

**Phoenix County Day School (PCDS)
Statement of Direction (SOD) Comparison Chart
February 20, 2024
Planning Commission Session**

Below is comparison chart identifying if or how the proposed improvements at the PCDS are compliant with the SOD.

No.	SOD Topic	SOD Direction	Proposed by Applicant
1	Use	The primary areas for the Planning Commission to study 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 impact, noise, and light), as well as the specific operational factors (hours of operation, etc.).	<p>Limited visual impact due to location at north center part of campus (with the Camelback Bible Church being the immediate neighbor).</p> <p>New PAC Building meets recommended setback, height, and area standards. It is anticipated that most evening events won't go beyond 9:00 pm.</p> <p>New parking area accommodates improvements and matches existing parking improvements.</p> <p>Traffic study identifies minimal impact since "friend and family" events will be held after scheduled classes.</p>
2	Noise Mitigation/Impact	Due to the potential impacts of these improvements on the neighboring properties, the Planning Commission shall consider impacts including noise, light, traffic, and any other adverse impacts (such as adjacent outdoor gathering areas).	<p>Limited impact due to the location of the new PAC building and the use of the building for indoor events.</p> <p>Acoustical Consultant also identified that "The performing arts building project will be increasing parking spaces and minor additional vehicle pass-bys. This would only increase noise levels at surrounding residential homes by approximately 1-2 dBA. In addition, standard pick-ups trucks or vans will be delivering stage supplies to</p>

			the service door area which would not result in a perceivable increase in noise levels or noise impacts. The project would not result in noise impacts at nearby residences or other noise-sensitive land uses.”
3	Heights/Viewsheds	Due to the location of the building and the encroachment into the Open Space Criteria(OSC) , the Planning Commission shall evaluate the proposed heights and viewsheds of the Performance Arts Center as seen from off-site (including the impact to the views of Camelback Mountain). Evaluation of the heights may require additional visuals such as sight line representations, renderings, etc. Mechanical screening and architectural elements of the building shall also be included in the maximum height measurement/limit.	<p>The PAC building meets the overall recommended height of 35’ tall but the front part of the building (adjoining Stanford Drive)encroaches into the OSC. Due to the location of the new PAC building, is not located next to any residential properties. The PAC building is located across the street from the Camelback Bible Church. The applicant provided street view photo simulations demonstrating that the new PAC building will not obstruct views.</p> <p>Landscaping will be placed around the PAC building and new parking area.</p> <p>The lights in the new parking area are 8’ tall and similar to the existing parking lot light poles.</p>
4	Setbacks	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	<p>The PAC building meets the recommended setbacks. The design and exterior palette of the building is similar to the existing buildings on campus. Landscaping will also be placed around the building to help incorporate the improvements with the existing campus.</p> <p>The new parking area is setback 40’ feet from the</p>

		<p>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.).</p>	<p>western property line. The SUP Guidelines recommend a setback of 75'. However, the new parking area is in alignment with the existing parking area, has similar light fixtures at 8' tall, and has an existing oleander hedge along the east side of the parking area. Also, the new parking area is located on the west side of the campus, which abuts N. 37th Place.</p>
5	Landscaping/Buffers	<p>The Planning Commission shall focus their review on the landscaping/buffers along Stanford Drive near the Performance Arts Center and within the new parking area. 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.</p>	<p>Landscaping will be placed around the new PAC building and new parking area. The landscaping is similar to the existing landscape palette and the new landscaping will not be illuminated.</p>

6	Lighting	The focus areas for Planning Commission review shall include the mounted height of lighting on the Performance Arts Center building, how illumination might wash the building, and evaluation of the new parking lot lights. The hours of operation of the new lighting shall also be examined.	The new lighting is compliant with the SUP Guidelines and has an output of 0-foot candles at the adjoining property lines. The new parking lot area will have 8' tall light poles that match the existing parking areas.
7	Traffic, Parking, & Circulation	The traffic, parking, and circulation is reviewed by the Town's professional staff to ensure compliance with the required safety standards and code requirements. The applicant must provide additional clarification/verification that the proposed Performance Arts Center will not negatively impact the traffic on 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).	The parking analysis identifies that the existing and new parking areas are sufficient to accommodate the use of the new PAC building. Traffic study also identifies minimal impact since "friend and family" events will be held after scheduled classes and gives the levels-of-service for all 40th / Stanford movements an "A" rating during the use of the PAC building.
8	Signage	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.	The applicant will place one sign on the southern elevation of the building. It consists of 8-inch aluminum finished letters on a weathered copper back plate with halo/back lit (in which the light source will be shielded by the letters). The sign will be limited to a maximum color temperature of 3000 Kelvins and a maximum output of 0.75-foot candles. The sign will have no visibility to limited visibility from off-site since the sign is placed on the southern elevation of the building.