

**ORDINANCE NUMBER 2026-02 DRAFT**

**AN ORDINANCE OF THE TOWN OF PARADISE VALLEY, ARIZONA, APPROVING A MAJOR SPECIAL USE PERMIT AMENDMENT FOR FRANCISCAN RENEWAL CENTER TO INCORPORATE & DEVELOP THREE SOLAR SHADE STRUCTURES, EQUALING 12,330.27 SQUARE FEET, ON THE WESTERN PORTION OF THE PROPERTY LOCATED AT 5802 EAST LINCOLN DRIVE.**

**WHEREAS**, on \_\_\_\_, 2026, an application was filed (the “Application”) on behalf of First Franciscan Renewal Center, an Arizona non-profit corporation (the “Applicant”), for a Major Special Use Permit Amendment, SUP-26-02, to incorporate and development three solar shade structures, equaling 12,330.27 square feet, on the real property located at 5820 E Lincoln Drive, in Paradise Valley, Arizona, more particularly described in the legal description attached hereto as Exhibit A attached hereto (the “Property”); and

**WHEREAS**, on \_\_\_\_, 2026, at a public meeting, the Town of Paradise Valley Town Council (the “Town Council”) provided a Statement of Direction to the Town of Paradise Valley Planning Commission (the “Planning Commission”); and

**WHEREAS**, on June 16, 2026, the Planning Commission held a public hearing, as prescribed by law, to consider the Application, and recommended approval with conditions; and

**WHEREAS**, the Town Council has determined that the Applicant held a Citizen Review Meeting on May 28, 2026, in accordance with Section 2-5-2(F) of the Paradise Valley Town Code; and

**WHEREAS**, the amendment to the Special Use Permit for the Franciscan Renewal Center proposed by the Application is consistent with the property’s designation of “Public/Quasi Public” on the Town’s General Plan Land Use Map and its zoning district of “Special Use Permit – Public” on the Town’s Zoning Map; and

**WHEREAS**, on October 8, 2026, the Town Council held a public hearing, as prescribed by law, to hear and take action on Ordinance Number 2026-02 relating to the Application, as recommended by the Planning Commission; and

**WHEREAS**, the amendments to the Special Use Permit as set forth in the Application are consistent with and conform to the Town’s General Plan Land Use Map and Zoning Map; and

**WHEREAS**, in accordance with Article II, Sections 1 and 2 of the Constitution of Arizona, the Town Council has considered the individual property rights and personal liberties of the residents of the Town before adopting this ordinance; and

**WHEREAS**, the Town Council has determined that the Application, as a modification to an existing special use permit for a religious facility and relating only to installation of a solar shade structure over existing parking spaces, is not a rezoning within the context of the requirements of A.R.S. § 9-462.01(J).

**NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND TOWN COUNCIL OF THE TOWN OF PARADISE VALLEY, ARIZONA, AS FOLLOWS:**

Section 1. The recitals above are incorporated as if fully set forth herein.

Section 2. Pursuant to Article XI of the Town's Zoning Ordinance, the Application is hereby approved, and SUP-26-02 is hereby granted to Franciscan Renewal Center, an Arizona non-profit corporation, its and successors and assigns, as follows:

1. SUP-26-02 supplements and does not otherwise affect the existing prior-approved Special Use Permits relating to the Property, as more specifically set forth in Exhibit B, attached hereto and incorporated herein by reference.
2. SUP-26-02 creates a new Special Use Permit to permit the Property owner to incorporate and develop THREE solar shade structures, adding 12,330.27 square feet, on the western portion of the Property, subject to any definitions, stipulations, plans, and documents set forth in Exhibits A through C, each of which is attached hereto and incorporated herein by reference, and which together comprise SUP-26-02.

Section 3. If any provision of this ordinance is for any reason held by any court of competent jurisdiction to be unenforceable, such provision or portion hereof shall be deemed separate, distinct, and independent of all other provisions, and such holding shall not affect the validity of the remaining portions of this ordinance.

Section 4. The Mayor, the Town Manager, the Town Clerk, and the Town Attorney are hereby authorized and directed to take all steps necessary to carry out the purpose and intent of this ordinance.

[Signatures on following page]

**PASSED AND ADOPTED** by the Mayor and Town Council of the Town of Paradise Valley, Arizona, this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

\_\_\_\_\_  
Mark Stanton, Mayor

ATTEST:

\_\_\_\_\_  
Duncan Miller, Town Clerk

APPROVED AS TO FORM:

\_\_\_\_\_  
Andrew J. McGuire, Town Attorney

**EXHIBIT A  
TO  
ORDINANCE NUMBER 2026-02**

**[Legal Description]**

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MARICOPA, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:

PARCEL NO. (Maricopa County Assessor Number 169-31-020):

The West half of the Southeast quarter of the Northwest quarter of Section 9, Township 2 North, Range 4 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona.

**EXHIBIT B  
TO  
ORDINANCE NUMBER 2026-02**

**[Description of Prior SUP Amendments that are amended upon the Effective Date]**

TOWN OF PARADISE VALLEY  
SPECIAL USE PERMIT FOR FRANCISCAN RENEWAL CENTER  
SUP-26-02

The list below summarizes the known approved amendments to the original Special Use Permit, all of which collectively comprise the Special Use Permit for the Property upon the Effective Date of Ordinance Number 2026-02.

[Insert Date] (SUP-26-02)	Major Amendment to allow the addition of solar panel system on three (3) new parking lot shade structures.
December 9, 2019 (Substantial Compliance)	Parking lot area improvements – lighting and landscaping.
April 3, 2019 (SUP-19-02)	Managerial Amendment to install roof-mounted solar array on top of Community Life Center building.
August 8, 2018 (Substantial Compliance)	Construction of the Community Life Center.
December 4, 2015 (None)	Managerial Amendment to add chiller/mechanical/electrical equipment yard.
December 19, 2013 (SU-13-07)	Creation of Special Use Permit on a five-acre property owned by the Franciscan Renewal Center to make the existing religious accessory building and associated parking a legal land use and to allow for future improvements (Community Life Center). Rezoning in accordance with Ordinance No. 672.
November 7, 2013 (GP-13-04)	Major General Plan Amendment from Low Density Residential to Public/Quasi Public for the Franciscan Renewal Center.

**EXHIBIT C  
TO  
ORDINANCE NUMBER 2026-02**

**SPECIAL USE PERMIT**

**TOWN OF PARADISE VALLEY  
SPECIAL USE PERMIT FOR FRANCISCAN RENEWAL CENTER**

**I. PROJECT DESCRIPTION**

Pursuant to Article XI of the Zoning Ordinance of the Town of Paradise Valley, Arizona (the “Town”), the Town hereby grants to FRANCISCAN RENEWAL CENTER its successors and assigns a Major Special Use Permit Amendment (“SUP-26-02”) by its approval of this Ordinance Number 2026-02 governing the use of the Property. The purpose of the 2026 SUP is to permit construction of three solar shade structures, equaling 12,330.27 square feet, on the western portion of the Property.

SUP-26-02 is one of many amendments to the first Special Use Permit on the Property approved by the Town in 2013. SUP-26-02 is being granted by the Town to permit the continued use and operation of the Property as a Place of Worship subject to and in accordance with the stipulations and other provisions set forth herein.

Subject to the new stipulations, the existing stipulations, and other provisions set forth herein, the facilities and uses authorized to be developed, redeveloped, and used on the Property include Place of Worship uses as depicted on the Approved Plans and documents.

**I. DEFINITIONS**

“**Approved Plans**” means the plans and documents associated with SUP-26-02 and described in Subsection III in Exhibit C of this Ordinance.

“**Owner**” means FRANCISCAN RENEWAL CENTER, an Arizona non-profit corporation, and its successors and assigns. An Owner may be an individual, corporation, partnership, limited liability company, trust, land trust, business trust or other organization, or similar entity, which in turn may be owned by individuals, shareholders, partners, members or benefitted parties under trust agreements, all of which may take any legal form, and may allocate interests in profits, loss, control or use.

“**Ordinance**” means Ordinance 2026-02.

“**Property**” means the real property described in Exhibit A to Ordinance 2026-02.

“**Place of Worship**” means the entire Property and all facilities and other improvements existing, developed or redeveloped and used or useful on the Property in general conformance with the Approved Plans and/or these Stipulations.

“**Special Use Permit**” or “SUP-26-02” or “SUP” shall mean this special use permit as approved by Town Ordinance 2026-02.

“**Stipulations**” refer to the conditions of approval as shown in Ordinance 2026-02, including as set forth below in this Exhibit C.

“**Town**” means the Town of Paradise Valley.

## **II. STIPULATIONS**

### **A. GENERAL**

#### **SUP-26-02 (NEW/PROPOSED SUP STIPULATIONS)**

1. All improvements to the Property shall be in substantial compliance with the Narrative, Plans, and Documents:
  - a. Narrative, prepared by Mike Slivers dated March 12, 2026.
  - b. Site Plan and Array Details, prepared by Advanced Energy Systems, Sheet A.1 through A.5, dated April 27, 2026.
  - c. Lighting Plan, prepared by Robert Kohnen, Sheet 1 and EL-002, dated September 5, 2019.
  - d. Solar Array Specification Sheet D.1, provided by Advanced Energy Systems on April 27, 2026.
  - e. The 3-D Renderings, prepared by Mike Slivers attached to the application packet.
  - f. Updated Landscape Plan, prepared by Mike Slivers dated April 27, 2026.
2. In the event of a conflict between these Stipulations and the Approved Plans, these Stipulations shall govern.
3. Landscape screening (tree or hedge) will be communicated to the three (3) adjacent residential lots to the west of the property (APNs 169-31-015, 169-31-014, and 169-31-013). If the owner of adjoining property conveys no reasonable request for additional and/or alternate vegetation screening to the applicant, the applicant will be relieved of planting additional vegetation on their side of the property wall. The specific plant type, tree or hedge, must be derived from the Patterns of Nature Plant List found within the Visually Significant Corridor Plan. At least three (3) trees or hedge plantings adjacent to each the affected residential lot unless otherwise communicated by the adjoining priority owner shall be required. At least two (2) attempts shall be made to try to contact the adjoining property owner(s) regarding additional plantings. The minimum standard of notification shall be a written letter sent via certified mailed to the owner at his last known address by certified mail, or the address to which the tax bill for the property was last mailed. Such notice will be completed prior to final inspection.
4. All landscaping on site shall be maintained. Overgrown vegetation and trees shall be cut back so they do not obstruct any internal drives, and any dead trees or dead vegetation shall be replaced with a same type of tree/plant (or similar type if the equivalent is not available). All landscaped areas shall be supported by an automatic irrigation system and shall be designed and maintained in a manner that promotes water conservation and

prevents water overflow or seepage into the street, sidewalk, or parking areas.

5. No construction permit shall be issued for the Property until appropriate engineering or architectural plans and documents are submitted to the Town and the issuance of such construction permit(s) for that particular activity is approved by the Town. Submitted plans shall be required to meet the building code most recently adopted by the Town.
6. During the period of demolition or construction of new improvements, signs shall be posted on the Property in conformance with the Town construction sign regulations that identify a person(s) with phone and email to contact regarding construction-related matters.
7. Chain link fencing with screening is required to completely surround any exterior construction areas, any construction refuse areas, any construction material storage areas and any exterior sanitation facilities used during a construction project. The screening material may not be used for advertising or other signage. Once installed and approved for SUP and code compliance, the exterior perimeter fencing may take the place of the chain link fencing with screening.
8. The Owner shall have provided the Town with a signed Waiver of Claims for Diminution of Value under A.R.S. § 12-1134 (Proposition 207 Waiver), in the form provided by the Town Attorney, prior to Town Council approval of this Application, with said form recorded prior to or on the effective date of this Ordinance.
9. All existing Special Use Permit stipulations shall remain in full force and effect, unless changed or modified by SUP-26-02.

**EXISTING S.U.P. STIPULATIONS to Remain in Full Force and Effect Unless Changed or Modified by Major Amendment SUP-26-02. The following is a list of the existing/current S.U.P. Stipulations:**

**Substantial Compliance for parking lot area improvements – lighting and landscaping (None December 9, 2019)**

1. All improvements to the property shall be in substantial compliance with the following:
  - a. The Narrative, prepared by Francis J. Slavin, P.C. and dated July 11, 2017.
  - b. The parking lot lights must be turned off no later than 10 pm, with the exception for Holidays and Special Events (in which the lights shall be turned off as soon as possible following the conclusion of the Holiday/Special Event).
  - c. Franciscan Renewal Center Community Life Center Parking Phase 1 Hydrology Study, prepared by Helm Holistic Engineering and Land Management, and dated July 11, 2017.
  - d. Plans:
    - i. Sheet C1, Community Life Center Parking – Phase I Plan, prepared by Helm Holistic Engineering and Land Management, and dated August 2, 2017.
    - ii. Sheet C2, Site Plan, prepared by Helm Holistic Engineering and Land Management, and dated August 2, 2017.
    - iii. Sheet C3, Demolition Plan, prepared by Helm Holistic Engineering and Land Management, and dated August 2, 2017.

- iv. Sheet C4, Paving and Grading Plan, prepared by Helm Holistic Engineering and Land Management, and dated August 2, 2017.
- v. Sheet C5, Erosion Control Plan, prepared by Helm Holistic Engineering and Land Management, and dated August 2, 2017.
- vi. Community Life Center Parking – Phase 1 Plan Modifications, Paving Construction Key Changes, prepared by Helm Holistic Engineering and Land Management, and dated August 9, 2017.
- vii. Sheet L0.0, Cover Sheet, prepared by SBD Studio, and dated July 31, 2017.
- viii. Sheet L0.1, General Notes & Legends, prepared by SBD Studio, and dated July 31, 2017.
- ix. Sheet L1.0, Planting Plan, prepared by SBD Studio, and dated July 31, 2017.
- x. Sheet L2.0, Irrigation Plan, prepared by SBD Studio, and dated July 31, 2017.
- xi. Sheet L3.0, Landscape Details, prepared by SBD Studio, and dated July 31, 2017.
- xii. Sheet L4.0, Irrigation Details, prepared by SBD Studio, and dated July 31, 2017.
- xiii. Sheet L0.0, Cover Sheet, prepared by SBD Studio, and dated July 31, 2017.
- xiv. Sheet E-001, Electrical General Notes, Symbols and Abbreviations, prepared by Westlake Reed Leskosky and dated June 1, 2017.
- xv. Sheet EL-001, Electrical Site Lighting Plan, prepared by Westlake Reed Leskosky and dated July 7, 2017.
- xvi. Sheet EL-002, Electrical Site Photometric Plan, prepared by Westlake Reed Leskosky and dated July 7, 2017.
- xvii. Sheet E-601, Electrical Partial Single Line, Fixture Y Panel Schedules, prepared by Westlake Reed Leskosky and dated August 2, 2017.
- xviii. Sheet E-001, Electrical General Notes, Symbols and Abbreviations, prepared by Westlake Reed Leskosky, and dated June 1, 2017.
- xix. Sheet E-001, Electrical General Notes, Symbols and Abbreviations, prepared by Westlake Reed Leskosky, and dated June 1, 2017.
- xx. Lithonia D-Series DSXO light detail.

**Managerial Amendment to install roof-mounted solar array on top of Community Life Center building (SUP-19-02 April 3, 2019)**

1. All improvements to the property shall be in substantial compliance with the following:
  - a. Site Plan, Sheet 1, prepared by Advanced Energy Systems Solar dated February 15, 2019;
  - b. Rails, Sheet R-1, prepared by Advanced Energy Systems Solar dated February 15, 2019;
  - c. Solar Panel Profile, Sheet R-3, prepared by Advanced Energy Systems Solar dated February 15, 2019;and
  - d. Solar Building Sections, Sheet R-4, prepared by Advanced Energy Systems Solar dated February 15, 2019;
2. All necessary building permits must be obtained.
3. All applicable Special Use Permit remain in effect.

**Substantial Compliance to construct the Community Life Center (None August 8, 2018)**

1. For reference, the Community Life Center Building plans and documents that were reviewed for Special Use Permit compliance include the following:
  - a. The Narrative, prepared by Charles Brown, and dated July 27, 2018;
  - b. Site Plan, prepared by Helm Engineering, and dated August 7, 2018;
  - c. Exterior Building Elevations Plan, Sheet A5.1, prepared by DLR Group and dated June 22, 2018;
  - d. Floor Plan, Sheet A1.1, prepared by DLR Group and dated June 22, 2018; and
  - e. Franciscan CLC Site Lighting – Photometric Calculation Plan with Light Fixture Details.
2. All necessary permits must be obtained.

**Managerial Amendment to add chiller/mechanical/electrical equipment yard (None December 4, 2015)**

1. All improvements to the property shall be in substantial compliance with the following:
  - a. Narrative prepared by Francis J. Slavin, P.C., dated November 6, 2015
    - i. Chiller Yard Location Plan for Franciscan Renewal Center prepared by Eric Laurin, P.E. of Coe & Van Loo Consultants, Inc., dated October 6, 2015, Project No. 01-0245801(Exhibit 4 of Narrative)
    - ii. Equipment Yard Enlarged Plan, Sections, Elevations prepared by Westlake Reed Leskosky, revised August 19, 2015, Project No. 11107.13, Sheet AE-460 (Exhibit 5 of Narrative)
  - b. Noise statement prepared by Westlake Reed Leskosky, dated November 12, 2015
  - c. Tentative Phasing Exhibit dated December 3, 2015
  - d. Existing Tree Exhibit dated November 17, 2015 and hand dated December 3, 2015
2. All appropriate building permits for the equipment yard and equipment be applied and approved.
3. Prior to the removal of the temporary construction yard, the applicant shall provide a final landscape plan for the area south of the equipment yard for review and approval by the Town Manager.

**Major SUP Amendment to create Special Use Permit (SUP-13-7 December 19, 2013)**

1. All future improvements to the property shall be in substantial compliance with the following:
  - a. Project Narrative, prepared by Francis J. Slavin, P.C. and dated June 12, 2013;
  - b. Master Plan, prepared by Westlake, Reed, Leskosky, and Coe & Van Loo, dated June 10, 2013, showing the approximate location a future 15,000 square foot religious accessory use building and associated parking.
2. Prior to any future improvements on the property, the Franciscan Renewal Center shall submit a detailed site plan to the Community Development Department for the 5-acre parcel showing the exact building location, setbacks, parking lot improvements, lighting, and proposed drainage/retention areas for the Town’s review and approval.

**III. APPROVED PLANS**

The following are known approved plans and documents that still apply to the Property. In the case of discrepancies between Approved Plans, those with a later date shall take precedence. In the

circumstance an approved plan or document is not listed, this does not nullify its validity.

<p>December 9, 2019 (Substantial Compliance)</p>	<ol style="list-style-type: none"> <li>1. Sheet C1, Community Life Center Parking – Phase I Plan, prepared by Helm Holistic Engineering and Land Management, and dated August 2, 2017.</li> <li>2. Sheet C2, Site Plan, prepared by Helm Holistic Engineering and Land Management, and dated August 2, 2017.</li> <li>3. Sheet C3, Demolition Plan, prepared by Helm Holistic Engineering and Land Management, and dated August 2, 2017.</li> <li>4. Sheet C4, Paving and Grading Plan, prepared by Helm Holistic Engineering and Land Management, and dated August 2, 2017.</li> <li>5. Sheet C5, Erosion Control Plan, prepared by Helm Holistic Engineering and Land Management, and dated August 2, 2017.</li> <li>6. Community Life Center Parking – Phase 1 Plan Modifications, Paving Construction Key Changes, prepared by Helm Holistic Engineering and Land Management, and dated August 9, 2017.</li> <li>7. Sheet L0.0, Cover Sheet, prepared by SBD Studio, and dated July 31, 2017.</li> <li>8. Sheet L0.1, General Notes &amp; Legends, prepared by SBD Studio, and dated July 31, 2017.</li> <li>9. Sheet L1.0, Planting Plan, prepared by SBD Studio, and dated July 31, 2017.</li> <li>10. Sheet L2.0, Irrigation Plan, prepared by SBD Studio, and dated July 31, 2017.</li> <li>11. Sheet L3.0, Landscape Details, prepared by SBD Studio, and dated July 31, 2017.</li> <li>12. Sheet L4.0, Irrigation Details, prepared by SBD Studio, and dated July 31, 2017.</li> <li>13. Sheet L0.0, Cover Sheet, prepared by SBD Studio, and dated July 31, 2017.</li> <li>14. Sheet E-001, Electrical General Notes, Symbols and Abbreviations, prepared by Westlake Reed Leskosky and dated June 1, 2017.</li> <li>15. Sheet EL-001, Electrical Site Lighting Plan, prepared by Westlake Reed Leskosky and dated July 7, 2017.</li> <li>16. Sheet EL-002, Electrical Site Photometric Plan, prepared by Westlake Reed Leskosky and dated July 7, 2017.</li> <li>17. Sheet E-601, Electrical Partial Single Line, Fixture Y Panel Schedules, prepared by Westlake Reed Leskosky and dated August 2, 2017.</li> <li>18. Sheet E-001, Electrical General Notes, Symbols and Abbreviations, prepared by Westlake Reed Leskosky, and dated June 1, 2017.</li> <li>19. Sheet E-001, Electrical General Notes, Symbols and</li> </ol>
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	<p>Abbreviations, prepared by Westlake Reed Leskosky, and dated June 1, 2017.</p> <p>20. Lithonia D-Series DSXO light detail.</p>
<p>April 3, 2019 (SUP-19-02)</p>	<ol style="list-style-type: none"> <li>1. Site Plan, Sheet 1, prepared by Advanced Energy Systems Solar dated February 15, 2019;</li> <li>2. Rails, Sheet R-1, prepared by Advanced Energy Systems Solar dated February 15, 2019;</li> <li>3. Solar Panel Profile, Sheet R-3, prepared by Advanced Energy Systems Solar dated February 15, 2019;and</li> <li>4. Solar Building Sections, Sheet R-4, prepared by Advanced Energy Systems Solar dated February 15, 2019.</li> </ol>
<p>August 8, 2018 (Substantial Compliance)</p>	<ol style="list-style-type: none"> <li>1. The Narrative, prepared by Charles Brown, and dated July 27, 2018;</li> <li>2. Site Plan, prepared by Helm Engineering, and dated August 7, 2018;</li> <li>3. Exterior Building Elevations Plan, Sheet A5.1, prepared by DLR Group and dated June 22, 2018;</li> <li>4. Floor Plan, Sheet A1.1, prepared by DLR Group and dated June 22, 2018; and</li> <li>5. Franciscan CLC Site Lighting – Photometric Calculation Plan with Light Fixture Details.</li> </ol>
<p>December 4, 2015 (None)</p>	<ol style="list-style-type: none"> <li>6. Narrative prepared by Francis J. Slavin, P.C., dated November 6, 2015.</li> <li>7. Chiller Yard Location Plan for Franciscan Renewal Center prepared by Eric Laurin, P.E. of Coe &amp; Van Loo Consultants, Inc., dated October 6, 2015, Project No. 01-0245801(Exhibit 4 of Narrative).</li> <li>8. Equipment Yard Enlarged Plan, Sections, Elevations prepared by Westlake Reed Leskosky, revised August 19, 2015, Project No. 11107.13, Sheet AE-460 (Exhibit 5 of Narrative).</li> <li>9. Noise statement prepared by Westlake Reed Leskosky, dated November 12, 2015.</li> <li>10. Tentative Phasing Exhibit dated December 3, 2015</li> <li>11. Existing Tree Exhibit dated November 17, 2015 and hand dated December 3, 2015.</li> </ol>
<p>December 19, 2013 (SU-13-07)</p>	<ol style="list-style-type: none"> <li>1. Master Plan, prepared by Westlake, Reed, Leskosky, and Coe &amp; Van Loo, dated June 10, 2013.</li> </ol>