

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: March 11, 2026

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

AGENDA TITLE:

Formal Review

New Single-Family Residence

Meredith Thomson, Thomson Architecture, LLC
6519 E Hummingbird Lane (APN 174-52-014)
HILL-25-22

RECOMMENDATION:

Staff recommends the Hillside Building Committee **approve** Case HILL-25-22, a request by Meredith Thomson, Thomson Architecture, at 6519 E Hummingbird Lane, for a new Single-Family Residence with attached garages and detached Casita Residence.

BACKGROUND/DISCUSSION/SUMMARY (PROVIDED BY APPLICANT)

The request is to construct a new 16,474 square-foot Single-Family Residence with attached garages and a detached 2,633 square-foot (SF) Casita with garage.

Lot Data	
1. Area of Lot	3.837 ac or 167,149 SF
2. Area Under Roof	19,298 SF
3. Floor Area Ratio	11.54%
4. Building Site Slope	8.84%
5. Allowable Disturbed Area	100,289.4 SF (60.00%)
6. Existing Gross Disturbed Area	88,641 SF (53.03%)
7. Proposed Disturbed Area	93,211 SF (55.76%)
8. Maximum Building Height	Approximately 28 ft - 6 in

9. Overall Height	Approximately 38 ft - 0 in
10. Volume of Cut/Fill	5,769 C.Y.
11. Hillside Assurance	\$197,400

Single Family Residence

The request is to construct a new 16,474 SF Single-Family Residence with 11,383 SF livable area, an attached 2,531 SF garage and 64 SF mechanical, an attached covered patio approximately 2,139 SF, and a second story covered patio 357 SF which meets all height and setback requirements.

Variance

N/A

Guesthouse and/or Accessory Structures

A detached 2,633 SF Casita with 1,402 SF livable area with attached garage & mechanical 538 SF, and 693 SF covered patio which meets all height and setback requirements.

Driveway

The property has two access driveways, one on Hummingbird Lane access from the north side to be used as a guest driveway and one on the southeast called out as the "owner's driveway" on Meadowlark Lane. Both driveways will have gates.

Pool

A pool is proposed adjacent to the main house on the west side of the property facing north that meets setback requirements.

Solar

There is no proposed solar.

Walls and Fences

The applicant is proposing retaining walls varying in height from 1 foot to 8 feet in height. There are no continuous walls longer than 100' 0". All walls to meet setback and height requirements. The maximum length of walls visible from off site is 212' 0". Per code *no more than 300 total linear feet of wall shall be visible from any point on the property line.*

# OF RETAINING WALLS			
RETAINING WALL ID #	LENGTH		HEIGHT
(EX) WALL ID "EX"	100		8
MOUNTAIN COURTYARD	98'-8"	FT	8'-0"
MOUNTAIN MECH	16'-4"		8'-0"
GUEST AUTOCOURT I	98'-0"		8'-0"
GUEST AUTO TERRACE	94'-0"		8'-0"
LOW TERRACE WALL	80'-0"		3'-0"
LOW GUEST AUTOCOURT	43'-0"		3'-0"
MEANDERING OWNERS DR.1	75'-0"		4'-0"
MEANDERING OWNERS DR.2	27'-6"		4'-0"
MEANDERING EROSION WALL	100'-0"		3'-6"
MEANDERING OWNERS DR.	43'-0"		5'-0"

Building Lighting

The applicant has proposed the following lighting:

TYPE	SYMBOL	QTY	DESCRIPTION	MODEL NUMBER	LUMENS	COLOR TEMPERATURE
AX		44	RECESSED LED DEEP REGRESSED DOWNLIGHT	E3RFF-LO9306AI-MOD / E3RFB-OB / E3TREFS4B / LVR	750 LM	3000K
FX		2	RECESSED LINEAR LED TAPE LIGHT	WP-3000K-CLHE-8-CRI95-10m-ACCENT	135 LM/FT	3000K
JW		4	EXTERIOR STEP LIGHT	WL-LED100-C-BK	68 LM	3000K
LB		4	SURFACE MOUNT MONOPOINT	ACD210ABK-(NO WEEP HOLES) / AX1ABSE-BK / LVR	543 LM	3000K
WD		2	WALL MOUNTED FLOOD LIGHT	LF17X2-B-SMS	612 LM	3000K
Y1		2	DECORATIVE PENDANT	S-5125PW/BLK	480 LM	3000K
Y2		26	DECORATIVE WALL SCONCE	WS-W38608	391 LM	3000K
ZG		2	DECORATIVE GAS SCONCE	OWNER SUPPLIED / ELECTRICIAN INSTALL	N/A	N/A

Landscape & Driveway Lighting

The applicant has provided the following landscape and driveway lighting:

FIXTURE SCHEDULE

QTY.	SYM.	TYPE	FIXTURE MANUF.	MODEL FINISH	WATTS	LUMENS	COLOR TEMP.
13		STEP LIGHT	LF LED WALL LIGHT FX LUMINAIRE	LF-ZD-1LED-W-BZ BRONZE	2.0	78	2,700K
65		UP LIGHT	NUIT PARTENAIRE FX LUMINAIRE	NP-1LED BRONZE	2.0	52	2,700K
14		PATH LIGHT	FOCUS INDUSTRIES	PL-17-S1 BRONZE	3.0	95.8	2,700K
30		DOWN LIGHT	VE LED DOWN LIGHT FX LUMINAIRE	VE-3LED-BZ BRONZE METALLIC	4.2	209	2,700K
6		WATER LIGHT	LAGO LED FX LUMINAIRE	LL-3LED-BS BRASS	20	133	2,700K
30		WALL WASH LIGHT	PANER BATON FX LUMINAIRE	PB-LED COPPER	10	71	2,700K

Landscaping

The applicant has provided the following proposed Plant List:

PLANT LEGEND

SYM.	COMMON NAME BOTANICAL NAME	SIZE	QTY.	REMARKS
SALVAGE				
	BLUE PALO VERDE <i>Cercidium floridum</i>	SEE PLAN	2	-
	FOOTHILLS PALO VERDE <i>Parkinsonia microphylla</i>	SEE PLAN	5	-
	SAGUARO <i>Carnegiea gigantea</i>	SEE PLAN	4	-
TREES				
	BLUE PALO VERDE <i>Cercidium floridum</i>	SEE PLAN	24	-
	DESERT WILLOW <i>Chilopsis linearis</i>	SEE PLAN	8	-
	TEXAS EBONY <i>Ebenopsis ebano</i>	SEE PLAN	9	-
	OLD GROWTH OLIVE <i>Olea europaea</i>	SEE PLAN	2	-
	FRUITLESS OLIVE <i>Olea europaea 'Swan Hill'</i>	SEE PLAN	25	-
	IRONWOOD <i>Olneya tesota</i>	SEE PLAN	6	-
	FOOTHILLS PALO VERDE <i>Parkinsonia microphylla</i>	SEE PLAN	13	-
	NATIVE MESQUITE <i>Prosopis velutina</i>	SEE PLAN	13	-

CACTI / ACCENTS

	BLUE GLOW AGAVE <i>Agave 'Blue Glow'</i>	15 GAL	9	-
	AGAVE CELSII <i>Agave celsii</i>	5 GAL	12	-
	MURPHY'S AGAVE <i>Agave murpheyi</i>	5 GAL	50	-
	WEBER'S AGAVE <i>Agave weberi</i>	5 GAL	8	-
	DESERT MILKWEED <i>Asclepias subulata</i>	5 GAL	38	-
	SAGUARO SPEAR <i>Carnegiea gigantea</i>	8' HT.	1	-
	SAGUARO SPEAR <i>Carnegiea gigantea</i>	10' HT.	6	-
	SAGUARO SPEAR <i>Carnegiea gigantea</i>	12' HT.	6	-
	SAN PEDRO CACTUS <i>Echinopsis pachanoi</i>	15 GAL	3	-
	SAN PEDRO CACTUS <i>Echinopsis pachanoi</i>	25 GAL	9	-
	BARREL CACTUS <i>Ferocactus acanthodes</i>	25 GAL	27	-
	OCOTILLO - LARGE <i>Fouquieria splendens</i>	9-12' HT.	4	-
	OCOTILLO - EXTRA LARGE <i>Fouquieria splendens</i>	12-14' HT.	3	-
	CANDELABRA CACTUS <i>Myrtillocactus cochal</i>	25 GAL	14	-
	ENGELMANN'S PRICKLY PEAR <i>Opuntia engelmannii</i>	5/15 GAL	36	-
	PRICKLY PEAR <i>Opuntia robusta</i>	15 GAL	15	-
	MEXICAN FENCE POST <i>Stenocereus marginatus</i>	15 GAL	14	CLUSTER
	ORGAN PIPE CACTUS <i>Stenocereus thurberi</i>	24" BOX	20	5 STEM MIN.
	ORGAN PIPE CACTUS <i>Stenocereus thurberi</i>	SPECIMEN	2	10 STEM MIN,
	BEAKED YUCCA <i>Yucca rostrata</i>	15 GAL	13	SKINNED -
	BEAKED YUCCA <i>Yucca rostrata</i>	24" BOX	10	SKINNED -

SHRUBS

	TRIANGLE LEAF BURSAGE <i>Ambrosia deltoidea</i>	5 GAL	95	-
	BOXWOOD 'WINTER GEM' <i>Buxus m. 'Winter Gem'</i>	5 GAL	541	-
	SOUR ORANGE <i>Citrus aurantium</i>	15 GAL	12	-
	DWARF YAUPON HOLLY <i>Ilex vomitoria 'Nana'</i>	5 GAL	580	-
	CREOSOTE <i>Larrea tridentata</i>	15 GAL	118	-
	CREOSOTE <i>Larrea tridentata</i>	24" BOX	63	-
	FERN LEAF LAVENDER <i>Lavandula pinnata</i>	1 GAL	153	-
	WHITE CLOUD SAGE <i>Leucophyllum frutescens 'White Cloud'</i>	5 GAL	185	-
	CIMARRON SAGE <i>Leucophyllum zygophyllum 'Cimarron'</i>	5 GAL	20	-
	WAXLEAF PRIVET <i>Ligustrum japonicum 'Texanum'</i>	5 GAL	132	-
	COMPACT MYRTLE <i>Myrtus communis 'Compacta'</i>	5 GAL	32	-
	DWARF OLLIE <i>Olea europaea 'Montra'</i>	5 GAL	133	-
	INDIAN HAWTHORN 'DWARF PINK' <i>Raphiolepis indica 'Dwarf Pink'</i>	1 GAL	202	-
	ICEBERG ROSE <i>Rosa floribunda 'Iceberg'</i>	5 GAL	194	-
	MEXICAN BUSH SAGE <i>Salvia leucantha</i>	5 GAL	109	-
	RUSSIAN SAGE <i>Salvia yangii</i>	SIZE	31	-
	JOJOBA <i>Simmondsia chinensis</i>	24" BOX	15	-
	ARABIAN LILAC <i>Vitex trifolia 'Purpurea'</i>	5 GAL	4	-
	EVERGREEN CONE	15 GAL	6	-

VINES

	WHITE BOUGAINVILLEA <i>Bougainvillea 'Jamaica White'</i>	15 GAL	13	STAKED -
	STAR JASMINE (VINE) <i>Trachelospermum jasminoides</i>	15 GAL	8	STAKED -

ANNUALS / PERENNIALS

	ANNUALS SEASONAL FLOWERS	-	FLATS	-
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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 not within the vicinity of a Primary Ridge Line and no further restrictions shall apply.

Land Disturbance

The property has approximately 88,641 SF (53.03%) of existing disturbance on the lot and the building pad slope of 8.84% allows a disturbance of 100,289.4 SF (60.00%) on the lot. The applicant is proposing 93,211 SF (55.76%) which is less than the allowable 100,289.4 SF.

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. All historic flows shall be required to maintain the same entry and exit points on the property. The applicant is proposing to mitigate on-site retention with surface basins, 12"x12" catch basins in connection with 4", 6", and 12" pipes for conveyance, as well as check dams for water dissipation. The applicant to provide updated grading and drainage plan per Safety Improvement Plan comments provided by Engineering Staff, prior to permit approval.

Sewer

The existing site is connected to the City of Phoenix sewer.

Fire Protection

Applicant has received Fire Marshal approval.

Hillside Safety Improvement Plan

The Applicant submitted a Safety Improvement Plan. During the 45-Day open comment period, no comments from a registered engineer were brought forward to the Town.

ANALYSIS:

The applicant has proposed a New Single-Family Residence that meets the minimum requirements of the Formal Review.

STIPULATIONS:

- 1.) All improvements shall be in compliance with the enclosed Standard Approval Information.
- 2.) Applicant to provide physical materials board to confirm code compliance LRV 38% or less.
- 3.) Provide an updated landscape plan with a reduction of non-native plantings to be reviewed by staff and chair.
- 4.) Provide a lighting fixture and spec. sheet for the entry gates that meets code.

REQUIRED ACTION:

The Hillside Building Committee must consider the facts and determine if the application is in compliance 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 be in compliance with the plans, stipulations, and approved by the Hillside Building Committee.

ATTACHMENTS:

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