

TOWN

Welcome *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: November 13, 2024

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

AGENDA TITLE:
Formal Review
New Single-Family Residence
Rob Banach – Drewett Works
7404 N Las Brisas Lane (APN 169-06-090)
HILL-24-10

RECOMMENDATION:
Staff recommends the Hillside Building Committee **approve** Case HILL-24-10, a request by the applicant, Rob Banach – Drewett Works, for 7404 N Las Brisas Lane, for a New Single-Family Residence.

BACKGROUND/DISCUSSION/SUMMARY (PROVIDED BY APPLICANT)

The proposal is for a new 16,382 SF, Multi-level Single-Family residence with 8-car garage.

Lot Data*	
1. Area of Lot	1.27 ac or 55,539 S.F.
2. Footprint	19,501 S.F.
3. Floor Area Ratio	25 % (13,916 S.F.)
4. Building Site Slope	22.00 %
5. Allowable Disturbed Area	9,153 S.F. (16.48%)
6. Existing Gross Disturbed Area	38,688 S.F. (69.00%)
7. Existing Net Disturbed Area	38,688 S.F. (69.00%)
8. Proposed Net Disturbed Area	30,235 S.F. (54.40%)
9. Maximum Building Height	39'-02"

10. Overall Height	40'-0"
11. Volume of Cut/Fill	7,767 yd ³
12. Hillside Assurance	\$475,500

Single Family Residence

The request is for a new Single-Family Residence with an approximate total of 16,382 square feet (ft²) of livable area and a new 8 car garage.

Variance

N/A.

Guesthouse and/or Accessory Structures

N/A

Driveway

A new driveway is proposed entering N Las Brisas Lane.

Pool

The applicant proposes 1 new pool and spa.

Solar

N/A

Walls and Fences

Pool barrier fencing proposed with 80% view screening.

Building Materials

The applicant proposes the following Building Materials: Stucco in a “Mega Greige” color (LRV 37), 2 Stone veneers “Solstice Stone” (LRV 35), “Buechel Stone” (LRV 16), Metal Fascia “Charcoal Gray” (LRV 15), “Black Flat” (LRV 7) door and window frames, spray foam roof to match the “Mega Greige”(LRV 37) stucco, wood soffit “Alder Wood” (LRV 28) and wood finish “Walnut Veneer” (LRV 15). All materials shall have a Light Reflective Value (LRV) of 38 or less, per Hillside Development Regulations.

Hardscape Materials

The applicant proposes colored concrete “Davis Adobe” (LRV 24) and “Mt. Sinai Mequim” (LRV 37) pavers for hardscape materials. All materials shall have an LRV of 38 or less, per Hillside Development Regulations.

Building Lighting

The applicant is proposing the following Building Outdoor Lighting:

Light Type	Quantity	Lumens	Lumens Allowed
E3SFB-OB – 3” Recessed outdoor lights (AX)	45	750	750
BT2230NE – CEILING RECESSED (PX)	9	446	750
FIRELANTERNS (ZG)	2	750	750
WL-LED100-C-BK – Step Light (JW)	7	68	150

LINEAR LED LIGHTING (FDX)	1	6 W/LF	3.6W/LF
HANDRAILING LIGHTING (HR)	16	175	250

Landscape & Driveway Lighting

The applicant is proposing the following Landscape and Driveway lighting:

Light Type	Quantity	Lumens	Lumens Allowed
WAC Low Voltage Up light	9	150	150
WAC Low Voltage Pathlight	12	100	250
WAC Low Voltage Wall Light	5	38	150

Note: Maximum color temperature specified is 2700 Kelvin (K). No lighting in undisturbed areas is allowed, see Stipulation #1.

Landscaping

No landscaping details have been provided for the Concept Review.

Cacti / Accents / Shrubs	Cacti / Accents / Shrubs	Cacti / Accents / Shrubs
Arizona Sycamore	Perry Penstemon	Desert Milkweed
Fremont Cottonwood	Sugarbush	Saguaro
Chilean Mesquite	Floribunda Rose	Chain Fruit Cholla
Southern Live Oak	Upright Rosemary	Staghorn Cholla
Triangle Leaf Bursage	Jojoba	Hedgehog Cactus
Pink Fairy Duster	Globe Mallow	Chocolate Drop Cactus
Mormon Tea	Desert Marigold	Fishhook Barrel Cactus
Flat Top Buckwheat	Damianita	Ocotillo
Chuparosa	Goodding Verbena	Beavertail Prickly Pear
Yellow Chuparosa	Angelita Daisy	Engleman's Prickly Pear
Creosote	Blackfoot Daisy	Indian Fig
Little Ollie Dwarf Ollie	Desert Agave	Mexican Fence Post
Banana Yucca	Soaptree Yucca	Beaked Yucca

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 69.00% (38,688 S.F.). The submitted plans show a new gross disturbed area of 78.67% (43,695 S.F.) of the lot. The applicant has proposed a net disturbance of approximately 54.40% (30,235 SF), which is less than the allowable.

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 plans to mitigate on-site retention by installing both surface basins and an underground storm retention tank, channeling flows through a series of swales, 12” and 24” catch basins and 6”, and 24” drain pipes. The applicant proposes the installation of check dams and riprap for erosion and sediment control.

Sewer

Applicant to connect to Town of Paradise Valley sewer.

Fire Protection

Per Fire Marshal review, the site meets fire protection requirements.

Hillside Safety Improvement Plan

A safety improvement plan was completed and reviewed. A 45-Day open comment period from a professional engineer was completed prior to formal submittal. During this 45-day period, no comments were brought to the Town.

ANALYSIS:

The applicant has proposed a new Single-Family Residence that meets the requirements of the Town Code and the adopted Zoning Ordinance.

STIPULATIONS:

- 1.) All improvements shall comply with the enclosed Standard Approval Information.
- 2.) Provide strip lights to meet the allowable 3.6 watts per lineal foot (FDX). Fixture subject to approval by staff and chair.
- 3.) Provide spec sheet for gas lanterns to be installed at the entrance of the home (ZG). Fixture subject approval by staff and chair. Fixture to meet the maximum allowable lumen count of 750.

REQUIRED ACTION:

The Hillside Building Committee must consider the facts and determine if the application complies 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 and stipulations 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