

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: February 11, 2026

DEPARTMENT: Community Development Department

Jose Mendez, (480)348-3519

Juan Gonzalez Jr., (480)348-3528

AGENDA TITLE:

Concept Review

New Single-Family Residence

Bedrock Architecture

5212 E Arroyo Road (APN 169-29-037A)

HILL-26-03

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-26-03, a request by Bedrock Architecture, at 5212 E Arroyo Road, for a new 12,019 SF Single-Family Residence.

BACKGROUND/DISCUSSION/SUMMARY (PROVIDED BY APPLICANT)

The request is to construct a new 12,019 square-foot Single-Family Residence .

Lot Data	
1. Area of Lot	1.009 ac or 48,173 SF
2. Area Under Roof	12,019 SF
3. Floor Area Ratio	24.95%
4. Building Site Slope	9.80%
5. Allowable Disturbed Area	28,904 SF (60.00%)
6. Existing Gross Disturbed Area	35,572 SF (73.80%)
7. Proposed (Gross) Disturbed Area*	31,416 SF (65.21%)
8. Maximum Building Height	Approximately 26 ft - 8 in

9. Overall Height	Approximately 38 ft - 7 in
10. Volume of Cut/Fill	5,602 C.Y.
11. Hillside Assurance	\$194,040

* Net Proposed Disturbed after restoring certain areas at 22,884 (47.5%)

Single Family Residence

The request is to construct a new a new 12,019 SF Single-Family Residence with a 2-car garage and underground garage.

Variance

N/A.

Guesthouse and/or Accessory Structures

N/A.

Driveway

The driveway access to the property is from E Bethany Home Road.

Pool

N/A.

Solar

There is no proposed solar.

Walls and Fences

The applicant is proposing retaining walls varying in height from 1 foot to 4 feet in height. All meet setback requirements and are within the allowable height requirements.

Building Materials

The applicant did not provide Building 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.

Hardscape Materials

The applicant did not provide 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 is proposing 51 recessed lights.

Landscape & Driveway Lighting

The applicant has the following landscape / driveway lighting plan per plan.

- 25 ● BRILLIANCE versa beam outdoor 12v marker
2700k square eyebrow
- 18 ● UNVLS well light UW8120BK LVC3-PAR36

9 — UNVLS linear path light HI-PL1100BK PLI6605BZ

15 ■ UNVLS mini spot black 2905WB LX2-MR11

No lumen counts were provided during concept. Landscape and driveway lighting plan are subject to review prior to formal review. However, some redesign of the driveway lights will be needed to comply with the code to avoid repetitive line up of lights along driveways.

Landscaping

The following landscape plant list was provided:

Trees	Cacti / Accents / Shrubs	Cacti / Accents / Shrubs
3 Acacia willardiana Palo Blanco	15 Carnegiea gigantea Saguaro	35 Larrea tridentata Creosote
3 Chilopsis linearis Desert Willow	18 Dasylirion acrotrichum Green Desert Spoon	12 Opuntia engelmannii Engelmann's Prickley Pear
6 Prosopis velutina Native Mesquite	20 Dasylirion wheeleri Spoon Yucca	23 Penstemon parryi Perry's Penstemon
Cacti / Accents / Shrubs	18 Dichelostemma capitatum Desert Hyacinth	6 Salvia clevelandii Chaparral Sage
7 Sophora secundiflora Texas Mountain Laurel	18 Echinocereus engelmannii Hedgehog Cactus	26 Salvia columbariae Chia Sage
45 Ambrosia deltoidea Triangle Leaf Bursage	25 Encelia farinosa Brittlebush	8 Salvia greggii Autumn Sage
33 Asclepias subulata Desert Milkweed	8 Erigonum fasciculatum Flat Top Buckwheat	17 Senna covesii Desert Senna
20 Berberis haematocarpa Red Barberry	29 Ferocactus species Barrel Cactus	6 Simmondsia chinensis Jojoba
9 Caesalpinia gilliesii Desert Bird of Paradise	14 Fouquieria splendens Ocotillo	23 Sphaeralcea ambigua Globe Mallow
19 Calliandra californica Baja Red Fairy Duster	6 Gelsemium sempervirens Carolina Jasmine	21 Viguiera deltoidea Goldeneye

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

35,572 SF (73.80%) of gross disturbance currently exists on the lot and the building pad slope of 9.80% allows a net disturbance of 26,382 SF (60.00%) on the lot. The applicant is proposing a gross disturbance of 31,416 SF (65.21%) and a net of 22,884 (47.5%) which is less than the allowable 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, and trench drains in connection with 6”, 8”, and 18” pipes for conveyance, as well as check dams for water dissipation.

Sewer

The existing site is connected to the City of Phoenix sewer.

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