

TOWN *Of* PARADISE VALLEY



STAFF REPORT

TO: Hillside Building Committee

FROM: Lisa Collins, Community Development Director
Hugo Vasquez, Hillside Development Administrator
Jose Mendez, Hillside Development Planner

DATE: January 11, 2022

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

AGENDA TITLE:

Solar Combined Review

Misty Wales, Senior Project Manager (Sun Valley Solar Solutions LLC)
4763 E Charles Drive (APN 168-68-029).
HILL-23-01

RECOMMENDATION:

It is recommended that the Hillside Building Committee **approve** Case HILL-23-01, a request by Misty Wales, at 4763 E Charles Drive for additional solar panels on an existing single-family residence subject to the stipulations below.

BACKGROUND/DISCUSSION/SUMMARY (PROVIDED BY APPLICANT)

The proposed project will add additional solar panels to the existing single-family residence constructed in 2005. There are 24 existing roof mounted solar panels on the flat roof.

Lot Data	
1. Area of Lot	2.54 ac or 110,784 ft ²
2. Area Under Roof	5,768 ft ²

Single Family Residence

The lot contains an existing single-family residence with an approximate total of 5,800 ft² of livable area. No modifications to the existing residence are proposed.

Solar

An existing solar installation is proposed to be replaced with a larger installation that will now cover both flat roofs on the property. The western flat roof with the existing 24 solar panels will be expanded to 44 solar panels, and the eastern flat roof will receive 16 solar panels. The solar panels will be mounted at a 15° pitch and shall be screened from the same elevation and below by the existing parapet walls. All site disturbances

shall remain the same as before.

The solar panels will have black frames (LRV <10%) and the racking system will be black (LRV <10%) or painted the color of the house (LRV <38%). The solar system inverters and electrical disconnects will be located at the existing location on the side of the house and painted to match the home (LRV <38%).

ANALYSIS:

The applicant has proposed additional solar panels to the existing single-family residence with roof mounted solar panels that meets the requirements of Town Code and the adopted Zoning Ordinance.

STIPULATIONS:

1. The solar panels will be mounted flush at an approximate 15° pitch per plans hidden below the building's parapets. All site disturbances shall remain the same as before.
2. Future coating of the flat roofs shall be in compliance with Article XXII requirements for exterior building materials.

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

ATTACHMENTS:

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