

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: June 10, 2026

DEPARTMENT: Community Development Department
Juan Gonzalez Jr., (480)348-3528

AGENDA TITLE:
Concept Review
New Single-Family Residence
Stratton Architects
7150 N Hillside Drive (APN 169-15-045)
HILL-26-19

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-26-19, a request by Stratton Architects, at 7150 N. Hillside Drive, for a new 21,424 square-foot (SF) Single-Family Residence.

BACKGROUND/DISCUSSION/SUMMARY (PROVIDED BY APPLICANT)

The request is to construct a new 21,424 square-foot Single-Family Residence and to provide on-site retention.

Lot Data	
1. Area of Lot	2.739 ac or 119,339 SF
2. Area Under Roof	21,424 SF
3. Floor Area Ratio	17.97%
4. Building Site Slope	18.32%
5. Allowable Disturbed Area	26,266 SF (22.01%)
6. Existing Gross Disturbed Area	56,358 SF (47.23%)
7. Proposed Disturbed Area	44,789 SF (37.50%)
8. Maximum Building Height	Approximately 24 ft - 0 in

9. Overall Height	Approximately 36 ft - 0 in
10. Volume of Cut/Fill	2,401 C.Y.
11. Hillside Assurance	\$83,160

Single Family Residence

The request is to construct a new 21,424 SF Single-Family Residence, with attached casita.

Variance

N/A.

Guesthouse and/or Accessory Structures

N/A

Driveway

An existing driveway accessing the property from North Hillside Drive.

Pool

A pool is proposed at the south portion of the property. The proposed pool meets all setback requirements.

Solar

No proposed solar.

Walls and Fences

The applicant is proposing retaining walls varying in height from 1.5 feet to 8 feet in height. All meet setback requirements and are within the allowable height requirements.

Building Materials

The applicant has provided preliminary building materials for committee review. 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 has provided preliminary 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 provided a preliminary building lighting plan. Building lighting plan is subject to approval prior to Formal Review.

Landscape & Driveway Lighting

The applicant has provided a preliminary landscape or driveway lighting plan. Landscape and driveway lighting plan is subject to approval prior to Formal Review.

Landscaping

The applicant has provided a preliminary landscape plan. Plan is 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 (PRL) and angles downward from the PRL by twenty degrees. The property is not within the vicinity of a ridge line and no further restrictions shall apply.

Land Disturbance

56,358 SF (47.23%) of disturbance currently exists on the lot and the building pad slope of 18.32% allows a disturbance of 26,266 SF (22.01%) on the lot. The applicant is proposing 44,789 SF (37.50 %) which is less than the allowed 56,358 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 (SDDM) 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, slotted drains in connection with 6" and 8" pipes for conveyance, as well as check dams for water dissipation.

Sewer

The existing site will connect to septic.

Fire Protection

Applicant to meet with Fire Marshal prior to formal review for fire safety measures.

Hillside Safety Improvement Plan

A Hillside Safety Improvement Plan (SIP) is required for the proposed improvements. However, the Applicant is not required to submit a SIP prior to concept review.

ANALYSIS:

The applicant has proposed a major Remodel 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