

TOWN OF PARADISE VALLEY

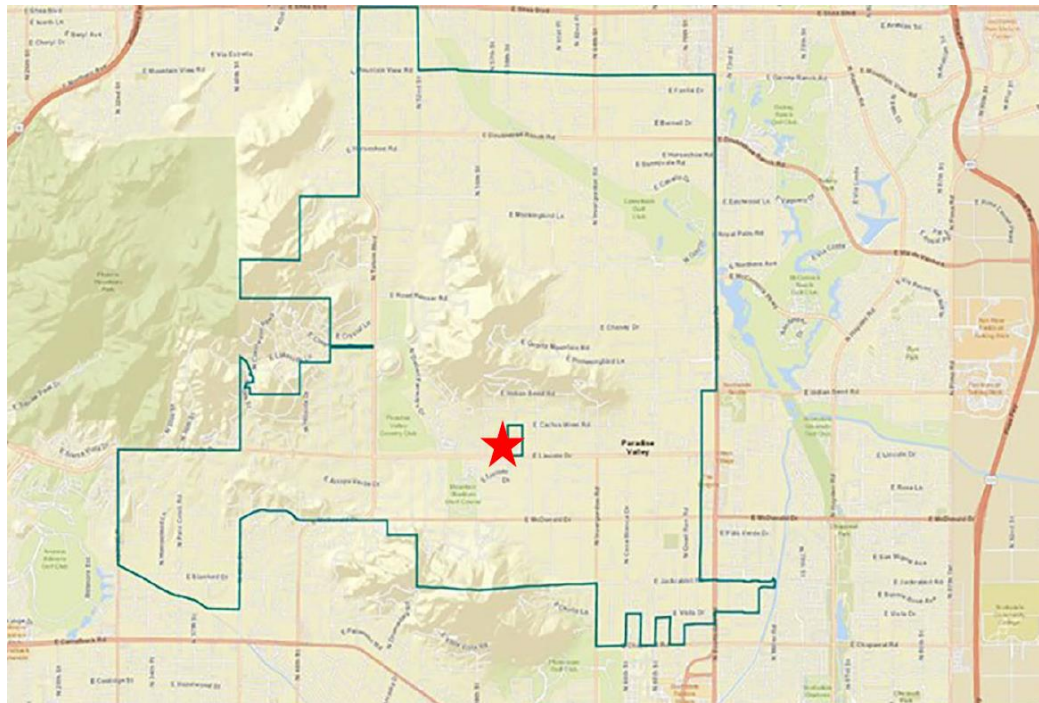
**Franciscan Renewal Center
5802 N Lincoln Dr
Major Special Use Permit Amendment
(SUP-26-02)
Study Session**



**Planning Commission
June 2, 2026**

TODAY'S GOAL

- Review of Major Special Use Permit Amendment



VICINITY MAP



PROCESS

The process for approval of a Major Amendment:

- Application Submittal (March 20, 2026)
- Statement of Direction (May 14, 2026)
- **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, working with installer on dimming options*)
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*)

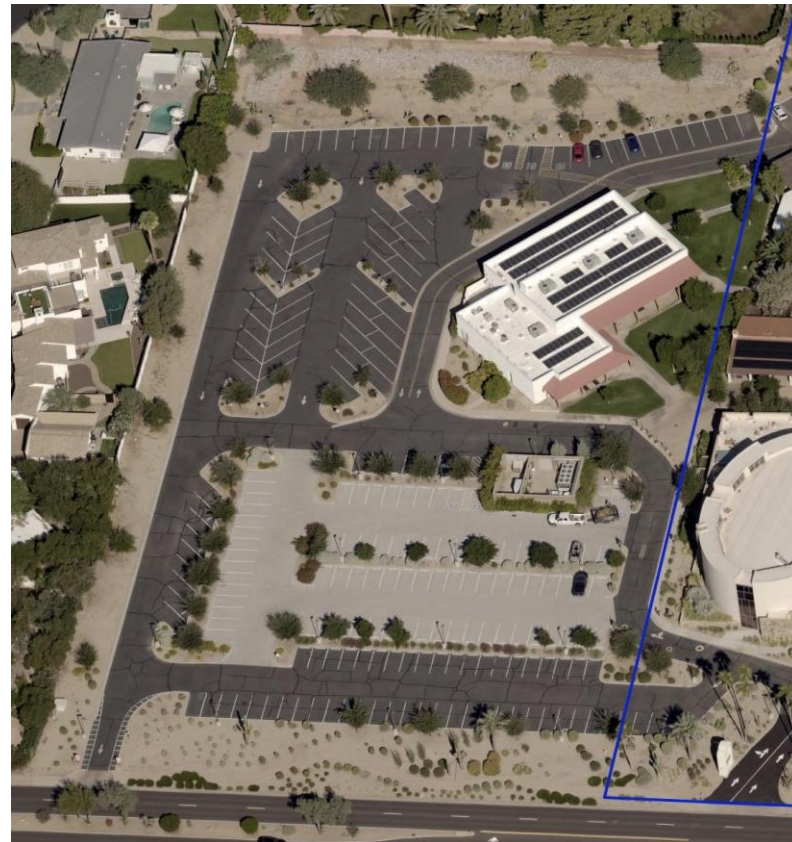
SUP AMENDMENT CRITERIA

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 19,200.04 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 - The primary areas of study for the Planning Commission include, and are not limited to, the design (specifically the material and finish visible off-site), location, impact of the shade structure to the surrounding area outside the site (specifically visibility/design of the solar panels), and use of landscaping to help screen the structure.

Analysis:

- Church use unaffected by request.
- Discussion of vegetation selection.
- No noise, light, odor or vibration emitted.
- Visibility mitigated by setbacks and future landscaping.

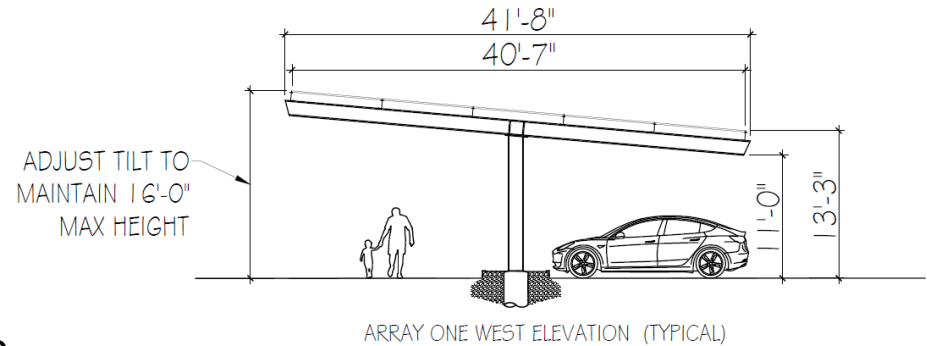


HEIGHT

SOD - The Planning Commission shall evaluate the proposed height and viewsheds based on its visibility of the proposed shade structure as seen from off-site, as well as the structure's appropriate scale, with special consideration given to the views from the west and north side bordering R-43 residential homes and from Lincoln Drive to the south.

Analysis:

- Compliant with SUP Guidelines:
 - Maximum height of 24' for accessory structures.
 - Proposed 16' maximum.
- Focus on proposed height and viewsheds based on its visibility from off-site.

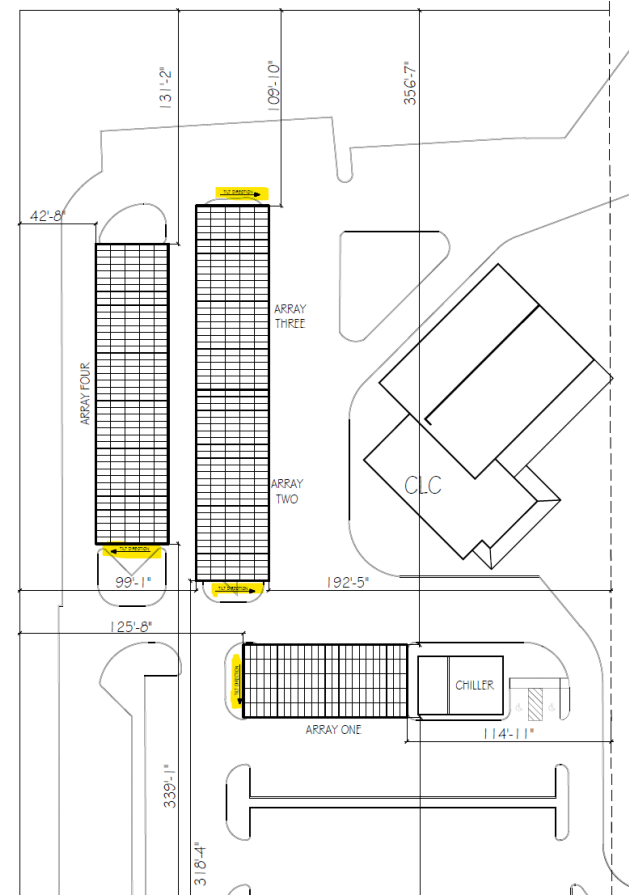


SETBACKS

SOD - The Planning Commission shall explore appropriate setbacks for the proposed shade structure.

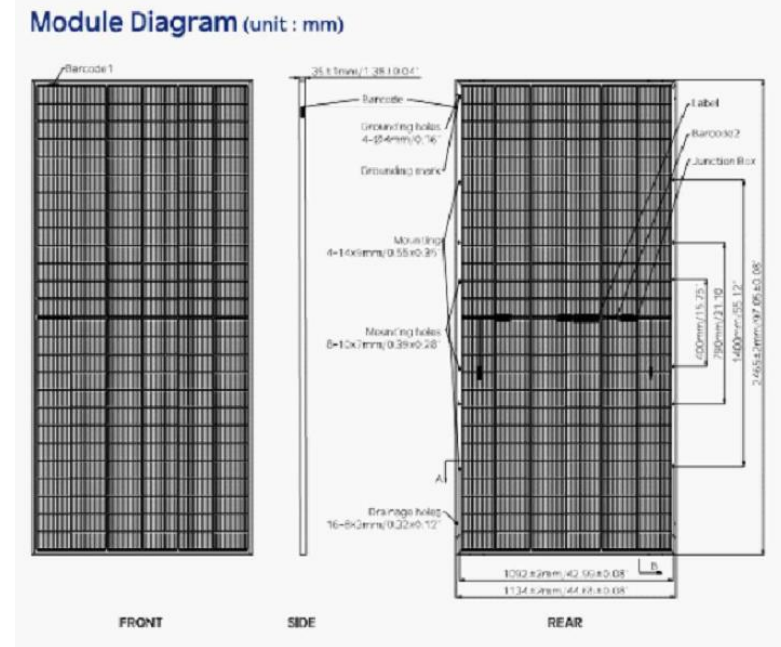
Analysis:

- Compliant with SUP Guidelines, with exception of Array Four (40' setback):
 - 60' adjoining residential and 40' adjoining public street.
 - Array Four covers existing parking spaces.
- Exploring appropriate setbacks for the proposed shade structure.



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.



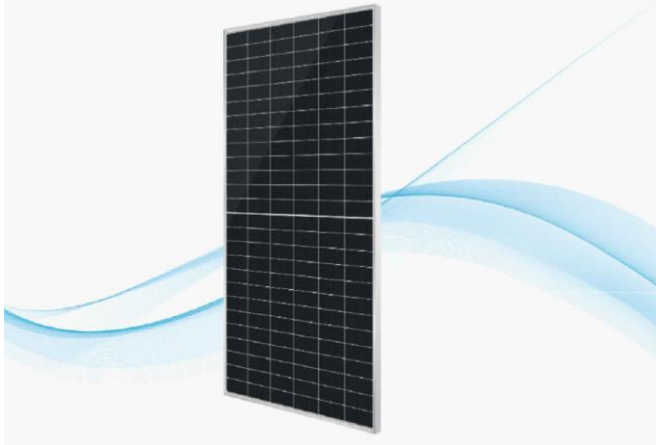
STRUCTURE MATERIAL

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



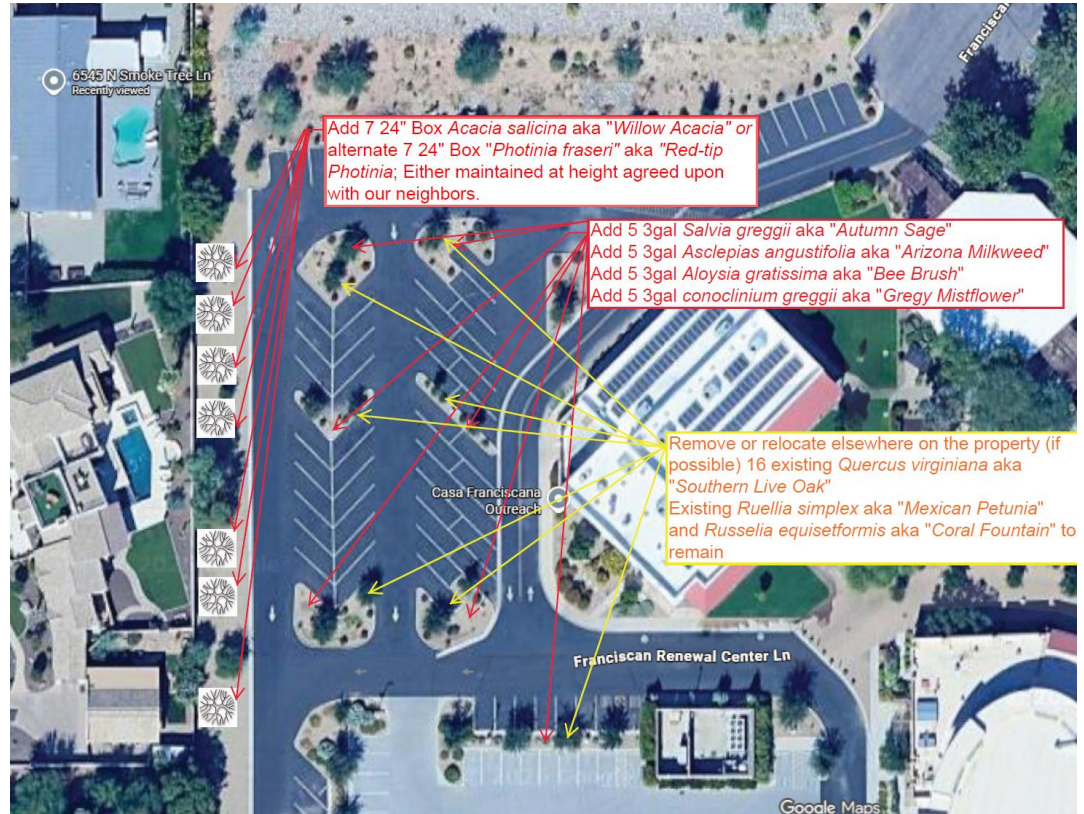


ARRAYS 2 THROUGH 4 FROM SOUTH



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.(with neighbor input)



NEXT STEPS

- If needed, additional work session
- Citizen Review Session (held May 28, 2026)
- Planning Commission Discussion and Possible Action (June 16, 2026 – noticed)



QUESTIONS?

