

TOWN OF PARADISE VALLEY

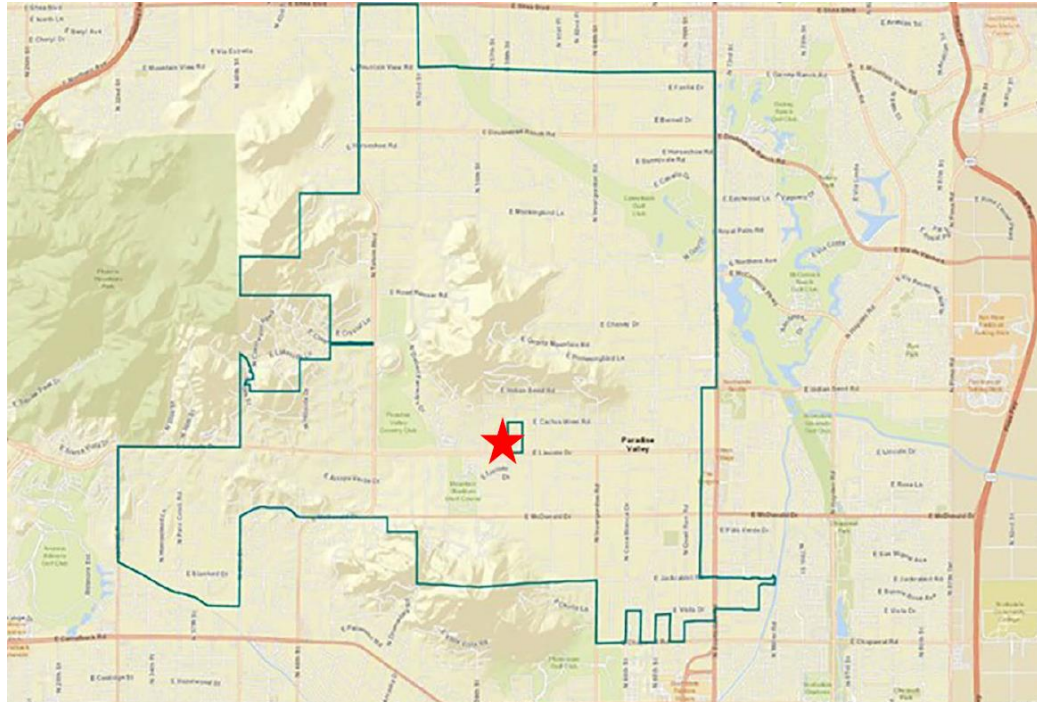
**Discussion & Possible Action on
Statement of Direction
Franciscan Renewal Center
5802 N Lincoln Dr
Major Special Use Permit Amendment
(SUP-26-02)**



**Town Council
May 14, 2026**

TODAY'S GOAL

- Discussion & Possible Action on Statement of Direction (SOD)



VICINITY MAP



PROCESS

The process for approval of a Major Amendment:

- Application Submittal (March 20, 2026)
- **Statement of Direction (In Process)**
- Planning Commission Review & Recommendation (June 2026)
- Town Council Review/Action (Fall 2026)

SOD Discussion from April 23, 2026:

1. **Impact on residences to west and north, includes trees** (*part of Commission review, additional notice sent April 28th*)
2. **Renovation of existing monument sign** (*under county jurisdiction, staff will reach out to understand lighting*)
3. **Clarify renderings/plans** (*updated, other necessary updates will make at Commission*)
4. **Provide existing west wall height** (*at 6' and 8' within code*)
5. **Understand noticing** (*1,500' mailing notice for neighborhood meeting and Commission & Council public hearings; posting and newspaper ad for public hearings, added April 28th additional notice*)

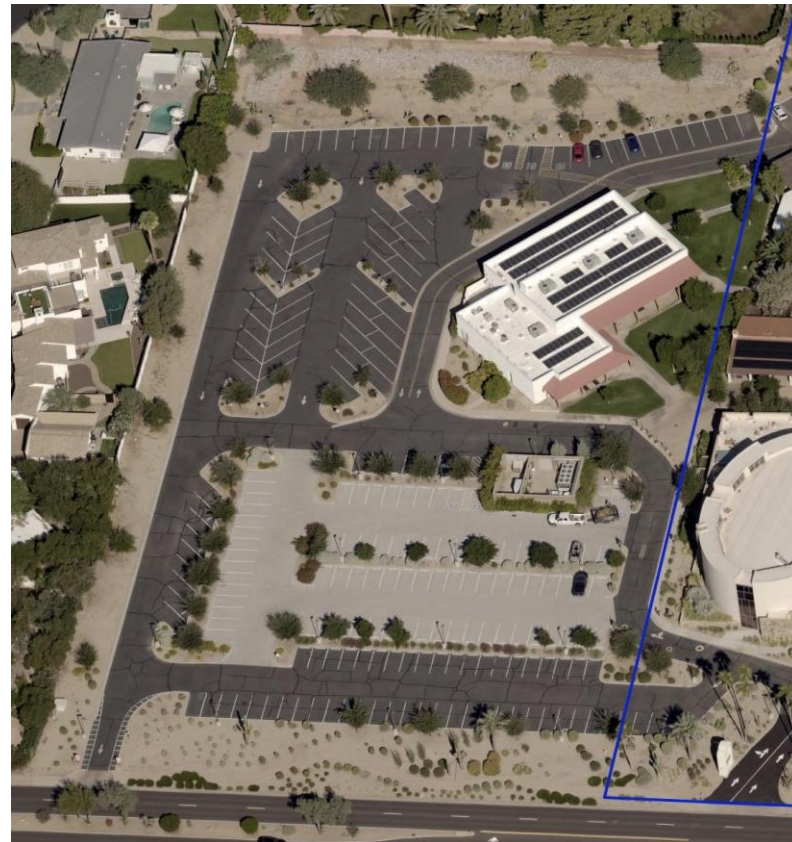
SUP AMENDMENT CRITERIA

1. A Major Amendment to a Special Use Permit is any proposed amendment that does not qualify as a Managerial, Minor, or Intermediate Amendment.
2. The request is classified as Major SUP Amendment due an increase of more than 40% increase (proposed 156%) upon the existing total floor area on this site (Section 1102.7 of the Zoning Ordinance).



SUMMARY OF REQUEST

1. Addition four (4) new parking lot shade structures in the west/northwest portion of the parking lot.
 - Array One 3,745.6 SF
 - Array Two 4,370.44 SF
 - Array Three 4,214.23 SF
 - Array Four 6,869.77 SF.
2. Total 19,200 SF of addition (9.42% of increased floor area).
 - 12,281 SF existing (Community Life Center)
3. To provide power and shade for campus.



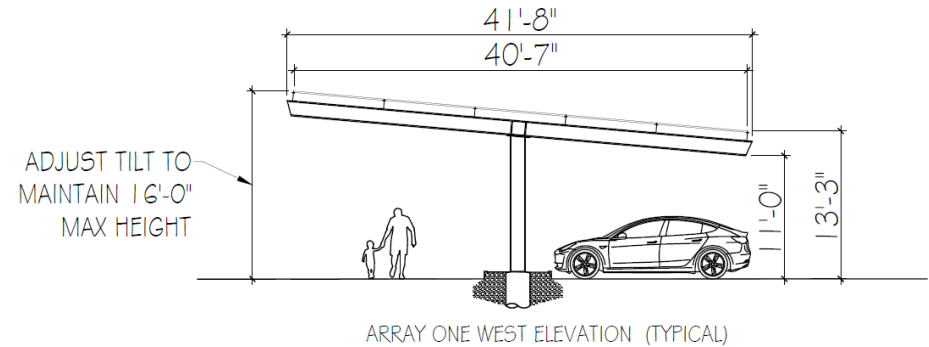
LAND USE - SOD

1. The use of religious facility is not altered by this request.
2. Planning Commission to focus on:
 - Impact of the shade structure to the surrounding area outside the site (height, tilt, etc.), and use of landscaping to help screen the structure.
 - Deliberate on vegetation selection along western edge (Accacia tree or Photina hedge). No additional lighting.



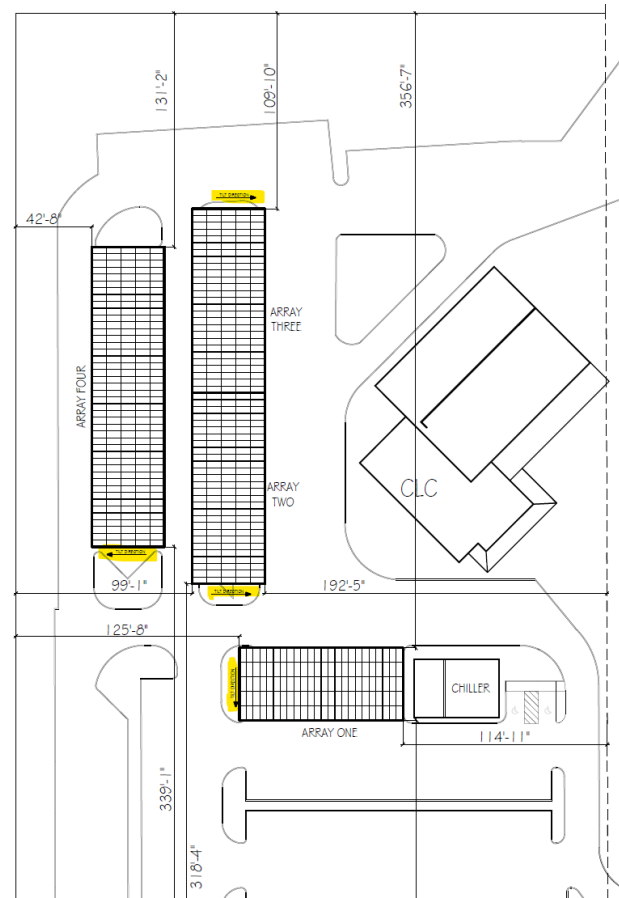
HEIGHT - SOD

1. SUP Guidelines suggest a maximum height of 24' for accessory structures. Proposed 16' maximum.
2. Planning Commission to focus on:
 - The proposed height and viewsheds based on its visibility from off-site.
 - Special consideration given to the views from the west and north bordering R-43 residential homes and from Lincoln Drive to the south.



SETBACKS - SOD

1. All setbacks for the proposed shade structure are compliant with SUP guidelines, with exception to Array Four.
2. Array Four setback not meeting 60' setback per SUP Guidelines, as it covers existing parking spaces - is still complaint with OS Criteria.
3. Planning Commission to focus on:
 - Exploring appropriate setbacks for the proposed shade structure.



NEXT STEPS

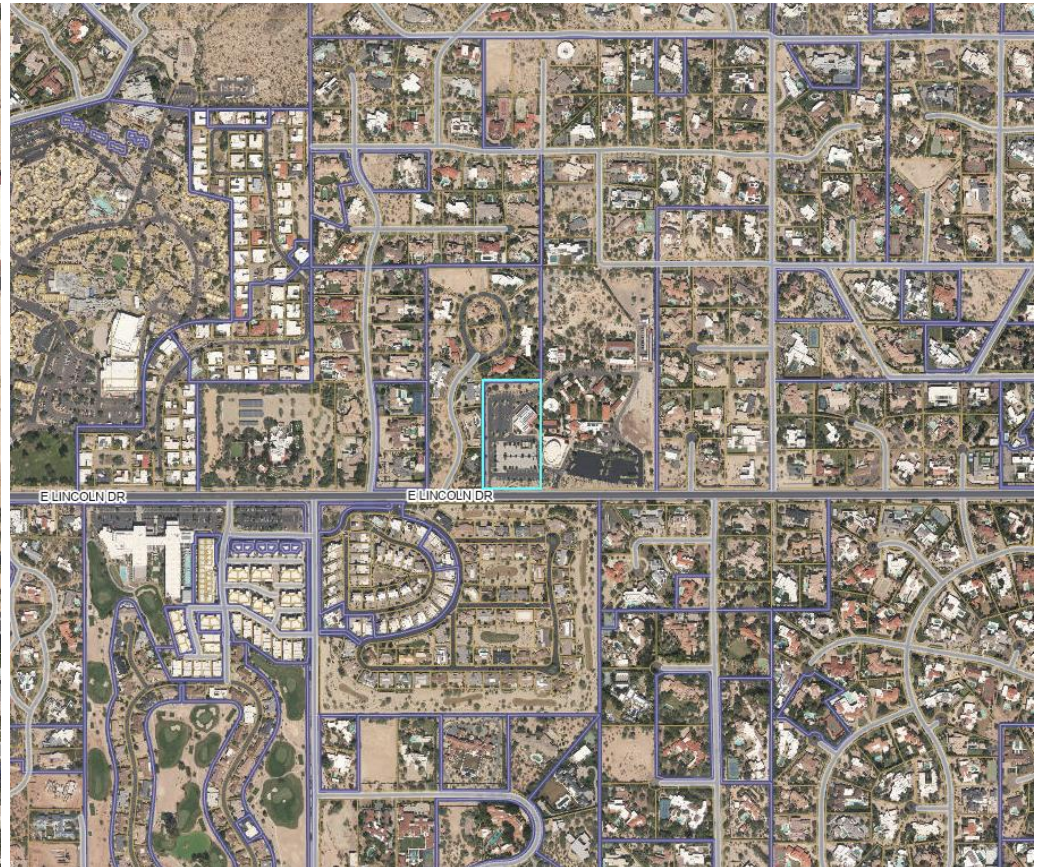
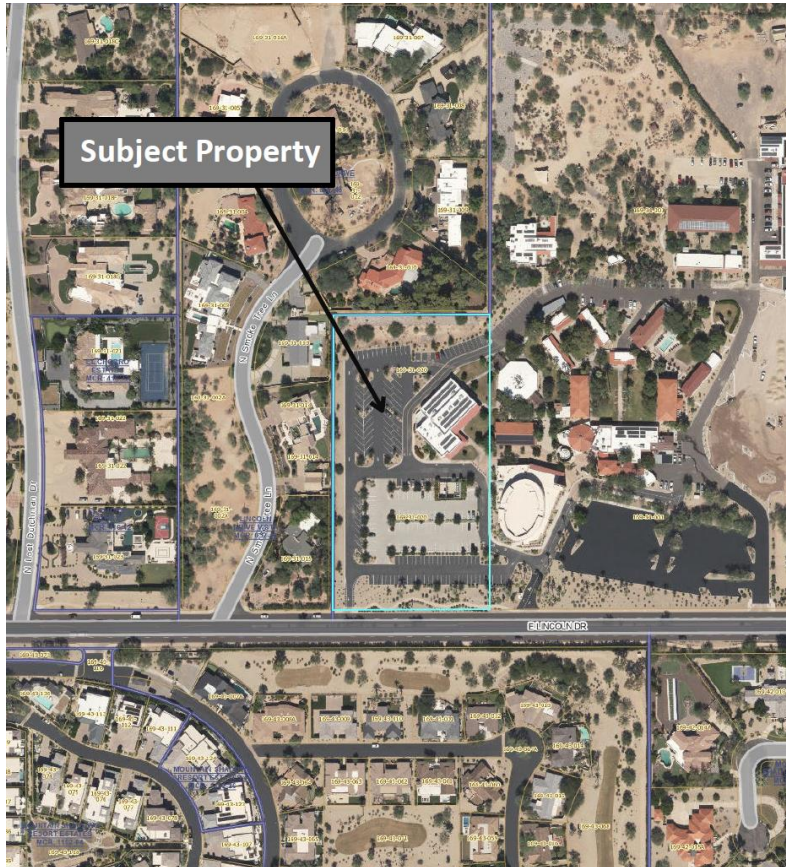
- Voluntary notice to immediate residences west and north (completed April 28th)
- SOD Action (May 14th)
- Citizen Review Meeting (May 28th)
- Planning Commission Review
- Planning Commission Public Hearing for Recommendation
- Council Review
- Council Action

RECOMMENDATION

Approval of the Statement of Direction for Franciscan Renewal Center for the addition of solar panel systems on four (4) new parking lot shade structures, adding approximately 19,200 square-feet of floor area, in the western/southwestern portion of the parking lot.

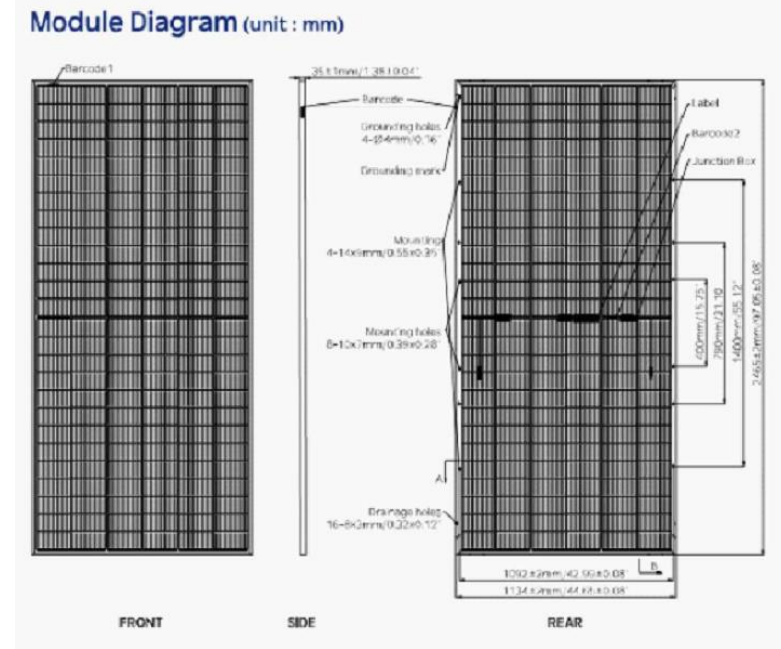


QUESTIONS?



SOLAR ARRAY

1. 120 – 640, 135-640 & 215-640 watt PV modules (solar panels). Matte color.
2. Mounted on steel shade carport at 5-degree tilt with all exposed steel painted DE6137 “Tan Plan”.
3. Cells to be mono-crystalline and frame is to be black-colored, anodized aluminum alloy.
4. No new lighting or removal of lighting is being proposed with the new solar structures. Two light poles will be lowered under Array One. Existing output is compliant at 0.75 foot candles at the property line.



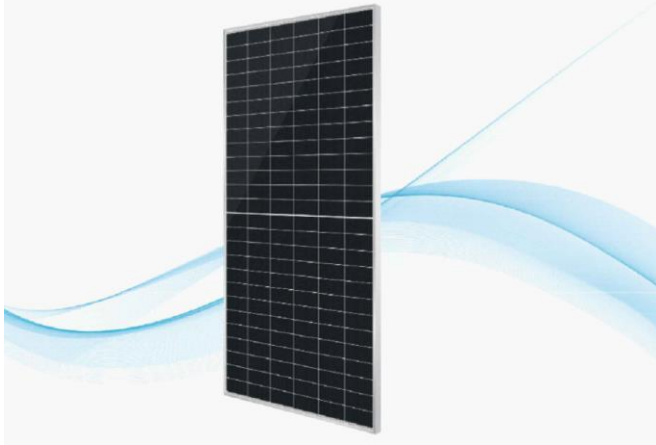
STRUCTURE MATERIAL

HD HYUNDAI SOLAR MODULE

NJ Series

Premium N-Type TOPCon Module

HIN-T625NJ | HIN-T630NJ | HIN-T635NJ | HIN-T640NJ | HIN-T645NJ



Paint for all metal structures



Tan Plan
DE6137

Example of Tan Plan on other metal structures located outside the church





ALL ARRAYS FROM NORTHWEST





ALL ARRAYS FROM SOUTHWEST





ALL ARRAYS FROM SOUTH





ALL ARRAYS FROM SOUTH (2)





ALL ARRAYS FROM NORTH





ALL ARRAYS BIRDS-EYE





ARRAY 1 FROM WEST





ARRAYS 2 THROUGH 4 FROM SOUTH



LANDSCAPING

1. Removal of 16 trees.
2. Plant an additional 20 pollinators and milkweed in place.
3. 7 Willow Accacia trees or Red-tip Photinia hedge will also be planted adjacent to the west property line to assist in screening arrays.

