

OFFICIAL RECORDS OF
MARICOPA COUNTY RECORDER
HELEN PURCELL
20131078076,12/20/2013 04:04
ELECTRONIC RECORDING
ORDINANCE672-6-1-1--,N

ORDINANCE NUMBER 672

AN ORDINANCE OF THE TOWN OF PARADISE VALLEY, ARIZONA, AMENDING THE ZONING ORDINANCE AND AMENDING THE ZONING MAP TO PROVIDE FOR THE ISSUANCE OF A SPECIAL USE PERMIT FOR PROPERTY LOCATED AT 5802 E. LINCOLN DRIVE, WITH THE PROPOSED SUP DISTRICT (RELIGIOUS FACILITY); PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Town of Paradise Valley Planning Commission held a public hearing on November 19, 2013, in the manner prescribed by law, for the purpose of considering the creation of a Special Use Permit for the Franciscan Renewal Center, and recommended approval to the Town Council; and

WHEREAS, the Town Council at its meeting of December 19, 2013, held a public hearing as prescribed by law to hear the Special Use Permit and take action on the creation of the Special Use Permit as recommended by the Planning Commission.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND TOWN COUNCIL OF THE TOWN OF PARADISE VALLEY, ARIZONA THAT:

SECTION 1. Rezoning. A parcel of land, as described in Exhibit A attached hereto, is hereby rezoned from R43 Single Family Residential to SUP District (Religious Facility) designation, with such changes to be made on the Town's Official Zoning Map, such SUP District (Religious Facility) to allow for use of the Property as a religious facility with associated parking subject to the stipulations below:

1. All future improvements to the property shall be in substantial compliance with the following:
 - a. Project Narrative, prepared by Francis J. Slavin, P.C. and dated June 12, 2013;
 - b. Master Plan, prepared by Westlake, Reed, Leskosky, and Coe & Van Loo, dated June 10, 2013, showing the approximate location a future 15,000 square foot religious accessory use building and associated parking.
2. Prior to any future improvements on the property, the Franciscan Renewal Center shall submit a detailed site plan to the Community Development Department for the 5-acre parcel showing the exact building location, setbacks, parking lot improvements, lighting, and proposed drainage/retention areas for the Town's review and approval.

SECTION 2. The proposed SUP District (Religious Facility) rezoning is in accordance with Article 11 of the Town Zoning Ordinance, specifically:

- a. It is authorized in the town's adopted general plan, as amended;

- b. It will not be detrimental to, interfere with or adversely affect existing uses or character of adjacent properties, persons residing or working in the vicinity, the neighborhood, the public health, safety, peace, comfort and general welfare, or the purpose of the zone in which it is proposed; and
- c. It will be in full conformity to any conditions, requirements or standards prescribed in the permit, in the zoning ordinance and the ordinances of the Town.

SECTION 3. Severability. If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held invalid or unconstitutional by a court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision and such holding shall not affect the validity of the remaining portions thereof.

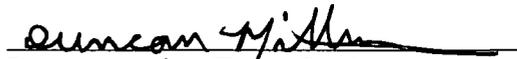
SECTION 4. Effective Date. This ordinance shall become effective at the time and in the manner prescribed by law.

PASSED AND ADOPTED by the Mayor and Town Council of the Town of Paradise Valley, Arizona, this 19th day of December, 2013.



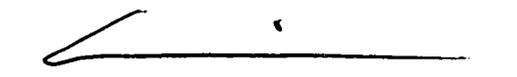
Scott P. LeMarr, Mayor

SIGNED AND ATTEST TO THIS 19th DAY OF December 2013.



Duncan Miller, Town Clerk

APPROVED AS TO FORM:



Andrew M. Miller, Town Attorney

**EXHIBIT A
TO
ORDINANCE NUMBER 672**

[Legal Description of Property]

The legal description of record in the office of the County Recorder of Maricopa County, Arizona, Assessors Parcel Number 169-31-020:

The East half of the Southeast quarter of the Southwest quarter of the Northwest quarter of Section 9, Township 2 North, Range 4 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona

**EXHIBIT B
TO
ORDINANCE NUMBER 672**

**TOWN OF PARADISE VALLEY
SPECIAL USE PERMIT FOR FRANCISCAN RENEWAL CENTER
SUP-13-07**

I. PROJECT DESCRIPTION

Pursuant to Article XI of the Zoning Ordinance of the Town of Paradise Valley, Arizona (“Town”), the Town hereby grants to the Franciscan Renewal Center, its successors and assigns (collectively, the “Owner”), this Special Use Permit governing the use of the real property described below (the “Property”). This amendment shall be effective as of the date of approval by the Town Council (the “Approval Date”).

The Property subject to this Special Use Permit is currently owned by the Owner and consists of approximately 5 acres located at the 5802 East Lincoln Drive in the Town, more particularly described in Exhibit A. This amendment is referred to throughout as “this Special Use Permit”. This Special Use Permit is being granted by the Town to permit the continued use and operation of the Property as a religious facility in accordance with these stipulations.

II. STIPULATIONS

1. The real property (“Property”) subject to this Special Use Permit is located in the Town of Paradise Valley, Maricopa County, Arizona, at 5802 East Lincoln Drive, Paradise Valley, Arizona, and is more particularly described as follows:

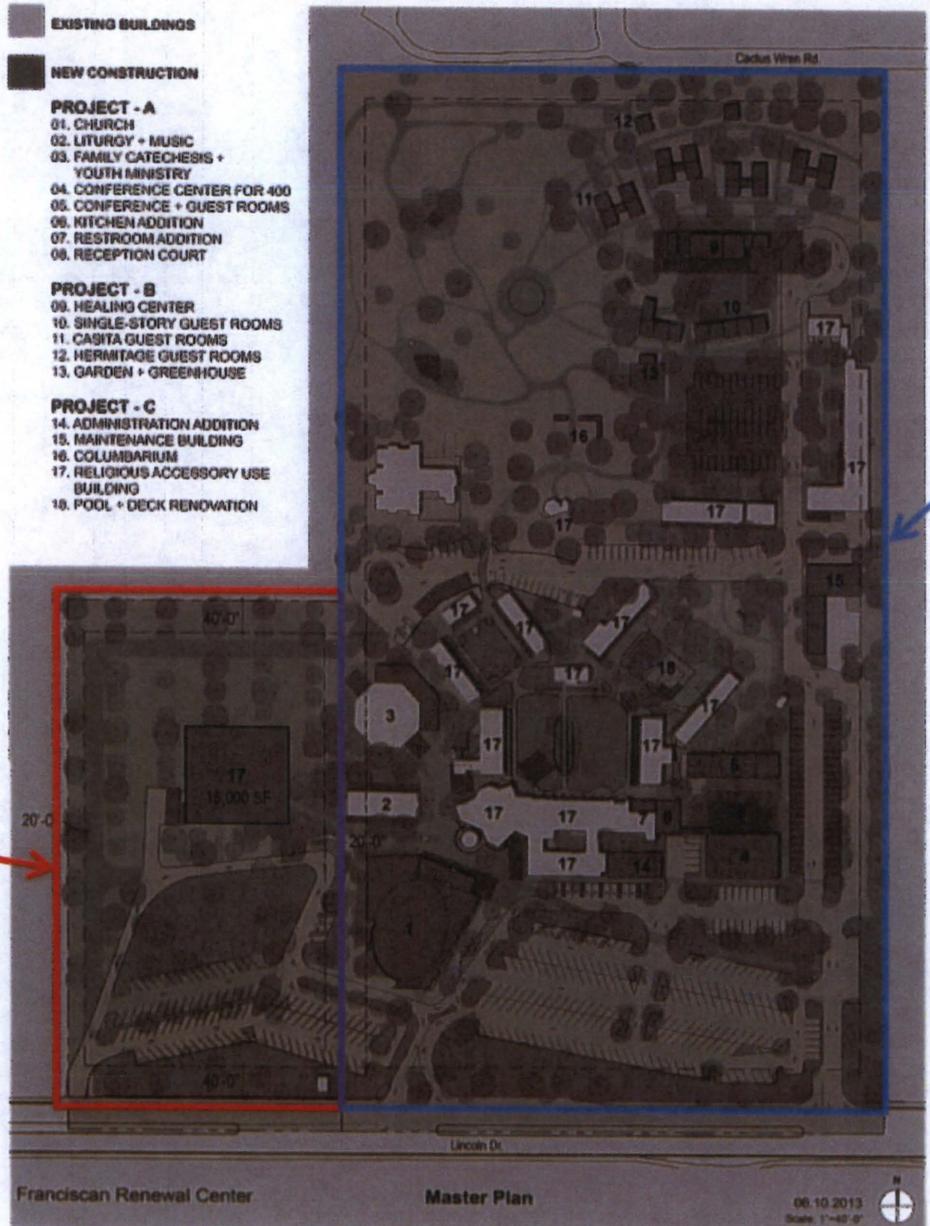
The legal description of record in the office of the County Recorder of Maricopa County, Arizona, Assessors Parcel Number 169-31-020:

The East half of the Southeast quarter of the Southwest quarter of the Northwest quarter of Section 9, Township 2 North, Range 4 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona

2. The Conditions of Approval for Special Use Permit # SUP-13-07 are as follows:
 1. All future improvements to the property shall be in substantial compliance with the following:
 - a. Project Narrative, prepared by Francis J. Slavin, P.C. and dated June 12, 2013;
 - b. Master Plan, prepared by Westlake, Reed, Leskosky, and Coe & Van Loo, dated June 10, 2013, showing the approximate location a future 15,000 square foot religious accessory use building and associated parking.
 2. Prior to any future improvements on the property, the Franciscan Renewal Center shall submit a detailed site plan to the Community Development Department for the 5-acre parcel showing the exact building location, setbacks, parking lot improvements, lighting, and proposed drainage/retention areas for the Town’s review and approval.

**EXHIBIT C
TO
ORDINANCE NUMBER 672
(Master Site Plan)**

- EXISTING BUILDINGS
- NEW CONSTRUCTION
- PROJECT - A**
 - 01. CHURCH
 - 02. LITURGY + MUSIC
 - 03. FAMILY CATECHESIS + YOUTH MINISTRY
 - 04. CONFERENCE CENTER FOR 400
 - 05. CONFERENCE + GUEST ROOMS
 - 06. KITCHEN ADDITION
 - 07. RESTROOM ADDITION
 - 08. RECEPTION COURT
- PROJECT - B**
 - 09. HEALING CENTER
 - 10. SINGLE-STORY GUEST ROOMS
 - 11. CASITA GUEST ROOMS
 - 12. HERMITAGE GUEST ROOMS
 - 13. GARDEN + GREENHOUSE
- PROJECT - C**
 - 14. ADMINISTRATION ADDITION
 - 15. MAINTENANCE BUILDING
 - 16. COLUMBARIUM
 - 17. RELIGIOUS ACCESSORY USE BUILDING
 - 18. POOL + DECK RENOVATION



20-acre parcel in County

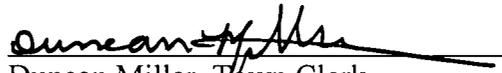
5-acre parcel in Paradise Valley

STATE OF ARIZONA)
 :SS.
COUNTY OF MARICOPA)

CERTIFICATION

I, Duncan Miller, Town Clerk of the Town of Paradise Valley, Arizona hereby certify that the foregoing is a full, true, and correct copy of Ordinance Number 672 duly and regularly passed and adopted by a majority vote of the Town Council at a meeting duly called and held on the 19th day of December 2013. Said Ordinance appears in the minutes of said meeting, and it has not been rescinded or modified and is now in full force and effect.

I further certify that said municipal corporation is duly organized and existing, and has the power to take the action called for by the Ordinance.


Duncan Miller, Town Clerk



VOTE

AYES: 6

NAYES: 0

NOT PRESENT: 1

ABSTAIN: 0

PUBLISHED

December 26, 2013

January 2, 2014