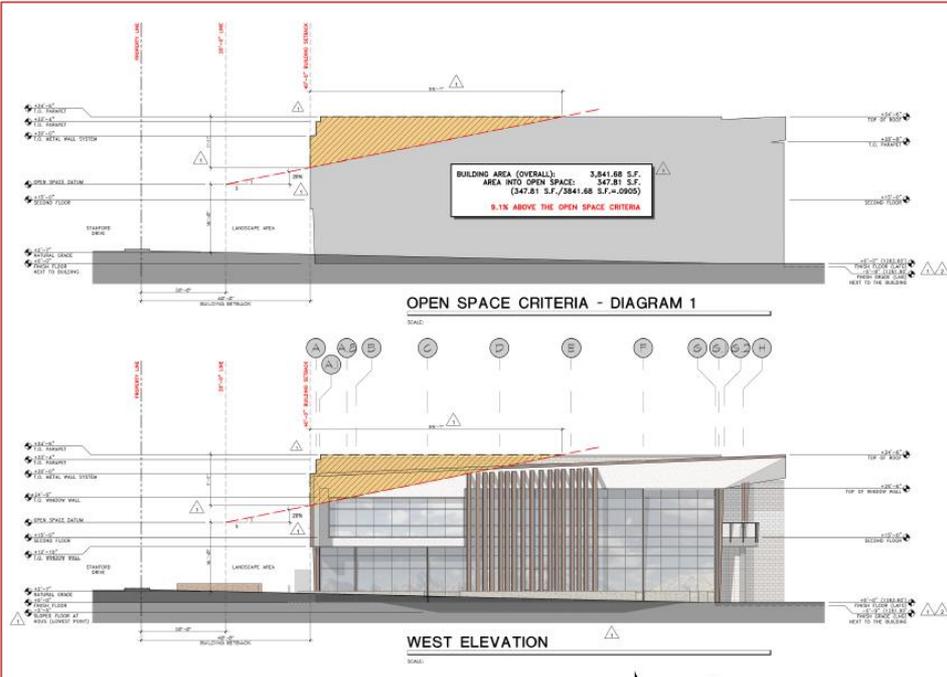


EXTERIOR BLDG. ELEVATIONS



April 11, 2024

ENCROACHMENT INTO OSC



April 11, 2024

ENCROACHMENT INTO OSC (CONT.)

- Staff supportive of OSC encroachment due to limited to no impact to from location of PAC building



STANFORD DRIVE LOOKING EAST
EXISTING CONDITIONS

SCALE: 1/4" = 1'-0"



EXHIBIT 3 - PROPOSED PERFORMING ARTS CENTER
PERSPECTIVE PHOTO MATCH LOOKING EAST

SCALE: 1/4" = 1'-0"



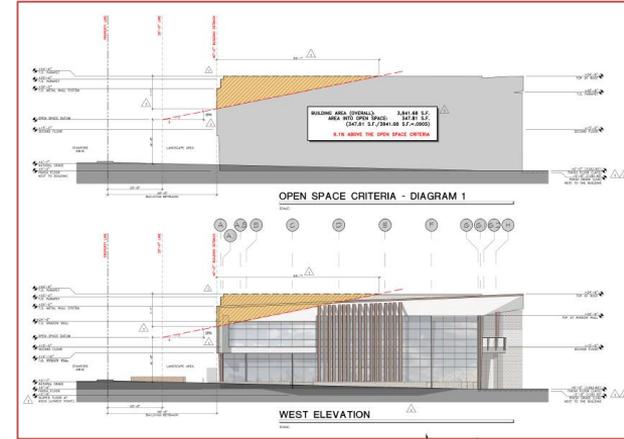
STANFORD DRIVE LOOKING WEST
EXISTING CONDITIONS

SCALE: 1/4" = 1'-0"



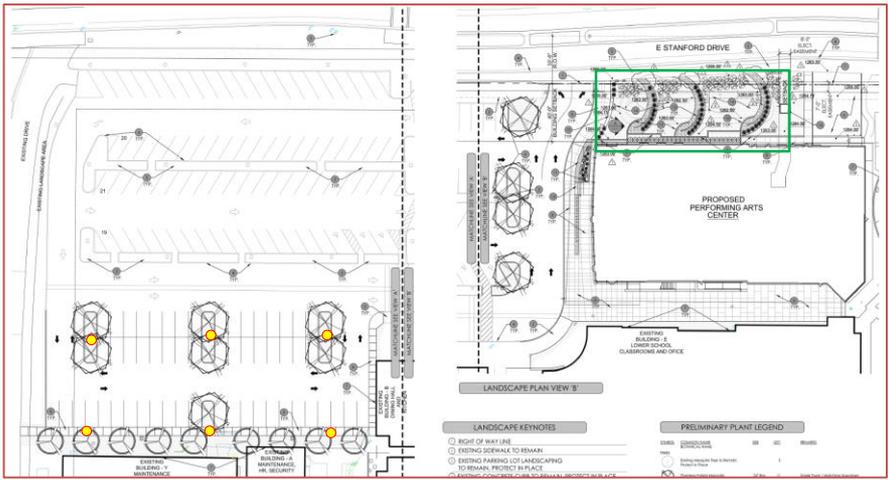
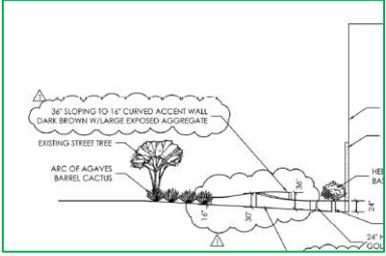
EXHIBIT 4 - PROPOSED PERFORMING ARTS CENTER
PERSPECTIVE PHOTO MATCH LOOKING WEST

SCALE: 1/4" = 1'-0"



LANDSCAPE, HARDSCAPE, & LIGHTING

- 16" to 36" tall site walls in front
- New landscaping:
 - Mesquite trees
 - Acacia trees
 - Agave
 - No landscape lights
- Lighting:
 - 15 wall sconces & 5 million light bars
 - 6 new parking lot light poles (8.5' Tall)
 - 2700 Kelvin
 - 0 ft candles at property line



WDOG2 LED
WDOG2 LED
WDOG2 LED

Specifications

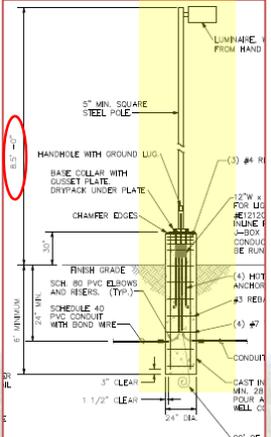
Item	Description	Quantity	Unit
1	WDOG2 LED	15	EA
2	WDOG2 LED	5	EA

CONCOURSE LED Specifications

CONCOURSE LED

Ordering Information

Item	Description	Quantity	Unit
1	CONCOURSE LED	5	EA



PARKING & TRAFFIC

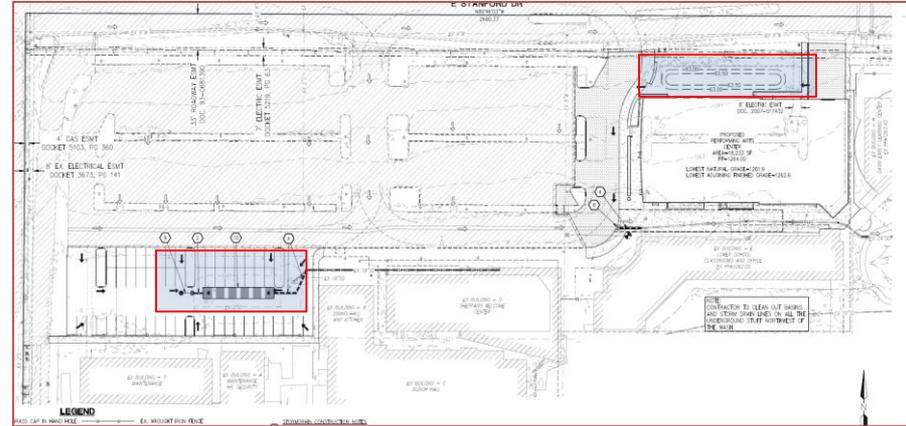
- Parking Analysis:
 - 3 more parking spaces add (453 existing to 456 total)
 - Sufficient parking for new PAC bldg.
 - Requires 200 parking spaces (after-class/weekend events generate parking demand)
 - Overflow parking at church if needed

- Traffic Analysis:
 - PAC building generates traffic/parking after school hours
 - 40th / Stanford Roundabout has low traffic volumes during non-regular school hours and can accommodate after school events
 - Non-regular school time traffic movements rated as an “A”
 - No recommended street system improvement



G&D AND FIRE

- Grading & Drainage:
 - Retention basin in front of PAC building
 - Underground retention tank under new parking area
 - Preliminary drainage report identifies improvements meet Town's on-site retention standards
- Fire Safety:
 - Improvements will meet all fire protection standards



ORDINANCE 2024-01

- Ordinance 2024-01 outlines draft stipulations
- 18 stipulations related to these improvements
- Summary of Stipulations:
 - Improvements must be in substantial compliance with plans and documents
 - Mechanical equipment must be screened
 - If light source of new fixture is visible from off property, it must be adjusted for code compliance



ORDINANCE 2024-01 (CONT.)

■ Summary of Stipulations:

- Fencing required around areas of improvement during construction
- PAC building shall only be used by PCDS and shall not be rented
- Stip. 16 - Improvements shall be in compliance with Parking

Analysis Recommendations:

- PAC bldg. cannot be rented out and not for general public use
- Two Events – 1) Students and faculty events during day and 2)“Family-and-friends” events
- Director of Operations to ensure demand does not exceed parking supply
- All existing stipulations in affect unless otherwise modified by this amendment



PUBLIC COMMENT

- Applicant held citizen review meeting on February 8th
- 2 neighbors expressed concern regarding overflow parking problem onto 40th St and traffic congestion in area:
 - Applicant addressed these concerns during citizen review meeting
- One comment of support during Commission public hearing
- Two inquiries from neighbor since March 28th study session
Expressed concern of street parking from current events



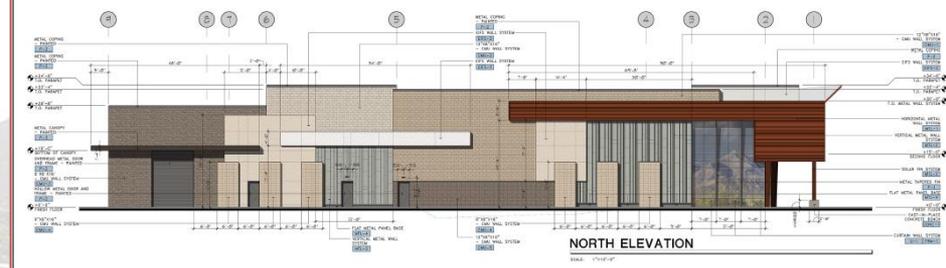
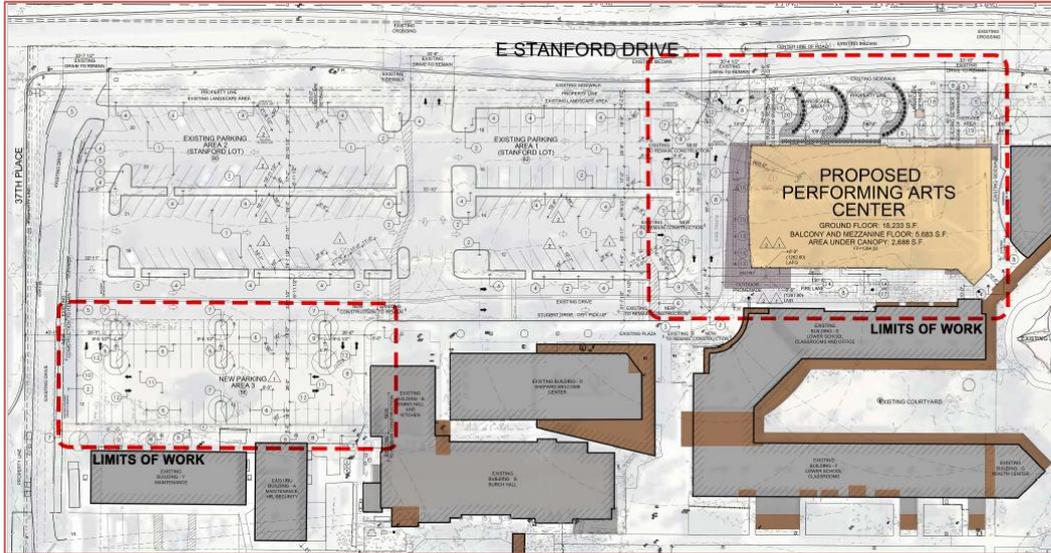
RECOMMENDATION & NEXT STEPS

- Staff Recommends Approval of Ord. 2024-01

- Actions:
 - Approve – Subject to Stipulations
 - Deny
 - Continue for further review



QUESTIONS?



SLIDES BELOW FOR REFERENCE



PROCESS

Intermediate Amendment Process:

- Application Submittal
(September 20, 2023)
- Statement of Direction
issued November 9, 2023
- Planning Commission Review &
Recommendation (March 5, 2024)
- Town Council Review/Action (Late
Spring/Early Summer)

1. Planning Commission shall focus review on visible, audible, and operational effects improvements may have on the neighbors
2. Look at noise, heights, setbacks, traffic/parking, lighting, landscaping, and signage



SUP AMENDMENT CRITERIA

- Intermediate amendment **does not**:
 1. Change or add any uses; or
 2. 40% max increase in floor area
 3. Have significant material effect on adjoining property owners that cannot be sufficiently mitigated
- Amendment:
 1. Retains school use
 2. 10.12% increase in floor area
 3. Limited to no impact
 - Building not located next to residential lots
 - New parking area in alignment with existing parking
 - Impacts vetted and mitigated through PC/TC review process



GENERAL PLAN POLICIES

Improvements compliant with Goals LU 3 and LU 4 Special Use Permit Property

LU 3.2 - The Town shall require development or redevelopment within Special Use Permit properties to provide any necessary mitigation achieved through context and scale, and architectural design, setbacks, sound moderation, resort property programming, and landscape buffering.

LU 3.1 - Consideration of Special Use Permit applications for development or redevelopment should balance a need for the Town's fiscal health against a steadfast commitment to protect the Town's low-density residential character and quality of life.



SOD - OVERALL

- SOD broken into 8 Sections
- Commission to review visible, audible, and operational effects on neighbors
- Town Council generally supportive of request (subject to public input)
- Improvements compliant with SOD



SOD - OVERALL

- Commission to review visible, audible, and operational effects on neighbors
- Commission to complete review by March 5, 2024
- Town Council generally supportive of request (subject to public input)
- SOD broken into 8 Sections



SOD – USE (#1)

- Evaluate:
 - Design/layout of improvements
 - Impacts of improvements (e.g., traffic, noise, and lighting)
 - Operational factors (hours of operation, etc.)

1. **Use.** *The use of a private school is not altered by this request. The proposed Performance Arts Center building will complement the existing facilities used on campus and in the school's music and theater arts program. A performance arts auditorium is a use (similar to the Dorrance auditorium) which is in compliance with Section 1102.2, Uses Permitted, of the Town's Zoning Ordinance (for private schools).*

The primary areas for Planning Commission review include, and are not limited to, the design/layout of the proposed improvements, the impact of the Performance Arts Center to the surrounding area outside the site (specifically traffic, noise, and light impacts), as well as the specific operational factors (hours of operation, etc.).



SOD – NOISE (#2)

- Evaluate:
 - Impacts of traffic along Stanford Drive
 - Visual and noise impact to nearby homes
 - Use of the outdoor space adjacent to the Building

2. **Noise Mitigation/Impact.** *The proposed Performance Arts Center is located at a setback of 40 feet from Stanford Drive with the primary entrances located at the western and southern parts of the building. The service area will also be located on the north elevation of the building off Stanford Drive and the relocated parking area will be placed along the western part of the campus near the existing residential properties.*

The Planning Commission shall evaluate impacts such as noise, light, traffic, and any other adverse effects these improvements may have on the neighboring properties. Specifically, the Planning Commission shall evaluate the associated impacts of traffic along Stanford Drive, the visual and noise impact to nearby homes, and the use of the outdoor space adjacent to Performance Art building.



SOD – HEIGHTS/VIEWSHEDS (#3)

- Evaluate:
 - Heights & viewsheds as seen from off-site
 - May require additional visuals (e.g., sightline representations, renderings, etc.)
 - Mechanical screening and architectural elements included in the maximum height measurement

3. **Heights/Viewsheds.** *The Special Use Permit (SUP) Guidelines suggest a maximum height of 35 feet for principal structures at private schools. The guidelines further apply the Open Space Criteria whereby no structure would penetrate an imaginary plane starting at a setback of 20 feet from all property lines at 16 feet above natural grade which slopes upward at a ratio of one foot vertically for each five feet horizontally (which limits the building height to 24 feet at a setback of 40 feet). The proposed Performance Arts Center building has different heights ranging from approximately 29 feet to 35 feet tall, with the auditorium portion of the proposed building partially sunken below grade to accommodate an interior height of 38-feet tall. Due to the 40-foot setback from the Stanford Drive/North property line, the northern portion of the building encroaches into the Open Space Criteria plane.*

The Planning Commission shall evaluate the proposed heights and viewsheds of the Performance Arts Center as seen from off-site (particularly impact to the views of Camelback Mountain). This may require additional visuals (e.g., sightline representations, renderings, etc.). Mechanical screening and architectural elements of the building shall be included in the maximum height measurement.



SOD – SETBACKS (#4)

- Evaluate:
 - Appropriate setbacks
 - Mitigating circumstances that buffer improvements:
 - How Stanford Drive meanders and creates deeper landscape buffer within ROW
 - Location of building site away from residential homes
 - Type and quality of landscaping, building articulation, location of outdoor congregation areas, etc.

4. **Setbacks.** *SUP Guidelines as applied to this site suggest that the building setback adjoining a public street (Stanford Drive) is 40 feet (proposed at 40 feet) and 60 feet adjoining residential (proposed at approximately 550 feet to the from the west property line for the proposed Performance Arts Center and approximately 35 feet from the new/relocated parking area).*

The Planning Commission shall explore appropriate setbacks for the Performance Arts Center, with particular attention to the setback along Stanford Drive. The Commission shall also identify any mitigating circumstances that may buffer the development (e.g., how Stanford Drive meanders and creates a deeper landscape buffer within the right-of-way, the location of the building site away from nearby residential homes, the type and quality of landscaping, building articulation, location of outdoor congregation areas, etc.)



SOD – LANDSCAPING (#5)

Evaluate:

- Landscaping along Stanford Dr and new parking area
- Appropriate screening or relocation of utility boxes
- Location and screening of building service area
- Harmony of landscaping and accent walls with existing Stanford Dr landscaping
- Appropriate type of plant material for location (drought tolerance, scale, seasonal color)
- Appropriate stipulations - maintenance and replace dead plants
- Use of screen walls and/or landscaping to mitigate impacts of new/relocated parking area

5. **Landscaping/Buffers** SUP Guidelines suggest a 30-foot wide landscape buffer along a collector street (Stanford Drive), 40-foot wide landscape buffer adjoining residential (west property line), shielding of parking lots from residential and the public street with walls and/or berms, and parking lots and internal driveways be minimally setback 60 feet from adjacent residential-zoned property. The proposal has a 40-foot wide landscape buffer along Stanford Drive with various curved accent walls up to 4 feet tall. The relocated parking spaces north of the maintenance building has an approximate 35-foot setback to the west residential property line that match the existing parking lot condition, with no changes to the existing landscape hedge that screens the parking lot from the homes along 37th Place.

The Planning Commission focus on landscaping/buffers shall be along Stanford Drive near the Performance Arts Center and within the new parking area. This includes, and is not limited to, appropriate screening or relocation of the utility boxes, the location and screening of the building service area, harmony of the proposed landscaping and accent walls with the adjacent Stanford Drive landscaping, appropriate type of plant material for the location (e.g., drought tolerance, scale, seasonal color), and appropriate stipulations (such as maintenance and replacing dead plant material). The Planning Commission shall also explore the use of screen walls, additional landscaping, etc. to mitigate any adverse impacts (such as noise and/or lighting) from the new/relocated parking area.



SOD – LIGHTING (#6)

- Evaluate:
 - Exterior lighting and how new lighting meets SUP Guidelines
 - Height of building light fixtures
 - How illumination might wash building
 - New parking lot lights (e.g., height, setback, quantity, etc.)
 - Hours of operation of new lighting

6. **Exterior Lighting.** *SUP Guidelines suggest that exterior lighting be hooded and shielded so as not to be visible from an adjacent property, the brightness for any up-lighting not exceed 300 lumens, pole lights be a maximum height of 16 feet tall (although encouragement is for pole fixtures at lower heights), fixtures be minimally setback equal to the height of the fixture, and the maximum illumination output be 0.5 foot candles adjacent to residential and 0.75 foot candles along other property lines (Section 1023, Zoning Ordinance). The Town typically suggests a color temperature of not more than 3,000 Kelvins to maintain a warm and soft color scale. In general, the proposed lighting is compliant with Town guidelines based on the material submitted to date.*

The Planning Commission focus on exterior lighting shall be how the new lighting meets SUP Guidelines. Some focus areas include the mounted height of light fixtures on the Performance Arts Center building, how illumination might wash the building, and evaluation of the new parking lot lights (e.g. height, setback, quantity, etc.). The hours of operation of the new lighting shall also be examined.



SOD – TRAFFIC & PARKING (#7)

- Traffic, parking, and circulation reviewed by Town's professional staff to ensure compliance with safety standards and codes
- May require additional analysis:
 - Verify that Performance Art Center will not negatively impact traffic on nearby public streets
- Verify adequate on-site parking
- Evaluate size/dimension of new/relocated parking spaces

7. **Traffic, Parking, and Circulation** *There are no proposed traffic or circulation changes. The proposed Performance Arts Center will be placed on the eastern portion of the existing parking lot along Stanford Drive (taking 49 parking spaces), with 56 parking spaces placed on the west side of the campus just north of the existing maintenance building. The Town Zoning Ordinance recommends that new parking spaces shall be 180 square feet (typically 9 feet wide by 20 feet long).*

There are four driveways into the school along Stanford Drive. The three westernmost driveways will remain the same along with the current circulation pattern. The easternmost driveway will be used as a service driveway for the Performance Arts Center. The proposed Performance Arts Center is planned for events related to student usage. Any occasional non-student, non-faculty audiences will only occur on weekday late afternoons and evenings, and on weekends when normal student activities are not occurring. Per the applicant's narrative, the performances will occur after school hours.

The traffic, parking, and circulation is reviewed by the Town's professional staff to ensure compliance with the required safety standards and code requirements. This may require additional analysis which shall include, and is not limited to, the verification that the proposed Performance Arts Center will not negatively impact the traffic onto nearby public streets and the verification of adequate on-site parking. The size/dimension of the new/relocated parking spaces shall be evaluated (in comparison with the current spaces on campus).



SOD – SIGNAGE (#8)

- Narrative identifies signage associated with improvements will mimic existing signage on campus
- Town has allowed signage on certain signature buildings (aquatic center and gymnasium)
- Applicant must provide sign package for review
- Commission evaluate impact of sign location, size, and illumination in accordance with SUP Guidelines

8. **Signage.** *The SUP Guidelines suggest up to one identification/monument sign at each entrance not more than 8 feet tall and a sign area not more than 32 square feet at each entrance. Directional signs typically shall not exceed 12 square feet in area and 5 feet tall. The narrative identifies any and all signage associated with the Performance Arts Center will complement and mimic the existing signage on campus. The Town has allowed on certain signature buildings (e.g., aquatic center and gymnasium) signage that is generally not more than 25 square feet in area and mounted not more than 11 feet from grade. The applicant needs to provide information on any proposed signage (includes sign location(s), elevation views, dimensions, lighting details, etc.).*

The applicant must provide a sign package for review. The Planning Commission review shall focus on the impact of sign location, size, and illumination on the streetscape and compliance with SUP Guidelines.

