

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: January 14, 2026

DEPARTMENT: Community Development Department

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AGENDA TITLE:

Concept Review

New Single-Family Residence

Stratton Architects

5611 E Road Runner Lane (APN 168-77-004)

HILL-25-27

RECOMMENDATION:

No recommendation is provided for the Concept Review meeting. The Hillside Building Committee will discuss, review, and give guidance to the applicant for Case HILL-25-27, a request by Stratton Architects, at 5611 E Road Runner Lane, for a new 28,792 SF Single-Family Residence with attached Casita.

BACKGROUND/DISCUSSION/SUMMARY (PROVIDED BY APPLICANT)

The request is to construct a new 28,792 square-foot Single-Family Residence, with attached casita and to provide on-site retention.

Lot Data	
1. Area of Lot	5.089 ac or 221,685 SF
2. Area Under Roof	28,792 SF
3. Floor Area Ratio	12.99%
4. Building Site Slope	17.6%
5. Allowable Disturbed Area	54,224 SF (39.09%)
6. Existing Gross Disturbed Area	86,658 SF (34.67%)
7. Proposed Disturbed Area	30,467 SF (13.75%)

8. Maximum Building Height	Approximately 24 ft - 0 in
9. Overall Height	Approximately 40 ft - 0 in
10. Volume of Cut/Fill	9,766 C.Y.
11. Hillside Assurance	\$331,800

Single Family Residence

The request is to construct a new 28,792 SF Single-Family Residence with an attached Casita.

Variance

N/A.

Guesthouse and/or Accessory Structures

N/A

Driveway

An existing driveway accessing the property from E Road Runner Road.

Pool

N/A.

Solar

No Proposed Solar.

Walls and Fences

The applicant is proposing retaining walls varying in height from 6 feet to 12 feet in height. All meet setback requirements and are within the allowable height requirements. Retaining walls that exceed the allowable 8 feet are apart of the home itself, which is built into the Hillside.

Building Materials

The applicant has provided preliminary building materials for committee review. Materials subject to approval prior to Formal Review. All materials shall have a Light Reflective Value (LRV) of 38 or less, per Hillside Development Regulations.

Hardscape Materials

The applicant has provided preliminary hardscape materials. Materials subject to approval prior to Formal Review. All materials shall have a Light Reflective Value (LRV) of 38 or less, per Hillside Development Regulations.

Building Lighting

The applicant has provided a preliminary building lighting plan. Building lighting plan is subject to approval prior to formal review.

Landscape & Driveway Lighting

The applicant has provided a preliminary landscape or driveway lighting plan. Landscape and driveway lighting plan is subject to approval prior to formal review.

Landscaping

The applicant has provided a preliminary landscape plan. Plan is subject to approval prior to formal review.

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

86,658 SF of disturbance currently exists on the lot and the building pad slope of 17.6% allows a disturbance of 54,224 SF (39.09%) on the lot. The applicant is proposing 30,467 SF (13.75 %) which is less than the allowable 54,224 SF of existing disturbance on site.

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", 12" and 18" pipes for conveyance, as well as check dams for water dissipation.

Sewer

The existing site will connect to septic.

Fire Protection

Applicant to meet with Fire Marshal prior to formal review for Fire Safety measures.

Hillside Safety Improvement Plan

The Applicant was not required to submit a Hillside Safety Improvement Plan prior to Concept Review.

ANALYSIS:

The applicant has proposed a Major Remodel that meets the minimum requirements of the Concept Review.

STIPULATIONS:

No stipulations are provided for the Concept Review.

REQUIRED ACTION:

The purpose of the Concept Plan Review meeting is to discuss, review, and give suggestions and guidance to the applicant.

NOTICING:

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

NEXT STEPS:

A detailed set of plans will be submitted for the Formal Review in accordance with Article XXII, Section 2206.I.

ATTACHMENTS:

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