

TOWN OF PARADISE VALLEY

Phoenix County Day School
Intermediate SUP Amendment
SUP-25-06

Planning Commission
Public Hearing
April 7, 2026



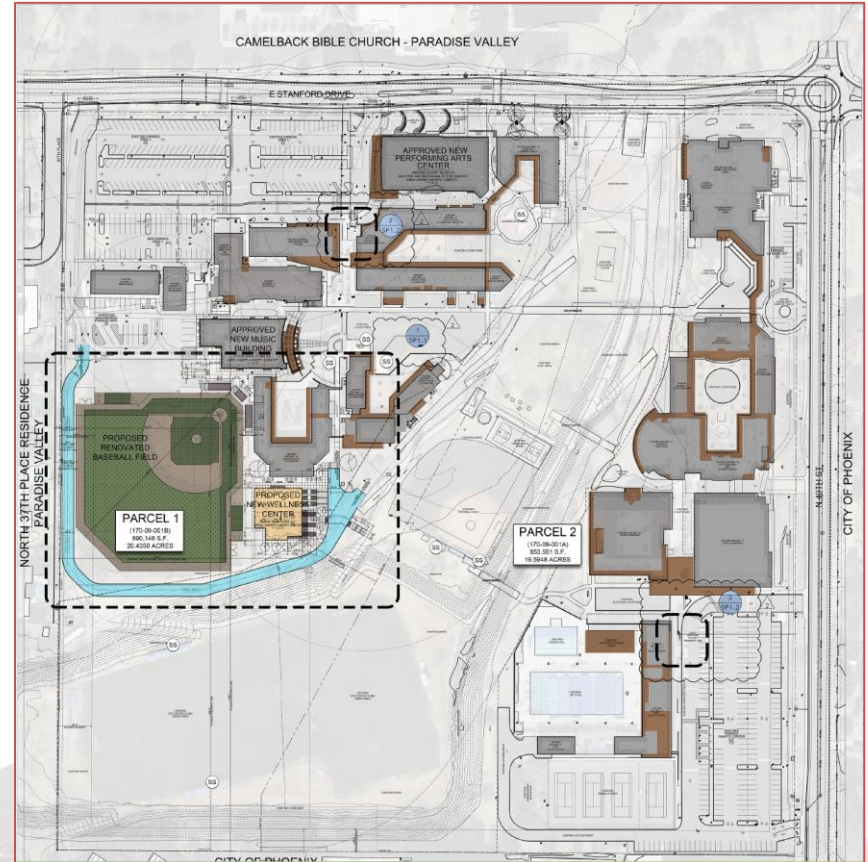
TODAY'S GOAL

- Review & Action on SUP Amendment:
 - Renovate/Update Existing Baseball Field
 - New Wellness Center building
 - 2 Digital Information Signs



AGENDA

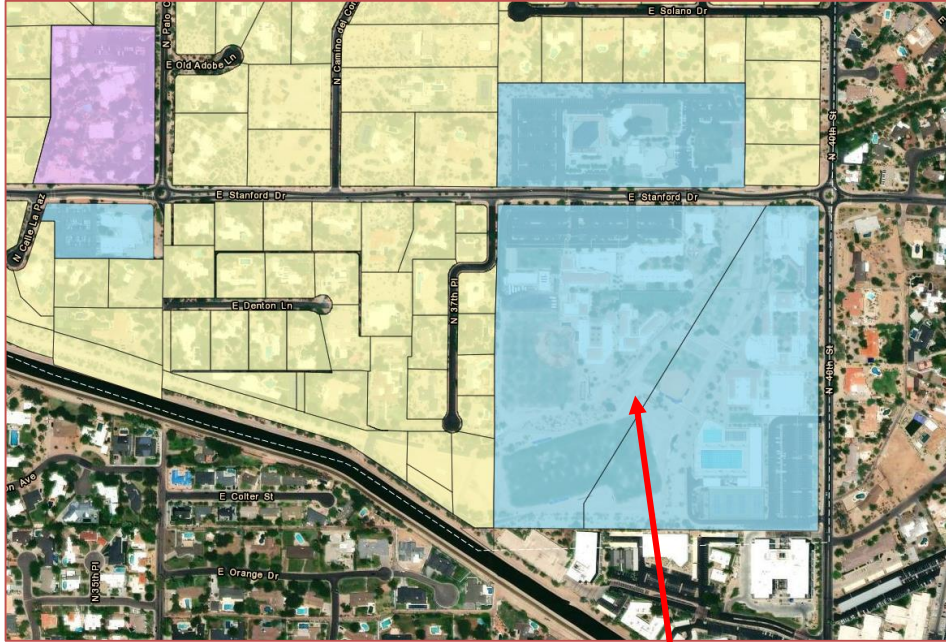
- Background
- Scope of Request
- ORD 2026-01 & Action



April 7, 2026



VICINITY MAP & AERIAL PHOTO



Subject Property

April 7, 2026



PROCESS

Intermediate Amendment Process:

- Statement of Direction (Issued February 26, 2026):
 - Council identifies areas of application Commission should focus their review

- ***Planning Commission Review (in process):***
 - Commission will forward recommendation to Council

- Town Council Review/Action (May 2026)



STATEMENT OF DIRECTION (SOD)

- Commission to review visible, audible, and operational effects improvements may have on neighbors
- Commission to complete review by April 21, 2026
- SOD broken into 6 Sections
- Commission, by majority vote, can request clarification and/or expansion of SOD to Council



COMMISSION DISCUSSION

- Work session review on March 17th
- PC inquired about height of digital information signs, drainage associated with improvements, and directed applicant to provide construction staging plan
- Consensus that height of signs is acceptable
- Applicant provided preliminary construction staging plan:
 - Identifies entry/exit locations of construction vehicles and staging/parking areas

COMMISSION DISCUSSION (CONT.)

- Drainage report identifies no adverse drainage impacts to downstream properties or drainage ways
- Onsite flows conveyed to on-site detention facilities
- Drainage and on-site retention reviewed again for code compliance by Town's Engineering Division during building permit process

SUMMARY – BASEBALL FIELD

■ Renovated Baseball Field:

- 28' setback from West P.L.
- 20' asphalt fire lane around it
- Replace facilities:
 - Grass/turf
 - 6' tall chain link fencing
 - 34' tall chain link backstop
 - 2 Bleachers with 14'6" tall shade canopies
 - Additional/third Bleacher with 14'6" shade canopy
 - Seating Capacity - 128 existing to 165 max

2 New Foul Poles:

- 20' tall

■ SUP Guidelines:

- Do **not** identify recommended setbacks and heights for sports fields and associated athletic structures

- Baseball field improvements are replacing many of existing structures and facilities with new ones at similar heights and locations



SUMMARY – BASEBALL FIELD (CONT.)

■ Renovated Baseball Field:

- Not illuminated
- Only used by PCDS
- 2 pm – 6 pm (typical times)
- Occasional Saturday games which will end by dusk
- 4' SRP easement & 20' fire lane adjoining west property line limits opportunity for landscape buffer

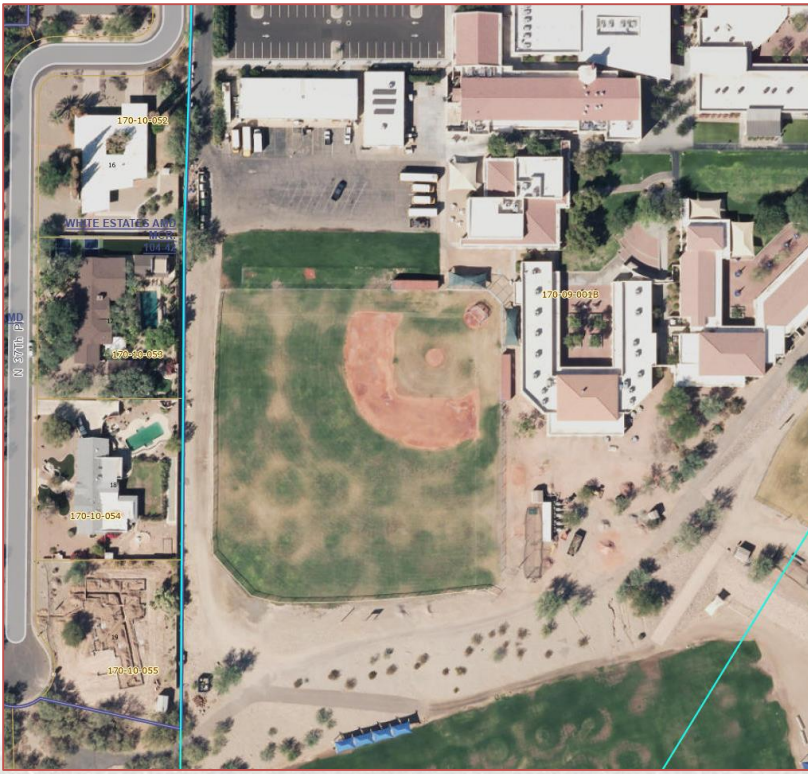
■ SUP Guidelines:

- 40' wide landscape buffer next to residential property

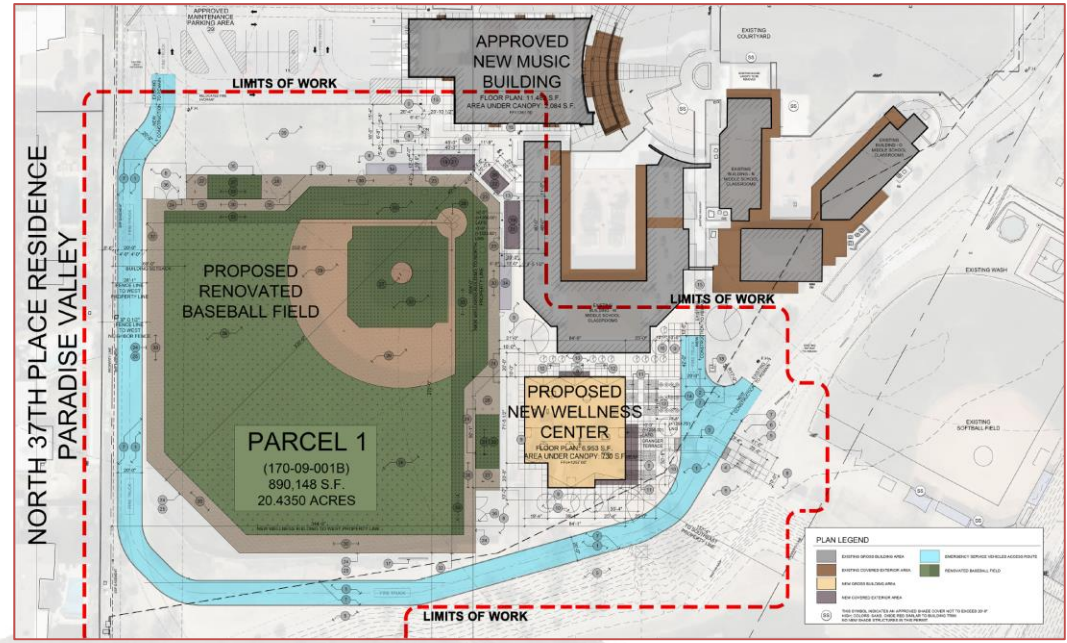


BASEBALL FIELD AERIAL COMPARISON

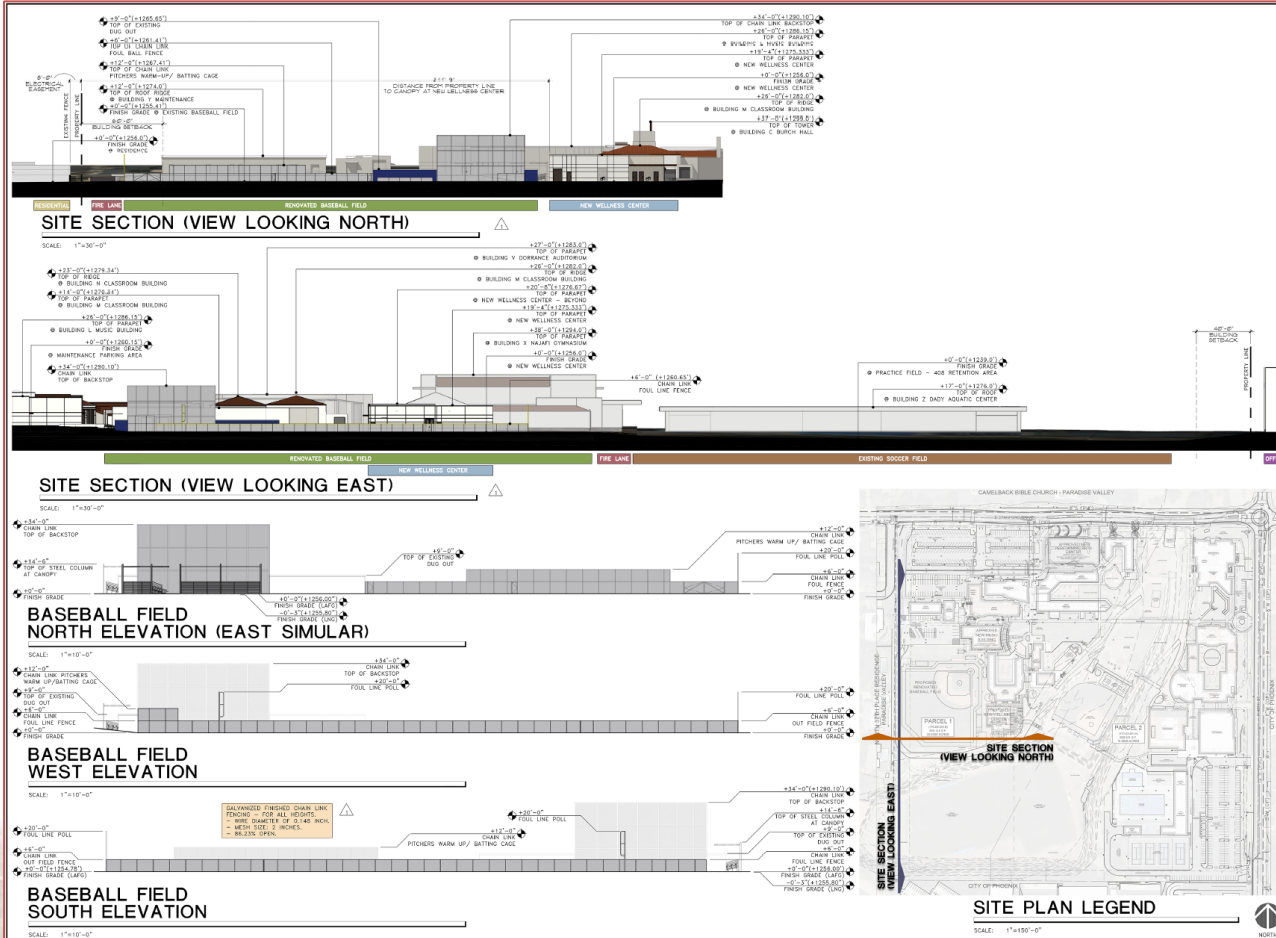
Existing



Proposed



BASEBALL FIELD ELEVATIONS



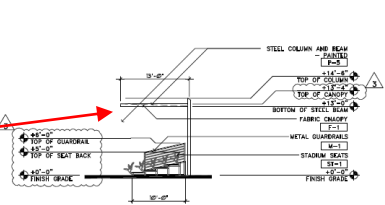
BASEBALL FIELD ELEVATIONS

14'6" Tall



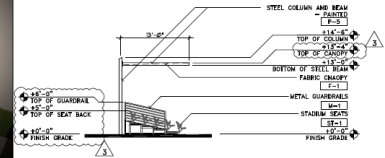
BASEBALL FIELD BLEACHER - TYPICAL SOUTHWEST VIEW - PERSPECTIVE RENDERING

SCALE: N.T.S.



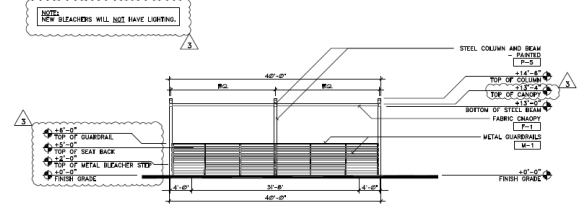
BASEBALL FIELD BLEACHER EAST/SOUTH/SOUTHEAST ELEVATION

SCALE: 1"=10'-0"



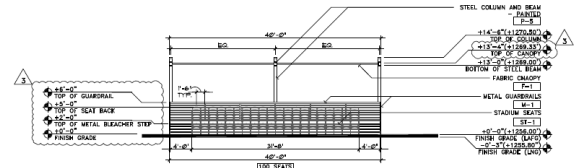
BASEBALL FIELD BLEACHER WES/NORTH/NORTHWEST ELEVATION

SCALE: 1"=10'-0"



BASEBALL FIELD BLEACHER NORTH/EAST/NORTHEAST ELEVATION

SCALE: 1"=10'-0"



BASEBALL FIELD BLEACHER SOUTH/WEST/SOUTHWEST ELEVATION

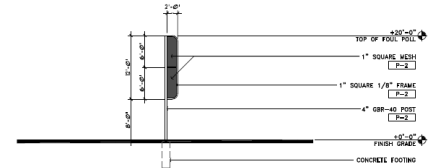
SCALE: 1"=10'-0"

GALVANIZED FINISHED CHAIN LINK FENCING - FOR ALL HEIGHTS.
- WIRE DIAMETER OF 0.148 INCH.
- MESH SIZE: 2 INCHES.
- 86.23% OPEN.



BASEBALL FIELD CHAIN LINK FENCE EXHIBIT

SCALE: N.T.S.



BASEBALL FIELD FOUL POLE ELEVATION - HINGED

SCALE: N.T.S.



RENDERINGS FROM WEST P.L.



**3 - VIEW FROM FENCE LINE
(PROPOSED RENOVATED BASEBALL FIELD)**

SCALE: N.T.S.



**2 - VIEW FROM FENCE LINE
(PROPOSED RENOVATED BASEBALL FIELD)**

SCALE: N.T.S.



**1 - VIEW FROM FENCE LINE
(PROPOSED RENOVATED BASEBALL FIELD)**

SCALE: N.T.S.



**3 - VIEW FROM FENCE LINE
(EXISTING CONDITIONS)**

SCALE: N.T.S.



**2 - VIEW FROM FENCE LINE
(EXISTING CONDITIONS)**

SCALE: N.T.S.



**1 - VIEW FROM FENCE LINE
(EXISTING CONDITIONS)**

SCALE: N.T.S.

SUMMARY – WELLNESS CENTER

- Wellness Center Building:
 - 344' setback from West P.L.

 - 22' tall
 - Meets OSC
 - 7,756 Sq Ft
 - Lot Coverage:
 - 17.4% Exist/Approved
 - 18.4% Proposed

 - Architecture matches bldgs. on campus

- SUP Guideline Recommendation:
 - 40' setback from Public Street
 - 60' setback from Residential Property
 - 35' tall
 - Meet Open Space Criteria (OSC)

 - Lot Coverage:
 - 25%



SUMMARY – WELLNESS CENTER (CONT.)

- Wellness Center Building:
 - Provide workout facility for students and faculty
 - Multi-purpose room for dance classes and other physical education programs
 - Concession stand for athletic events
 - 2 locker rooms - used by PCDS teams and visiting teams
- SUP Guideline & Town Code:
 - SUP Guidelines do **not** identify or define school uses
 - Article 11 of Zoning Ordinance defines Private School as:
 - An institution, including private charter schools, for instruction and education of children or adults and that is not operated by a public school district

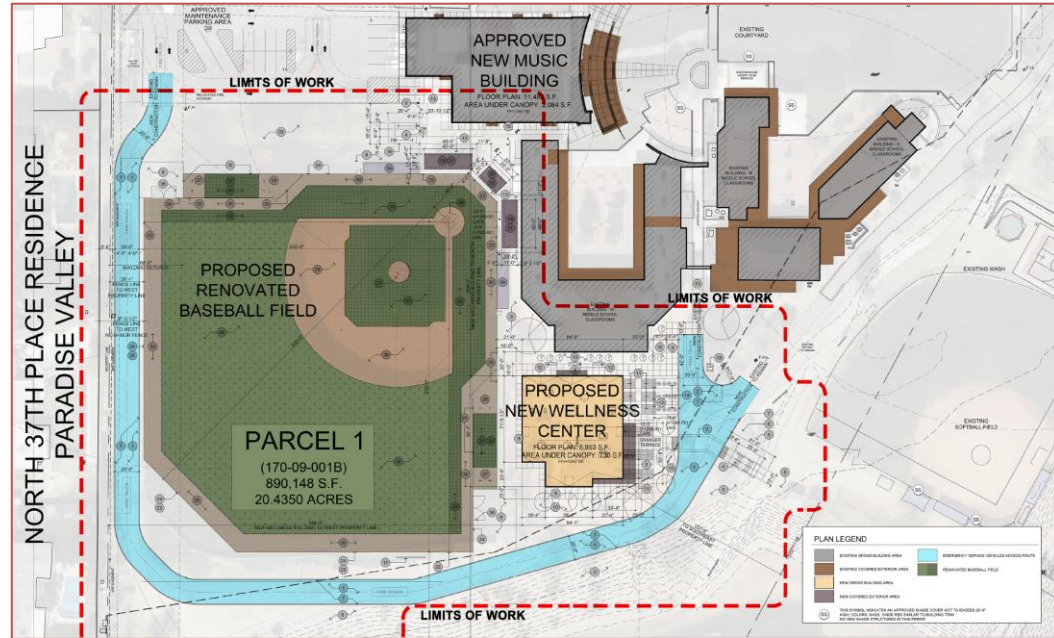


WELLNESS CENTER AERIAL COMPARISON

Existing



Proposed



WELLNESS CENTER LIGHTING

WEDGE2 LED
Advanced Vial Source
Visual Comfort Optic

Specifications

Depth	1.75"
Height	1.37"
Width	6.0"
Weight	1.0 lb
Beam Angle	113.4°

LUMINIS

Product Name: LUMINIS
SKU: LUMINIS-01

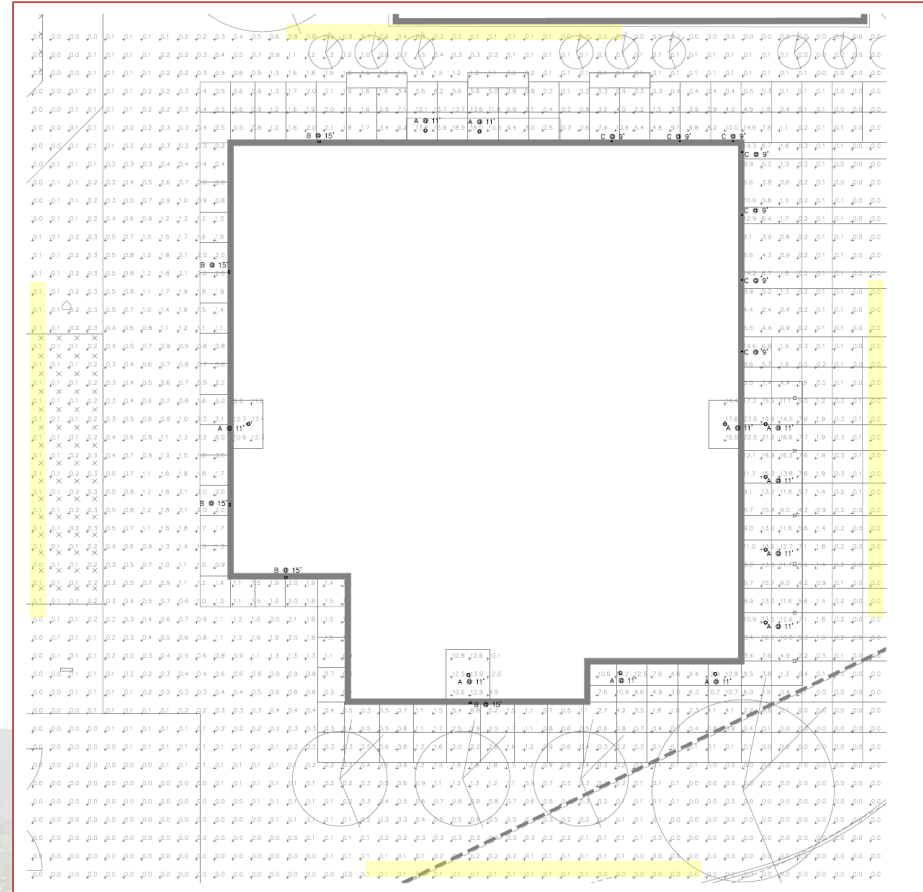
Dimensions: 1.75" x 1.37" x 6.0"

Weight: 1.0 lb

Beam Angle: 113.4°

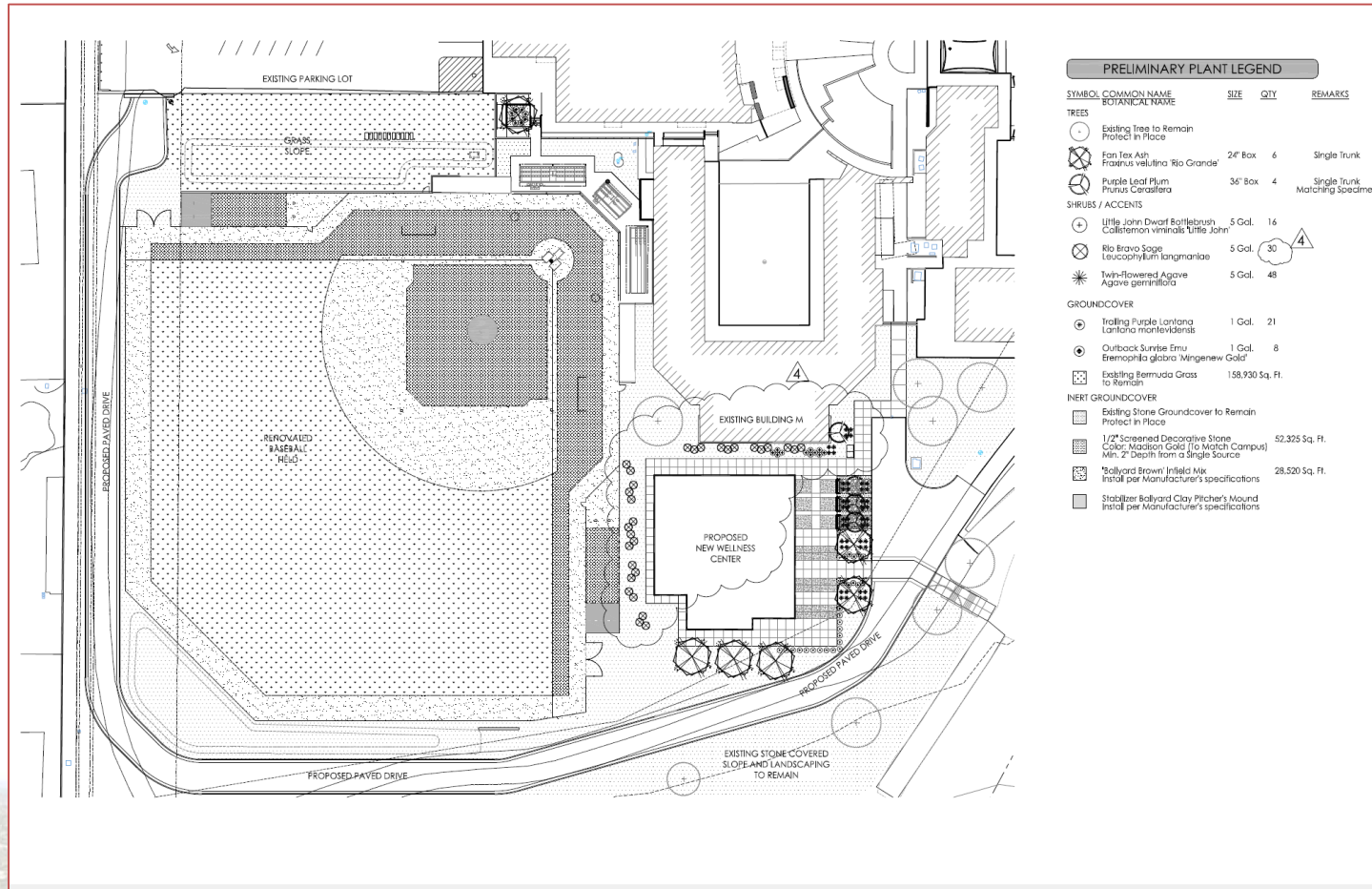
FIXTURE TYPE A

Quantity	Part Number	Description	Notes
1	WEDGE2 LED	WEDGE2 LED DOWNLIGHT	1.000
1	WEDGE2 LED	WEDGE2 LED DOWNLIGHT	1.000



April 7, 2026

WELLNESS CENTER LANDSCAPING



SUMMARY – DIGITAL INFO SIGNS

■ Digital Information Signs:

- 1st sign in north parking lot with 198' setback from Stanford Dr
- 2nd sign in east parking lot with 200' setback from 40th St
- Signs on 12' tall by 11'4" wide wall
- Screen:
 - 10'2" tall
 - 4'2" high by 8'4" wide

■ SUP Guidelines:

- Do **not** address information signs
- Only addresses:
 - Monument signs:
 - 8' tall
 - 32 sq ft in area
 - Placed at each entrance
 - Traffic/Directional signs:
 - 5' tall
 - 12 sq ft in area
 - Placed within property



SUMMARY – DIGITAL INFO SIGNS (CONT.)

■ Digital Information Signs:

- Provide parents with school information during drop-off and pick-up.
- Display static text messages, pictures, and graphics
- Illuminated Monday - Friday between 7 a.m. - 7 p.m.
- Signs operational during evening events and turn off by 10:00 p.m.

Used on weekends when needed & will adhere to same restrictions

■ Zoning Ordinance:

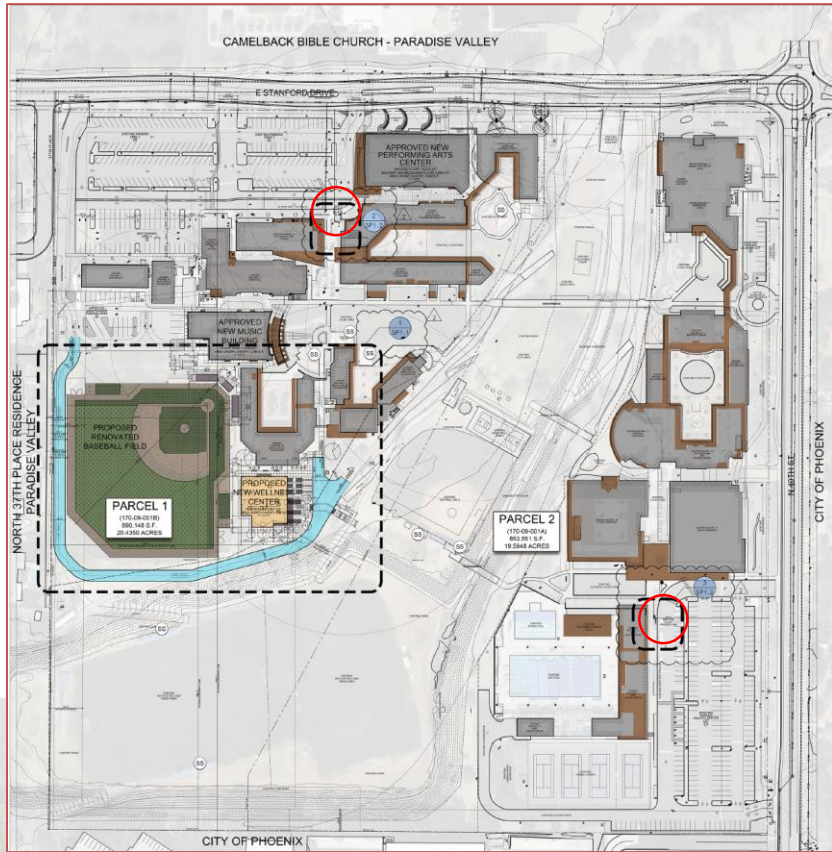
- Article 25 & Article 10:
 - Lighting shielded so illumination source not visible from street or property and does not shine beyond the sign area it is intended to illuminate
 - All light sources shall be fully shielded so do not create nuisance or hazard
 - Lighting shall not be flashing, intermittent or scintillating; shall not be moving, animated or create noise
 - 0.75 ft candles at PL



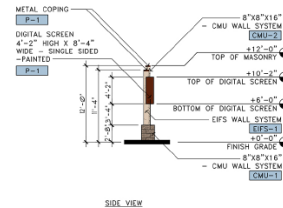
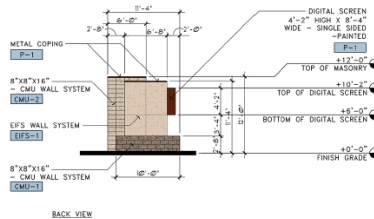
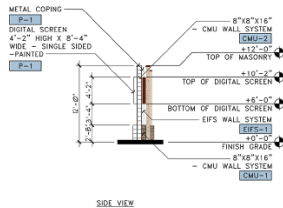
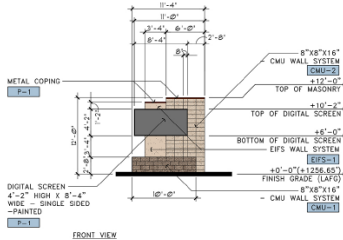
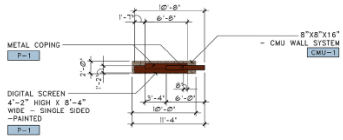
DIGITAL SIGN AERIAL COMPARISON

Existing

Proposed



DIGITAL SIGN ELEVATIONS

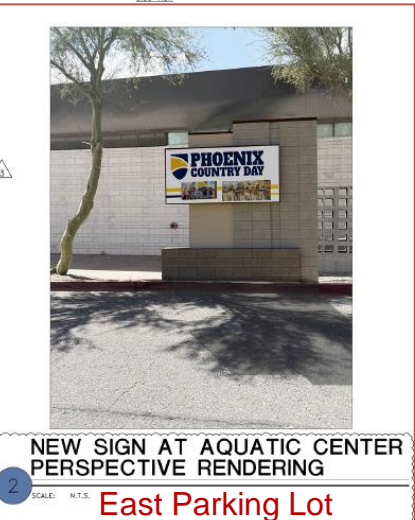


MATERIALS LEGEND:

- CMU:**
- CMU-1** INTEGRAL COLORED CMU
 - STYLE: TEXTURED MASONRY UNIT
 - TYPE: MESASTONE
 - COLOR: MOHAVE BROWN
 - GROUP 1 - MEDIUM WEIGHT
 - CMU-2** INTEGRAL COLORED CMU
 - STYLE: GROUND FACE MASONRY UNIT
 - TYPE: BRENSTONE
 - COLOR: SOUTHWEST GOLD
 - GROUP 3 - NORMAL WEIGHT
- EFS:**
- EFS-1** EFS (EXTERIOR INSULATED FINISH SYSTEM)
 - INTEGRAL COLOR
 - COLOR: 449 BRICKSKIN
 - TEXTURE: SANDBLAST (FINE FINISH)
- PAINT:**
- P-1** PAINT COLOR
 - COLOR: MATCH FRAZER RUBERUM LILLY
 - NUMBER: 8325R
 - MFG.: MODERN MASTERS PAINTS

NEW SIGN - TYPICAL PLAN VIEW AND ELEVATIONS

SCALE: 1"=10'-0"

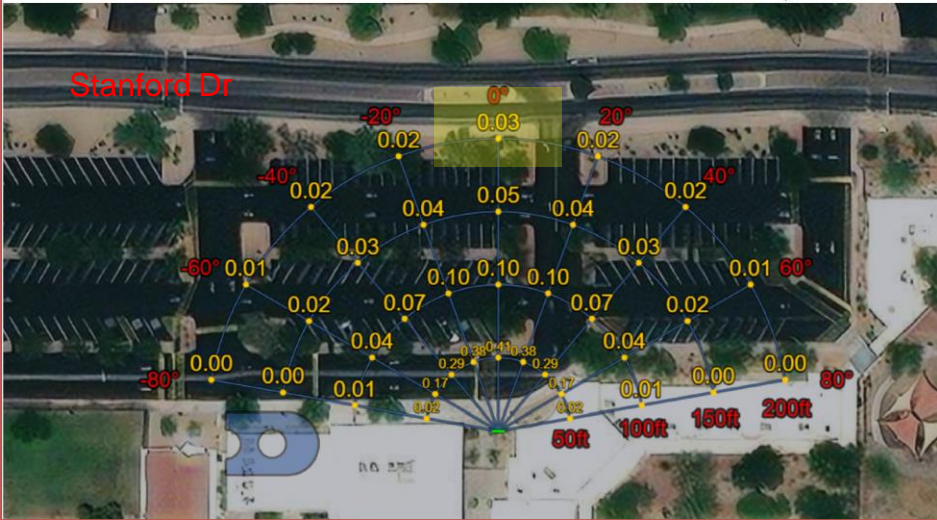


DIGITAL SIGN PHOTOMETRICS

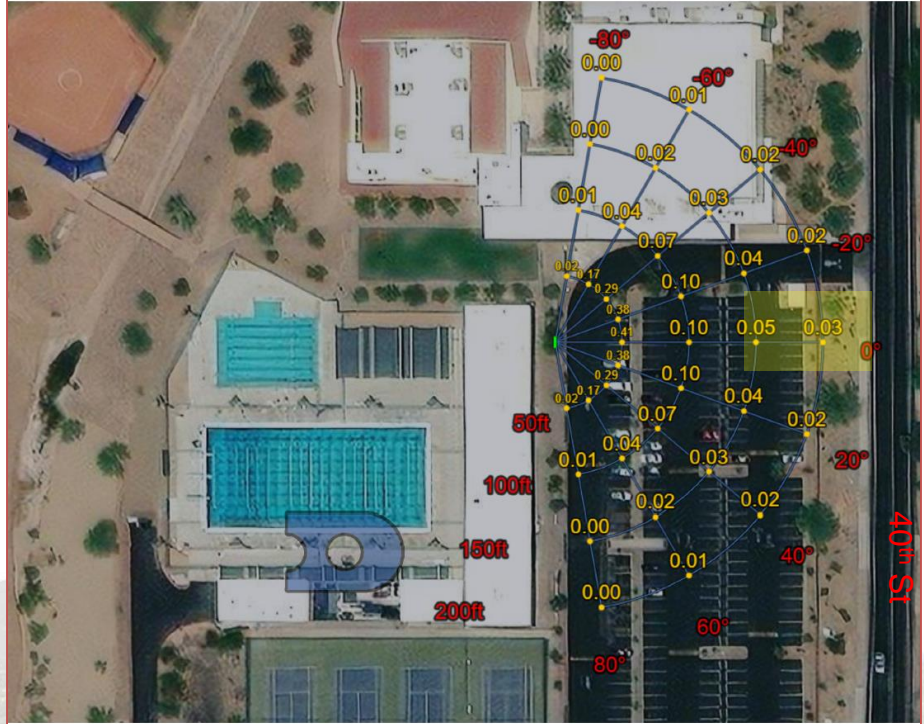


GT6x -4'2" x 8'8" - RGB-SF
 Phoenix Country Day School
 Sign #2: Lat: 33°30'59.80"N, Long: 111°59'52.82"W
Values expressed are specific to Daktronics product only

Date: 1/16/2025
 Prepared by: Eric Johnson
Eric Johnson



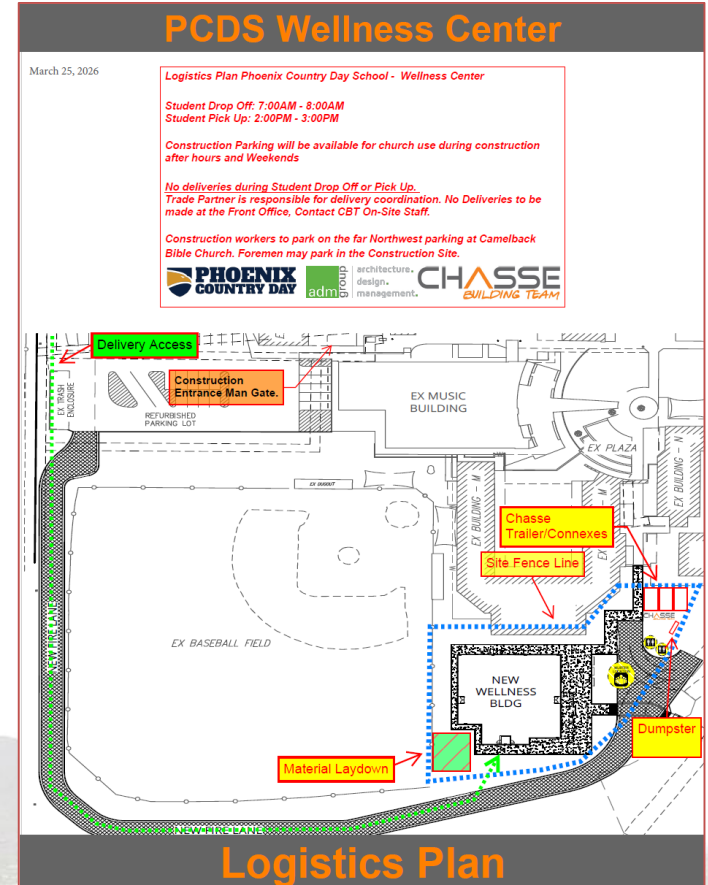
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April 7, 2026

CONSTRUCTION STAGING PLAN

- Construction parking on NW corner of Camelback Bible Church parking lot
- No deliveries during student drop-off and pick-up



ORDINANCE 2026-01

- Comprised of 19 Stipulations
- All improvement shall be in substantial compliance with submitted plans and documents (including the construction staging plan)
- Use of existing portable audio/PA system for baseball games shall not exceed Town's noise requirements
- Baseball field shall not be illuminated



ORDINANCE 2026-01 (CONT.)

- New landscaping must be maintained
- Digital information:
 - Shall display static text messages, pictures, and graphics that cycle through with unobtrusive transitions
 - Operate 7 am – 7 pm Monday – Friday and 30 minutes after evening events (no later than 10 pm)
 - If Town receives complaint that signs too bright, Town Community Development Director may require brightness of signs and/or hours of operation be adjusted



ORDINANCE 2026-01 (CONT.)

- Wellness Center Building may only be used by the school and the rental of all, or part, of this building shall be prohibited, the exterior lighting may operate from dawn to dusk, all mechanical equipment requires screening, and signage comply with the approved plans
- Various standard construction-related stipulations
- All existing stipulations shall remain in effect unless modified by this SUP amendment



PUBLIC COMMENT

- Comment from 2 neighbors (East of 40th St)
- First Neighbor:
 - Neighborhood gets inundated with PCDS event parking
 - Opposed to anything which results in more parking in neighborhood
- Second Neighbor:
 - Questions about digital signs and Wellness Center building
 - Concerns about traffic congestion created by school at 40th St/Stanford Dr roundabout
 - Staff provided information regarding application



PUBLIC COMMENT (CONT.)

- Applicant and staff reached out to both neighbors and explained scope of improvements
- Staff explained that proposed improvements are not generating more traffic or parking demands via Traffic Engineer statement

Hi Alex,

I appreciate all the answers to your questions.

Super helpful in understanding and appreciate PCDS thoughtfulness to the neighborhood.

I think this would put several others mind at ease if there are questions or people that are able to join the meeting in person.

Thank you!



INPUT, RECOMMENDATION & ACTION

- Input from PC regarding draft stipulations

- Staff Recommendation:
 - Forward Ord. 2026-01 to Council with recommendation of Approval (with any modifications from PC)

- Action:
 - Forward with Recommendation of Approval
 - Forward with Recommendation of Denial
 - Continue to April 21st for further review

