

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

AGENDA TITLE:
Formal Review
New Single-Family Residence
Kendle design Collaborative
5712 E Glenn Drive (APN 169-55-026A)
HILL-25-12

RECOMMENDATION:
Staff recommends the Hillside Building Committee **approve** Case HILL-25-12, a request by Kendle design Collaborative, at 5712 E Glenn Drive, for a new 6,958 square feet (SF) Single-Family Residence.

BACKGROUND/DISCUSSION/SUMMARY (PROVIDED BY APPLICANT)
The request is to construct a new 5,724 square-foot Single-Family Residence with an attached 941 SF Garage and provide on-site retention.

Lot Data	
1. Area of Lot	1.028 ac or 44,786 SF
2. Area Under Roof	6,958 SF
3. Floor Area Ratio	15.54%
4. Building Site Slope	36.11%
5. Allowable Disturbed Area	4,523.4 SF (10.1%)
6. Existing Gross Disturbed Area	26,414 SF (58.98%)
7. Proposed Disturbed Area	9,150 SF (20.43%)

8. Maximum Building Height	Approximately 31 ft - 10 in
9. Overall Height	Approximately 37 ft - 11 in
10. Volume of Cut/Fill	3,662 C.Y.
11. Hillside Assurance	\$126,840

Single Family Residence

The request is to construct a new 5,724 SF Single-Family Residence with an attached 941 SF Garage and 293 unconditioned mechanical space.

Variance

The property had received variances for front, rear, and side setback encroachments, retaining wall and residence height relief, and the ability to modify and maintain a nonconforming spill slope through Variance Cases BA-16-6 and BA-21-11. The re-design of the home deviated from the approved variance plans, hence a new variance request was made. On December 3, 2025 the Board of adjustment approved the following variances from the Zoning Ordinance, Article XXII, Hillside Development Regulations and Article X, Height and Area Regulations, to allow:

- 1) Retaining walls and a raised outdoor patio area to encroach into the front yard setback and exceed the height limit, see Walls and Fences of this report.

- 2) Allow a new single-family residence to exceed the height limit. A small portion of the home on the southeast side will exceed the 24-foot sloping height limit by 3 feet 2 inches encompassing an area of approximately 40 SF. The submitted plans comply with this variance.

- 3) Modify and maintain a nonconforming spill slope: A majority of the existing spill slope exceeds the 45-degree limit. The existing spill slope is unvegetated and is 10,600 square feet in area. The applicant will remove approximately 2,200 square feet of the existing spill to lower the existing building pad an additional 12 feet. The remaining spill slope of approximately 8,092 SF will be enhanced with native vegetation. The variance allows for portions of the remaining spill slope to remain and exceed 45 degrees with an average slope between 30 degrees to 34 degrees. The submitted plans comply with this variance.

- 4) Allow portions of a new single-family residence to encroach into the side yard and rear yard setbacks. The submitted plans comply with this variance as noted below.

Single Family Residence Setbacks	
Zoning Ordinance	New Single-Family Residence
40' Front	40' Front
40' Rear	20' Rear (2,159 sq ft total encroachment)
20' East Side	18' Side (59 sq ft of total encroachment)
20' West Side	300' (+/-)

Guesthouse and/or Accessory Structures

N/A

Driveway

There is an existing driveway accessing the property from E Glenn Drive that will remain in the same location with new colored surface material that complies with hillside requirements.

Pool

A pool is proposed in front of the house towards the south part of the lot. The new pool will meet setback requirements.

Solar

There is no proposed solar.

Walls and Fences

The applicant is proposing retaining walls varying in heights that the Board of Adjustment approved via a variance to place several retaining walls in the front of the house (located within the 40-foot front yard setback) with portions of these retaining walls exceeding the 3-foot height limit and portions of these retaining walls exceeding the 6-inch limit above the material they retain. A total of approximately 8 lineal feet of retaining wall exceeds the 3-foot height limit (at a height of 5-foot 6-inches tall) and a total of approximately 38 lineal feet of retaining wall extends more than 6 inches above the material it retains. The walls and fences comply with the variance approval. The table below is a comparison of the Zoning Ordinance requirements to the proposed front yard retaining walls. See the following:

Retaining Walls

Zoning Ordinance Setback	Retaining Walls
3' Height at 10' Setback from Front Property Line	5'6" tall at 32' Setback from Front Property Line (8 Lineal Feet)
8' Height at 40' Setback from Front Property Line	8' tall beyond 40' Setback
6" Max Extension Above Material it Retains	38 Lineal Feet above 6" Limit 2' to 5' above 6" limit

The other site retaining walls meet setback and height requirements (and vary in height from 2 feet tall to 7 feet 6 inches tall).

Building Materials

The material palette consists of cast in place concrete walls that are integral color Davis Pewter (LRV 31), Blocklite masonry walls (LRV 13.98), black metal window frame and guard rails (LRV 11), and a metal "Vulcan Steel" roof (LRV 7.86) for the house. All materials shall have a Light Reflective Value (LRV) of 38 or less, per Hillside Development Regulations.

Hardscape Materials

The applicant has provided the following materials for Formal Review:

- An exposed aggregate colored concrete with color Davis Dune (LRV 25) and a concrete turf block permeable paver driveway (LRV 30) for the driveway, auto court and parking area, and
- A Durango Stone Travertine tile deck (LRV 35)

All materials shall have a Light Reflective Value (LRV) of 38 or less, per Hillside Development Regulations.

Building Lighting

The applicant has proposed the following:

Type	QTY	MFR	Description	Lumens	Wattage	Color Temp
1	29	Nora Lighting	2" LED RECESSED DOWNLIGHT CUTOFF: 36° FLOOD	600 LM	8W	3000K
2	2	LUMIERE	ADJUSTABLE LED BULLET Bronze	<200 LM	8W	3000K
3	6	ENTRA 2"	LED DOWNLIGHT CONCEALED	480 LM	8W	3000K
4	4	Kelvix	Signwave 5 static white	128 LM	3.7W	3000K

The building lights are compliant with the light output, color temperature, and do not “wash” the building in accordance with the Hillside Development Regulations .

Landscape & Driveway Lighting

The applicant has provided the following landscape and driveway lighting:

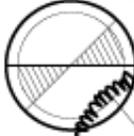
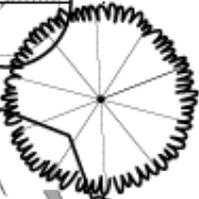
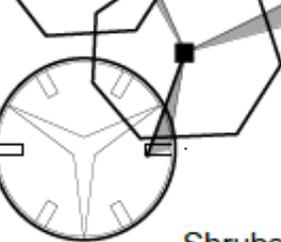
SYMBOL	QTY	MANUFACTURER	MODEL #	COLOR	DESCRIPTION	LAMP
	12	WAC LIGHTING	5011-27BK	BLACK	LOW VOLTAGE UPLIGHT	MAX 150
	10	WAC LIGHTING	6651-27BK	BLACK	LOW VOLTAGE PATHLIGHT	100
	6	WAC LIGHTING	WL-LED100-27-BK	BLACK	LOW VOLTAGE WALL LIGHT	MAX 38

The landscape, driveway, and path lighting are compliant with the light output, color, and setbacks in accordance with the Hillside Development Regulations.

Landscaping

The applicant has provided the following proposed Plant List:

PLANT MATERIALS LEGEND

Sym.	Plant Name	Size	Qty	Remarks
Trees				
	<i>Bursera fagaroides</i> Elephant Tree	15 gal.	1	-
	<i>Juniperus ssp.</i> Juniper tbd	24" box	1	Specimen **
	<i>Olney tesota</i> Ironwood	54" box	2	Specimen tbd
	<i>Parkinsonia microphylla</i> Foothills Palo Verde	36" box	4	-
	<i>Prosopis velutina</i> Native Mesquite	36" box	3	-
Shrubs				
	<i>Agapanthus africanus</i> Lily of the Nile	5 gal.	5	**
	<i>Alyogyne huegii</i> Blue Hibiscus	5 gal.	6	-
	<i>Ambrosia deltoidea</i> Triangle Leaf Bursage	1 gal.	77	-
	<i>Bouteloua gracilis 'Blonde Ambition'</i> Blonde Ambition Blue Grama	1 gal.	61	-
	<i>Carex divulsa</i> European Meadow Sedge	5 gal.	24	**
	<i>Dianella revoluta 'Little Rev'</i> Little Rev Flax Lily	1 gal.	81	**
	<i>Erigeron divergens</i> Spreading Fleabane	5 gal.	8	-
	<i>Eriogonum fasciculatum</i> Flat Top Buckwheat	5 gal.	55	-
	<i>Larrea tridentata</i> Creosote	5 gal.	46	-
	<i>Salvia clevelandii</i> Chaparral Sage	5 gal.	38	-
	<i>Sphaeralcea ambigua</i> Globe Mallow	1 gal.	28	-
	<i>Vaquelinia californica</i> Arizona Rosewood	5 gal.	6	-
	<i>Vitex trifolia 'Purpurea'</i> Arabian Lilac	5 gal.	2	-

Groundcovers

	<i>Baileya multiradiata</i> Desert Marigold	1 gal.	31	-
	<i>Glandularia rigida</i> Sandpaper Verbena	1 gal.	10	-
	<i>Hymenoxys acaulis</i> Angelita Daisy	1 gal.	20	-
	<i>Melampodium leucanthum</i> Blackfoot Daisy	1 gal.	14	-
	<i>Oenothera berlandieri</i> Mexican Evening Primrose	1 gal.	7	-
	<i>Oenothera caespitosa</i> Tufted Evening Primrose	1 gal.	7	-

Accents Cactus

	<i>Agave murpheyi</i> Murphy's Agave	5 gal.	3	-
	<i>Asclepias subulata</i> Desert Milkweed	1 gal.	21	-
	<i>Cylindropuntia fulgida</i> Chain Fruit Cholla	5 gal.	7	-
	<i>Euphorbia antisiphilitica</i> Candelilla	5 gal.	90	-
	<i>Euphorbia ingens</i> 'Chocolate Drop' Chocolate Drop Cactus	15 gal.	19	-
	<i>Fouquieria splendens</i> Ocotillo	bare root	5	-
	<i>Opuntia basilaris</i> Beavertail Prickly Pear	5 gal.	4	-
	<i>Pachycereus schottii</i> f. <i>monstrosus</i> Totem Pole Cactus	(12) @ 2' tall (9) @ 3' tall	21	Single arms

The palette is compliant with the Hillside Development Regulations. However, two more native trees must be added at the southeastern part of the spill slope to bring it into compliance with approved variance case BA-25-09.

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

26,414 SF (58.98%) of disturbance currently exists on the lot and the building pad slope of 36.11% allows a disturbance of 4,523.4 SF (10.1%) on the lot. The applicant is proposing a net disturbance of 9,150 SF (20.43%).

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. The applicant to provide updated grading and drainage plan per Safety Improvement Plan comments provided by Engineering Staff, prior to permit approval.

Sewer

Public sewer exists to the east along E Glen Drive. The applicant will need to extend sewer if the cost to extend sewer is within 10% of the cost of the building permit valuation.

Fire Protection

Applicant has received Fire Marshal approval.

Hillside Safety Improvement Plan

The Applicant submitted a Safety Improvement Plan. During the 45-Day open comment period, no comments from a registered engineer were brought forward to the Town.

ANALYSIS:

The applicant has proposed a New Single-Family Residence that meets the minimum requirements of the Formal Review.

STIPULATIONS:

- 1) All improvements shall be in compliance with the enclosed Standard Approval Information.
- 2) Applicant to provide stucco paint color. Subject to approval by staff and chair.
- 3) Two more native trees shall be added at the southeastern part of the spill slope to bring it into compliance with approved variance case BA-25-09.

REQUIRED ACTION:

The Hillside Building Committee must consider the facts and determine if the application is in compliance with Article XXII - Hillside Development Regulations and approved variance BA-25-09. 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. Deny the application request if not compliant with Article XXII or if further information is needed.
3. Continue the application for further review.

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 be in compliance with the plans, stipulations, and approved by the Hillside Building Committee.

ATTACHMENTS:

- A. Staff Report
- B. Hillside & Vicinity Maps
- C. Application
- D. Plans
- E. BA-25-09 Minutes
- F. BA-25-09 Plans
- G. Notification Materials
- H. Standard Approval Information