

Town of Paradise Valley

Hillside Building Committee Combined Review
Richard and Dr. Stacie Stephenson Residence
August 14, 2019



**Richard & Dr. Stacie Stephenson Home
Proposed Color Request
5000 East Cottontail Run Road**

NARRATIVE

This request is for approval of an exterior paint color on an existing home. Due to deterioration of stucco and color from weather elements over the years, the home located at 5000 East Cottontail Run Road needs fresh exterior paint for the first time since the home was originally painted in 2008. Because of the Mediterranean/Tuscan style of the home, the homeowners wish to apply a paint color within the Tuscan color palette while abiding by the Town of Paradise Valley Hillside Regulations. The new desired color is a soft Tuscan gold, has an LRV value of 26-28% (30-33% trim), will artfully blend into the landscape and the surrounding area, and will be an enhancement to Cottontail Run Road and the Town of Paradise Valley.

Section 2207.II.D of the Town's Hillside Development Regulations provide guidance relating to exterior colors:

Materials used for exterior surfaces such as structures, walls, roofs and fences shall blend with the surrounding natural setting and avoid high contrasts. There shall be no paint or material colors used which have a LRV (Light Reflecting Value) greater than thirty-eight (38) percent. Materials and color used for exterior surfaces are subject to Hillside Building Committee review and approval. The applicant must demonstrate how the materials and colors used for the exterior surfaces blend in with the natural surroundings and settings. Limited use of contrasting accent colors (in excess of 38% LRV) for small elements, including, but not limited to items such as doors and window mullions, may be allowed upon explicit approval of the Hillside Building Committee.

This section provides two criteria for colors: one objective and one subjective. The proposed color meets the objective criteria with a 26-28% LRV. The proposed color also satisfies the subjective criteria because it is consistent with other Hillside homes and does blend with the surrounding natural setting and avoids high contrast.

7620 N. Foothill Drive South [pages 6-9]

The house at 7620 N. Foothill Drive South has a similar style and uses the same color palette as that proposed for the Cottontail Run house. The painter of the Foothill Drive Tuscan style house was contacted, and he provided the precise custom color used on that residence. The attached photos of the Foothill Drive house, the rendered cover photo of the Stephenson home featuring the custom color, and excerpts from the Town file establish that the Stephenson's proposed color will blend and be consistent with the natural surroundings.

Surrounding Area [pages 10-11]

One of the criteria is that the proposed color should blend in with the natural surroundings and area. The house next door at 4820 E. Cottontail Run Road has a very similar color and the house on top of the hill has a roof that is lighter than the proposed color.

Other Homes [pages 12-17]

The photos on pages 12-17 depict the adjacent house, the Foothill Drive house, and three other homes with similar color palettes.

Zoning ordinances are to be interpreted in favor of the property owner. While it is appropriate for the Town to include aesthetic components in its Hillside Development Regulations, such standards—especially subjective standards—are to be interpreted and enforced in a way that avoids vagueness and improper delegation concerns, gives clear guidance so applicants will know in advance what will be acceptable and so that the standards can be uniformly applied to all applicants.



5000 East Cottontail Run Road





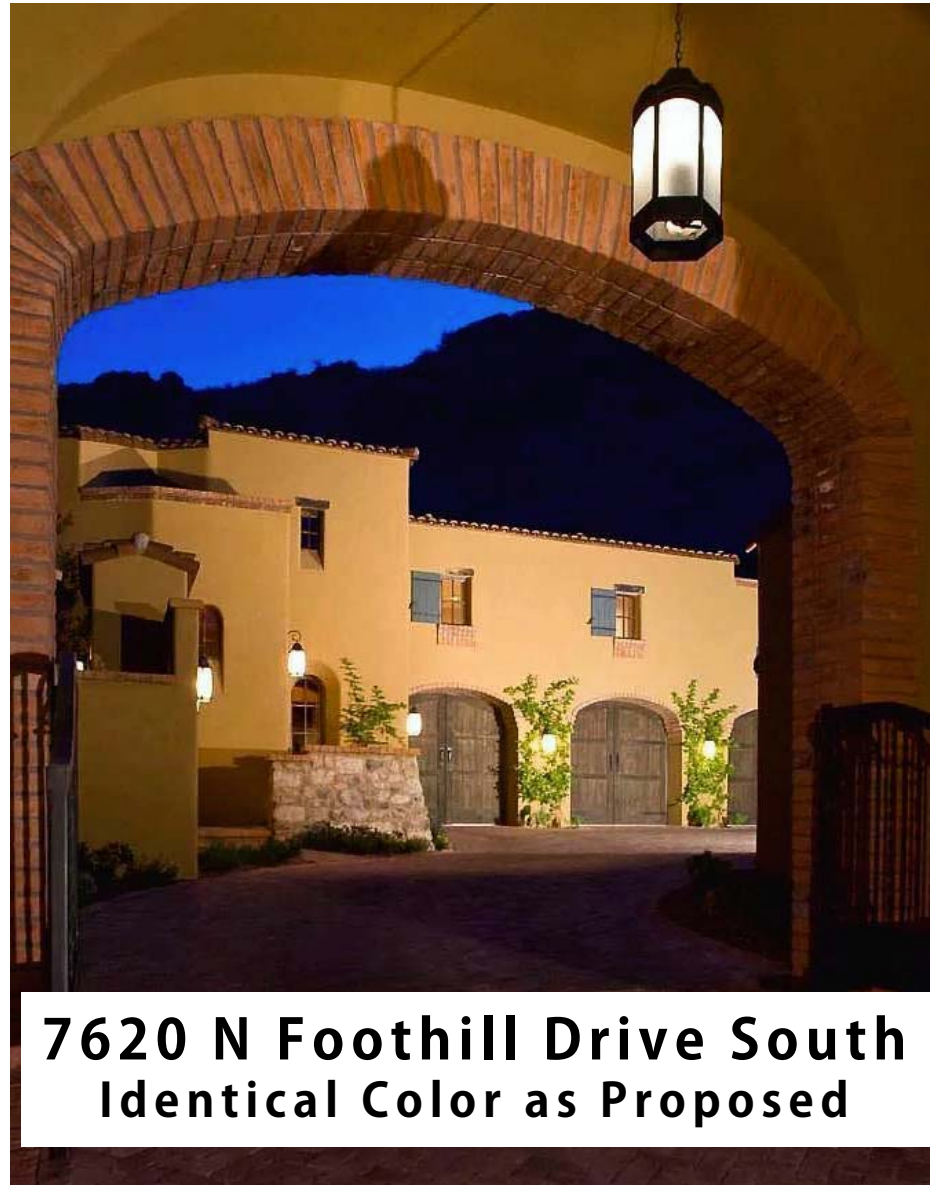


30-33 LRV
(Trim)

26-28 LRV
(Main House)



**7620 N Foothill Drive South
Identical Color as Proposed**



7620 N Foothill Drive South
Identical Color as Proposed

TOWN OF PARADISE VALLEY HILLSIDE BUILDING CONSTRUCTION APPLICATION AND PLAN CHECK SHEETS

(This document is for the October 2003 Hillside Ordinance)

DATE: 7/21/05

SUBDIVISION NAME: MUMMY MOUNTAIN PARK

ADDRESS OF PROPERTY (IF APPLICABLE): 7620 N. FOOTHILLS DRIVE SOUTH

LEGAL DESCRIPTION: LOT 40 MUMMY MOUNTAIN PARK, A SUBDIVISION
RECORDED IN BOOK 57 OF MAPS, PAGE 1, RECORDS OF MARICOPA CO., A

ARCHITECT: DALE CANNON 480-948-9666
NAME PHONE NUMBER

8390 E. VIA DE VENTURA SUITE F-200 480-948-7650
ADDRESS SCOTTSDALE, AZ 85258 FAX NUMBER

ENGINEER/OTHER: LANNA & ASSOCIATES 480-941-0780
NAME PHONE NUMBER

7447 E. KARL DRIVE 480-945-4709
ADDRESS SCOTTSDALE, AZ 85251 FAX NUMBER

OWNER: JOHN SHACKNAIL 602-988-3800
PRINT NAME PHONE NUMBER

8125 N. HAYWARD ROAD 602-778-6007
ADDRESS FAX NUMBER

[Signature] 7/21/05
SIGNATURE OF OWNER OR HIS REPRESENTATIVE DATE

- ☒ LOCATION OF ALL MECHANICAL EQUIPMENT, PANELS, ETC. AND METHOD OF SCREENING
- ☒ NON-REFLECTIVE GLASS ON BUILDINGS (BRING SAMPLE TO MEETING)

- ☒ LOCATION OF ALL AMENITIES:
 - ☒ POOL
 - ☒ TENNIS COURT
 - ☒ ACCESSORY STRUCTURES
 - ☒ SCREEN WALLS
 - ☒ OTHER

- ☒ PROPOSED COLOR/MATERIAL SAMPLES (BOARD MOUNTED) BLENDING WITH THE NATURAL SURROUNDING HAVING A LRV OF 38% OR LESS

- ☒ NO MIRROR SURFACES ON GLASS OR REFLECTIVE ROOF TREATMENT

LANDSCAPE PLAN

THE TOWN RECOMMENDS USE OF NATIVE PLANTS AS LISTED IN THE LANDSCAPE GUIDELINES. PLAN SHALL CLEARLY SHOW LOCATION AND TYPE OF PLANTS TO BE USED.

- ☒ SEPARATE LANDSCAPE PLAN SHOWING ALL PROPOSED LANDSCAPING, EXISTING PLANTS AND NEW LOCATION OF PLANTS TO BE SALVAGED IF ANY.

INCLUDE IN TABLE FORM AND CLEARLY LABEL ON YOUR LANDSCAPE PLAN THE FOLLOWING:

- ☒ SPECIES
- ☒ SIZE
- ☒ LOCATION (BY SYMBOL) CLEARLY INDICATED ON PLAN
- ☒ QUANTITY

HILLSIDE BUILDING COMMITTEE
MINUTES

September 2, 2005

On Friday, September 2, 2005, the Hillside Building Committee meeting was called to order at 8:00 a.m. Members present included Chairman Ed Winkler, Commissioner Dolf Strom, Commissioner Lou Werner, and Mayor's Designee Joan Lincoln. Staff present included Bill Mead, Town Engineer.

COMBINED REVIEW
Sanctuary Resort, Gallery House
Lot 3 of Sanctuary Resort

This is an application to construct a new swimming pool in the front of the residence and remove the existing roof mounted tennis court. Presenting the application was Brian Crob, architect. Brian Crob explained that the roof top tennis courts would be removed and that some existing walls would be lowered. The roof area would be enclosed as a living room for gatherings. The house would be repaired to comply with current code, and some disturbed area would be put back to a natural grade. Dolf Strom asked questions regarding the natural grade. Joan Lincoln was concerned about the lack of guardrails on the slops. It was also explained that the Gallery House is owned by the hotel. Lou made a comment that he thought it was a big improvement on the property.

There was no further discussion. There was one stipulation for approval of the final application.

1. The applicant shall install handrails on the north side of the walkway to meet LSC requirements for safety.

Ed Winkler made a motion to approve the application with the one stipulation. Dolf Strom seconded, and all were in favor.

CONCEPTUAL REVIEW
Shacknai Residence – Lot 40 of Mummy Mountain Park Subdivision

This is an application to construct a new home on lot 40 of Mummy Mountain Park Subdivision, 7620 North Foothill Drive South. Present was the architect Dale Gardon who made the presentation. The architect explained that the existing home was demolished and removed. The new residence will be 12,000 sqft rural Mediterranean style with complimentary colors and overhangs. The home will have a pool court area and a lower level sports court that will be the same size as a tennis court. The home will have a guest arrival court, a Fire Department staging area, and an auto court area. Because of the semi-closed area in the auto court, Lou wanted to know if was included in the floor area ratio. Dolf indicated that the two enclosed courtyards should also be included in the floor area ratio. The architect assured them that he feels they are in compliance with the floor area ratio. Ed thought that the floor area ratio should be recalculated to include the auto courts and closed areas. Bill explained the area for

Hillside Building Committee Minutes
September 2, 2005
Page 2

the floor area ratio. Dolf also explained the guidelines for calculating the floor area ratio. Joan had some concerns regarding the amount of lawn in the front of the house and explained that the water in the area was very sparse. Joan suggested a smaller grassy area for the final. Applicant will show landscape calculations at next review to reflect water usage with and without grassy area. Dolf was concerned about plans meeting the 20' setback and the open space criteria. It was explained that the applicant should be aware of those requirements. Ed explained the purpose of the conceptual meeting was to offer guidance and limits before the final plans were brought back to the Committee for final review. There was discussion regarding the entry gate and it was suggested that the gate not be included in the final plans.

There was no further discussion. The Committee had four stipulations for approval of application:

1. Recalculate floor area ratio to include auto courts and closed areas.
2. Show what water usage amounts with and without grassy area.
3. Review necessity for gate.

CONCEPTUAL REVIEW
MDR Development, Lot 110 of Mummy Mountain Park Subdivision
6307 East Quartz Mountain Road

This application is to construct a new house on Lot 110 of Mummy Mountain Park Subdivision. Dave Adeberry and Ken Frank, owner was present. The previous house has been demolished, and the new house will be constructed on the same pad as the old home. The design will be an Arizona Tuscan design, approximately 12,000 sqft under roof with no detached structures. Ed asked if it was a spec home and it was determined that it would be. Previous owner, Jack McDade came before the Committee on a previous application that the neighbors were opposed to. Because he was asked to make so many changes to the plans, he sold the lot to Ken Frank. It was explained by the architect that the plans to review previous aerials and replace the natural landscape that was in place before the demolition. There will be no future cuts needed the mountain. Dolf mentioned that the design uses the maximum floor area ratio. Lou likes the landscape suggestion, but opposes the project altogether. Thought the applicant should bring forth a design that would preserve the neighborhood and he was concerned that he is building to all four setbacks and maximizing the entire lot. Thought that using 24.85% of the floor area ratio did not allow for a margin of error, and that it was clear that this builder was trying to maximize the project. There was conversation about how Lou thought that a flat land house did not belong on the hillside, as it goes against the purpose of the development regulations. Ed agreed that the applicant was building only to maximize out the lot. There was more discussion about how a builder should take every opportunity of the lot and not try to maximize it for profit. Dolf asked about any drainage studies that were being done on the property. It was explained that any water coming down from the property should not end up on the neighboring lots. Dolf was concerned the 18" drainage pipe may clog. There was discussion regarding the driveway and the fact that it was right on the property line. Ed thought it would be beneficial to re-engineer the driveway with significant landscaping so it doesn't appear to be on the property line with a minimum of twice the distance as was presented today. Joan mentioned that the retaining walls were also to the maximum. There was suggestion that the new architectural

A photograph of a modern, single-story house with a tan-colored stucco finish. The house features a large garage door on the left and a central entrance with a dark door. To the left of the house, a basketball hoop stands on a paved area. In the background, a rocky hillside with sparse green vegetation is visible. To the right, there are large, rounded green bushes and tall, thin trees. The sky is clear and blue. Two green trash bins are visible on the far left.

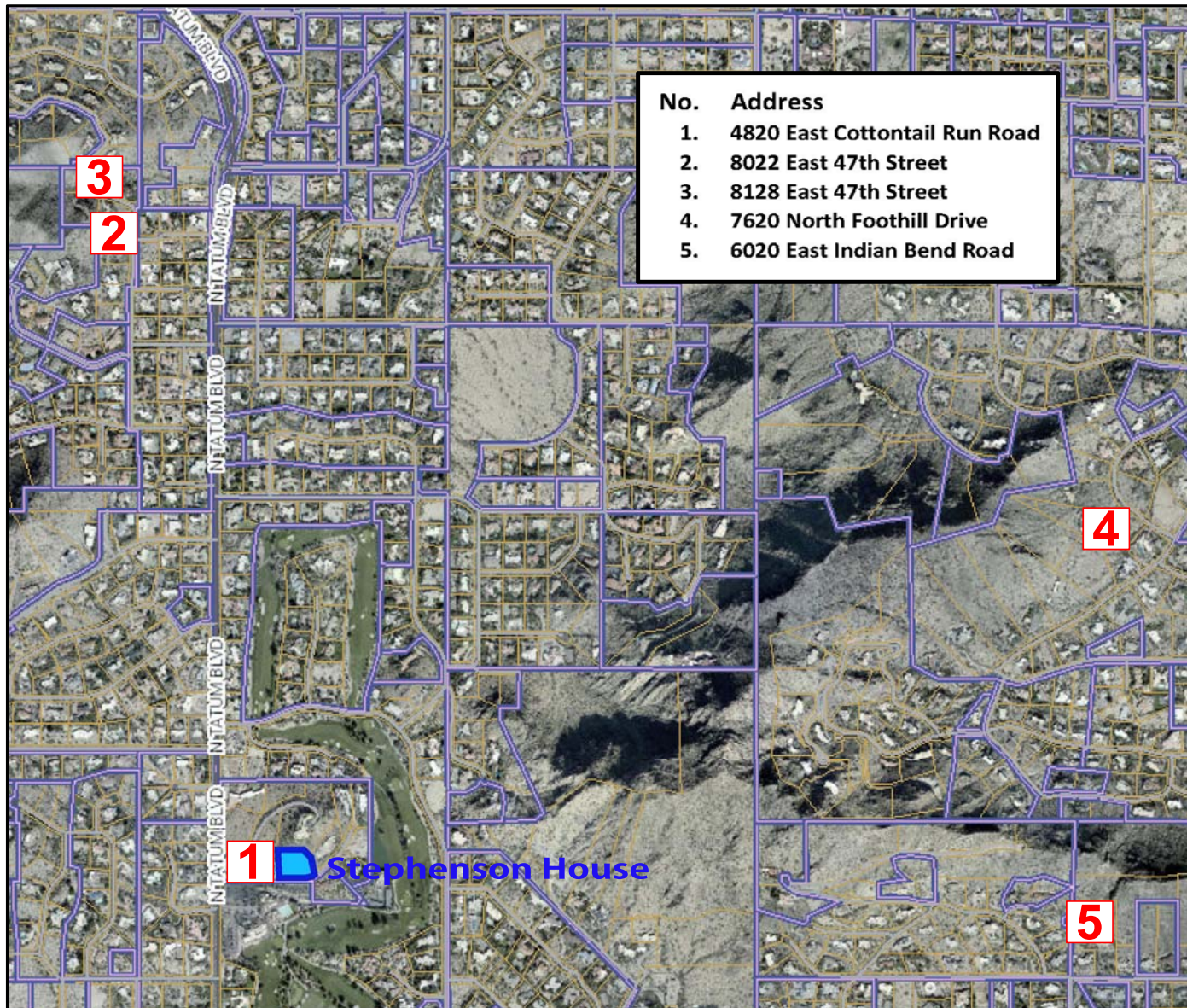
Stephenson House

**4820 E Cottontail Run Road
Adjacent**



**7201 N Cottontail Run Road
Adjacent**

Stephenson House







3





