

# TOWN *Of* PARADISE VALLEY



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## STAFF REPORT

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**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:** March 11, 2026

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

**AGENDA TITLE:**  
**Formal Review**  
**New Single-Family Residence**  
Bedrock Architecture  
5212 E Arroyo Road (APN 169-29-037A)  
HILL-26-03

**RECOMMENDATION:**  
Staff recommends the Hillside Building Committee **approve** Case HILL-26-03, a request by Bedrock Architecture, at 5212 E Arroyo Road, for a new 12,019 SF Single-Family Residence.

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### BACKGROUND/DISCUSSION/SUMMARY (PROVIDED BY APPLICANT)

The request is to construct a new 12,019 square-foot Single-Family Residence.

Lot Data	
1. Area of Lot	1.106 ac or 48,173 SF
2. Area Under Roof	12,019 SF
3. Floor Area Ratio	24.95%
4. Building Site Slope	9.80%
5. Allowable Disturbed Area	28,904 SF (60.00%)
6. Existing Gross Disturbed Area	35,572 SF (73.80%)
7. Proposed Disturbed Area	22,884 SF (47.50%)
8. Maximum Building Height	Approximately 26 ft - 8 in
9. Overall Height	Approximately 38 ft - 7 in

10. Volume of Cut/Fill	5,602 C.Y.
11. Hillside Assurance	\$194,040

Single Family Residence

The request is to construct a new 12,019 SF Single-Family Residence with 9,567 SF livable area, an upper-level garage and a basement garage which meets all height and setback requirements.

Variance

N/A

Guesthouse and/or Accessory Structures

N/A

Driveway

The property has direct access from E Arroyo Road.

Pool

There are two pools proposed. The first pool is on the ground adjacent to the low level of the home facing the front towards the south. The second pool is on the main level spanning over the entrance to the underground garage facing south. Both pools meet setback requirements.

Solar

There is no proposed solar.

Walls and Fences

The applicant is proposing retaining walls varying in height from 1' 6" to 8' 0" in height. There are no continuous walls longer than 100' 0". All walls to meet setback and height requirements. The maximum length of walls visible from off site is approximately 270' 0". Per code *no more than 300 total linear feet of wall shall be visible from any point on the property line.* See the following table:

**RETAINING WALL TABLE**

ID NUMBER ⊕	MAX. HEIGHT	LENGTH	VISIBLE WALL LENGTH			
	FT	FT	A	B	C	D
1	1.5	9.33	9.33	9.33		
2	2	10.00	10.00	10.00		
3	6	35.00	35.00	35.00		
4	6	20.00	20.00	20.00		
5	6	33.25	33.25			
6	4	51.33	51.33			
7	8	27.25			27.25	
8	7	87.25				87.25
9	8	83.25		83.25		83.25
10	8	83.00	83.00	83.00		
11	3	16.50	16.50	16.50		
12	3	12.33	12.33	12.33		
TOTAL		468.49	270.74	269.41	27.25	170.50

Building Materials

The applicant is proposing three stone veneers: A. Panoramic Porcelain – Opal Travertine (LRV 37%), B. Solstice Stone limestone Irish bluestone (LRV 7%) and C. Solstice Stone Kansas Rubble (LRV 38%). The stucco color proposed is Sherwin Williams SW-7640 Fawn Brindle (LRV 36%), Ceiling in Accoya Barnwood Comanche (LRV 36%), Fascia in metal dark bronze (LRV 18%). There is a proposed wood accent material Delta Millworks Accoya Barnwood Ivory (LRV 45%), per Hillside Development Regulations *Limited use of contrasting accent colors (in excess of 38% LRV) for small elements, including, but not limited to items such as doors and window mullions, may be allowed upon explicit approval of the Hillside Building Committee.* All materials shall have a Light Reflective Value (LRV) of 38 or less, per Hillside Development Regulations.

Hardscape Materials

The applicant proposed a driveway paved with mostly Belgard Concrete Paver 'Foundry' 3" x 12" and small accent sections with Natural Stone Veneer 'Arbutus Field'. 'Desert Cobble' in landscaped areas (Sheet **L1**). Per the material board Belgard Brooklyn paver (LRV 10%) and Pavestone Sierra Blend pavers (LRV 25%) and pool tile DAL Tile city lights – mud natural (LRV 18%). All materials shall have a Light Reflective Value (LRV) of 38 or less, per Hillside Development Regulations.

Building Lighting

The applicant is proposing 51 recessed lights at 750 Lumens.  
T2(DMF M4NCSF (housing)/ ART4A-07T27FHT (Module)/ M4TSPWH (Trim)

Landscape & Driveway Lighting

The applicant has provided the following landscape and driveway lighting:

TYPE	SYMBOL	QTY.	FINISH	LUMENS	TEMP.	LUMENS
Driveway Marker	●	10	Black	180	2700k	180
Area Up Light	■	18	Black	120	2200k	240
Path Down Light	■	9	Black	120	2200k	170
Step Light Louver	—	9	Black	120	2200k	170

There are two lumen columns in the table as one is the effective or true measured lumens and the higher lumen count is the “raw” lumen calculated based on the maximum output of the LED emitter itself. For landscape up-lighting the maximum is 150 lumens. The applicant will provide a spec sheet showing the light bulb to verify the up-light fixture meets the code. Article XXII - Hillside Development Regulations limit all other landscape lighting to a maximum 250 lumens. All landscape lighting shall meet Hillside Development Regulations.

Landscaping

The applicant has provided the following proposed Plant List:

# PLANT PALETTE

TYPE	NAME	SIZE	QTY.
	<i>Acacia willardiana</i> Palo Blanco	36" Box	3
	<i>Chilopsis linearis</i> Desert Willow	36" Box	3
	<i>Prosopis velutina</i> Native Mesquite	See Plan	6
	<i>Sophora secundiflora</i> Texas Mountain Laurel	24" Box	7
	<i>Ambrosia deltoidea</i> Triangle Leaf Bursage	5 gal.	45
	<i>Asclepias subulata</i> Desert Milkweed	5 gal.	33
	<i>Berberis haematocarpa</i> Red Barberry	5 gal.	20
	<i>Caesalpinia gilliesii</i> Desert Bird of Paradise	24" Box	9
	<i>Calliandra californica</i> Baja Red Fairy Duster	5 gal.	19
	<i>Carnegiea gigantea</i> Saguaro	See Plan	15
	<i>Dasyliirion acrotrichum</i> Green Desert Spoon	5 gal.	18
	<i>Dasyliirion wheeleri</i> Grey Desert Spoon	15 gal.	20
	<i>Dichelostemma capitatum</i> Desert Hyacinth	1 gal.	18
	<i>Echinocereus engelmannii</i> Hedgehog Cactus	5 gal.	18
	<i>Encelia farinosa</i> Brittlebush	5 gal.	25

	<i>Erigonum fasciculatum</i> Flat Top Buckwheat	5 gal.	8
	<i>Ferocactus species</i> Barrel Cactus	bare root	29
	<i>Fouquieria splendens</i> Ocotillo	bare root 10'	14
	<i>Gelsemium sempervirens</i> Carolina Jasmine	5 gal.	6
	<i>Larrea tridentata</i> Creosote	5 gal.	35
	<i>Opuntia engelmannii</i> Engelmann's Prickley Pear	5 gal.	12
	<i>Penstemon parryi</i> Perry's Penstemon	1 gal.	23
	<i>Salvia clevelandii</i> Chaparral Sage	5 gal.	6
	<i>Salvia columbariae</i> Chia	1 gal.	26
	<i>Salvia greggii</i> Autumn Sage	5 gal.	8
	<i>Senna covesii</i> Desert Senna	5 gal.	17
	<i>Simmondsia chinensis</i> Jojoba	15 gal.	6
	<i>Sphaeralcea ambigua</i> Globe Mallow	5 gal.	23
	<i>Viguiera deltoidea</i> Goldeneye	5 gal.	21

### 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

Approximately 35,572 SF (73.80%) of disturbance currently exists on the lot and the building pad slope of 9.80% allows a disturbance of 28,904 SF (60.00%) on the lot. The applicant is proposing 22,884 SF (47.50%) which is less than the existing disturbance on site 35,572 SF.

### 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 to mitigate on-site retention with surface basins, 12"x12" catch basins in connection with 4", 6", and 12" pipes for conveyance, as well as check dams for water dissipation. The applicant will provide an updated grading and drainage plan per Safety Improvement Plan comments provided by Engineering Staff, prior to permit approval.

#### Sewer

The property will be required to connect to the City of Phoenix sewer.

#### Fire Protection

Project reviewed by Fire Marshal.

#### Hillside Safety Improvement Plan

The Applicant submitted a Safety Improvement Plan. During the 45-Day open comment period, no comments from a registered engineer were brought forward to the Town.

#### **ANALYSIS:**

The applicant has proposed a New Single-Family Residence that meets the minimum requirements of the Formal Review.

#### **STIPULATIONS:**

- 1.) All improvements shall be in compliance with the enclosed Standard Approval Information.
- 2.) Applicant to provide specification sheet with lamp/bulb details for each landscape fixture.
- 3.) Provide physical material samples to be tested for light reflection value compliance (Max LRV 38% per code).

#### **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. 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 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