

TOWN OF PARADISE VALLEY

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

Planning Commission
Work Session
March 17, 2026



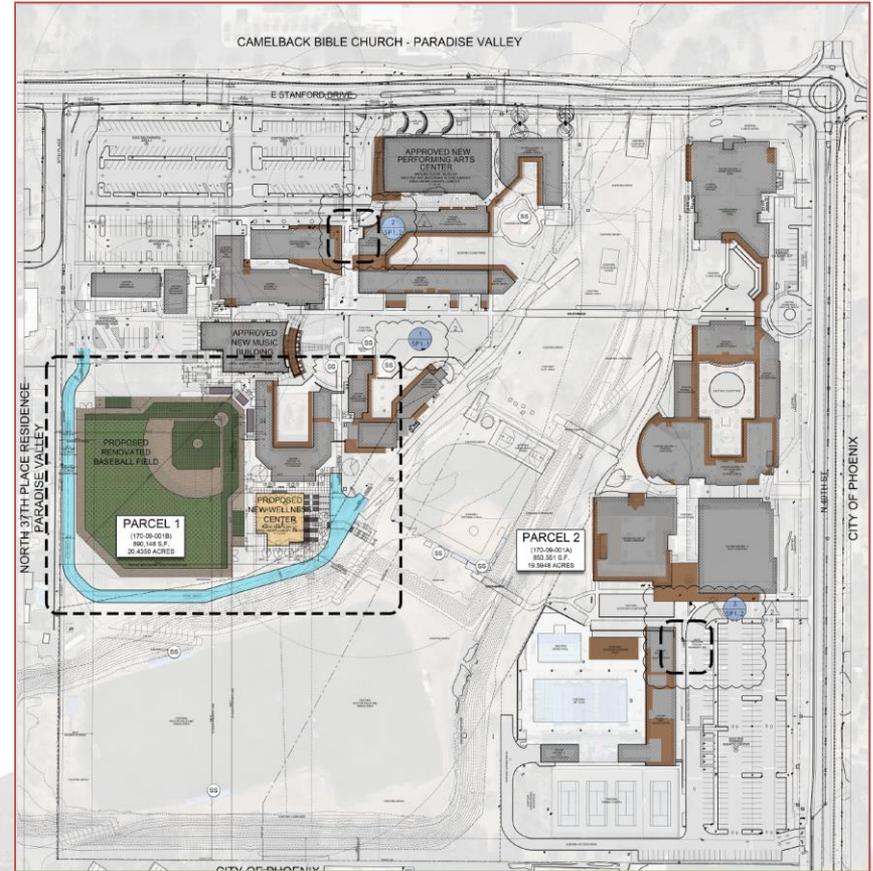
TODAY'S GOAL

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



AGENDA

- Background
- Scope of Request
- PC Input & Next Steps



March 17, 2026



PROCESS

Intermediate Amendment Process:

- Application Submittal (May 27, 2025)
- Statement of Direction (Issued February 26, 2026)
- ***Planning Commission Review & Recommendation (in process)***
- Town Council Review/Action (May 2026)



STATEMENT OF DIRECTION (SOD)

- Commission to review visible, audible, and operational effects 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



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 digital 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).



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

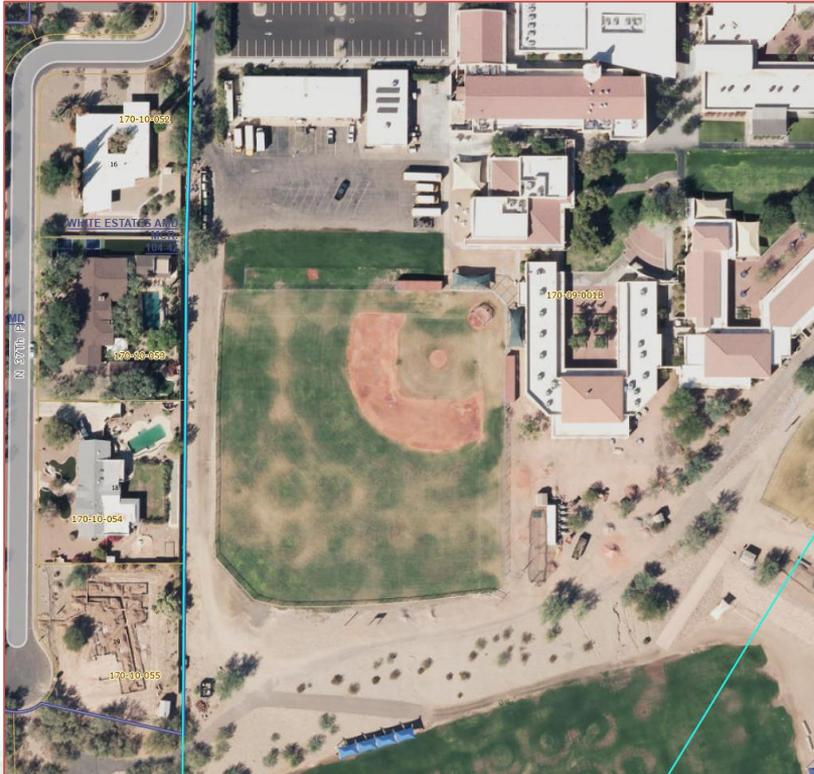
■ SUP Guidelines:

- 40' wide landscape buffer next to residential property

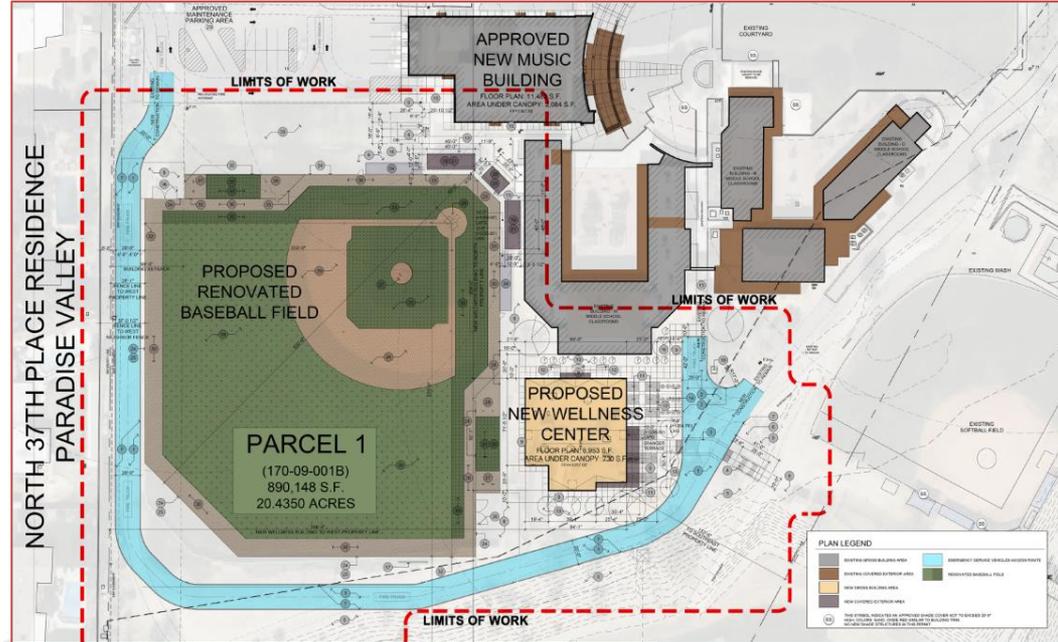


BASEBALL FIELD AERIAL COMPARISON

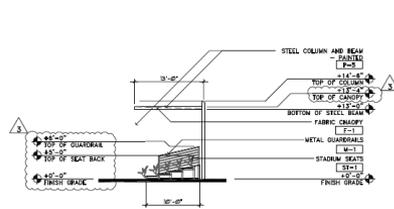
Existing



Proposed

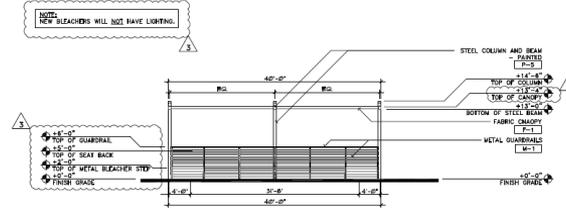


BASEBALL FIELD ELEVATIONS



**BASEBALL FIELD BLEACHER
EAST/SOUTH/SOUTHEAST ELEVATION**

SCALE: 1"=10'-0"



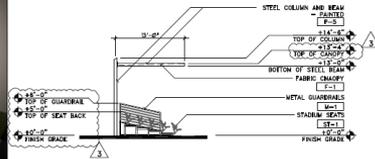
**BASEBALL FIELD BLEACHER
NORTH/EAST/NORTHEAST ELEVATION**

SCALE: 1"=10'-0"



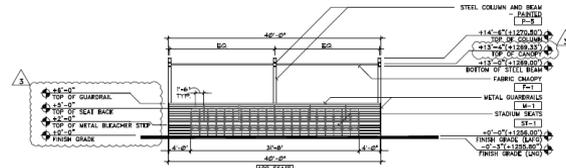
**BASEBALL FIELD BLEACHER - TYPICAL
SOUTHWEST VIEW - PERSPECTIVE RENDERING**

SCALE: N.T.S.



**BASEBALL FIELD BLEACHER
WEST/NORTH/NORTHWEST ELEVATION**

SCALE: 1"=10'-0"



**BASEBALL FIELD BLEACHER
SOUTH/WEST/SOUTHWEST ELEVATION**

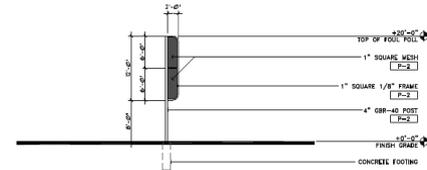
SCALE: 1"=10'-0"

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 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 ELEVATIONS



NORTHEAST VIEW - PERSPECTIVE RENDERING

SCALE: N.T.S.



SOUTHEAST VIEW - PERSPECTIVE RENDERING

SCALE: N.T.S.



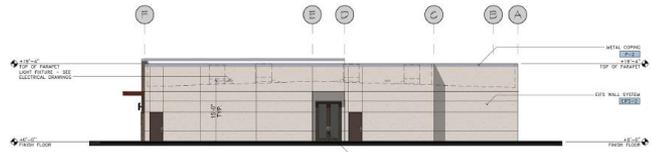
SOUTHWEST VIEW - PERSPECTIVE RENDERING

SCALE: N.T.S.



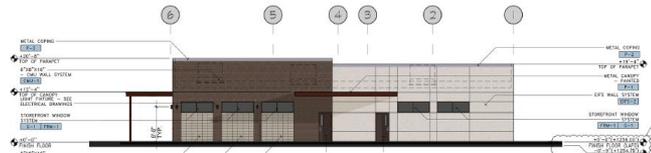
NORTHWEST VIEW - PERSPECTIVE RENDERING

SCALE: N.T.S.



WEST BUILDING ELEVATION

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



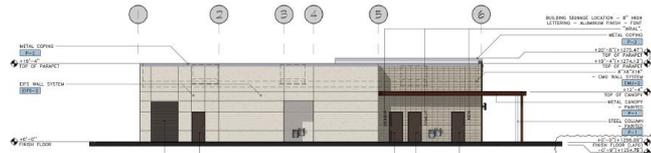
NORTH BUILDING ELEVATION

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



EAST BUILDING ELEVATION

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



SOUTH BUILDING ELEVATION

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

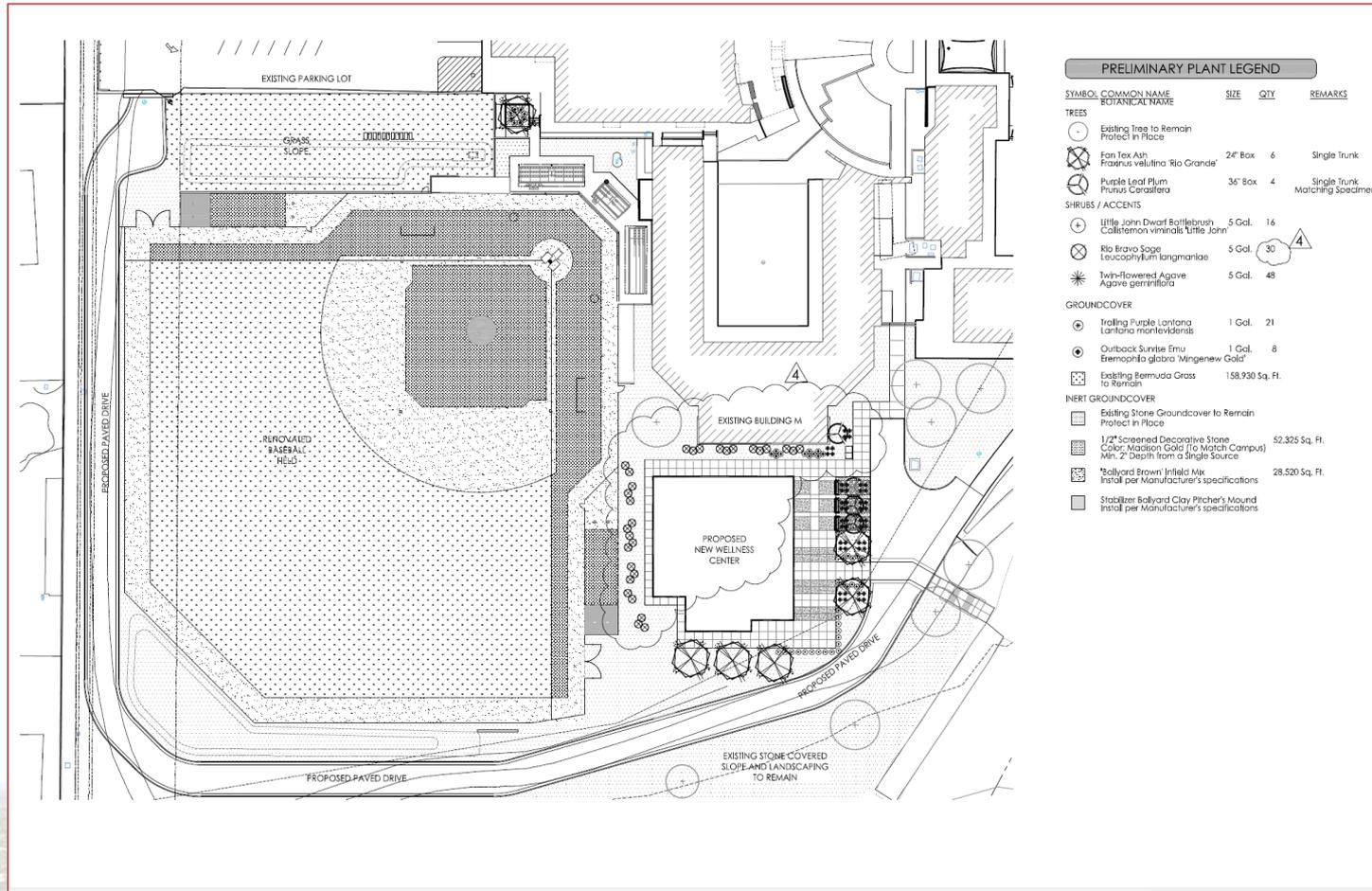
MATERIALS LEGEND:

CMU	CMU	INTERIOR COLORED CMU • 16" x 16" x 8" MODULAR MASONRY UNIT • 1/2" GROUT • 1/2" WEAR COURSE
EIFS	EIFS	EIFS EXTERIOR INSULATED FINISH SYSTEM • 1/2" POLYURETHANE INSULATION • 1/4" GROUT • 1/2" WEAR COURSE
EIFS	EIFS	EIFS EXTERIOR INSULATED FINISH SYSTEM • 1/2" POLYURETHANE INSULATION • 1/4" GROUT • 1/2" WEAR COURSE
EIFS	EIFS	EIFS EXTERIOR INSULATED FINISH SYSTEM • 1/2" POLYURETHANE INSULATION • 1/4" GROUT • 1/2" WEAR COURSE
CONCRETE	CONCRETE	INTERIOR COLORED CONCRETE • 4" THICK • 1/2" WEAR COURSE
PAINT	PAINT	PAINT COLOR: MATCH EXTERIOR • 1/2" WEAR COURSE • 1/2" WEAR COURSE
PAINT	PAINT	PAINT COLOR: MATCH EXTERIOR • 1/2" WEAR COURSE • 1/2" WEAR COURSE
GLASS	GLASS	GLASS COLOR: CLEAR • LOW-E INSULATED GLAZING • 1/2" GROUT • 1/2" WEAR COURSE
GLASS	GLASS	GLASS COLOR: CLEAR • LOW-E INSULATED GLAZING • 1/2" GROUT • 1/2" WEAR COURSE
WINDOW FRAME	WINDOW FRAME	WINDOW FRAME: CLEAR ANODIZED ALUMINUM • 1/2" WEAR COURSE • NUMBER 403

KEY PLAN



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:

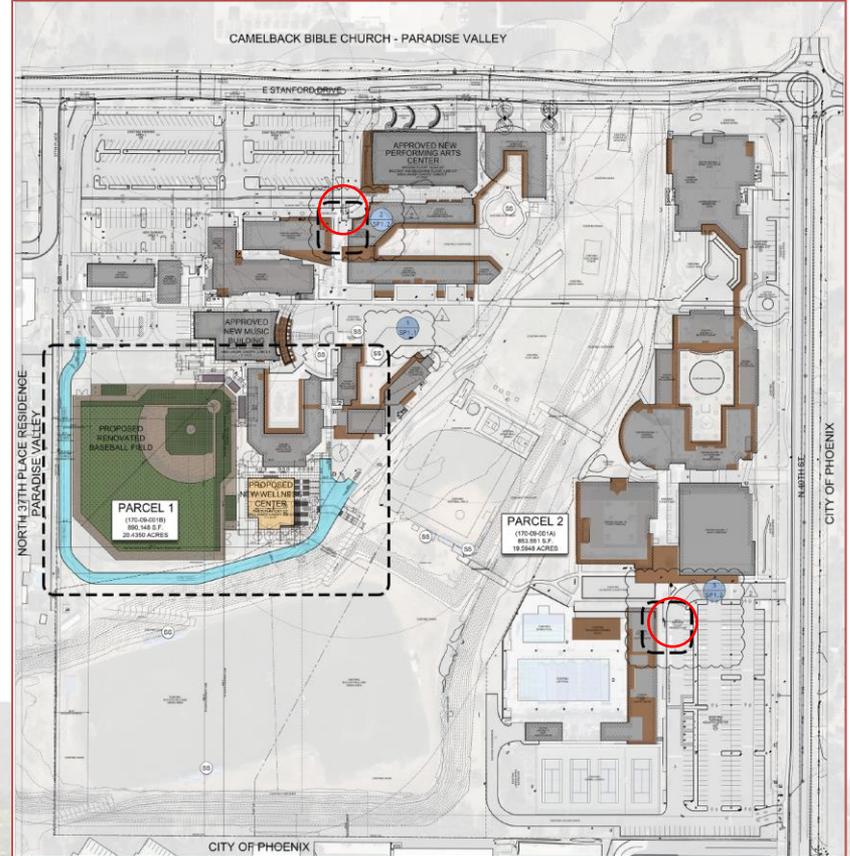
- Article 25 & Article 10:
 - Lighting shielded so illumination source not visible from street or property and does not shine beyond the sign area it is intended to illuminate
 - All light sources shall be fully shielded so do not create nuisance or hazard
 - Lighting shall not be flashing, intermittent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



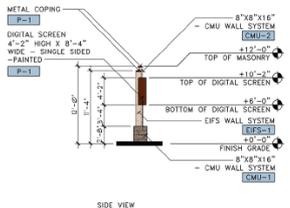
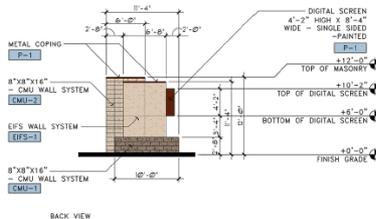
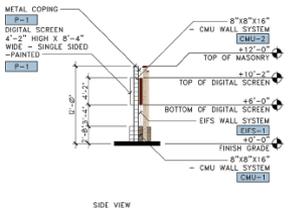
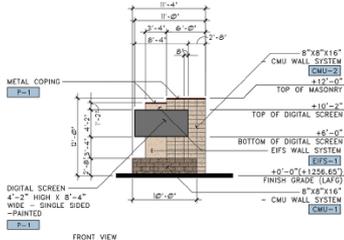
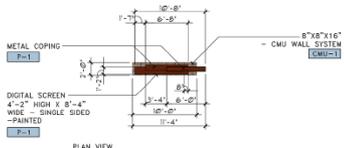
DIGITAL SIGN AERIAL COMPARISON

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 RUBBER LILLY
 - NUMBER: 8325R
 - MFG.: MODERN MASTERS PAINTS

NEW SIGN - TYPICAL PLAN VIEW AND ELEVATIONS

SCALE: 1"=10'-0"



DIGITAL SIGN PHOTOMETRICS

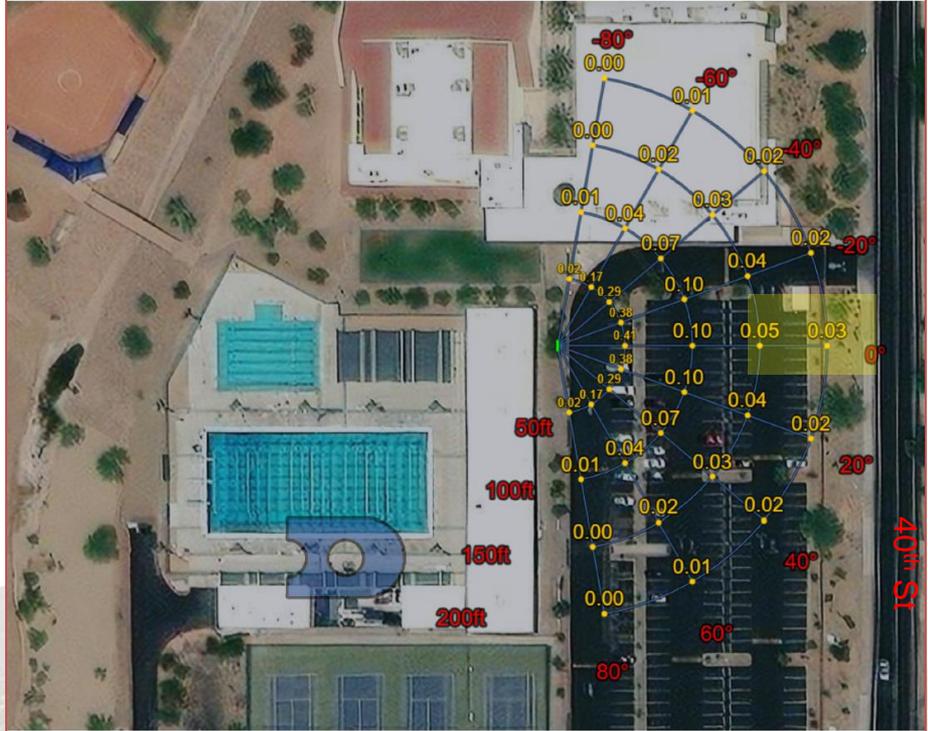


GT6x -4'2" x 8'8" - RGB-SF
 Phoenix Country Day School
 Sign #2: Lat: 33°30'59.80"N, Long: 111°59'52.82"W
Values expressed are specific to Daktronics product only

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



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



INPUT & NEXT STEPS

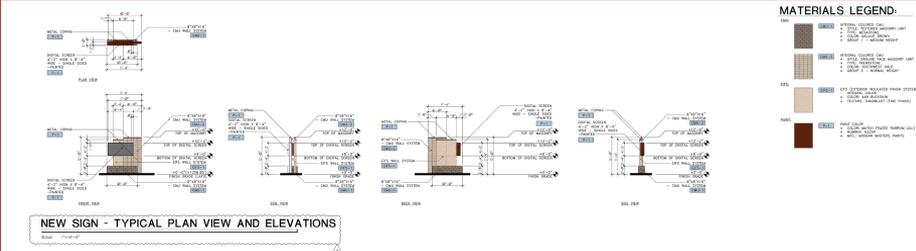
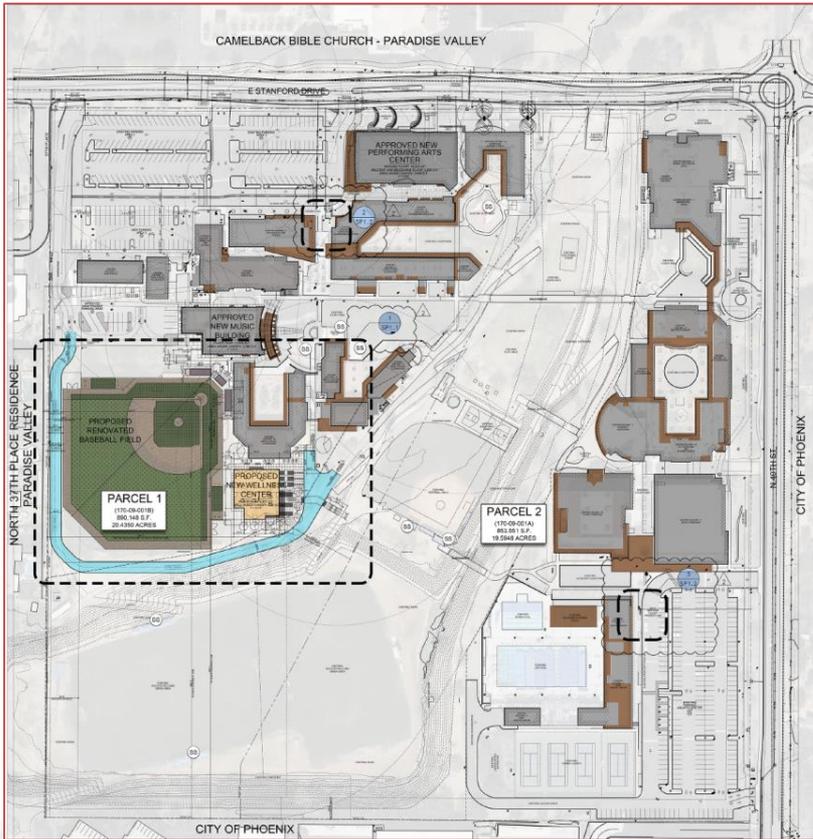
- Update application and/or draft ordinance to address PC input and direction

- PC Review:
 - March 17th work session
 - April 7th public hearing (April 21st meeting if needed)

- TC Review & Action (Tentative):
 - April 23rd work session
 - May 14th public hearing



QUESTIONS?



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



GENERAL PLAN POLICIES

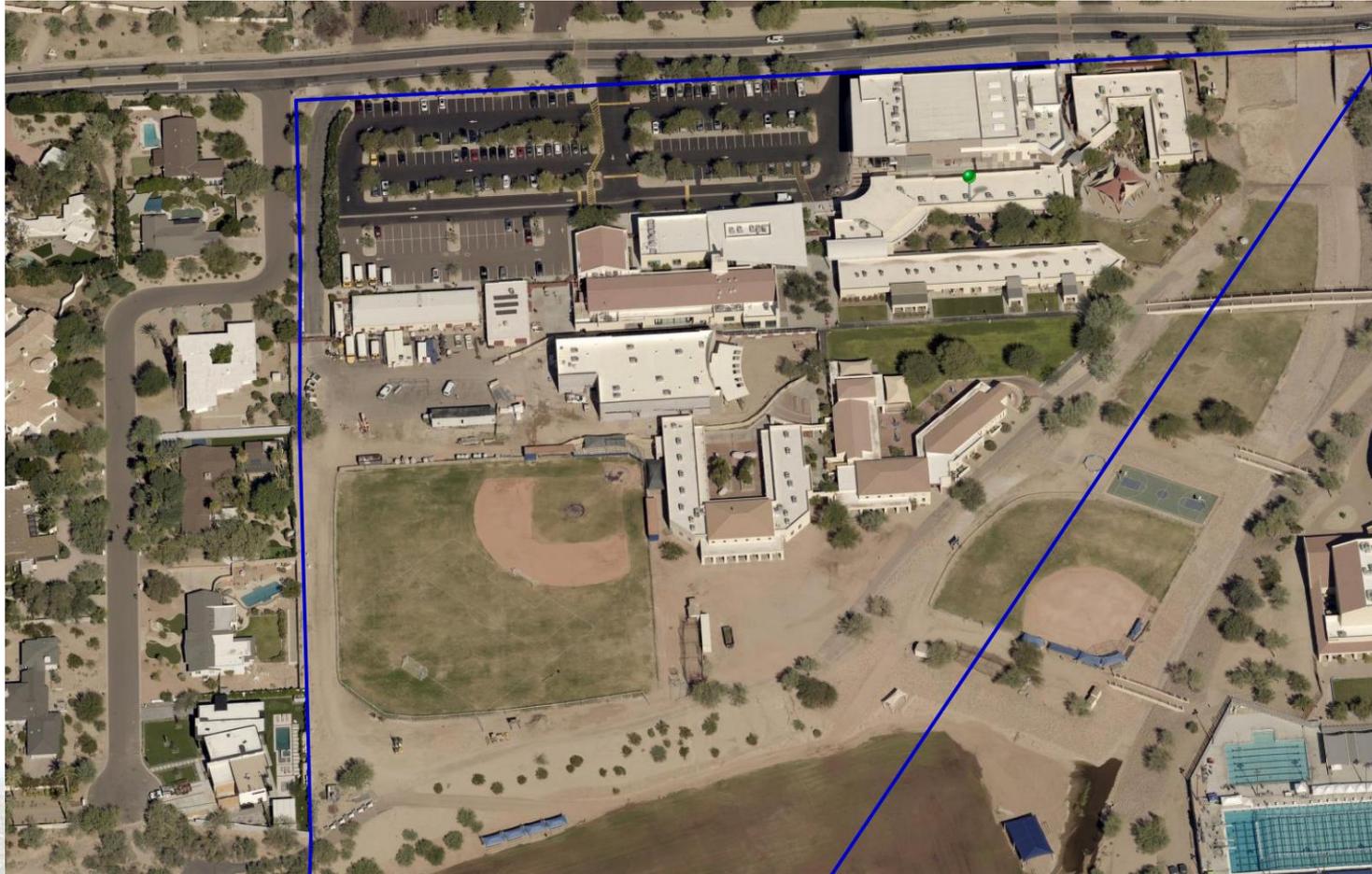
Primary policies fall under Goals LU 3 and LU 4 Special Use Permit Property

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.



BASEBALL FIELD AERIAL



BASEBALL FIELD SITE PLANS

