

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: May 13, 2026

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

AGENDA TITLE:
Concept Review
New Single-Family Residence
Kendle design Collaborative
6740 N Silver Mountain Road (APN 169-53-028)
HILL-26-13

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-26-13, a request by Kendle design Collaborative, at 6740 N Silver Mountain Road, for a new 9,169 SF Single-Family Residence.

BACKGROUND/DISCUSSION/SUMMARY (PROVIDED BY APPLICANT)

The request is to construct a new 9,169 square-foot (SF) Single-Family Residence and to provide on-site retention.

Lot Data	
1. Area of Lot	1.039 ac or 45,258 SF
2. Area Under Roof	9,169 SF
3. Floor Area Ratio	20.3%
4. Building Site Slope	16.8%
5. Allowable Disturbed Area	12,342 SF (27.27%)
6. Existing Gross Disturbed Area	31,364 SF (69.3%)
7. Proposed Disturbed Area	30,582 SF (67.57%)
8. Maximum Building Height	Approximately 39 ft - 10 in

9. Overall Height	Approximately 30 ft - 0 in
10. Volume of Cut/Fill	6,861 C.Y.
11. Hillside Assurance	\$234,360

Single Family Residence

The request is to construct a new 9,169 SF Single-Family Residence with an attached 1,364 SF Garage.

Guesthouse and/or Accessory Structures

N/A

Driveway

The location of the existing asphalt driveway accessing the property from 6740 N Silver Mountain Road will be in approximately the same location with driveway finishing using colored concrete or pavers.

Pool

A pool and spa are proposed on the south side of the property in compliance with Town setbacks.

Solar

There is no proposed solar with the application.

Walls and Fences

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

Building Materials

The applicant provided the following materials: Break Metal wall finish Rustic Steel (LRV 7.86), Wood ceiling T&G clear vertical grain Douglass Fir (LRV32.4), Masonry Doe Skin (LRV 28), black metal for the glazing system (LRV 2.5), steel column (LRV 7.86) and Cast in place concrete walls in Dune finish (LRV 25). 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

31,364 SF (69.3%) of disturbance currently exists on the lot and the building pad slope of 16.8% allows a disturbance of 12,342 SF (27.27%) on the lot. The applicant is proposing 30,582 SF (67.57 %) which is less than the allowable 31,364 SF of existing disturbance on site.

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 12" catch basins, 12" trench drain, in connection with 6" and 24" pipes for conveyance, with surface basins, and rip-rap lined swales with check dams for water dissipation.

Sewer

The home will be on septic.

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