

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: December 10, 2025

DEPARTMENT: Community Development Department

Jose Mendez, (480)348-3519

Juan Gonzalez Jr., (480)348-3528

AGENDA TITLE:

Concept Review

New Single-Family Residence

Jessica Corbet – J.Cor Architecture

5254 E Arroyo Road (APN 169-29-030)

HILL-25-23

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-25-23, a request by Jessica Corbet of J.Cor Architecture, at 5254 E Arroyo Road, for a new 9,654 SF Single-Family Residence with underground garage.

BACKGROUND/DISCUSSION/SUMMARY (PROVIDED BY APPLICANT)

The request is to construct a new 9,654 square-foot multi-level Single-Family Residence with underground garage.

Lot Data	
1. Area of Lot	1.15 ac or 49,914 SF
2. Area Under Roof	12,323 SF
3. Floor Area Ratio	24.6%
4. Building Site Slope	13.7%
5. Allowable Disturbed Area	29,948 SF (60.00%)
6. Existing Gross Disturbed Area	40,985 SF (82.0%)
7. Proposed Disturbed Area	28,662 SF (57.42%)

8. Maximum Building Height	Approximately 38 ft - 10 in
9. Overall Height	Approximately 37 ft - 5 in
10. Volume of Cut/Fill	410 C.Y.
11. Hillside Assurance	\$16,310

Single Family Residence

The request is to construct a new 9,654 SF multi-level Single-Family Residence.

Variance

N/A.

Guesthouse and/or Accessory Structures

A subterranean 4,028 SF garage is proposed for this project.

Driveway

An existing driveway accessing the property from E Arroyo Road.

Pool

N/A.

Solar

No Proposed Solar.

Walls and Fences

The applicant is proposing retaining walls varying in height from 4 feet to 8 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 has not provided a building lighting plan. 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. Landscape and driveway lighting plan is subject to approval prior to formal review.

Landscaping

No landscape plan has been provided. Landscape plan 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

40,985 SF (60.00%) of disturbance currently exists on the lot and the building pad slope of 13.7% allows a disturbance of 29,382 SF (60.00%) on the lot. The applicant is proposing 28,662 SF (57.42 %) which is less than the allowable 40,995 SF of existing disturbance on site. This proposal brings the site into compliance with Hillside standards for a new lot. Applicant is to provide updated grading and drainage plan prior to formal review, reflecting the correct proposed disturbance numbers.

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 2 – 48” retention tanks, 2” and 18” catch basins in connection with 12” pipes for conveyance.

Sewer

The lot will utilize existing 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 new single-family home 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