Phoenix County Day School (PCDS)
Comparison & Consideration Points
March 17, 2026
Planning Commission Session

Below is an initial list of points for consideration regarding the PCDS Intermediate Special Use Permit amendment application to renovate the existing baseball field, add a new Wellness Center Building, and add a new digital sign in each parking lot/area. The Red highlighted text indicates where the proposed improvements do not meet the Special Use Permit (SUP) Guidelines. The Purple highlighted text indicates where the SUP Guidelines do not address the type of improvement.

No.	Topic	SUP Guideline - Town Code - Town Policy - General Plan	Proposed by Applicant
1	**Use**	Section 1102.2 of the Zoning Ordinance identifies allowable uses for a school: ○ Halls for assembly ○ Offices for staff or consultation ○ Classrooms, laboratories, gymnasia and similar recreational facilities	The improvements are school uses and/or school related uses. The existing baseball field is a school use that is being renovated in the same location. The new Wellness Cener Building will serve students and faculty and will accommodate school sporting events (e.g. locker rooms for the teams, has a concession stand, etc.). The new digital signs will be used to display school related announcements at the two interior drop-off and pick-up locations.
2	**Noise Mitigation/Impact**	Section 10-7-3 of the Town Code identifies noise limits for stationary sources: ○ 56 db from 7 am – 10 pm ○ 45 db from 10 pm – 7 am	The baseball field will use the existing/portable PA system. The applicant identified that the existing PA system has an output of approximately 48 to 50 db and identified that most games will end by 6:00 pm. The new Wellness Center Building will have a concession stand used during sporting events. The new digital signs do not generate noise.

3	**Setbacks & Heights**	SUP Guidelines do **not** identify recommended setbacks and heights for sport fields and athletic equipment/facilities.	Renovated Baseball Field. In the same location as the existing field. 28' setback from west property line (at edge of field/perimeter fence). Replacing existing structures & adding one additional bleacher with canopy. 14'6" tall bleacher canopies (3 total). 34' tall replacement chain-link back stop (tallest structure).
		SUP Guideline Heights: 35' – Principal Structures. 24' – All Other Structures. Must Meet Open Space Criteria (OSC), starting at 16' height at 20' setback in which height increases via 20-degree slope.	Wellness Center Building. 22' tall (from LNG). Compliant with OSC.
		SUP Guideline Setbacks: 60' – Adjoining Residential. 40' – Adjoining Streets.	344' - West property line with neighbor. 664' – North property line. adjoining Stanford Drive.
		SUP Guidelines do **not** identify recommended setbacks and heights for information signs (it only provides recommendations for monument and directional signs).	Digital Information Signs 200' from each property line. 12' tall to top of decorative wall. 10'2" tall to top of screen.

4	**Landscaping/ Buffers**	<u>SUP Guidelines:</u> 40' – Landscape buffer adjoining Residential Property. 30' – Landscape buffer adjoining a Public Stree.t	<u>Renovated Baseball Field.</u> 28' setback from west property line (at edge of field/perimeter fence). This is the setback of the existing and renovated field. 20' asphalt fire lane on west side of baseball field. The existing fire lane is dirt and will be paved with asphalt. 4' separation between field and fire lane. 4' Public Utility Easement (PUE) between west property line and fire lane. PC to examine if a landscape buffer can be created in PUE and/or 4' separation between field and fire lane. <u>Wellness Center Building.</u> Fan Texas Ash & Purple Leaf Plumb trees placed around the building. Lantana & Sunrise Emu placed around building. PC to examine the addition of landscaping along the west side of the building. <u>Digital Information Signs</u> No proposed landscaping around these signs.
5	**Exterior Lighting**	<u>SUP Guidelines, Article 10 and Article 25 of Zoning Ordinance:</u> Light fixtures to be hooded and shielded so light source not visible from off the property. 300 maximum lumens for up-lights.	<u>Renovated Baseball Field.</u> No existing lights and no proposed lighting. <u>Wellness Center Building.</u> 13 wall/sconce lights and 9 recessed can lights placed around the building.

		0.75-foot candles output adjoining residential property line. 0.5-foot candles output adjoining all other property lines. <u>SUP Guidelines do not address digital information signs.</u>	Dusk to dawn operation. 2700 Kelvin (color temperature). 0-foot candles at adjoining property lines. <u>Digital Information Signs.</u> Digital screen is the light source. 7 am – 7 pm (Monday – Friday). 10 pm during evening events. 7 am – 7 pm during weekend events. 0.03-foot candle output at each adjoining property line.
6	**Signage**	<u>SUP Guidelines do not address digital information signs.</u> <u>SUP Guidelines do **not** address digital information signs.</u> <u>Article 25 of Zoning Ordinance (Sign Ordinance):</u> A. Signs illumination shall be confined to the area of the sign. B. External sign lighting shall be shielded so illumination source is not visible from adjacent street or property and does not shine beyond the sign area it is intended to illuminate.	<u>Renovated Baseball Field.</u> Keeping existing score board. No new signs. <u>Wellness Center Building.</u> 2 non-illuminated signs placed on the east side of the building (one identifying the name of the building and the other identifying the location of the concession stand). <u>Digital Information Signs</u>. Digital screen is the light source.

		C. All light sources shall be Fully Shielded so they do not create a nuisance or hazard. D. Lighting shall not be flashing, intermittent or scintillating; shall not be moving, animated or create noise in any manner. E. Back lighting of freestanding letters mounted on a wall shall be limited to 100 Lumens per square foot of sign area and the letters shall be fabricated so that the illumination source is not visible. Backlit non-Opaque panels are not permitted. F. Signs that are internally illuminated shall not exceed 0.75 foot candles or equivalent Lux of projected brightness measured at the nearest property line. G. On externally lit signs, the color temperature of lighting shall be no more than 3000 Kelvins. H. Signs may be illuminated only during the hours that the associated establishment is open for business.	0.03-foot candle output at each adjoining property line. 7 am – 7 pm (Monday – Friday). 10 pm during evening events. 7 am – 7 pm during weekend events.