



March 12, 2026

Project Narrative

Project Name: Franciscan Renewal Center – Major Special Use Permit Amendment application.

Address: 5802 E Lincoln Dr, Paradise Valley, AZ 85253

The project consists of the installation of four photovoltaic (PV) systems, mounted to 3 new carport structures located at the site's parking lot. This project is being planned out into three phases. These systems will generate electricity onsite, primarily providing power for the church and auxiliary use facilities. An APS approved bi-directional meter will be installed in parallel with the PV system; enabling any excess generation to be distributed onto APS's grid, so it is considered a grid interactive PV system, which will interconnect with the distribution grid at Franciscan Renewal Center. The proposed PV systems will consist of the following:

- Array One, 76.8 KW DC south facing PV array
 - 120 - 640 watt PV modules (solar panels)
 - Mounted on steel shade carport at 5 degree tilt with all exposed steel painted DE6137 "Tan Plan"
 - Structure dimensions are 91'-11" x 41'-8" x 11' minimum height and 16'-9" maximum height
- Array Two, 89.6 KW DC east facing PV array
 - 140 – 640 watt PV modules (solar panels)
 - Mounted on steel shade carport at 5 degree tilt with all exposed steel painted DE6137 "Tan Plan"
 - Structure dimensions are 105'-11.5" x 41'-8" x 11' minimum height and 16'-9" maximum height
- Array Three, 86.4 KW DC east facing PV array
 - 135 – 640 watt PV modules (solar panels)
 - Mounted on steel shade carport at 5 degree tilt with all exposed steel painted DE6137 "Tan Plan"
 - Structure dimensions are 105'-11.5" x 41'-8" x 11' minimum height and 16'-9" maximum height
- All 3 structures increase the site's floor area by 12330.27 sq ft or an additional 6.01% increase to the existing 12281.00 sq ft, totaling 24611.07 sq ft or 12% floor area.
- The PV canopies will provide power to the campus at Franciscan Renewal Center and shade portions of the parking lot.
- Removal or relocation of up to 10 trees will be necessary to make way for the structures. The existing shrubs grow well in shade, and an additional 20 pollinators and milkweed will be planted in place of the trees. 7 new trees or shrubs can be planted on the west property line to screen the view of the canopies for our neighbors. The following is the plant list:
 - (7) *Vauquelinia californica* aka "Arizona Rosewood" or alternate 7 24" Box "*Photinia fraseri*" aka "Red-tip *Photinia*"; or alternate 24" box "*Quercus virginiana*" aka "Southern Live Oak" or alternate "*Tecoma stans var. stans*" aka "Yellow Bells";



- (5) 3 gallon *Salvia greggi* "Autumn Sage"
- (5) 3 gallon *Asclepias angustifolia* "Bee Brush"
- (5) 3 gallon *Conoclinium greggii* "Gregy Mistflower"
- There will be no removal or addition of lighting fixtures with this project. 2 light poles will be trimmed down to 8' in order to fit under Array One.



Included in these plans are photometrics of both the south and north parking areas, both approved by the Town of Paradise Valley in 2017 (south) and 2019 (north). With no new lighting being installed, these photometric studies are still valid.

- The accessory structures will not add or modify the use of the site or the existing building use (religious facility).

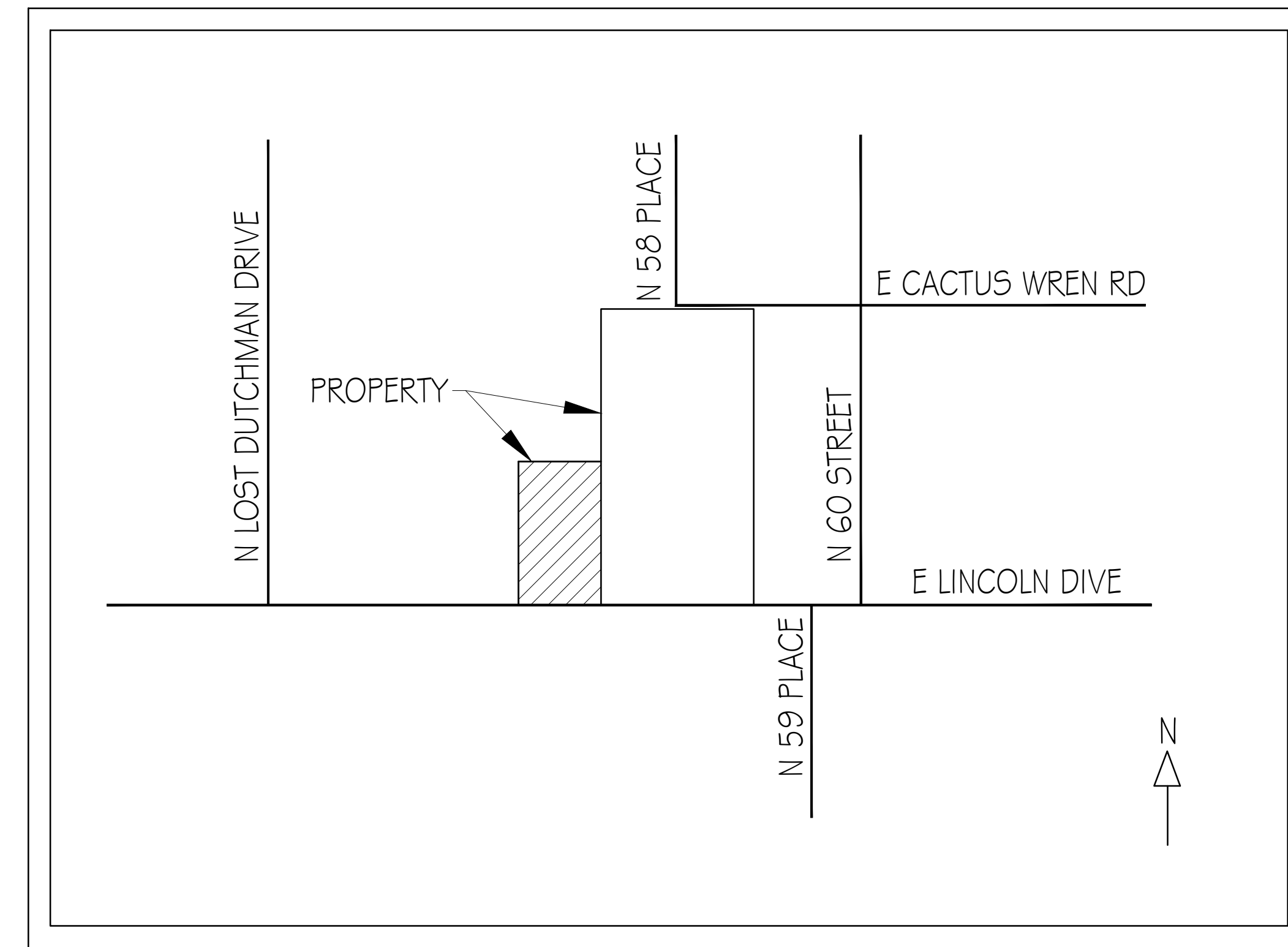
PROJECT INFORMATION	
DESCRIPTION OF PROJECT	PARKING LOT SOLAR CANOPIES
SITE ADDRESS	5802 EAST LINCOLN DRIVE, SCOTTSDALE, AZ 85253
AHJ	PARADISE VALLEY
ASSESSOR PARCEL	169-31-020
ZONING	SUP-PUBLIC
OWNER	FRANCISCAN RENEWAL CENTER INC.
PROJECT CONTACT	BRIAN GIBSON; 602-228-6384; BRIAN.G@SOLAR-AES.COM
PROJECT DESIGNER/CONTRACTOR	ADVANCED ENERGY SYSTEMS

CODE INFORMATION	
IBC (INTERNATIONAL BUILDING CODE)	2015
IRC (INTERNATIONAL RESIDENTIAL CODE)	2015
IPC (INTERNATIONAL PLUMBING CODE)	2015
NEC (NATIONAL ELECTRIC CODE)	2014
IMC (INTERNATIONAL MECHANICAL CODE)	2015
IFC (INTERNATIONAL FIRE CODE)	2015

DEFERRED SUBMITTALS
STEEL CANOPY STRUCTURALS

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A.1	PROJECT INFORMATION
A.2	SITE PLAN
A.3	ARRAY ONE DETAILS
A.4	ARRAY TWO/THREE DETAILS
D.1	DETAIL SHEET 1

LOT COVERAGE	
LOT AREA PARCEL 169-31-020.....	204,993 SQ FT
EXISTING LOT COVERAGE	
CLC BUILDING.....	12,281 SQ FT
EXISTING COVERAGE PERCENTAGE.....	5.99%
REVISED LOT COVERAGE	
EXISTING.....	12,281.00 SQ FT
PARKING ARRAY ONE.....	3,745.60 SQ FT
PARKING ARRAY TWO.....	4,370.44 SQ FT
PARKING ARRAY THREE.....	4,214.23 SQ FT
TOTAL.....	24,711.27
REVISED COVERAGE PERCENTAGE.....	12.06%



PROJECT DESCRIPTION

THIS PROJECT IS FOR THE INSTALLATION OF PHOTOVOLTAIC PARKING CANOPIES. THE SYSTEM IS GRID-TIED WHICH WILL INTERCONNECT WITH THE APS UTILITY IN THE WEST PARKING LOT OF THE FRANCISCAN RENEWAL CENTER. IT HAS BEEN DESIGNED INTO 3 SPECIFIC CANOPIES.

- ARRAY ONE:
- 76.8 KILOWATTS-DC
 - (120) HYUNDAI HIN-T640NJ SOLAR MODULES
- ARRAY TWO:
- 89.6 KILOWATTS-DC
 - (140) HYUNDAI HIN-T640NJ SOLAR MODULES
- ARRAY THREE:
- 86.4 KILOWATTS-DC
 - (135) HYUNDAI HIN-T640NJ SOLAR MODULES

GENERAL NOTES

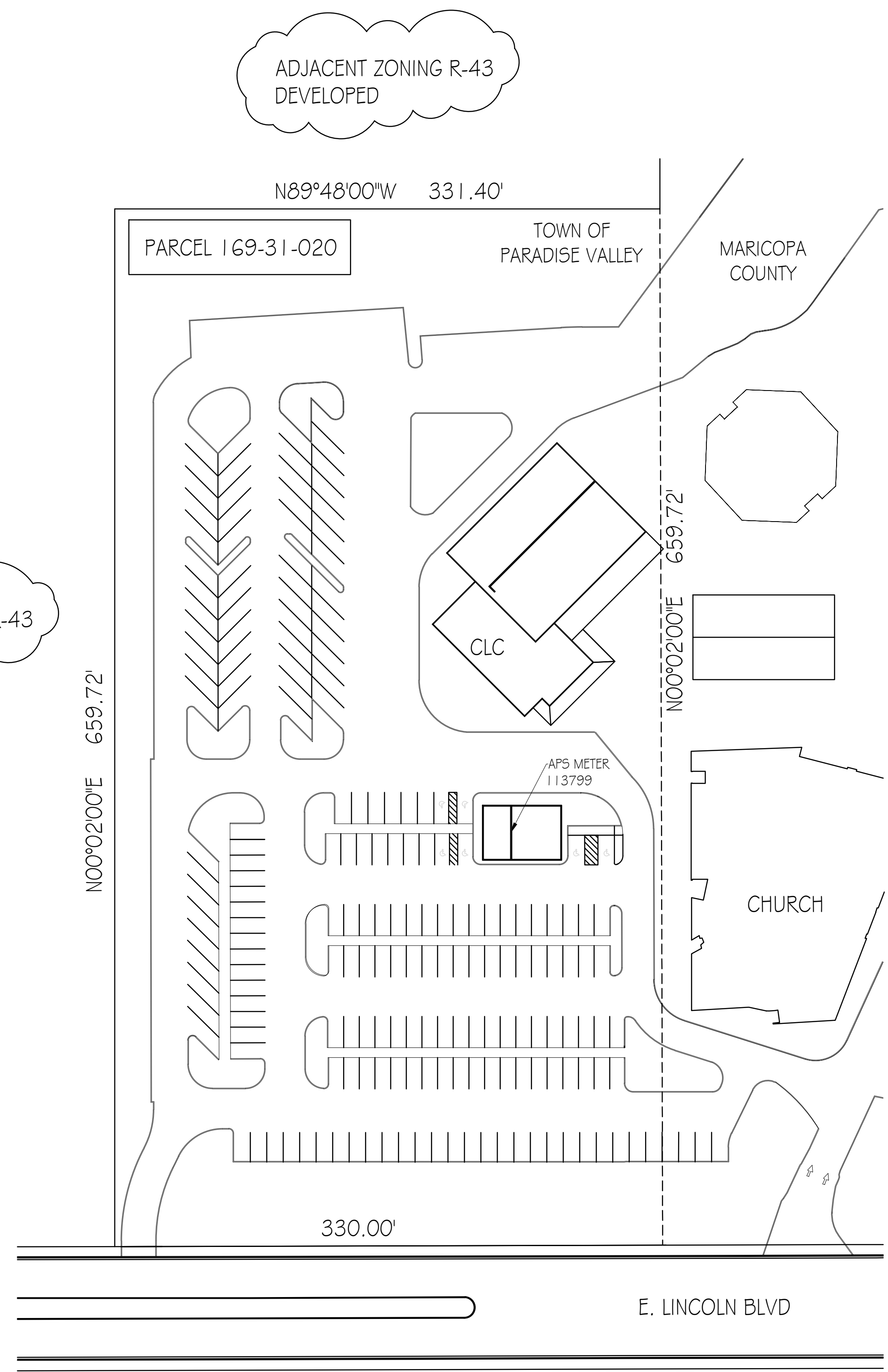
1. ALL MATERIALS AND CONSTRUCTION METHODS SHALL CONFORM TO THE LATEST ADOPTED EDITIONS OF THE INTERNATIONAL RESIDENTIAL CODE AND ANY FEDERAL, STATE, OR LOCAL REQUIREMENTS.
2. ALL MATERIALS SHALL BE NEW.
3. ALL WORK WILL BE EXECUTED IN ACCORDANCE WITH THE OWNER'S DIRECTION WITH THE AID OF ARCHITECTURAL AND ENGINEERING DOCUMENTS.
4. SUBCONTRACTORS SHALL NOTIFY THE PRIME CONTRACTOR OF ANY OMISSION OF NECESSARY DIMENSIONS. ALL DIMENSIONS SHOULD BE READ OR CALCULATED AND NEVER SCALED.
5. VERIFY ALL ELEVATION AND DIMENSIONS OF STRUCTURAL ELEMENTS WITH ARCHITECTURAL DRAWINGS. NOTIFY THE PRIME CONTRACTOR OF ANY CONFLICT. THE SUBCONTRACTOR SHALL VERIFY ALL DIMENSIONS AND BE RESPONSIBLE FOR THEM.
6. EXISTING LANDSCAPE AND LIGHTING TO REMAIN UNCHANGED.

DATE	REVISION

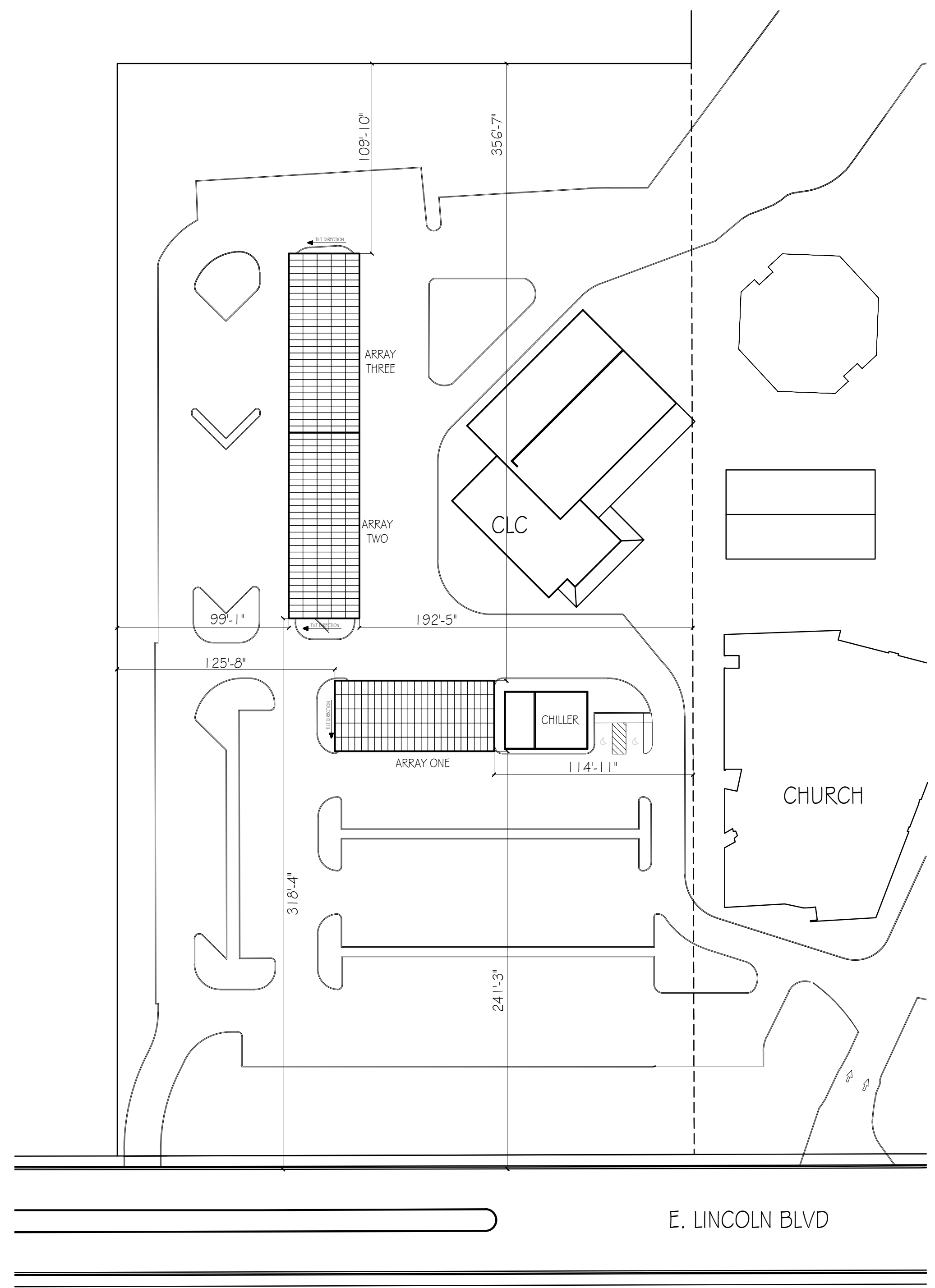
Drawn By:	BG
Date:	06-05-2026
Case Number:	

Project Name:	FRANCISCAN RENEWAL CENTER PARKING LOT SOLAR CANOPIES
Project Address:	5802 EAST LINCOLN DRIVE SCOTTSDALE, AZ 85253

PROJECT INFORMATION



SITE PLAN - EXISTING



SITE PLAN - WITH SOLAR CANOPIES

DATE	REVISION

Drawn By: BG
Date: 06-05-2026
Case Number:

Project Name: FRANCISCAN RENEWAL CENTER
PARKING LOT SOLAR CANOPIES
Project Address: 5802 EAST LINCOLN DRIVE
SCOTTSDALE, AZ 85253

SITE PLAN

DATE	REVISION

Drawn By: **BG**

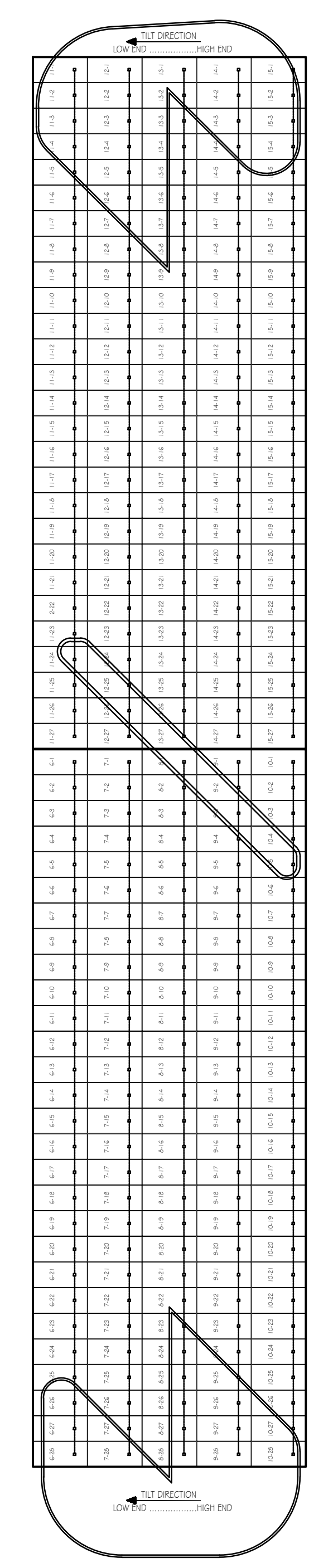
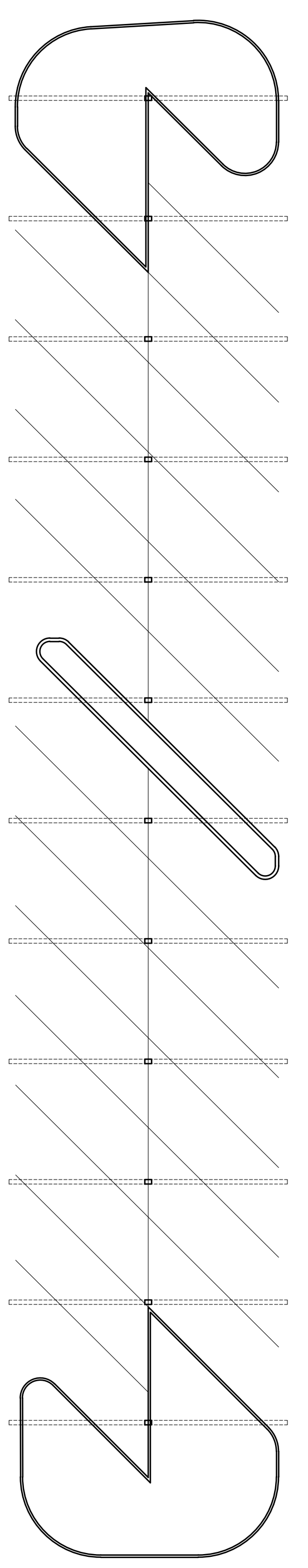
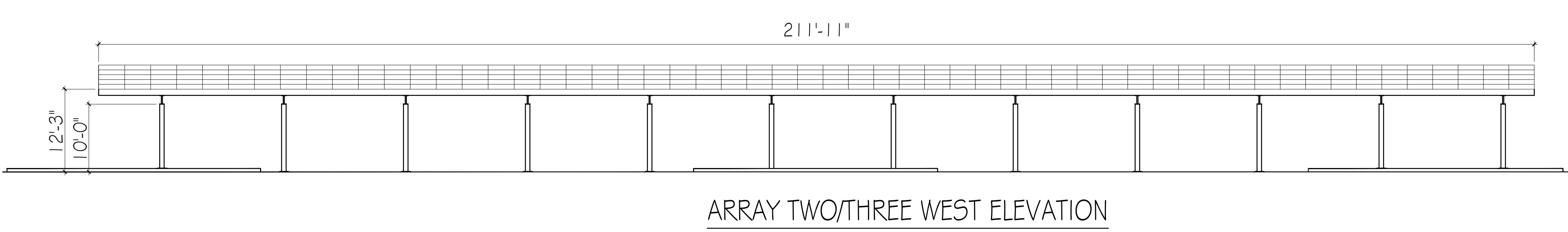
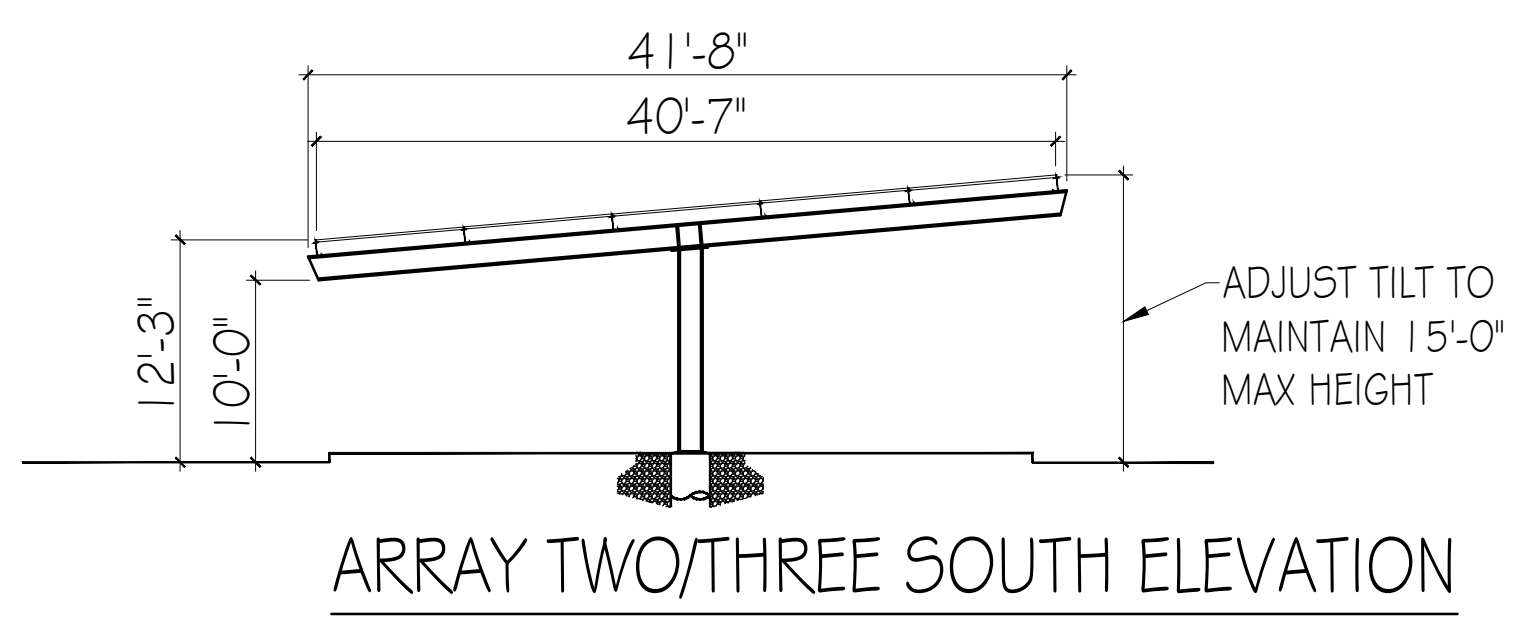
Date: **06-05-2026**

Case Number:

Project Name: **FRANCISCAN RENEWAL CENTER
PARKING LOT SOLAR CANOPIES**

Project Address: **5802 EAST LINCOLN DRIVE
SCOTTSDALE, AZ 85253**

**ARRAY
TWO/THREE
DETAILS**



SOLAREDCO DESIGN CRITERIA: 277/480V GRID
640 WATT SOLAR MODULES

	CG51U OPTIMIZER QTY	640-WATT MODULE QTY
STRING #11	27	27
STRING #12	27	27
STRING #13	27	27
STRING #14	27	27
STRING #15	27	27
TOTAL	135	135

MINIMUM # OPTIMIZERS PER STRING = 18
MAXIMUM # 640-WATT MODULES PER STRING = 35
(1 STRING)
MAXIMUM # 640-WATT MODULES PER STRING = 47
(2 OR MORE STRINGS)
MAXIMUM 5 OPTIMIZER DIFFERENCE IN STRING LENGTH

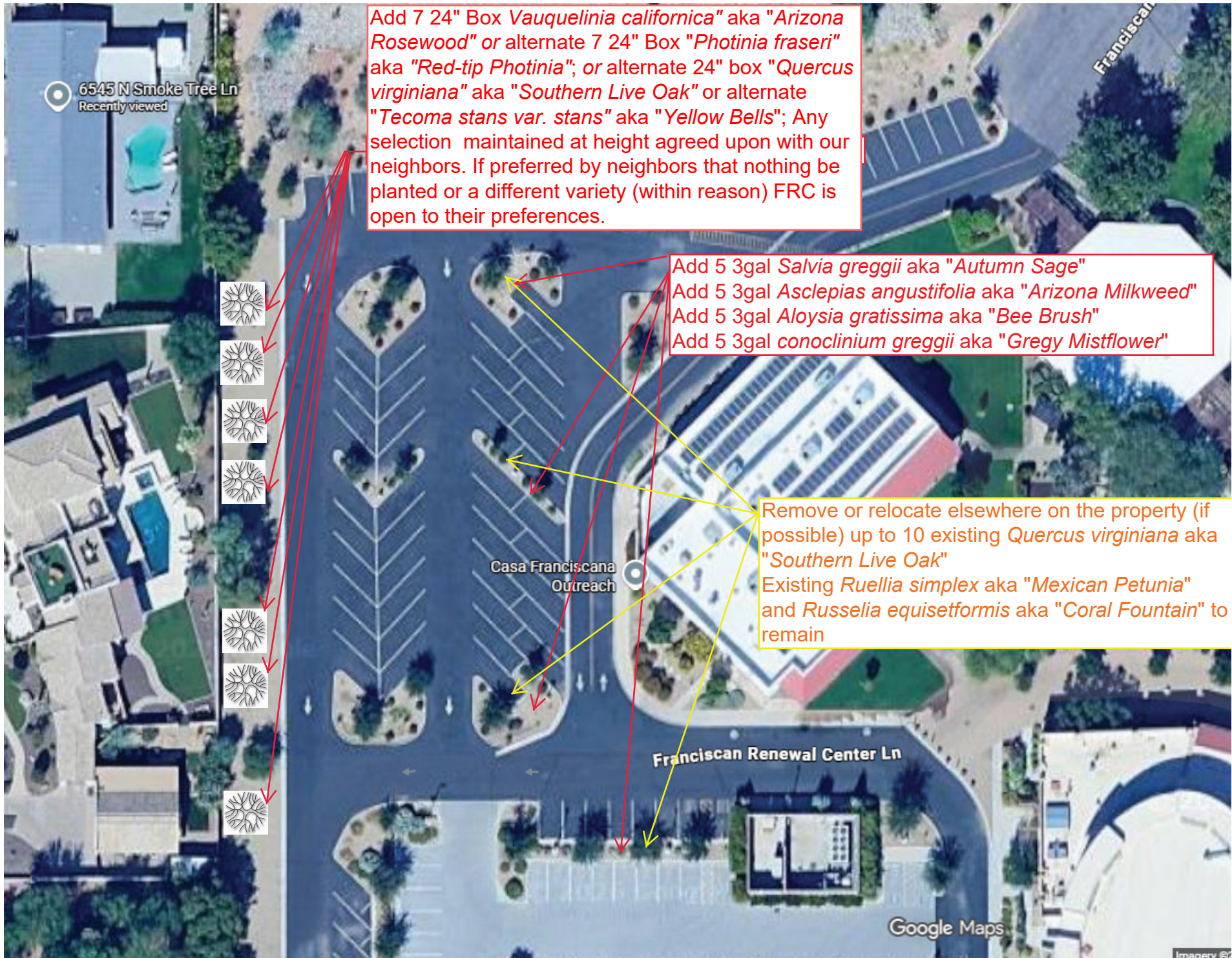
**ARRAY THREE: (135) 640 WATT
MODULES = 86.4 KW
TILT 5° WEST**

SOLAREDCO DESIGN CRITERIA: 277/480V GRID
640 WATT SOLAR MODULES

	CG51U OPTIMIZER QTY	640-WATT MODULE QTY
STRING #6	28	28
STRING #7	28	28
STRING #8	28	28
STRING #9	28	28
STRING #10	28	28
TOTAL	140	140

MINIMUM # OPTIMIZERS PER STRING = 18
MAXIMUM # 640-WATT MODULES PER STRING = 35
(1 STRING)
MAXIMUM # 640-WATT MODULES PER STRING = 47
(2 OR MORE STRINGS)
MAXIMUM 5 OPTIMIZER DIFFERENCE IN STRING LENGTH

**ARRAY TWO: (140) 640 WATT
MODULES = 89.6 KW
TILT 5° WEST**



Add 7 24" Box *Vauquelinia californica* aka "Arizona Rosewood" or alternate 7 24" Box "*Photinia fraseri*" aka "Red-tip Photinia"; or alternate 24" box "*Quercus virginiana*" aka "Southern Live Oak" or alternate "*Tecoma stans var. stans*" aka "Yellow Bells"; Any selection maintained at height agreed upon with our neighbors. If preferred by neighbors that nothing be planted or a different variety (within reason) FRC is open to their preferences.

Add 5 3gal *Salvia greggii* aka "Autumn Sage"
Add 5 3gal *Asclepias angustifolia* aka "Arizona Milkweed"
Add 5 3gal *Aloysia gratissima* aka "Bee Brush"
Add 5 3gal *conoclinium greggii* aka "Gregy Mistflower"

Remove or relocate elsewhere on the property (if possible) up to 10 existing *Quercus virginiana* aka "Southern Live Oak"
Existing *Ruellia simplex* aka "Mexican Petunia" and *Russelia equisetformis* aka "Coral Fountain" to remain

- Tree icon
- Tree icon
- Tree icon
- Tree icon
- Tree icon
- Tree icon
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6545 N Smoke Tree Ln
Recently viewed

Casa Franciscana Outreach

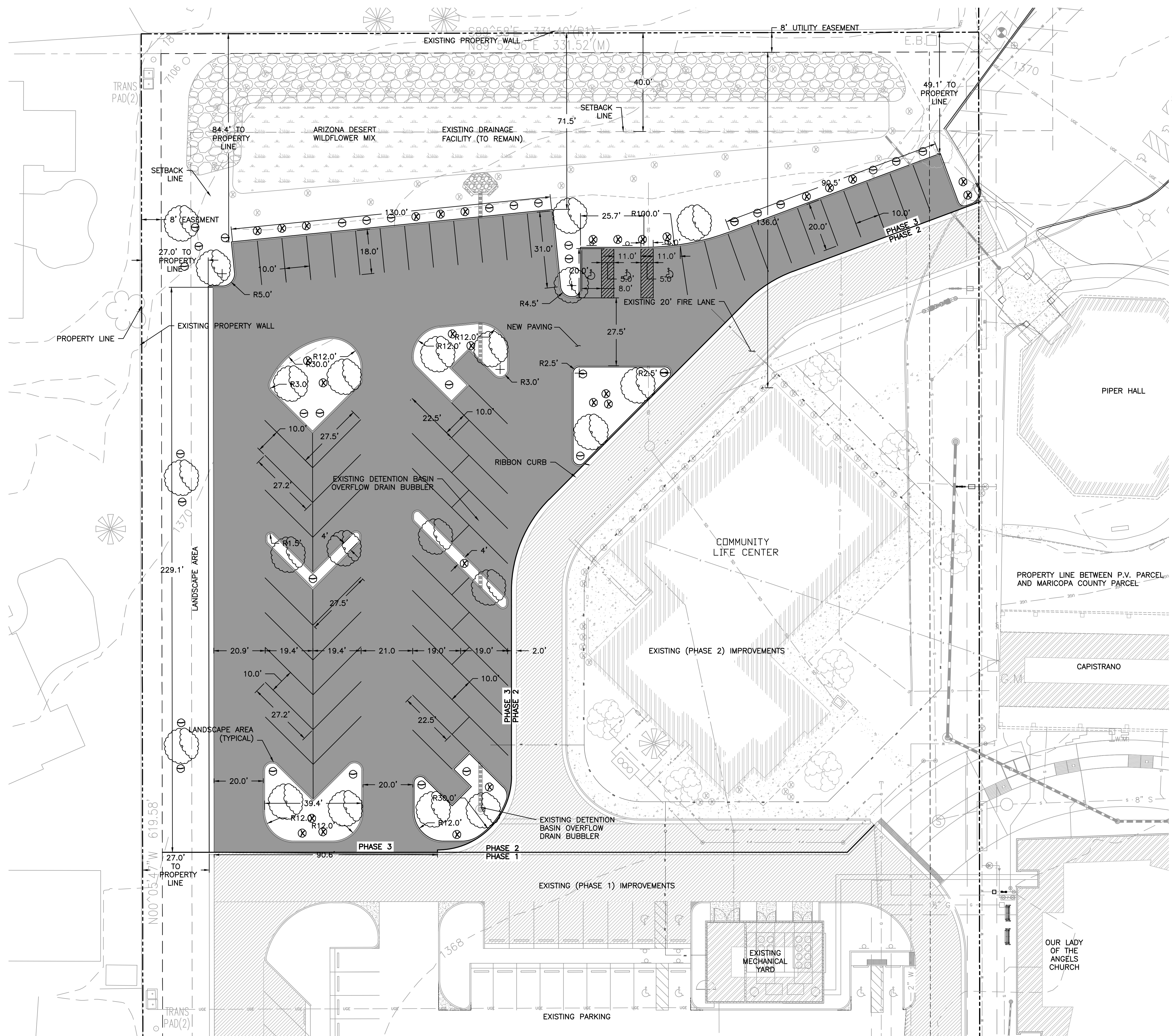
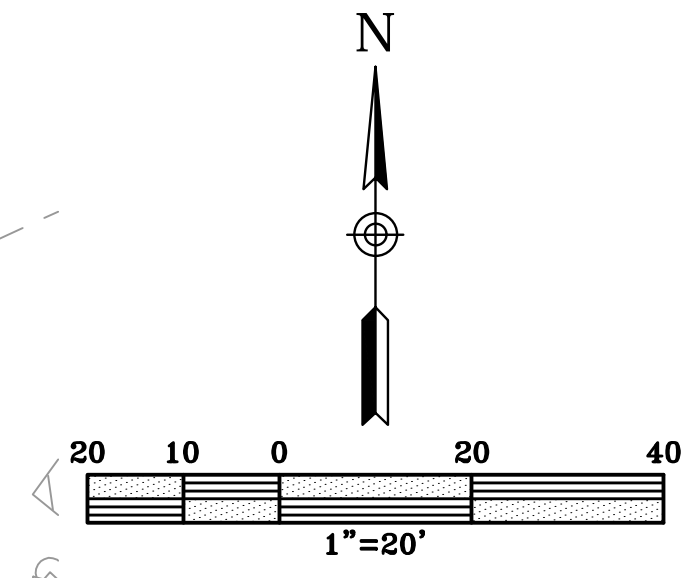
Franciscan Renewal Center Ln

Franciscan

Google Maps

Imagery ©

SITE PLAN



LANDSCAPEING LEGEND

(LANDSCAPING DESIGN PROVIDED BY THE PROJECT OWNER)

- QUERCUS VIRGININA "LIVE OAK" 36" BOX (21 NEW)
- 5G Russelia equisetiformis "Coral Fountain" 5 gal (29 NEW)
- 5G Ruellia simplex "Mexican Petunia" 5 gal (32 NEW)
- QUERCUS VIRGININA "LIVE OAK" (EXISTING)
- MISCELLANEOUS NATIVE CACTUS AND AGAVE (EXISTING)
- ARIZONA DESERT WILDFLOWER MIX (WEST)

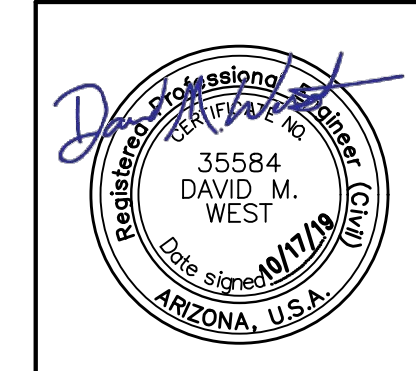
PARKING SUMMARY

69 NEW SPACES
 (3 NEW ADA INCLUDING 1 VAN ACCESSIBLE)
 145 EXISTING SPACES
 (6 EXISTING ADA ACCESSIBLE)

LEGEND

- ASPHALT PAVING
- PAVEDRAIN PAVERS
- CONCRETE

COMMUNITY LIFE CENTER



**SUSTAINABLE
 DESIGN & DRAINAGE**
 3993 N. 3RD AVE., #450
 PHOENIX, AZ 85013
 (928) 533-3305

DRAWN	DMW	REVISED
DESIGN	DMW	
CHECK	DMW	
DATE	10/17/19	
JOB	1902	
SHEET NO.		C2

GUIDELINES ORGANIZATION

Visually Significant Corridors Map

The map below (Figure 2.1) illustrates the locations of the gateways, focus areas, and limits of the Character Zones within the Lincoln Drive and Tatum Boulevard Visually Significant Corridors.



Figure 2.1: Visually Significant Corridors Character Zones, Gateways, and Adjacent Land Use Types

PATTERNS OF NATURE CHARACTER ZONE

Design Guidelines

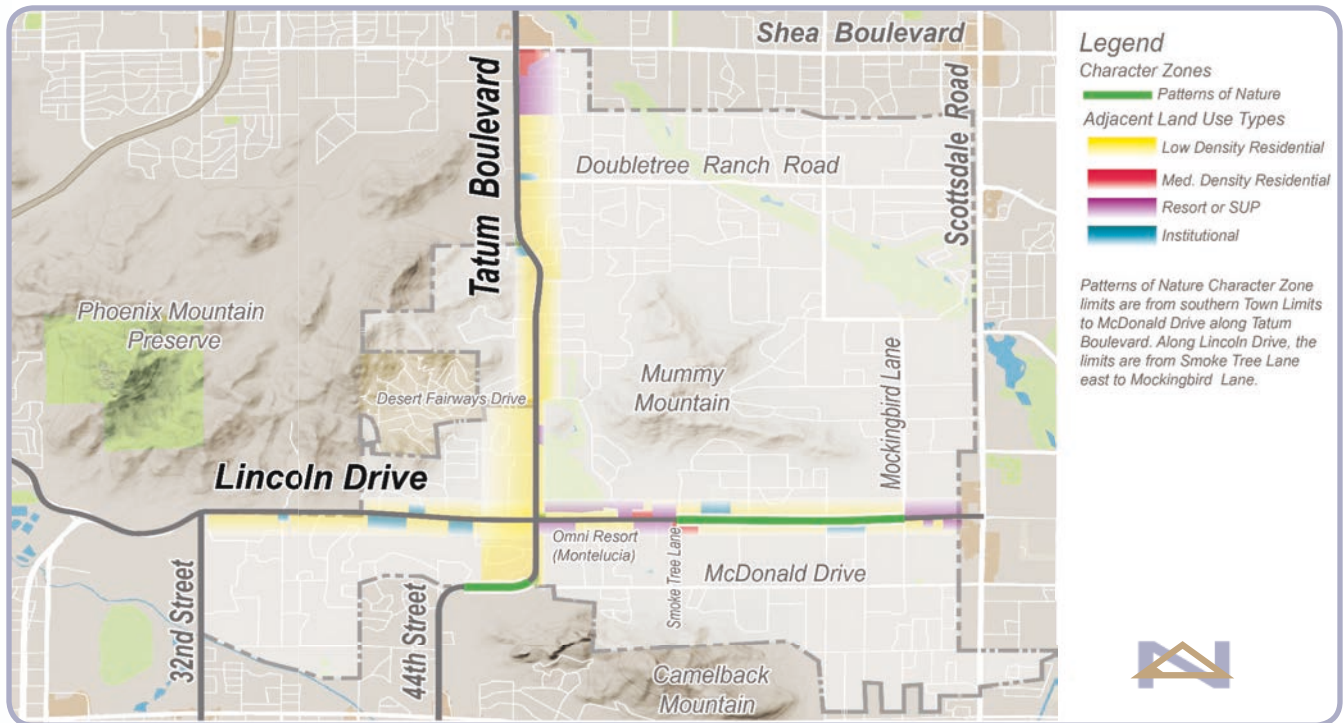


Figure 2.11: Location of Patterns of Nature Zones Highlighted in Green

Overview

The Patterns of Nature Character Zone integrates stylized nature patterns of plant forms and landforms into the corridor. This character zone is for use in areas where mountain views are currently less visible and/or blocked by development. In these areas, the mountains should be represented or “brought down” into the streetscape. Characteristics of this zone intended to accomplish this include:

- A landscape palette that emphasizes the unique plant material shapes of succulents and cacti, such as Agave, Ocotillo, Yucca, Boojum Tree, and Saguaro.
- Stylized plant forms and patterns in selectively placed roadway paving areas.
- Stylized mountain motifs in vertical art elements.



PATTERNS OF NATURE CHARACTER ZONE

Design Guidelines

Patterns and Colors

A representative pattern for this character zone is symbolized by the radial spines of the golden barrel cactus extended out from a common center. This pattern should be an example of the development of hardscape patterns, vertical screens, or other elements where artistic interpretation is an opportunity. *Figure 2.12* shows one way this can be interpreted to create a hardscape pattern.



Figure 2.12: Representative Barrel Cactus-inspired Paving Pattern

Other patterns include the planting of landscape materials in lush but loosely massed groupings that avoid geometric layouts and forms.

Colors should include medium to dark reddish browns and medium greens. Main accents should be of yellow and/or gold with limited accents of oranges and red.

Pantone
318-7 U

Pantone
35-6 U

Pantone
301-5 U

Materials

The materials for the character zone are representative of a palette of organic materials and products that are characteristic of nature and naturally occurring patterns. The intention of the palette is to provide foreground amenity to supplant distant views that are blocked or obscured. The Davis Colors “San Diego Buff” colored concrete with a salt finish used throughout the Town is the base treatment for hardscape in this Character Zone.

PATTERNS OF NATURE CHARACTER ZONE

Design Guidelines

Accents of rustic pavers such as those pictured in *Figure 2.13* bring natural textures into the streetscape.

The use of natural, timeless stone is consistent throughout all of the Character Zones for vertical zone design elements.

Rock mulch and boulders should be selected from the same quarry to ensure color compatibility. The rock color should consist of both golds and browns, such as “Express Gold”, to

bring the colors of the Character Zone into the ground plane. Rock size should incorporate larger pit run aggregates into the rock mulch to provide a more natural texture reminiscent of desert landscapes. A 3" minus graded mulch is recommended for landscape areas.

Crosswalks should be a combination of rustic pavers and an exposed aggregate band on both sides with an integral brown color.



Figure 2.13: Existing Use of Rustic Pavers, Desert Plant Motifs and Landscape

Plant Materials

Plant materials should be selected from the Patterns of Nature Plant List on the adjacent page to provide at least two plant species that are in bloom in each of the four seasons. The use of architectural, unique plant species is encouraged. No fountain grasses or other invasive species are to be used in the planting palette. The complete Visually Significant Corridors Plant List with photos is also included on pages 2.41 through 2.50 at the end of this section.

Recommended Accents

Include Golden Barrel Cactus and Ocotillo as part of the planting palette to create continuity within the Character Zone.



PATTERNS OF NATURE CHARACTER ZONE

Design Guidelines

Patterns of Nature Plant List

Botanical Name Common Name	H	W	Color & Season of Bloom	On Town Plant List?*	Botanical Name Common Name	H	W	Color & Season of Bloom	On Town Plant List?*		
<i>Bauhinia lunarioides</i> Anacacho Orchid Tree	8'	6'	Spring Fall	Summer Winter	No	<i>Carnegiea gigantea</i> Saguaro	25'	5'	Spring Fall	Summer Winter	Yes
<i>Chilopsis linearis</i> Desert Willow	25'	25'	Spring Fall	Summer Winter	Yes	<i>Gaura lindheimeri</i> Gaura	16"	3'	Spring Fall	Summer Winter	No
<i>Olneya tesota</i> Ironwood	30'	25'	Spring Fall	Summer Winter	Yes	<i>Lantana camara</i> Western Indian Camara	6'	6'	Spring Fall	Summer Winter	No
<i>Parkinsonia florida</i> Blue Palo Verde	30'	30'	Spring Fall	Summer Winter	Yes	<i>Muhlenbergia capillaris</i> Pink Mist Grass	3'	3'	Spring Fall	Summer Winter	No
<i>Pistacia chinensis</i> Chinese Pistache	40'	35'	Spring Fall	Summer Winter	No	<i>Caesalpinia gillesii</i> Desert Bird of Paradise	6'	8'	Spring Fall	Summer Winter	Yes
<i>Prosopis spp.</i> Mesquite	40'	35'	Spring Fall	Summer Winter	Yes	<i>Cordia parvifolia</i> Little Leaf Cordia	10'	10'	Spring Fall	Summer Winter	No
<i>Vitex agnus-castus</i> Chaste Tree	25'	25'	Spring Fall	Summer Winter	No	<i>Eremophila maculata</i> var. <i>brevifolia</i> Valentine Emu Bush	6'	6'	Spring Fall	Summer Winter	No
<i>Vauquelinia californica</i> Arizona Rosewood	15'	12'	Spring Fall	Summer Winter	Yes	<i>Hamelia patens</i> Firebush	6'	6'	Spring Fall	Summer Winter	No
<i>Agave murpheyi</i> Hohokam Agave	3'	3'	Spring Fall	Summer Winter	Yes	<i>Hesperaloe parviflora</i> Red-Yucca	6'	6'	Spring Fall	Summer Winter	No
<i>Agave victoriae-reginae</i> Queen Victoria Agave	1.5'	1.5'	Spring Fall	Summer Winter	No	<i>Justicia spicigera</i> Firecracker Plant	3'	5'	Spring Fall	Summer Winter	Yes
<i>Agave vilmoriniana</i> Octopus Agave	4'	6'	Spring Fall	Summer Winter	Yes	<i>Leucophyllum frutescens</i> Texas Ranger	10'	10'	Spring Fall	Summer Winter	Yes
<i>Aloe 'Blue Elf'</i> Blue Elf Aloe	2'	2'	Spring Fall	Summer Winter	No	<i>Plumbago scandens</i> White Plumbago	5'	8'	Spring Fall	Summer Winter	No
<i>Asclepias subulata</i> Rush Milkweed	4'	4'	Spring Fall	Summer Winter	No	<i>Salvia clevelandii</i> Chaparral Sage	5'	5'	Spring Fall	Summer Winter	No
<i>Enchinocactus grusonii</i> Golden Barrel	5'	3'	Spring Fall	Summer Winter	No	<i>Salvia coccinea</i> Sacret Sage	4'	4'	Spring Fall	Summer Winter	No
<i>Ferocactus cylindraceus</i> Desert Barrel	5'	2'	Spring Fall	Summer Winter	Yes	<i>Tecoma stans</i> var. <i>angustata</i> Arizona Yellow Bells	25'	25'	Spring Fall	Summer Winter	No
<i>Fouquieria splendens</i> Ocotillo	20'	5'	Spring Fall	Summer Winter	Yes	<i>Tecoma stans</i> var. <i>stans</i> Yellow Bells	20'	10'	Spring Fall	Summer Winter	Yes
<i>Opuntia basilaris</i> Beavertail Prickly Pear	2'	6'	Spring Fall	Summer Winter	Yes						
<i>Antigonon leptopus</i> Coral Vine	10'	6'	Spring Fall	Summer Winter	Yes						
<i>Bulbine frutescens</i> Bulbine	18"	3'	Spring Fall	Summer Winter	No						

PATTERNS OF NATURE CHARACTER ZONE

“Good” Design Guidelines

The ‘Good’ option of the Patterns of Nature includes the most basic elements of the Character Zone, as represented in *Figure 2.14*.

Planting

Planting should include a tree from the Patterns of Nature plant list in random patterns at a density of approximately one tree for every 75 feet of street frontage or equivalent groupings to provide shade over the walks. Greater tree densities may be used but trees should be clustered with attention to creating view corridors.

Native and native-adaptive flowering shrubs and groundcovers should be intermixed with succulents and boulders to provide a natural but lush planting pattern. Understory planting should seek to achieve approximately 60% live cover in all planting areas.

Ocotillo planting is encouraged to create continuity within the Character Zone.

Boulders & Rock Mulch

The use of boulders in the landscape is recommended but not required. Boulders and the use of a 3" minus rock mulch help establish the appearance of a desert mountain landscape.

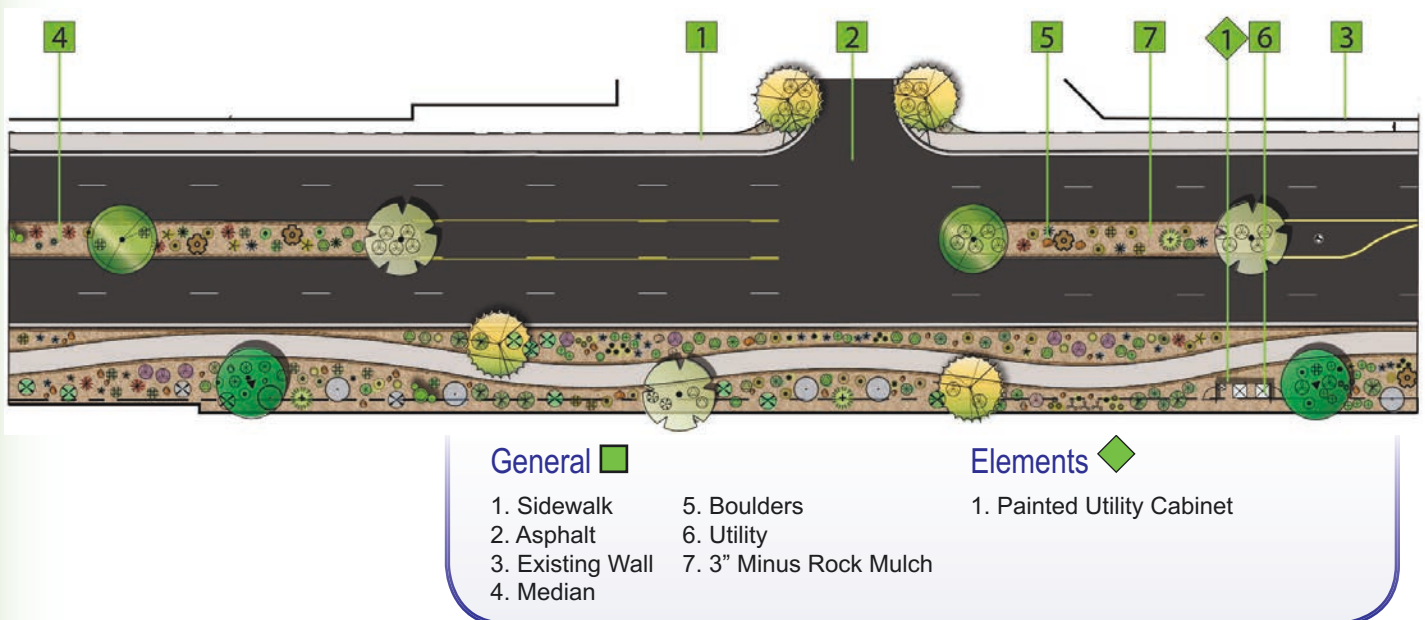


Figure 2.14: Representative “Good” Patterns of Nature Streetscape Plan

PATTERNS OF NATURE CHARACTER ZONE

“Best” Design Guidelines

The “Best” option of the Patterns of Nature Character Zone combines all elements of the “Good” and “Better” options. Patterns of Nature thematic patterns and designs should be consistently followed throughout the entire project as demonstrated in *Figure 2.16* and *Figure 2.17*.

Planting

Approximately 65% live cover should be provided excluding trees and hardscape.

Planting should incorporate unique, architectural plants such as the Boojum Tree, Coral Aloe and the Night-blooming Cereus in addition to the flowering shrubs, groundcovers, and accent plant material prescribed for the “Good” and “Better” options.

Lighting

An upgrade of lighting from the “Better” to the “Best” option should include a more thematic custom design that creates the effect of luminaires while providing wayfinding light-levels.



Figure 2.16: “Best” Patterns of Nature Conceptual Perspective

Note - Graphics are conceptual in nature and do not necessarily represent the final design

PATTERNS OF NATURE CHARACTER ZONE

“Best” Design Guidelines

Hardscape

Use of nature-inspired patterns in the streetscape as paving is encouraged to define the corridor while highlighting the beauty of the Sonoran Desert.

Accent Walls

Weathered steel sculptural split-rail should be integrated into the low stone veneer accent walls being included in the medians and the landscape zones.

Screen Walls

Screen walls that incorporate patterns from desert motifs such as mountains and plant materials should be included to hide utilities and unattractive existing features that cannot be removed.

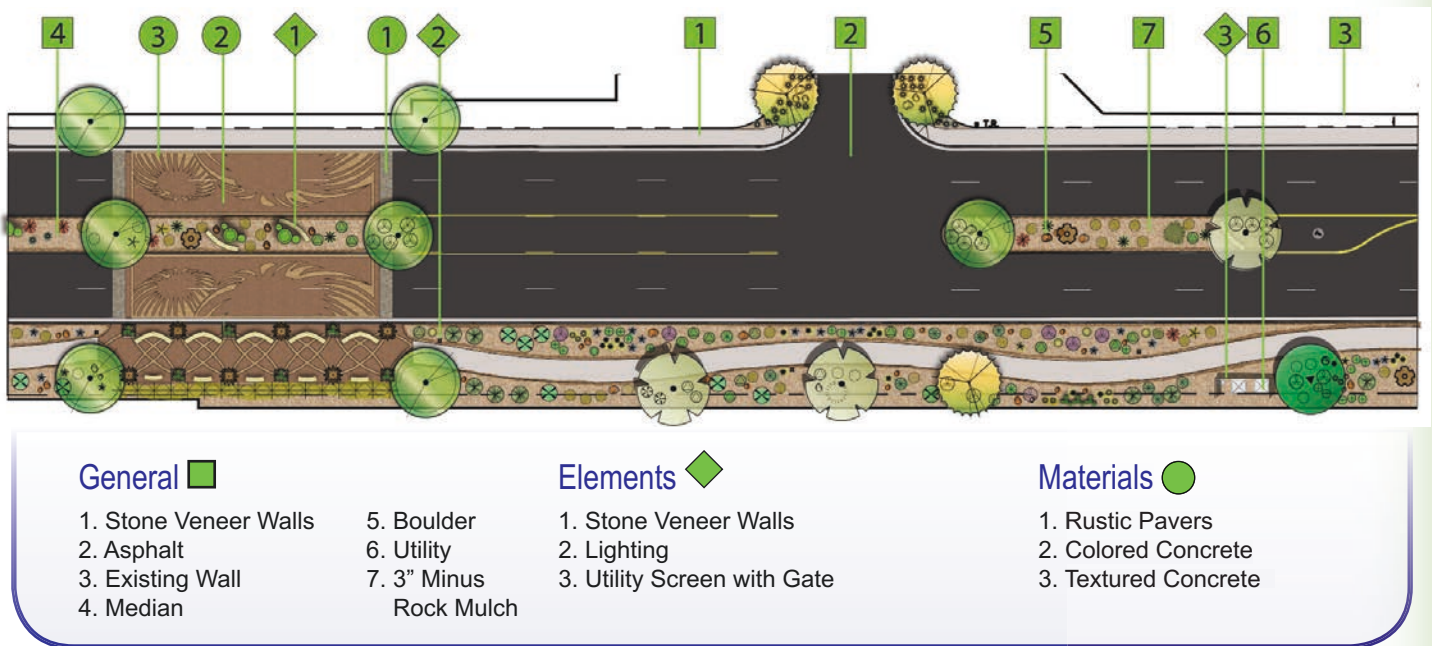


Figure 2.17: Representative “Best” Patterns of Nature Streetscape Plan