



PARADISE VALLEY

STAFF REPORT

TO: Hillside Building Committee

FROM: Chad Weaver, Community Development Director
Shar Johnson, Town Engineer
Jose Mendez, Hillside Development Planner
Juan Gonzalez Jr., Hillside Associate Engineer

DATE: October 15, 2025

DEPARTMENT: Community Development Department
Juan Gonzalez Jr., (480)348-3528

AGENDA TITLE:
Combined Review
Remodel/Livable Expansion
Brian Fracasse – Taylor:Fracasse Architecture
5913 N La Colina Drive (APN 169-05-067)
HILL-25-21

RECOMMENDATION:
Staff recommend the Hillside Building Committee **approve** Case HILL-25-21, a request by the applicant, Brian Fracasse – Taylor:Fracasse Architecture, for a patio enclosure to add square footage under the roof.

BACKGROUND/DISCUSSION/SUMMARY (PROVIDED BY APPLICANT)

The proposal is to modify 378 square feet (SF) of existing rear covered patio into livable space to expand into the existing kitchen underneath the existing roof. The proposed remodel will increase the total square footage of the home from 5,377 square feet to a 5,755 square foot home.

Lot Data*	
1. Area of Lot	1.24 ac or 54,016 S.F.
2. Existing Footprint	Approximately 5,377 S.F.
3. Proposed Footprint	Approximately 5,755 S.F.
3. Existing Floor Area Ratio	9.95 % (5,377 S.F.)
4. Proposed Floor Area Ratio	10.65 % (5,755 S.F.)
5. Site Slope	29.7%
6. Existing Disturbed Area	54,016 S.F. (100.00%)
8. Proposed Disturbed Area	54,016 S.F. (100.00%)

9. Maximum Building Height	N/A
10. Overall Height	N/A
11. Volume of Cut/Fill	N/A
12. Hillside Assurance	N/A

Single Family Residence

The request is to remodel an existing 5,377 square foot single-story, Single-Family Residence, to add 378 square feet, bringing the total to 5,755 square feet. Staff request the applicant to provide elevation of the addition with heights to ensure the existing roof line is not being changed.

Variance

N/A.

Guesthouse and/or Accessory Structures

N/A

Driveway

An existing driveway connects the property to N La Colina Drive.

Pool

N/A.

Solar

N/A

Walls and Fences

N/A

Building Materials

The applicant proposes re-stucco the home matching to existing. Staff is requesting the applicant to provide a sample of the existing paint color to ensure compliance. All materials shall have a Light Reflective Value (LRV) of 38 or less, per Hillside Development Regulations.

Hardscape Materials

The applicant has not provided materials. No changes are to be made to the existing hardscape. All materials shall have an LRV of 38 or less, per Hillside Development Regulations.

Building Lighting

There are no changes to building lighting proposed with this application.

Landscape & Driveway Lighting

The applicant is not proposing any new driveway or landscape lighting.

Landscaping

The existing landscaping will remain as the proposed improvements are interior to the home or under the existing roof of the existing home.

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 above 1,500 feet in elevation and has shown compliance with Primary Ridge Line requirements.

Land Disturbance

The lot has existing disturbance 100.00% (54,016 S.F.). With all work being done in the interior of the home and under the same roof, 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 all interior work which does not change 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 due to all work being interior.

ANALYSIS:

The applicant has proposed a remodel to the existing home 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 sample and specifications to ensure compliance, subject to approval by staff and chair.
- 3.) Applicant to provide elevations with heights, to ensure compliance, subject to approval by staff and chair.

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