

# **TOWN OF PARADISE VALLEY**

**First Southern Baptist Church  
Intermediate Special Use Permit Amendment  
5230 North Scottsdale Road  
Recommendation Meeting**



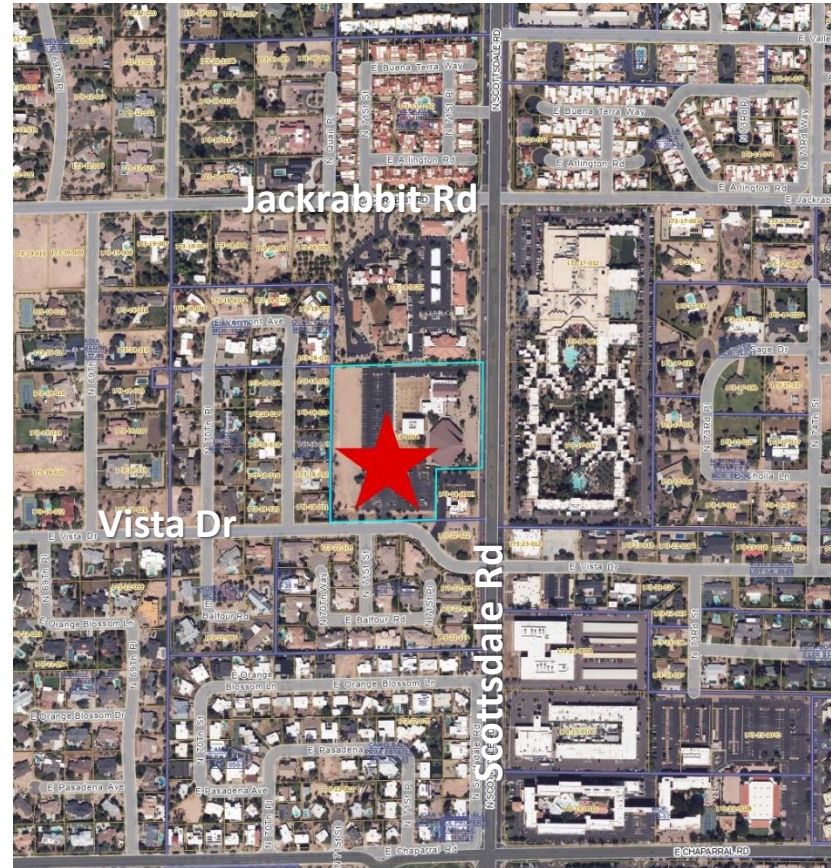
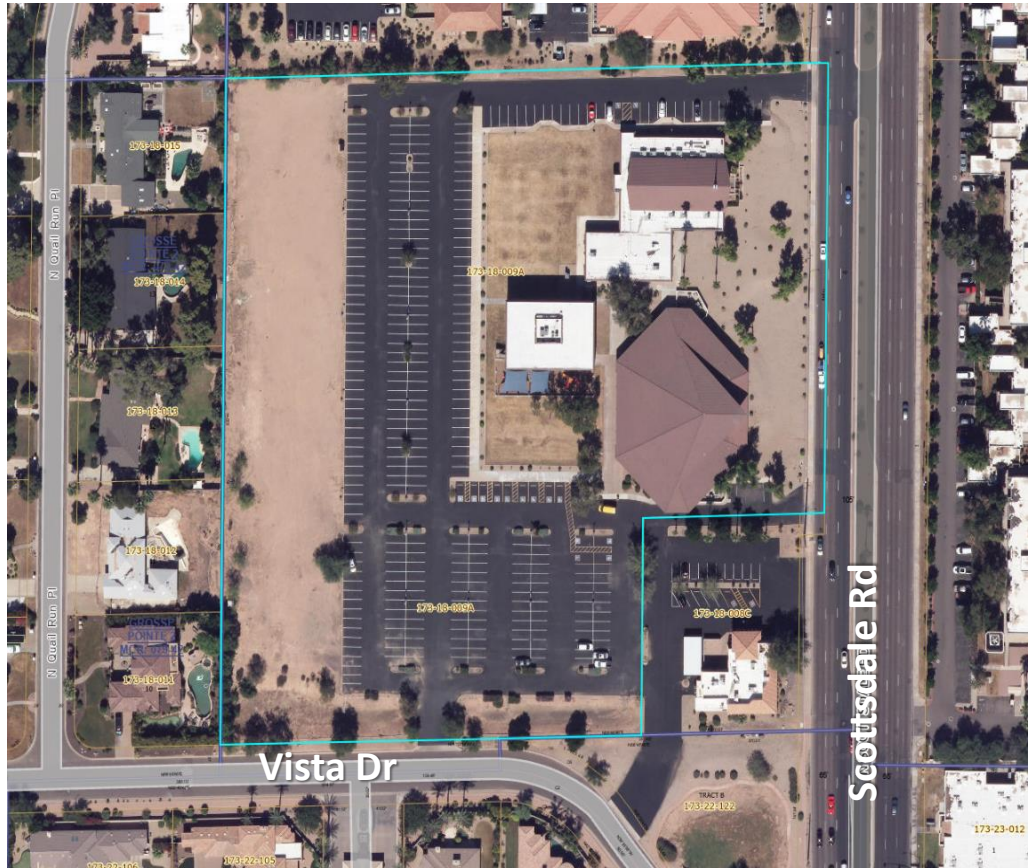
**Planning Commission  
December 5, 2023**

# TODAY'S GOAL

- Discussion & Possible Action on Intermediate Special Use Permit Amendment



# VICINITY MAP



# PROCESS

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The process for approval of an Intermediate Amendment:

- Application Submittal  
(May 23, 2023)
- Statement of Direction  
(September 28, 2023)
- ***Planning Commission Review  
& Recommendation (By  
December 5, 2023)***
- Town Council Review/Action  
(Fall/Winter 2023)

## **SOD Direction from 9-14-23:**

1. Instruct Planning Commission to focus on material and finish of shade structure from off-site.
2. Ensure lighting is compliant with SUP Guidelines.

## **SOD Approval from 9-28-23:**

1. Added sentence of general support from Town Council.

## **PC Review from 10-17-23:**

1. Rust patina finish is compatible with campus color palette.
2. Request 3D renderings and draft landscape plan.

## **Citizen Review Session 11-10-23**

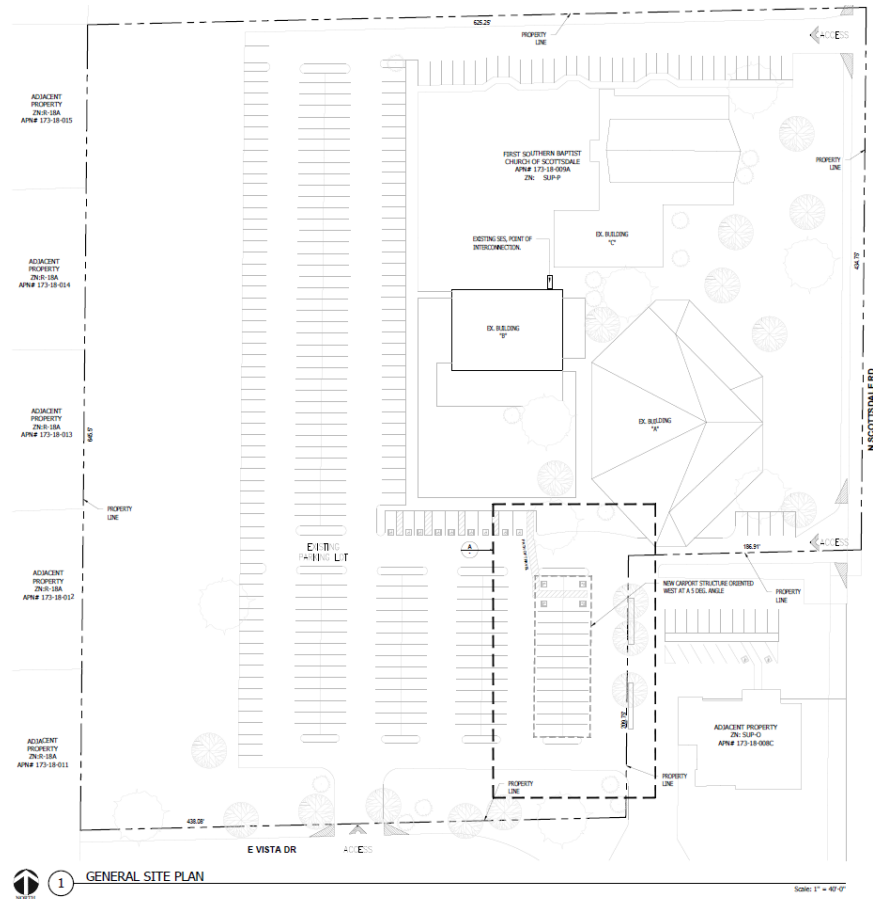
# SUP AMENDMENT CRITERIA

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1. The request is classified as an Intermediate SUP Amendment due to the increase in what is considered floor area of the project by more than 5,000 square feet.
2. The amendment ***does not***:
  1. Change or add any uses; or
  2. Increase the floor area of the project by more than 40% upon the existing or, if still under construction, approved floor area square footage of the affected SUP property, with any such increase to be measured cumulatively over a sixty-month period; or
  3. Have any significant material effect on the adjoining property owners that is visible, audible, or otherwise perceptible from adjacent properties that cannot be sufficiently mitigated.

# SUMMARY OF REQUEST

1. Add  $\pm 5,812$  square feet of solar array in the form of a parking shade structure located in the southeastern portion of the roughly  $\pm 8.2$ -acre site. Max height of structure is to be 14'11" from grade.

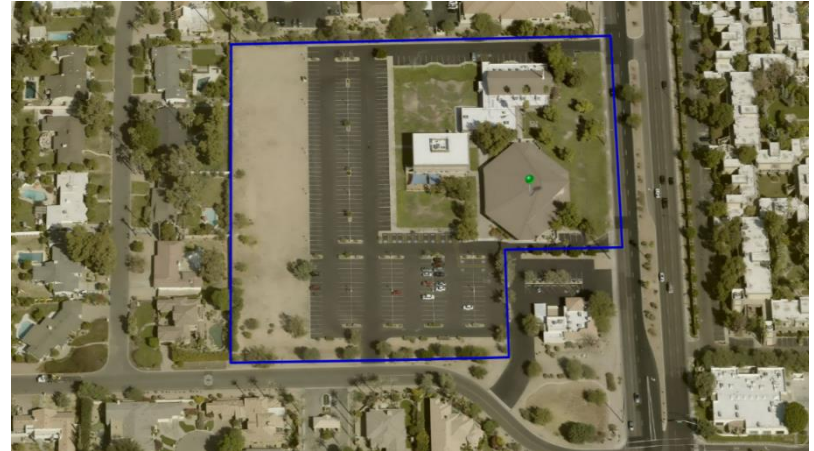




SOD - The primary areas of study for the Planning Commission include, and are not limited to, the design (specifically the material and finish visible off-site), location, impact of the shade structure to the surrounding area outside the site (specifically noise, light, and visibility/design of the solar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

## Analysis:

- Church use unaffected by request.
- Discussion of alternative finish of structure.
- No noise, odor or vibration emitted.
- Visibility mitigated by setbacks and future landscaping.
- Solar array itself to be anodized aluminum alloy, black-framed and matte finish.

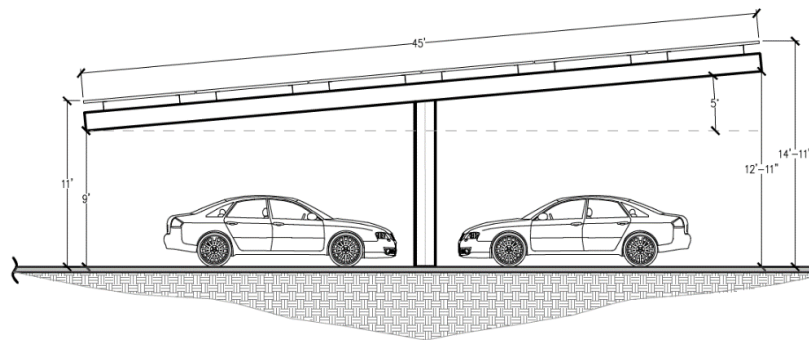


# HEIGHT

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 side bordering R-18A residential homes and from Vista Drive to the south.

## Analysis:

- Compliant with SUP Guidelines:
  - Maximum height of 24' for accessory structures.
  - Proposed 14'11" maximum.
- Focus on proposed height and viewsheds based on its visibility from off-site.





# RENDERINGS



View looking northeast.

# RENDERINGS





# RENDERINGS



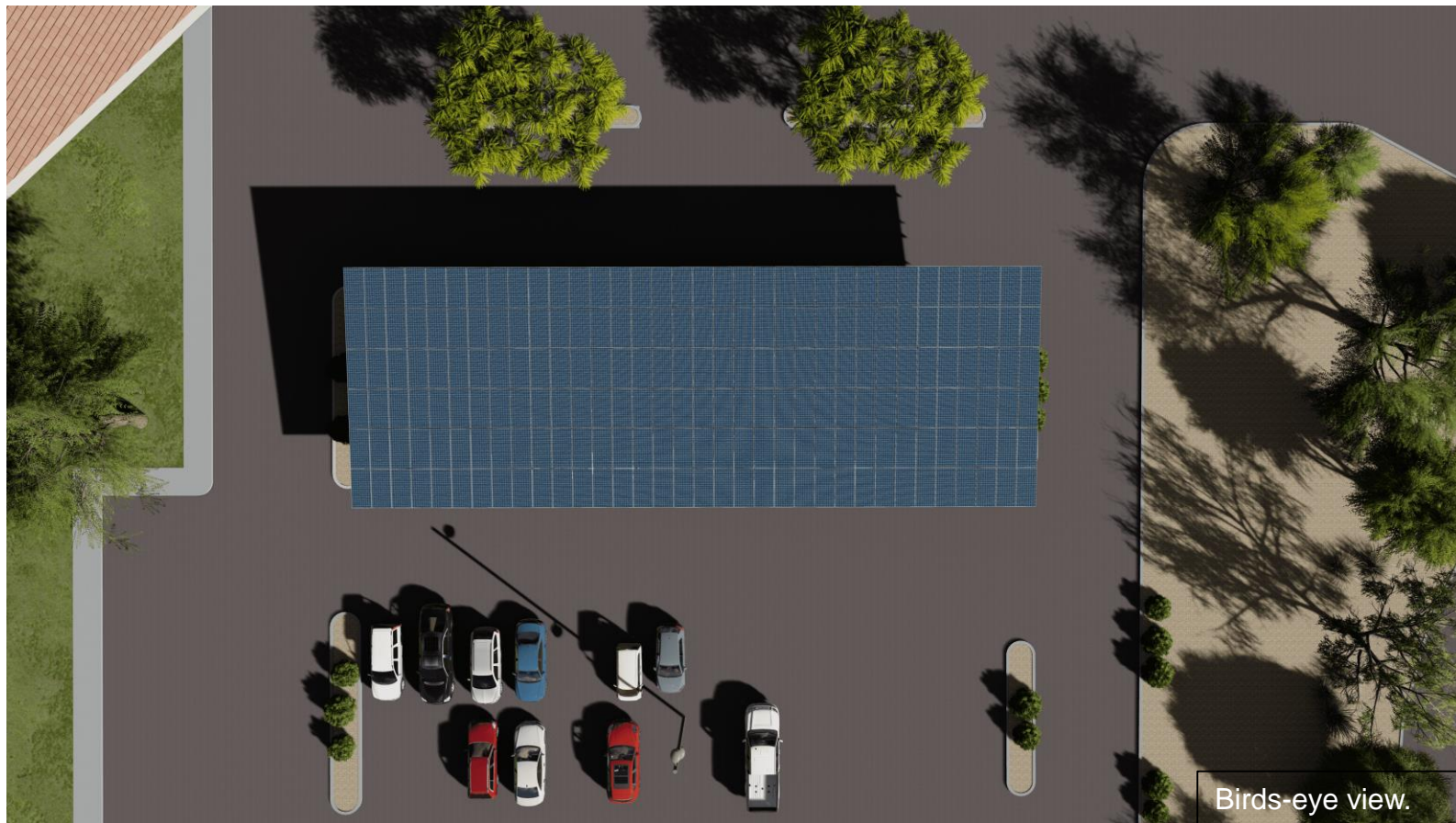
View looking northeast from Vista Dr.

# RENDERINGS





# RENDERINGS



# RENDERINGS





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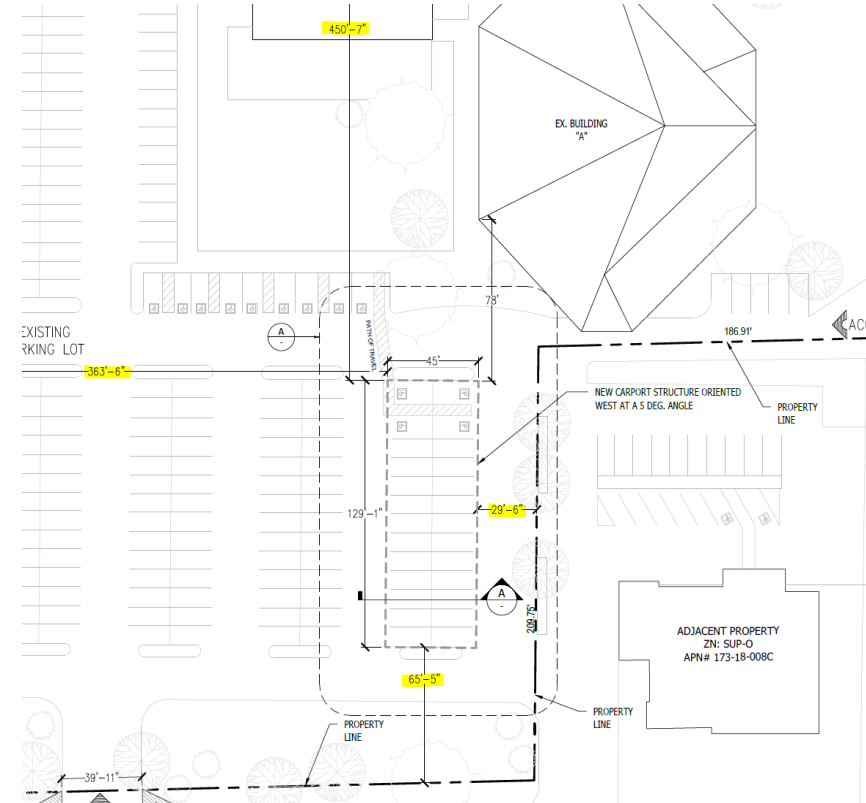


# SETBACKS

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

## Analysis:

- Compliant with SUP Guidelines:
  - 60' adjoining residential and 40' adjoining public street.
  - Proposed 14'11" maximum.
- Exploring appropriate setbacks for the proposed shade structure.



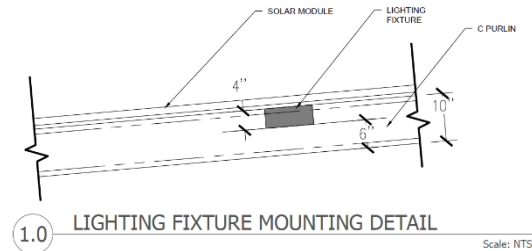
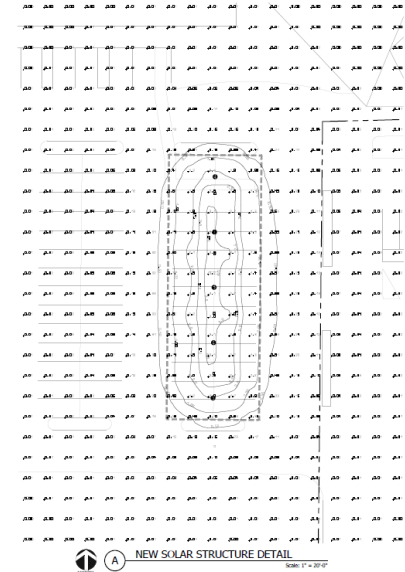


# EXTERIOR LIGHTING

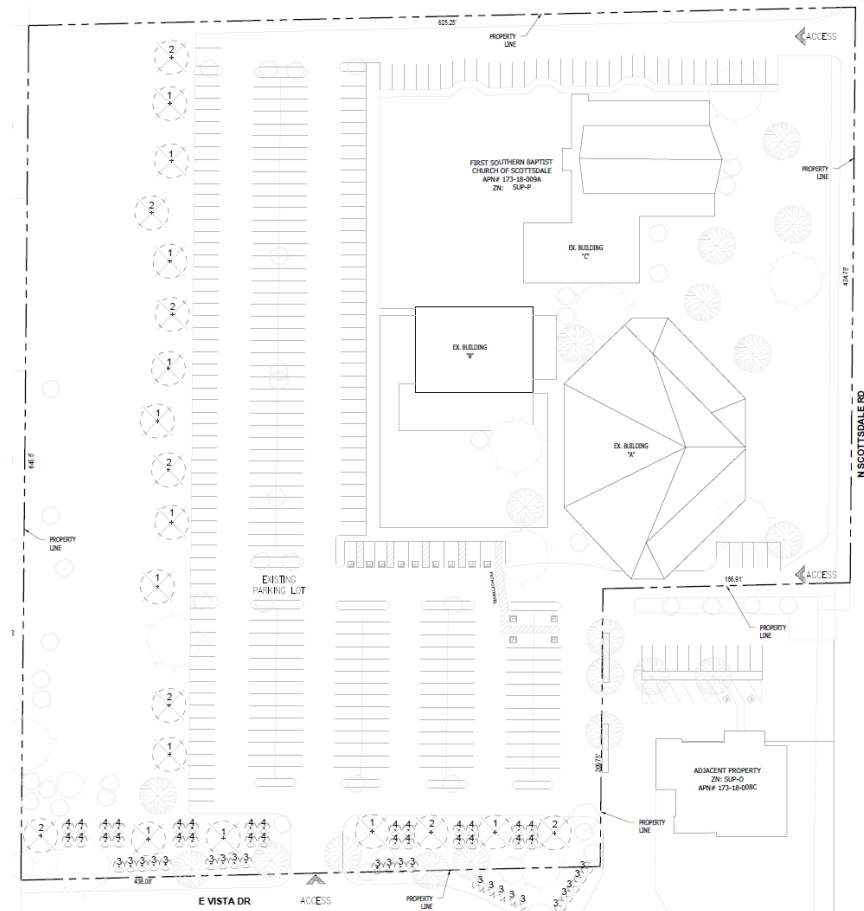
SOD - The Planning Commission focus on exterior lighting shall be how it meets SUP Guidelines and are appropriate for a parking structure while being respectful of the adjoining properties. In particular, the main focus shall be on the lighting directly placed under the shade structure and how that illumination might have visual impact on adjacent properties.

## Analysis:

- Compliant with SUP Guidelines:
  - Hooded and shielded from an adjacent property.
  - Fixtures be minimally setback equal to the height of the fixture.
  - Maximum illumination output be 0.5 foot candles adjacent to residential and 0.75 foot candles along other property lines.
  - Output is compliant at 0.08 foot candles at the property line.



# LANDSCAPING



## NEW PLANT MATERIALS LEGEND

SYMBOL	PLANT NAME	DIMENSIONS	QTY.
1	PARKINSONIA PRECOX 'PALO BREA'	15 GAL.	12
2	ULMUS PARVIFOLIA 'CHINESE ELM'	15 GAL.	8
3	LEUCOPHYLLUM FRUTESCENS 'TEXAS SAGE'	1 GAL.	23
4	MYOPORUM PARVIFOLIUM 'MYOPORUM' GROUND COVER	1 GAL.	28

# PUBLIC NOTIFICATION

- Citizen Review meeting on November 10, 2023 (notification mailed October 30, 2023) - 2 attendees.
- Mailed notification on November 13, 2023.
- Site posted on November 13, 2023.
- PC Recommendation meeting notification mailed on November 13, 2023.
- No public comment to date.



# NEXT STEPS

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- Planning Commission Discussion and Possible Action (December 5, 2023).
- Move on to Town Council for possible adoption of Intermediate SUP Amendment, Ordinance 2023-06.





# RECOMMENDATION

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It is recommended that the Planning Commission forward Ordinance 2023-06, Intermediate SUP Amendment to develop a solar array shade structure on the First Southern Baptist Church site located at 5230 N Scottsdale Road, with a recommendation of approval to the Town Council.







# CURRENT SITE PHOTOS





# CURRENT SITE PHOTOS

