

TOWN
Of
PARADISE VALLEY



STAFF REPORT

TO: Hillside Building Committee

FROM: Chad Weaver, Community Development Director
Shar Johnson, Town Engineer
Paul Michaud, Planning Manager
Jose Mendez, Hillside Development Planner
Juan Gonzalez Jr., Hillside Associate Engineer

DATE: November 13, 2024

DEPARTMENT: Community Development Department
Jose Mendez., (480) 348-3519

AGENDA TITLE:
Combined Review
Continued Changes to previously approved New Single-Family Residence
Drewett Works
8020 N Mummy Mountain Road (APN 168-77-008)
HILL-24-43

RECOMMENDATION:
It is recommended that the Hillside Building Committee **approve** Case HILL-24-43, a continuation from the October 16th meeting at 8020 N Mummy Mountain Road to modify the landscape proposed by the applicant, for a previously approved New Single-Family Residence (approved December 14, 2022).

BACKGROUND/DISCUSSION/SUMMARY (PROVIDED BY APPLICANT)

There is a New Single-Family Residence that was previously approved in December of 2022, currently under construction. At the October 16th meeting the Hillside Building Committee approved the proposed revision to the driveway, turnaround and auto court layout, additional water features at the driveway, revised hardscape and fencing materials, as well as changed back patio, pool and retaining wall layout. The Hillside Committee approved the requested changes except for the landscape plan, which was continued to the November 13th meeting due to concerns over the modified landscape plan being too lush and using too many grass shrubs. The applicant has provided a new landscape plan and plant palette.

Lot Data	
1. Area of Lot	5.056 ac or 220,257 ft ²
2. Area Under Roof	20,559 ft ²
3. Floor Area Ratio	9.33%

4. Building Site Slope	9.70%
5. Allowable Disturbed Area	132,154 ft ² (60.00%)
6. Existing Net Disturbed Area	104,389 ft ² (47.39%)
7. Previously Proposed Net Disturbed Area*	88,288 ft ² (40.08%)
8. New Proposed Net Disturbed Area	75,421 ft ² (34.42%)
8. Maximum Building Height	33 ft - 2 in
9. Overall Height**	40 ft - 0 in
10. Volume of Cut/Fill	10,162 yd ³
11. Hillside Assurance	\$396,830

Single Family Residence

A New Single-Family Residence with an approximate total of 12,052 ft² of livable area is currently under construction and was previously approved December 14th, 2022.

Variance

N/A

Guesthouse and/or Accessory Structures

N/A

Driveway

N/A

Pool

N/A

Solar

N/A

Walls and Fences

N/A

Building Materials

N/A

Hardscape Materials

The material for the pool deck and patios is desert limestone tile (LRV 35). The driveway construction shall now use a mix of exposed mesquite aggregate concrete (LRV 20), cobblestone pavers (LRV 10-25), and decomposed granite. All materials shall have an LRV of 38 or less.

Building Lighting

Previously approved building lighting is as shown on the table below:

Light Type	Quantity	Lumens	Lumens Allowed
Recessed	79	569	750
Adjustable	16	300	750
Wall	6	102	750

Note: Maximum color temperature specified is 3000K.

Landscape & Driveway Lighting

Previously approved landscape and driveway lighting are as shown on the table below:

Light Type	Quantity	Lumens	Lumens Allowed
Path (Down)	14	35	250
Directional (Up)	31	60	150
Step (Down)	23	78	250
Wall (Down)	2	39	250
In-Ground (Down)	41	79	250

Note: Maximum color temperature specified is 2700K. A total of 132 up lights is allowed.

Landscaping

Previously approved site vegetation is provided on the table below:

Trees (Quantity)	Cacti / Accents / Shrubs	Cacti / Accents / Shrubs
HYBRID PALO VERDE (4)	MURPHEY'S AGAVE (12)	TRIANGLE LEAF BURSAGE (432)
TEXAS EBONY 24" (40)	WEBER'S AGAVE (39)	KANGAROO PAWS (107)
TEXAS EBONY 36" (22)	BLUE ELF ALOE (198)	DWARF YAUPON HOLLY (130)
IRONWOOD (18)	SAGUARO SPEAR (15)	CREOSOTE 5 Gal (161)
NATIVE MESQUITE (27)	SAN PEDRO CACTUS (67)	CREOSOTE 15 Gal (110)
	OCOTILLO (31)	WHITE CLOUD SAGE (38)
	ENGLEMANN'S PRICKLY PEAR (62)	RIO BRAVO SAGE (135)
	SANTA RITA PRICKLY PEAR (170)	DWARF OLLIE (335)
	TOTEM POLE CACTUS (4)	ICEBERG ROSE (20)
	JOSHUA TREE (5)	JOJOBA (240)
	BEAKED YUCCA (49)	

Mountain Profile Inviolate

At and above an elevation of 1,500 feet mean sea level, no development shall occur which will alter the mountain top ridge lines. Further, no structure may extend above a plane that originates on the Primary Ridge Line and angles downward from the Primary Ridge Line by twenty degrees. The property is under 1,500 feet in elevation and no further restrictions shall apply.

Land Disturbance

N/A

Grading and Drainage

The proposed construction of the property shall be required to properly retain the greater of "pre vs post" or "first flush" storm water volumes for the 100-year, 2-hour rainfall event

per the Town's Storm Drainage Design Manual requirements. Two retention basins have been proposed south and east of the residence and an additional detention basin has been proposed along the east property line. Storm water flows that currently cross the property will keep the same entry and exit points.

Sewer

Public sewer is available on N Mummy Mountain Road and the applicant has proposed to extend the sewer to the property as required by Town Code.

Fire Protection

Per the Fire Marshal the site meets fire protection requirements.

Hillside Safety Improvement Plan

N/A

ANALYSIS:

The applicant has proposed changes to a previously approved New Single-Family Residence that meets the requirements of the Town Code and the Zoning Ordinance.

STIPULATIONS:

1. All improvements shall comply with the enclosed Standard Approval Information.

REQUIRED ACTION:

The Hillside Building Committee must consider the facts and determine if the application is compliant with Article XXII - Hillside Development Regulations. The Hillside Building Committee may take the following actions:

1. Approve the application requests, subject to the stipulations noted by Staff and/or Hillside Building Committee.
2. Deny the application request if not compliant with Article XXII or if further information is needed.
3. Continue the application for further review.

NOTICING:

Public notification was performed in accordance with the public hearing process. Staff received no comments.

NEXT STEPS:

If approved, the applicant shall acquire all required permits to complete the proposed scope of work. Plans submitted to the Town for permits shall comply with the plans and stipulations approved by the Hillside Building Committee.

ATTACHMENTS:

- A. Staff Report
- B. Hillside & Vicinity Maps
- C. Application
- D. Notification Materials
- E. Plans
- F. Standard Approval Information