

TOWN OF PARADISE VALLEY

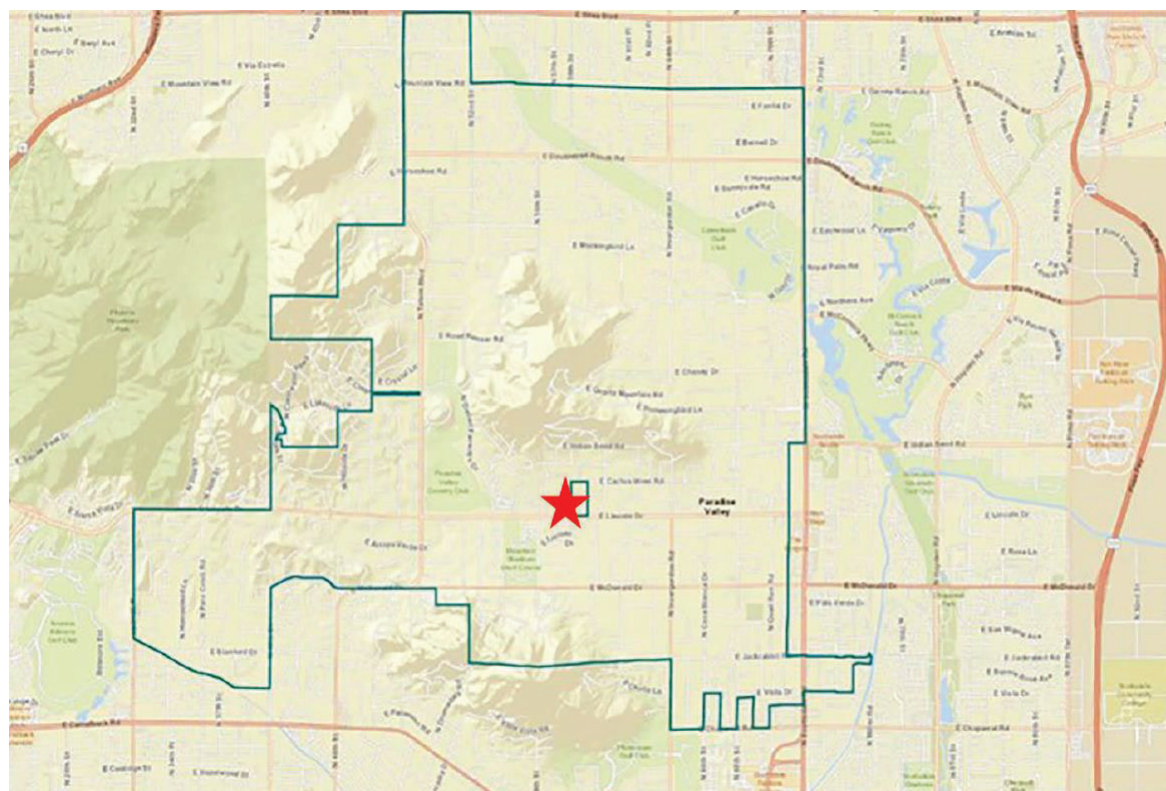
**Franciscan Renewal Center
5802 N Lincoln Dr
Major Special Use Permit Amendment
(SUP-26-02)
Recommendation Meeting**



**Planning Commission
June 16, 2026**

TODAY'S GOAL

- Discussion & Possible Action on 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 Direction from 4-23-26:

1. Impact on residences to west and north, includes vegetation.
2. Renovation of existing monument sign.
3. Clarify renderings/plans.
4. Provide existing west wall height.
5. Understand noticing.

PC Review from 6-2-26:

1. Setback and height concern.
2. Screening plant palette not sufficient.
3. Request array designer attend.

Citizen Review Session 5-28-26

6/2 STUDY SESSION

- Setback of Array Four (not meeting 60' SUP Guideline).
 - **RESPONSE: Applicant removed Array Four.**
- Overall maximum height was also a concern of the Commission.
 - **RESPONSE: Lowered the three remaining arrays by 1'.**
- The vegetation screening plant palette (Willow Accacia and Red-tip Photinia) was not sufficient, per Commission comment.
 - **RESPONSE: Added stipulation Number Three.**
- The Commission requested that the array designer/engineer attend the June 16th meeting to discuss the proposal.



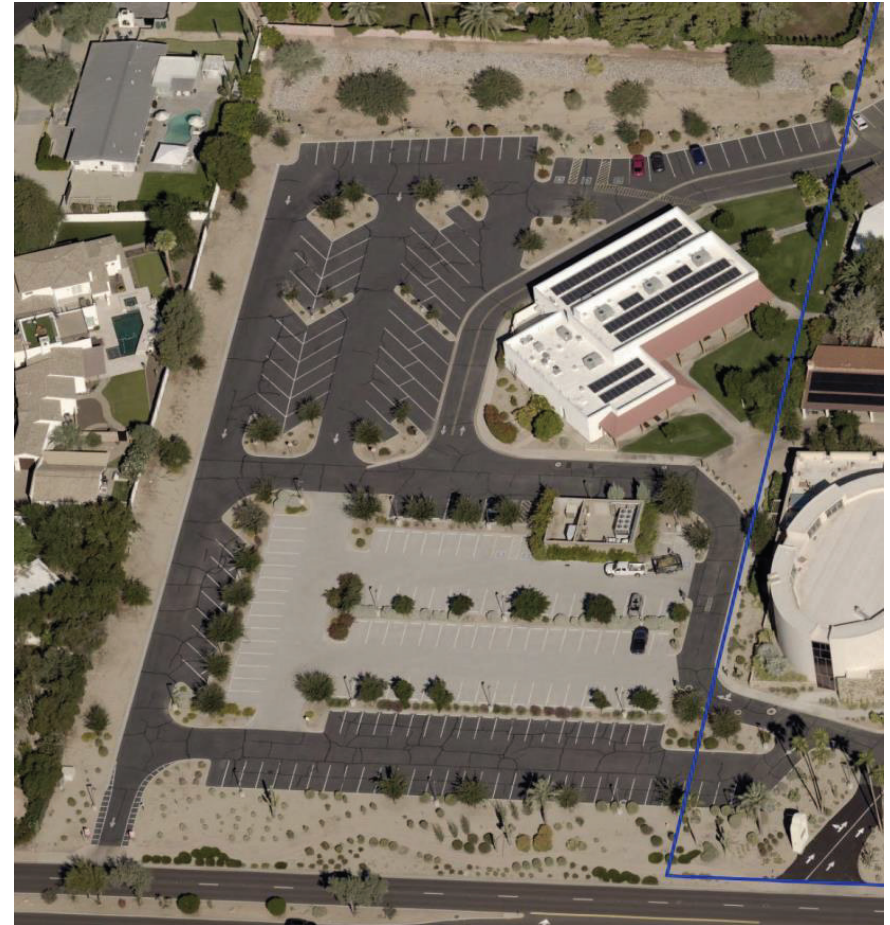
SUP AMENDMENT CRITERIA

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 100%) upon the existing total floor area on this site (Section 1102.7 of the Zoning Ordinance).



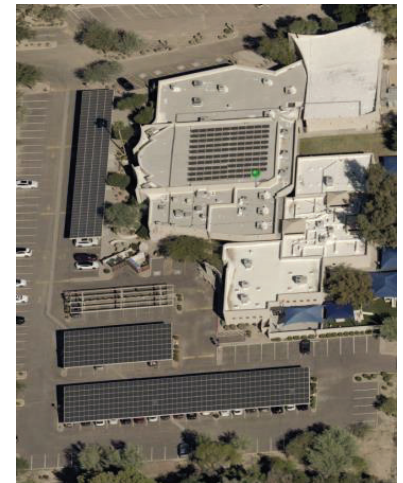
SUMMARY OF REQUEST

1. Addition of three (3) 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
2. Total 12,330.27 SF of addition (6.01% of increased floor area).
 - 12,281 SF existing (Community Life Center)
3. To provide power and shade for campus.



SIMILAR SHADE STRUCTURES

- First Southern Baptist Church (Intermediate Amendment, SUP-23-03)
 - Setbacks: 65'5" south (Vista Dr), 29'6" east (SUP), 450' north (SUP), and 363' west (R-18A lots).
 - Height: 9' clear height from grade, 14'11" max height of array from grade
- Temple Solel (Intermediate Amendment, SUP-13-06)
 - Setbacks: 100' south (R-43 lot), 56' east (Kiva School), 133' north (McDonald Dr), and 65' west (Monte Vista Dr).
 - Height: 9' clear height from grade, 14'6" max height of array from grade

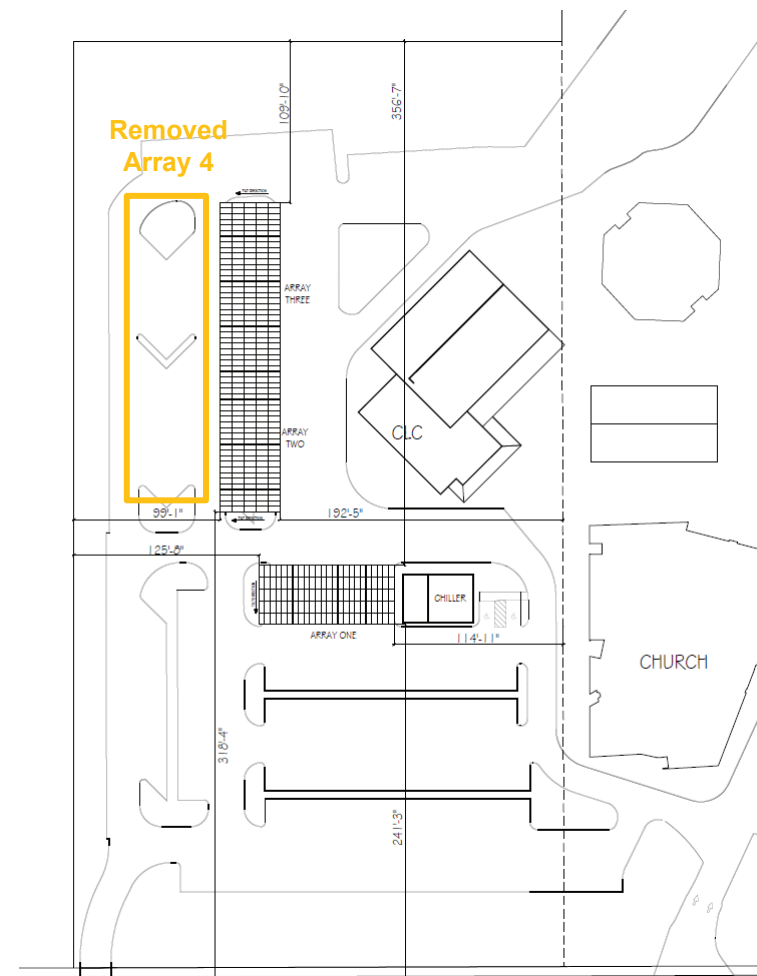


LAND USE

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 removal of Array Four, lowered height, setbacks and potential future landscaping.



CURRENT CONDITIONS

Looking SW from parking lot



Looking West from parking lot



CURRENT CONDITIONS (CONT'D)

Looking NW from parking lot



Looking North from parking lot



CURRENT CONDITIONS (CONT'D)

Looking South from north portion of lot



CURRENT CONDITIONS (CONT'D)

Looking NW at north end of property



Looking North at north end of property

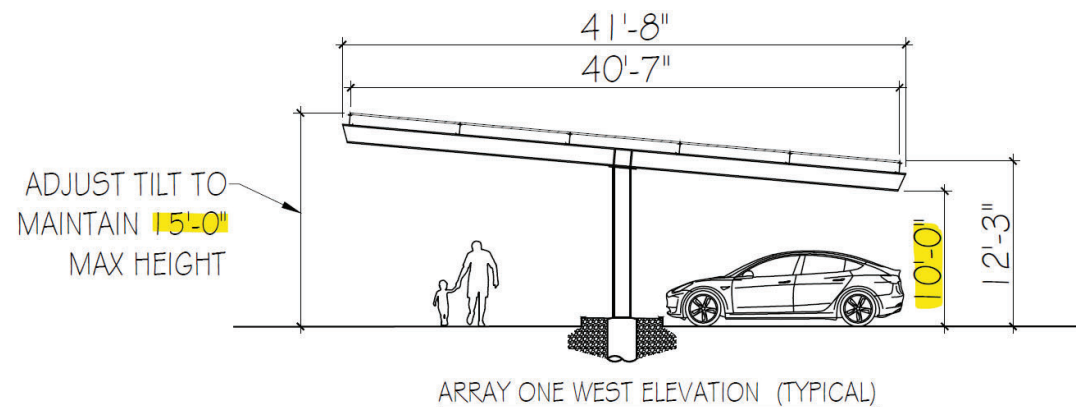


HEIGHT

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.
 - Lowered to 15' maximum (10' clear height).
 - Mirrors First Southern Baptist Church and Temple Solel arrays.

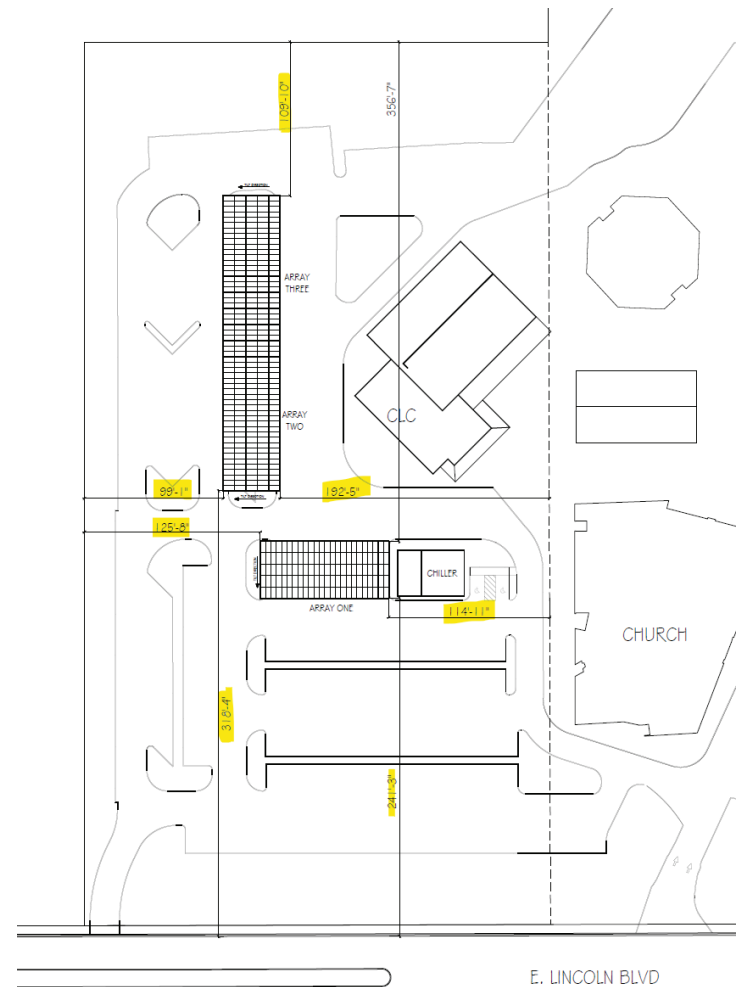


SETBACKS

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

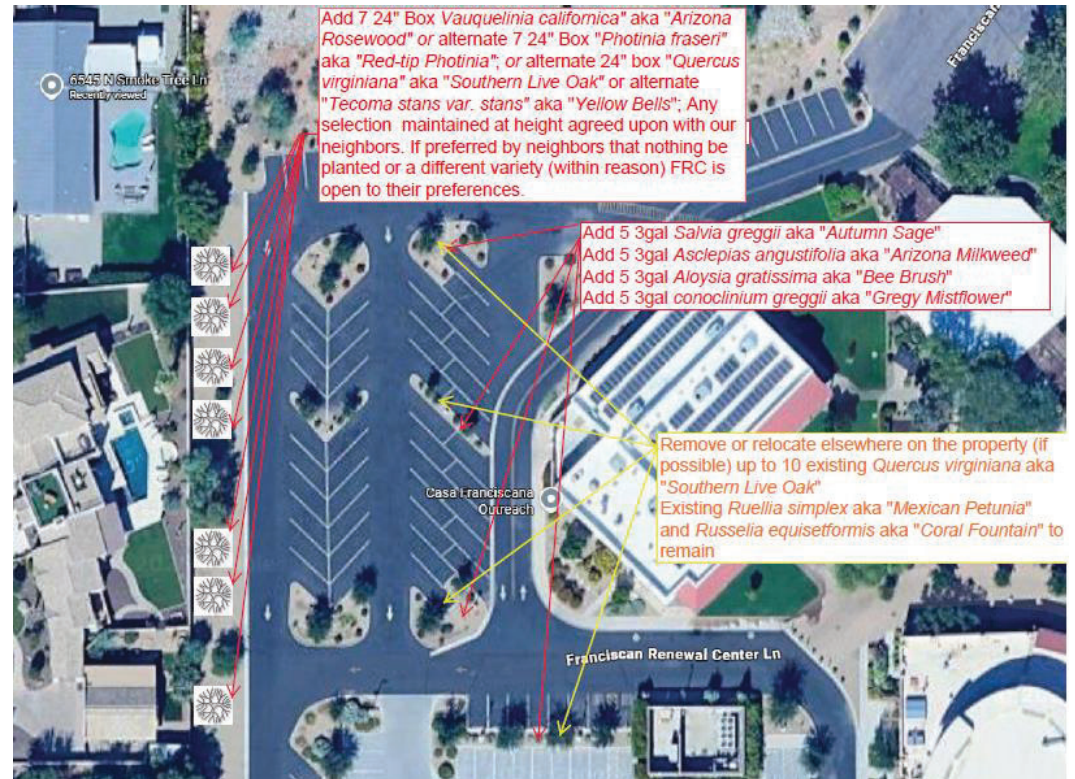
Analysis:

- All three structures compliant with SUP Guidelines:
 - 60' adjoining residential and 40' adjoining public street.
- Exploring appropriate setbacks for the proposed shade structure.



LANDSCAPING

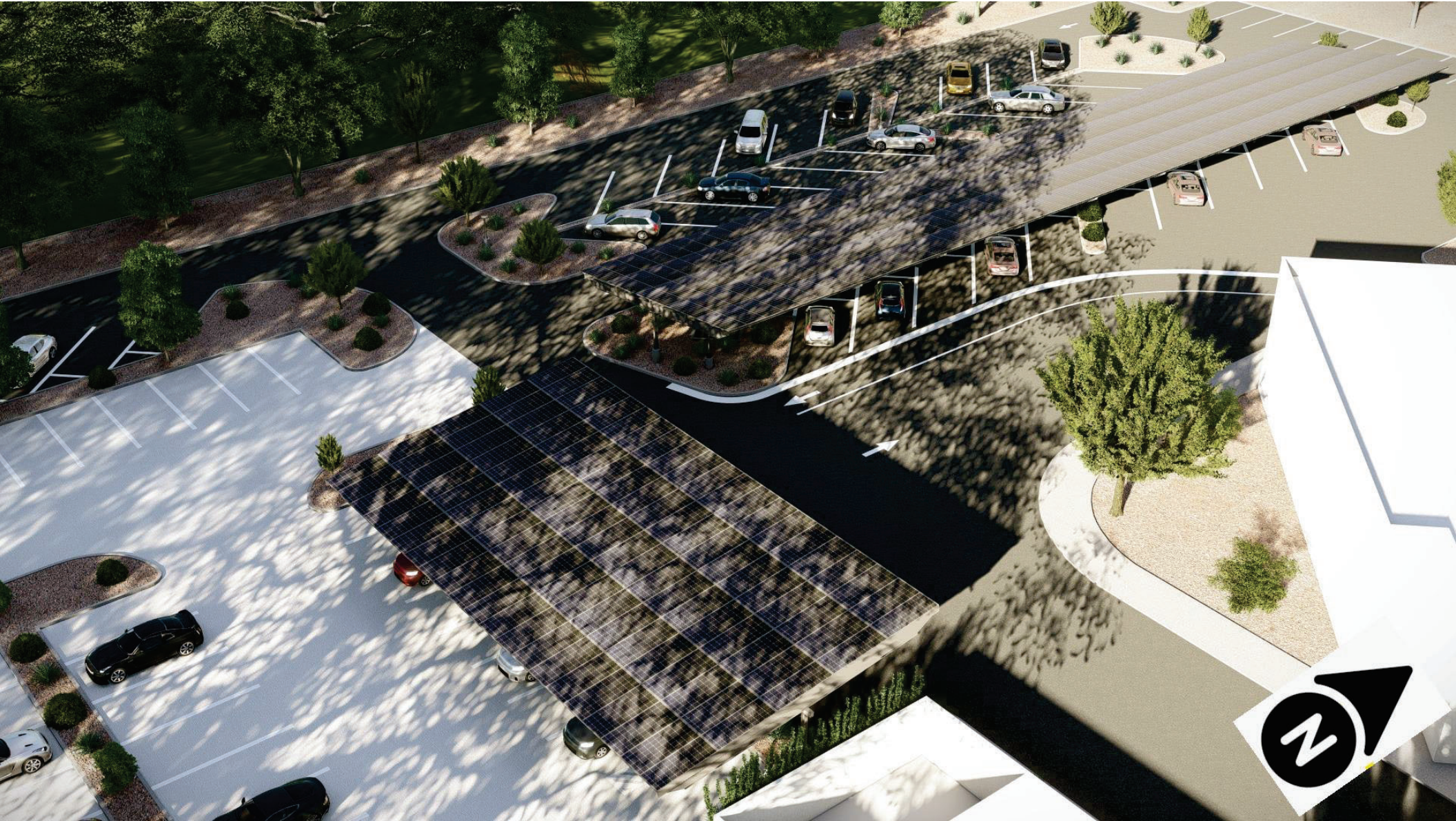
1. Remove or relocate 10 trees.
2. Plant an additional 20 pollinators and milkweed in place.
3. Stipulation Three added: Screening at the request/direction of the residences to the west.
 1. To be selected from Visually Significant Corridor Plan (Patterns of Nature list)

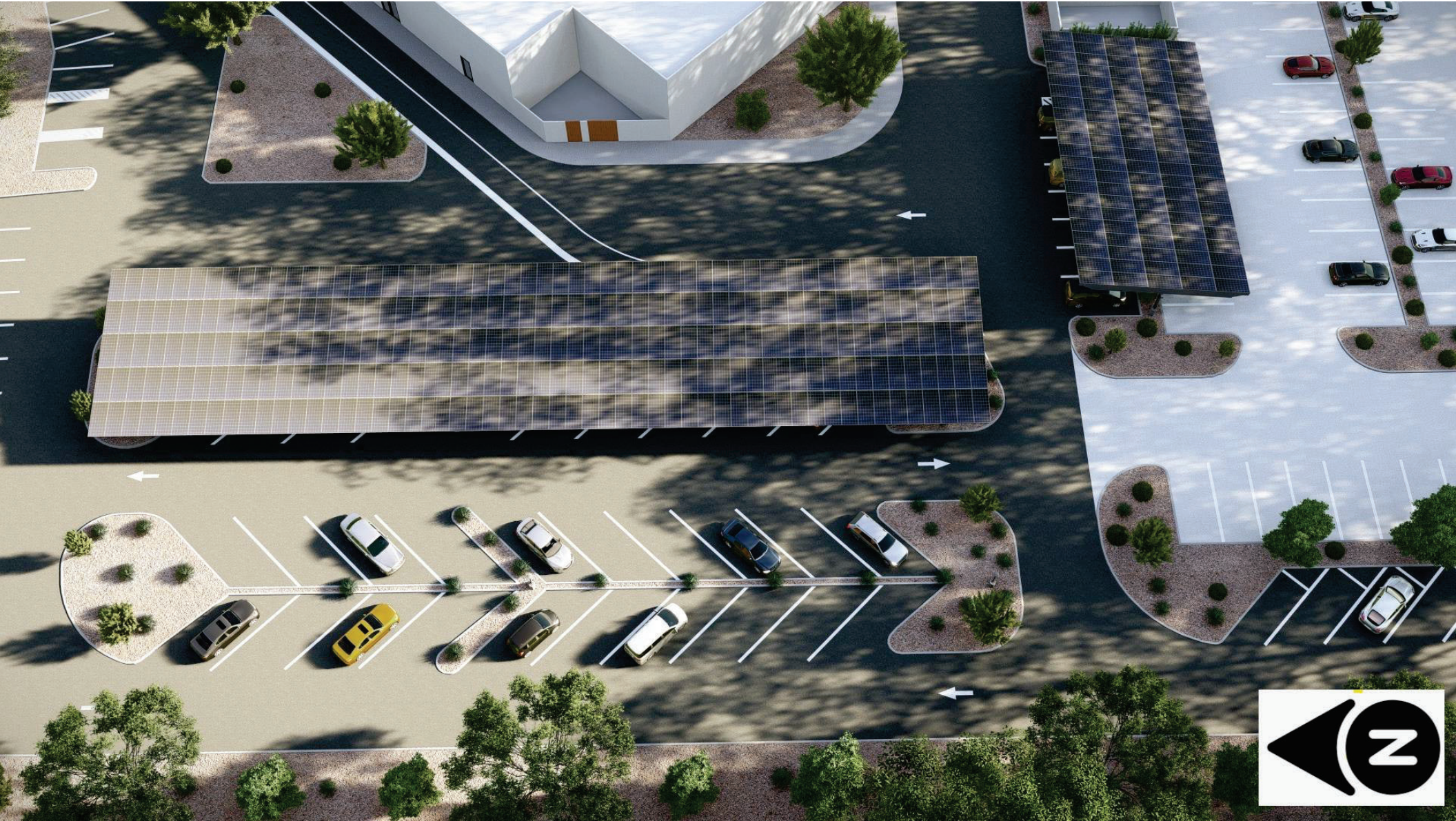








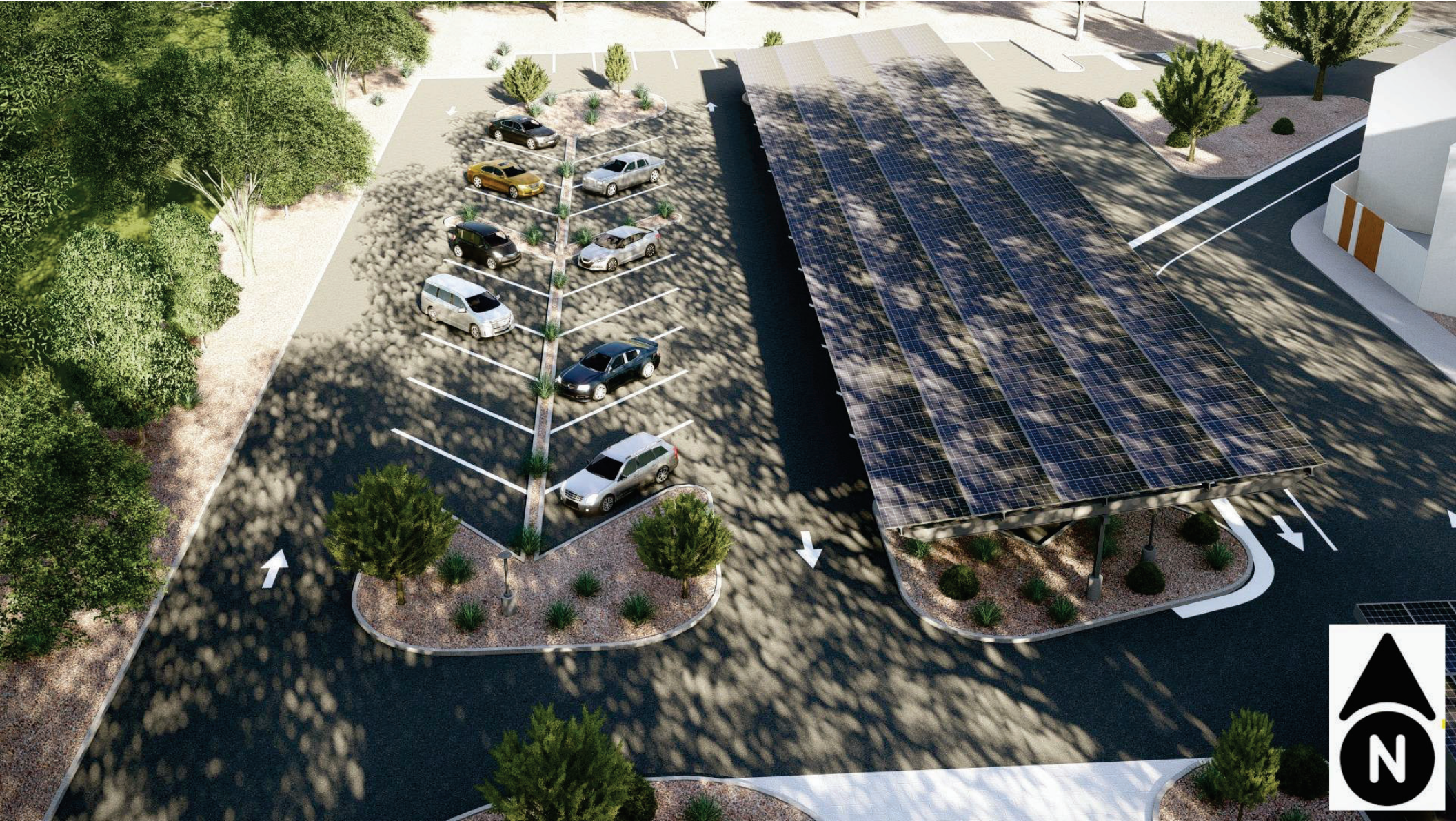












ORDINANCE 2026-02

- Comprised of 9 Stipulations (Summary)
 1. Substantial compliance to submitted plans and documents
 2. If conflict between stipulations and plans, stipulations shall govern
 3. Landscape screening for 3 properties to west - notice process
 4. All landscaping on site shall be maintained and have automatic irrigation system
 5. No construction permit issued until engineering or architectural plans and documents submitted and approved by the Town
 6. During period of demolition or construction need to post sign to identify contact regarding construction-related matters
 7. Temporary screening of construction area per Town regulations
 8. Submit a waiver of claims
 9. All existing SUP stipulations shall remain in full force and effect, unless changed or modified by SUP-26-02

STIPULATION 3

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						

Stipulation 3 - Landscape screening (tree or hedge) will be communicated to the three (3) adjacent residential lots to the west of the property (APNs 169-31-015, 169-31-014, and 169-31-013). If the owner of adjoining property conveys no reasonable request for additional and/or alternate vegetation screening to the applicant, the applicant will be relieved of planting additional vegetation on their side of the property wall. The specific plant type, tree or hedge, must be derived from the Patterns of Nature Plant List found within the Visually Significant Corridor Plan. At least three (3) trees or hedge plantings adjacent to each the affected residential lot unless otherwise communicated by the adjoining priority owner shall be required. At least two (2) attempts shall be made to try to contact the adjoining property owner(s) regarding additional plantings. The minimum standard of notification shall be a written letter sent via certified mail to the owner at his last known address by certified mail, or the address to which the tax bill for the property was last mailed. Such notice will be completed prior to final inspection.

PUBLIC COMMENT & NOTIFICATION

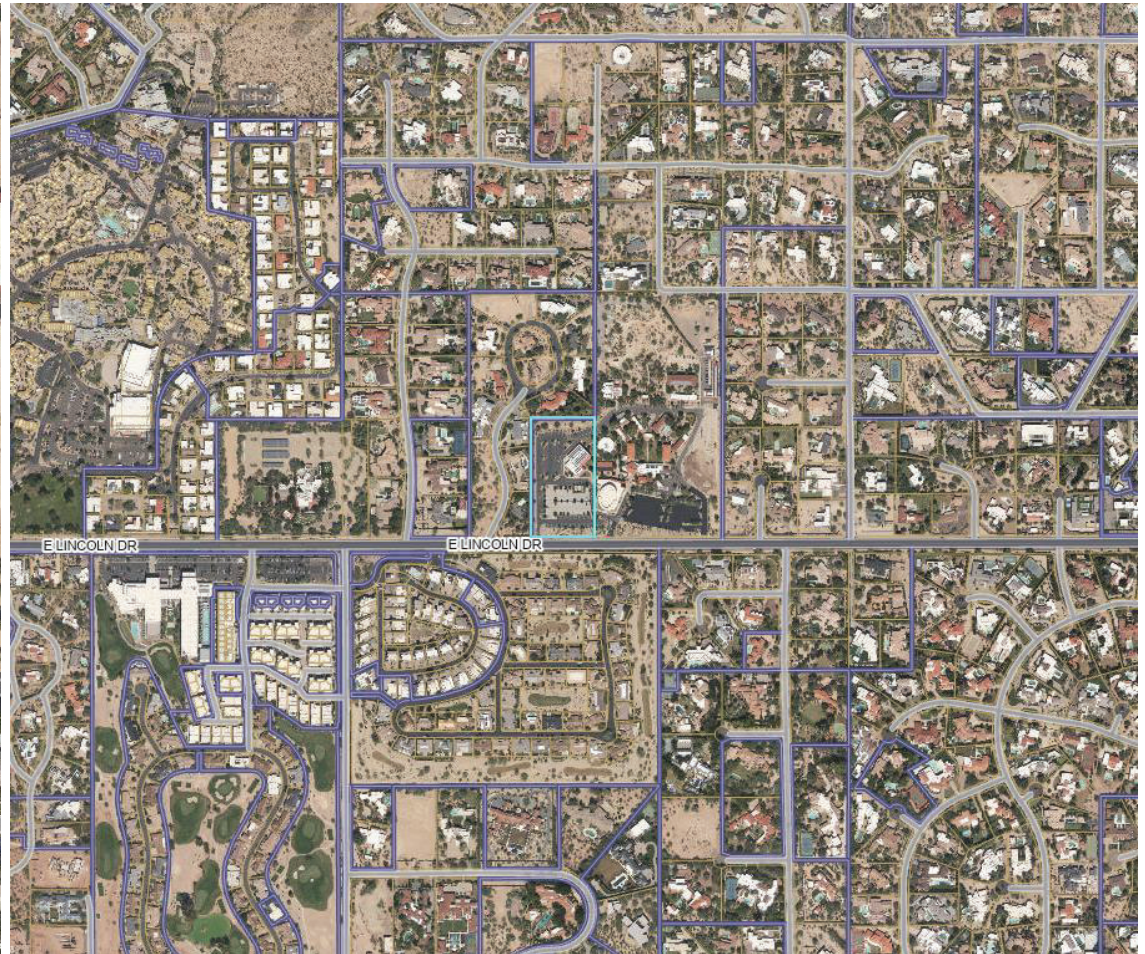
- Citizen Review meeting on May 28th (notification mailed May 15th) - 2 attendees.
- Site posted on May 12th.
- PC Recommendation meeting notification mailed on May 15th.
- No formal public comment to date.



INPUT, RECOMMENDATION & ACTION

- Input from PC regarding draft stipulations
- Staff Recommendation:
 - Forward Ord. 2026-02 to Council with recommendation of Approval (with any modifications from PC)
- Action:
 - Forward with Recommendation of Approval
 - Continue for further review
 - Forward with Recommendation of Denial

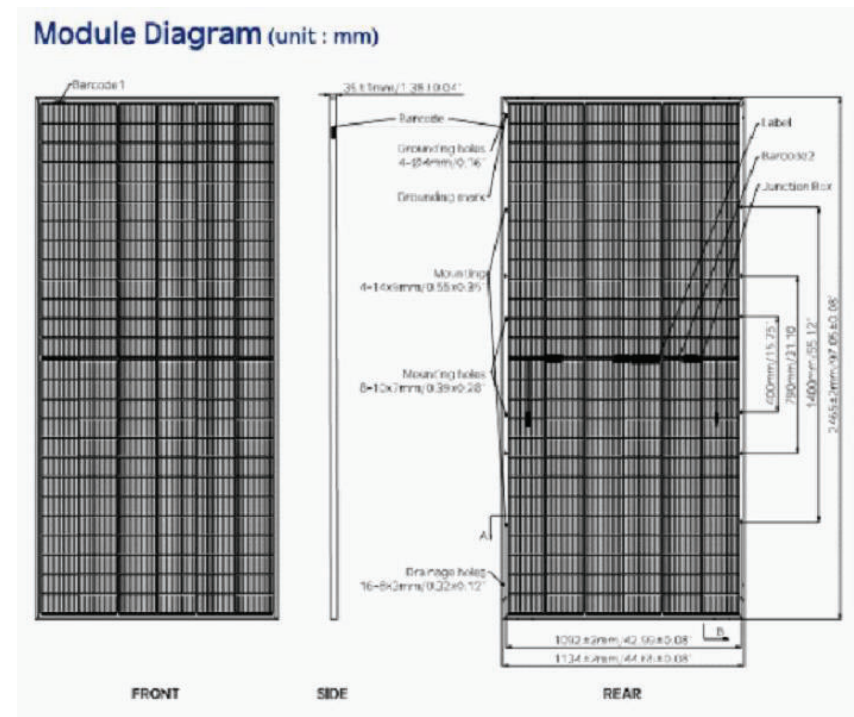
QUESTIONS?





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.



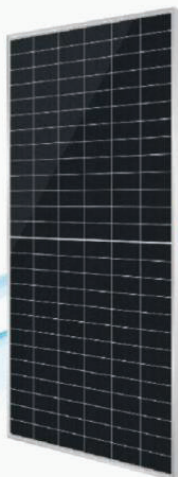
STRUCTURE MATERIAL

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

