

TOWN *Of* **PARADISE VALLEY**



STAFF REPORT

TO: Chair and Planning Commission Members

FROM: Lisa Collins, Community Development Director
Paul Mood, Town Engineer

DATE: March 16, 2021

AGENDA TITLE:
Discussion of Building Pad Heights for Non-Hillside Lots

RECOMMENDATION:

Review, discussion and possible recommendations to Town Council related to building pad heights and other related items for residential construction on non-hillside lots.

SUMMARY STATEMENT:

At prior Town Council Study Sessions on January 23, 2020, May 14, 2020, June 25, 2020 and at a Town Council Development Retreat on January 30, 2020 and at a Joint Town Council & Planning Commission on January 21, 2021, staff presented material regarding building pad heights on non-hillside lots which is one of the more frequent development related questions associated with new construction. Staff received input before and during all these meetings from residents and developers. When vacant lots are developed, or existing properties redeveloped building pad heights and overall allowable structure heights are often questioned by surrounding property owners.

Based on input from meetings with residents, developers, Planning Commission and Town Council, potential code amendments to require development that more closely follows the contour of the lot for non-hillside properties have been presented at Planning Commission and the Town Council Study Sessions. At the most recent Town Council Study Session on February 25, 2021, staff presented the input received at the February 2 and February 16, Planning Commission Study Sessions along with a proposed code amendment.

The Council requested that staff bring this item back to the Planning Commission for additional review and input for the Council's consideration.

Staff is providing a proposed amendment for discussion and input that addresses limits on pad heights using the finished floor, limits on outdoor living area pad heights and definitions for fill, building pad and finished floor.

BUDGETARY IMPACT:

This item is for discussion only with no financial impact to the Town.

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ATTACHMENT(S):

- A. Staff Report
- B. Presentation