



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

AGENDA TITLE:
Combined Review
New Detached Garage
Higgins Architects
5411 E Road Runner Rd (APN 169-54-037A)
HILL-25-24

RECOMMENDATION:
Staff recommend the Hillside Building Committee **approve** Case HILL-25-24, a request by the applicant, Higgins Architects, for new 2-car detached garage.

BACKGROUND/DISCUSSION/SUMMARY (PROVIDED BY APPLICANT)

The proposal is to add a detached garage to the existing 4,118 square foot home.

Lot Data*	
1. Area of Lot	1.176 ac or 51,238 S.F.
2. Existing Footprint	Approximately 5,027 S.F.
3. Existing Floor Area Ratio	13.09 % (6,705 S.F.)
4. Proposed Floor Area Ratio	14.21 % (7,281 S.F.)
5. Existing Disturbed Area	8,220 S.F. (16.04%)
6. Proposed Disturbed Area	8317 S.F. (16.23%)
8. Maximum Building Height (Garage)	14' 4"
9. Overall Height (No change)	Approximately 33' 0"
10. Volume of Cut/Fill	N/A
11. Hillside Assurance	N/A

Single Family Residence

N/A

Variance

N/A.

Guesthouse and/or Accessory Structures

New 576 S.F. detached garage.

Driveway

N/A

Pool

N/A.

Solar

N/A

Walls and Fences

N/A

Building Materials

The applicant proposes to match the paint color stucco, garage doors, and roof of the existing home. All materials shall have a Light Reflective Value (LRV) of 38 or less, per Hillside Development Regulations.

Hardscape Materials

No changes are proposed to the existing hardscape. All materials shall have an LRV of 38 or less, per Hillside Development Regulations.

Building Lighting

The garage will have 2 down lights at 750 lumens.

Landscape & Driveway Lighting

The applicant is not proposing any new driveway or landscape lighting.

Landscaping

No changes proposed.

Mountain Profile Inviolate

Not Applicable.

Land Disturbance

The lot has existing disturbance 8,220 S.F. (16.04%) the new proposal will add 97 SF of new disturbed raising the total to 8317 S.F. (16.23%).

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 all interior work which does not change existing drainage patterns or flows.

Sewer

The applicant is connected to Town of Paradise Valley sewer.

Fire Protection

Proposed garages will be reviewed by Fire Marshal during plan review.

Hillside Safety Improvement Plan

No safety improvement plan required.

ANALYSIS:

The applicant has proposed a new detached garage that meets the requirements of the Town Code and the adopted Zoning Ordinance.

STIPULATIONS:

- 1.) All improvements shall be in compliance with the enclosed Standard Approval Information.
- 2.) Applicant to provide color paint sample and specification to ensure compliance, subject to approval by staff and chair.

REQUIRED ACTION:

The Hillside Building Committee must consider the facts and determine if the application is compliant 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. 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 a letter in objection of the project along with an addendum attached (G. Neighbor Comment Letter).

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 approved by the Hillside Building Committee.

ATTACHMENTS:

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