

To: Hillside Building Committee

From: Jose Mendez; Hillside Development Planner
Hugo Vasquez; Hillside Development Administrator

Date: September 21, 2022

Subject: Formal review for a new single family residence at 7602 N Moonlight Ln (APN 169-11-004C).

Narrative: The proposed project is to construct a new single family residence. The new project has an original application date of December 22th, 2021.

Lot Data	
1. Area of Lot	3.268 ac or 142,335 ft ²
2. Area Under Roof	7,911 ft ²
3. Floor Area Ratio	5.56%
4. Building Site Slope	34.41%
5.a Allowable Disturbed Area per Approved Variance	15,222 ft ² (10.69%)
5.b Allowable Disturbed Area per Article XXII	14,290 ft ² (10.04%)
6. Existing Net Disturbed Area	2,849 ft ² (2.00%)
7. Proposed Net Disturbed Area	15,222 ft ² (10.69%)
8. Maximum Building Height	35 ft - 4 in
9. Overall Height	39 ft - 0 in
10. Volume of Cut/Fill	4,767 C.Y.
11. Hillside Assurance	\$160,148

Background

The property is predominantly undisturbed with the exception to an existing rock cut on the east side of the property.

Variance

A Variance was granted by the Board of Adjustment on June 1st, 2022. The variance from the Zoning Ordinance, *Article XXII, Hillside Development Regulations, Section 2207 III Land Disturbance Standards* allows a new single-family residence and the development of the property to exceed the allowable disturbed area from the allowed 14,290 S.F. (10.04%) to 15,222 S.F. (10.7%) and exceed the maximum allowed hillside cut face from the allowed 30' to 41'.

Single Family Residence

The project proposes to construct a new single family residence with an approximate total of 5,122 ft² of livable area.

Guesthouse

No guesthouse has been proposed.

Driveway

A new driveway has been proposed entering from N Moonlight Lane. A fire apparatus turnaround has been incorporated into the driveway design since no turnaround currently exists within the right-of-way.

Pool

A pool is proposed east of the main residence. Pool equipment is proposed to be located within an enclosed mechanical room structure below the pool deck.

Materials

The proposed building materials shall include wall stone veneer in "Highland Scotch Castle Rock" (LRV 28), stucco in "Dunn Edwards Wooden Peg" (LRV 31), roof material in Cedar Blend (LRV 26), and will feature metal roof and fascia in "Copper Penny" (LRV 30). Exterior soffits are proposed to be "Walnut T&G" (LRV 26) and aluminum garage doors painted in Dunn Edwards "Grange Hall" (LRV 19). Site gates and mechanical screen are to be finished in rusted steel (LRV ??). View fencing is proposed to be finished in Dunn Edwards "Burns Cave" (LRV 11) and the negative edge pool tile proposed is "Mansion NPMS 665" (LRV 37). All materials shall have an LRV of 38% or less.

Hardscape

The proposed driveway is to be constructed of concrete pavers "Belgard Desert" (LRV 22). Patio areas are proposed to have "Artistic Pavers Linen Gray" (LRV 21) and "Flagstone Treads Chocolate Brown" (LRV 21). All materials shall have an LRV of 38% or less.

Building Lighting

All proposed building lighting shall be provided by eleven (11) wall sconces (300 lumens) and fourteen (14) recessed can lights (300 lumens). Lighting shall not exceed 750 lumens when attached to a structure and confined to the immediate vicinity of a building entrance or outdoor living area of the residence and shall not exceed 250 lumens for all other uses. All light sources shall be fully shielded and have a maximum color temperature of 3000K.

Landscape Lighting

Proposed landscape lighting shall be provided by five (5) up light fixtures (124 lumens actual) and seventeen (17) path lights (73). 150 lumens are allowed for landscape up-lighting and 250 lumens for all other uses. All light sources shall have a maximum color temperature of 3000K.

Landscaping

Proposed site vegetation is focused on the east part of the property adjacent to the street. This includes Foothills Palo Verde (3), Native Mesquite (3), and Ironwood (1) trees and many shrubs including Triangle Leaf Bursage, Turpentine Bush, and Little Ollie Dwarf Ollie. In addition, a large variety of accent cacti and groundcovers. See the included landscape plan for additional details. All proposed landscaping shall comply with hillside regulations, including the use of native plants in all undisturbed areas. Furthermore, a revegetation seed mix will be used on all formerly/ temporary disturbed areas.

Land Disturbance

A gross disturbed area of 2.00% (2,849 ft²) currently exists on the lot and the building pad slope of 34.41% allows a disturbance of 10.04% (14,290 ft²) of the lot. The applicant has proposed a gross disturbance of 10.69% (15,222 ft²) and a net disturbed area of approximately 12,373 ft² (8.69%) which was permitted per the approved Variance request.

Fire Requirements

The proposed development requires access by a firetruck. Initially, the applicants were directed to create street improvements in the form of a cul-de-sac. This improvement had not been required when the adjacent lots developed but was required as this is the final lot to be developed on this dead-end street. The cul-de-sac would have created a lot of disturbance for the adjacent lots resulting in a 14' cut on the west and 12' of retaining wall on the east. The alternative was to integrate a firetruck turn-around driveway design. This access and topography required placing the driveway in a "Modified hammerhead" turn-around design which was approved by the Fire Official.

Grading and Drainage

A preliminary grading and drainage plan has been provided. The proposed construction of the property shall be required properly retain the greater of “pre vs post” or “first flush” storm water volumes for the 100-year, 2-hour rainfall event. A storm drain system and underground storage pipe has been proposed to capture storm water runoff. A trench drain and drywell shall capture the remaining onsite runoff at the end of the driveway. Historical storm water flows across the property will also be maintained and shall be conveyed around the property. A culvert shall allow for offsite storm water to cross beneath the proposed driveway.

Sewer

Sewer does not appear to be accessible at this property and a septic system has been proposed.

Hillside Safety Improvement Plan

The Applicant submitted a Hillside Safety Improvement Plan in accordance with the Hillside Safety Improvement Measures and Process Manual per Section 5-10-9 of the Town Code. The plan completed 45 days without any public comment.

Formal Plan Review

Should the Hillside Committee wish to approve this application, staff suggests the following stipulations:

1. Any changes to the Hillside-approved plans may result in delays in permit plan review and inspection processes. Any proposed changes should be reported to the Staff to determine compliance with Hillside Development Regulations. Changes may be subject to a Staff, Chair, or Committee review.
2. The Applicant shall submit a Construction Staging Plan to the Town per the Hillside Safety Improvement Measures and Process Manual for review and approval prior to being issued a building permit.
3. The Applicant shall submit a liability insurance policy for the proposed project in the amount of \$2 million per occurrence and \$5 million aggregate naming the Town of Paradise Valley as an additional insured prior to being issued a building permit.
4. Prior to issuance of a permit, the Applicant shall submit a Hillside Assurance in the amount of \$160,148.
5. All construction parking shall be located on the property as much as possible. Any offsite parking shall be confined to the adjacent streets along the immediate property frontage. All offsite parking shall be located on the same side of the street. No construction materials will be allowed to be stored on the Town's right-of-way.
6. All recommendations provided in the Safety Improvement Plan shall be followed by the applicant. An Arizona Registered Engineer contracted by the applicant shall review, for compliance with the recommendations provided in the Safety Improvement Plan, the proposed plans prior to submitting for a permit. The contracted Arizona Registered Engineer shall provide a sealed letter stating that the plans submitted are in accordance with the Safety Improvement Plan. Any field work related to the Safety Improvement Plan, including but not limited to rock bolting, rock cuts, mesh placement, and boulder stabilization methods, shall be inspected by a qualified Special Inspector contracted by the applicant. The qualified inspector shall be required to provide a written verification that the improvements were completed per plan prior to the final approval.

7. No final approval or certificate of occupancy shall be issued until all Hillside stipulations and all Town Code requirements are complied with, including, but not limited to, landscaping, fire flow, fire safety and all onsite and offsite improvements.

8. The limits of construction and proposed disturbed areas shall be clearly staked in the field, with visible roping, prior to demolition and during construction and shall conform to the approved individual site analysis plan. Photos of the staking shall be provided prior to issuance of a demolition and/or building permit.

9. Noise from construction that can be heard off-site, including, but not limited to, hydraulic ram hammers, equipment used to cut through rock, machinery with audible back-up warning devices, powered machinery, truck delivery and idling, constant and persistent hammering, shall comply with Article 8-10, Nuisance Noise, as set forth in the Town Code. Heavy Equipment and construction-related deliveries are generally limited between the hours of 7:00 a.m. and 5:00 p.m. Monday through Friday; no work on Saturday, Sunday or legal holidays. Exceptions include a one hour early start time in summer, time exceptions granted by the Town Manager, and construction not defined as Heavy Equipment or deliveries that can occur outside the 7:00 a.m. to 5:00 p.m., Monday through Friday, time frame.

10. The Hillside Building Committee review is not a complete building permit review of grading and drainage plans. Additional comments may be generated during the building permit review process. Offsite improvements such as curb installation may be required during the permitting process.

11. Desert varnish, such as Eonite or equivalent, shall be provided on all existing and new exposed rock cuts.

12. Natural stone selections shall not exceed the maximum allowable LRV of 38, unless explicitly approved by the Hillside Building Committee. Care should be taken when selecting to ensure that the maximum LRV is not exceeded. Failure to comply with may result in delays obtaining a Certificate of Occupancy.

13. A landscape as-built plan shall be provided by the landscape designer at the time of the Final Hillside inspection and prior to the issuance of a Certificate of Occupancy. See Stipulation #1 for more information.