

TOWN *Of* PARADISE VALLEY



STAFF REPORT

TO: Hillside Building Committee

FROM: Lisa Collins, Community Development Director
Shar Johnson, Town Engineer
Jose Mendez, Hillside Development Planner

DATE: May 17th, 2023

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

AGENDA TITLE:
Solar Combined Review
New Solar
Allison Tibbetts/Mr Sunshine Solar LLC
5936 E Quartz Mountain Road (APN 169-48-008).
HILL-23-13

RECOMMENDATION:

It is recommended that the Hillside Building Committee **approve** Case HILL-23-13, a request by Mr. Sunshine Solar LLC, at 5936 E Quartz Mountain Road, for new Solar panels on a flat roof screened by parapet walls.

BACKGROUND/DISCUSSION/SUMMARY (PROVIDED BY APPLICANT)

The proposed project will add new solar panels to the existing single-family residence constructed in 1985. 56 solar panels will be mounted on the flat roof.

Lot Data	
1. Area of Lot	1.12 acres and 48,989 square feet
2. Area Under Roof	3,273 square feet

Single Family Residence

The lot contains a pueblo-style single-family residence with a flat roof and an approximate total of 3,273 square feet of livable area. No modifications to the existing residence are proposed.

Solar

The new solar installation proposes 56 panels divided into three sections of the roof and will cover most of the roof. The western flat roof will have 16 solar panels, the middle section of the roof will have 16 solar panels, and the eastern flat roof will receive 24 solar panels. The solar panels will be mounted at an approximate 10 degree pitch and will be

screened from the same elevation and below by the existing parapet walls. All site disturbances will remain the same.

The solar panels will have black frames and the racking system will be black or painted similar color to the house (Light Reflective Value (LRV) <38%). The solar system inverters and electrical disconnects will be located toward the east side of the house and painted to match the home (LRV <38%).

ANALYSIS:

The applicant has proposed new roof mounted solar panel arrays on the existing single-family residence that meet the requirements of the Town Code and the adopted Zoning Ordinance.

STIPULATIONS:

1. The solar panels shall be mounted flush at an approximate 10 degree pitch per plans hidden below the building's parapets. All site disturbances shall remain the same as before.
2. Future coating of the flat roofs shall be in compliance with Article XXII, Hillside Development Regulations, requirements for exterior building materials.

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. Deny the application request if not compliant with Article XXII or if further information is needed.
2. Approve the application requests, subject to the stipulations noted by staff and/or Hillside Building Committee.
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. Aerial
- D. Application
- E. Notification Materials
- F. Plans
- G. Site and Roof Photos
- H. Standard Approval Information