TOWN OF PARADISE VALLEY

Phoenix County Day School

Statement of Direction

Intermediate SUP Amendment

SUP-25-06

Town Council

Work Session

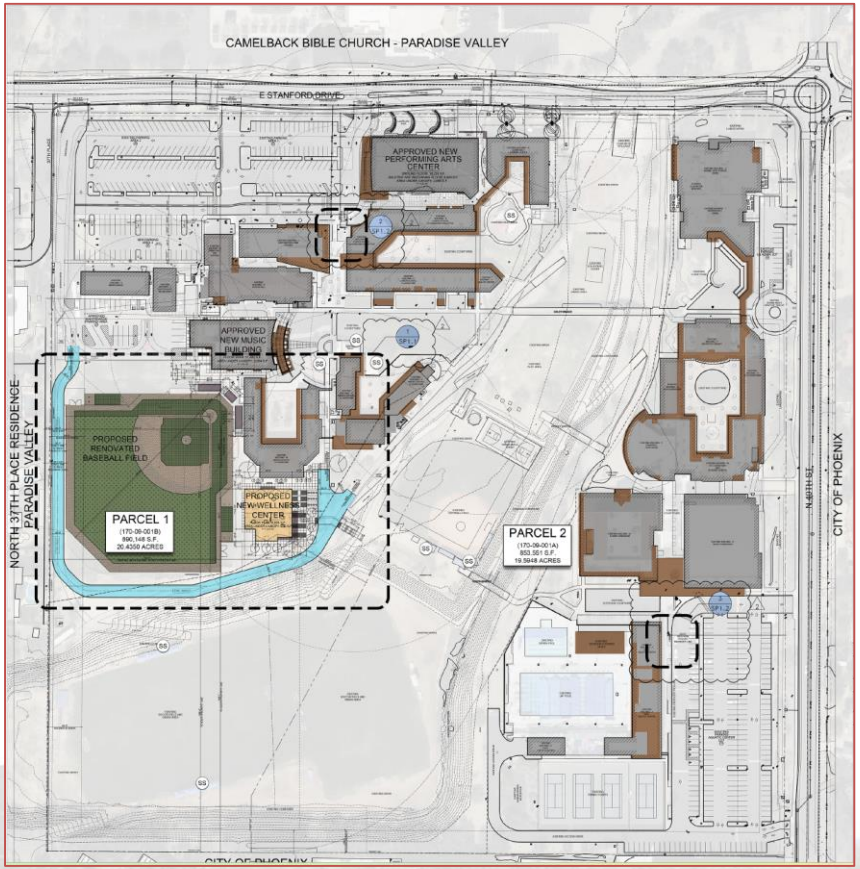
February 12, 2026

TODAY'S GOAL

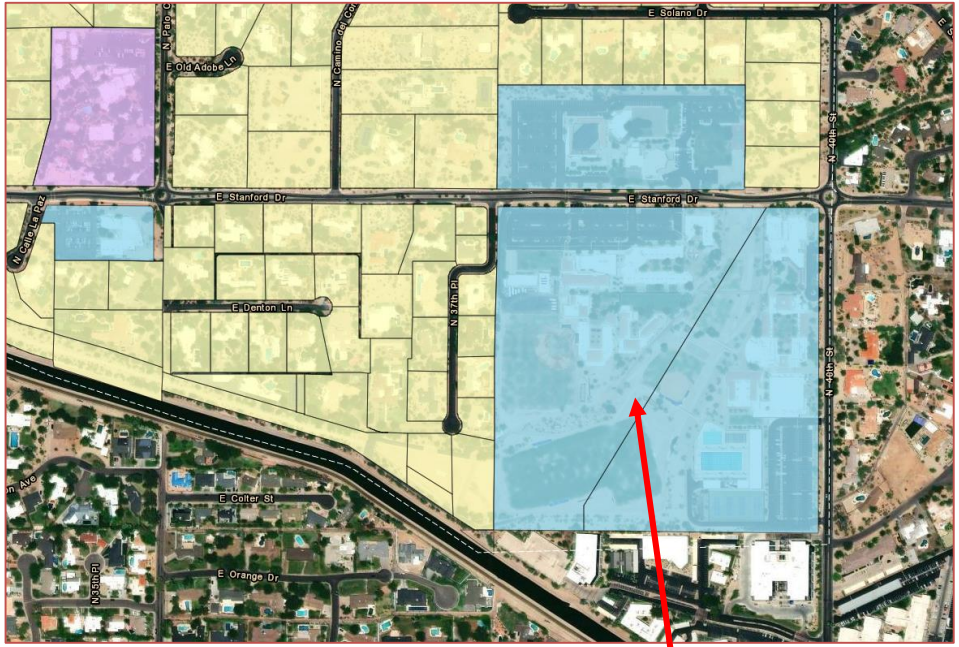
- Review of Statement of Direction (SOD):
  - Renovate/Update Existing Baseball Field
  - New Wellness Center building
  - 2 Digital Information Signs

AGENDA

- Background
- Scope of Request
- Next Steps



VICINITY MAP & AERIAL PHOTO



Subject Property

PROCESS

Intermediate Amendment Process:

- Application Submittal (May 27, 2025)
- ***Statement of Direction (In Process)***
- Planning Commission Review & Recommendation (by April 2026)
- Town Council Review/Action (May 2026)

SUP AMENDMENT CRITERIA

- Intermediate amendment ***does not***:
  1. Change or add any uses; or
  2. Increase floor area over 40%
  3. Have significant material effect on adjoining property owners that cannot be sufficiently mitigated

- Amendment:
  1. Retains school use
  2. 17.7% increase in floor area
  3. Renovating existing baseball field with new facilities and equipment in similar locations and heights

     Wellness Center bldg. over 300’ away from nearest property line

     Impacts vetted and mitigated through PC/TC review 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

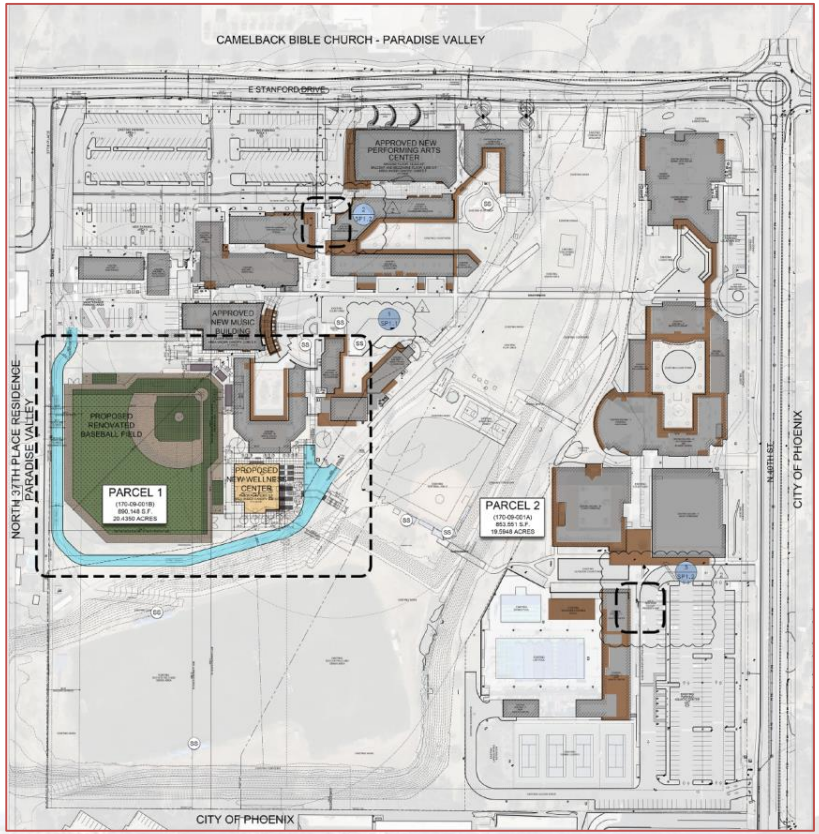
- SUP Guidelines:
  - Do **not** identify recommended setbacks and heights for sports fields and associated athletic structures
  - Baseball field improvements are replacing many of existing structures and facilities with new ones at similar heights and locations

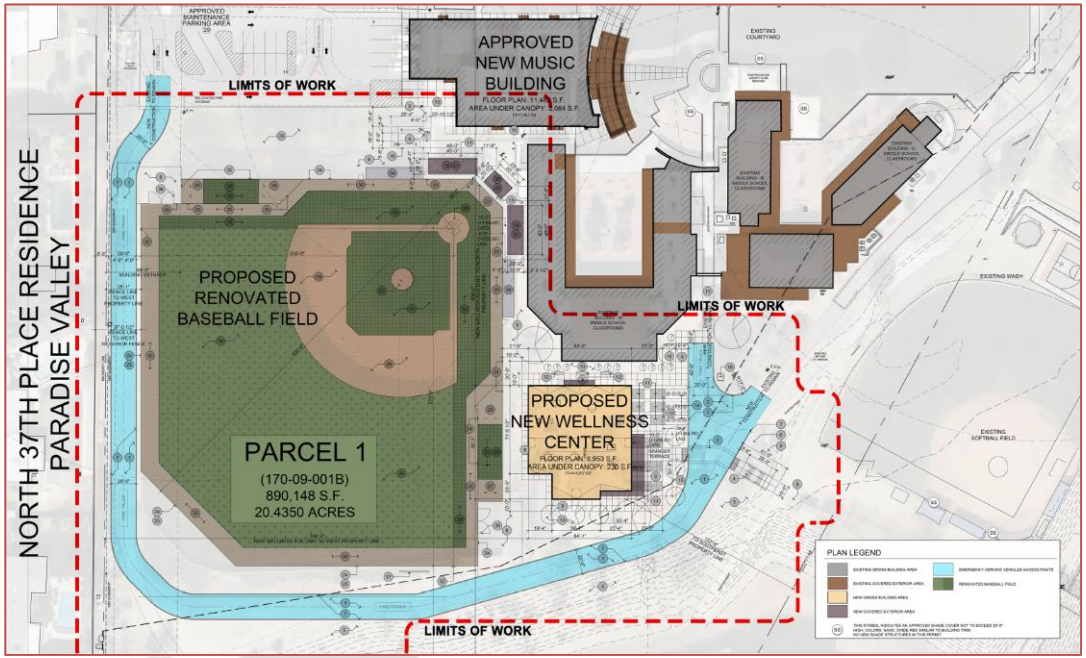
SUMMARY – BASEBALL FIELD (CONT.)

- 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

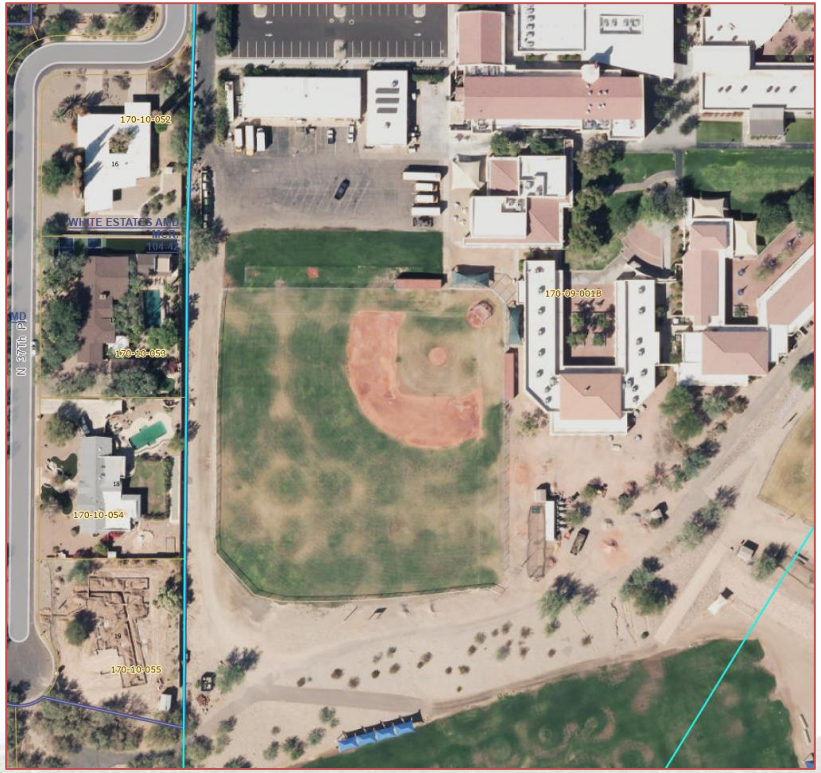
BASEBALL FIELD SITE PLANS



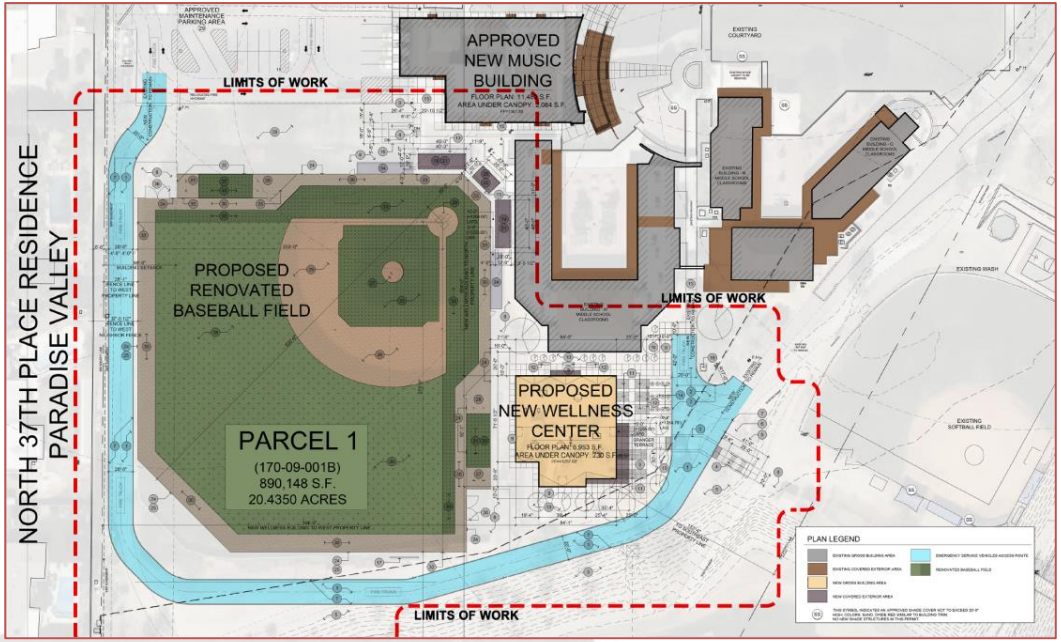


BASEBALL FIELD AERIAL COMPARISON

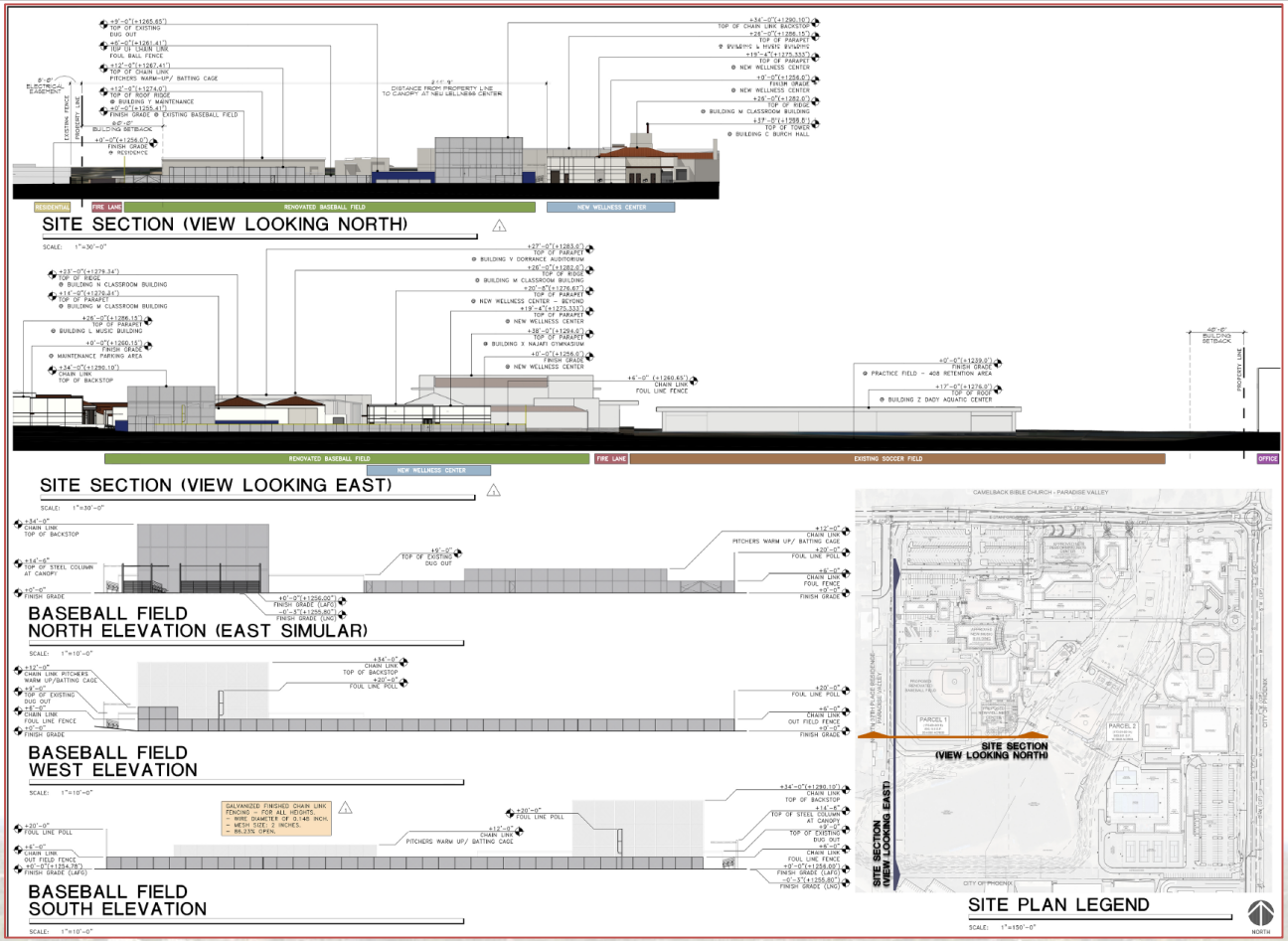
Existing



Proposed



BASEBALL FIELD ELEVATIONS



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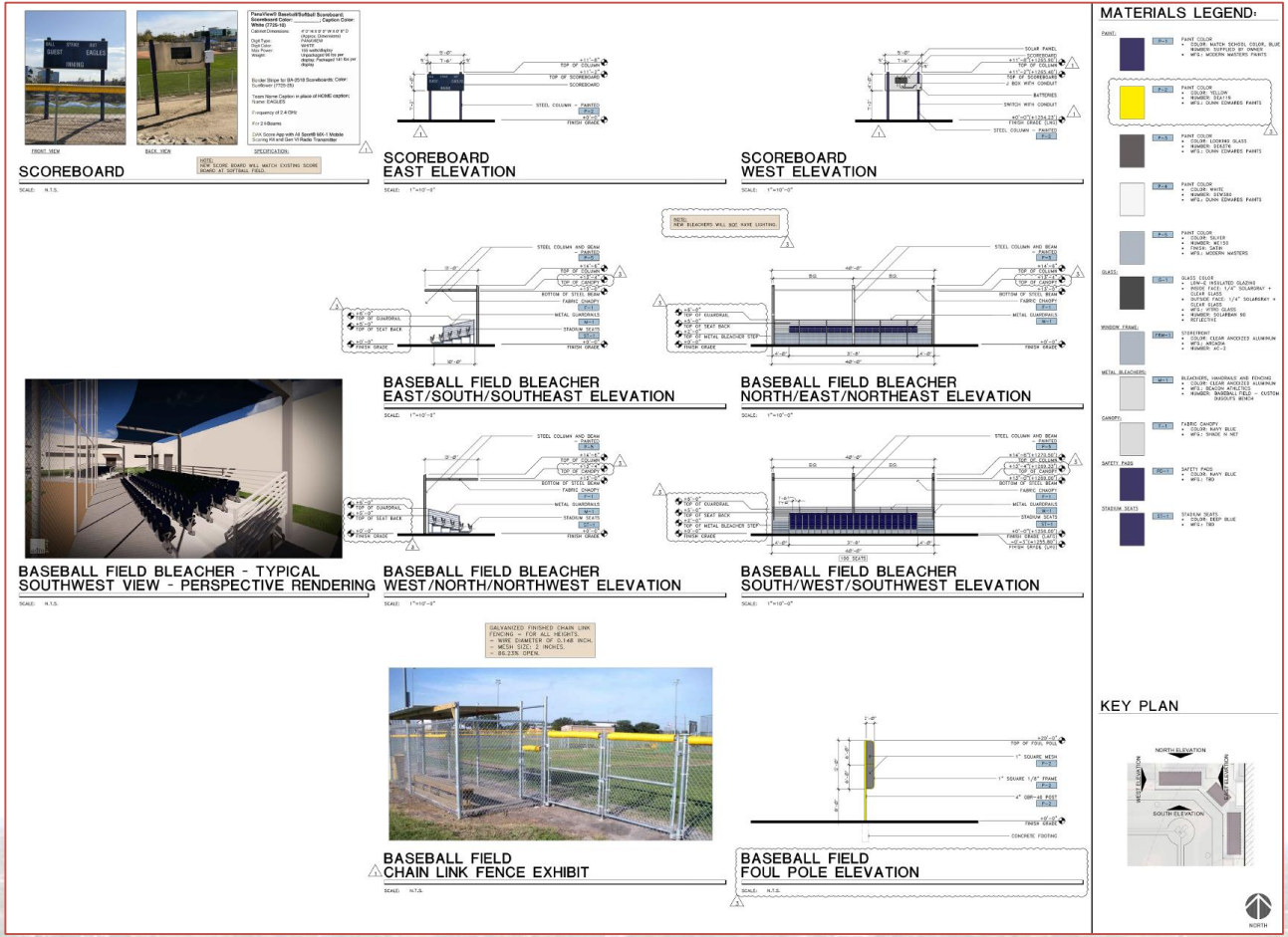


RENDERINGS FROM WEST P.L.

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

- Renovated Baseball Field:
  - 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

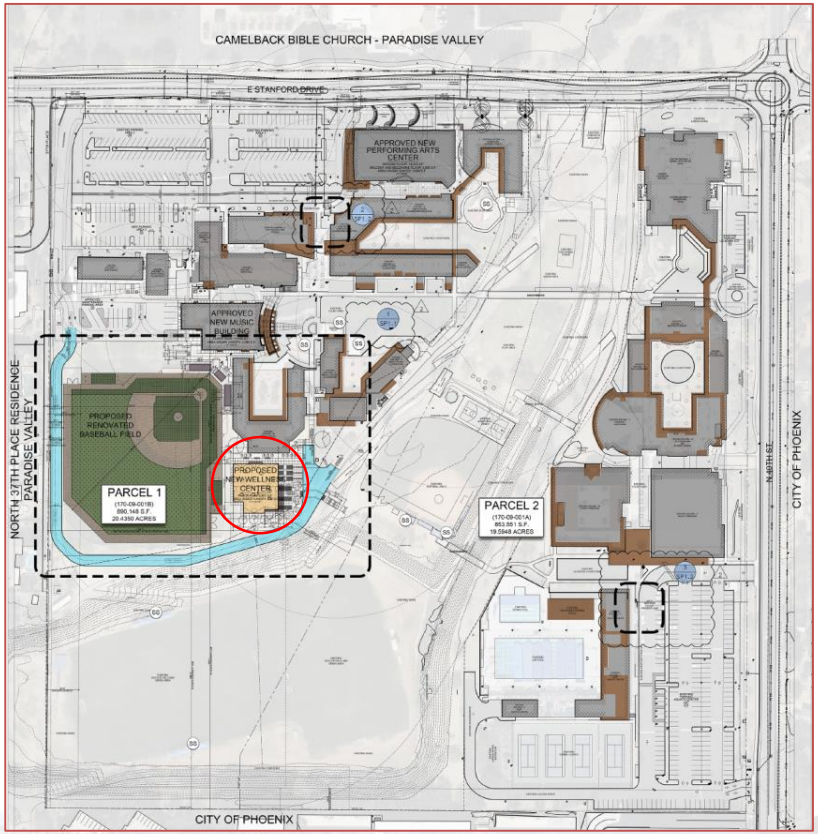
- SUP Guideline Recommendation:
  - 40’ setback from Public Street
  - 60’ setback from Residential Property
  - 35’ tall
  - Meet Open Space Criteria (OSC)
  - Lot Coverage:
    - 25%

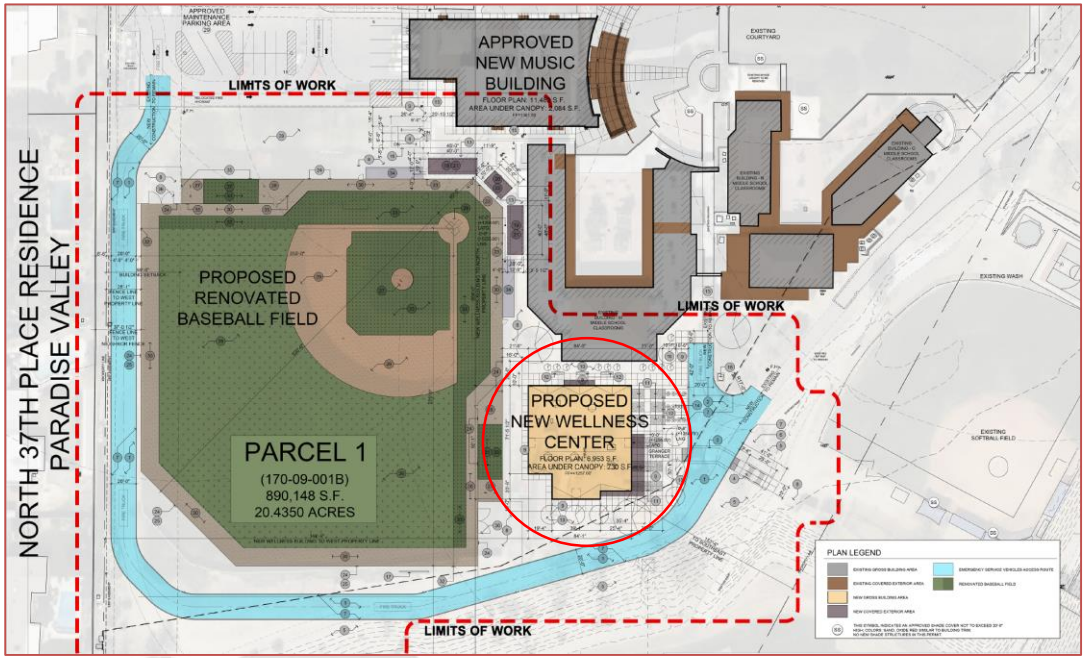
SUMMARY – WELLNESS CENTER (CONT.)

- Renovated Baseball Field:
  - Provide workout facility for students and facility
  - 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

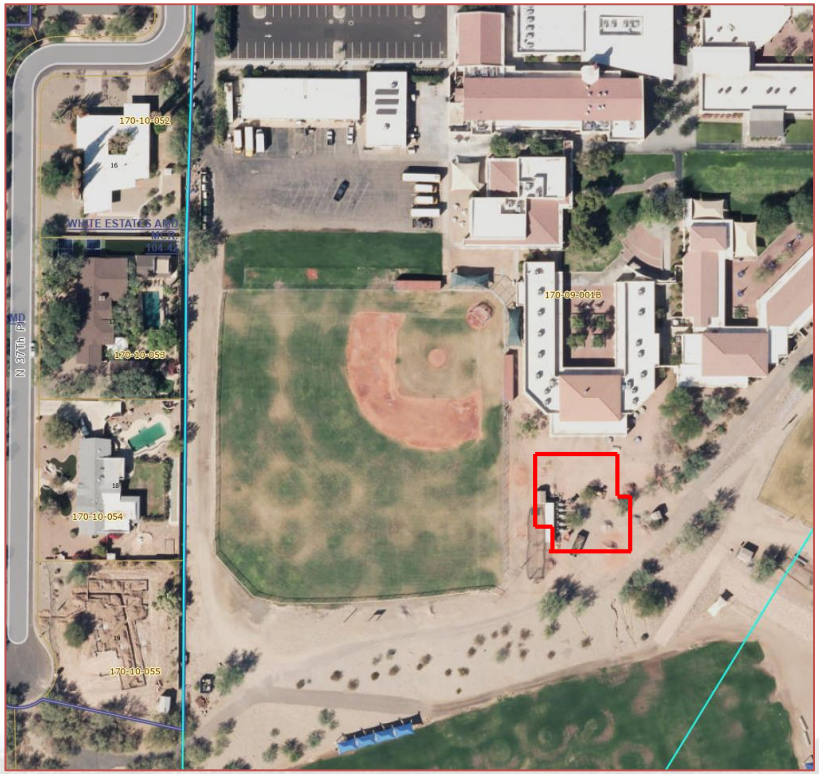
WELLNESS CENTER SITE PLANS



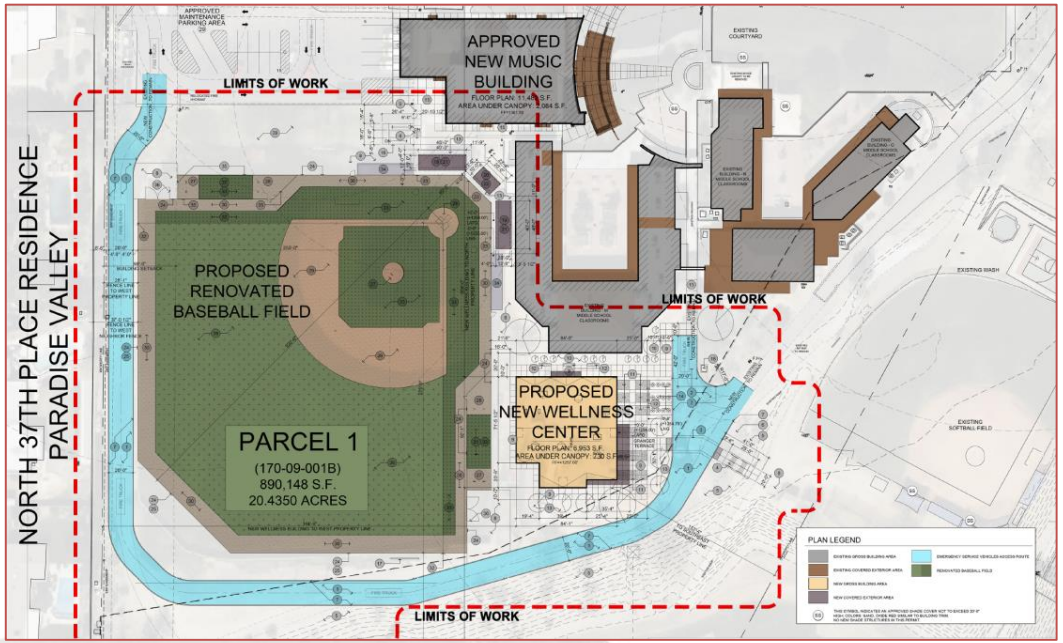


WELLNESS CENTER AERIAL COMPARISON

Existing



Proposed



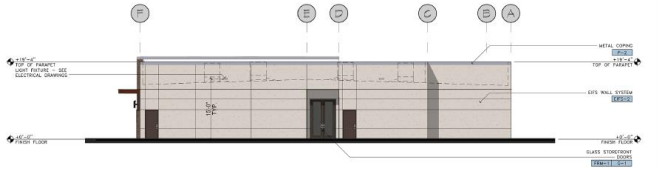
WELLNESS CENTER ELEVATIONS

NORTHEAST VIEW - PERSPECTIVE RENDERING

SOUTHEAST VIEW - PERSPECTIVE RENDERING

SOUTHWEST VIEW - PERSPECTIVE RENDERING

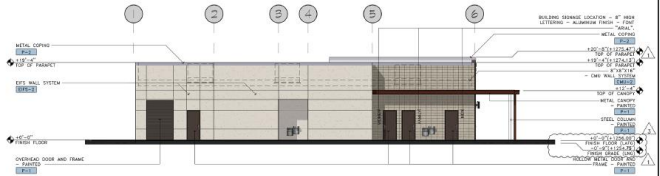
NORTHWEST VIEW - PERSPECTIVE RENDERING



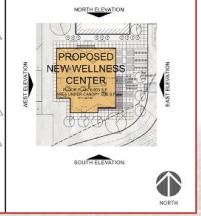
WEST BUILDING ELEVATION

NORTH BUILDING ELEVATION

EAST BUILDING ELEVATION



SOUTH BUILDING ELEVATION



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.)

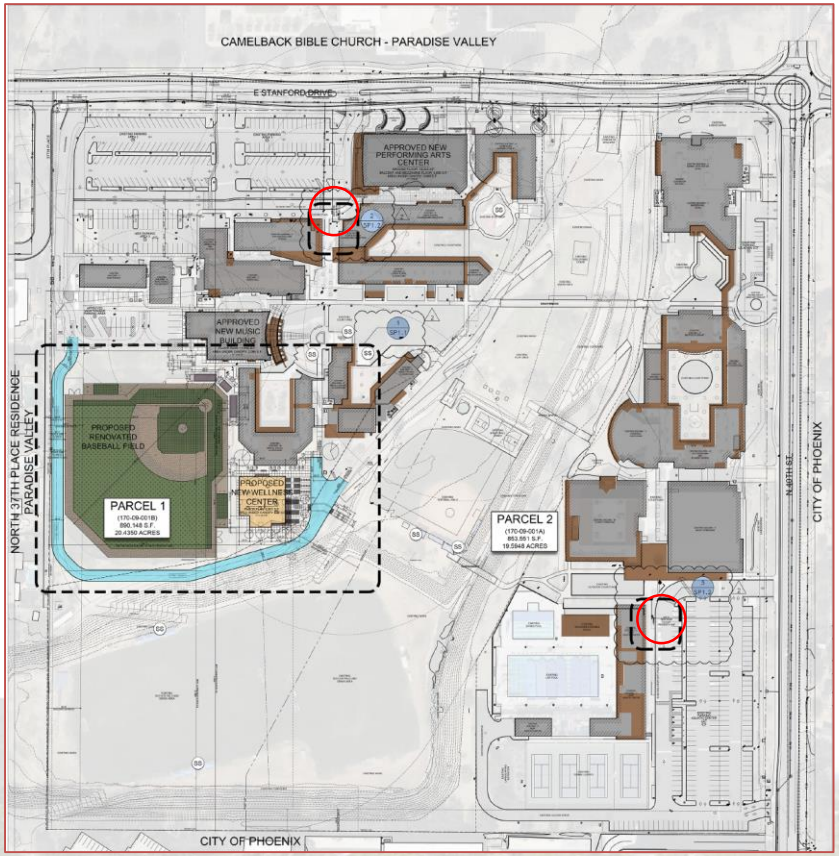
- Digital Information Signs:
  - Provide parents with school information during drop-off and pick-up.
  - Display static text messages, pictures, and graphics
  - Illuminated Monday - Friday between 7 a.m. - 7 p.m.
  - Signs operational during evening events and turn off by 10:00 p.m.
  - Used on weekends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

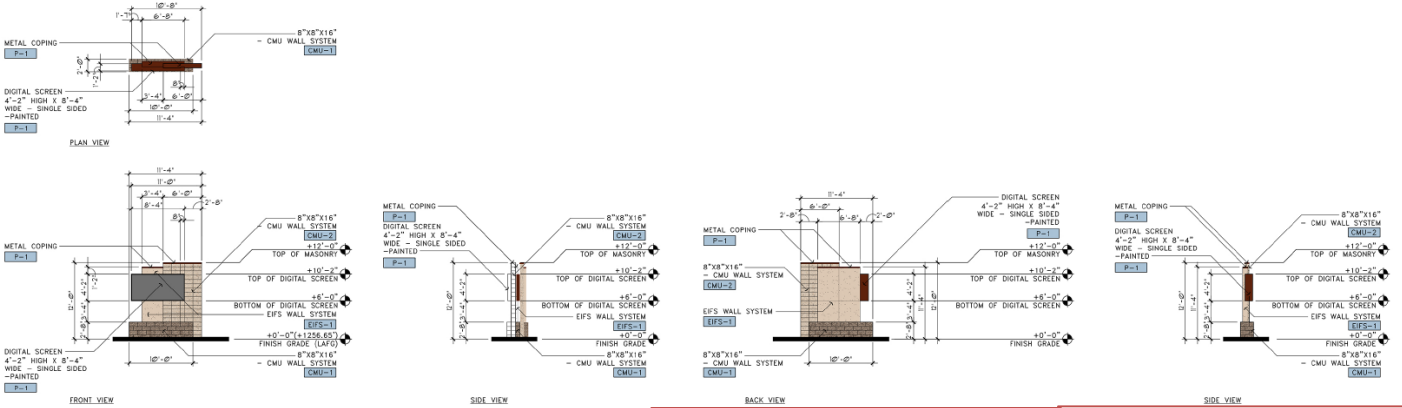
DIGITAL SIGN AERIAL COMPARISON

Existing

Proposed



DIGITAL SIGN ELEVATIONS



NEW SIGN - TYPICAL PLAN VIEW AND ELEVATIONS

SCALE: 1"=10'-0"

MATERIALS LEGEND:

CMU:

CMU-1 — INTEGRAL COLORED CMU
- STYLE: TEXTURED MASONRY UNIT
- TYPE: MESASTONE
- COLOR: MOJAVE BROWN
- GROUP 1 – MEDIUM WEIGHT

CMU-2 — INTEGRAL COLORED CMU
- STYLE: GROUND FACE MASONRY UNIT
- TYPE: TRENDSTONE
- COLOR: SOUTHWEST GOLD
- GROUP 3 – NORMAL WEIGHT

EIFS:

EIFS-1 — EIFS (EXTERIOR INSULATED FINISH SYSTEM) INTEGRAL COLOR
- COLOR: 449 BUCKSKIN
- TEXTURE: SANDBLAST (FINE FINISH)

PAINT:

P-1 — PAINT COLOR
- COLOR: MATCH FRAZEE RUBRUM LILLY
- NUMBER: 6325R
- MFG.: MODERN MASTERS PAINTS

NEW SIGN AT MAIN ENTRY PERSPECTIVE RENDERING

1 SCALE: N.T.S.

North Parking Lot

NEW SIGN AT AQUATIC CENTER PERSPECTIVE RENDERING

2 SCALE: N.T.S.

East Parking Lot

GENERAL PLAN POLICIES

Primary policies fall under 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 CONSIDERATION POINTS

- SOD provides general guidelines and/or project parameters Council wants Commission to review and/or not review
- SOD issuance begins SUP review process
- The SOD is not a final decision of Council
- It creates no vested right to a SUP approval
- Commission, by majority vote, can request clarification and/or expansion of SOD to Council

DRAFT SOD - OVERALL

- Commission to review visible, audible, and operational effects on neighbors
- Commission to complete review by April 21, 2026
- Council to issue SOD within 45 days of first staff presentation:
  - Issued by March 19, 2026
- Draft SOD broken into 6 Sections

DRAFT SOD – USE (#1)

- Evaluate:
  - Design/layout of Wellness Center building
  - Impacts of Wellness Center to surrounding areas
  - Operational factors (hours of operation, etc.)

> The primary areas for the Planning Commission to study include, and are not limited to, the design/layout of the building, the impact of the Wellness 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.).

DRAFT SOD – NOISE (#2)

- Evaluate:
  - Noise impacts of baseball field on neighbors
  - Increase in spectator seating capacity
  - Any applicable noise mitigating factors

> The primary areas for Planning Commission study include, and are not limited to, the noise impacts the baseball field may have on the neighboring properties, the increase in spectator seating capacity, and any applicable mitigation factors.

DRAFT SOD – SETBACKS/HEIGHTS (#3)

- Evaluate:
  - Lighting impacts of digitals signs on neighbors which may be mitigated via location, height, additional landscaping or other screening, and lighting output

> The primary areas for the Planning Commission to study include, and are not limited to, the lighting impact of the signs to the surrounding neighbors/area outside the site (which may be mitigated via location, height, additional landscape or other screening, and lighting output).

DRAFT SOD – LANDSCAPING/BUFFERS (#4)

- Evaluate:
  - Create landscape buffer along western property line
  - If additional landscaping should be placed on west side of Wellness Center

> If permissible, the Planning Commission shall focus their review on placing landscaping in the western/SRP utility easement to help create a landscape buffer next to the baseball field. The Planning Commission shall also focus their review on the landscaping around the new Wellness Center building and identify if additional landscaping should be placed along the west side/area of the building.

DRAFT SOD – LIGHTING (#5)

- Evaluate:
  - Heights of Wellness Center lights and amount of illumination wash on building
  - Applicant to provide more lighting info on digital signs (cut sheets, photometrics, etc.)
  - Impacts of digital signs on neighbors and applicable mitigation factors

> The focus areas for Planning Commission review shall include the mounted height of lighting on the Wellness Center building and how illumination might wash the building. The hours of operation of the new lighting shall also be examined.
>
> The applicant must provide lighting information (e.g. cut sheets, photometric, watts, lumens, etc.) on the digital information signs. The Planning Commission review shall focus on, and are not limited to, the lighting impact of the digital information signs to the surrounding neighbors/area outside the site (which may be mitigated via location, height, size, additional landscape or other screening, and lighting output).

DRAFT SOD – SIGNAGE (#6)

- Applicant to provide sign lighting information (photometric, cut sheets, etc.)

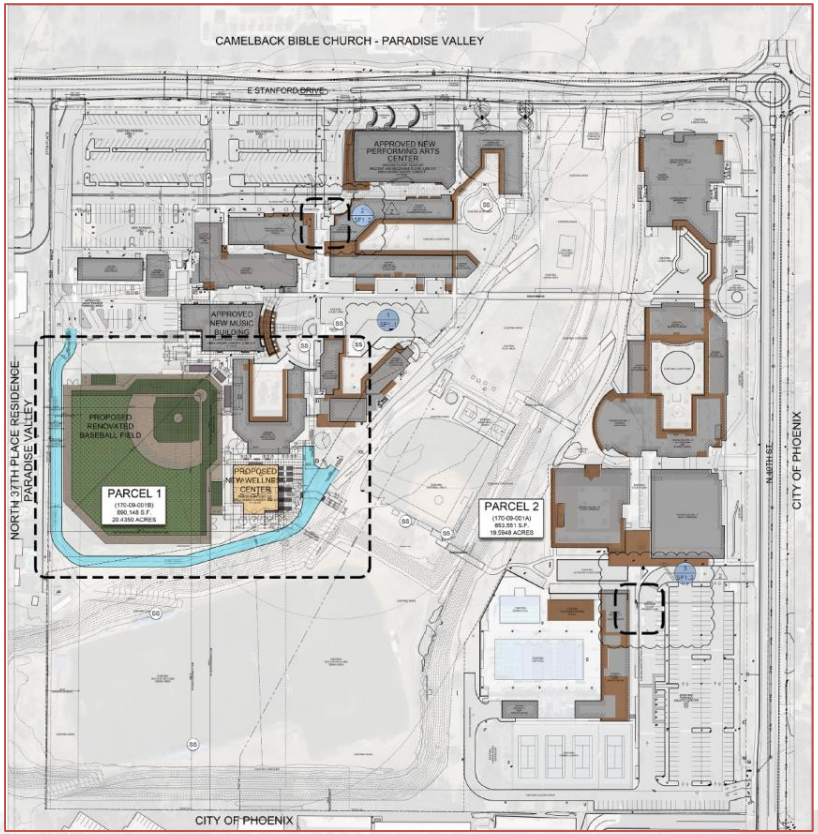
- Evaluate:
  - Lighting impacts on neighbors and any applicable mitigating factors

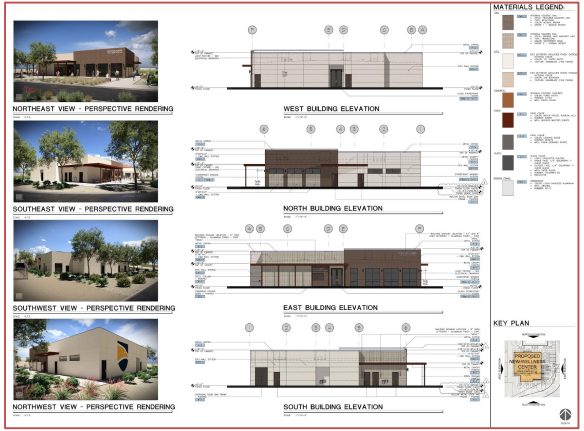
> The applicant must provide lighting information (e.g. cut sheets, photometric, watts, lumens, etc.) on the digital information signs. The Planning Commission review shall focus on, and are not limited to, the lighting impact of the digital information signs to the surrounding neighbors/area outside the site (which may be mitigated via location, height, size, and lighting output).

NEXT STEPS

- Get Council feedback on improvements
- Incorporate Council direction and edits into draft SOD
- Scheduled for Council action on February 26, 2026

QUESTIONS?


CAMELBACK BIBLE CHURCH - PARADISE VALLEY
E STANFORD DRIVE
APPROVED NEW PERFORMING ARTS CENTER
APPROVED NEW MUSIC BUILDING
PROPOSED RENOVATED BASEBALL FIELD
PROPOSED NEW WELLNESS CENTER
PARCEL 1
(170-09-001B)
890,148 S.F.
20.4350 ACRES
PARCEL 2
(170-09-001A)
853,551 S.F.
19.5948 ACRES
NORTH 37TH PLACE RESIDENCE
PARADISE VALLEY
N 40TH ST
CITY OF PHOENIX
CITY OF PHOENIX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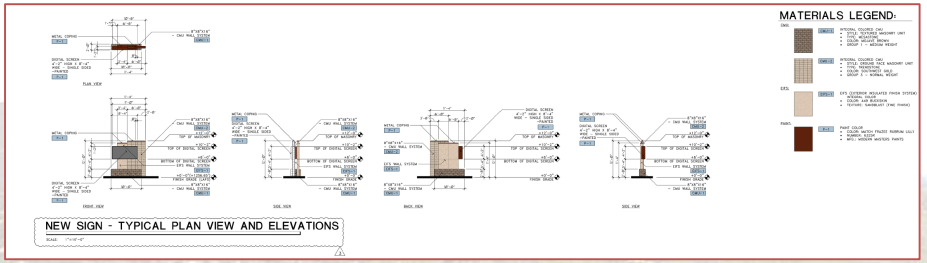
NORTHWEST VIEW - PERSPECTIVE RENDERING
WEST BUILDING ELEVATION
NORTH BUILDING ELEVATION
EAST BUILDING ELEVATION
SOUTH BUILDING ELEVATION
MATERIALS LEGEND
KEY PLAN

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


MATERIALS LEGEND:
NEW SIGN - TYPICAL PLAN VIEW AND ELEVATIONS