

TOWN *of* PARADISE VALLEY



STAFF REPORT

TO: Hillside Building Committee

FROM: Chad Weaver, Community Development Director
Shar Johnson, Town Engineer
Paul Michaud, Planning Manager
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DATE: July 15, 2026

DEPARTMENT: Community Development Department

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AGENDA TITLE:

Formal Review

New Single-Family Residence

Stratton Architects

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

HILL-25-27

RECOMMENDATION:

Staff recommends the Hillside Building Committee **approve** Case HILL-25-27, a request by request by Stratton Architects, at 5611 E Road Runner Lane, for a new 28,792 square-foot (SF) Single-Family Residence.

BACKGROUND/DISCUSSION/SUMMARY (PROVIDED BY APPLICANT)

The request is to construct a new 28,792 SF Single-Family Residence, with detached 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	18.6%
5. Allowable Disturbed Area	48,793 SF (22.01%)
6. Existing Gross Disturbed Area	86,658 SF (39.09%)
7.a. Proposed Gross Disturbed Area	80,342 SF (36.24%)

7.b	Proposed Net Disturbed Area	37,474 SF (16.90%)
8.	Maximum Building Height	Approximately 24 ft - 0 in
9.	Overall Height	Approximately 39 ft – 9 3/4 in
10.	Volume of Cut/Fill	9,898 C.Y.
11.	Hillside Assurance	\$335,160

Single-Family Residence

The request is to construct a new 28,792 SF (18,827 SF livable) Single-Family Residence including two attached garages and an attached Casita. There is a lower-level garage as you approach the home and a main level garage toward the rear of the home to the west. The casita is approximately 1,038 SF (included in the SF livable) and is located on the north side of the home attached via a porte-cochere. The design meets the *attached structure requirements* as it is attached to the primary home via a continuous roof (trellises are not considered continuous roof); the architecture of the casita, the opening, and home blends with the overall architecture of the project (having the appearance of one structure); and there is direct access via doorways/openings (acting as primary ingress/egress between structures) that does not exceed 20 feet.

Variance

N/A.

Guesthouse and/or Accessory Structures

N/A

Driveway

An existing driveway accessing the property from E Road Runner Lane will remain in approximately the same location with a new surface material of colored concrete in light sand finish.

Pool

A pool and spa are proposed on the northeast of the home which meets setback requirements. Applicant to provide a site plan with dimensions, prior to permit issuance.

Solar

There is no proposed solar with the submittal.

Walls and Fences

The applicant is proposing retaining walls varying in height from 2 feet to 8 feet in height. The Retaining Wall may only extend six (6) inches above the material it is retaining. The maximum length of any continuous retaining wall shall not be more than 100 linear feet. No more than 300 total linear feet of wall shall be visible from any point on the property line. All pool barriers shall be View Fencing. View Fencing is not calculated in the 300-foot maximum allowable wall length. The applicant will be required to provide linear dimensions to show compliance with requirements and reduce the height of any non-compliant walls, subject to approval by the Town staff and Chair.

Building Materials

The applicant is proposing stucco SW7507 Stone Lion (LRV 38), the main house stone Colmar - ECO Outdoor (LRV 36.7), accent stone Pacific Black Flamed Solstice Stone

(LRV 9.5). The metal fascia finish in OCM Bronze matte ESR #2048 and accent steel Pure + Freeform DECO Bronze 2 #FA098, and Garage doors in custom wood (LRV TBD). The applicant will be required to provide a sample, subject to approval by Staff and Chair. All materials shall have a Light Reflective Value (LRV) of 38 or less, per Hillside Development Regulations.

Hardscape Materials

The applicant is proposing Berkshire Rubble Solstice stone (LRV 22.47), driveway colored concrete in light sand finish (LRV TBD), and patio pavers in 3D silver travertine honed & filled (LRV 37.29). The waterline tile is Governor Black matte finish and pool interior in Pebblesheen black eclipse. Synthetic artificial turf in Coronado.

All materials shall have a Light Reflective Value (LRV) of 38 or less, per Hillside Development Regulations. The accent tiles proposed will be underneath stairs and will not be visible to the public. Accent tiles are permitted at the discretion of the Hillside Building Committee.

Building Lighting

Quantity	Type	Manufacturer	Model number / Description	Lumen
1 system	LED-EX	GM Lighting	NVM24S-2W- NVM24S-2W-27K-16 Foot Rolls 2700K tape light	70 Lumens/ Ft
1 system	LED-GEX	Pure Edge	NCWGH-10W-SEI-XXX-2700K-BK Black Linear Graze Fixture	122 Lumens/ Ft
23	S5	DMF	M4NCSF (housing)/ ART4A- 07T27FHT (module)/ M4TSPWH (Trim) 4" Adjustable Downlight with interchangeable optics	750 Lumens
23	WL	MP Lighting	L304-1-W27H-F-C-0-MK3-S-BZ 2-3/16" Recessed Flush to grade landscape up-light	Varies 34.4-80.5 lumens 61.8-143.3 lumens
7	Z#	Modern Forms	WS-W36406-2700K-BK Line Voltage Wall Sconce with full cutoff	320 Lumens

Landscape & Driveway Lighting

SYMBOL	QTY	MANUFACTURER	MODEL #	COLOR	DESCRIPTION	LUMENS
	52	FX LUMINAIRE	FB-1LED-FB	BLACK	LOW VOLTAGE UPLIGHT	114
	56	FX LUMINAIRE	RP-32-1LED-W-18R-FB	BLACK	LOW VOLTAGE PATHLIGHT	55
	12	FX LUMINAIRE	RH-3LED-W-RB-FB	BLACK	LOW VOLTAGE WALL LIGHT	86
	300 L.F.	FX LUMINAIRE	SRP-10-W	-	LED WEATHERPROOF LIGHT STRIP	28/FT
	TBD	-	-	-	LOW VOLTAGE TRANSFORMER (CONTRACTOR TO DETERMINE QUANTITY REQUIRED)	-

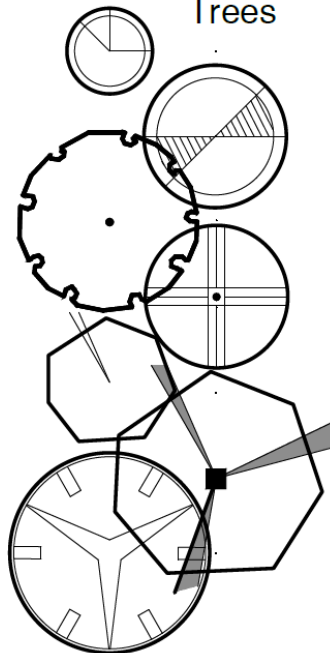
Landscaping

The applicant has provided the following proposed Plant List:

PLANT MATERIALS LEGEND

Sym.	Plant Name	Size	Qty	Remarks
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Trees



Bauhinia lunarioides
Anacacho Orchid Tree

36" box

1

-

Bursera fagaroides
Elephant Tree

36" box

2

-

Chitalpa tashkentensis
Chitalpa

36" box

4

Multi-Trunk

Olea europaea 'Swan Hill'
Swan Hill Olive

60" box

1

Olney tesota
Ironwood

(4)@ 66"-80"
TO BE SELECTED BY L.A.
SOURCE: Native Resources

Specimen

Parkinsonia microphylla
Foothills Palo Verde

36" box

5

-

Prosopis velutina
Native Mesquite

(13)@24" Box
(32)@36" Box

37

multi-trunk

Shrubs

	<i>Ambrosia deltoidea</i> Triangle Leaf Bursage	1 gal.	320	-
	<i>Bouteloua gracilis 'Blonde Ambition'</i> Blonde Ambition Blue Grama	1 gal.	365	-
	<i>Calliandra eriophylla</i> Pink Fairy Duster	1 gal.	17	-
	<i>Dianella revoluta 'Little Rev'</i> Little Rev Flax Lily	1 gal.	104	-
	<i>Dodonaea viscosa</i> Hop Bush	5 gal.	34	-
	<i>Eriogonum fasciculatum</i> Flat Top Buckwheat	1 gal.	74	-
	<i>Justicia californica</i> Chuparosa	5 gal.	96	-
	<i>Larrea tridentata</i> Creosote	5 gal.	104	-
	<i>Lavandula multifida</i> Fernleaf Lavender	5 gal.	24	-
	<i>Muhlenbergia rigens</i> Deer Grass	1 gal.	37	-
	<i>Olea europaea 'Montra'</i> Little Ollie Dwarf Ollie	5 gal.	55	-
	<i>Penstemon parryi</i> Perry's Penstemon	1 gal.	10	-
	<i>Perovskia atriplicifolia</i> Russian Sage	1 gal.	200	-
	<i>Salvia clevelandii</i> Chaparral Sage	5 gal.	16	-
	<i>Simmondsia chinensis</i> Jojoba	5 gal.	43	-
	<i>Sphaeralcea ambigua</i> Globe Mallow	5 gal.	108	-
	<i>Vaqueria californica</i> Arizona Rosewood	5 gal.	3	-
	<i>Viguiera deltoidea</i> Goldeneye	1 gal.	27	-
	<i>Vitex trifolia 'Purpurea'</i> Arabian Lilac	5 gal.	9	-

Groundcovers

	<i>Glandularia pulchella</i> Moss Verbena	1 gal.	25	-
	<i>Melampodium leucanthum</i> Blackfoot Daisy	1 gal.	12	-

Accents Cactus

	<i>Agave americana</i> Century Plant	15 gal.	3	-
	<i>Agave bovicornuta</i> Cow Horn Agave	15 gal.	3	-
	<i>Agave ovatifolia</i> Whale's Tongue Agave	15 gal.	3	-
	<i>Agave tequilana</i> Weber Blue Agave	15 gal.	2	-
	<i>Agave weberi</i> Blue Agave	5 gal.	8	-
	<i>Agave x 'Blue Glow'</i> Blue Glow Agave	15 gal.	5	-
	<i>Aloe barbadensis</i> Medicinal Aloe	5 gal.	17	-
	<i>Aloe rudikoppe</i> Little Red Riding Hood Aloe	5 gal.	63	-
	<i>Asclepias subulata</i> Desert Milkweed	5 gal.	4	-
	<i>Dasylirion wheeleri</i> Desert Spoon	5 gal.	2	-
	<i>Euphorbia antisiphilitica</i> Candelilla	5 gal.	6	-
	<i>Euphorbia ingens 'Chocolate Drop'</i> Chocolate Drop Cactus	15 gal.	6	-
	<i>Euphorbia royleana</i> Churee	15 gal.	1	-
	<i>Fouquieria splendens</i> Ocotillo	Large bare root	4	-
	<i>Opuntia basilaris 'Baby Rita'</i> Baby Rita Prickly Pear	5 gal.	35	-
	<i>Opuntia engelmannii</i> Engelmann's Prickly Pear	5 gal.	22	-
	<i>Opuntia ficus-indica</i> Indian Fig	15 gal.	7	-
	<i>Opuntia gomei 'Old Mexico'</i> Old Mexico Prickly Pear	5 gal.	31	-
	<i>Opuntia violacea santa-rita</i> Purple Prickly Pear	5 gal.	54	-
	<i>Pachycereus pringlei</i> Cardon	(5)@6' (2)@8' (1)@10'	(2)@3' (4)@4' (3)@5'	17 total
	<i>Pachycereus schottii f. monstrosus</i> Totem Pole Cactus	(4) @ 2' (2) @ 3'		6 total
	<i>Stenocereus marginatus</i> Mexican Fence Post	15 gal.	3	-
	<i>Yucca baccata</i> Banana Yucca	5 gal.	36	-
	<i>Yucca filifera</i> Tree Yucca	15 gal.	5	-
	<i>Yucca rostrata</i> Beaked Yucca	48" box	1	specimen *natural trunk

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 (39.09%) of disturbance currently exists on the lot and the building pad slope of 18.6% allows a disturbance of 48,793 SF (22.01%) on the lot. The applicant is proposing 37,474 SF (16.90%) which is less than the allowable disturbance 48,793 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 Paradise Valley 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 material samples to be tested for LRV compliance.
- 3.) Applicant to provide linear dimensions and accurate heights for walls to show compliance with *Article XXII Section 2207 Development Standards for walls and fences*. Plans to be reviewed and approved by staff and Chair.
- 4.) Applicant to provide updated Floor Area Ratio calculations to account for all trellises and extended roof eave connecting to the attached casita to be reviewed by staff and chair.

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