

TOWN OF PARADISE VALLEY

Hillside Development Area Removal (HILL-24-36)

Glasser Residence – 8136 N Mohave Circle

Town Council
Work Session

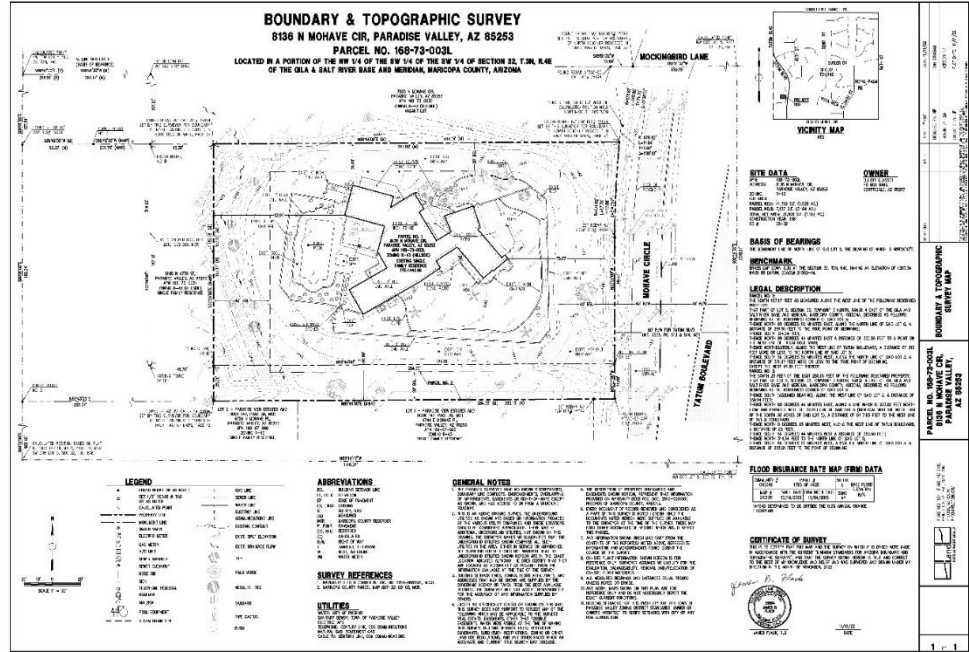
November 14, 2024



TODAY'S GOAL & AGENDA

- Review & Discuss Hillside Development Area Removal

- Agenda:
 - History
 - Scope of Request
 - Public Comment
 - Process



VICINITY MAP & AERIAL PHOTO



Subject Property

HISTORY

- Home originally built in 1958 (Prior to Town's incorporation in 1961)
- Glasser's purchased property in 1968
- Hillside Code adopted in 1984



SCOPE – HILLSIDE DEVELOPMENT AREA

- Section 2202 of Article XXII, Hillside Development Regulations identifies what properties are hillside
 - Properties shown on Figure 1
 - Lands where the natural terrain under the Building Pad has a slope of 10% or greater
- The Glasser property (in red) sits on the outer edge of the Hillside Development Area

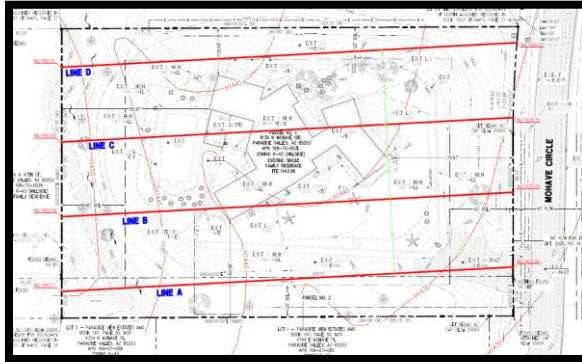


Figure 1, Excerpt



SCOPE – SLOPE

Historic Site
Slope (pre 1958
Development):
6.09% Slope



SLOPE CALCULATIONS

$$(1.192 \text{ ACRES}) \times (3 \text{ SLOPE LINES PER ACRE}) = 4 \text{ SLOPE LINES}$$

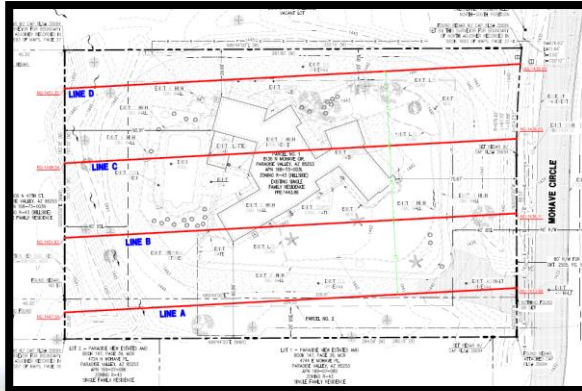
FORMULA

$$((\text{LINE A LENGTH} \times \text{SLOPE}) + (\text{LINE B LENGTH} \times \text{SLOPE}) + (\text{LINE C LENGTH} \times \text{SLOPE}) + (\text{LINE D LENGTH} \times \text{SLOPE})) / \text{SUMMATION OF ALL SLOPE LINE LENGTHS} = \text{AVERAGE SLOPE}$$

$$((285' \times 6.32\%) + (285' \times 6.50\%) + (285' \times 6.04\%) + (287' \times 5.50\%)) / 1,142' = 18.01 + 18.53 + 17.21 + 15.79 / 1,142 = 6.09\%$$

$$\text{TOTAL: } 69.54 / (1,142') = \underline{6.09\%}$$

Post-
Development
Site Conditions
(present):
4.88%



SLOPE CALCULATIONS

$$(1.192 \text{ ACRES}) \times (3 \text{ SLOPE LINES PER ACRE}) = 4 \text{ SLOPE LINES}$$

FORMULA

$$((\text{LINE A LENGTH} \times \text{SLOPE}) + (\text{LINE B LENGTH} \times \text{SLOPE}) + (\text{LINE C LENGTH} \times \text{SLOPE}) + (\text{LINE D LENGTH} \times \text{SLOPE})) / \text{SUMMATION OF ALL SLOPE LINE LENGTHS} = \text{AVERAGE SLOPE}$$

$$((285' \times 4.79\%) + (285' \times 5.55\%) + (285' \times 4.17\%) + (287' \times 5.00\%)) / 1,142' = 13.65 + 15.82 + 11.88 + 14.35 / 1,142 = 4.88\%$$

$$\text{TOTAL: } 55.70 / (1,142') = \underline{4.88\%}$$

SCOPE - EXISTING NONCONFORMITIES

- Existing nonconformities
 - Existing disturbed area is greater than what is allowed in Hillside
 - Color of the house and roof do not meet the Hillside LRV requirements
 - Existing free-standing solid wall that surrounds most of the house is not allowed in Hillside
 - Existing palm trees which are generally not allowed in Hillside
- With removal of Hillside designation, home will be brought into compliance on these issues



PUBLIC COMMENT

- Notification done in accordance with public meeting process
- 4 of the surrounding neighbors sent in letters of support (Example shown right)

Hillside Building Committee/Town Council
 Town of Paradise Valley
 6401 East Lincoln Drive
 Paradise Valley, AZ 85253

Re: Removal of Hillside Designation for property located at 8136 North Mohave Circle, Paradise Valley

Dear Committee Members & Council Members:

We are aware of the plans of our neighbor to remove the Hillside designation from their property. Since the slope of the property is well under the 10% that is typical of hillside lots, we approve of their request to remove the Hillside designation. We understand that the zoning will remain R-43 (one+ acre lot).

We Strongly Support Sincerely,
this!! Ashtley & Charles Wallace Name

Sept. 27, 2024
 Date



PROCESS

- Follows steps in Section 2210 of the Zoning Ordinance

1.	Provide documentation slope is less than 10%	Completed (Less than 10%)
2.	Get recommendation from Hillside Building Committee	Completed (Unanimous recommendation of approval on October 16 th)
3.	Have no other code violations	Completed (No open violations, removing from Hillside corrects existing nonconformities)
4.	Complete Council review and action	In Process

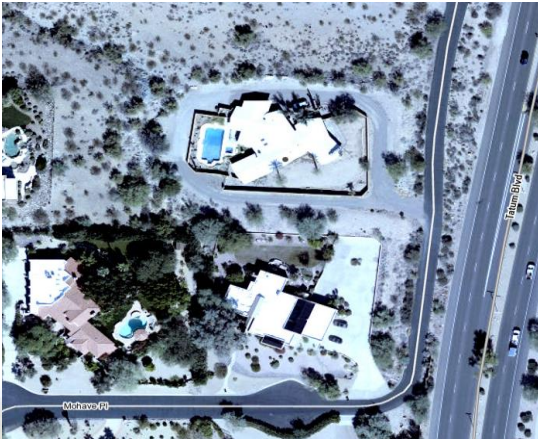


QUESTIONS

Historic



Present Day



SLIDES BELOW FOR REFERENCE



