

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

Jose Mendez, (480)348-3519

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AGENDA TITLE:

Concept Review

New Single-Family Residence

Stratton Architects

5625 E Indian Bend Lane (APN 169-55-002A)

HILL-25-28

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-25-28, a request by Stratton Architects, at 5625 E Indian Bend Lane, for a new 11,742 SF Single-Family Residence.

BACKGROUND/DISCUSSION/SUMMARY (PROVIDED BY APPLICANT)

The request is to construct a new 11,742 square-foot Single-Family Residence and to provide on-site retention.

| Lot Data | |
|----------------------------------|-----------------------|
| 1. Area of Lot | 1.202 ac or 52,356 SF |
| 2. Area Under Roof | 13,049 SF |
| 3. Floor Area Ratio | 24.9% |
| 4. Building Site Slope | 16.09% |
| 5. Allowable Disturbed Area | 14,278 SF (27.27%) |
| 6. Existing Gross Disturbed Area | 44,933 SF (85.82%) |
| 7. Proposed Disturbed Area | 33,191 SF (63.39%) |

| | |
|----------------------------|----------------------------|
| 8. Maximum Building Height | Approximately 24 ft - 0 in |
| 9. Overall Height | Approximately 40 ft - 0 in |
| 10. Volume of Cut/Fill | 3,467 C.Y. |
| 11. Hillside Assurance | \$120,120 |

Single Family Residence

The request is to construct a new 11,742 SF Single-Family Residence with a detached Casita.

Variance

N/A.

Guesthouse and/or Accessory Structures

The applicant proposes a detached casita. The applicant will provide an updated plan with dimensions verifying setback requirements and height requirements for review by staff prior to Formal Review.

Driveway

An existing driveway accessing the property from E Indian Bend Lane.

Pool

The applicant proposes a new pool and water feature for the property. Both meet setback requirements.

Solar

No proposed solar.

Walls and Fences

The applicant is proposing retaining walls varying from 4 feet to 8 feet in height. All meet setback requirements and are within the allowable height requirements.

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 not provided a building lighting plan and is not required for Concept Review. Building lighting plan is subject to approval prior to Formal Review.

Landscape & Driveway Lighting

The applicant has not provided a landscape or driveway lighting plan and is not required for Concept Review. Landscape and driveway lighting plan is subject to approval prior to Formal Review.

Landscaping

The applicant has not provided a detailed 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

44,933 SF (85.82%) of disturbance currently exists on the lot and the building pad slope of 16.09% allows a disturbance of 14,278 SF (27.27%) on the lot. The applicant is proposing 33,191 SF (63.39%) which is less than the allowable 44,933 SF (85.82%) 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 utilize a septic system.

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 new single-family residence 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