

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: October 15, 2025

DEPARTMENT: Community Development Department

Jose Mendez, (480)348-3519

Juan Gonzalez Jr., (480)348-3528

AGENDA TITLE:

Concept Review

New Single-Family Residence

Meredith Thomson, Thomson Architecture, LLC

6519 E Hummingbird Lane (APN 174-52-002G & 174-52-002H)

HILL-25-22

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-25-22, a request by Meredith Thomson, Thomson Architecture, LLC, at 6519 E Hummingbird Lane, for a new Single-Family Residence with attached garages and detached Casita.

BACKGROUND/DISCUSSION/SUMMARY (PROVIDED BY APPLICANT)

The request is to construct a new 16,474 square-foot Single-Family Residence with attached garages and a detached 2,633 square-foot (SF) Casita with garage.

Lot Data	
1. Area of Lot	3.837 ac or 167,149 SF
2. Area Under Roof	19,298 SF
3. Floor Area Ratio	11.54%
4. Building Site Slope	8.84%
5. Allowable Disturbed Area	100,289.4 SF (60.00%)
6. Existing Gross Disturbed Area	88,563 SF (52.98%)
7. Proposed Disturbed Area	89,069 SF (53.3%)
8. Maximum Building Height	Approximately 26 ft - 5 in

9. Overall Height	Approximately 36 ft - 5 in
10. Volume of Cut/Fill	5,487 C.Y.
11. Hillside Assurance	\$187,320.00

Single Family Residence

The request is to construct a new 16,474 SF Single-Family Residence with 11,383 SF livable area, an attached 2,531 SF garage and 64 SF mechanical, an attached covered patio approximately 2,139 SF, and a second story covered patio 357 SF which meets all height and setback requirements.

Variance

N/A.

Guesthouse and/or Accessory Structures

A detached 2,633 SF Casita with 1,402 SF livable area with attached garage & mechanical 538 SF, and 693 SF covered patio which meets all height and setback requirements.

Driveway

The property has two access driveways, one on Hummingbird Lane to the north and Meadowlark Lane to the south.

Pool

A pool is proposed adjacent to the main house on the west side of the property facing north that meets setback requirements.

Solar

There is no proposed solar.

Walls and Fences

The applicant is proposing retaining walls varying in height from 1 foot to 8 feet in height. All walls to meet setback and height requirements.

Building Materials

The applicant provided a conceptual building materials palette, but no specifications on the Light Reflection Values. Materials subject to approval prior to Formal Review. All materials shall have a Light Reflective Value (LRV) of 38 or less, per Hillside Development Regulations.

Hardscape Materials

The applicant did not provide Hardscape Materials. Materials subject to approval prior to Formal Review. All materials shall have a Light Reflective Value (LRV) of 38 or less, per Hillside Development Regulations.

Building Lighting

The applicant has not provided a building lighting plan. Building lighting plan is subject to approval prior to formal review.

Landscape & Driveway Lighting

The applicant has not provided a landscape or driveway lighting plan. Landscape and driveway lighting plan is subject to approval prior to formal review.

Landscaping

No landscape plan has been provided. Landscape plan subject to approval prior to 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

88,563 SF (52.98%) of disturbance currently exists on the lot and the building pad slope of 8.84% allows a disturbance of 100,289.4 SF (60.00%) on the lot. The applicant is proposing a net disturbance of 89,069 SF (53.3%).

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 8" pipes for conveyance, as well as check dams for water dissipation. Drainage facilities may be subject to change during the Safety Improvement Plan review.

Sewer

The home will be required to connect to Town of Paradise Valley Sewer.

Fire Protection

Applicant to meet with Fire Marshal prior to formal review for Fire Safety measures.

Hillside Safety Improvement Plan

The Applicant was not required to submit a Hillside Safety Improvement Plan prior to concept review.

ANALYSIS:

The applicant has proposed a new Single-Family Residence that 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:

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. Application
- D. Plans
- E. Notification Materials