

TOWN *Of* PARADISE VALLEY



STAFF REPORT

TO: Hillside Building Committee

FROM: Lisa Collins, Community Development Director
Paul Michaud, Planning Manager
Shar Johnson, Town Engineer
Jose Mendez, Hillside Development Planner

DATE: May 17th, 2023

DEPARTMENT: Community Development Department
Jose Mendez, (480)348-3519

AGENDA TITLE:
Concept Review for New Single Family Residence
Nick Raccosta, Drewett Works
5333 E Palo Verde Drive (APN 172-47-014) (HILL-23-15)

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-23-15, a request by Nick Raccosta, Drewett Works, at 5333 E Palo Verde Drive for a New Single Family Residence.

BACKGROUND/DISCUSSION/SUMMARY (PROVIDED BY APPLICANT)

There is an existing residence and pool that will be demolished and, in its place, will be built a 2-story single family residence of approximately 8,100 square feet (SF) with a negative edge pool and spa. This residence will be contemporary in style and the material palette will consist of flat roofs, large expanses of glass with concrete and stone veneer massing.

Lot Data	
1. Area of Lot	1.055 acres or 45,969 SF
2. Area Under Roof	11,405 SF
3. Floor Area Ratio	24.9%
4. Building Site Slope	10.91%
5. Allowable Disturbed Area	24,667 SF (53.66%)
6. Existing Gross Disturbed Area	45,969 SF (100%)
7. Proposed Net Disturbed Area	38,183 SF (83.06%)
8. Maximum Building Height	To Be Determined
9. Overall Height	To Be Determined
10. Volume of Cut/Fill	To Be Determined
11. Hillside Assurance	To Be Determined

Single Family Residence

The request is for a New Single Family Residence with an approximate total of 8,100 SF of livable area.

Variance

Not Applicable (N/A)

Guesthouse and/or Accessory Structures

N/A

Driveway

The existing asphalt horseshoe driveway will be replaced with one driveway located on the west property line along East Palo Verde Drive.

Pool

A pool with a negative edge and equipment room below is proposed north of the residence.

Solar

N/A.

Walls and Fences

The applicant has proposed adding retaining walls with a maximum height not to exceed 8 feet.

Building Materials

No building materials details have been provided for the Concept Review.

Hardscape Materials

No hardscape material details have been provided for the Concept Review.

Building Lighting

No building lighting details have been provided for the Concept Review.

Landscape & Driveway Lighting

No landscape or driveway lightings details have been provided for the Concept Review.

Landscaping

No landscaping details have been provided for the Concept Review.

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

100% (45,969 SF) of disturbance currently exists on the lot and the building pad slope of 10.91% allows a disturbance of 53.66% (24,667 SF) the lot. The applicant has proposed a net disturbed area of approximately 83.06% (38,183 SF), which is less than the existing

disturbance.

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. Above ground basins have been proposed to retain the required volumes. Storm water flows that currently cross the property will keep the same entry and exit points.

Sewer

Public sewer exists and will be connected to the home.

Fire Protection

Per the Fire Marshal, the site meets fire protection requirements.

Hillside Safety Improvement Plan

The Applicant submitted a Hillside Safety Improvement Plan in accordance with the Hillside Safety Improvement Measures and Process Manual per Section 5-10-9 of the Town Code. The plan completed the required 45day review process without any public comment.

ANALYSIS:

The applicant has proposed a New Single Family Residence that meets the minimum requirements for the Concept Review.

STIPULATIONS:

No stipulations are provided for the Concept Review.

REQUIRED ACTION:

The purpose of the Concept 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. Aerial
- D. Application
- E. Notification Materials
- F. Narrative
- G. Plans