

TOWN *Of* PARADISE VALLEY



STAFF REPORT

TO: Hillside Building Committee

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

DATE: June 11, 2025

DEPARTMENT: Community Development Department
Juan Gonzalez Jr., (480)348-3528

AGENDA TITLE:
Combined Review
New Driveway and Drainage Upgrades
Rose Law Group
5749 E Quartz Mountain Road (APN 169-02-021A)
HILL-25-10

RECOMMENDATION:
Staff recommends the Hillside Building Committee **approve** Case HILL-25-10, a request by Rose Law Group at 5749 E Quartz Mountain Road, for a new driveway, slope stability measures, and upgrades to on-site retention. The Hillside Building Committee review of the home will be at a later date.

BACKGROUND/DISCUSSION/SUMMARY (PROVIDED BY APPLICANT)

The request is for a new driveway, catchment fencing, slope-stability, and upgraded grading and drainage measures. The applicant is proposing to mitigate flood risks to neighboring properties with new on-site retention upgrades with retention tanks, drop inlets structures, etc., as well as improving site stability with the addition of the catchment fencing and proposed maintenance and access agreement to the property to the North to ensure all proper practices are being put in place and maintained.

Lot Data	
1. Area of Lot	3.426 ac or 149,230 SF
2. Area Under Roof	9,688 SF
3. Floor Area Ratio	6.49%
4. Building Site Slope	46.7%
5. Allowable Disturbed Area	13,878 SF (9.30%)
6. Allowable Disturbed Area (per BA-06-12)	25,796 SF (17.20%)

7. Existing Gross Disturbed Area	43,011 SF (28.82%)
8. Proposed Net Disturbed Area	36,020 SF (24.14%)
9. Maximum Building Height	N/A
10. Overall Height	N/A
11. Volume of Cut/Fill	4,288 CY
12. Hillside Assurance	\$147,000

Single-Family Residence

N/A.

Variance

N/A.

Guesthouse and/or Accessory Structures

N/A.

Driveway

An existing unpaved driveway currently accesses the property from E Quartz Mountain Road. The applicant is proposing to regrade and resurface the driveway to help with maintaining on and offsite flows.

Pool

N/A.

Solar

N/A.

Walls and Fences

The applicant is adding retaining walls built to the maximum allowable height of 8 feet, along the driveway. The proposed retaining walls comply with height and setback requirements. Additional catchment fencing will be installed on neighboring property during and post construction for boulder stability.

Building Materials

N/A.

Hardscape Materials

The applicant is proposing a new asphalt driveway. Asphalt driveway is to count and currently accounts for part of the disturbance on site, since it is a non-permeable surface. All materials shall have an LRV of 38 or less, per Hillside Development Regulations.

Building Lighting

N/A.

Landscape & Driveway Lighting

N/A.

Landscaping

N/A.

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

43,011 SF (28.82%) of disturbance currently exists on the lot. The current building pad slope of 46.70% allows a disturbance of 13,878 SF (10.00%) on the lot if there was no existing disturbance on site. The applicant has proposed a net disturbed area of approximately 36,020 SF (24.14%) which is less than the allowable 43,011 SF of existing disturbance which takes precedence.

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. Applicant proposes to mitigate on-site retention using 6”, 12” and 24” pipes in connection with catch basins and drop inlet structures, 24” and 48” retention tanks, as well as check dams for water dissipation. Along with retention upgrades, the applicant is proposing a Tecco mesh, slope stability system, in combination with catchment fencing on the neighboring property to ensure site stability and mitigate any risks of any boulder instability pre, during, and post construction of the new driveway.

Sewer

N/A.

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 driveway and on-site retention measures that meets the requirements of the Hillside Ordinance, Article XXII of the Town.

STIPULATIONS:

- 1.) All improvements shall be in compliance with the enclosed Standard Approval Information.
- 2.) Temporary Construction Easement (TCE) to be presented to staff prior to Permit Issuance

3.) Maintenance and Access Agreement to be presented to staff prior to Permit Issuance

4.) A Chronological Construction Staging and Management Plan to be presented to staff prior to Permit Issuance

5.) The applicant is to remove and upgrade current Storm Water Pollution Prevention Plan (SWPPP) measures, to be inspected and approved prior to Permit Issuance.

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. Notification Materials
- E. Plans
- F. Standard Approval Information