

TOWN
Of
PARADISE VALLEY



STAFF REPORT

TO: Hillside Building Committee

FROM: Chad Weaver, Community Development Director
Paul Michaud, Planning Manager
Shar Johnson, Town Engineer
Jose Mendez, Hillside Development Planner
Juan Gonzalez Jr., Hillside Associate Engineer

DATE: April 10th, 2024

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

AGENDA TITLE:
Combined Review
Site stability measures and revegetation
Tiara Sun Development
5405 E San Miguel Avenue (APN 169-03-056)
HILL-24-16

RECOMMENDATION:
Staff recommends the Hillside Building Committee to **approve** Case HILL-24-16, a request by Tiara Sun Development – General Contractor, for 5405 E San Miguel Avenue, for upgrades to on-site stability and revegetation, subject to stipulations below.

BACKGROUND/DISCUSSION/SUMMARY (PROVIDED BY APPLICANT)

The request is to provide on-site stability measures as well as revegetate areas of disturbance for a previously approved Single Family Residence currently under construction.

Lot Data	
1. Area of Lot	1.32 ac or 57,377 SF
2. Area Under Roof	15,440 SF
3. Floor Area Ratio	23.27%
4. Building Site Slope	26.53%
5. Allowable Disturbed Area	6,748 SF (11.76%)
6. Existing Gross Disturbed Area	22,003 SF (38.35%)
7. Proposed Net Disturbed Area	12,583 SF (13.95%)
8. Maximum Building Height	N/A

9. Overall Height	N/A
10. Volume of Cut/Fill	3,562 C.Y.
11. Hillside Assurance	\$123,480

Single Family Residence

The applicant is proposing to provide site stability using a combination of veneered rock slopes, retaining walls, and geotextile mesh with plantings and seeding to improve slope stability.

Variance

N/A.

Guesthouse and/or Accessory Structures

N/A

Driveway

The applicant is to access the property thru an existing driveway on E San Miguel Avenue.

Pool

N/A.

Solar

No Proposed Solar.

Walls and Fences

The applicant is adding retaining walls and veneered rock slopes with varying heights. Walls to not exceed 8 feet in height.

Building Materials

N/A.

Hardscape Materials

The applicant proposes to use native boulders collected on-site to build a veneered rock slope for slope stability. Boulders to be treated with eonite/aging agent to naturalize the rock slope.

Building Lighting

N/A

Landscape & Driveway Lighting

N/A

Landscaping

New native plants to be planted to restore areas outside of allowable areas of disturbance. Please see chart below:

Cacti / Accents / Shrubs	Cacti / Accents / Shrubs	Cacti / Accents / Shrubs
Turpentine Bush	Bursage	Desert Buckwheat
Native Mesquite	Pink Fairy Duster	Blue Palo Verde
Desert Marigold	Foothill Palo Verde	Jojoba
Ironwood	Palo Verde	

Please see below for the originally approved plant list:

Trees	Accents/Cactus	Accents/Cactus
Ironwood	Cow's Horn Agave	Golden Barrel
Shrubs	Aloe Vera	Regal Mist
Jojoba	Hercules Aloe	Deer Grass
Accents/Cactus	Saguaro	Mexican Fence Post
Blue Elf Aloe	Sticks of Fire	
Candelilla	Slipper Plant	

Mountain Profile Inviolable

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

Per code, the building pad slope of 26.53% allows a disturbance of 11.76% (6,748 SF) on the lot. Due to pre-Hillside regulations, the existing disturbance of 38.35% (22,003 SF) currently exists on the lot. The applicant was previously approved for 39.35% (22,579 SF) of gross disturbance on the September 2020 Hillside Building Committee Meeting. During construction, the previous contractor erroneously disturbed more due to unstable site conditions causing an unpermitted disturbance of 44.27% (25,402 SF). The applicant is committed to restore and naturalize the previously unpermitted disturbed area to the originally permitted gross disturbance of 39.35% (22,579 SF).

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 proposes new rip-rap swales, along with 12" trench drain, 24" and 48" storage tanks for On-Site retention and check dams for water dissipation.

Sewer

Applicant is connected to City of Phoenix sewer on E San Miguel Avenue.

Fire Protection

Per the Fire Marshal, the site meets fire protection requirements.

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. No public comments were presented to staff.

ANALYSIS:

The applicant has proposed a remodel of the existing home that meets the requirements of the Town Code and the adopted Zoning Ordinance.

STIPULATIONS:

- 1.) All improvements shall be in compliance with the enclosed Standard Approval Information.
- 2.) Per Engineering requirements provide Third Party Inspections for stabilization of soils and veneered rock slope prior to building permit issuance.
- 3.) Update the Cubic Yards of cut/fill corresponding to the added restoration area (2,823 SF). Revise Assurance Bond accordingly.
- 4.) Applicant to submit elevation height certifications and survey to confirm restoration and disturbance boundaries post completion of grading and stabilization of site.

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. Application
- D. Notification Materials
- E. Plans
- F. Standard Approval Information