

TOWN *of* PARADISE VALLEY



STAFF REPORT

TO: Hillside Building Committee

FROM: Chad Weaver, Community Development Director
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DATE: September 17, 2025

DEPARTMENT: Community Development Department

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AGENDA TITLE:

Concept Review

New Single-Family Residence

Kendle Design Collaborative

5712 E Glenn Drive (APN 169-55-026A)

HILL-25-12

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-25-12, a request by Kendle Design Collaborative, at 5712 E Glenn Drive, for a new 6,101 SF Single-Family Residence with an attached 941 square foot garage.

BACKGROUND/DISCUSSION/SUMMARY (PROVIDED BY APPLICANT)

The request is to construct a new 6,101 square-foot Single-Family Residence.

Lot Data		
1.	Area of Lot	1.028 ac or 44,786 SF
2.	Area Under Roof	7,042 SF
3.	Floor Area Ratio	15.72% (25.0 Max Allowed)
4.	Building Site Slope	36.11%
5.	Allowable Disturbed Area	4,523.4 SF (10.1%)
6.	Existing Gross Disturbed Area	26,414 SF (58.98%)
7.	Proposed Disturbed Area	8,762 SF (19.56%)
8.	Maximum Building Height	40 ft - 0 in
9.	Overall Height	To Be Determined

10. Volume of Cut/Fill	3,663 C.Y.
11. Hillside Assurance	\$125,790

Variances

The property previously received two variances to allow for house, retaining wall, and spill slope encroachments and deviations. Below is a summary of the approved variances:

- *Variance Case BA-16-6.* This variance allowed for one portion of the main level and two portions of the upper level of the house to encroach into the rear yard setback. 410 square feet of the main level of the house will encroach at a setback of 20 feet from the rear property line. 245 square feet of the upper level of house will encroach at a setback of 27 feet and 35 feet from the rear property line. This results in a total encroachment of 655 square feet into the rear setback.

- *Variance Case BA-21-11.* This variance utilized the 2016 setback encroachments and allowed four additional encroachments/deviations:
 1. Allow four portions of the house to encroach beyond the 24-foot height limit (measured above natural grade). These portions of the house were approved at varying heights from 24 foot 6 inches tall to 28 foot 8 inches tall. The proposed plan has one encroachment (but in a different location).
 2. Allow a portion of the house to encroach into the side yard setback and be setback at 18 feet from the east side property line. The proposed area of encroachment is greater than the approved variance.
 3. Allow a raised patio deck/raised outdoor living area to encroach into the 40-foot front yard setback and allow the patio retaining walls to exceed the 8-foot height limit (measured from natural grade). The raised patio deck varies in height from 10 feet 6 inches tall to 13 feet 6 inches tall and varies in setback from 15 feet 9 inches to 29 feet 7 inches from the front/south property line. Additional information is needed to verify compliance.
 4. Allow the property to maintain an existing nonconforming spill and modify/reduce it by 20%. Nine areas of the existing spill slope exceed the 45-degree limit. The existing spill slope is unvegetated and is 10,600 square feet in area. The variance allows the property owner to remove 2,200 square feet of the existing spill in order to lower the existing building pad an additional 9 feet. The remaining spill slope is approved to be enhanced with native vegetation. Although seven areas of the remaining spill slope will still exceed 45 degrees, it will have an average slope of 34 degrees. Additional information is needed to verify compliance.

The applicant is in the process of providing staff with the encroachment square footage to demonstrate variance compliance. The areas of encroachment must be equal to or less than the amounts in the approved variances. As a result, variance compliance will

be identified prior to Formal Review and may require another variance from the Board of Adjustment.

Guesthouse and/or Accessory Structures

N/A. There are no detached accessory structures associated with this application.

Driveway

The applicant will be utilizing the existing pad and cut on the property. It appears that this pad was created in the 1980s via review of the Maricopa County ariel photos.

The driveway is compliant with code and will be placed in the same area as the existing cut. The grades will be lowered, and the new driveway will be 14 feet wide (with a 12-foot minimum width required per the Hillside Building Regulations) and will have a slope of approximately 6% (with a maximum allowed slope of 30% per the Hillside Code). A decorative surface is required and will be presented at formal Hillside Committee review.

Pool

A pool is proposed on the second story of the home. Since it is located on the second level, it is treated as part of the house and will meet the house requirements of a 40-foot setback from the front property line.

Solar

No solar arrays are proposed at this time.

Walls and Fences

The applicant is proposing retaining walls varying in height from 4 feet to 8 feet in height. Most of the retaining walls meet setback and height requirements. BA-21-11 included retaining walls within the front yard setback that varied in height from 3 foot 2 inches tall to 6 foot 8 inches tall from west to east with a varying setback of 5 feet 9 inches to 29 feet 7 inches from the front property line. This plan is opposite with the height decreasing from 6 foot 6 inches tall to 3 foot 6 inches tall from west to east with a varying setback of approximately 10 feet to 30 feet from the front property line.

Building Materials

The applicant provided a list of the following exterior building materials (noted on the exterior building elevations and cross sections): Break Metal wall finish Vulcan Steel (LRV 7.89), Wood ceiling T&G clear vertical grain Douglass Fir (LRV 32.4), Masonry Malibu Sand (LRV 37), black metal for the glazing system (LRV 2.5) and cast in place concrete walls in Sandstone finish (LRV 34.81).

The applicant will provide a material sample board, which is subject to Hillside Building Committee approval during Formal Review. All materials shall have a Light Reflective Value (LRV) of 38 or less and should blend in with the surrounding natural setting and avoid high contrasts, in accordance with the Hillside Building Regulations.

Hardscape Materials

The applicant did not provide Hardscape Materials. Materials subject to approval prior to Formal Review. The applicant will provide a material sample board, which is subject to

Hillside Building Committee approval during Formal Review. All materials shall have a Light Reflective Value (LRV) of 38 or less and should blend in with the surrounding natural setting and avoid high contrasts, in accordance with the Hillside Building Regulations.

Building Lighting

The applicant has not provided a building lighting plan. Building lighting plan must comply with Section 2208 of the Hillside Building Regulations and is subject to approval prior to Formal Review.

Landscape & Driveway Lighting

The applicant has not provided a landscape or driveway lighting plan. The landscape and driveway lighting plan is subject to approval during Formal Review.

Landscaping

N/A. A landscape plan is not required for Conceptual Review and was not provided. The landscape plan is subject to approval during 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 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

The property has a building pad slope of 36.11%, which provides an allowable disturbance of 4,523 square feet. However, the lot has an existing nonconforming amount of disturbance at 58.98% or 26,414 square feet. This amount of nonconforming disturbance can be maintained but it is encouraged to be reduced.

With the proposed improvements, the applicant will reduce the amount of land disturbance and bring it closer to compliance at 19.56% or 8,762 square feet.

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. This will be verified prior to Formal Review.

Sewer

Public sewer exists to the east along E Glen Drive. The applicant will need to extend sewer if the cost to extend the sewer is within 10% of the cost of the building permit valuation.

Fire Protection

The applicant must meet with Fire Marshal prior to Formal Review for Fire Safety measures (which include but not limited to a fire hydrant located within 400 lineal feet of

the property, a minimum driveway width of 12 feet and a maximum driveway slope of 30%, and fire sprinklers for the new house).

Hillside Safety Improvement Plan

The Applicant was not required to submit a Hillside Safety Improvement Plan prior to Concept Review. This will be provided and reviewed in accordance with Section 2205 of the Hillside Building Regulations prior to Formal Review.

ANALYSIS:

The new Single-Family Residence 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:

The applicant will modify the plans to be in compliance with the approved variances or submit for an additional variance prior to the Formal Review in accordance with Article XXII, Section 2206.I.

ATTACHMENTS:

- A. Staff Report
- B. Hillside & Vicinity Maps
- C. Application
- D. Plans
- E. Minutes BA-16-6
- F. Minutes BA-21-11
- G. Notification Materials