

TOWN

Welcome *Of*

PARADISE VALLEY



STAFF REPORT

TO: Hillside Building Committee

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

DATE: November 13, 2024

DEPARTMENT: Community Development Department
Jose Mendez, (480)348-3519

AGENDA TITLE:
Combined Review
Design Modification pool/ deck
STRATTON ANDREWS
7401 N LAS BRISAS LN (APN 169-06-112)
HILL-24-47

RECOMMENDATION:
Staff recommends the Hillside Building Committee to **approve** Case HILL-24-47, a request by Stratton Andrews, for 7401 Las Brisas Lane, for a remodel and Grading and Drainage update to the existing Single-Family Residence.

BACKGROUND/DISCUSSION/SUMMARY (PROVIDED BY APPLICANT)

The project proposal is for remodel to the garage of the home, new glazing & lighting, and a Grading and Drainage plan update.

Lot Data*	
1. Area of Lot	3.0383 ac or 134,275 S.F.
2. Footprint	8,187 S.F.
3. Floor Area Ratio	7.4% (9,936 S.F.)
4. Building Site Slope	34.9 %
5. Allowable Disturbed Area	13,481 S.F. (10.04%)
6. Existing Gross Disturbed Area	28,090 S.F. (20.92%)
7. Existing Net Disturbed Area	19,903 S.F. (14.82%)
8. Proposed Net Disturbed Area	18,966 S.F. (14.12%)
9. Maximum Building Height	24'-0"

10. Overall Height	Existing approximately 40'-0"
11. Volume of Cut/Fill	143 CY
12. Hillside Assurance	\$9,240

Single Family Residence

The applicant sought to remodel the existing Single-Family home and surpassed the valuation threshold requiring a Grading and Drainage update which included a Safety Improvement Plan. The new proposal updates the entry to the home with a modified trellis and water feature adjacent to the garage walls and reconfigures the garage roof with a single pitch at approximately 15' tall from finished grade.

Variance

N/A.

Guesthouse and/or Accessory Structures

N/A

Driveway

Material change to the driveway with new aggregate and cobblestone inlay.

Pool

Existing to be refinished.

Solar

N/A

Walls and Fences

N/A.

Building Materials

The applicant is proposing the following materials house stucco in gray (LRV below 38), Limewash paint existing veneer with compliant LRV below 38. Patina'd bronze accent, trusses in natural oak, and natural oak tongue and groove eaves. There is exiting black railing and the applicant has proposed black anodized window and door frames.

All materials shall have a Light Reflective Value (LRV) of 38 or less, per Hillside Development Regulations.

Hardscape Materials

The applicant has proposed aggregate and cobblestone inlay (LRV 26), limestone tile flooring in Solstice Stone MT Sinai brushed (LRV 39), Limestone paver Solstice Stone MT Sinai Mequim (LRV 37). Pool waterline tile in gray quartzite and pebblesheen French grey for the pool. All materials shall have an LRV of 38 or less, per Hillside Development Regulations.

Building Lighting

Lighting Type	Manufacturer	Model Description	Quantity	Lumen Count
BM	HEYi-LiTE	HL-360-BZ-SORM LAMP-12 2-1/4" Round Downlight Attached to Side of Beam Aimed Downward	9	180 Lumens
LG	CORONET	RUSH SHARP - X'-X' - 27K- LOW - UNV - DALI - BLK- SM - WFL- NA- NA- BLACK- WET 9" Wide Linear LED Downlight Mounted In Between Beams	18 Custom	4 Watts/ 312 Lumens
LED Exterior	ENVIRONMENTAL LIGHTS	LINEAR LED LIGHTING(WITH EXTRUSION+ DIFFUSE LENS) - VERIFY CCT WITHHOME OWNER CONTRACTOR TO DETERMINEBILLOF MATERIALS USING WP-2700K-CL-10-B-5m - I- 16'-4" 2700KTAPE LIGHT CS179 - 78" CHANNEL SYSTEM WITH ALUMINUM TRACK AND COVER DIFFUSER LED-TRACK-END-CAP- END CAPS FOR TRACK POWER SUPPLIES:UNV-24-XX- ENVIRONMENTALUL LISTED POWERSUPPLIES	1 System	650 lumens per meter (4.98 meters proposed)
R5	SPECIALTY LIGHTING	SCW3D-R-F-AT-C9-27-36-E2-V02-A01 3' Recessed Downlight with Low Glare Optics	39	750 Lumens
SL	MP LIGHTING	L300-2-W27H-SH-N-C-I1-0-MKI-S-B 25" Recessed Wall Step Light	38	73.6 Lumens

Landscape & Driveway Lighting

No new lights are proposed.

Landscaping

No changes are proposed.

Mountain Profile Inviolat

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 under the 1,500 feet in elevation and no further restrictions shall apply.

Land Disturbance

The allowable Disturbed Area on the lot is 13,481 S.F. (10.04%). The lot has existing net disturbance 19,903 S.F. (14.82%). The submitted plans show a proposed net disturbance of 18,966 S.F. (14.12%) due to the retention basin credit of 50%, which is less than the existing disturbance.

Grading and Drainage

As previously approved, 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. Historical storm water flows across the property shall be maintained. The applicant plan for stormwater retention includes a series a surface level basins and channeling flows through a combination of swales with rip-rap and drain pipes including a 18” HDPE storm drain pipe.

Sewer

N/A.

Fire Protection

N/A

Hillside Safety Improvement Plan

The applicant submitted a Hillside Safety Improvement Plan (SIP) and notice for public comment in accordance with the Hillside Safety Improvement Measures and Process Manual per Section 5-10-9 of the Town Code. The Town’s Engineering Division approved the SIP for compliance with Town codes and standards. There were no comments during the 45 day public review period.

ANALYSIS:

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

STIPULATIONS:

1.) All improvements shall comply with the enclosed Standard Approval Information.

REQUIRED ACTION:

The Hillside Building Committee must consider the facts and determine if the application complies with Article XXII - Hillside Development Regulations. The Hillside Building Committee may take the following actions:

1. Approve the application requests, subject to the stipulations noted by Staff and/or Hillside Building Committee.
2. Deny the application request if not compliant with Article XXII or if further information is needed.
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. Plans
- E. Photos
- F. Notification Materials
- G. Standard Approval Information