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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
Jose Mendez, (480)348-3519

AGENDA TITLE:
Combined Review
Pool remodel and detached patio/deck addition
Creative Environments
6043 N 42ND Street (APN 169-22-018)
HILL-26-18

RECOMMENDATION:
Staff recommend the Hillside Building Committee **approve** Case HILL-26-18, a request by the applicant, Creative Environments, for a pool remodel and detached patio with upper view deck to the existing single-family residence.

BACKGROUND/DISCUSSION/SUMMARY (PROVIDED BY APPLICANT)

The proposal is for a pool remodel with a swim-up bar and barbeque area. A detached patio/view deck is proposed adjacent to the pool along with some new retaining walls and planters.

| Lot Data* | |
|-------------------------------|----------------------------|
| 1. Area of Lot | 1.13 ac or 49,245 S.F. |
| 2. Existing Footprint | Approximately 3,790.6 S.F. |
| 3. Proposed Footprint | No change |
| 4. Existing Floor Area Ratio | 11.2 % (5,535.6 S.F.) |
| 5. Proposed Floor Area Ratio | 12.54% (6,175.6 S.F.) |
| 6. Disturbed Area | No Changes are proposed |
| 7. Accessory Structure Height | 13' 0" |
| 9. Maximum Building Height | Approximately 15' 0" |
| 10. Overall Height | Approximately 27' 0" |

| | |
|------------------------|-----|
| 11. Volume of Cut/Fill | N/A |
| 12. Hillside Assurance | N/A |

Single Family Residence

No changes are proposed for the home.

Variance

N/A.

Guesthouse and/or Accessory Structures

A new covered patio with deck is proposed adjacent to the home and pool area. The area under the covered patio/ deck serves as an outdoor living area with swim up bar. The deck has a small fireplace and safety railing totaling a height of 13' 0" to the top of the railing.

Driveway

N/A.

Pool

The pool will be reconfigured within the existing pool deck area.

Solar

N/A

Walls and Fences

The applicant has proposed five new planters within the pool deck area and reconfigured the walls adjacent to the lower garage to surround the new patio deck. The proposed walls vary in heights with a maximum 7' 6" tall wall proposed adjacent to the garage and the pool deck.

Building Materials

The applicant proposes to stucco the walls and paint them in tan (LRV 37). Split face travertine "Philadelphia" stone veneer as an accent around the pool and planters. The patio cover/ deck and railing are black metal (LRV 16). All materials shall have a Light Reflective Value (LRV) of 38 or less, per Hillside Development Regulations.

Hardscape Materials

The applicant is proposing limestone in a tan hue Monterrey tile "Sabbia" (LRV 36), Granite in Madison Gold (LRV 38) in landscaped areas and black Mexican pebbles within planters. All materials shall have an LRV of 38 or less, per Hillside Development Regulations.

Building Lighting








There are no changes to the home lighting. The patio/deck has 10 recessed can lights with 750 Lumens.

Landscape & Driveway Lighting

The applicant is proposing 21 step lights with 95 lumens and 10 path lights with 43 lumens.

Landscaping

The applicant is proposing the following plants:

| <u>SYMBOL</u> | <u>COMMON / BOTANICAL NAME</u> | <u>SIZE</u> | <u>QTY</u> |
|---|--|-------------|------------|
| <u>SHRUBS</u> | | | |
|  | BAJA RUELLIA RUELLIA PENINSULARIS | 5 GAL | 2 |
|  | CORAL FOUNTAIN GRASS RUSSELLIA EQUISETIFORMIS | 5 GAL | 27 |
| <u>CACTI</u> | | | |
|  | GOLDEN BARREL CACTUS ECHINOCACTUS GRUSONII | 10"-12" | 5 |
| <u>GROUNDCOVERS</u> | | | |
|  | PURPLE LANTANA LANTANA MONTEVIDENSIS 'PURPLE' | 5 GAL | 19 |
| <u>SUCCULENTS</u> | | | |
|  | BLUE AGAVE AGAVE TEQUILIANA | 5 GAL | 4 |
|  | BLUE ELF ALOE ALOE X 'BLUE ELF' | 5 GAL | 22 |
|  | ELEPHANT FOOD PORTULACARIA AFRA | 5 GAL | 13 |

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 provision is not applicable to this lot.

Land Disturbance

All proposed work is within the existing disturbance boundaries, hence the disturbance on the site does not change.

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 a patio/deck in an area with existing impervious materials. The proposed work does not affect existing drainage patterns or flows.

Sewer

The applicant is connected to Town of Paradise Valley sewer.

Fire Protection

Applicant has received Fire Marshal approval.

Hillside Safety Improvement Plan

No safety improvement plan was required.

ANALYSIS:

The applicant has proposed a pool remodel, new walls & planters, and detached patio with upper view deck 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 paint and material samples to ensure compliance with Hillside Regulations (maximum LRV 38%).

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 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 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