

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: March 11, 2026

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

AGENDA TITLE:
Concept Review
New Single-Family Residence
Chamberlain Development, LLC.
6900 N Mummy Mountain Road (APN 169-29-029)
HILL-26-05

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-26-05, a request by Chamberlain Development, at 6900 N Mummy Mountain Road, for a new 10,945 SF Single-Family Residence.

BACKGROUND/DISCUSSION/SUMMARY (PROVIDED BY APPLICANT)

The request is to construct a new 10,945 square-foot Single-Family Residence and to provide on-site retention.

| Lot Data | |
|----------------------------------|----------------------------|
| 1. Area of Lot | 1.590 ac or 69,269 SF |
| 2. Area Under Roof | 10,945 SF |
| 3. Floor Area Ratio | 15.8% |
| 4. Building Site Slope | 12.9% |
| 5. Allowable Disturbed Area | 29,654 SF (42.81%) |
| 6. Existing Gross Disturbed Area | 55,485 SF (80.10%) |
| 7. Proposed Disturbed Area | 29,334 SF (42.35%) |
| 8. Maximum Building Height | Approximately 22 ft - 0 in |

| | |
|------------------------|----------------------------|
| 9. Overall Height | Approximately 40 ft - 0 in |
| 10. Volume of Cut/Fill | 7,396 C.Y. |
| 11. Hillside Assurance | \$251,160 |

Single Family Residence

The request is to construct a new 10,945 SF Single-Family Residence.

Variance

N/A.

Guesthouse and/or Accessory Structures

The applicant is proposing a new sport court and ramada on the south end of the property. The applicant will be required to show an elevation with height dimensions prior to formal review. All items meet setback requirements.

Driveway

An existing driveway accessing the property from N Mummy Mountain Road.

Pool

The applicant is proposing a new pool on the south end of the home and spa on the east end of the property.

Solar

No Proposed Solar.

Walls and Fences

The applicant is proposing retaining walls varying in height from 3.5 feet to 5.5 feet in height. All meet setback requirements and are within the allowable height requirements.

Building Materials

The applicant has not 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 not 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 preliminary building lighting plan. Plan 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 preliminary landscape or driveway lighting plan. It is not required for Concept Review. Landscape and driveway lighting plan is subject to approval prior to formal review.

Landscaping

The applicant has provided a preliminary 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

55,485 SF (80.10%) of disturbance currently exists on the lot and the building pad slope of 12.9% allows a disturbance of 29,654 SF (42.81%) on the lot. The applicant is proposing 29,334 SF (42.35 %) which is less than the allowable 55,485 SF 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", and 12" pipes for conveyance, as well as check dams for water dissipation.

Sewer

The existing site will connect to septic.

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 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