

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: January 14, 2026

DEPARTMENT: Community Development Department

Jose Mendez, (480)348-3519

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AGENDA TITLE:

Formal Review

New Single-Family Residence

Ashton Wolfswinkel

3924 E Bethany Home Road (APN 170-01-006)

HILL-25-08

RECOMMENDATION:

Staff recommends the Hillside Building Committee **approve** Case HILL-25-08, a request by Ashton Wolfswinkel, at 3924 E Bethany Home Road, for a new 5,763 SF Single-Family Residence with attached 1,092 SF Casita.

BACKGROUND/DISCUSSION/SUMMARY (PROVIDED BY APPLICANT)

The request is to construct a new 5,763 square-foot Single-Family Residence with an attached 1,092 SF Casita and to provide on-site retention.

Lot Data	
1. Area of Lot	1.009 ac or 43,970 SF
2. Area Under Roof	9,689 SF
3. Floor Area Ratio	22.03%
4. Building Site Slope	6.05%
5. Allowable Disturbed Area	26,382 SF (60.00%)
6. Existing Gross Disturbed Area	43,970 SF (100.0%)
7. Proposed Disturbed Area	33,236 SF (75.6%)
8. Maximum Building Height	Approximately 23 ft - 4 in

9. Overall Height	Approximately 23 ft - 8 in
10. Volume of Cut/Fill	2,825 C.Y.
11. Hillside Assurance	\$99,960

Single Family Residence

The request is to construct a new 5,763 SF Single-Family Residence with an attached 1,092 SF Casita.

Variance

N/A.

Guesthouse and/or Accessory Structures

An attached 1,092 SF Casita is proposed, which meets all height and setback requirements.

Driveway

An existing driveway accessing the property from E Bethany Home Road.

Pool

A pool and spa are proposed on the north end of the property which meet setback requirements. Applicant to provide a site plan with dimensions, prior to permit issuance.

Solar

No proposed solar.

Walls and Fences

The applicant is proposing retaining walls varying in height from 2 feet to 5.5 feet in height. The applicant is proposing a vehicle gate post with a height of 7 feet, which exceeds the allowable 6 feet. Applicant will be required to reduce the height and provide a new plan, subject to approval by staff and Chair. All others meet setback requirements and are within the allowable height requirements.

Building Materials

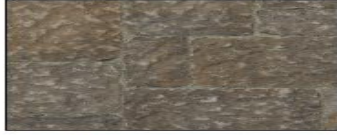
The applicant is proposing stucco but has not provided a sample or spec. The applicant will be required to provide a sample, subject to approval by Staff and Chair. All materials shall have a Light Reflective Value (LRV) of 38 or less, per Hillside Development Regulations.

Hardscape Materials

The applicant has provided the following materials for Formal Review:

MATERIALS BOARD

DRIVEWAY PAVEMENT



- 3 PIECE CONCRETE PAVES
- BELGARD - MEGA BERGERAC
- COLOR: VICTORIAN
- LRV: 20

DRIVEWAY BANDING AND CONCRETE SIDEWALKS



- ACID WASH FINISH
- DAVIS COLORS: SIERRA 51078
- LRV: 20

BRICK PAVES



- MCKEAS BRICK
- COLOR: COTSWOLD
- LRV: 19

STONE PAVES A



- CANTREA STONE PAVES
- COLOR: CHOCOLATE
- LRV: 23

STONE PAVES B



- CANTREA STONE PAVES
- COLOR: NEGRO
- LRV: 20

ACCENT TILE A



- 4" X 4" ACCENT TILE WITH CANTREA STONE
- ECO OUTDOOR - HALLEY GLAZED LAVA
- STONE
- LRV: 19

ACCENT TILE B



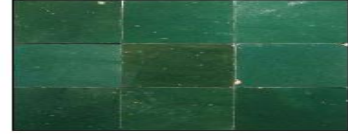
- STEP RISERS AND WATER FEATURE ACCENTS
- 8" X 8" CONCRETE TILE
- CEMENT TILE SHOP
- COLOR: ATLAS II
- LRV: 20

ACCENT TILE C



- FEATURE WALL ACCENT TILE VENEER - WILL
- NOT BE SEEN FROM ROADWAY AT ALL
- 8" X 8" CONCRETE TILE
- CEMENT TILE SHOP
- COLOR: LOURDES
- LRV: 44

WATERLINE TILE



- 4" X 4" ZIA TILE SQUARE ZELUGE
- COLOR: JADE
- LRV: 9

STEEL COLOR



- SHERWIN WILLIAMS PAINT
- COLOR: KAL 7022 UMSEA GRAY
- LRV: 8.5

All materials shall have a Light Reflective Value (LRV) of 38 or less, per Hillside Development Regulations. The accent tiles proposed will be underneath stairs and will not be visible to the public. Accent tiles are permitted at the discretion of the Hillside Building Committee.

Building Lighting

The applicant has provided 16 outdoor barn lights, located at the entrances of the home, casita, and garages of the proposed development. The proposed light fixture is shielded and lighting source provided has an output of 250 Lumens, which is less than the allowed 750 lumen count per Hillside Development Regulations.

Landscape & Driveway Lighting



















































The applicant has provided the following landscape and driveway lighting:

LIGHT FIXTURE SCHEDULE:

SYMBOL	QTY	MANUFACTURER	MODEL #	COLOR	DESCRIPTION	LAMP	LED	WATAGE	LUMENS	COLOR TEMP.
	7	FX LUMINAIRE	M-PL-1LED-FB	FLAT BLACK	LOW VOLTAGE PATHLIGHT	LED	1 LED	2.0 W	73	2700K
	25	FX LUMINAIRE	CC-3LED-LS-AB	ANTIQUE BRONZE	LOW VOLTAGE UP LIGHT WITH LONG SHROUD	LED	3 LED	4.2 W	124	2700K
T-# 	TBD	-	-	-	LOW VOLTAGE TRANSFORMER (CONTRACTOR TO DETERMINE QUANTITY REQ.)					

Landscaping

The applicant has provided the following proposed Plant List:

PLANT MATERIALS LEGEND:				GROUND COVER			
TREES	BOTANICAL / COMMON NAMES	SIZE	QTY	SYMBOL	BOTANICAL / COMMON NAMES	SIZE	QTY
	Casahuate Smoothie	48" Box	6		Lantana montevidensis	1 Gal.	37
	Smoothie Thicket Casahuate	48" Box	2		Purple Trailing Lantana	1 Gal.	2
	Chippis Inertia Bubba	48" Box	1		Lantana montevidensis 'Alba'	1 Gal.	16
	Bubba Desert Willow	48" Box	1		White Trailing Lantana	1 Gal.	9
	Citrus x sinensis	48" Box	1		Tradescantia pallida 'Pale Puma'	1 Gal.	9
	Orange Sweet Orange	48" Box	1		Pale Puma Purple Trailing Heart	1 Gal.	9
	Olea europaea Swan Hill	60" Box	8		Verbena rigida	1 Gal.	9
	Swan Hill Olive	60" Box	3		Sandpaper Verbena	1 Gal.	9
	Oleiva Italo	60" Box	3				
	Desert Ironwood	36" Box	6				
	Prosopis glandulosa 'Maverick'	48" Box	2				
	Maverick Thicket Honey Mesquite	48" Box	2				
	Lophos secundiflora	48" Box	2				
	Texas Mountain Laurel	48" Box	2				
SHRUBS	BOTANICAL / COMMON NAMES	SIZE	QTY	CACTI	BOTANICAL / COMMON NAMES	SIZE	QTY
	Bougainvillea x Torch Glow	10 Gal.	10		Agave americana	5 Gal.	10
	Torch Glow Bougainvillea	10 Gal.	10		Century Plant	5 Gal.	7
	Bouteloua gracilis 'Blonde Ambition'	5 Gal.	26		Agave weberi	5 Gal.	7
	Blonde Ambition Blue Grama	5 Gal.	11		Weber Agave	5 Gal.	4
	Convolvulus cheiranth	5 Gal.	11		Agave x 'Blue Glow'	5 Gal.	4
	Bush Morning Glory	10 Gal.	3		Blue Glow Agave	5 Gal.	4
	Dodonaea viscosa	10 Gal.	3		Aloe dawei	1 Gal.	41
	Hesperis Bush	5 Gal.	15		Dawe's Aloe	1 Gal.	52
	Eriocaulon latifolia	5 Gal.	15		Aloe x 'Blue Elf'	1 Gal.	52
	Turpentine Bush	5 Gal.	9		Blue Elf Aloe	1 Gal.	52
	Justicia spargerea	5 Gal.	9		Aloe x 'Hercules'	4" Min.	3
	Mexican Honeycuckle	5 Gal.	14		Hercules Aloe	4" Min.	3
	Lancea tridentata	5 Gal.	27		Asclepias subulata	1 Gal.	11
	Ceanothus Bush	5 Gal.	27		Rush Milkweed	1 Gal.	11
	Leucophyllum frutescens	5 Gal.	16		Carnegiea gigantea	TBD	5
	Texas Sage	5 Gal.	16		Saguaro	TBD	5
	Leucophyllum frutescens 'Compacta'	5 Gal.	16		Dasylium acrotiche	5 Gal.	10
	Compact Texas Sage	5 Gal.	16		Toothless Sotal	5 Gal.	29
	Muhlenbergia capillaris 'Lemon'	5 Gal.	68		Dasylium wheeleri	5 Gal.	29
	Rega Mott Pink Muffy Grass	5 Gal.	8		Grey Desert Spoon	5 Gal.	29
	Muhlenbergia rigens	5 Gal.	8		Fouquieria splendens	Bare	6
	Deer Grass	5 Gal.	35		Ocotillo	Bare	6
	Olea europaea 'Montia'	5 Gal.	35		Hesperaloe parviflora 'Perpa'	1 Gal.	41
	Little Oleif Olive	1 Gal.	15		Brakeights® Red Yucca	1 Gal.	41
	Penstemon pany	1 Gal.	15		Opuntia engelmannii	5 Gal.	3
	Fern's Beard Tongue	1 Gal.	7		Engelmann's Prickly Pear	5 Gal.	3
	Portulacaria alba	1 Gal.	7		Opuntia violacea	5 Gal.	9
	Elephant Bush	5 Gal.	28		Purple Prickly Pear	5 Gal.	9
	Rosa x 'Korbin'	5 Gal.	22		Pachycereus schottii monstrosus	5 Gal.	3
	Iceberg Fortbunda Rose	5 Gal.	22		Totem Pole Cactus	5 Gal.	3
	Romantus officinalis Tuscan Blue	5 Gal.	24		Pedilanthus bracteatus	1 Gal.	2
	Rustia brittoniana	5 Gal.	24		Tall Slipper Plant	1 Gal.	2
	Mexican Petunia	5 Gal.	82		Pedilanthus macrocarpus	1 Gal.	18
	Salvia greggii	5 Gal.	26		Lady's Slipper	1 Gal.	18
	Aurum Sage	5 Gal.	38				
	Simmondsia chinensis	5 Gal.	38				
	Jacoba	5 Gal.	38				
	Sphaeralcea ambigua	5 Gal.	38				
	Desert Golemanlow	5 Gal.	38				
	Tecoma stans	5 Gal.	11				
	Yellow Bell	5 Gal.	11				

Mountain Profile Inviolable

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

43,970 SF (100.00%) of disturbance currently exists on the lot and the building pad slope of 6.05% allows a disturbance of 26,382 SF (60.00%) on the lot. The applicant is proposing 33,236 SF (75.60 %) which is less than the allowable 43,970 SF of existing disturbance on site.

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

The existing site is connected to the City of Phoenix sewer.

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.) Applicant to provide a new vehicle gate detail, reducing the proposed height from 7 feet to 6 feet. Subject to approval by staff and Chair.

REQUIRED ACTION:

The Hillside Building Committee must consider the facts and determine if the application is in compliance 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 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. Notification Materials
- E. Plans
- F. Standard Approval Information