

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: August 13, 2025

DEPARTMENT: Community Development Department
Jose Mendez, (480)348-3519

AGENDA TITLE:
Solar Combined Review
New Solar
Black Platinum Solar
6010 E Hummingbird Lane (APN 169-49-060).
#HILL-25-13

RECOMMENDATION:
Staff recommends the Hillside Building Committee to review and **approve** Case #HILL-25-13, a request by applicant Black Platinum Solar, on behalf of the property owners at 6010 E Hummingbird Lane, for new Solar panels on a flat roof portion of the home screened by parapets.

BACKGROUND/DISCUSSION/SUMMARY (PROVIDED BY APPLICANT)

The proposed project will add new solar panels to the existing single-family residence. A total of forty-four solar panels are proposed to be mounted on the roof.

Lot Data	
1. Area of Lot	1.092 ac or 43,563 SF
2. Footprint	Approximately 6,096.8 SF
3. Floor Area Ratio	Approximately 6,096.8 SF (12.82%)

Single Family Residence

The lot contains a single-family residence with a pitched roof and a section of flat roof with an approximate total of 6,096 square feet (SF) of livable area. No other modifications to the existing residence are proposed.

Solar

The new solar installation includes forty-two (42) solar panels over the flat section of the roof above the garage. The solar panels mounted on the home will be pitched no taller than 12 inches to be screened by the existing 12-inch parapet.

The solar panels will have black frames and the racking system will be black. The solar utility equipment, inverters and electrical disconnects will be located toward the east side of the home hidden from view. All site disturbances will remain the same.

ANALYSIS:

The applicant has proposed new roof mounted solar panel arrays on the existing single-family residence that meet the requirements of the Town Code and the adopted Zoning Ordinance.

STIPULATIONS:

1. All improvements shall comply with the enclosed Standard Approval Information.

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 request, subject to the stipulations noted by staff and/or the Hillside Building Committee.
2. Continue the application for further review.
3. Deny the application request if not compliant with Article XXII.

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, stipulations, and approval by the Hillside Building Committee.

ATTACHMENTS:

- A. Staff Report
- B. Hillside & Vicinity Maps
- C. Application
- D. Plans
- E. Notification Materials
- F. Standard Approval Information