

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: April 10th, 2024

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

AGENDA TITLE:
Combined Review
New Guest House
Edmir Dzudza E PROJECT,
5705 E Glen Drive (APN 169-55-037K)
HILL-24-15

RECOMMENDATION:
It is recommended that the Hillside Building Committee **approve** Case HILL-24-15, a request by Edmir Dzudza Architect (E PROJECT), at 5705 E Glen Drive for a new attached guest house and covered patio subject to the stipulations below.

BACKGROUND/DISCUSSION/SUMMARY (PROVIDED BY APPLICANT)

The proposal is for a new 1,300 SF (square foot) attached Casita Addition and covered patio.

Lot Data	
1. Area of Lot	3.079 ac or 134,139 SF
2. Footprint	7,198 SF
3. Floor Area Ratio	9,480 SF (7.1%)
4. Building Site Slope	30%
6. Existing Gross Disturbed Area	29,558 SF (22.04%)
7. Existing Net Disturbed Area	23,144 SF (17.25%)
8. Proposed Net Disturbed Area	22,360 SF (16.67%)
9. Maximum Building Height	Approximately 23' 10"
10. Overall Height	Approximately 40' 0"
11. Volume of Cut/Fill	Approximately 5 C.Y.

Single Family Residence

The project will add 1,300 SF of total livable area via an attached guest house wing to the existing approximate-5,822 SF home with 2 car garage. The added footprint is 784 SF livable with a 417 SF loft.

Variance

N/A

Guesthouse and/or Accessory Structures

The attached guest house wing is an extension of the home. A new 480 SF attached patio will be added to the house extension.

Driveway

N/A.

Pool

N/A.

Solar

N/A.

Walls and Fences

N/A

Building Materials

The applicant proposes to match the new addition to the existing home. The extension will be painted to match Dunn Edwards Wooded Acre (LRV 33). The roof material proposed is concrete roof tile Eagle roofing dark charcoal (LRV 38 or below).

Hardscape Materials

The applicant is proposing Travertine tile under the patio extension to match the existing per the materials board.

Building Lighting

The applicant is proposing seventeen (17) Testa integrated bulb wall sconces at 700 lumens.

Landscape & Driveway Lighting

N/A

Landscaping

N/A. The applicant is not proposing any new vegetation.

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. This property is **not** impacted by the Primary Ridge Line and no further restrictions shall apply.

Land Disturbance

There is an existing net disturbed area of 23,144 SF (17.25%) on the lot and the building pad slope of 30% allows a disturbance of 14,245.56 SF (10.62%) the lot. The applicant has proposed a net disturbance of approximately 22,360 SF (16.67%), which reduces the net 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. Storm water flows that currently cross the property will keep the same entry and exit points. Applicant proposes new on-site retention with a new basin and rip-rap swale for conveyance.

Sewer

Public sewer is not available within the vicinity of the lot and the property will remain on a septic system.

Fire Protection

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

Hillside Safety Improvement Plan

The applicant was not required to submit a full safety improvement plan.

ANALYSIS:

The applicant has proposed a major remodel and new guesthouse 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 is to provide an updated Grading and Drainage plan for the entire site, per engineering requirements, prior to permit issuance.

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. Deny the application request if not compliant with Article XXII or if further information is needed.
2. Approve the application requests, subject to the stipulations noted by Staff and/or Hillside Building Committee.
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. Notification Materials
- F. Standard Approval Information