

SUP-26-02 Franciscan Renewal Center
Statement of Direction
May 14, 2026

On March 20, 2026, Mike Slivers, filed a Major Special Use Permit (SUP) application on behalf of the property owner for the addition of solar panel systems on four (4) new parking lot shade structures on the Franciscan Renewal Center property (approximately 4.7 acres) located at 5802 E Lincoln Drive (APN 169-31-020). Parking structure/array one is approximately 3,745.6 square-feet, structure/array two is approximately 4,370.44 square-feet, structure/array three is approximately 4,214.23 square-feet, and structure/array four is approximately 6,869.77 square-feet – totaling 19,200.04 square-feet of addition (156% of increased floor area). The existing floor area on the lot is 12,281 square-feet (Community Life Center). The new total lot square-footage is 31,581.04 square-feet, totaling 15.41% floor area ratio (31,581.04 square-feet/204,994 square-feet of the lot). A total floor area ratio increase of 9.42% (5.99% existing and 15.41% proposed). This request requires a Major SUP application since the shade structures constitute an increase of more than 40% increase upon the existing total floor area on this site (Section 1102.7 of the Zoning Ordinance), with a Major SUP application requiring a Statement of Direction (Section 1102.8.C of the Zoning Ordinance).

Section 1102.3 of the Town’s Zoning Ordinance states the Town Council must issue a Statement of Direction (SOD) for the SUP application within 45 days of the first staff presentation. In this case, the SOD must be issued on or before June 7, 2026 (scheduled for May 14, 2026).

The SOD is not a final decision of the Town Council and does not create any vested rights to the approval of a SUP. Any application for a SUP does not rely solely upon the matters addressed in the SOD. Therefore, the Town Council issues the following Statement of Direction for SUP-26-02, Franciscan Renewal Center:

- The General Plan encourages and promotes energy and water conservation by the appropriate orientation and design of buildings, allow for solar uses and encourage the use of drought tolerant native landscaping (General Plan Land Use Policy LU 2.2).
- The General Plan states that 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 mitigation, resort property programming, and landscape buffering (General Plan Land Use Policy LU 3.2).
- The General Plan encourages Special Use Permit property revitalization and improvement within their existing geographic boundaries as the proposed improvement do not adversely affect the integrity and enjoyment of adjacent residential neighborhoods (General Plan Land Use Policy LU 6.1).

The Planning Commission shall focus their review on the visible, audible, and operational effects the Intermediate SUP amendment may have on the neighbors. In particular, the Planning Commission shall focus their review on:

1. **Use.** *The use of religious facility is not altered by this request, and all uses are in compliance with Section 1102.2, Uses Permitted, of the Town’s Zoning Ordinance for religious facilities. The addition of a solar shade structure is compliant with the use and is found on other SUP campuses within the Town of Paradise Valley (i.e. First Southern Baptist Church & Temple Solel).*

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

2. **Height.** *SUP Guidelines suggest a maximum height of 24 feet for accessory structures. The guidelines further apply the Open Space Criteria whereby no structure would penetrate an imaginary plane starting at a setback of 20 feet from all property lines at 16 feet above natural grade which slopes upward at a ratio of one foot vertically for each five feet horizontally. The proposed accessory*

structures all have a minimum clearance height of 11 feet from grade and each measure 16 feet that top of structure. This maximum height also aligns with the maximum accessory structure height for residentially zoned lots (R-43 specifically). The arrays do differ in both length and width. Array One spans 41 feet 6 inches across the western elevation and 91 feet 11 inches along the southern elevation. Array Two and Three have each span 41 feet 8 inches across the southern elevation and 211 feet and 11 inches along the eastern elevation. Finally, Array Four spans 41 feet 8 inches across the southern elevation and 166 feet and 10 inches along the western elevation. These heights are compliant with the SUP Guidelines.

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 side bordering R-43 residential homes and from Lincoln Drive to the south.

3. **Setbacks.** *SUP Guidelines as applied to this site suggest that the setbacks to the exterior property lines are 60 feet adjoining a residential property and 40 feet adjoining a public street. The proposed setbacks for Array One are 125 feet and 8 inches from the western property line (adjacent to R-43 zoned residential lots), 356 feet and 7 inches from the northern property line (adjacent to R-43 zoned residential lots), 114 feet and 11 inches from the eastern property line (Franciscan Renewal Center County parcel), and 214 feet and 3 inches from the southern property line (Lincoln Drive). Arrays Two and Three are setback 99 feet and 1 inch from the western property line, 109 feet and 10 inches from the northern property line, 192 feet and 5 inches from the east property line, and 318 feet and 4 inches from the southern property line. Array Four setbacks are 42 feet 8 inches from the western property line, 131 feet and two inches from the northern property line, and 339 feet and 1 inch from the southern property line.*

The Planning Commission shall explore appropriate setbacks for the proposed shade structures.

The Town Council recognizes that too many and/or overly detailed plans and documents may create a substantial financial burden on the applicant. Therefore, the Planning Commission shall consider requesting and/or requiring only the necessary plans and documents needed to evaluate and complete the Intermediate SUP Amendment.

As per Section 1102.3.C.3.c of the Zoning Ordinance, at any time during the review process, the Planning Commission may request clarification and/or expansion of this Statement of Direction based on additional information. The Planning Commission shall complete their review and make a recommendation to the Town Council on or before September 1, 2026. The expectation is the applicant will provide all necessary information for the Planning Commission to render a recommendation sooner.