

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: March 13, 2024

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

AGENDA TITLE:
Formal Review
Home Remodel with Property Improvements
 Tom Hatten
 6024 N 42nd Street (APN 169-22-041)
 HILL-24-11

RECOMMENDATION:
 Staff recommends the Hillside Building Committee to **approve** Case HILL-24-11 a request by Tom Hatten, for 6024 N 42nd Street, for a home remodel with property improvements.

BACKGROUND/DISCUSSION/SUMMARY (PROVIDED BY APPLICANT)

The proposed project proposes to expand patio, upgrade on-site retention, and upgrade landscaping to an existing Single-Family Residence.

Lot Data*	
1. Area of Lot	1.136 ac or 49,467 S.F.
2. Footprint	7,369 S.F.
3. Floor Area Ratio	14.90 % (7,371 S.F.)
4. Building Site Slope	12.69 %
5. Allowable Disturbed Area	21,177 S.F. (42.81%)
6. Existing Gross Disturbed Area	26,493 S.F. (58.97%)
7. Existing Net Disturbed Area	22,034 S.F. (44.54%)
8. Proposed Net Disturbed Area	20,525 S.F. (41.49%)
9. Maximum Building Height	N/A

10. Overall Height	N/A
11. Volume of Cut/Fill	504 yd ³
12. Hillside Assurance	\$18,410

Single Family Residence

The request is to remodel the existing Single-Family Residence with an extended patio, updated landscape, landscape lighting, and on-site retention.

Variance

N/A.

Guesthouse and/or Accessory Structures

N/A

Driveway

An existing driveway enters from North 42nd Street.

Pool

N/A.

Solar

N/A

Walls and Fences

The applicant's project extends the rear retaining walls/auto court as well as extends the raised patio retaining walls and creates screening for pool equipment. Staff analysis indicates that the raised outdoor patio walls exceed the 8' height limit and 7.5' fill for retaining walls. The initial assessment was based on existing site conditions and NAVD'88 DATUM. The applicant then provided a new Grading and Drainage Plan and presented data using two separate DATUMS (NGVD'29 and NAVD'88) in which a 3' discrepancy in height is shown. The new civil set shows higher slopes than existing conditions on site. However, considering this new set of historic data alone would allow for the construction of the walls.

Building Materials

The applicant is proposing to bring the home into compliance with a change of stucco and roof color. Specific color and Light Reflective Value (LRV) have not been provided by applicant.

Hardscape Materials

The applicant is proposing the natural stone pavers in the back patio to be stained to bring the color into compliance. No specifications have been provided by the applicant as to the material of the pavers (i.e., color of stone, brand, LRV). For the driveway, the applicant has existing stone pavers in a grey color, specifications of which have not been provided (i.e., color of stone, brand, LRV).

Building Lighting

The applicant has not provided clear details for the lighting plan (i.e., brand, type of light, lumen count). The applicant is proposing to cap off any light fixtures too close to any

vertical surfaces/windows.

Light Type	Quantity	Lumens	Lumens Allowed
LED Canned Lights (No Model Specification)	13	Adjusted for 600 (True Lumen count not provided)	750

Landscape & Driveway Lighting

See the following lights provided for Formal Review:

Light Type	Quantity	Lumens	Lumens Allowed
Path Light (M-PZ-1LED-FB)	6	113	250
Up-Light (FB-3LED-BZ)	5	60	150
In-Ground Light (FC-1LED-GW-80-BZ)	19	79	150

Note: Maximum color temperature specified is 2700 Kelvin (K). No lighting in undisturbed areas is allowed, see Stipulation #1.

Landscaping

The following landscaping has been provided for the Formal Review.

Cacti / Accents / Shrubs	Cacti / Accents / Shrubs	Cacti / Accents / Shrubs
Blue Palo Verde	Golden Barrel Cactus	Jojoba
Native Mesquite	Mexican Fence Post	Dwarf Ollie
Yucca	Medicinal Aloe	Desert Marigold
Hopseed Bush	Murphey's Agave	
Callistemon	Cape Aloe	
Mexican Bird of Paradise	Parry's (Artichoke) Agave	
Trailing Lantana	Weber's Agave	
Saguaro	Desert Spoon	
Sticks on Fire	Triangle Leaf Bursage	
Ocotillo	Brittlebush	
Beaver-tail Prickly Pear	Creosote	
Barrel Cactus	Desert Globe Mallow	

Mountain Profile Inviolate

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 above 1,500 feet in elevation and has shown compliance with Primary Ridge Line requirements.

Land Disturbance

The lot has existing disturbance 26,493 S.F. (58.97%). The submitted plans show a new gross disturbed area of 38,488 S.F. (77.81%) of the lot. The applicant has proposed a net disturbance of approximately 20,525 S.F. (41.49%), which is less than the allowable disturbance of 26,493 S.F. (58.97%).

Grading and Drainage

The applicant proposes additional on-site retention with a retention basin on the northwest corner of the property, as well as 4 basins along the south end of the property. Applicant also proposes to bring in more fill to the site to balance and soften slopes of the site. 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.

Sewer

N/A.

Fire Protection

N/A.

Hillside Safety Improvement Plan

No Safety Improvement Plan was required for this application.

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.) Provide specifications for all materials (pavers, paint, and lights), subject to approval by staff and chair. LRV not to exceed 38%.
- 3.) Provide more concise and detailed building lighting plan outlining fixture locations and light specifications. Outdoor canned lighting fixtures shall not exceed the allowable 750 Lumens. Subject to approval by staff and chair.

4.) Applicant to provide updated Landscape Plan to be reviewed by Staff and Chair. Additional plantings needed to screen neighbors per previous approval stipulation.

5.) Provide updated grading and drainage plan with updated Cut/Fill numbers to account for the additional earth brought to restore site. Must show stability measures and present As-Builts to be reviewed by Engineering Staff.

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