

TOWN *of* PARADISE VALLEY



STAFF REPORT

TO: Hillside Building Committee

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

DATE: September 17, 2025

DEPARTMENT: Community Development Department

Jose Mendez, (480)348-3519

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AGENDA TITLE:

Combined Review

Redesign of a remodel to an existing Single-Family Residence

Marwan Tamimi Architect

5228 E Solano Drive (APN 172-47-021)

HILL-25-18

RECOMMENDATION:

Staff recommends the Hillside Building Committee to **approve** Case HILL-25-18, a request by Architect Marwan Tamimi, at 5228 E Solano Drive, for a redesign to a previously approved Major Remodel to an existing Single-Family Residence.

BACKGROUND/DISCUSSION/SUMMARY (PROVIDED BY APPLICANT)

The request is for a redesign of a previously approved Major Remodel and addition to the existing Single-Family Residence. The applicant proposes modifying and adding to the previous approved remodel (9,292 SF) to a new livable area of 9,763 SF with a bridge and reduced 3 car garage.

Lot Data	
1. Area of Lot	1.02 ac or 44,421 SF
2.a Area Under Roof	7,330 SF (existing) 11,101 SF (approved)
2.b Area Under Roof	Proposed 11,105 SF
3. Floor Area Ratio	25.0%
4. Building Site Slope	8.9%
5. Allowable Disturbed Area	26,652 SF (60%)
6. Existing Gross Disturbed Area	25,255 SF (56.85%)

7.a	Approved Net Disturbed Area	13,865 SF (31.21%)
7.b	Proposed Net Disturbed Area	14,921 SF (33.59%)
8.	Maximum Building Height	Approximately 28 ft - 3 in
9.	Overall Height	Approximately 37 ft - 2 in
10.	Volume of Cut/Fill	450 CY
11.	Hillside Assurance	\$17,640

Single Family Residence

The previous request modified the existing Single-Family Residence (5,527 SF) with garage and bridge (1,809 SF) with a remodel and second story addition (3,765 SF) for a total of 11,101 SF. The new proposal is for 5,756 SF first floor with bridge and garage of 1,342 SF as the garage was modified from 4 to 3 bays. The second floor increased from 3,765 SF to 4,003 SF for a total of 11,105 SF.

Variance

N/A

Guesthouse and/or Accessory Structures

N/A

Driveway

The existing semi-circular driveway off Solano Drive at the front of the property will be eliminated, with this area landscaped and a new semi-circular pedestrian walkway added. The driveway to the garage will remain the same per the previous approval.

Pool

The pool will stay the same as per the previous approval.

Solar

N/A

Walls and Fences

No changes per the previously approved Grading & Drainage plan.

Building Materials



The applicant provided building materials that include Dark Gray flat roof coating (LRV 38 or less). The exterior wall stucco is proposed to be painted Sherwin-Williams Mega Greige SW 7130 (LRV 37). Window mullions will be dark bronze. House accent stone is proposed in a dark grey brown (LRV 20) and site walls in El Dorado (LRV 20). All materials comply with the Light Reflective Value (LRV) of 38 or less, per the Hillside Development Regulations.

Hardscape Materials

The applicant is proposing pool deck tile in Travertine mocha (LRV 34) and pavers in Monterrey black (LRV 9) that meets an LRV of 38 or less, per the Hillside Development Regulations.

Building Lighting

The applicant provided the following proposed light fixtures: Fixture #1 Wall sconce Hinkley Lighting Light Outdoor Wall Lantern in Bronze 1660BZ at 250 lumens. Fixture #2 MINI LED DOWNLIGHT at 270-319 lumens. The proposed light fixtures comply as they are less than the maximum 750 lumens allowed.

SYMBOL	LIGHT FIXTURE	QUANTITY	WATTS	LUMENS	LOCATION
	LIGHT FIXTURE #1	24	6	250	SEE SITE PLAN / FLOOR PLAN
	LIGHT FIXTURE #2	4	4.8	270-319	SEE SITE PLAN / FLOOR PLAN

Landscape & Driveway Lighting

The applicant is proposing the following landscape lights. The proposed light fixtures comply as they are less than the maximum 250 lumens allowed (and 150 lumens for up-lights).

Manufacturer and model	Quantity	Lumens
FX Luminaire LF LF-1LED, 2W / 2.4VA, 2700K,	78	95
FX Luminaire VK Lamp: VK-3LED, 4W / 4.4VA, 2700K,	28	117
FX Luminaire BQ Lamp: BQ-1LED, 2W / 2.4VA, 3900K,	2	42
FX Luminaire FC-GW-180 Lamp: FC-GW-6LED, 7.7W / 9.3VA, 2700K,	8	147

Landscaping

Please see chart below:

Trees	Cacti / Accents / Shrubs	Cacti / Accents / Shrubs
Mulga 2	Parry's Agave 10	Lilac Vine 1
Carnegia gigantea 11	Spiral Aloe 2	Trailing Lantana 23
Texas Mountain Laurel 1	Golden Barrel Cactus 10	New Gold Lantana 12
Cacti / Accents / Shrubs	Moroccan Mound 7	Purple Prickly Pear 13
Variegated Century Plant 10	Fish Hook Barrel Cactus 10	Mexican Evening Primrose 11
Smooth Agave 10	Ocotillo 7	Organ pipe Cactus 3

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 apply.

Land Disturbance

There is approximately 25,255 SF (56.85%) of Existing Gross disturbance on the lot and the building pad slope of 8.9% allows a Net disturbance of 26,652 SF (60%) on the lot. The applicant has proposed a new net disturbed area of approximately 14,921 SF (33.59%).

Grading and Drainage

The applicant has provided a preliminary grading and drainage plan that proposes the addition of catch basins, 12" pipe and rip-rap swales for conveyance and surface basins for on-site retention. 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.

Sewer

No public sewer connection is available on E Solano Drive. The home will continue to use a septic system.

Fire Protection

Per the Fire Marshal, the site meets fire protection requirements.

Hillside Safety Improvement Plan

N/A

ANALYSIS:

The applicant has proposed a redesign to a previously approved major remodel to the existing home that meets the requirements of the Town Code and the adopted Zoning Ordinance.

STIPULATIONS:

1. All improvements shall comply with the enclosed Standard Approval Information.
2. Each lighting or illuminating device shall be set back from the nearest property line a minimum of ten (10) feet or a distance equal to or greater than the height of the device above natural or excavated grade, whichever is greater.

REQUIRED ACTION:

The Hillside Building Committee must consider the facts and determine if the application complies 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. Continue the application for further review.

3. Deny the application request if not compliant with Article XXII or if further information is needed.

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 comply with the plans and stipulations approved by the Hillside Building Committee.

ATTACHMENTS:

- A. Staff Report
- B. Hillside & Vicinity Maps
- C. Application & Narrative
- D. Plans
- E. 3D Renderings
- F. Previous Approved Plans
- G. Notification Materials
- H. Standard Approval Information