

TOWN
Of
PARADISE VALLEY



STAFF REPORT

TO: Mayor Bien-Willner and Town Council Members

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

DATE: January 21, 2021

AGENDA TITLE:

Discussion of Building Pad Heights for Non-Hillside Lots

RECOMMENDATION:

Review, discussion and potential direction related to building pad heights for residential construction on non-hillside lots.

SUMMARY STATEMENT:

At prior Town Council Work Studies, 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. When vacant lots are developed, or existing properties redeveloped building pad heights and overall allowable structure heights are often questioned by surrounding property owners.

Information was presented on surrounding municipal codes related to building pads and residential structure heights, visual impacts to properties and potential code amendments to require residential properties to more closely follow the contour of the lot for non-hillside properties. Information related to the unrestricted fill heights for outdoor living areas and landscaped areas were also presented. Based on the presentation and discussion, staff was asked to bring this item to the Planning Commission to determine if any recommend Town Code edits are warranted for future Town Council consideration.

Information related to building pad heights was reviewed and discussed at the September 15 and December 15, 2020 Planning Commission meetings. Feedback from residents as well as the development community was also provided. Due to the level of questions and concerns expressed by residents it was recommended that a joint meeting between the Town Council and Planning Commission be held to review, discuss and provide additional feedback and/or direction to staff.

BUDGETARY IMPACT:

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

ATTACHMENT(S):

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- A. Staff Report
- B. Presentation
- C. Resident Feedback
- D. Development Community Feedback

