



# Town of Paradise Valley

6401 E Lincoln Dr  
Paradise Valley, AZ 85253

## Meeting Notice and Agenda Planning Commission

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Tuesday, August 1, 2017

6:00 PM

Council Chambers

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### 1. CALL TO ORDER

### 2. ROLL CALL

*Notice is hereby given that members of the Public Body will attend either in person or by telephone conference call, pursuant to A.R.S. §38-431(4).*

### 3. EXECUTIVE SESSION

*The Public Body may convene into an executive session at one or more times during the meeting as needed to confer with the Town Attorney for legal advice regarding any of the items listed on the agenda as authorized by A.R.S. §38-431.03.A.3.*

### 4. STUDY SESSION ITEMS

*Work/Study is open to the public however the following items are scheduled for discussion only. The Public Body will be briefed by staff and other Town representatives. There will be no votes and no final action taken on discussion items. The Public Body may give direction to staff and request that items be scheduled for consideration and final action at a later date. The order of discussion items and the estimated time scheduled to hear each item is subject to change.*

A. [17-261](#) **Discussion of Draft Visually Significant Corridors Master Plan (VSC)**

Staff Contact: Eva Cutro, 480-348-3522

B. [17-260](#) **Discussion of Hillside Code Updates (Article XXII of the Town Zoning Ordinance)**

Staff Contact: George Burton, 480-348-3525

### 5. PUBLIC HEARINGS

*The Public Body may take action on this item.*

### 6. ACTION ITEMS

*The Public Body may take action on this item.*

### 7. CONSENT AGENDA

*All items on the Consent Agenda are considered by the Public Body to be routine and will be enacted by a single motion. There will be no separate discussion of these items. If a Commissioner or member of the public desires discussion on any item it will be removed from the Consent Agenda and considered separately.*

**8. STAFF REPORTS****9. PUBLIC BODY REPORTS****10. FUTURE AGENDA ITEMS****11. ADJOURNMENT***AGENDA IS SUBJECT TO CHANGE*

*\*Notice is hereby given that pursuant to A.R.S. §1-602.A.9, subject to certain specified statutory exceptions, parents have a right to consent before the State or any of its political subdivisions make a video or audio recording of a minor child. Meetings of the Planning Commission are audio and/or video recorded, and, as a result, proceedings in which children are present may be subject to such recording. Parents in order to exercise their rights may either file written consent with the Town Clerk to such recording, or take personal action to ensure that their child or children are not present when a recording may be made. If a child is present at the time a recording is made, the Town will assume that the rights afforded parents pursuant to A.R.S. §1-602.A.9 have been waived.*

*The Town of Paradise Valley endeavors to make all public meetings accessible to persons with disabilities. With 72 hours advance notice, special assistance can also be provided for disabled persons at public meetings. Please call 480-948-7411 (voice) or 480-483-1811 (TDD) to request accommodation to participate in the Planning Commission meeting.*



## Action Report

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**File #:** 17-261

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**TO:** Chair and Planning Commission

**FROM:** Eva Cutro, Community Development Director  
George Burton, Planner

**DATE:** August 1, 2017

**CONTACT:**

**AGENDA TITLE:**

Discussion of Draft Visually Significant Corridors Master Plan (VSC)

**BACKGROUND**

The character of a town and its neighborhoods is largely determined by the appearance of its streetscape. The streetscape may include a variety of elements, such as vehicle travel lanes, bike lanes, sidewalks, street furniture, utility poles, trees, accent plantings, lighting, and signage. To encourage high-quality streets that demonstrate the positive character and image of the Town, the concept of Visually Significant Corridors has been included in the Town's General Plan and is one of the Town Council's Quality of Life Initiatives.

To assure exceptional visually significant corridors are created, the Town retained Environmental Planning Group (EPG) and Michael Baker International to develop the Town's Visually Significant Corridors Master Plan. The focus is on the major arterials of Tatum Boulevard and Lincoln Drive, but the plan also addresses fundamental quality of life issues within a streetscape, such as promoting attractive treatments that reflect the Town's identity and the Paradise Valley quality of life. The attached draft is a user-friendly manual, which includes design objectives and guidelines, diagrams, photographs and other information necessary to clearly illustrate appropriate design principals for Tatum Boulevard and Lincoln Drive, as well as other roadways the Town may wish to later designate as Visually Significant Corridors.

**DISCUSSION/FACTS**

The Draft master Plan consists of five sections- Introduction, Guidelines Summary, Existing Characteristics, Implementation, and Appendix. The Implementation Section has been left unwritten because the consultant would like to involve the Planning Commission in the drafting of this section.

At this meeting, staff will give a brief summary of the Draft Report and ask for any initial comments. Staff will also share their comments on the Draft Report. At the following meeting, the consultant will be present to answer additional questions and take input from the Commission in order to prepare the final draft.

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**File #:** 17-261

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Attachments

- Draft Visually Significant Corridors Master Plan, June 2017.





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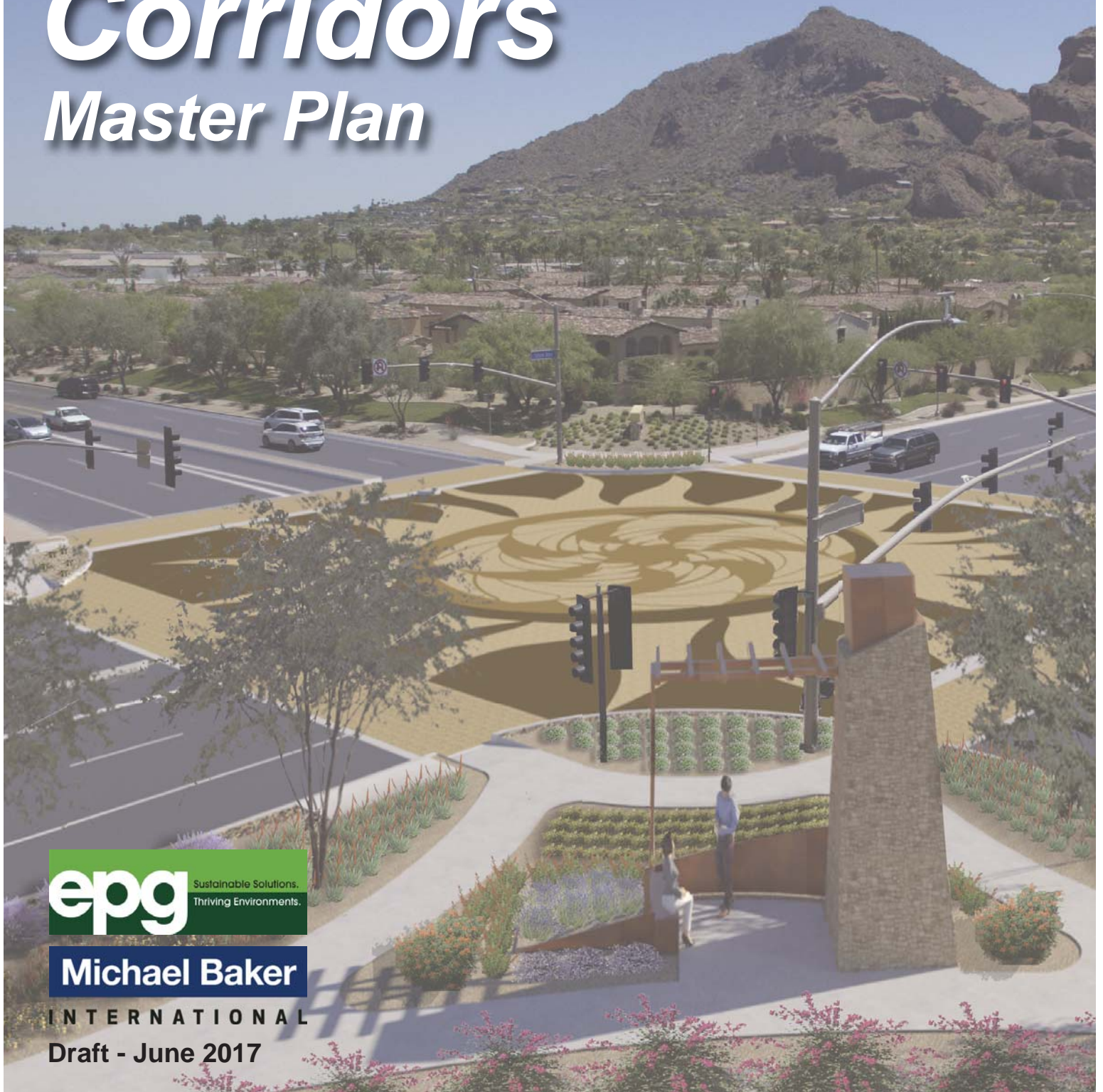
**File #:** 17-261

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# *Visually Significant Corridors Master Plan*



**Michael Baker**

INTERNATIONAL  
Draft - June 2017

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# Guide to the Document

The Visually Significant Corridors Master Plan is organized into the following sections:

## 01 - INTRODUCTION

Describes the origin of the Visually Significant Corridors, which is unique to the Town of Paradise Valley (the Town), the purpose and need of the Plan, and guiding principles.



## 02 - GUIDELINES SUMMARY

Provides a summary of the three character zones identified for Lincoln Drive and Tatum Boulevard. Each section includes a general description, outlines the patterns and colors, and describes a catalog of materials suggested for streetscape elements and improvements for implementation.



- A. Patterns of Nature Character Zone Design Guidelines
- B. Resort Living Character Zone Design Guidelines
- C. Rural Elegance Character Zone Design Guidelines



## 03 - EXISTING LINCOLN DRIVE AND TATUM BOULEVARD CHARACTERISTICS

Describes and illustrates the existing conditions of each street's right-of-way, streetscape, and adjacent characteristics.

## 04 - IMPLEMENTATION

Identifies a series of areas and/or steps in which the Plan could be implemented. Pilot projects and those being currently implemented privately or that could occur upon allocation of public funding are discussed.



## 05 - APPENDIX: PLANNING PROCESS

Provides a summary of the General Plan goals and priorities and planning policy context. Offers planning process content and project scope of work efforts that occurred throughout the development of the Plan.

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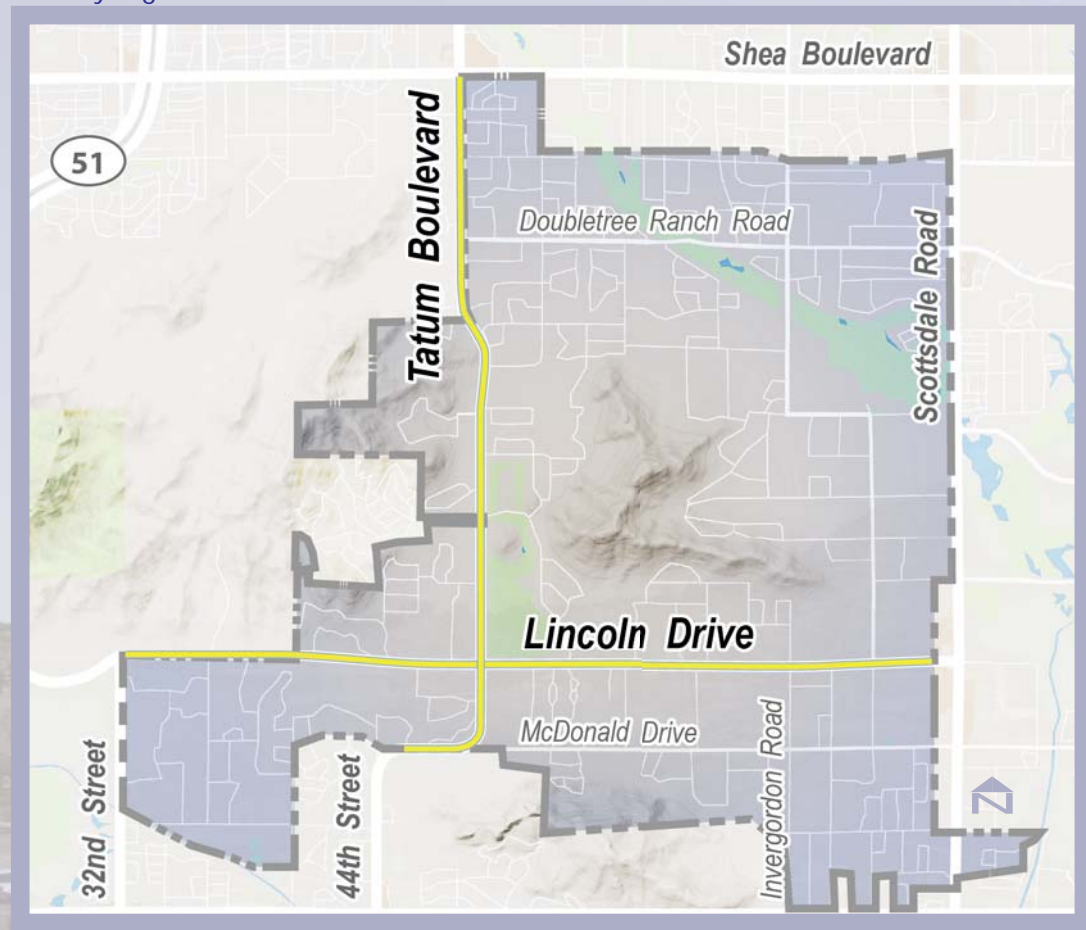
## INTRODUCTION

The Visually Significant Corridor Master Plan (Plan) furthers several goals of the Paradise Valley 2012 General Plan. A central objective of the 2012 General Plan is for the Town to

***“Preserve those elements or features which contribute to the Town’s quality of life and character as a premier residential community and resort destination with strong rural and historic roots.”***

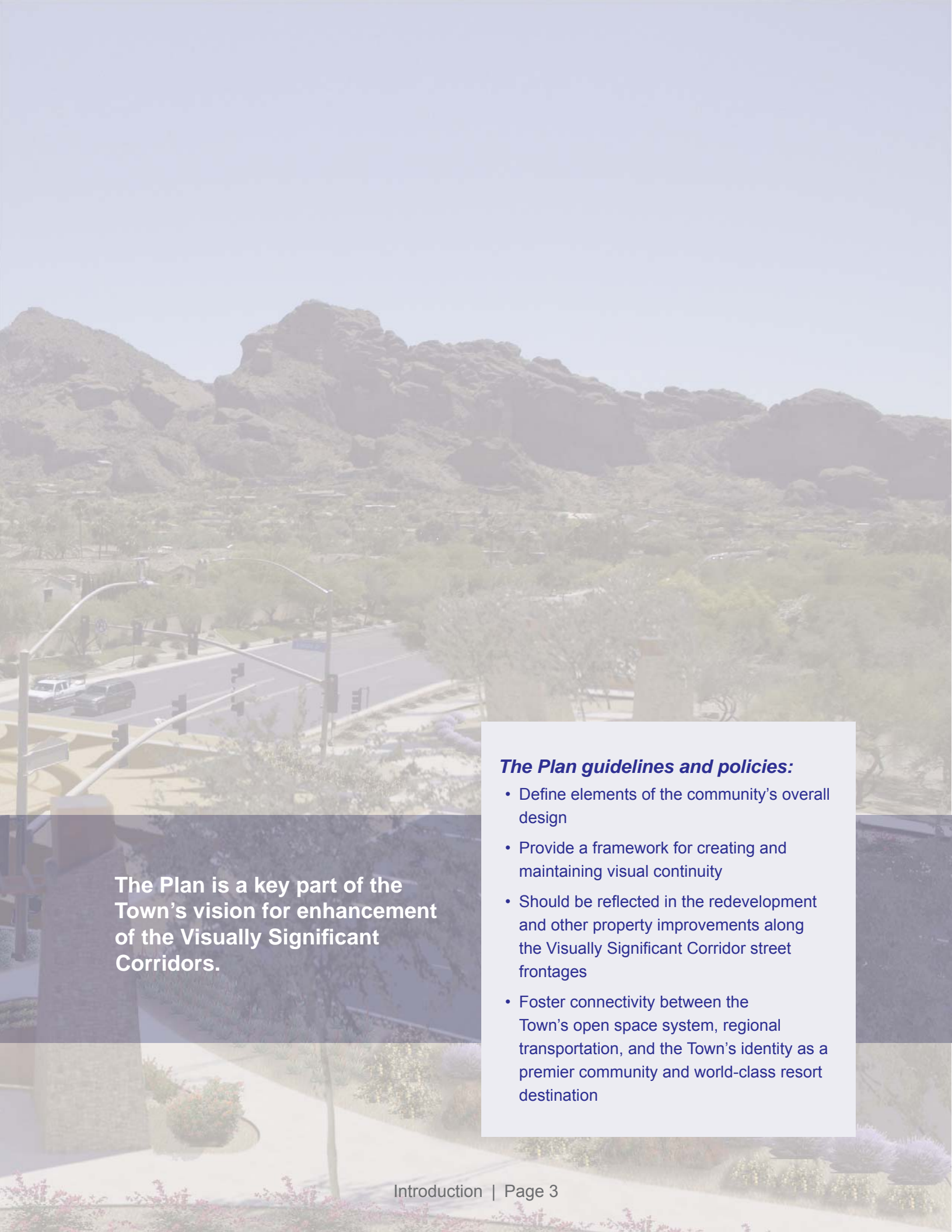
# ***Town of Paradise Valley***

## Visually Significant Corridors



As defined by the General Plan, Visually Significant Corridors are  
**“Designated highly visible, prominent streets, including  
Lincoln Drive and Tatum Boulevard.”**



A scenic view of a desert landscape. In the foreground, a paved road with a median and traffic lights curves through the scene. Several cars are visible on the road. The middle ground is filled with lush green trees and shrubs. In the background, a range of rugged, rocky mountains rises against a clear blue sky. The overall atmosphere is bright and sunny.

**The Plan is a key part of the Town's vision for enhancement of the Visually Significant Corridors.**

***The Plan guidelines and policies:***

- Define elements of the community's overall design
- Provide a framework for creating and maintaining visual continuity
- Should be reflected in the redevelopment and other property improvements along the Visually Significant Corridor street frontages
- Foster connectivity between the Town's open space system, regional transportation, and the Town's identity as a premier community and world-class resort destination

## **Plan Purpose and Need**

The purpose and need of the Plan is to implement the Community Character and Housing and Mobility elements policy objectives prescribed in the in the 2012 General Plan. As such, the Plan furthers numerous Town goals relative to right-of-way improvements, whether implemented by private property owners, utility providers, or publicly by the Town. The Plan is used as the basis for, and to determine the adequacy and appropriateness of, all streetscape improvements required by the Town Code. More specifically, the purposes of the Plan are to:

- Provide a clear, easy-to-follow, and detailed comprehensive plan for right-of-way and streetscape improvements for designated Visually Significant Corridors.
- Provide detailed guidelines and standards for the design of streetscapes, including sidewalk treatments and emphasis areas, street trees and landscaping, low-level lighting, street special paving treatment where appropriate, and street furniture.

## **Guiding Principles**

### **Successful Town Streetscape Corridors can:**

- Build and support local resort economy and businesses
- Nurture and define community identity
- Foster frequent and meaningful contact
- Create improved accessibility
- Promote sense of comfort and pride

### **What Makes a Visually Significant Corridor**

At 4.9 miles from 32nd Street to near Scottsdale Road, Lincoln Drive is the only street that spans the full west-east width of the Town. Likewise, at 3.5 miles from McDonald Drive/45th Street to Shea Boulevard, Tatum Boulevard is the only street that spans the full south-north length of the Town. As identified in the General Plan, these two cross-town, highly visible, and prominent arterials are the original designated Visually Significant Corridors. However, what most contributes to their designation is the sense-of-place that both anchors significant visual elements that differentiate the Town from surrounding communities and reflects the quality brand and positive image of the community with deference to private property rights and residential quality of life. By raising the emphasis of visual experience and providing bicyclist/pedestrian movement, a multi-lane through way can become more than just an arterial for vehicular transportation.





A well-known and relatable streetscape, such as Phoenix's Central Avenue or Washington, DC's Pennsylvania Avenue, provides a collective experience based on its setting and landscape, views, adjacent homes and buildings, walkways and footpaths, and benches and other furniture. It's not only about how many vehicles it carries per day. Streetscapes become the identity of that community and play an important role in the interaction between residents, travelers, and community guests.



## Components of a Streetscape

Creating a unique and place appropriate streetscape is a process of recognizing the Town's natural environment and setting in the shadows of Camelback, Mummy, and Phoenix mountains; Town history; population density; and its social and cultural mix. Creating a local well-known streetscape is about combining those elements into an overall approach that complements the existing neighborhoods and architecture, both building and community structure.

Components of the overall streetscape characters will include:

<b><i>Streetscape Character Components</i></b>		
<b>Representative Photo</b>	<b>Description</b>	<b>Examples</b>
<b>HARDSCAPE</b> 	Hardscape components that are appropriate to the use and conditions.	Colored concrete sidewalks Pavers Textured concrete Rubberized asphalt
<b>SITE FURNISHING MATERIALS</b> 	Use of materials and colors that complement the setting and community.	Stone veneers Colored concrete Colored stucco Weathered steel Gabions
<b>THEMED ELEMENTS</b> 	Scale, form, height, and proportions that complement the character or theme.	Human-scaled architectural features Sonoran Desert patterns and forms
<b>PRIVACY SCREENING</b> 	Place and scale appropriate walls and fencing that does not block desired mountain views and that balance resident's privacy with the need to preserve distant views.	Replace oleander hedges with 6-foot tall walls Place trees to frame mountain views.
<b>PERIMETER &amp; SCREEN WALLS</b> 	Encourage low walls that follow the character or theme and integrate utility equipment and mail boxes.	Perimeter walls with colored stucco or stone with coordinated mailbox Utility screen walls

<b>Streetscape Character Components</b>		
<b>Representative Photo</b>	<b>Description</b>	<b>Examples</b>
<b>LANDSCAPE MATERIALS</b> 	Design landscaping that enhances the quality of the streetscape, provides shade, promotes noise buffering; use plant massing to direct views and give identity to the corridor.	Tree massing arranged to preserve mountain views  Use plants from plant lists associated with each character zone
<b>NATURAL RESOURCE USE</b> 	Harvest stormwater and plant low-water use native or desert-adapted species that represent a full year color spectrum.	Use stormwater harvesting swales and micro-basins  Use plants from all flower seasons in landscape
<b>SECURITY &amp; VISIBILITY</b> 	Provide passive deterrents to loitering and visibility from multiple vantage points.	Low, segmented themed walls and features  Open shade structures  Sidewalks visible from street



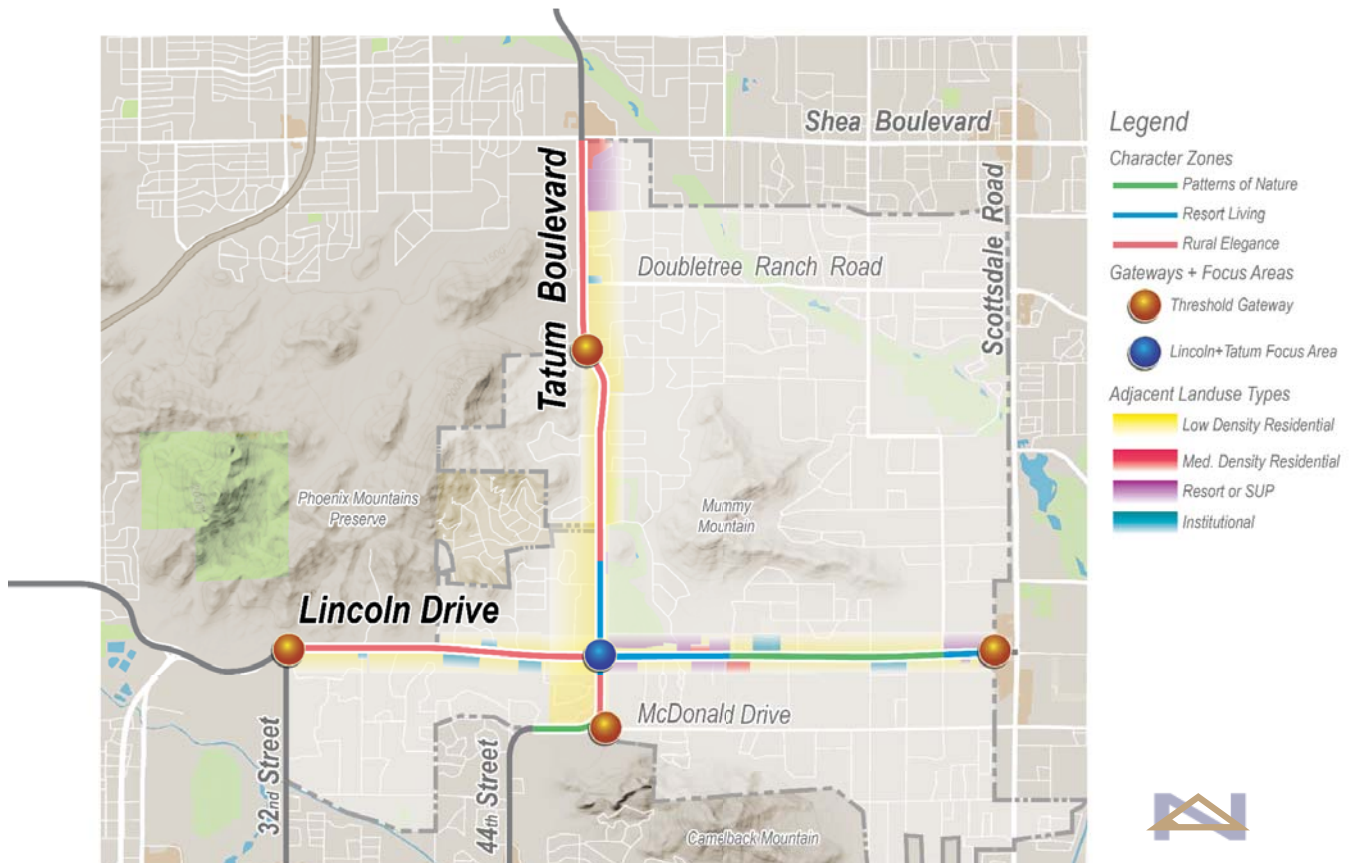
## GUIDELINES

*The following guidelines provide visuals, graphics, and descriptions of the elements, materials, and their configurations selected to complement the natural beauty of Paradise Valley while providing an enriching experience for visitors and residents on Lincoln Drive and Tatum Boulevard.*

The guidelines are divided into four sections. The first section provides an overview of the common elements, concepts, and other information that applies to the corridors. Specific guidelines are then provided for the three Character Zones identified within the corridors. These Character Zones are defined by a combination of adjacent land uses as well as their visual relationship to the prominent mountain peaks that form Paradise Valley.



**The Three Character Zones** along the visually significant corridors are shown along Tatum Boulevard and Lincoln Drive depicted in the map below.



Map 1: Visually Significant Corridors Character Zones, Gateways, and Adjacent Land Use Types

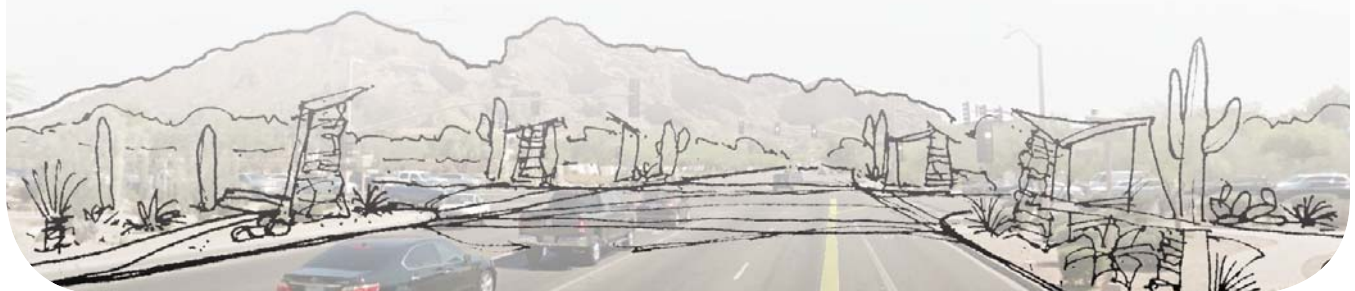
## General Guidelines

### Experience

Entering into a Visually Significant Corridor should evoke a sense of leaving the urban jungle behind and arriving someplace special, less rushed, and more tranquil. Focus on the mountains and desert vegetation is encouraged through directing views and bringing elements of the mountains down into the streetscapes. Pedestrians should also feel welcome in the corridors with human-scaled spaces and amenities included in the rights-of-way.

### Thresholds + Gateways

To aid in evoking this sense of arrival, thresholds or gateways have been identified for each of the four major entrances indicated in the map above. These thresholds or gateways should include the following:





- An auditory component such as the use of rustic pavers at the gateway which then transition into rubberized asphalt. The intent is to create a brief change in noise and driver awareness of the threshold area.
- Either physical or visual narrowing of the road through the use of chicanes or roadside enhancements that encourage vehicle users to slow down to the 40 MPH posted speed limit on the two identified visually significant corridors.
- Pedestrian nodes with shade, site furnishings, and lush desert landscaping.
- Enhanced versions of the standard Town of Paradise Valley entry monument as shown below.

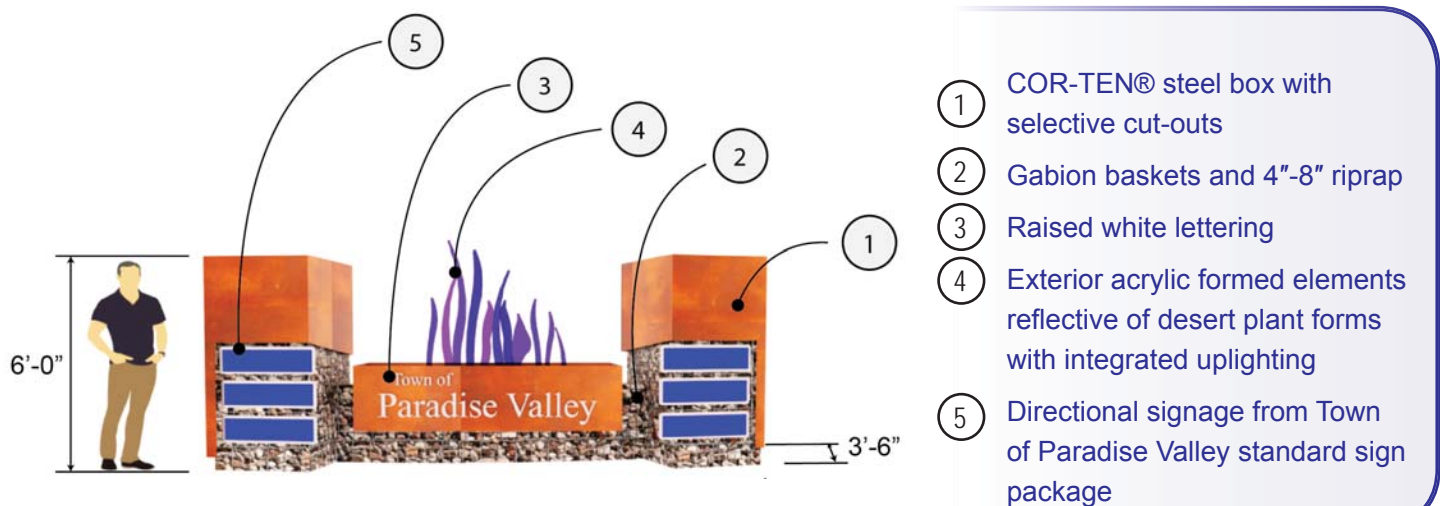


Figure 1: Major Gateway Entry Monument - East Lincoln, and McDonald/Tatum Gateway

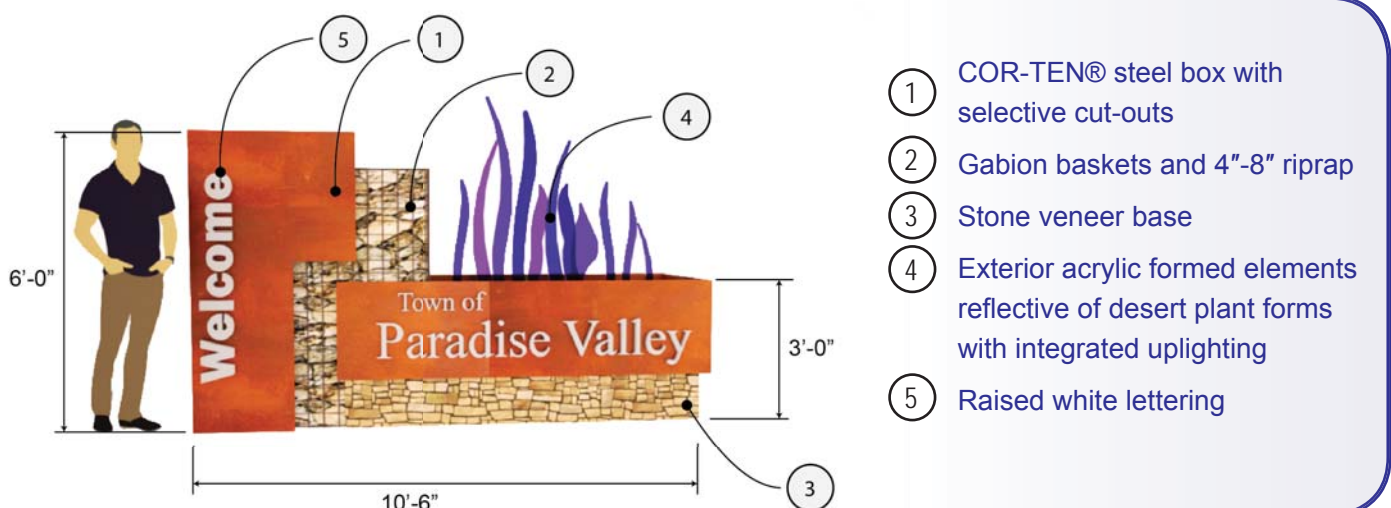


Figure 2: Secondary Gateway Entry Monument - 32nd St + Lincoln, and Tatum Fire Station Gateway

### Tatum + Lincoln Intersection

The crossroads for the two major visually significant corridors provides a unique opportunity to define the identity of the Town and capitalize on many existing opportunities already present.

The view of Camelback Mountain to the southeast of the intersection is spectacular when seen from the northwest corner of the intersection. Other amenities and opportunities include the Barry Goldwater Memorial Park located on the northeast corner of the intersection, which has parking available.

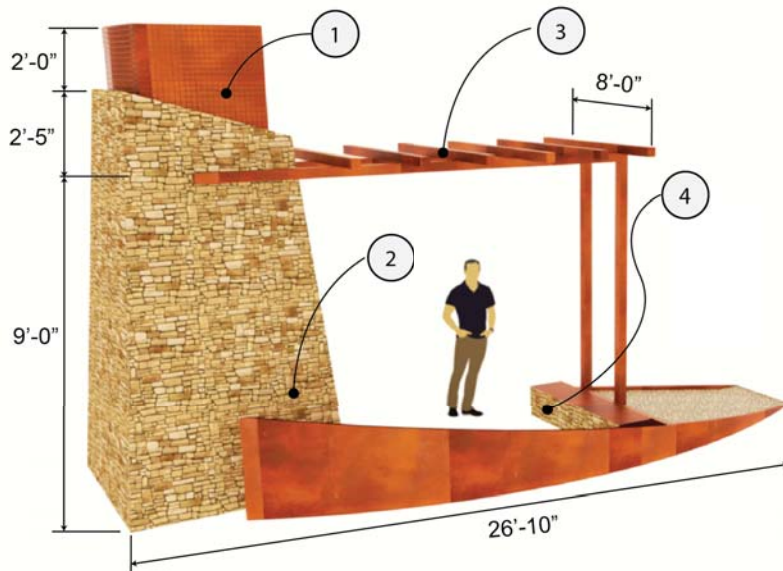


*Figure 3: Tatum + Lincoln Intersection Concept Simulation Looking Southeast to Camelback Mountain*

The Plan recommends capturing the opportunities present at this major location through the following:

- Developing an enhanced intersection paving pattern such as the agave-sun pattern shown in the perspective above. Paving materials need to be able to withstand the high traffic counts at the intersection. The proposed example consists of an integral colored concrete base with colored aggregates and the use of a colored concrete hardener. Exposing the aggregate and selective removal of the concrete hardener creates a resilient surface that allows for variation in color and pattern.
- The creation of a “Pillars of the Community”-themed open space garden located on the southwest corner that recognizes distinguished past community members such as Supreme Court Chief Justice William Rehnquist, who served from 1972 to his death in 2005, and Justice Sandra Day O’Conner who served from 1981 to 2005.

- A contemplation corner on the northwest of the intersection that incorporates a pillar and shade-structure that orients visitors towards Camelback Mountain. Development of the corner should take into consideration ways to promote appreciation of the mountain view.
- Updating the sidewalk accessible ramps to directional-style ramps that allow for landscaped planter areas directly at the corners.



- ① COR-TEN® steel pillar cap with low voltage uplighting
- ② Stone veneer column
- ③ Shade trellis, COR-TEN® steel beams and slats
- ④ Stone veneer bench and integrated planter

Figure 4: Gateway Seating Feature

### Common Streetscape Elements

The following should be included within the Visually Significant Corridor rights-of-way, common to all character zones and gateway areas:

- Curb cuts and stormwater harvesting in streetscape medians composed of natural-appearing microbasins and berms.
- A 2-foot wide band of 3" screened pit run granite at the back of curb where a detached sidewalk is present.
- Small boulder massings and selected accent plants located at the edge of the band.
- No band should be included where the sidewalk has to be located at the back-of-curb due to limited right-of-way.
- Low tapered stone-veneered walls up to 18" high should be located within the medians that complement the berm and basin forms.





## Varied Elements

One goal of the Plan is to provide a range of options that can be implemented within the corridors that allow for variety and scalable applications from individual homeowners to large resorts while remaining cohesive. In addition to the common elements identified in the section above, the following are recommended with options for a “Good, Better, or Best” alternative where appropriate. The Town may require the implementation of one of the range of options as described in Chapter 3 - Implementation. Otherwise, implementation of the following items should be included where feasible but may not be required in all character zones.

### Lighting

The use of lighting within the visually significant corridors is limited to maintain the Town’s dark sky objectives and the overall rural feel of the community. To accomplish this, pathway lights are proposed to be spaced to provide wayfinding levels of light. However, pathway lighting is not considered critical to the implementation of the Plan and omission of this element is acceptable in areas where a “good” level of implementation is approved by the Town.

### Lighting - Better

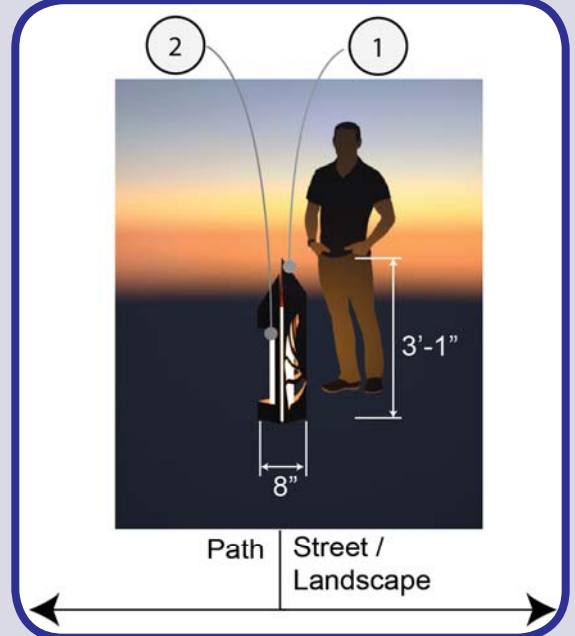
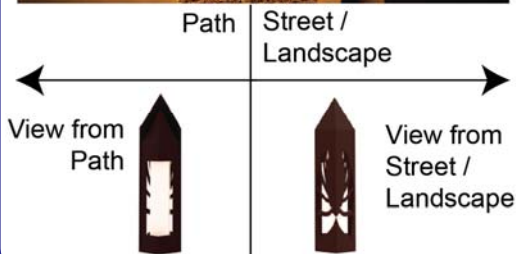
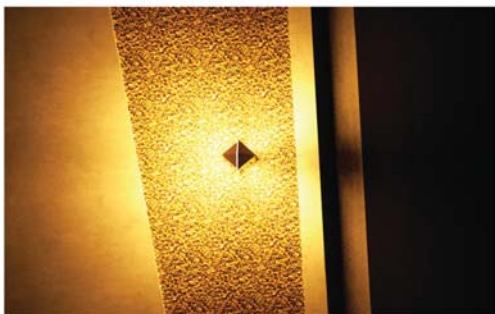
Solar pathway bollards of the type used along 56th Street are recommended for most areas of the corridors, spaced within the landscape as visual “bread crumbs” that lead pedestrians through the landscape. Use of this lighting type does not require electrical service allowing for greater flexibility in implementation and providing an alternative to other low-voltage lighting options.

### Lighting - Best

A custom light is proposed for areas where enhanced implementation of the Plan is appropriate and low-voltage electrical service is an option. The custom fixture, shown in the concept graphics below, incorporates the patterns of symmetric agave pads that cast light onto the path while creating a low-light luminaires effect overall.



- ① COR-TEN® steel shield with custom agave pattern to street
- ② Illuminated white acrylic luminaires



## Utility Screens

Reducing visual noise or clutter in the streetscape is a high priority for the Plan, making the screening of utility boxes and above ground utilities critical to successful implementation. Three tiers of solutions are included, one of which should be selected based on the other measures being proposed and implemented.

### Utility Screening - Good

At a minimum, above ground utilities should be painted a tan color. Where multiple utility cabinets or other utilities will be located in close proximity, it is recommended that a higher-tiered option be implemented as clusters of painted cabinets would still remain visually impactful.



### Utility Screening - Better

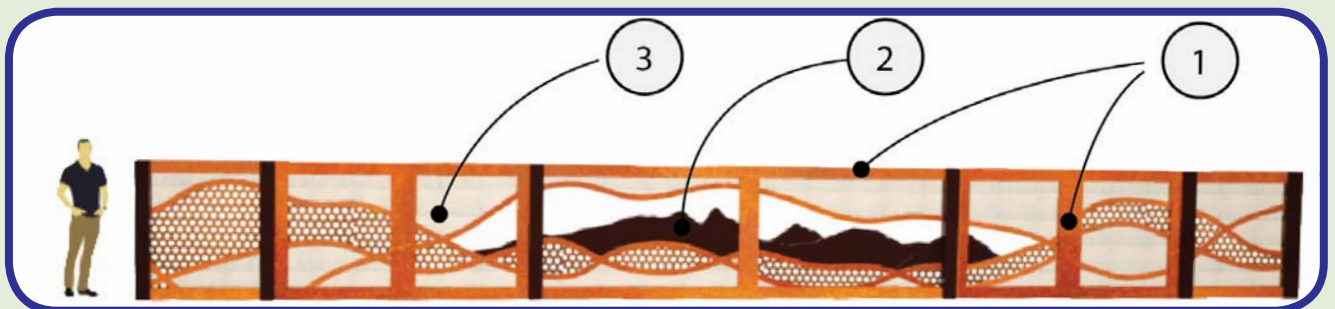
Utility screening should incorporate the materials used elsewhere within the Visually Significant Corridors, such as stone and patterns selected from the applicable Character Zone. An example of the use of a mountain motif and stone columns is that used at 56th Street near Mountain Shadows resort and shown in the photo to the right. Duplicate panels omit the mountain theme to keep the aesthetic of the screen simple.



### Utility Screening - Best

The variation between the “better” and “best” options for utility screening consists of providing continuous themed panels to provide a themed screen where multiple above ground utilities are located in close proximity. The graphic below shows the inclusion of COR-TEN® steel framed panel segments which are able to be opened at multiple locations. This is combined with a layered cut-metal mountain motif and varying the opening size of a metal mesh to create layering and visual movement in the screen patterns. The option for incorporating other patterns of nature or mountain motifs in the screening with Town approval is available to allow for better blending of the screen with the theme of the adjacent development.

- ① COR-TEN® steel framed panels
- ② Painted mountain cutout and matching posts
- ③ 1/2"x1/2" screen mesh cut in wave patterns set in COR-TEN® steel





# Patterns of Nature Character Zone Design Guidelines

## Overview

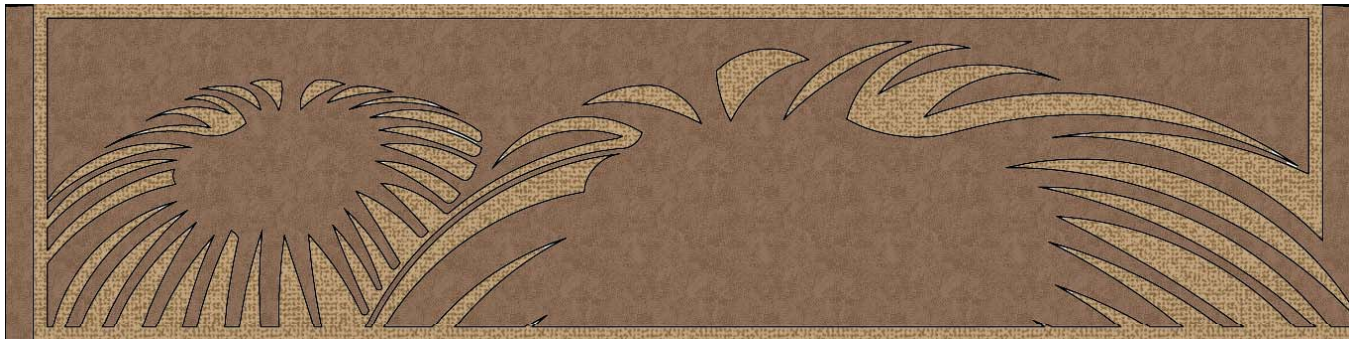
The Patterns of Nature Character Zone integrates stylized nature patterns of plant forms and landforms into the corridor. This character zone is for use in areas where mountain views are currently less visible and/or blocked by development. In these areas, the mountains should be represented or “brought down” into the streetscape. Characteristics of this zone intended to accomplish this include:

- A landscape palette that emphasizes the unique plant material shapes of succulents and cacti, such as agave, ocotillo, yucca, the boojum tree, and saguaro.
- Stylized plant forms and patterns in selectively placed roadway paving areas.
- Stylized mountain motifs in vertical art elements.

## Patterns and Colors

A representative pattern for this character zone is symbolized by the radial spines of the golden barrel cactus extended out from a common center. This pattern should be an example of the development of hardscape patterns, vertical screens, or other elements where artistic interpretation is an opportunity. The example below shows one way this can be interpreted to create a hardscape pattern.

Other patterns include the planting of landscape materials in lush but loosely massed groupings that avoid geometric layouts and forms.



Colors should include medium to dark reddish browns and medium greens. Main accents should be of yellow and/or gold with limited accents of oranges and red.



## Materials

The materials for the character zone are representative of a palette of organic materials and products that are characteristic of nature and naturally occurring patterns. The intention of the palette is to provide foreground amenity to supplant distant views that are blocked or obscured. The Town of Paradise Valley traditional colored concrete with a salt finish is the base treatment for hardscape in this Character Zone.

Accents of exposed aggregate concrete and rustic pavers such as those pictured to the right bring natural textures into the streetscape.



*Figure 5: Existing Use of Colored Concrete, Expose Aggregate and Rustic Pavers*

The use of natural, timeless stone is consistent throughout all of the Character Zones for vertical Zone Design Elements.

Rock mulch, boulders, and the 3"-8" riprap should all be selected from the same quarry to ensure color compatibility. The rock color should consist of both golds and browns, such as "Express Gold" to bring the colors of the Character Zone into the ground plane. Rock size should incorporate larger pit run aggregates into the rock mulch to provide a more natural texture reminiscent of desert landscapes. A 3"minus graded mulch is recommended for landscape areas.

Crosswalks should be a combination of rustic pavers and an exposed aggregate band on both sides with an integral brown color.

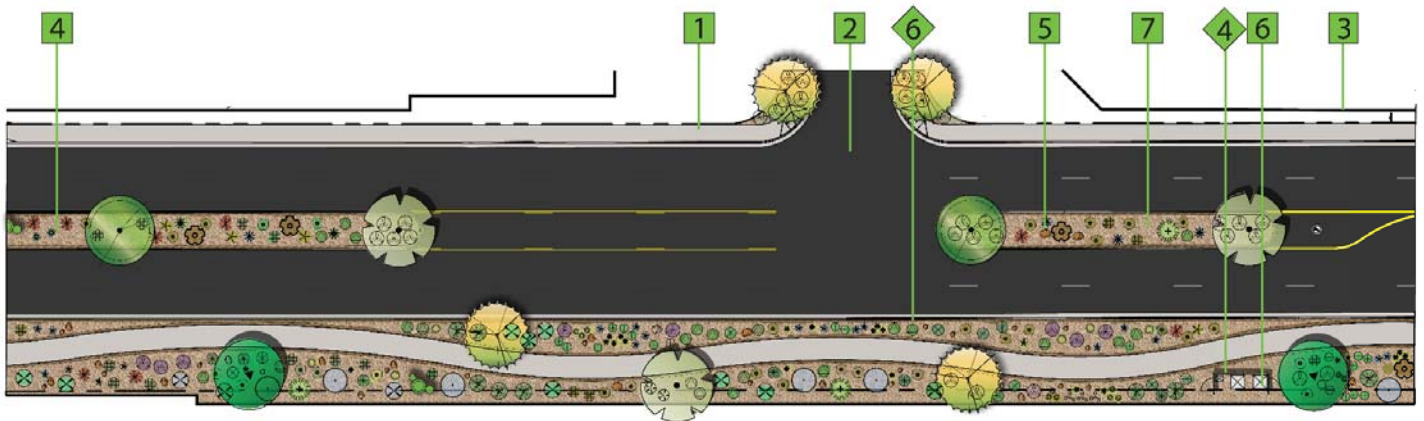
Plant materials should be selected from the corridor plant list (pages 20-29) to provide at least two plant species that are in bloom in each of the four seasons. The use of architectural, unique plant species is encouraged in this Character Zone such as the *Cereus greggii* and *Yucca palida* for areas with sight visibility issues.

Vertical motifs of stylized background mountain forms and outlines in COR-TEN® steel, color appropriate solid polycarbonate panels, or similar. Custom stone benches, located where appropriate, can also be placed to improve the pedestrian environment.





Figure 6: Perspective Representation of Patterns of Nature Character Zone



### Patterns of Nature - Good

The 'Good' option of the Patterns of Nature includes the most basic elements of the character zone. A high level quality planting design including tall architectural plants with contrast of low-lying plant material should be achieved. This level of design starts to see visual mitigation of unappealing walls, utilities and other features. Incorporation of boulders and rock is essential to achieving the goals of the zone.

#### General ■

- 1. Stone Veneer Walls
- 2. Asphalt
- 3. Existing Wall
- 4. Median
- 5. Boulder
- 6. Utility
- 7. Decomposed Granite

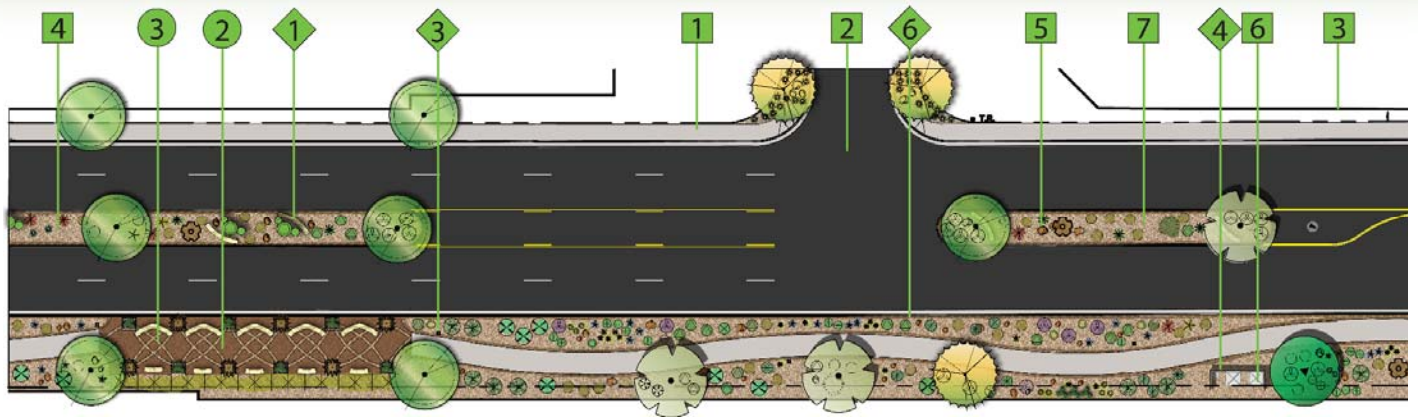
#### Elements ◆

- 1. Stone Veneer Walls
- 2. Split Rail Fence
- 3. Lighting
- 4. Utility Screen with Gate
- 5. Wall Screen
- 6. 2' Wide Rip-Rap Band
- 7. Shade Structure
- 8. Outdoor Room

#### Materials ●

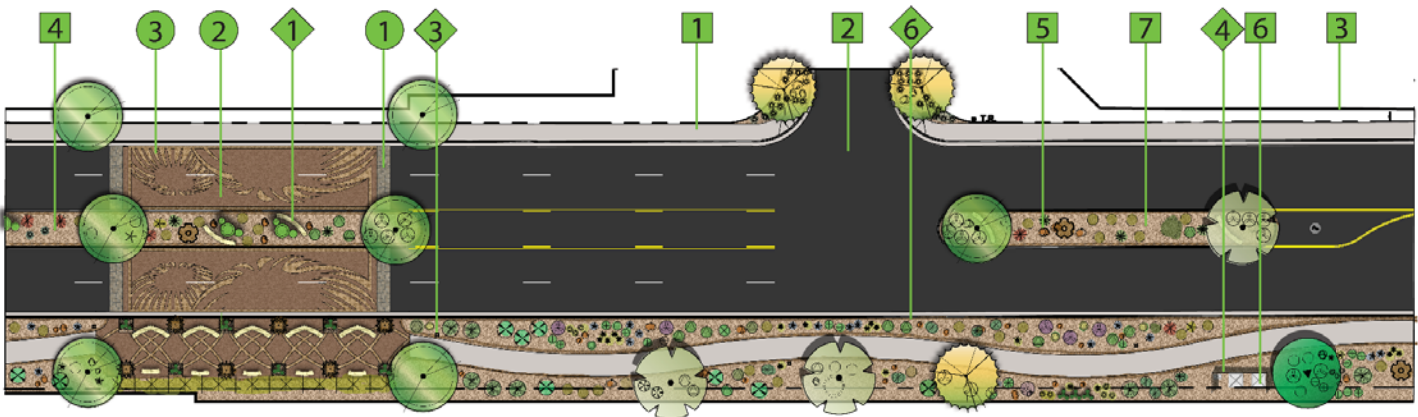
- 1. Rustic Pavers
- 2. Colored Concrete
- 3. Aggregate Concrete





### Patterns of Nature - Better

The 'better' option of the Patterns of Nature starts to bring in the more costly elements of the Character Zone design elements. The better option would include bringing the stone veneer walls into the medians and the landscape zones. The streetscapes would include the 2' rip-rap band on the shoulders and in the medians. Low level lighting should be established as way finding along sidewalks and multi-use paths at a average distance of 75 feet. Integration of themed paving patterns or pavers along sidewalks and paths should start to show up in designs. Visual mitigation of unattractive existing features such as utilities and walls are to be added at this stage of this character zone.



### Patterns of Nature - Best

The Best option of the Patterns of Nature Character Zone is the composure of all elements of the Good and Better options. Patterns of Nature thematic patterns and designs should be consistently followed throughout the entire project. An upgrade of lighting from the 'Better' to the 'Best' option should include a more thematic custom design including COR-TEN® shield with low angle lighting on both the street and the pathway as wayfinding. This option of the designated character zone should have a representational pattern in the streetscape that helps define the corridor while highlighting the beauty of the Sonoran Desert. The inclusion of a higher diversity of architectural plant material is encouraged.

# Resort Living Character Zone Design Guidelines



## Overview

The Resort Living Character Zone celebrates the style of what we think of when we envision resorts. This character zone is for areas adjacent to where resorts occur and along areas that connect resort properties. Characteristics of this zone include:

- Green and lush landscaping. Use of landscape materials with prominent colors and/or long-lasting flowering periods.
- Accent landscape lighting will be a key feature of this concept to transform the corridor at night into a colorful, safe and beautiful space.
- Instances of human influence, such as stylized components in the streetscape that highlight a resort setting. Use of natural materials in a modern way.
- Landscape spaces that use landscape, site furnishings, tree canopies and shade structures to create “Outdoor rooms” that are an extension of the resort space or property.
- Utilize landscape settings and frame views that are worthy of taking a selfie!
- Possible use of chicanes that “calm” traffic speeds to 40 mph.

## Patterns and Colors

A representative pattern for this character zone is symbolized with the use of shade or trellis structures and specialty or unique pre-cast concrete pavers (or similar) or other techniques that create shaded “outdoor rooms.” The intent is to encourage the extension of the adjacent resort property’s design character into the right-of-way’s landscape/streetscape. Doing so will allow the development of resort style landscape settings that deepen the “front yard”, common area, and entries to the resorts.



Other patterns include the planting of landscape materials in lush geometric or natural massed groupings to match the adjacent resort property’s design style and plant palette. Plant materials used in public rights-of-way should be from the Phoenix Active Management Area Low Water Use/Drought Tolerant Plant List.

Colors that are prevalent at the adjacent resort property may be used in the character zone, pending Town approval, to strengthen the connection between the “outdoor rooms” and the resort properties.



Other approved colors are those of Patterns of Nature palette connecting the corridor.

## Materials

The materials for the character zone should emulate or continue the materials used at the adjacent resort property. The intention of the palette is to provide a physical and visual connection to the adjacent resort property. However, the use of water in fountains or other decorative use of water is not to occur in the public right-of-way. On-site uses of water visible from the right-of-way is discouraged or should be very limited.

Integral colored concrete, specialty concrete pavers, or similar that are in keeping with the adjacent resort's design character is the base treatment for this character zone.



*Figure 7: Existing Use of Stone Veneer, Rustic Pavers, and Concrete.*

The use of natural, timeless stone is consistent throughout all of the Character Zones for vertical Zone Design Elements.

Rock mulch, boulders, and the 3"-8" riprap should all be selected from the same quarry to ensure color compatibility. The rock color should consist of both golds and browns, such as "Express Gold" to bring the colors of the Character Zone into the ground plane. Rock size should incorporate larger pit-run aggregates into the rock mulch to provide a more natural texture reminiscent of desert landscapes. A 1/2" or 3/4" minus graded mulch is recommended for landscape areas.

Crosswalks should be a combination of integral colored concrete, specialty concrete pavers, or similar that are in keeping with the adjacent resort's design character.

Plant materials should be selected from the corridor plant list (pages 20-29) to provide at least two plant species that are in bloom in each of the four seasons. The use of architectural, unique plant species is encouraged in this Character Zone such as the Agave Sisalana and Agave Blue Glow for areas with sight visibility issues.

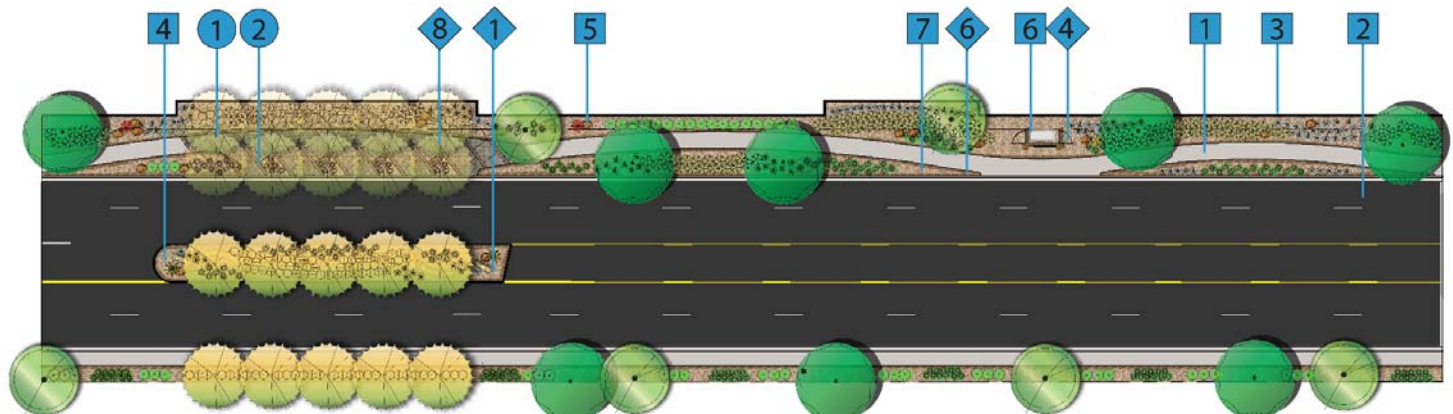
Vertical or horizontal elements that are in keeping with the adjacent resort's design character or as proposed by the developer and approved by the Town will be used.

Custom stone or CMU benches, located where appropriate, stone or CMU pilasters, etc. that are in keeping with the adjacent resort's design character.





Figure 8: Perspective Representation of Resort Living Character Zone



### Resort Living - Good

The 'Good' option of Resort Living includes the most basic elements of the character zone. The planting design focus should be on massings in a 'swoosh' layout to follow the curves of the paths. This level of design starts to see visual mitigation of unappealing walls, utilities and other features. a key feature of Resort Living is the outdoor rooms in which pedestrians and motorists enter a new experience along the streetscape.

#### General ■

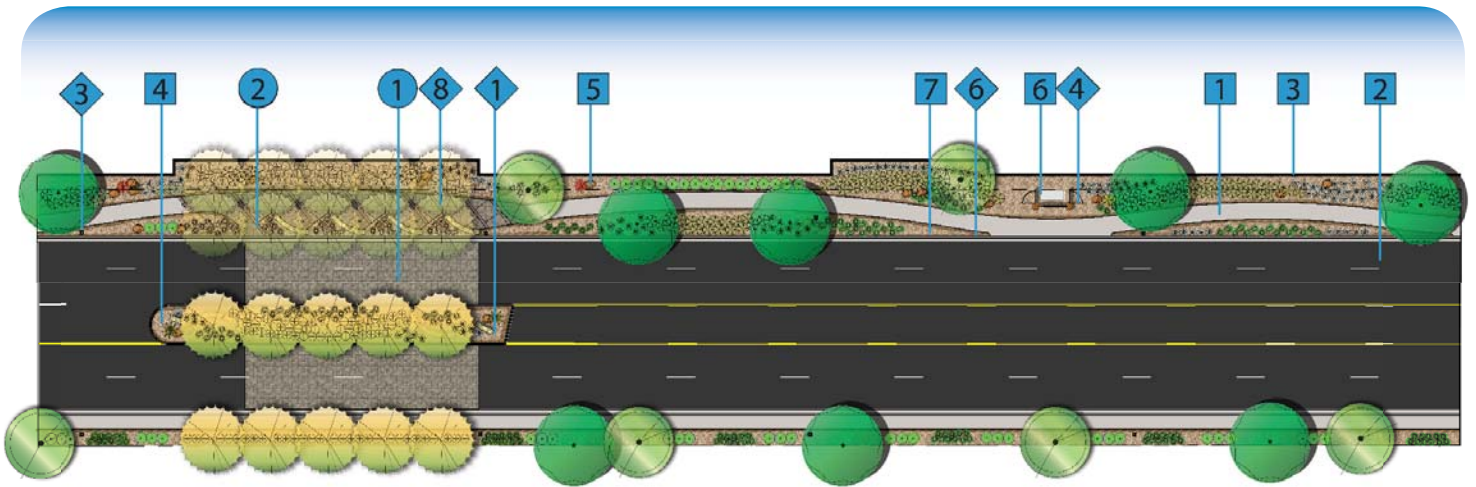
1. Stone Veneer Walls
2. Asphalt
3. Existing Wall
4. Median

#### Elements ◆

5. Boulder
6. Utility
7. Decomposed Granite
1. Stone Veneer Walls
2. Split Rail Fence
3. Lighting
4. Utility Screen with Gate
5. Wall Screen
6. 2' Wide Rip-Rap Band
7. Shade Structure
8. Outdoor Room

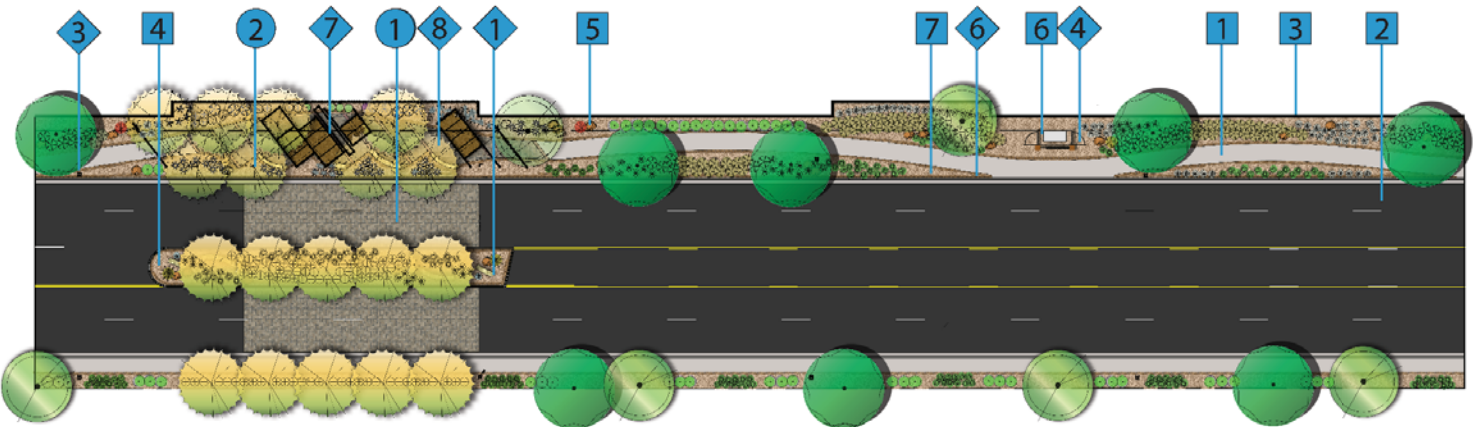
#### Materials ●

1. Rustic Pavers
2. Colored Concrete
3. Aggregate Concrete



### Resort Living - Better

The 'better' option of Resort Living starts to bring in the more costly elements of the Character Zone design elements. The better option would include bringing the stone veneer walls into the medians and the landscape zones. The streetscapes would include the 2' rip-rap band on the shoulders and in the medians. Low level lighting should be established as wayfinding along sidewalks and multi-use paths at a average distance of 75' feet. Integration of themed design elements tailored to the adjacent resort should start to show up in designs. Visual mitigation of unattractive current features such as utilities and wall are to be added at this stage of zone integration.



### Resort Living - Best

The 'Best' option of Resort Living is the composure of all elements of the 'Good' and 'Better' options of Resort Living. An upgrade of lighting from the 'Better' to the 'Best' option should include a more thematic custom design including COR-TEN® shield with low angle lighting on both the street and the pathway as wayfinding. This option of the designated character zone should have a representational pattern in the streetscape which helps define the pattern. The option of creating an outdoor room with a chicane to calm traffic, which enhances the pedestrian experience, should be explored with shade structures along the street such as the one existing on 56th Street. Rustic pavers should be designed into the streetscape to emphasize the transition into a new space by creating a threshold through the change of surface texture.

# Rural Elegance Character Zone Design Guidelines



## Overview

The Rural Elegance Character Zone embraces the historical setting of Paradise Valley by utilizing rural forms and shapes in the corridor. This character zone is being considered for use in areas where mountain views should be preserved and emphasized. Characteristics of this zone include:

- Picturesque and expansive views of Camelback, Mummy, and Phoenix mountains.
- Accentuated horizontal forms and a rural setting. Minimization of tree planting to maintain views. Emphasize horizontal, low, and colorful landscape planting. “Less is more” approach. Turf where appropriate outside the right-of-way.
- A small orchard of desert trees in strategic areas to shape the view and reflect the Town’s historical rural setting.

## Patterns and Colors

Strong horizontal elements that accentuate mountain views are the dominant pattern for this character zone. This should be accomplished using low horizontal elements such as low stone walls, post and rail-type fencing. The composition of elements should represent that of a rural setting but using upscale materials. Streetscape elements should rely on strong horizontal forms that accentuate rather than compete with the background mountain views. Sight lines and expansive views should be maintained or enhanced by the placement of plant materials and streetscape elements.



Landscape materials should be planted in small massings that reflect the planting patterns of the natural desert. Sonoran native trees should be consciously located to frame the mountain views. Where sufficient right-of-way width is available, trees could be planted in mini-orchard grids to frame distant views.

Base colors should include those seen in the Sonoran Desert environment: browns, medium- to dark-reddish browns, and tans, with main accents of muted reds or rust and limited accents of muted blues and muted greens. (Note: Colors to be muted by lowering the luminance of the primary color.)





## Materials

Materials for this character zone should be a high quality and rustic in character, reflecting a rural setting. Examples include rustic cut pavers, stone veneer, and the use of weathered steel to create rail-and-post accent elements. Exposed aggregate concrete, salt finished concrete sidewalks, and colored concretes used in the other character zones are also compatible with this zone creating continuity within the visually significant corridor.

The use of natural, timeless stone is consistent throughout all of the Character Zones for vertical Zone Design Elements.

Rock mulch, boulders, and the 3"-8" riprap should all be selected from the same quarry to ensure color compatibility. The rock color should consist of medium to dark-reddish browns, such as "Express Brown" to bring the colors of the Character Zone into the ground plane. Rock size should incorporate larger pit run aggregates into the rock mulch to provide a more natural texture reminiscent of desert landscapes. A 3" minus graded mulch is recommended for landscape areas.

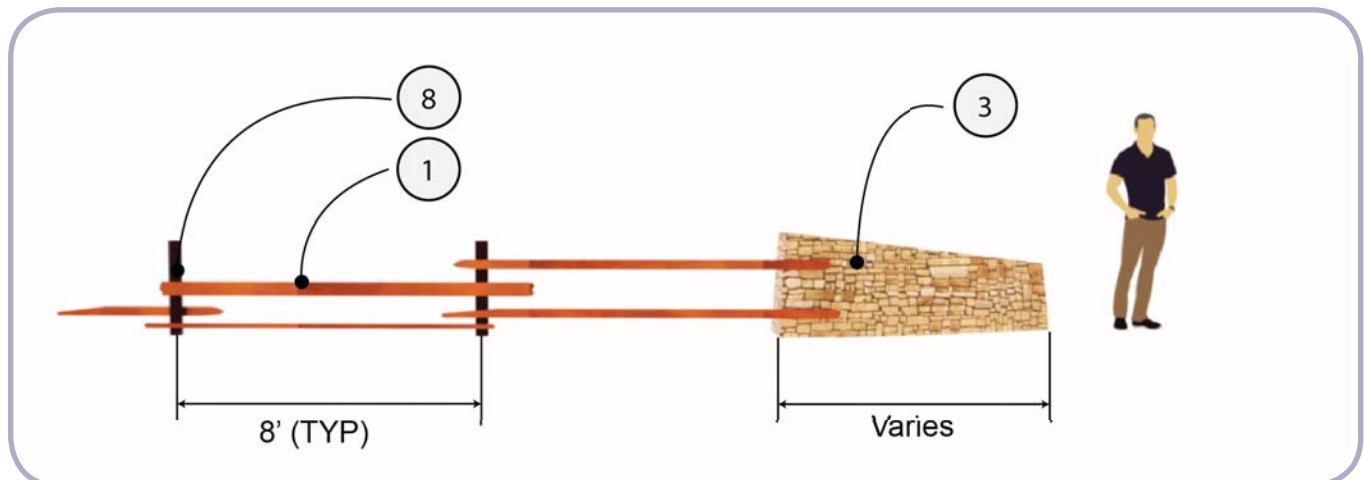
Crosswalks should be a combination of rustic pavers and an exposed aggregate band on both sides with an integral brown color.

Plant materials should be selected from the corridor plant list (pages 20-29) to provide at least two plant species that are in bloom in each of the four seasons.



*Figure 9: Existing Use of Colored Concrete, Exposed Aggregate and Rustic Pavers*

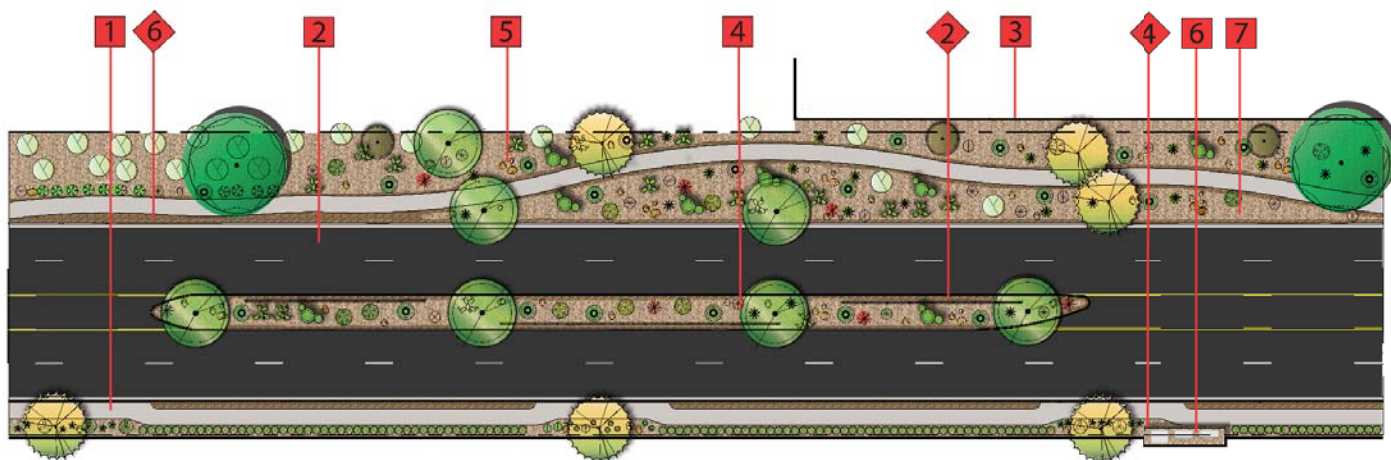
- ① COR-TEN® steel rails
- ② Stone veneer walls
- ⑧ Tube Steel Posts



*Figure 10: Example of Split Rail and Stone Veneer Accent Element*



Figure 11: Perspective Representation of Rural Elegance Character Zone



### Rural Elegance - Good

The 'Good' option of Rural Elegance is seen as a better alternative to what much of the existing natural landscape that is seen in Paradise Valley currently. The landscape palette does not differ tremendously from many of the native species to the Sonoran Desert. Landscape is arranged in a more aesthetic way to bring attention to the beautiful mountain backdrops of Paradise Valley.

#### General ■

1. Stone Veneer Walls
2. Asphalt
3. Existing Wall
4. Median

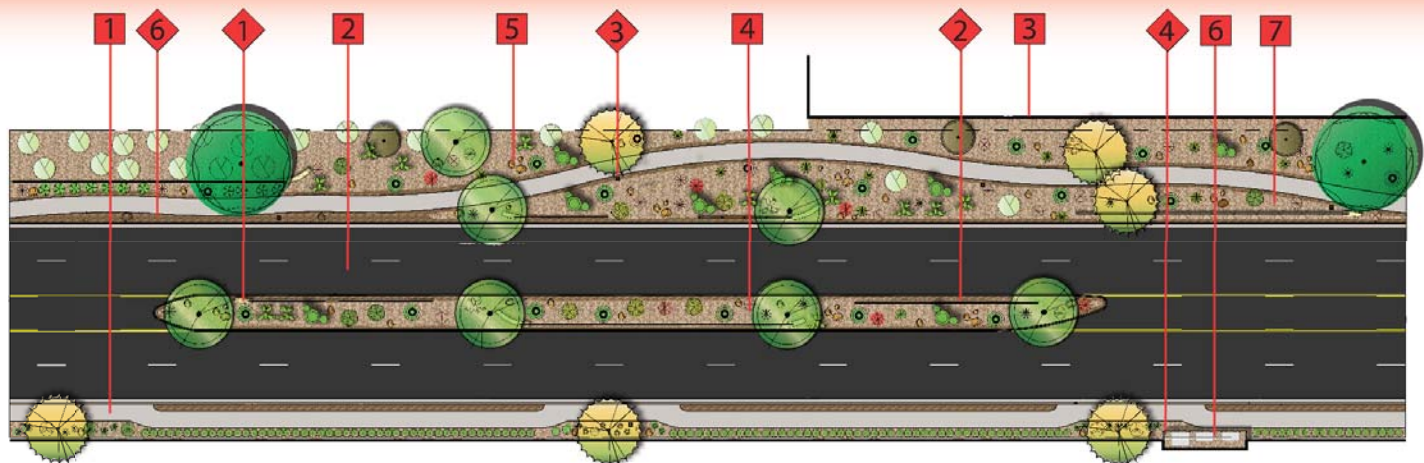
#### Elements ◆

1. Stone Veneer Walls
2. Split Rail Fence
3. Lighting
4. Utility Screen with Gate
5. Wall Screen
6. 2' Wide Rip-Rap Band
7. Shade Structure
8. Outdoor Room

#### Materials ●

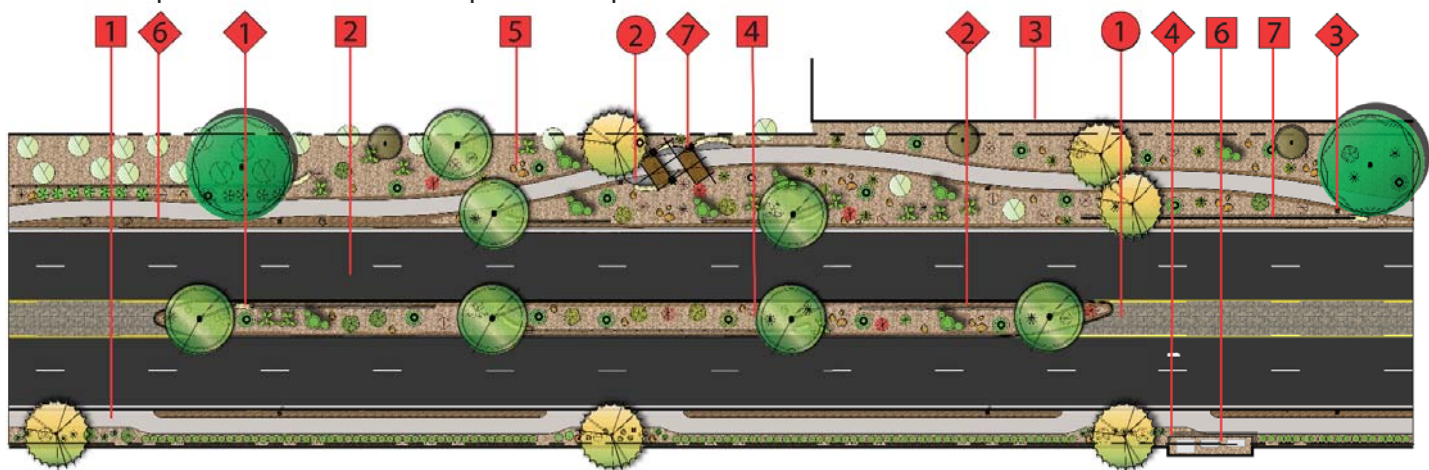
1. Rustic Pavers
2. Colored Concrete
3. Aggregate Concrete





### Rural Elegance - Better

The 'better' option of Rural Elegance brings in its main design element of the split rail fence with stone veneer 'book-ends' in the streetscape. A higher level of density and diversity of plant material is seen in the landscape bringing contrasting colors and heights. Median improvements in this design level include a boulder-themed accent plant arrangement. The accent plant will be the Ocotillo, and where visibility issues arise, the agave parryi will be used. Visual mitigation of unattractive features such as utilities and walls will incorporate the mountain motif design style. The better option of lighting will also be incorporated into the landscape in this option.



### Rural Elegance - Best




The 'Best' option of Rural Elegance is the composition of all elements of the 'Good' and 'Better' options. Patterns of Nature thematic patterns and designs should be consistently followed throughout the entire project. An upgrade of lighting from the 'Better' to the 'Best' option should include a more thematic custom design including COR-TEN® shield with low angle lighting on both the street and onto the pathway as wayfinding. The split rail connected to stone veneer walls should be a key element to frame views of the adjacent mountains in each area of the character zone. Community pedestrian nodes should be planned to create a pleasurable experience to appreciate the framed mountain views.

# Trees with Color

	Botanical Name Common Name	H	W	Foliage Color	Bloom Color	Seasonal Color		On TOPV Plant List?*	Character Zone
	<i>Bauhinia lunaroides</i> Anacacho Orchid Tree	8'	6'	Medium Green	Pink or White	Spring Fall	Summer Winter	No	PN RL
	<i>Cercidium x 'Desert Museum'</i> Palo Verde Desert Museum	25'	25'	Green	Yellow	Spring Fall	Summer Winter	No	RL RE
	<i>Cercidium florida</i> Blue Palo Verde	30'	30'	Blue- Green	Bright Yellow	Spring Fall	Summer Winter	Yes	PN RE
	<i>Chilopsis linearis</i> Desert Willow	25'	25'	Dark Green	Pink	Spring Fall	Summer Winter	Yes	PN RL RE
	<i>Olearya tesota</i> Ironwood	30'	25'	Olive Green	Lavender White	Spring Fall	Summer Winter	Yes	PN RL RE
	<i>Pistacia chinensis</i> Chinese Pistache	40'	35'	Green/ Red	Green	Spring Fall	Summer Winter	No	PN RL
	<i>Prosopis SPP.</i> Mesquite	40'	35'	Green	Green	Spring Fall	Summer Winter	Yes	PN RL RE

\*TOPV Landscape Guidelines (1996), Table 2

# Trees with Color

	Botanical Name Common Name	H	W	Foliage Color	Bloom Color	Seasonal Color	On TOPV Plant List?*	Character Zone
	<i>Vachellia farnesiana</i> Sweet Acacia	35'	35'	Pale Green	Deep Gold	Spring Fall Summer Winter	Yes	RL RE
	<i>Vitex agnus-castus</i> Chaste	25'	25'	Green	Purple or White	Spring Fall Summer Winter	No	PN RL
	<i>Vauquelinia californica</i> Arizona Rosewood	15'	12'	Dark Green	White	Spring Fall Summer Winter	Yes	PN RE

\*TOPV Landscape Guidelines (1996), Table 2



# Accents and Cacti

	Botanical Name Common Name	H	W	Foliage Color	Bloom Color	Seasonal Color	On TOPV Plant List?*	Character Zone	
	<i>Agave americana</i> var. 'Medio Picta' Agave Americana Medio Picta	4'	6'	Green/ Yellow	Green/ Yellow	Infrequent	Yes	<div>PN</div> <div>RL</div>	
	<i>Agave desmettiana</i> Smooth Agave	3'	3'	Light Green	Chartreuse	Spring Fall	Summer Winter	No	<div>PN</div> <div>RL</div> <div>RE</div>
	<i>Agave murpheyii</i> Hohokam Agave	3'	3'	Pale Green	Red/ Chartreuse	Spring Fall	Summer Winter	Yes	<div>PN</div> <div>RL</div> <div>RE</div>
	<i>Agave</i> x 'Blue Glow' Blue Glow Agave	2'	3'	Green- Blue	Green- Yellow	15-25 Years, Dies After	No	<div>PN</div> <div>RL</div>	
	<i>Aloe</i> 'Blue Elf' Blue Elf Aloe	2'	2'	Green	Orange	Spring Fall	Summer Winter	No	<div>PN</div> <div>RL</div>
	<i>Aloe dawei</i> Dawe's Aloe	3'	3'	Green	Red	Spring Fall	Summer Winter	No	<div>PN</div> <div>RL</div>
	<i>Asclepias subulata</i> Rush Milkweed	4'	4'	Pale Green	Creamy Yellow	Spring Fall	Summer Winter	No	<div>PN</div> <div>RL</div> <div>RE</div>

\*TOPV Landscape Guidelines (1996), Table 2

# Accents and Cacti

	Botanical Name Common Name	H	W	Foliage Color	Bloom Color	Seasonal Color	On TOPV Plant List?*	Character Zone
	<i>Enchinocactus grusoni</i> Golden Barrel	5'	3'	Green/ Gold	Yellow	Spring Fall Summer Winter	No	PN RL RE
	<i>Ferocactus cylindraceus</i> Desert Barrel	5'	2'	Green/ Red	Yellow	Spring Fall Summer Winter	Yes	PN RE
	<i>Fouquiera Splendins</i> Ocotillo	20'	5'	Dark Green /Brown	Red	Spring Fall Summer Winter	Yes	PN RL RE
	<i>Opuntia basilaris</i> Beavertail Prickly Pear	2'	6'	Green	Rose or Magenta	Spring Fall Summer Winter	Yes	PN RE
	<i>Opuntia santa rita</i> Purple Prickly Pear	5'	8'	Green/ Purple	Yellow	Spring Fall Summer Winter	Yes	RE

\*TOPV Landscape Guidelines (1996), Table 2

# Grasses, Groundcover, and Vines

	Botanical Name Common Name	H	W	Foliage Color	Bloom Color	Seasonal Color		On TOPV Plant List?*	Character Zone
	<i>Antigonon leptopus</i> Coral Vine	10'	6'	Green	Pink to White	Spring Fall	Summer Winter	Yes	PN RL
	<i>Bougainvillea spectabilis</i> Great Bougainvillea Vine	15'	20'	Medium Green	Pink or Red	Spring Fall	Summer Winter	No	PN RL
	<i>Bulbine frutescens</i> Bulbine	18"	3'	Green	Yellow Orange	Spring Fall	Summer Winter	No	PN RL
	<i>Calylophus hartwegii</i> var. <i>fendleri</i> Western Primrose	1'	3'	Silver Green	Yellow & Red	Spring Fall	Summer Winter	No	RE
	<i>Chrysactinia mexicana</i> Damaianita	2'	2'	Green	Yellow	Spring Fall	Summer Winter	No	RL RE
	<i>Gaura linheimeri</i> Gaura	16"	3'	Green	Pink/ White	Spring Fall	Summer Winter	No	PN RL
	<i>Hardenbergia violacea</i> Purple Coral Pea Vine	8'	15'	Dark Green	Purple/ White/ Pink	Spring Fall	Summer Winter	No	RL RE

\*TOPV Landscape Guidelines (1996), Table 2



# Grasses, Groundcover, and Vines

	Botanical Name Common Name	H	W	Foliage Color	Bloom Color	Seasonal Color		On TOPV Plant List?*	Character Zone
	<i>Lantana camera</i> Western Indian Camera	6'	6'	Dark Green	Pink, Yellow, Orange, Red	Spring Fall	Summer Winter	No	PN RL
	<i>Lantana hybrid</i> Hybrid Lantana	2'	3'	Medium Green	Yellow	Spring Fall	Summer Winter	Yes	PN RL RE
	<i>Muhlenbergia capillaris</i> Pink Mist Grass	3'	3'	Green	Pink-Red	Spring Fall	Summer Winter	No	PN RL
	<i>Tetranueris acaulis</i> Angelita Daisy	12"	12"	Green	Yellow	Spring Fall	Summer Winter	No	RE
	<i>Tradescantia pallida</i> Purple Heart	12"	5'	Purple/ Green	White	Spring Fall	Summer Winter	No	PN RL

\*TOPV Landscape Guidelines (1996), Table 2

# Shrubs with Color

	Botanical Name Common Name	H	W	Foliage Color	Bloom Color	Seasonal Color		On TOPV Plant List?*	Character Zone
	<i>Abutilon palmeri</i> Palmer's Indian Mallow	5'	5'	Silver Green	Gold	Spring Fall	Summer Winter	No	RL RE
	<i>Aniscanthus quadrifidus</i> <i>var. wrightii</i> Mexican Fire	4'	4'	Light Green	Red/ Yellow/ Orange	Spring Fall	Summer Winter	No	RE
	<i>Aniscanthus thurberi</i> Desert Honeysuckle	3'	4'	Green	Red/ Orange	Spring Fall	Summer Winter	No	RL RE
	<i>Caesalpinia gillesi</i> Desert Bird of Paradise	6'	8'	Dark Green	Yellow	Spring Fall	Summer Winter	Yes	PN RL
	<i>Caesalpinia pulcherrima</i> Red Bird-of-Paradise	10'	10'	Green	Red/ Orange	Spring Fall	Summer Winter	Yes	RL RE
	<i>Calliandra californica</i> Red Baja Fairyduster	6'	5'	Dark Green	Red	Spring Fall	Summer Winter	Yes	RE
	<i>Callistemon citrinus</i> 'Little John' Little John Dwarf Bottlebrush	5'	5'	Bright Green	Red	Spring Fall	Summer Winter	No	PN RL

\*TOPV Landscape Guidelines (1996), Table 2

# Shrubs with Color

	Botanical Name Common Name	H	W	Foliage Color	Bloom Color	Seasonal Color	On TOPV Plant List?*	Character Zone	
	<i>Cordia parvifolia</i> Little Leaf Cordia	10'	10'	Dark Olive	White	Spring Fall	Summer Winter	No	<div>PN</div> <div>RL</div>
	<i>Duranta erecta</i> Skyflower	15'	15'	Light Green	Purple w/ Orange Fruit	Spring Fall	Summer Winter	No	<div>PN</div> <div>RL</div>
	<i>Eremophila maculata</i> <i>var. brevifolia</i> Valentine Emu Bush	6'	6'	Dark Green	Red	Spring Fall	Summer Winter	No	<div>PN</div> <div>RL</div> <div>RE</div>
	<i>Hamelia patens</i> Firebush	6'	6'	Gray Green	Red	Spring Fall	Summer Winter	No	<div>PN</div> <div>RL</div> <div>RE</div>
	<i>Hesperaloe parvifolia</i> Red-Yucca	6'	6'	Gray Green	Red	Spring Fall	Summer Winter	No	<div>PN</div> <div>RL</div>
	<i>Justicia californica</i> Chuparosa	6'	12'	Green	Red	Spring Fall	Summer Winter	Yes	<div>RE</div>
	<i>Justicia spicigera</i> Firecracker Plant	3'	5'	Green	Orange	Spring Fall	Summer Winter	Yes	<div>PN</div> <div>RL</div>

\*TOPV Landscape Guidelines (1996), Table 2



# Shrubs with Color

	Botanical Name Common Name	H	W	Foliage Color	Bloom Color	Seasonal Color		On TOPV Plant List?*	Character Zone
	<i>Leucophyllum frutescens</i> Texas Ranger	10'	10'	Silver Green	Pink	Spring Fall	Summer Winter	Yes	PN RL
	<i>Leucophyllum langmaniae</i> Langman's Sage	5'	5'	Green	Purple	Spring Fall	Summer Winter	No	PN RL
	<i>Penstemon psuedospectabilis</i> Canyon Penstemon	2'	2'	Medium Green	Rose Purple	Spring Fall	Summer Winter	No	RL RE
	<i>Plumbago auriculata</i> Cape Plumbago	8'	12'	Green	Blue	Spring Fall	Summer Winter	No	RL
	<i>Plumbago scandens</i> White Plumbago	5'	8'	Green	White	Spring Fall	Summer Winter	No	PN RL
	<i>Salvia clevelandii</i> Chaparral Sage	5'	5'	Green	Blue/Violet	Spring Fall	Summer Winter	No	PN RL
	<i>Salvia coccinea</i> Sacretlet Sage	4'	4'	Green	Red	Spring Fall	Summer Winter	No	PN RL

\*TOPV Landscape Guidelines (1996), Table 2

# Shrubs with Color

	Botanical Name Common Name	H	W	Foliage Color	Bloom Color	Seasonal Color		On TOPV Plant List?*	Character Zone
	<i>Salvia greggii</i> Autumn Sage	3'	3'	Green	Pink	Spring Fall	Summer Winter	Yes	RL
	<i>Salvia leucantha</i> Mexican Bush Sage	4'	4'	Silver Green	Purple/ White	Spring Fall	Summer Winter	No	RL
	<i>Tecoma Capensis</i> Cape Honeysuckle	8'	8'	Dark Green	Orange	Spring Fall	Summer Winter	No	PN RL
	<i>Tecoma stans</i> var. <i>angusta</i> Arizona Yellow Bells	25'	25'	Green	Orange- Yellow	Spring Fall	Summer Winter	No	PN RL
	<i>Tecoma stans</i> var. <i>stans</i> Yellow Bells	20'	10'	Green	Yellow	Spring Fall	Summer Winter	Yes	PN
	<i>Trixis californica</i> Trixis	5'	8'	Blue- Green	Bright Yellow	Spring Fall	Summer Winter	No	RL RE

\*TOPV Landscape Guidelines (1996), Table 2

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Existing

## ***Existing Lincoln Drive and Tatum Boulevard Characteristics***

***The following information provides guidance towards the existing right-of-way and overall street dimensions along Lincoln Drive and Tatum Boulevard.***

## *Existing Lincoln Drive and Tatum Boulevard Characteristics*

The Visually Significant Corridor Master Plan (Plan) furthers several goals of the Paradise Valley 2012 General Plan. A central objective of the 2012 General Plan is for the Town to

***“Preserve those elements or features which contribute to the Town’s quality of life and character as a premier residential community and resort destination with strong rural and historic roots.”***





### **Existing Character**

The character of Lincoln Drive and Tatum Boulevard today is the result of layering of multiple determining factors including material selection based on minimum adequacy, and improvements and renovations from public, private, and utility provider realms over time. Original rights-of-way have been squeezed to fit more and more requirements, including more travel lanes, more traffic control devices, more utilities, and minimal pedestrian facilities. In most situations, the Town has avoided using eminent domain to acquire additional rights-of-way for necessary improvements, unless absolutely required. Alternatively, the Town actively negotiates with property owners for a win-win outcome whenever possible instead to implement some portions of roadway improvement projects.

As the most traveled corridors in the Town, the two arterials are filled with vehicular activity throughout the weekday and lesser so at night and on weekends. It was mentioned several times during the project that the corridors have essentially become through-ways during the day for travelers to pass from Scottsdale to Phoenix and vice-versa.

The uniqueness of both corridors is in their middle-ground and background vistas of the Camelback, Mummy, and Phoenix Mountains. From nearly every point along the corridors there are vantage points of at least one of these prominent Valley mountain features.

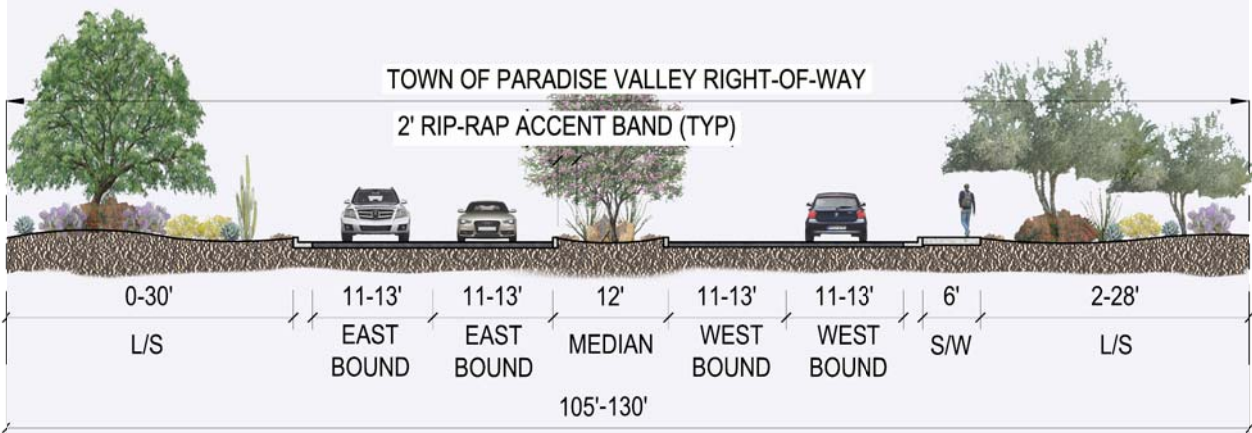




# Lincoln Drive Existing Conditions

\* Dimensions are approximate.

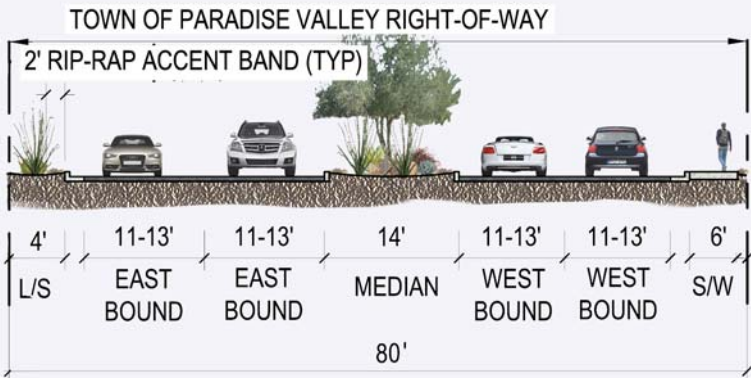
## Lincoln Drive: 32nd Street to Palo Cristi Road



### Characteristics

- ROW: 130 feet wide
- Sidewalks: South side
- Back of Curb: 30 feet on South, 25 feet on North

## Lincoln Drive: Palo Cristi Road to 38th Street



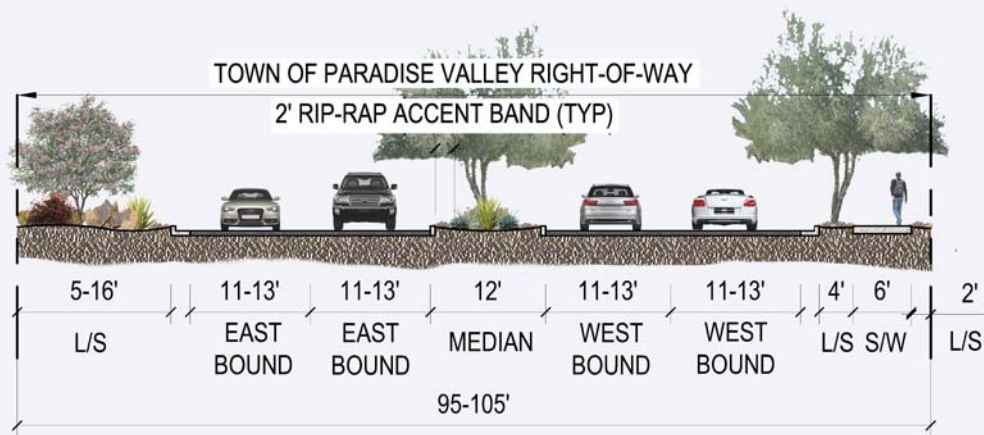
### Characteristics

- ROW: 80-feet wide
- Sidewalks: South side
- Back of Curb: 8 feet on South, 4-feet on North

# Lincoln Drive Existing Conditions

\* Dimensions are approximate.

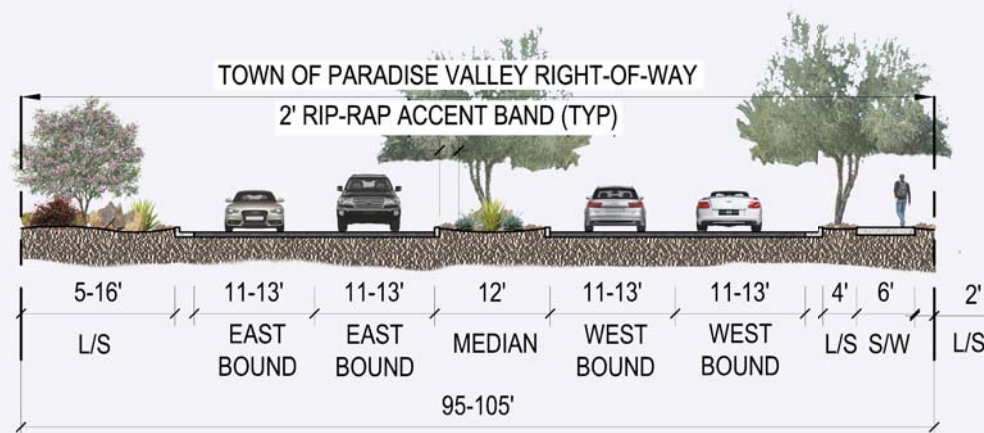
## Lincoln Drive: 38th Street to 40th Street



### Characteristics

- ROW: 95 feet wide
- Sidewalks: South side
- Back of Curb: 8 feet on South, 30 feet on North

## Lincoln Drive: 40th Street to 43rd Place



### Characteristics

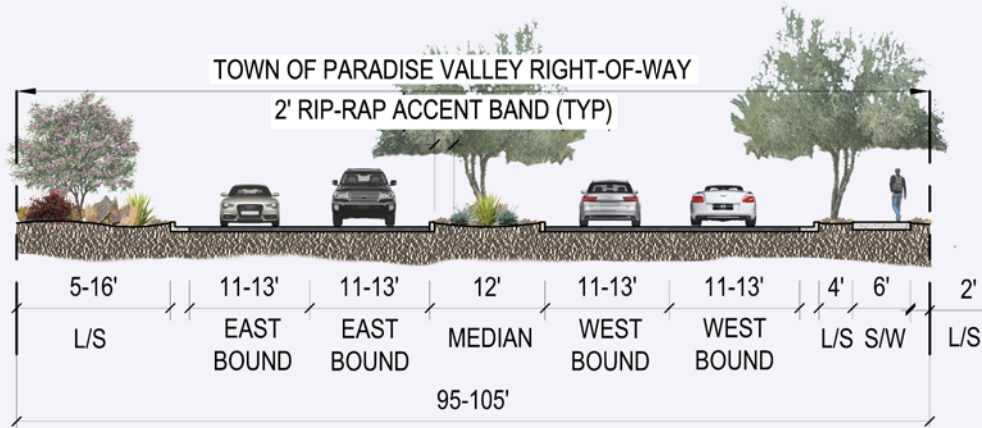
- ROW: 95 feet wide plus 25-foot easement on SUP parcels
- Sidewalks: South side
- Back of Curb: 10 feet on South, 6 feet on North



# Lincoln Drive Existing Conditions

\* Dimensions are approximate.

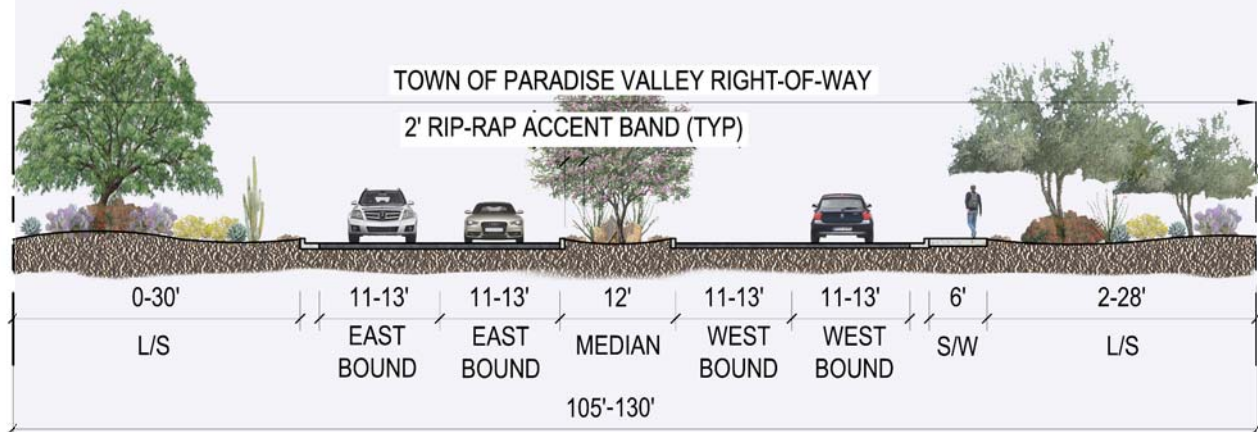
## Lincoln Drive: 43rd Place to 46th Street



### Characteristics

- ROW: 105 feet wide
- Sidewalks: South side, North begins at Hillside Drive
- Back of Curb: 10 and 35 feet on South, 6 feet on North

## Lincoln Drive: 46th Street to Tatum Boulevard



### Characteristics

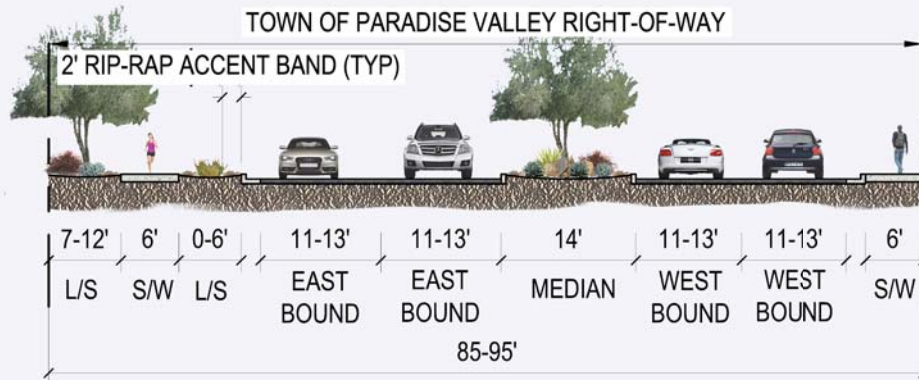
- ROW: 105- to 130-feet wide
- Sidewalks: South and North Side
- Back of Curb: 34-feet on South, 30- and 8-feet on North



# Lincoln Drive Existing Conditions

\* Dimensions are approximate.

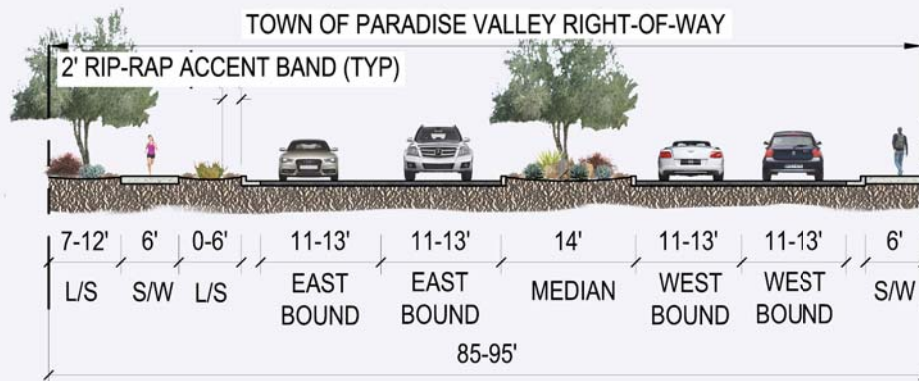
## Lincoln Drive: Tatum Boulevard to Camelback Manor Drive



### Characteristics

- ROW: 80 feet wide plus 25-foot easement along SUP
- Sidewalks: South and North side
- Back of Curb: 6, 12, and 27 feet on South, 6 and 48 feet on North

## Lincoln Drive: Camelback Manor Drive to 56th Street



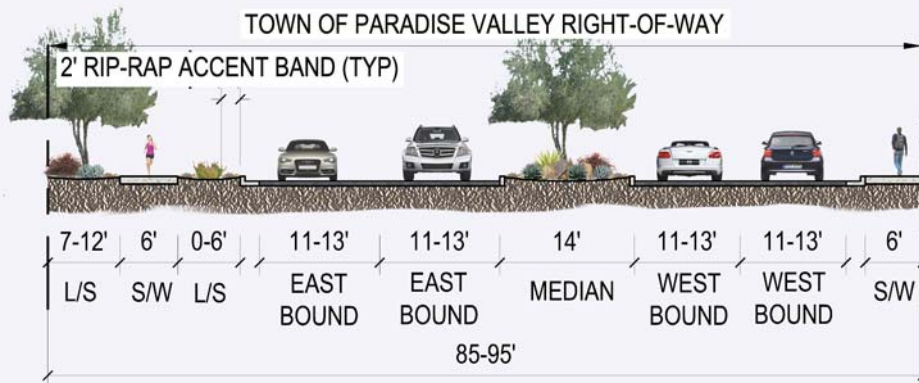
### Characteristics

- ROW: 95 feet wide plus 15 or 25-foot easement on SUP parcels
- Sidewalks: South and North side
- Back of Curb: 5 and 12 feet on South, 15 and 20 feet on North

# Lincoln Drive Existing Conditions

\* Dimensions are approximate.

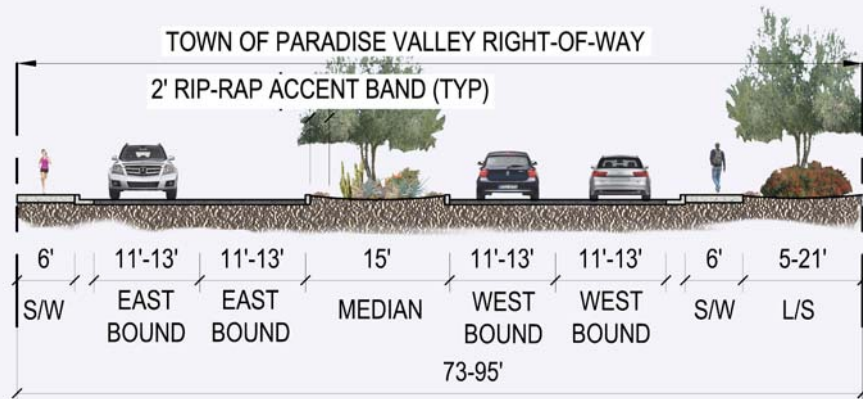
## Lincoln Drive: 56th Street to 59th Place



### Characteristics

- ROW: 95 feet plus 25-foot easement at Mountain Shadows SUP
- Sidewalks: South and North side
- Back of Curb: 12 and 28 feet on South, 0 and 6 feet on North

## Lincoln Drive: 59th Place to Invergordon Road



### Characteristics

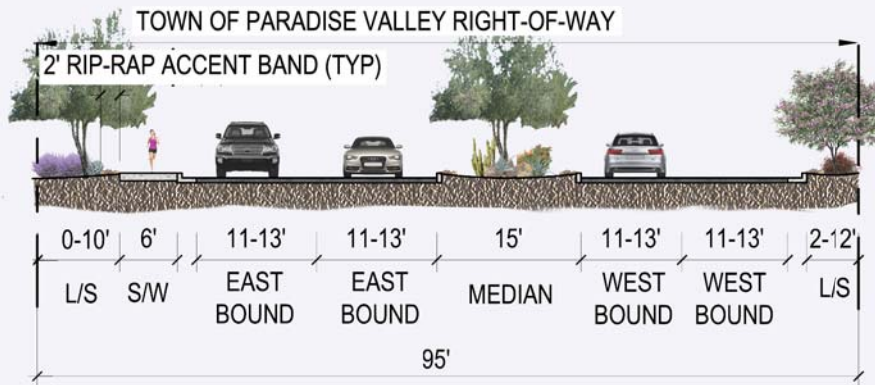
- ROW: 73 and 95 feet wide
- Sidewalks: South and North side
- Back of Curb: 6, 20 and 24 feet on South, 0 and 6 feet on North



# Lincoln Drive Existing Conditions

\* Dimensions are approximate.

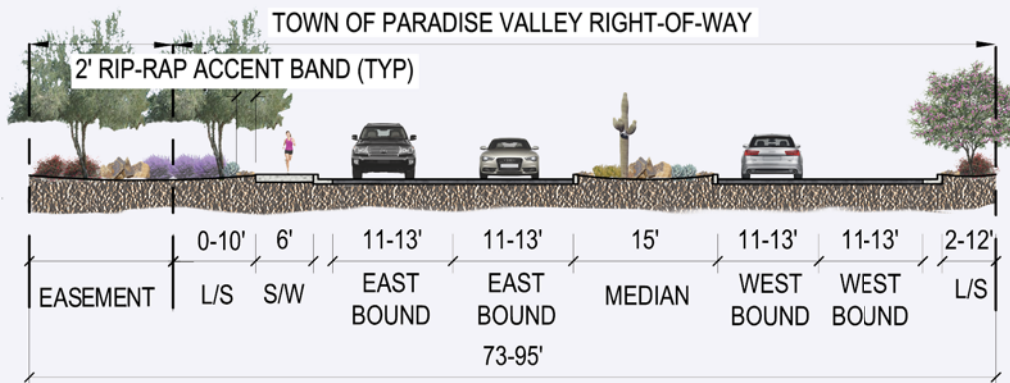
## Lincoln Drive: Invergordon Road to Mockingbird Lane



### Characteristics

- ROW: 95-feet wide generally
- Sidewalks: South side west of Casa Blanca Drive and all along North
- Back of Curb: 5, 15 and 38 feet on South, 6 and 20 feet on North

## Lincoln Drive: Mockingbird Lane to Scottsdale Road



### Characteristics

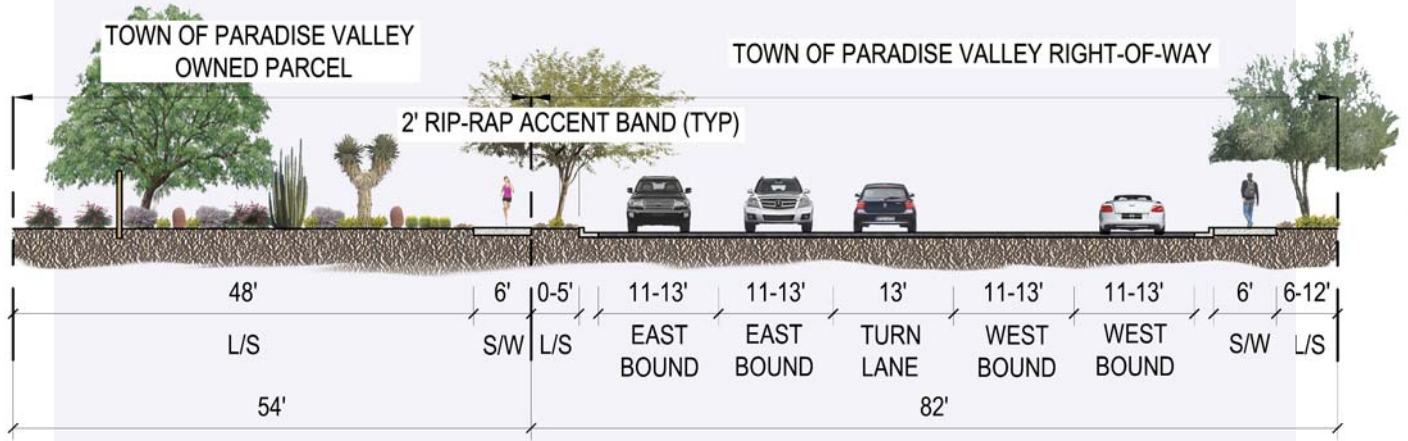
- ROW: 73 and 80 feet wide plus 25-foot easement along Ritz SUP
- Sidewalks: Portions of South Side
- Back of Curb: 6 and 12 feet on South, 30 feet on North



# Tatum Boulevard Existing Conditions

\* Dimensions are approximate.

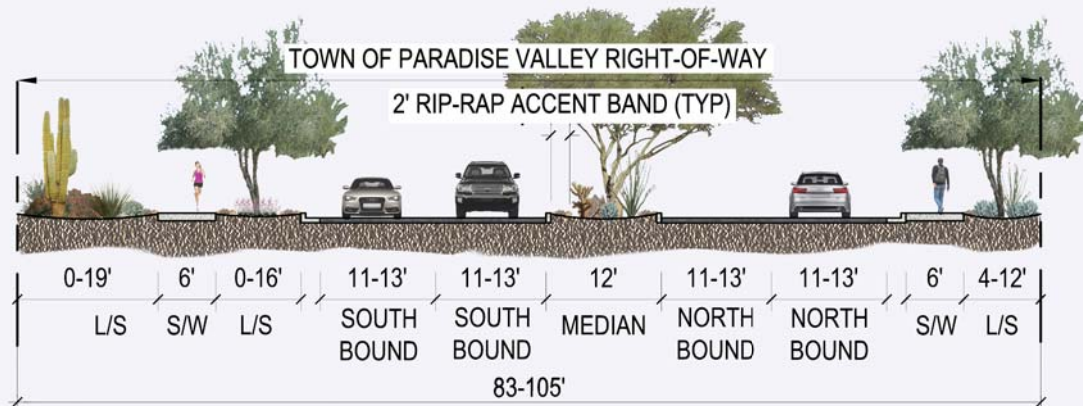
## McDonald Drive: 45th Street to Tatum Boulevard



### Characteristics

- ROW: 82 feet wide plus 30 foot South Easement at Heritage hills, 48 foot North easement at Camelhead Estates
- Sidewalks: South and North side
- Back of Curb: 6 and 12 feet on South, 6 on North plus Easement

## Tatum Boulevard: McDonald Drive to Lincoln Drive



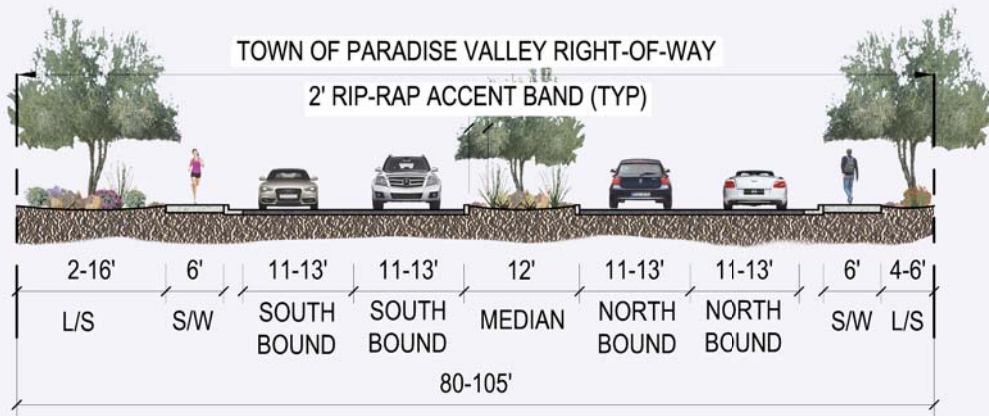
### Characteristics

- ROW: 83 to 105 feet wide plus additional ROW at McDonald T intersection
- Sidewalks: West and East side
- Back of Curb: 6, 15 and 25 feet on West, 12 feet on East

# Tatum Boulevard Existing Conditions

\* Dimensions are approximate.

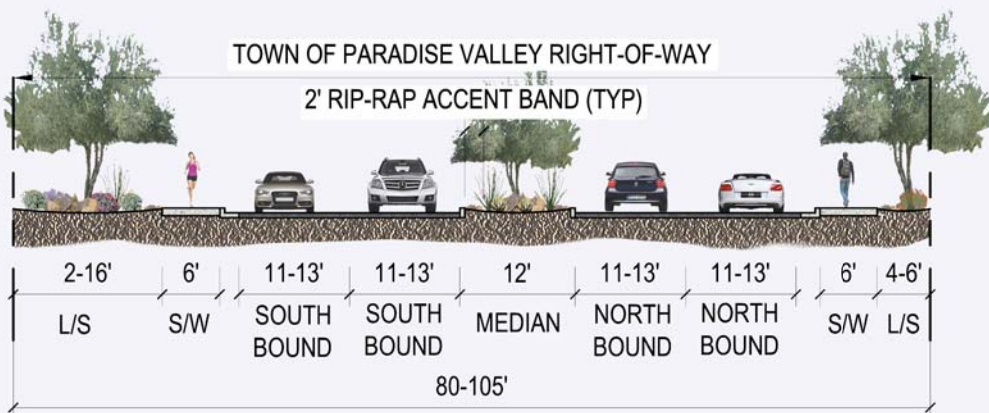
## Tatum Boulevard: Lincoln Drive to Roadrunner Road



### Characteristics

- ROW: 80 to 105 feet wide
- Sidewalks: West and East side
- Back of Curb: 6, 12, and 24 feet on West, 10 feet on East

## Lincoln Drive: Roadrunner Road to Caída del Sol Drive



### Characteristics

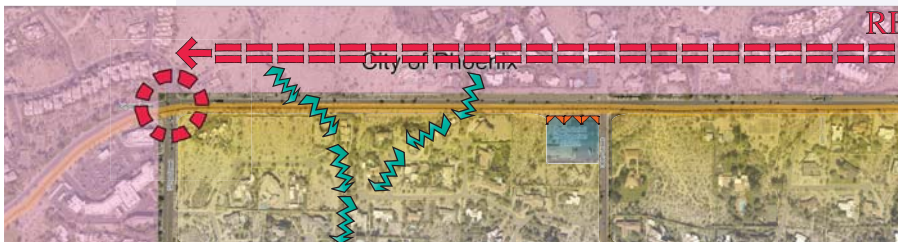
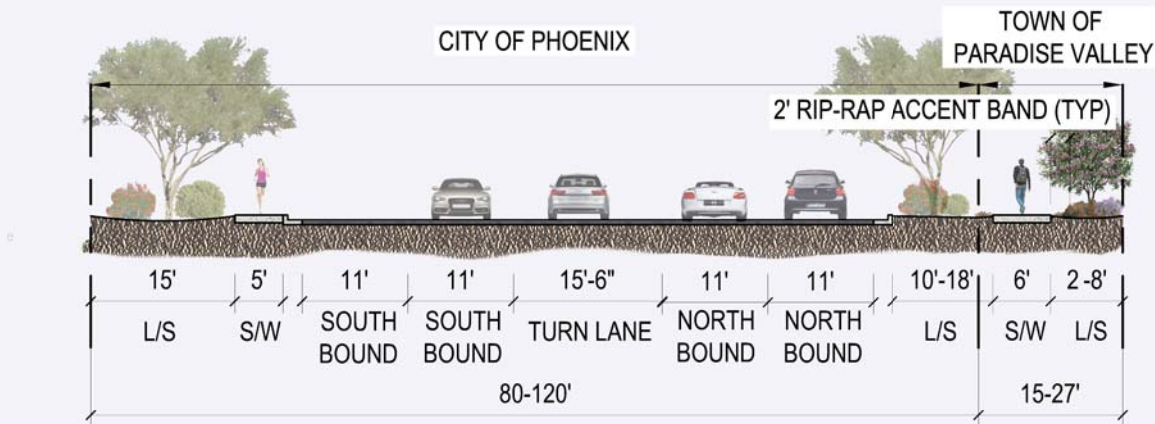
- ROW: 80 to 101 feet wide
- Sidewalks: West and East to Desert Jewel Drive, East side only North of Desert Jewel Drive
- Back of Curb: 18 feet and wider (varies) on West, 12 feet and wider (varies) on East



# Tatum Boulevard Existing Conditions

\* Dimensions are approximate.

## Lincoln Drive: Caida del Sol Drive to Doubletree Ranch Road

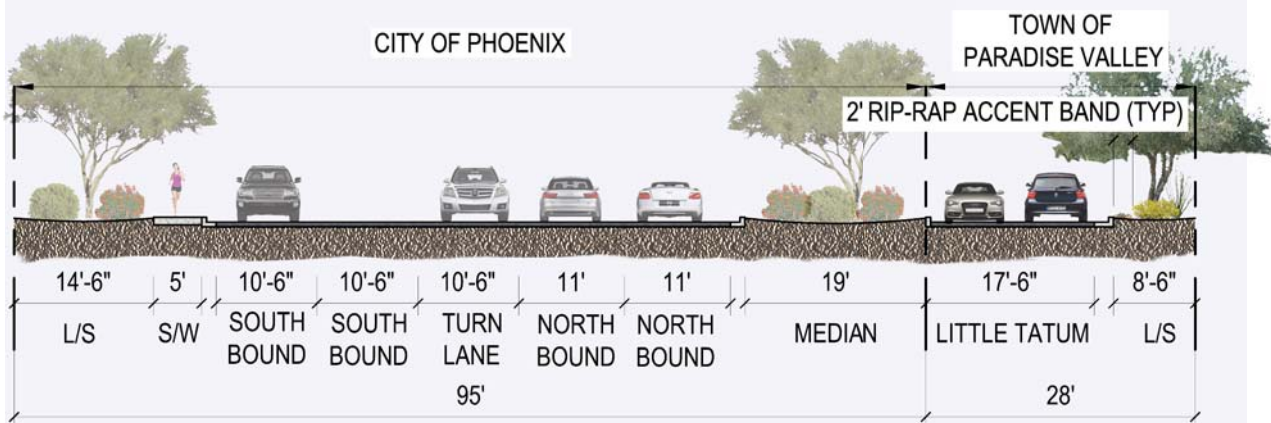


### Characteristics

- ROW: 80 to 120 feet wide
- Sidewalks: All along East side, West side in City of Phoenix
- Back of Curb: 6 and 30 feet on West (City of Phoenix), 24 and 38 feet on East

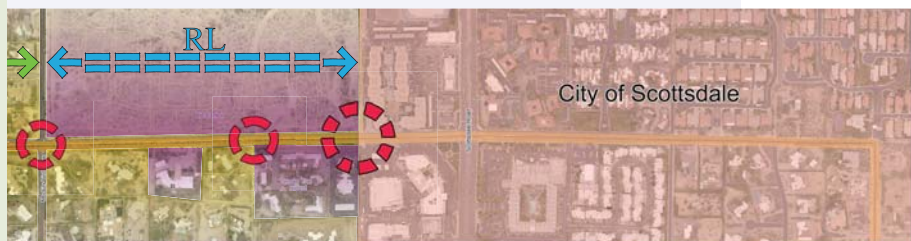


## Lincoln Drive: Double Tree Ranch Road to Shea Boulevard



### Characteristics

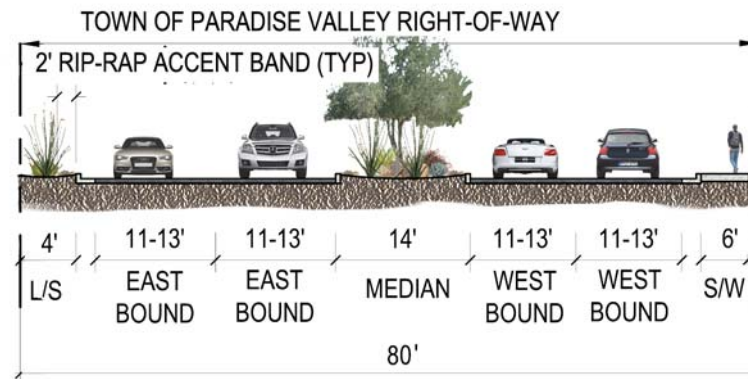
- ROW: 95 to 120 feet wide
- Sidewalks: North of Mountain View Court on East Side, West in C.O.P.
- Back of Curb: 12 to 24 feet on East, 44 feet on West at Frontage Road





### **Typical Roadway Cross-section(s)**

Both Lincoln Drive and Tatum Boulevard roadways are classified as major arterials and are currently configured as two 12-foot travel lanes, one left-turn lane/median, two 12-foot travel lanes, with occasional right-turn deceleration lanes added where appropriate. Total pavement width varies from 62 feet to 67 feet. At the Lincoln Drive and Tatum Boulevard intersection, north and south bound Tatum Boulevard and west bound Lincoln are configured as two travel lanes, a left-turn, two travel lanes in the opposite direction and a right-turn deceleration lane. West bound Lincoln Drive is configured as two travel



plus two left-turn lanes, and two travel lanes in the opposite direction (with no right-turn deceleration lane).

The concurrent Bicycle and Pedestrian Master Plan project is recommending 10-foot wide shared use paths (SUP) for bicyclists and pedestrians along both Lincoln Drive and Tatum Boulevard. No in-street lanes are proposed. Where the SUP does not occur, 6-foot wide sidewalks are provided or are planned for the full length of both corridors. The SUP and sidewalk are detached from the back of curb and separated from vehicular traffic where possible. However, in many locations with narrower right-of-way, the SUP and sidewalk are located at the back of curb. Landscaping occurs along the corridors in the remaining right-of-way width. For properties that front onto the corridors (individual residential, homeowner associations [HOA] common area, church, and business), the property owner is expected to maintain the landscaping that occurs from back of curb to the right-of-way line. The Town maintains the landscaping for all other situations, including median landscapes.

### **Rights-of-Way Limitations, Challenges, and Opportunities**

The Town minimum standard for the width of a major arterial right-of-way is 130 feet. Much of the existing right-of-way along the two corridors fails to achieve this minimum width. The existing half-street right-of-way width is 33 feet in several locations, which originates from the original platting of 33-foot half-street widths on section lines throughout Maricopa County. Where the 33-foot half-street right-of-way still occurs, the opposite half-street right-of-way is typically 40 feet and greater. It is along these locations where sidewalks are located at the back of curb and little to no landscaping space is available.

In locations where the right-of-way exceeds the minimum standard, there are opportunities to focus special attention and detail to the Visually Significant Corridors, such as at the Lincoln Drive and Tatum Boulevard intersections and near the fire station on Tatum Boulevard. The additional width of right-of-way affords the opportunity to include additional pedestrian amenities, such as rest areas and waypoints and landscape enhancements.

### **Adjacent Development Characteristics**

The land use types along both Lincoln Drive and Tatum Boulevard are mixed. Predominantly, the corridors are lined with the backyards of low-density residential lots. However, along both corridors, a few homes front onto the arterials. The residential communities are a mixture of individually built homes that date back to before the Town's incorporation and HOA communities. Additionally, several churches and resorts and a few public facilities, medium density residential communities, and office complexes are located along the arterials as well. Residential development styles range from original ranch-style single-story single-family homes reminiscent of the 1950s and 1960s to contemporary- or southwest-style multi-story single-family residences.

### **Streetscape/Landscape Characteristics**

Most resorts maintain and enhance their properties with lush and very well maintained landscapes. Other property's landscapes are typically minimalistic xeriscapes or desert adapted plant material selections. Town maintained medians and right-of-way landscaping is composed of desert adapted plant materials. Some Town maintained landscaping does not have an automatic irrigation system.



## Implementation

*The following guidelines provide instruction to properly implement the design character zone.*













## ***Appendix: Planning Process***

***The following information provides guidance towards how the Visually Significant Corridors Master Plan fits into the goals of the previous planning efforts by the Town of Paradise Valley.***

# Planning Context

While it is abundantly clear that the 2012 General Plan provides clear policy guidance establishing the need and purpose for the preparation of the Plan, there are additional Town documents, policy considerations, operational needs, and development projects that also offer support and influence the creation of the Plan.

## 2012 General Plan

As expressed in the 2012 General Plan, there are several goals and policies throughout the document that directly support the creation of Visually Significant Corridors themselves and/or the character elements or desired outcomes that the Visually Significant Corridors will provide the Town. In no particular order, these General Plan goals and objectives that support Visually Significant Corridors include the following:

### Land Use & Development Element

#### LU 2.1.3.8 Community Gateways.

“Major entrances into the Town should be given symbolic markers and landscaping to strengthen community identity and to highlight community design standards. Symbolic markers may include signs, monuments, landscape, and hardscape.”

#### DA 2.2.2.3 Public Space.

“The Town shall work with Development Area Special Use Permit properties to integrate pedestrian amenities, traffic-calming features, plazas and public areas, attractive streetscapes, shade trees, lighting, and open spaces in keeping with the character of the Town.”

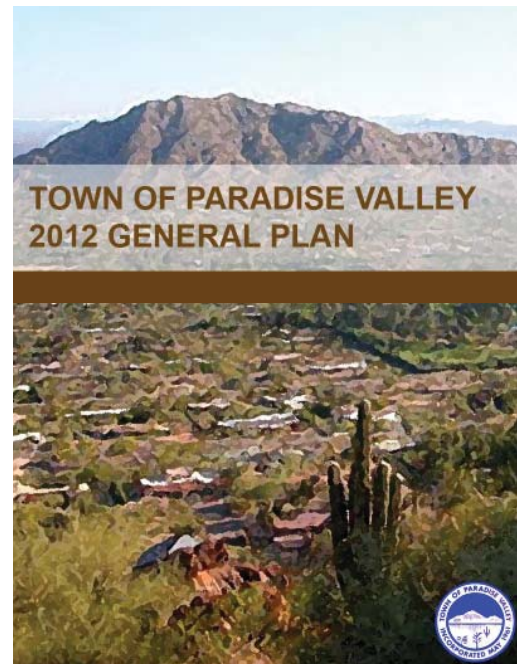


Figure 1: Town of Paradise Valley 2012 General Plan (Cover)

**Land Use & Development Implementation Program - Preserve Streetscapes.** “Develop and maintain a high-quality roadway design that promotes the character and image of the Town, reduces negative environmental impacts including noise and minimizes adverse impacts to the neighborhood through the use of roadway cross sections, traffic counts, and high quality hardscaping and landscaping.”

**Land Use & Development Implementation Program - Drought Tolerant Landscaping.** “Continue to use drought tolerant, low-water use landscaping on Town owned land and rights-of way.”

**Land Use & Development Implementation Program - Attractive Fencing.** “Continue to enforce the Town’s Zoning Ordinance regulations regarding fencing including any wall visible from adjoining properties, adjacent rights-of-way, and/or open space areas shall consist of finished materials such as stucco, brick, stone, metal, rails, wood, or tile.”

**Land Use & Development Implementation Program - Community Gateways.** “Identify key gateways to the Town and develop a comprehensive and consistent design plan that differentiates the Town from surrounding communities and reflects the quality brand and positive image of the community with deference to private property rights and residential quality of life.”

## ***Community Character and Housing Element***

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**Goal CC&H 3.1.3 Town of Distinctive and Memorable Places.** “Promote community design that produces a distinctive, high-quality built environment whose forms and character reflect the Town of Paradise Valley’s unique historical, environmental, and architectural context, and create memorable places that enrich community life.”

Policy CC&H 3.1.3.3 Enhanced Town Gateways.

- “The Town shall ensure that public improvements and private development work together to enhance the sense of entry at key gateways to the Town through consistent decorative elements such as signage, landscaping, and art that captures the values of the Town and its setting.”

Policy CC&H 3.1.3.4 Visually Significant Corridors.

- “The Town shall designate highly visible, prominent, streets, including Lincoln Drive and Tatum Boulevard, as Visually Significant Corridors. Streetscape design guidelines will be developed, to include a reasonable range of treatments of individual properties, to improve and manage landscape conditions as a means to demonstrate a positive and unique character and image of the Town, maintain views, and strive to mitigate the negative impact of traffic impacts while respecting private property rights.”

**Goal CC&H 3.1.4 Community Scenic Design.** “Maintain and preserve the Town’s natural scenic resources including scenic and mountain views, the distinctive skyline, and dark skies that have contributed to the Town’s community legacy since its inception.”

Policy CC&H 3.1.4.1 Mountain Views.

- “The Town shall protect and maintain views of the mountains as seen from Visually Significant Corridors.”

Policy CC&H 3.1.4.3 Right-of-way Treatment.

- “The Town, with neighborhood involvement, shall form and implement streetscape design guidelines for public rights-of-way that achieve compatibility and safety between automobile traffic, pedestrians, and bicyclists, and that enhance an aesthetically pleasing transportation network while allowing a diverse range of treatments.”

**CC&H Implementation program #6 - Key Gateways.** “Identify key gateways to the Town and develop a comprehensive and consistent design plan that differentiates the Town from surrounding communities and reflects the quality brand and positive image of the community with deference to private property rights and residential quality of life.

**CC&H Implementation program #7 – Visually Significant Corridors.** “Identify visually significant roadway corridors and develop individual design plans for each roadway that will result in significant visual elements that differentiate the Town from surrounding communities and reflect the quality brand and positive image of the community with deference to private property rights and residential quality of life.”

**CC&H Implementation program #11 Mountain Views.** “Identify and protect mountain views as seen from visually significant corridors.”



## ***Mobility Element***

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**Goal M 4.2.2.2 Streetscape Design.** “The Town shall require that pedestrian oriented streets be designed to provide a pleasant environment for walking including shade trees; plantings; well-designed benches where appropriate; way-finding signage and other amenities.”

**Goal M 4.4.3 Visual Character.** “To create high-quality street rights-of-way that shall demonstrate the positive character and image of the Town, Visually Significant Corridors will be designated to provide visual continuity through attractive, experientially rewarding, and cohesive design elements consistent with Town Landscaping Guidelines. All other roadway rights-of-way will demonstrate high-quality landscaping elements consistent with Town Landscaping Guidelines while permitting a diverse range of treatments of individual properties.”

### **Policy M 4.4.3.1 Visually Significant Corridor Program.**

- “The Town shall create and implement a program to improve and maintain rights-of-way corridors along Lincoln Drive and Tatum Blvd. to represent the positive character and image of the Town. The Town shall occasionally evaluate the designation of additional Town rights-of-way as Visually Significant Corridors.”

### **Policy M 4.4.3.2 Visually Significant Corridor Treatment.**

- “Town rights-of-way along Visually Significant Corridors shall have attractive, experientially rewarding, and cohesive design elements, including signage, landscaping, medians, interchanges and sidewalks while permitting a reasonable range of treatments of individual properties. Elements that create visual clutter such as unnecessary signage or utility boxes will be eliminated, or their visibility reduced.”

**Mobility Implementation Program #10.** “Develop and implement Visually Significant Corridor Plans that promote the character and image of the Town, by providing specific landscape, hardscape, and infrastructure design guidelines for Town rights-of-way along Visually Significant Corridors, provides policy for the installation and maintenance of right-of-way landscaping, and carries out all other applicable goals and policies of the General Plan.”

## ***Open Space and Recreation Element***

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**OS 5.1.6.1 Rights-of-Way.** The Town shall utilize existing street rights-of-way to provide more public open space and increase mountain views.

## ***Town of Paradise Valley Landscape Guidelines (1996)***

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The Paradise Valley Landscape Guidelines were adopted in September of 1996 and are intended to “provide guidance to public and private property owners alike in the preservation and enhancement of the community’s natural environment.” Staff is to utilize the guidelines for the administration of land development applicants on private properties as well as Town projects.

A central goal of the Landscape Guidelines centers on the use of tree-shaded streets and paths throughout the Town to soften the street edges, provide shade to pedestrians, and offset harmful environmental effects of air pollutants.

The Landscape Guidelines offer a series of design expectations relating to: landscaping, maintenance, parking, recreation paths and curbs, rights-of-way, and utilities. A sampling of the most pertinent take-aways that influence the preparation of the Plan include:



## Landscaping

1. Canopy tree plantings along existing streets should be at a required 30-foot minimum interval between the edge of pavement and adjacent path or between the roadway and adjacent property.
2. Ironwood trees should constitute at least 20% of canopy tree plantings.
3. Shrubs should be planted at 20-foot intervals.
4. Decomposed granite should be desert colored and  $\frac{3}{4}$ " minimum size.
5. Maintain spiny plants at least 6 feet from pedestrian paths or roadways.

## Maintenance

1. Plant materials that do not survive should be replaced within 30 days.

## Recreational Paths and Curbs

1. Where curbs are required, they should be ribbon or rolled using desert colored concrete (Davis' San Diego Bluff).
2. Recreational paths shall be six feet wide using Davis' San Diego Bluff colored concrete with salt finish and slightly meandering.
3. Keep paths as far away from the roadway as the right-of-way will allow.
4. Grades or slopes of paths should not exceed 1:20 in order to comply with accessibility guidelines.

## Rights-Of-Way

1. Benches under trees at bus stops should be considered when a development or lot split is on a major arterial street with a bus route.
2. Oleanders are often existing in the Town's rights-of-way. Strictly enforced pruning of height and width is essential to maintain accessible rights-of-way and view corridors.

## Utilities

1. Where practical, existing transformers, utility pads, cable television and telephone boxes should be screened with walls and/or vegetation. If visible off site, match paint color to adjacent wall or desert compatible color such as Frazee's "Asteroid".

The remainder of the Landscape Guidelines offer multiple table of acceptable low water, desert planting species for trees, shrubs, groundcovers, vines, perennial wildflowers, and succulents. A list of species to be avoided due allergies they also provided.



## ***Significant Projects Influencing the Plan***

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Prior to the development of the Plan and over the course of several years, the Town has improved several miles of local streets, emphasizing an approach that created visual uniqueness to the Town's local streetscape character. Curvilinear alignments, roundabouts (or traffic circles), chicanes, median enhancements, and decorative roadway paving were often used to slow traffic for safety and to provide a unique aesthetic to the Town's streets.

Most recently completed was the 56th Street Improvements, from McDonald Drive to Lincoln Boulevard, in 2015. The project continued the use of many of the unique characteristics of the improved Town streets. As a comprehensive design approach to connect and complement the adjacent and redeveloped Mountain Shadows Resort, El Chorro Restaurant, and the Sanctuary Resort, the streetscape also included additional pedestrian amenities as well, such as a shaded seating area, soft surface path, signage, and site furnishings designed and/or selected specifically for the setting. Throughout the development of the Plan, 56th Street has been referenced as a streetscape style that the Town's residents wanted to be integrated into the Plan.

Concurrent with the development of the Plan, the Town, in association with Five Star Development and the Ritz-Carlton, is underway with the design of right-of-way improvements of Lincoln Boulevard, Mockingbird Lane, and Indian Bend Road that are adjacent to the Ritz-Carlton Paradise Valley Resort development. Additionally, the Ritz-Carlton's location is at the eastern Town gateway on Lincoln Drive. The consultants for both project teams worked together to develop a cohesive planning direction and an integrated design effort that benefits both projects and the Town. The right-of-way improvements on Lincoln Drive essentially is the "pilot" project developed from the Plan.



# Image Bibliography

***We thank the following groups and individuals  
for providing images to develop the Visually  
Significant Corridors Master Plan:***

## ***Cover/ Table of Contents***

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Cover; Chris Durham, EPG, 2017	P. iii (Top); John Griffin, EPG, 2016
P. i; John Griffin, EPG, 2016	(Bottom); Chris Durham, EPG, 2017
P. ii (Upper Left); Chris Durham, EPG, 2017	
(Upper Right); John Griffin, EPG, 2016	

## ***01 - Introduction***

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P. 1,2,3; Chris Durham, EPG, 2017	P.6 (Top); Chris Durham, EPG, 2017
P. 4 (Background);Archen Gardner Construction, 2015	(Middle); Website
P. 5 (Bottom); Archen Gardner Construction, 2015	(Bottom); John Griffin, EPG, 2015
(Others); Chris Durham, EPG, 2017	

## ***02 - Guidelines Summary***

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P. 4; Chris Durham, EPG, 2017	(A. desmettiana, A. Blue Glow, A. Blue Elf,
P. 6; John Griffin, EPG, 2017	Acelpias); Courtesy of AMWUA
P. 7 (Top); John Griffin, EPG, 2016	(A. Murpheyi);
(Bottom); Archen Gardner Construction, 2015	(A. dawei);
P. 8; www.houseplantsexpert.com, 2017	P. 23 (O. basilaris); EPG
P.9, 10, 17; John Griffin, EPG, 2016	(All others); Courtesy of AMWUA
P. 10, 13, 14, 16, 18; Chris Durham, EPG, 2017	P.24 (Antigonon, Bougainavillea) Courtesy of Donna
P. 20 (Bauhinia) aggie-horticulture.tamu.edu	DiFrancesco
(Cercidum Spp., Prosopis.); Chris Durham, EPG,	(Bulibine)
2017	(Calyophus);
(Chilopsis) landscapearizona.com/blog/desert-	(Chrysactinia, Guara); Courtesy of AMWUA
willow-tree/	(Hardenbergia);
(Olneya) Courtesy of AMWUA	P. 25; (L. camera);
(Pistachia); Courtesy of Mountain States	(L. hybrid);
Wholesale nursery	(Muhlenbergia);
P.21 (Vachellia);en.wikipedia.org/wiki/Vachellia_	(Tetranueris); Courtesy of AMWUA
farnesiana, 2017	(Tradescantia);
(Vitex); en.wikipedia.org/wiki/Vitex_agnus-castus	P.26 (Abuliton);
(Vaquelia) Courtesy of Mountain States	(A. quadrifidicus);
Wholesale Nursery	(A. thurberi);
P. 22 (A. americana);	

(Caesalpinia spp., Calliandra); Courtesy of AMWUA  
 (Callistemon);  
 P.27 (Cordia); Courtesy of Stans Sheb, en.wikipedia.org/wiki/Cordia, 2017  
 (Duranta); en.wikipedia.org/wiki/Duranta  
 (Eremophila) Geoff Derin, en.wikipedia.org/wiki/Eremophila\_maculata  
 (Hamelia, J. californica); Courtesy of AMWUA  
 (Hesperaloe) Courtesy of Elisa Klein  
 (J. spicigera); en.wikipedia.org/wiki/Justicia  
 P. 28 (L. frutescens);

(L. langmaniae); Courtesy of Mountain States Wholesale Nursery  
 (Penstemon);  
 (P. auriculata) ;  
 (P. scandens, S. clevelandii) Courtesy of AMWUA  
 (S. coccinea);  
 P. 29 (S. greggii, T. var. stans); Courtesy of AMWUA  
 (S. leucantha);  
 (T. var. angusta);  
 (T. Capensis); Courtesy of Bill Casenhiser  
 (Trixis);

### **03 - Exisiting Lincoln Drive and Tatum Boulevard Characteristics**

P.2; Chris Durham, EPG, 2017

P. 3 (Background);Archen Gardner Construction, 2015

### **04 - Implementation**

P.1; Archen Gardner Construction, 2015

### **05 - Appendix**

P.1; Chris Durham, EPG, 2017  
 P.2; Town of Paradise Valley, 2012, *Town of Paradise Valley 2012 General Plan (Cover)*. Town of Paradise Valley, Retrieved from <http://www.paradisevalleyaz.gov/92/The-Towns-General-Plan>

P. 5 (Top); Chris Durham, EPG, 2017  
 (Bottom) Archen Gardner Construction, 2015



## Action Report

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**File #:** 17-260

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**TO:** Chair and Planning Commission

**FROM:** Eva Cutro, Community Development Director  
Paul Michaud, Senior Planner  
George Burton, Planner

**DATE:** August 1, 2017

**CONTACT:**

**AGENDA TITLE:**

Discussion of Hillside Code Updates (Article XXII of the Town Zoning Ordinance)

**BACKGROUND**

History

Hillside related matters can be found throughout the Town Code but are most prevalent in Article XXII Hillside Development Regulations of the Zoning Ordinance which is often referred to as the "Hillside Code."

On July 21, 2015, staff presented a list of topics relating to the Hillside Code to the Planning Commission as part of a periodic review and update of the Town Code. In January of 2016, the Town Council identified several Quality of Life Initiatives including an update to the Hillside Code. Staff worked with then Planning Commissioner Moore in preparing a draft ordinance identifying topics of discussion and potential amendments. The draft ordinance was reviewed by the Planning Commission at the December 20, 2016 and January 3, 2017 work sessions and the January 17, 2017 citizen review work session. In March and May of 2017, the Town Council identified Hillside as one of its top five initiatives for the 2017-2018 term. On June 22, 2017, the Town Council issued a Statement of Direction (SOD) for the Hillside Code update.

**DISCUSSION/FACTS**

Since there has been a significant amount of work already done on the draft ordinance, the SOD identifies which updates or topics the Council agrees with (and do not require further changes) and identifies which topics need additional study and review by the Planning Commission.

The Town Council identified the following topics in the draft ordinance as appropriate and acceptable: Material Palette & Light Reflective Value, Reviews & Administrative Hillside Chair Review, Disturbed Area Calculation, Demolition on Hillside Properties, Hillside Models, Accessory Structures & Accessory Structure Height Limits, the 40' Overall Height Measurement, the Process to Remove a Property from the Hillside Designation, and Pool Barriers & Perimeter Fencing Standards. These topics are subject to a final non-substantive review and red-line revision by a Town Manager working



group (comprised of Councilmembers Moore and Pace). The Planning Commission is directed not to change the content of these items during subsequent reviews, unless the Commission submits a request to the Council for further direction.

The SOD identifies nine topics for Planning Commission review:

1. Retaining Walls.
2. Driveway Disturbance Credit.
3. Lighting.
4. Hillside Assurance/Bond.
5. La Place du Sommet Subdivision and applicable code.
6. Solar Panels and Hillside Review Process.
7. Cantilever Limitations.
8. On-Site Retention.
9. Add a Safety Section in the Code.

The changes incorporated from the December 20th Commission meeting are highlighted in yellow, the changes incorporated from the January 3rd Commission meeting are highlighted in blue, changes and input from the January 17<sup>th</sup> Commission meeting are highlighted in green, and the areas highlighted in grey address direction from the June 22<sup>nd</sup> Statement of Direction. The scope of each SOD topic is summarized below:

1. **Retaining Walls.** The International Residential Code (IRC) requires a 36" tall guard rail adjoining walkways that have a fall potential of 30" or more. However, many applicants request a 42" guard rail due to safety concerns and ergonomics (e.g. that a 42" rail is easier to grasp than a 36" guard rail). The Council identified that the Hillside Committee shall have the flexibility to determine an appropriate guard rail height for each site. Please reference page 26 of the draft ordinance regarding this amendment.
2. **Driveway Disturbance Credit.** The code has different standards for driveways that serve new homes and driveways that serve remodeled homes. Decorative driveways that serve new homes receive a partial credit toward their disturbed area calculation. However, decorative driveways that serve remodeled homes do not count as disturbed area. There is concern that the current code encourages and allows for excessively large driveways on remodeled homes since the decorative drives do not count as disturbed area. During the July 17<sup>th</sup> meeting, the Commission appeared to be in favor of applying a similar standard to all decorative driveways and tasked Commissioner Campbell to work with staff and update the credit standards for driveways. Council has identified that the Commission should conduct further research to develop standards and credits for driveways that serve new and remodeled homes. Staff would like to receive input from Commission on potential development standards for decorative driveways and recommends that staff continues to work with Commissioner Campbell in drafting language for this section of code. Please reference pages 22 - 23 of the draft ordinance regarding this amendment.
3. **Lighting.** Council directed the Commission to evaluate hillside lighting standards and has limited the scope of review to address Kelvin requirements, adding Lux as another light

measurement, and extending the holiday lighting to October 15<sup>th</sup>. Please reference pages 29, 31, and 33 of the draft ordinance regarding this amendment.

4. **Hillside Assurance/Bond.** The hillside bond places the Town in a position to do or contract work necessary to cover, restore, and landscape an unfinished or abandoned hillside project. Currently, the minimum hillside bond is based upon \$25 of total cut and fill associated with a project. There is concern that this amount is not sufficient to restore an abandoned or unfinished site. During the January 17<sup>th</sup> meeting, the Commission was looking at increasing the bond amount to \$35 of total cut and fill, along with establishing a price index to adjust for inflation. The Commission also examined establishing criteria for a landscape bond.

The Council directed the Commission to explore different ways to establish a realistic and enforceable amount of assurance, establish thresholds for when the assurance should be called to mitigate impacts including storm water, safety, visual, boulders, etc. to existing properties, and identify a landscape assurance solution. Staff would like to receive input from Commission on potential development standards for decorative driveways and recommends that staff continues to work with Commissioner Campbell in drafting language for this section of code. Please reference pages 10 - 11 of the draft ordinance regarding this amendment.

5. **Define which Hillside Code applies to La Place du Sommet.** The Town has traditionally applied the 1984 Hillside code to the La Place du Sommet subdivision. Staff was proposing to update the code to clarify this; however, the Town Attorney is doing research to determine which code or which portions of the 1984 code apply to this subdivision. Council has identified that the code update shall incorporate amendments based upon research from the Town Attorney. Please reference page 35 of the draft ordinance regarding this amendment.
6. **Solar Panels & Review Process.** Code currently requires solar panels to be integrated into the building design and require the panels to be hidden from view when viewed at the same elevation or lower. Staff has received requests to place solar panels on pitched roofs; however, this does not meet code since the panels must be screened from the same elevation or lower (essentially limiting solar panels to flat roofs or pitched roofs that are fully screened by the surrounding hillside). The Council directed the Commission to explore the use of stealth solar technology and to evaluate the placement of solar on pitched roofs. Photos of solar shingles and solar tiles have been included in the packet for review. Staff would like to receive input from the Commission on potential development standards for stealth solar technologies that would be visible or allowed to be placed on pitched roofs. Please reference page 19 of the draft ordinance regarding this amendment
7. **Cantilever Limitations.** Currently, the code limits the vertical element of a cantilever to a maximum height of 8' tall and the horizontal element to a maximum length of 16' tall. Half of the area under the cantilever counts as disturbed area. During the January 17<sup>th</sup> meeting, the Commission discussed the possibility of creating separate cantilever requirements, one for buildings and another for pool decks. The Commission directed staff to work with Commissioner Campbell to research and develop updated cantilever requirements. However, the Council directed the Commission to add language to the code to prohibit cantilevered driveways, establish criteria that minimizes the visual impact and discourages the use of

cantilevers, and limits cantilevers to a maximum limit of 8' vertical and 4' horizontal. The current draft appears to address many of the items noted in the SOD. Staff would like to review the current draft with the Commission and make any edits as needed to further compliance with the Statement of Direction. Please reference page 18 of the draft ordinance regarding this amendment.

8. ***On-Site Retention.*** Depending upon the scope of improvements, on-site retention is required on hillside properties. The most common form of on-site retention is the use of retention basins. The retention basins must be designed in accordance with the Town's Storm Drainage Design Manual and are included in the disturbed area calculation. However, applicants have expressed concern that the retention basins can use up a large portion of their allowable disturbance. Also, some applicants use retaining walls to create retention areas. The requirement for on-site retention was not intended to increase the amount of retaining walls or increase the amount of disturbance on the hillside. The Council has directed the Commission to identify that on-site retention and detention shall be in accordance with the Town's Storm Drainage Design Manual and develop standards that will allow retention basins without retaining walls to receive partial disturbance credit. The current draft appears to address many of the items noted in the SOD. Staff would like to review the current draft with the Commission and make any edits as needed to further compliance with the Statement of Direction. Please reference page 21 of the draft ordinance regarding this amendment.
9. ***Add a Safety Section in the Code.*** The Council has directed the Commission to identify standards and processes that trigger additional safety measures and reviews (such as enabling the Town to hire consultants to help review geotechnical reports or examine potential grading and drainage issues). The additional safety measures and reviews may be required at the Town's discretion during the plan review process and/or construction. The Commission shall examine the typical cost of the additional review in those standards and modify the application fee. Articles regarding hillside construction accidents have been included in the packet to identify potential safety concerns associated with hillside development. Draft language regarding this topic has been added to page 11 of the draft ordinance.

#### Next Steps

Based upon the scope of proposed changes to the code, it is anticipated that additional work study sessions will be needed prior to scheduling a public hearing. Staff will continue to refine the draft ordinance based upon input from the Commission and the community.

#### Attachments

- Statement of Direction (SOD)
- Draft Hillside Ordinance
- Sample images of stealth solar applications
- Articles regarding Hillside Construction Accidents





## Action Report

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**File #:** 17-260

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**TO:** Chair and Planning Commission

**FROM:** Eva Cutro, Community Development Director  
Paul Michaud, Senior Planner  
George Burton, Planner

**DATE:** August 1, 2017

**CONTACT:**

**AGENDA TITLE:**

Discussion of Hillside Code Updates (Article XXII of the Town Zoning Ordinance)

**BACKGROUND**

History

Hillside related matters can be found throughout the Town Code but are most prevalent in Article XXII Hillside Development Regulations of the Zoning Ordinance which is often referred to as the "Hillside Code."

On July 21, 2015, staff presented a list of topics relating to the Hillside Code to the Planning Commission as part of a periodic review and update of the Town Code. In January of 2016, the Town Council identified several Quality of Life Initiatives including an update to the Hillside Code. Staff worked with then Planning Commissioner Moore in preparing a draft ordinance identifying topics of discussion and potential amendments. The draft ordinance was reviewed by the Planning Commission at the December 20, 2016 and January 3, 2017 work sessions and the January 17, 2017 citizen review work session. In March and May of 2017, the Town Council identified Hillside as one of its top five initiatives for the 2017-2018 term. On June 22, 2017, the Town Council issued a Statement of Direction (SOD) for the Hillside Code update.

**DISCUSSION/FACTS**

Since there has been a significant amount of work already done on the draft ordinance, the SOD identifies which updates or topics the Council agrees with (and do not require further changes) and identifies which topics need additional study and review by the Planning Commission.

The Town Council identified the following topics in the draft ordinance as appropriate and acceptable: Material Palette & Light Reflective Value, Reviews & Administrative Hillside Chair Review, Disturbed Area Calculation, Demolition on Hillside Properties, Hillside Models, Accessory Structures & Accessory Structure Height Limits, the 40' Overall Height Measurement, the Process to Remove a Property from the Hillside Designation, and Pool Barriers & Perimeter Fencing Standards. These topics are subject to a final non-substantive review and red-line revision by a Town Manager working

group (comprised of Councilmembers Moore and Pace). The Planning Commission is directed not to change the content of these items during subsequent reviews, unless the Commission submits a request to the Council for further direction.

The SOD identifies nine topics for Planning Commission review:

1. Retaining Walls.
2. Driveway Disturbance Credit.
3. Lighting.
4. Hillside Assurance/Bond.
5. La Place du Sommet Subdivision and applicable code.
6. Solar Panels and Hillside Review Process.
7. Cantilever Limitations.
8. On-Site Retention.
9. Add a Safety Section in the Code.

The changes incorporated from the December 20th Commission meeting are highlighted in yellow, the changes incorporated from the January 3rd Commission meeting are highlighted in blue, changes and input from the January 17<sup>th</sup> Commission meeting are highlighted in green, and the areas highlighted in grey address direction from the June 22<sup>nd</sup> Statement of Direction. The scope of each SOD topic is summarized below:

1. **Retaining Walls.** The International Residential Code (IRC) requires a 36" tall guard rail adjoining walkways that have a fall potential of 30" or more. However, many applicants request a 42" guard rail due to safety concerns and ergonomics (e.g. that a 42" rail is easier to grasp than a 36" guard rail). The Council identified that the Hillside Committee shall have the flexibility to determine an appropriate guard rail height for each site. Please reference page 26 of the draft ordinance regarding this amendment.
2. **Driveway Disturbance Credit.** The code has different standards for driveways that serve new homes and driveways that serve remodeled homes. Decorative driveways that serve new homes receive a partial credit toward their disturbed area calculation. However, decorative driveways that serve remodeled homes do not count as disturbed area. There is concern that the current code encourages and allows for excessively large driveways on remodeled homes since the decorative drives do not count as disturbed area. During the July 17<sup>th</sup> meeting, the Commission appeared to be in favor of applying a similar standard to all decorative driveways and tasked Commissioner Campbell to work with staff and update the credit standards for driveways. Council has identified that the Commission should conduct further research to develop standards and credits for driveways that serve new and remodeled homes. Staff would like to receive input from Commission on potential development standards for decorative driveways and recommends that staff continues to work with Commissioner Campbell in drafting language for this section of code. Please reference pages 22 - 23 of the draft ordinance regarding this amendment.
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measurement, and extending the holiday lighting to October 15<sup>th</sup>. Please reference pages 29, 31, and 33 of the draft ordinance regarding this amendment.

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The Council directed the Commission to explore different ways to establish a realistic and enforceable amount of assurance, establish thresholds for when the assurance should be called to mitigate impacts including storm water, safety, visual, boulders, etc. to existing properties, and identify a landscape assurance solution. Staff would like to receive input from Commission on potential development standards for decorative driveways and recommends that staff continues to work with Commissioner Campbell in drafting language for this section of code. Please reference pages 10 - 11 of the draft ordinance regarding this amendment.

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cantilevers, and limits cantilevers to a maximum limit of 8' vertical and 4' horizontal. The current draft appears to address many of the items noted in the SOD. Staff would like to review the current draft with the Commission and make any edits as needed to further compliance with the Statement of Direction. Please reference page 18 of the draft ordinance regarding this amendment.

8. ***On-Site Retention.*** Depending upon the scope of improvements, on-site retention is required on hillside properties. The most common form of on-site retention is the use of retention basins. The retention basins must be designed in accordance with the Town's Storm Drainage Design Manual and are included in the disturbed area calculation. However, applicants have expressed concern that the retention basins can use up a large portion of their allowable disturbance. Also, some applicants use retaining walls to create retention areas. The requirement for on-site retention was not intended to increase the amount of retaining walls or increase the amount of disturbance on the hillside. The Council has directed the Commission to identify that on-site retention and detention shall be in accordance with the Town's Storm Drainage Design Manual and develop standards that will allow retention basins without retaining walls to receive partial disturbance credit. The current draft appears to address many of the items noted in the SOD. Staff would like to review the current draft with the Commission and make any edits as needed to further compliance with the Statement of Direction. Please reference page 21 of the draft ordinance regarding this amendment.
9. ***Add a Safety Section in the Code.*** The Council has directed the Commission to identify standards and processes that trigger additional safety measures and reviews (such as enabling the Town to hire consultants to help review geotechnical reports or examine potential grading and drainage issues). The additional safety measures and reviews may be required at the Town's discretion during the plan review process and/or construction. The Commission shall examine the typical cost of the additional review in those standards and modify the application fee. Articles regarding hillside construction accidents have been included in the packet to identify potential safety concerns associated with hillside development. Draft language regarding this topic has been added to page 11 of the draft ordinance.

#### Next Steps

Based upon the scope of proposed changes to the code, it is anticipated that additional work study sessions will be needed prior to scheduling a public hearing. Staff will continue to refine the draft ordinance based upon input from the Commission and the community.

#### Attachments

- Statement of Direction (SOD)
- Draft Hillside Ordinance
- Sample images of stealth solar applications
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## **Hillside Code Update**

### **-Statement of Direction-**

### **June 22, 2017**

The Town of Paradise Valley is preparing an update to the Hillside Code, pertaining to Article XXII of the Town Zoning Ordinance.

A Statement of Direction (SOD) as outlined in the Town Code is not required for code updates. However, based upon multiple discussions regarding how and what to update in the Hillside Code, the Town Council suggested a Statement of Direction. As such, direction to the Planning Commission by the Town Council is beneficial.

As in any Statement of Direction, this direction to the Planning Commission is not a final decision of the Town Council and such matters addressed may differ through the course of the code update process. Therefore, the Town Council issues the following Statement of Direction for the Hillside Code Update:

- The purpose of the Hillside Code is to establish provisions to regulate the intensity of development; preserve and protect the hillside environment; provide for the safety and welfare of the Town and its residents; and to establish rules and procedures for review by the Hillside Building Committee of hillside development, building and construction plans.
- The code amendments outlined in draft Ordinance 2016-09 include, but are not limited to, twenty topics (as defined in the June 22, 2017 staff report). The Town Council finds the following topics as edited in the draft ordinance dated June 22, 2017, subject to final non-substantive review and red-line revision by a Town Manager working group comprised of Councilmembers Moore and Pace to be appropriate and acceptable: Material Palette & Light Reflective Value, Reviews & Administrative Hillside Chair Review, Disturbed Area Calculation, Demolition on Hillside Properties, Hillside Models, Accessory Structures & Accessory Structure Height Limits, the 40' Overall Height Measurement, the Process to Remove a Property from the Hillside Designation, and Pool Barriers & Perimeter Fencing Standards. Planning Commission is directed not to change the content of those items during subsequent reviews unless it submits a request to the Council for further direction.
- The Planning Commission shall focus their review on the following topics with the following direction related to each topic:
  1. *Retaining Walls.* Allow HBC to determine appropriate guard rail height between 36" and 42".
  2. *Driveway Disturbance Credit.* The disturbance credit for decorative driveways that service new homes and remodeled homes should be further researched to develop standards and credits for driveways that serve new homes and remodeled homes.

3. *Lighting.* Evaluate only the hillside lighting standards to address Kelvin requirements, adding Lux as another light measurement, , and extending holiday lighting to October 15<sup>th</sup>.
4. *Hillside Assurance/Bond.* Update the code to ensure that the hillside bond will be of a sufficient amount to restore the hillside on an abandoned or unfinished project back to undisturbed condition. The Commission shall explore different ways to establish a realistic and enforceable amount of assurance. Planning Commission should also establish thresholds for when the assurance should be called to mitigate impacts including storm water, safety, visual, boulders, etc. to existing properties. Identify a landscape assurance solution.
5. *Incorporate amendments from Town Attorney related to which Hillside Code applies to La Place du Sommet Subdivision.* .
6. *Solar Panels and Hillside Review Process.* The Commission shall explore the use of stealth solar technology on hillside properties and evaluate the placement of solar on pitched roofs.
7. *Cantilever Limitations.* Add language to the code to prohibit cantilevered driving surfaces. May require definition of driveway. Establish or revise criteria that minimizes the visual impact and discourages the use of cantilevers in construction of structures. In no circumstance should the cantilever standard exceed 8' vertical and 4' horizontal.
8. *On-Site Retention.* Identify that on-site retention and detention shall be in accordance with the Town's Storm Drainage Design Manual and develop standards that will allow retention basins without retaining walls to receive partial disturbance credit.
9. *Add a Safety Section in the Code.* Identify standards and processes that trigger additional safety measures and reviews (such as enabling the Town to hire consultants to help review geotechnical reports or examine potential grading and drainage issues). The additional safety measures and reviews may be required at the Town's discretion during the plan review process and or construction. Examine the typical cost of the additional review in those standards and modify the application fee. Language regarding this can be added to Section 2205.VI. A (page 10) of the draft ordinance.

As per Section 1102.3.C.3.c of the Zoning Ordinance, at any time during the review process, the Planning Commission may request clarification and/or expansion of this Statement of Direction based on additional information that has evolved.





## ZONING ORDINANCE

### ORDINANCE NUMBER 2016-09

#### AN ORDINANCE OF THE TOWN OF PARADISE VALLEY, ARIZONA AMENDING THE PARADISE VALLEY ZONING ORDINANCE, Article XXII, HILLSIDE DEVELOPMENT REGULATIONS

#### BE IT ORDAINED BY THE MAYOR AND TOWN COUNCIL OF THE TOWN OF PARADISE VALLEY, ARIZONA:

Section 1. Article XXII, Hillside Development Regulations, Section 2200- 2209 are hereby amended (with deletions shown as ~~strikethroughs~~ and additions shown in **bold type**):

#### Article XXII. HILLSIDE DEVELOPMENT REGULATIONS <sup>110 112 181 193 194 409 425 533 558</sup> <sup>654580</sup>

##### Section 2200. INTRODUCTION

As valuable scenic resources, Camelback Mountain, Mummy Mountain and the Phoenix Mountains provide a permanent visual presence that exemplify what is unique about Paradise Valley. They define the location and character of the Town, shape our sense of place and contribute to the Town's identity. These land forms, their foothills, and other areas over a 10% slope, offer a desirable setting visible to the entire metropolitan area and an intrinsic aesthetic value to the Town; therefore they require unique standards resulting from the characteristics of hillside terrain.

##### Section 2201. PURPOSE

This article exists to establish provisions to: a) regulate the intensity of development; b) preserve and protect the hillside environment; c) provide for the safety and welfare of the Town and its residents; and d) establish rules and procedures for review by the Hillside Building Committee ~~of~~ **for** hillside development, building and construction plans through the implementation of the following:

1. Require building massing to adapt to the natural hillside topography thereby reducing the scarring effects of roads, drives, building pads and cut and fill slopes.
2. Encourage all improvements to be designed and constructed in a manner that minimizes the impact of development from viewpoints on the valley floor and adjacent slopes.
3. Prevent unnecessary grading or stripping of vegetation, preserve drainage patterns, protect the public from natural hazards of storm water runoff and erosion, and require re-vegetation in order to maintain the natural landscape environment.

##### Comment [GB1]:

**RED** TEXT IS DRAFT LANGUAGE PRESENTED TO PC AT 12/20/16 MEETING.

**YELLOW HIGHLIGHTED** TEXT IDENTIFIES UPDATED LANGUAGE IN RESPONSE TO INPUT FROM 12/20/16 PC MEETING

**BLUE HIGHLIGHTED** TEXT IDENTIFIES UPDATED LANGUAGE IN RESPONSE TO INPUT FROM 1/3/17 PC MEETING

**GREEN HIGHLIGHTED** TEXT IDENTIFIES UPDATED LANGUAGE IN RESPONSE TO INPUT FROM 1/17/17 PC MEETING

**GREY HIGHLIGHTED** AREAS INCORPATE DIRECTION FROM STATEMENT OF DIRECTION

## ZONING ORDINANCE

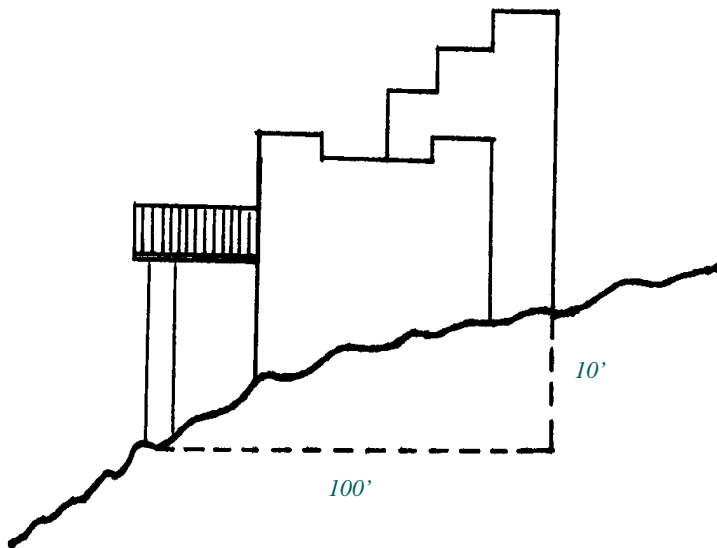
4. Preserve visual open space, unique natural features, wildlife habitats and retain the integrity and natural states of the identified dominant peaks and ridges.
5. Provide development and construction practices and methods to ensure greater fire protection in hillside development areas.
6. Require limited and efficient use of exterior lighting to maintain minimal night-time lighting levels and preservation of the dark sky.

This Article endeavors to enhance design quality so that the resulting development maintains the essential natural characteristic and context of the hillside consistent with the goals and policies of the Town's General Plan.

### **Section 2202. IMPLEMENTATION**

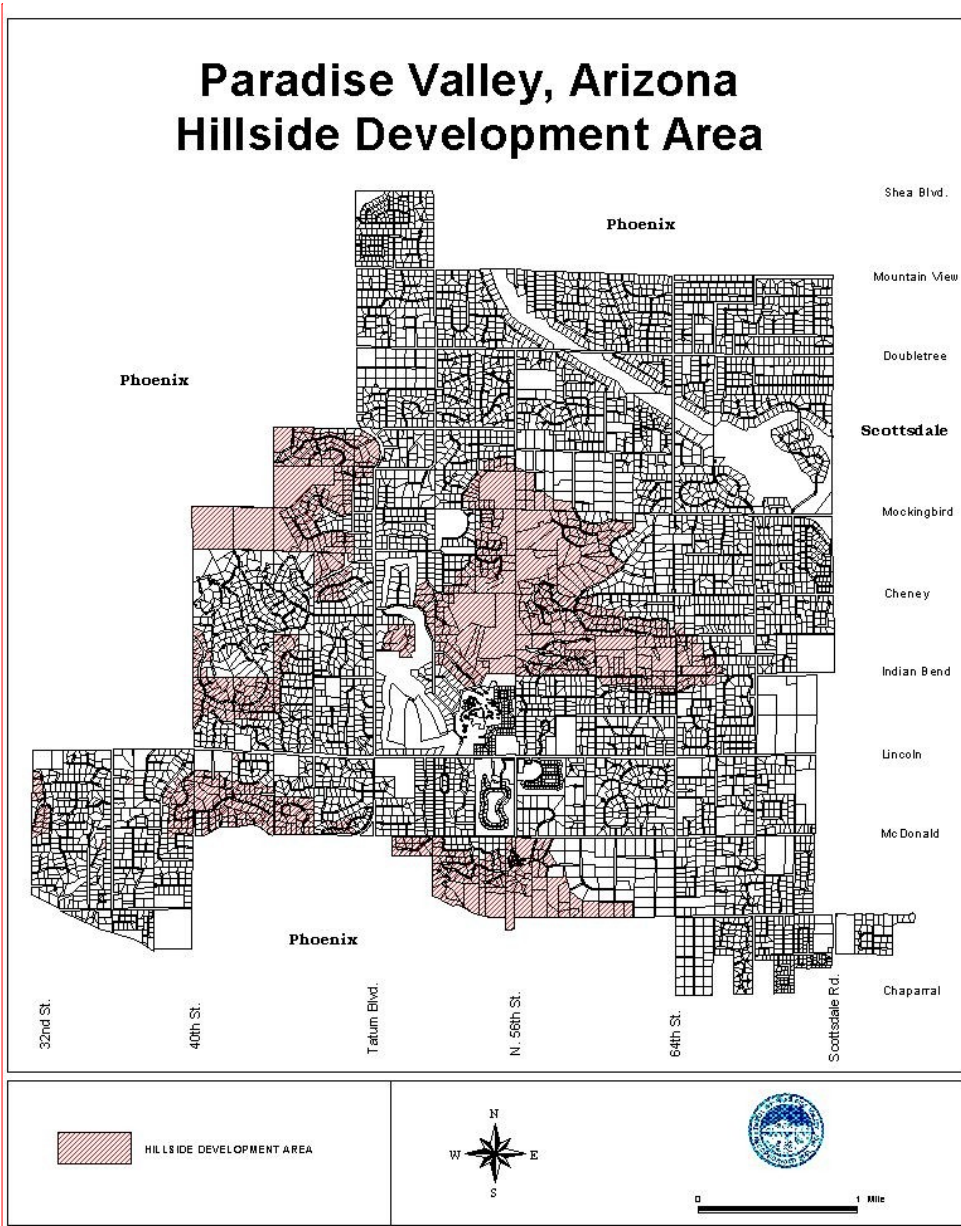
The provisions of this Article shall apply to all land within a Hillside Development Area as denoted on **FIGURE 2 – HILLSIDE DEVELOPMENT AREA** and to all lands where the natural terrain under the building pad has a slope of ten percent (10%) or greater (see example below), whether shown in Figure 2 or not. However, a 10% or greater slope, in an area not denoted on Figure 2, created by a natural wash on land that would otherwise not be classified as hillside land, shall be exempt from the hillside regulations. Hillside lands are also subject to special provisions relating to lot split and subdivision development as set forth in the subdivision code. If there is a conflict between the Hillside Development provisions and another section of this Ordinance or the Town Code, these provisions shall prevail.

**FIGURE 1 –10% SLOPE**



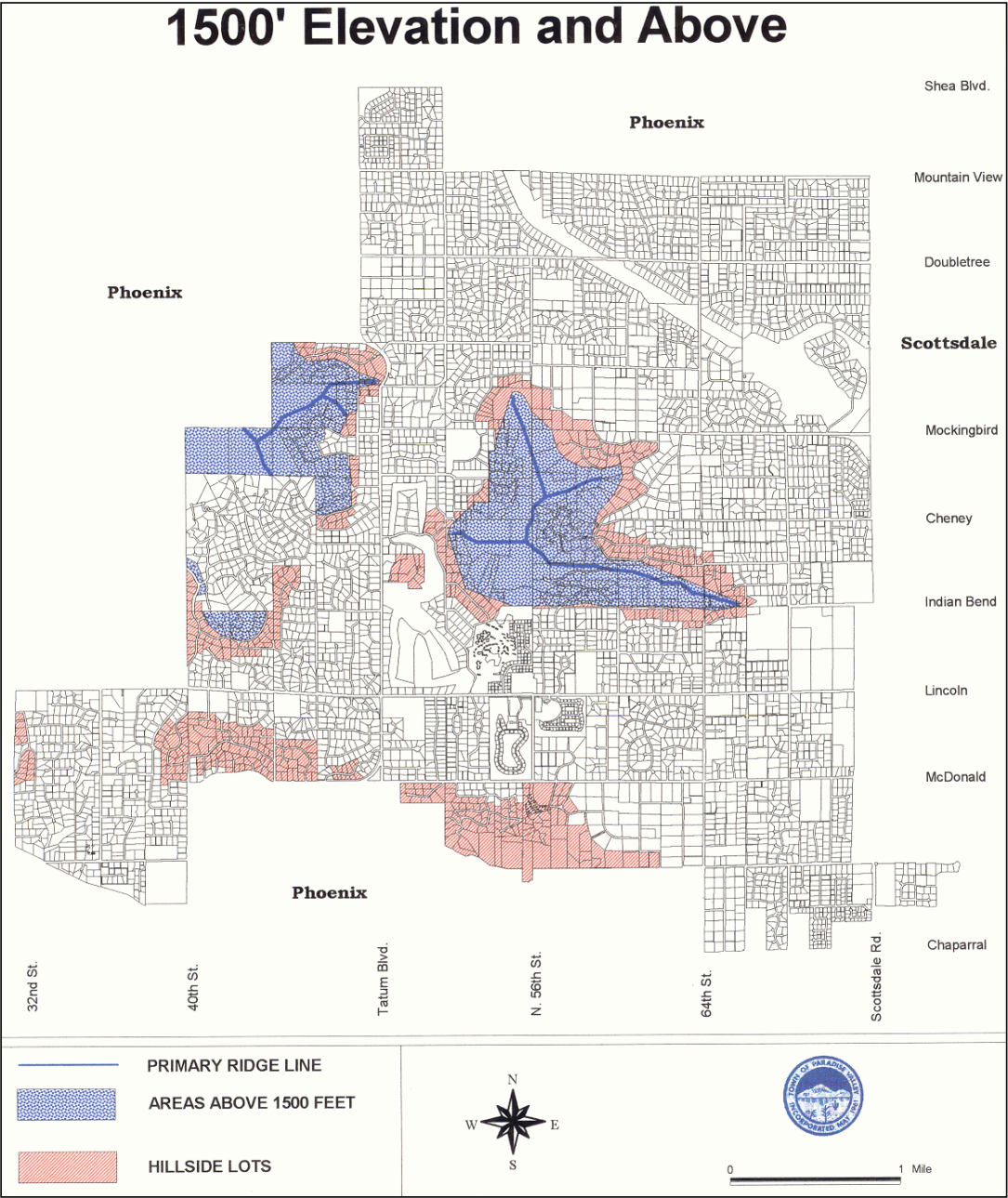
**FIGURE 2 – HILLSIDE DEVELOPMENT AREA**





**Comment [GB2]:** Identify Process to Update Map with any properties removed from Hillside or added to Hillside

**FIGURE 3 – PRIMARY RIDGE LINE DESIGNATION**



## ZONING ORDINANCE

**Section 2203 HILLSIDE DEFINITIONS.** Where definitions are not defined in this section, the definitions in Article II shall control. For purposes of this Article, the terms contained in the Article shall have the following meanings:

Acre - 43,560 square feet as measured on the horizontal plane.

Alter the Mountain Top Ridge Line –Any Development on the Primary Ridge Line shown on **FIGURE 3** that disturbs or alters the natural mountain top profile.

Applicant – The person or entity desiring to improve or otherwise engage in any Development of property in the Hillside Development Area, including the owner of the property and any agents acting on behalf of the owner.

Building Pad – The total area under roof of all structures proposed for the property.

Building Pad Slope - The percent of slope measured at right angles to the natural contours along a line passing through the center of the proposed building and terminating at the ends of the disturbed area limits of the building site.

Building Site - That portion of the lot or parcel, excluding driveways, upon which a building and appurtenances are to be placed or are already existing, including but not limited to; adequate areas for parking, turnaround areas not separated by driveways, sewage disposal, clearance, and proper drainage which conforms to the requirements of the provisions of this Article and the ~~Uniform Building-Town~~ Code.

Cantilever - A rigid structural element of a building, deck, or walking surface that is anchored at only one end of a support from which it is protruding. This excludes roof overhangs that do not have walking surfaces above them.

Code - The Code of Ordinances of the Town of Paradise Valley, Arizona in effect as of the date of these Regulations and as may be amended.

Commission - The Planning and Zoning Commission of the Town of Paradise Valley.

Committee - The Hillside Building Committee of the Town of Paradise Valley.

Conservation - Retention or acquisition of land for the purpose of preservation in a natural state.

Conservation Easement - A permanent open space easement granted to the Town or to a public land trust to prohibit development of property including roads and utilities and to retain and preserve the land for the scenic enjoyment of the general public.

Council - The Town Council of the Town of Paradise Valley.

Cut - The land surface which is shaped through the removal of soil, rock, or other materials.

Development - Any grading, excavation or construction.

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## ZONING ORDINANCE

Disturbed Area - That area of natural ground excluding the footprint of the residence that has been or is proposed to be altered through grading, cut and fill, removal of natural vegetation, placement of material, trenching, or by any means that causes a change in the undisturbed natural surface of the land or natural vegetation.

Driveway – A paved or unpaved area providing access to a property, located between the right-of-way and the parking space or garage of the property.

Fill - The deposit of soil, rock, or other materials placed by man.

Finished Grade - The final grade and elevation of the ground surface after grading is completed.

Footprint - That area of the residence measured from the outside walls (excluding any overhanging portions) which includes indoor uses such as attached garage, carports, utility room, laundry, etc., but excludes outdoor uses such as patios and breezeways.

Grading - Any excavating, or filling or combination thereof, including the conditions resulting from any excavation or fill.

Hillside Development Area - Those areas marked in **FIGURE 2** and to all lands where the natural terrain under the building pad has a slope of ten percent (10%) or greater, whether shown in **FIGURE 2** or not. However, a 10% or greater slope, in an area not denoted on **Figure 2**, created by a natural wash on land that otherwise would not be classified as hillside land shall be exempt from the hillside regulations.

Hillside Wash – Any creek, stream, wash, arroyo, channel or other body of water having ~~historical banks and with~~ a flow rate equal to or greater than 2 cubic feet per second based on a 100-year storm event.

Lot - A ~~legally subdivided~~ parcel of land occupied or intended for occupancy by one main building, together with any accessory buildings including the open spaces required of the Hillside Regulations and having adequate frontage on a public or private street.

~~Natural Features, Significant~~ Include washes, Significant Vegetation, and Significant Rock Outcroppings provided these features are in their undisturbed natural state.

Natural Grade - The undisturbed natural surface of the land, including washes.

Primary Ridge Line - That line running from the highest point along the mountain top downward along a divide to the 1500 foot mean sea level ~~contour line~~ elevation as shown on **FIGURE 3**.

Raised Outdoor Living Area – Uncovered areas such as porches, decks, platforms, and retained areas which extend three (3) feet or more above grade.

Retaining Wall - A wall or terraced combination of walls, including planters, negative edge pools, used solely to retain more than eighteen inches (18") of material, ~~or water, but not or~~ to support or to provide a foundation or wall for a building.

**Comment [GB3]:** Need Planning Commission Input - Should the footprint and garage be included in the disturbance calculation? If so, the definition of "disturbed area" will need to be updated and Table 1 in Section 2207 will also need to be modified and updated in order to not make currently developed properties non-conforming in the amount of disturbance.

**Commission Requested Additional Info at the 12/20/16 WS Meeting to help evaluate the potential change.**

The definition of Disturbed Area may be updated by the Manager's Working Group in order to make this definition consistent with Section 2207.III.K (on Page 21)

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**Comment [GB4]:** If the code is changed to include the footprint in the disturbance calculation, the definition of footprint will need to be updated. A potential definition is "The livable portion and garage of the main residence and detached accessory buildings."

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## ZONING ORDINANCE

**Raw Spill Slope** – An area created by causing or allowing earth or other material to fall, flow or run down the slope, thereby creating a change in the natural appearance and topography.

~~**Rock Outcroppings, Significant** – Any surface rock or group formation of rocks covering an area of 200 square feet or larger or any surface rock formation with a height greater than ten feet from the surrounding grade.~~

**Sheet Flow** – A shallow and wide overland flow of water.

~~**Significant Natural Features - Include Hillside Washes, Significant Vegetation, and Significant Rock Outcroppings** provided these features are in their undisturbed natural state.~~

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~~**Significant Rock Outcroppings - Any surface rock or group formation of rocks covering an area of 200 square feet or larger or any surface rock formation with a height greater than ten feet from the surrounding grade.**~~

~~**Significant Vegetation - A single tree or cactus having a height greater than 15 feet or three or more trees or cacti, located within a radius of 15 feet, each having a height greater than 12 feet.**~~

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**Subterranean** - That space which lies totally underground, and which cannot be seen from outside the exterior perimeter of the structure on the same horizontal plane which originates at that point where the building intersects the ground.

**Town** - The Town of Paradise Valley.

~~**Vegetation, Significant** – A single tree or cactus having a height greater than 15 feet or three or more trees or cacti, located within a radius of 15 feet, each having a height greater than 12 feet.~~

~~**Veneered Rock Slop** – A group formation of rocks of similar colors that blend in with the surrounding natural setting.~~

**View Fencing (View Fence)** – Fencing that is constructed in such a manner as to achieve ~~8070~~ **80%** overall openness.

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Comment [GB5]: Keep Minimum Openness of 80%

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### **Section 2204 HILLSIDE BUILDING COMMITTEE.**

- A. The Hillside Building Committee ~~or Hillside Building Committee Chair~~ as established in Chapter 2 of the Town Code shall review all new applications submitted to the Town for ~~new home~~ Development and related construction within a Hillside Development Area. No building permit shall be issued for such application until approved by the Committee and then such issuance shall only be in accordance with the plans and specifications approved by the Committee.
- B. The Hillside Building Committee may review applications for additions to existing structures in accordance with Section 2207 (VII)(A) of this Ordinance.
- C. The Hillside Building Committee may review applications for accessory construction (e.g. fences, retaining walls, pools etc.) if the Town ~~Engineer~~

## ZONING ORDINANCE

Manager or Designee in consultation with ~~a member of the~~ Hillside Building Committee Chair determines that the proposed construction: (i) creates a significant visual impact; or (ii) proposes an additional disturbance area.

- D. The Hillside Building Committee approval process ~~is a two stages process~~ may consist of the following stages:

1. An Administrative Hillside Chair Review.
2. A Combined Hillside Building Committee Review Meeting.
- ~~3.~~ A Conceptual Plan Review Meeting.
4. A Formal Hillside Building Committee Review Meeting.
- ~~2.~~

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**Section 2205 REVIEW AND DEVELOPMENT PROCESS.** The Hillside Building Committee shall review Development plans, as outlined in Section 2204, prior to the ~~Community Development Department review and the~~ issuance of a building, grading or other Development permit. The review and development process consists of up to four stages, depending upon the nature and scope of the proposed Development:

I. Administrative Hillside Chair Review: The Applicant shall submit a completed application and the required fees to the Town. Proposed accessory structures and additions may be reviewed by the Hillside Building Committee Chair provided the proposed improvements do not: (i) exceed or increase the building height of the main residence greater than six(6) feet; (ii) increase the existing building footprint by more than 1,000 square feet; (iii) create more than 100 square feet of additional disturbed area; (iv) increase the length of walls by more than 215 lineal feet; (v) propose a significant addition of exterior lighting; add more than 1,000 square feet of solar panels; or (vi) create a significant adverse visual impact. The Chair shall review the submittal for compliance with the goals, purposes, and specific criteria of this ordinance.

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II. Combined Hillside Committee Review Meeting: The Applicant shall submit all materials outlined in Section 2206 (II) to the Town. The Hillside Building Committee shall then review the submittal for compliance with the goals, purposes, and specific criteria of this ordinance and either approve, approve with stipulations or changes, or deny the submittal. Average Minor remodel/additions, site improvements (such as, but not limited to, pool and spa additions), and solar panel additions over 1,000 square feet in area, may be reviewed as a Combined Hillside Committee Review.

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III. Concept Plan Review Meeting: The Applicant, along with their architect and engineer shall submit a completed application and the required fees, to the Town ~~Engineer~~ Manager or designee, at the time they request a concept plan review meeting (pre-hillside meeting) with the Hillside Building Committee. All new single family residence and major remodel/additions require a Concept Plan Review Meeting. The purpose of this meeting is to discuss, review, and give suggestions and guidance to the Applicant regarding the proposed development including: the location of the building pad and accessory uses; how these relate to Significant Natural Features; the preservation of existing vegetation; grading concepts and their adaptation to the natural hillside

Comment [GB6]: During the January 3<sup>rd</sup> meeting, the Commission asked that this language be moved to a different location of the code. Staff recommends either keeping this language at this location or removing it since "Applicant" is defined in Section 2203.

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## ZONING ORDINANCE

topography; and how the requirements pursuant to these hillside regulations and purpose statement will guide the proposed Development.

- V. Formal Hillside Committee Review Meeting: At this stage, in addition to those materials previously submitted, the Applicant shall submit all materials outlined in Section 2206 (II) to the Town ~~Engineer~~Manager or designee. The Hillside Building Committee shall then review the submittal for compliance with the goals, purposes, and specific criteria of this ordinance and either approve, approve with stipulations or changes, or deny the submittal. All new single family residence and major remodel/additions require a Formal Hillside Committee Review Meeting.

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- III-VI. Building Permit Review: The final construction plans submitted to the Town Community Development Department for review and approval shall comply with the final approval of the Hillside Building Committee. Any variation from ~~Chapter 70 of the Uniform Building excavation and grading requirements within the Town~~ Code must be accompanied by a soils engineering report from a testing laboratory or geological engineer approved by the Town Engineer. No site preparation or construction shall commence until the Town has issued a grading, demolition, or building permit.

- A. The plans for any Development in the Hillside Development Area, must be approved by the Town and appropriate legal permit(s) issued before any clearing and grubbing, grading, bulldozing, blasting, or movement of earth is commenced. A building permit application must be submitted within twelve months after the date of approval from the Hillside Building Committee or Hillside Building Committee Chair. If a building permit application is not submitted within twelve months after the approval shall be null and void. If Development does not commence within twelve months after securing such approval from the Hillside Building Committee, no construction shall occur until such plans have been resubmitted and re-approved or if If such is appropriate based upon circumstances outside the control of the Applicant, a one-time six (6) month extension may be granted by the Town ~~Manager or designee~~Engineer. Should the applicant allow the permit to expire, at no time after that expiration period does the applicant have any vested prior approval rights.

- B. When a building, demolition, or grading permit that involves any cut or fill on a hillside property is required under provisions of these Regulations, the Applicant shall first provide the Town with a form of financial assurance, and a right of entry and temporary construction easement agreement acceptable to the Town Attorney, which places the Town in an assured position to do or to contract to be done the necessary work to cover, restore and landscape exposed fills and cuts to blend with the surrounding natural terrain. Three (3) bids or estimates from a licensed contractor or a licensed professional shall be submitted to the Town identifying the cost to restore and landscape the exposed fill and cuts to blend in with the surrounding natural terrain. The bids shall include, but are not limited to, the cost to regrade the affected area(s), re-landscaping the restored area(s) with native plants, stabling any applicable cut or fill area(s), and applying a desert varnish or stain to any exposed cuts or pad. The Town Staff and Town Engineer shall review the bids and determine the assurance amount. The minimum

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Comment [GB7]: Per the SOD, the Commission is tasked with establishing a realistic and enforceable assurance amount, including thresholds for when the assurance should be used. The Commission must also identify a landscape assurance option.

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SOD  
Topic  
#4

## ZONING ORDINANCE

acceptable assurance shall be in a dollar amount equal to the number of total cubic yards of cut and fill multiplied by 25, or in such greater amount as deemed appropriate by the Town. The amount of the assurance may be adjusted in accordance with the Producer Price Index in order to account for inflation. In the event that construction has not commenced within six months from the date of issuance of the grading or building permit, the plan approval and permit shall expire. Twelve months after the date of the last inspection, such assurance shall be forfeited to the Town in such amount necessary for the purpose of restoration of the construction site to its original condition and all authorized permits shall be revoked and become void. The property owner shall, upon reasonable Notice from the Town, provide access to the property for the purpose of restoration of the construction site to its original condition.

**C.** Safety Measures and Reviews. When deemed necessary, the Town may hire an outside firm to assist with or provide a safety review of an application. The outside safety review includes, but is not limited to, a review of the grading and drainage, geological report, seismic refraction survey, and excavation methods. Any fees associated with the outside safety review are an additional application fee and must be paid by the applicant.

**B.**

**IV.** **VII.** Issuance of Certificate of Occupancy: Prior to the issuance of any Certificate of Occupancy for any building constructed pursuant to these Regulations, the applicant shall obtain from the ~~Town Engineer and the Town Building Inspector~~ Town certification of compliance with this Article. The Certificate of Occupancy may be issued without the installation of the landscaping, based upon the submittal of a landscape assurance and a right of entry and temporary construction easement agreement acceptable to the Town Attorney. Three (3) bids or estimates from a licensed contractor or a licensed professional shall be submitted to the Town identifying the cost to install the landscaping in accordance with the approved landscape plan. The Town Staff and Town Engineer shall review the bids and determine the assurance amount.

SOD  
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#4

**Comment [GB8]: Chair Strom Recommendation**  
- Instead of trying to get three bids, I would use a \$35 multiplier based on 2017 dollars and have it adjusted yearly based on the USA Consumer Price Index. Below is the scenario for \$25 in 2004 to today.

Using the Consumer Price Index provided by the United States government;

Equivalent of \$25 in 2004

2005	\$25.81
2006	\$26.70
2007	\$27.37
2008	\$28.49
2009	\$28.52
2010	\$29.29
2011	\$29.73
2012	\$30.61
2013	\$31.15
2014	\$31.61
2015	\$31.85
2016	\$32.08

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**Comment [GB9]:** Commission wants to remove requirement for 3 bids and increase the multiplier from \$25 to \$35. Commission tasked Commission Campbell and Staff to research this

Per the SOD, the Commission is tasked with establishing a realistic and enforceable Assurance amount, including thresholds for when the assurance should be used. The Commission must also identify a landscape assurance option.

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**Comment [GB10]:** Need Planning Commission Input - Should a minimum amount be listed?

**Comment [GB11]:** Remove 3 bids. Hillside assurance can be held by Town from May 15<sup>th</sup> thru September 15<sup>th</sup> due to landscaping

Per the SOD, the Commission is tasked with establishing a realistic and enforceable assurance amount, including thresholds for when the assurance should be used. The Commission must also identify a landscape assurance option.

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## ZONING ORDINANCE

### **Section 2206**      **DOCUMENTARY REQUIREMENTS AND CERTIFICATION** <sup>558 580</sup>

#### **I.      CONCEPT PLAN REVIEW MEETING.** The applicant shall submit the following:

- A.      Notification Letters. At least three (3) weeks prior to the scheduled conceptual Hillside Building Committee meeting the applicant shall submit to the Town a neighbor notification letter complete with address labels, with appropriate postage, for all property owners within 500 feet of the perimeter of the subject property. This notification letter shall include the following information; a) type of proposed development (addition, remodel, new construction), b) the scheduled hearing date and time, c) that the letter is only as a courtesy notification and that their attendance at the meeting is not required. d) the purpose of the meeting, and e) the goals of the meeting.
- B.      Seven (7) copies of a preliminary site plan that includes, but is not limited to, the building footprint, driveway, swimming pool, and accessory use locations along with topographic information for the Lot.
- C.      A 3-dimensional representation of the general massing of all proposed structures (e.g. a mass model, a 3-D scaled rendering or a scaled computer generated model in relation to topography – not a detail model).
- D.      A recent aerial photo of the site (less than ~~3-1~~ years old), with topography, lot lines, and the building footprint superimposed on it, ~~and~~ identification of ~~significant~~ Significant natural-Natural features-Features, as well as adjacent lots and structures within 100 feet of the perimeter of the subject property (minimum 24"X 36"), and the location of the driveway access in relation to the nearest roadway.
- E.      Preliminary calculations on land disturbance and cut and fill methods.

#### **II.      FORMAL ~~AND COMBINED~~ HILLSIDE COMMITTEE REVIEW MEETING.** All plans submitted to the Town for review shall be stamped and sealed by the appropriate registered or licensed professional (e.g. civil engineer, land surveyor, geologist, architect). All plans shall be reviewed by the Hillside Building Committee. In addition, once the plans have been approved by the Committee the applicant shall submit final plans, in accordance with the Hillside Building Committee's approved plans, to the Community Development Department for ~~building permits~~ review. Plan review fees for each such submittal shall be paid at the time of the submittal of such plans in the amount specified in the Town of Paradise Valley fee schedule, as such may be amended from time to time. The following plans and material shall be required:

- A.      Notification Letters. At least three (3) weeks prior to the scheduled Formal Hillside Building Committee Meeting the applicant shall submit to the Town a neighbor notification letter complete with address labels, with appropriate postage, for all property owners within 1,500 feet of the perimeter of the subject property. This notification letter shall include the following information; a) type of proposed development (addition, remodel, new construction), b) the scheduled

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## ZONING ORDINANCE

hearing date and time, c) that the letter is only as a courtesy notification and that their attendance at the meeting is not required, d) the purpose of the meeting, and e) the goals of the meeting.

- B. Seismic Refraction Survey. ~~All-Unless waived by the Town Manager or designee, all~~ proposed cuts shall require a seismic refraction survey, performed by a registered geologist. If the geological report or seismic refraction survey indicates fractured or unstable rock, then the proposed location of the building site (or appurtenances) shall be changed to a stable location unless the unstable condition(s) can be mitigated by an engineered design that creates a stable location and complies with the provisions of Article XXII and other Articles of this Zoning Ordinance. The geological report and results of the seismic refraction survey shall be submitted to the Town.
- C. A detailed site plan (minimum 24" X 36"), sealed by a registered engineer or land surveyor, with topographic information for the entire lot including under the footprint of the building. This site plan shall depict: the limits of disturbance; the building envelope including the building footprint, driveway(s), swimming pools, mechanical equipment, sanitary sewer or septic systems; location, size and type of mechanical screen walls and pool barrier fencing; length and height of retaining walls; all accessory buildings; and ~~significant-Significant natural-Natural featuresFeatures~~.
- D. Photographs of the site looking out from the property in all directions and of the property from several different views.
- F. A detailed grading and drainage plan (minimum 24" X 36"), sealed by a registered civil engineer, with topographic information for the entire lot. This plan shall show proposed finished contours at 1 foot intervals within a perimeter 20 feet from the building, a maximum 5 foot intervals elsewhere, and shall show existing and proposed contours. This plan shall show limits of excavation and fill; slope of cut and fill; total cubic yards of excavation and fill; method of concealment for each fill or exposed cut; and the calculations for amount of disturbance for the total development. This plan shall show original drainage pattern (natural course) and proposed changes. If any structures or culverts are involved, it will be necessary to include an estimate of peak flows for a 100 year frequency storm to establish drainage facility cross-sections. Sheet flow diverted from its original drainage pattern shall be returned to its natural course before leaving the property.
- G. A detailed landscape plan that includes, but is not limited to the following: the building envelope; building footprint; all accessory structures and locations; ~~significant-all Significant natural-Natural featuresFeatures~~; plant materials list with type, quantity and size; plant location; location and species of salvaged plant materials; and methods for re-vegetation of all disturbed areas. Native desert vegetation shall be identified and preserved to the maximum extent reasonably possible ~~in the landscape plan.~~ A landscape salvage plan shall be provided.

**Comment [GB12]:** Engineering Department to provide language regarding safety analysis.

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- H. Cross sections of new buildings and appurtenances at a scale equal to or greater than the site plan scale at three or more locations perpendicular to the contours through the building site shall be clearly shown on the topographic map and sealed by a registered professional, or as determined by the Town Manager or designee.
- I. A detailed outdoor lighting plan indicating the proposed luminaire locations on the building and on the site (if applicable); the type of illuminating devices including; the manufacture's catalog cut sheets and drawings; and photometrics that describe the illuminating devices; the fixtures, lamps, lumens and ~~wattages~~, supports, the ~~aiming beam~~ angles, and other devices.
- J. 3 Dimensional Scaled Computer Model or A Scaled Study Model: The applicant shall submit a scaled 3D computer model or a scaled study model for Hillside Building Committee review.
- a. 3D Computer Model: A computer generated 3-dimensional model, with accurate points of reference superimposed on it; showing the appearance of the building, lot, landscaping, and skyline. The model must accurately represent the massing of all structures and roof forms as well as the following:
- i. All windows, exterior doors and skylights.
- ii. A sufficient area of the property to visually relate the proposed structure and accessory uses to the natural terrain.
- ~~I.b.~~
- J. b. A 3D Study Model: Including all proposed improvements, at not less than (1/16) inch = (1) foot showing the relationship of all proposed improvements to the contours of the lot. The model must accurately represent the massing of all structures and roof forms as well as the following:
1. All windows, exterior doors, and skylights (showing the location of all proposed skylights and their orientation to neighboring properties).
  2. The model shall include enough of the property to visually relate the proposed structure and accessory uses to the natural terrain.
  3. The Applicant's name, architect's name, builder's name, lot number, scale, and north arrow.
- K. An accurate oblique view architectural rendering in color or a computer generated 3-dimensional picture -shall be submitted showing the appearance of the building, lot, landscaping, and skyline. The rendering or computer generated picture, and the model may remain in the custody of the Town ~~Engineer~~ until a Certificate of Occupancy is issued or until released by the Town ~~Engineer~~.

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## ZONING ORDINANCE

- L. Exterior Material Samples: Include samples of all colors, materials, and material specifications mounted on rigid board with all materials identified with the manufacture's name, color, and LRV number where applicable. Material samples or color specifications are required for all exterior materials and finishes including but not limited to:

- Roof
- Metal
- Hardscape
- Stone
- View fencing
- Wall color and texture (8½" x 11" sample size)
- Masonry
- Glass
- Driveway and terrace paving
- Garage doors

• Patio, deck area including second story structures, pool, and breezeways

- M. The Applicant's Engineer or Surveyor shall install a marker to designate the location of the house at the major building corners. The markers should be at least 3 feet in height with a colored ribbon at the top of the marker. The applicant shall install markers at least two (2) weeks prior to the Formal Hillside Committee meeting and remove immediately following the formal committee meeting.

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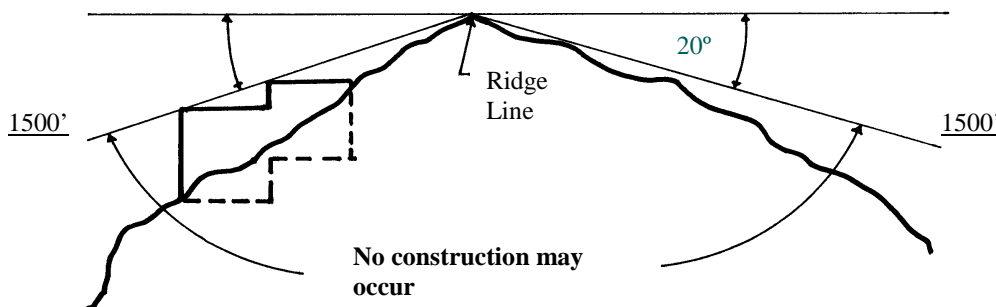
## ZONING ORDINANCE

### Section 2207      **DEVELOPMENT STANDARDS** <sup>558 654</sup>

#### **I. MOUNTAIN PROFILE INVIOLEATE**

- A. At and above an elevation of 1500 feet mean sea level, no Development shall occur which will Alter the Mountain Top Ridge Lines as shown on **FIGURE 3** . A model must be submitted pursuant to Section 2206(II)(J) showing compliance with this paragraph together with complete plans showing the appearance of the mountain top profile, as part of the submittal for the Formal Hillside Committee Review. 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 (See **FIGURE 4**).

**FIGURE 4 – RIDGE LINE TWENTY DEGREE DELINEATION**



#### **II. ARCHITECTURAL STANDARDS.**

- A. For development within the Hillside Development Areas, the height of structures shall be determined by the following four (4) sub-sections and not by the zoning district regulations that apply to lots or parcels outside the Hillside Development Area.

##### A.-1. Primary Building

- i. The height of a primary building or primary structure is limited to a twenty-four (24) foot imaginary plane that parallels the existing pre-development natural grade, as measured vertically from any point under the building (see **FIGURE 5**). ~~The subterranean portion of the structure is not included in the total height calculation provided that at least half (1/2) of the volume of the subterranean portion of the structure is below natural grade.~~
- ii. In the case where the natural grade has been cut and is not restored back against the building, no exposed face in any vertical plane shall

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exceed a twenty-four (24') foot height measured from the ~~lowest~~Lowest, finished Finished gradeGrade. The maximum height of any deck support column shall not exceed twelve (12') feet tall measured from the adjoining grade.

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2. Accessory Structures

i. The height of an accessory building or accessory structure is limited to a sixteen foot (16') imaginary plane that parallels the existing pre-development Natural Grade, as measured vertically from any point under the building.

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ii. In the case where the natural grade has been cut and is not restored back against the building, no exposed face in any vertical plane shall exceed a sixteen (16') foot height measured from the lowest, Finished Grade. The maximum height of any deck support column shall not exceed twelve (12') feet tall measured from the adjoining grade.

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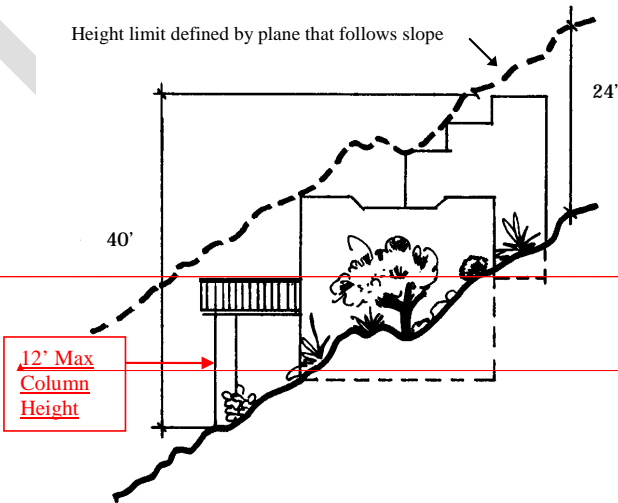
ADD FIGURE ILLUSTRATING 16' HEIGHT LIMIT.

~~iii.~~3. The maximum overall height of the building or structure, including chimneys and accessory buildings, shall not exceed forty (40) feet from the highest point of the building to natural grade at the lowest point adjacent to the building structure or column of a building or structure to the lowest point of Natural Grade at the lowest building or structure (excluding driveway retaining walls) --(see FIGURE 5).

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Comment [GB13]: Figure 5 to be updated to reflect these edits.

FIGURE 5 – BUILDING HEIGHT IN HILLSIDE



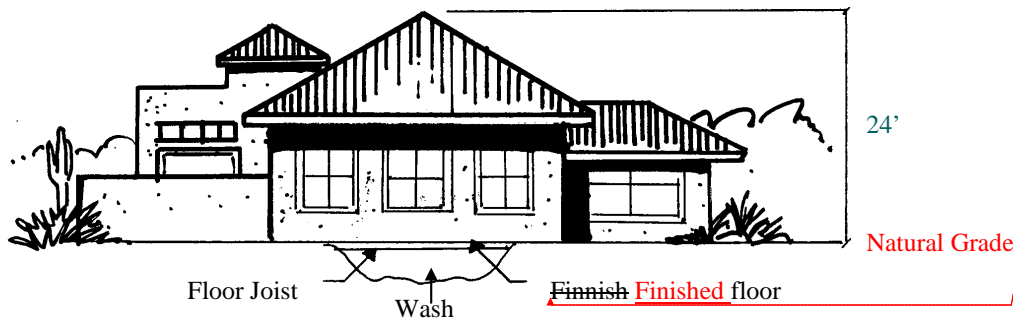
Comment [GB14]: Update Figure 5 to clarify measurement of 40' maximum height limit.

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~~iv.~~ 4. Where a building spans a wash the maximum height of twenty-four (24') feet shall be measured vertically from that point where the visible structure and the side of the wash intersect. See-FIGURE 6.

FIGURE 6 – BUILDING HEIGHT WITH A WASH CROSS SECTION



B. Cantilevers. The primary residence, accessory buildings, driveways and other structures (such as pool decks) may employ the use of cantilevers, subject to the following limitations:

1. Primary residence and accessory buildings. Cantilevered elements of the building must comply with the applicable setbacks and heights of the building. All of the area underneath the cantilevered element shall be calculated as disturbed area.
2. Driveways. Cantilevered driveways shall not be allowed.
3. All other structures (such as pool decks) employing the use of a cantilever may extend the cantilever a maximum horizontal length of 4 feet and a maximum vertical height of 8 feet. All of the area underneath the cantilevered element shall be calculated as disturbed area. The cantilevered elements of the structure must comply with the applicable setbacks.
4. The area under a cantilever must be finished with colors or materials that match the adjoining structures or blend in with the surrounding natural setting. The materials or colors used shall not have a LRV (Light Reflective Value) greater than thirty-eight (38) percent.

~~B. Structures employing the use of a cantilever may extend the cantilever a horizontal distance twice the height of the support. The maximum vertical height of the support shall be eight (8) feet. One half the area underneath the cantilevered element shall be calculated as disturbed area. (See FIGURE 7 below).~~

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Comment [GB15]: There was no consensus on the 12/20/16 PC meeting regarding this topic. It was recommended that language be added to identify what the area under a cantilever should look like. Additional review and discussion is needed.

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Comment [GB16]: New figures to be added to the code to illustrate these scenarios.

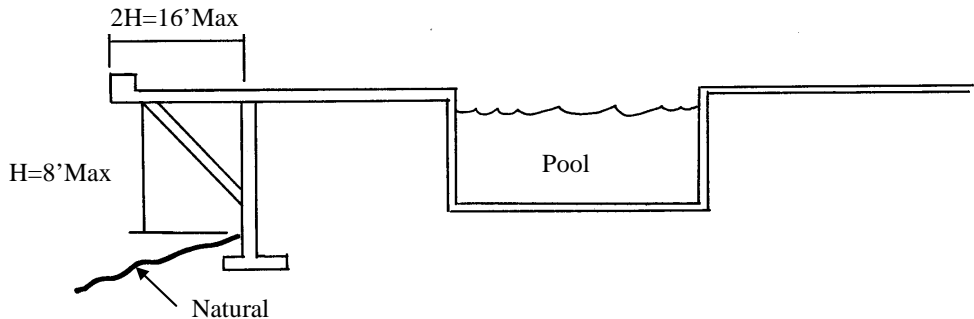
Comment [GB17]: There was no consensus regarding the proposed changes to the limitations on cantilevers at the 1/3/17 PC Meeting. It was recommended that staff research other city codes to see how different communities address cantilevers, provide several pictures of cantilevers for reference, and to include the entire area underneath a cantilever as disturbance.

Comment [GB18]: During the 1/17/17 meeting, there was discussion about: 1) creating different cantilever requirements for a building and a deck, 2) having all of the area under the cantilever count as disturbance and floor area, and 3) making the area under the cantilever applicable to the overall 40' height measurement. Commission directed staff to continue researching cantilever requirements with Commissioner Campbell.

A definition of Driveway has been added to Section 2203 of this code. The definition of Driveway should be reviewed by the Commission and modified accordingly. The Commission should review and update the language on Cantilevers in accordance with SOD Topic #7.

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#7

FIGURE 7 - HEIGHT FOR A CANTILEVERED ELEMENT



5. All of the setback requirements of the underlying zoning district shall apply in the Hillside Development Area (see Article X, ~~Section 1001, Table 1001~~).

~~C.6.~~ Raised Outdoor Living Areas are subject to the setback requirement of pools and spas and are limited to a maximum height of eight (8') feet tall.

~~D.7.~~ Materials used for exterior surfaces such as structures, walls, roofs and fences shall blend with the surrounding natural setting and avoid high contrasts. There shall be no paint or material colors used which have a LRV (Light Reflecting Value) greater than thirty-eight (38) percent. ~~Materials and color used for exterior surfaces are subject to Hillside Building Committee review and approval. The applicant must demonstrate how the materials and colors used for the exterior surfaces blend in with the natural surroundings and settings.~~ Limited use of contrasting accent colors (in excess of 38% LRV) for small elements, including, but not limited to items such as doors and window mullions, may be allowed upon explicit approval of the Hillside Building Committee.

~~E.8.~~ All electrical service equipment and subpanels and all mechanical equipment including, but not limited to, air conditioning, evaporative cooling, and antennas greater than 24" in diameter shall not be allowed on the roof. Solar panels may be allowed if they are integrated into the building design and hidden from view when viewed from the same or a lower elevation and approved by the Hillside Building Committee by a Combined Review. Solar panels may be allowed on pitched roofs only when screened by the hillside or hillside cut. All mechanical, electrical, and natural gas equipment along with pool equipment and antennas shall be screened in such a manner that they are not visible from outside the property when viewed from the same or a lower elevation. Vegetation does not constitute a screen.

Comment [GB19]: Remove support from illustration on Figure 7.

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Comment [GB20]: Staff would like to receive input from the Commission on potential development standards for stealth solar technologies that would be visible or allowed to be placed on pitched roofs.

Comment [GB21]: Staff to research other solar technology such as solar shingles and potential use on hillside homes.



## ZONING ORDINANCE

- F. Mirror~~ed~~ surfaces or reflective treatments~~s~~ that changes~~s~~ or enhances~~s~~ ordinary glass into a mirror surface ~~is-are~~ prohibited. Permanently reflective metallic surfaces shall be prohibited.
- G. The building design should minimize the reflection of daytime glare from glass and the emission of light from within the structure during evening hours.
- H. The quantity and orientation of skylights shall be designed to minimize night time emission of light and may be allowed upon approval of the Hillside Building Committee.
- H.I. Shake shingle roofs are prohibited. Existing shake shingle roofs on residential structures may be allowed only until such time that it is determined, during the course of normal maintenance, that a new roof (re-roof) is necessary and/or the extent of maintenance or repair work requires a building permit from the Town.

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### III. LAND DISTURBANCE STANDARDS.

- A. The limits of construction, ~~demolition, and-or~~ proposed disturbed areas shall be clearly staked in the field, with a minimum barrier of visible roping, prior to and during construction and shall conform to the approved ~~individual site analysis plans~~. ~~No-Both during and after construction, no~~ disturbance shall be permitted beyond the areas designated as the limits of disturbance~~-on the plans both during and after construction~~. If land disturbance in violation of this ordinance occurs, the illegally-disturbed area(s) shall be restored to its natural grade and re-vegetated with plant material of the same species, size, and at a similar density present prior to the illegal disturbance.
- B. All disturbed land that is not otherwise used for approved development shall be restored to the natural grade and re-vegetated with plant material ~~as listed in the Town of Paradise Valley landscape guidelines native to the hillside~~ or pursuant to a landscape plan approved by the Town.
- C. All buildings, structures, roads, and drives shall, to the fullest extent practicable, follow and utilize the natural contours of the land to minimize disturbance. The maximum height of any cut used to establish a building site shall not exceed 30 feet.
- D. All surplus excavated material shall be removed from the lot prior to the issuance of the Certificate of Occupancy.
- E. After final grading, not more than 5% of the lot shall be steeper than the natural grade of the lot.
- F. The total disturbed area shall not exceed the allowed percentage of the lot area as shown in **TABLE 1** below.
- G. Grading within street rights-of-way or tracts of land for private roads is exempt from the disturbance calculations. Any roadway grading beyond the limits of the

## ZONING ORDINANCE

dedicated rights-of-way or private road tracts shall be placed in slope easements and included within the calculations for land disturbance limitations.

- H. A legally pre-existing disturbed area may be excluded from disturbed area calculations when the applicant ~~has committed to comply~~ complies with all of the following restoration conditions:

1. ~~the~~ The restored area shall follow original natural contours.
2. ~~the~~ The restoration shall be treated with an aging agent approved by the Town ~~Manager or Designee Engineer~~ and planted with indigenous desert material that is consistent in density with the area surrounding the undisturbed areas abutting the pre-existing disturbed area.
3. ~~the~~ The restoration process shall be sealed by a landscape architect and/or a registered ~~engineer or architect~~ professional.

I. On-site retention may be required. Please reference the Town of Paradise Valley Storm Drain Design Manual for on-site retention requirements.

J. On-site retention shall be counted as Disturbed Area. Retention areas not employing the use of retaining walls and vegetated with native plant material shall count as fifty (50%) percent disturbed area.

K. The livable portion of the main residence including garage and livable portions of detached accessory buildings shall not be counted as disturbed area provided that all buildings are within the required setbacks and do not exceed the building height limitations as specified in Section 2207 (II) (A) of this Ordinance.

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Comment [GB22]: Commission requested Town Engineer attend next meeting to discuss on-site retention requirements.

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Comment [GB23]: If the code is changed to include the footprint in the disturbance calculation, the definition of footprint will need to be updated.

Comment [GB24]: Keep as is. Do not count footprint as disturbance. Wordsmithing may be needed to add clarity.

**TABLE 1 - Slope Category / Lot Disturbance Limitations**

Bldg. Site Slope	% Allowable Land Disturbance	Bldg. Site Slope	% Allowable Land Disturbance	Bldg. Site Slope	% Allowable Land Disturbance
10%	60.0	41%	9.90	72%	6.80
11%	53.66	42%	9.80	73%	6.70
12%	47.94	43%	9.70	74%	6.60
13%	42.81	44%	9.60	75%	6.50
14%	38.21	45%	9.50	76%	6.40
15%	34.11	46%	9.40	77%	6.30
16%	30.48	47%	9.30	78%	6.20
17%	27.27	48%	9.20	79%	6.10
18%	24.46	49%	9.10	80%	6.00
19%	22.01	50%	9.00	81%	5.90
20%	19.88	51%	8.90	82%	5.80
21%	18.04	52%	8.80	83%	5.70
22%	16.48	53%	8.70	84%	5.60
23%	15.16	54%	8.60	85%	5.50

## ZONING ORDINANCE

Bldg. Site Slope	% Allowable Land Disturbance	Bldg. Site Slope	% Allowable Land Disturbance	Bldg. Site Slope	% Allowable Land Disturbance
24%	14.05	55%	8.50	86%	5.40
25%	13.13	56%	8.40	87%	5.30
26%	12.37	57%	8.30	88%	5.20
27%	11.76	58%	8.20	89%	5.10
28%	11.28	59%	8.10	90%	5.00
29%	10.90	60%	8.00	91%	4.90
30%	10.62	61%	7.90	92%	4.80
31%	10.41	62%	7.80	93%	4.70
32%	10.25	63%	7.70	94%	4.60
33%	10.15	64%	7.60	95%	4.50
34%	10.08	65%	7.50	96%	4.40
35%	10.04	66%	7.40	97%	4.30
36%	10.02	67%	7.30	98%	4.20
37%	10.01	68%	7.20	99%	4.10
38%	10.00	69%	7.10	100%	4.00
39%	10.00	70%	7.00		
40%	10.00	71%	6.90		

### IV. DRIVEWAYS<sup>558</sup>

- A. Driveways that only serve a new single residence shall be: (1) a minimum of 12 feet wide; (2) surfaced with paving brick, textured integral colored concrete (i.e. stamped or exposed aggregate etc.) or other similar decorative paving materials specifically colored to blend with the existing natural color of the site (asphalt driveways are prohibited); (3) designed with an overall grade that does not exceed 30%; (4) constructed in full conformance with the Fire Code; and (5) developed only as specifically approved by the Hillside Building Committee. The driveway shall be included in the calculations for land disturbance limitations at a ratio of 50% of the total disturbed area of the driveway, if the driveway is constructed at a grade plus or minus (6) inches from natural grade. Driveways with cut and fill in excess of (6) inches and under (18) inches from natural grade shall be charged with 75% of the total disturbed area of driveway surface. The Driveways with cut and fill in excess of (18) inches from natural grade shall be charged with 100% of the total disturbed area of the driveway surface. The entire driveway must be within the natural grade limit to be subject to the disturbance ratios noted above.
- B. Driveways that serve an existing home undergoing renovation, remodel, or an addition shall be included in the calculations for land disturbance limitations subject to the following conditions:

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**Comment [GB25]:** There was no consensus on the 12/20/16 PC meeting regarding this topic. Additional review and discussion is needed.

**Comment [GB26]:** The general direction was to make the driveway credit consist or the same for driveways that serve new homes and remodeled homes. There was concern that current code may allow for excessively large driveways on remodels due to the credit. Commission tasked Staff and Commissioner Campbell to research this.

Per the SOD, the Commission shall research and develop standards and credits for decorative driveways that serve new homes and remodeled homes. Staff recommends developing a consistent standard that is used for all decorative driveways (regardless if it is in relation to a remodel or new house).

## ZONING ORDINANCE

1. Existing driveways reconstructed with paving bricks, textured integral colored concrete (e.g. stamped or exposed aggregate etc.) or other similar decorative paving materials, specifically colored to blend with the existing natural color of the site, shall be excluded from the land disturbance calculations.
2. Existing driveways surfaced with paving bricks, textured integral colored concrete (e.g. stamped or exposed aggregate) or other similar decorative paving materials, specifically colored to blend with the existing natural color of the site, shall be excluded from the land disturbance calculations.
3. Existing asphalt or uncolored concrete driveways not reconstructed with paving bricks or textured integral colored concrete (e.g. stamped or exposed aggregate etc.) shall be calculated as disturbed area at a ratio of 150% of the total disturbed area of the driveway.

4. Any new portions of the driveway beyond the layout of the existing driveway shall be included in the calculations for land disturbance limitations at a ratio of 50% of the total disturbed area of the driveway, if the driveway is constructed at a grade plus or minus (6) inches from natural grade. Driveways with cut and fill in excess of (6) inches and under (18) inches from natural grade shall be charged with 75% of the total disturbed area of driveway surface. The Driveways with cut and fill in excess of (18) inches from natural grade shall be charged with 100% of the total disturbed area of the driveway surface. The entire driveway must be within the natural grade limit to be subject to the disturbance ratios noted above.

- C. The minimum standard turning radius for a driveway is 40 feet; except that a minimum ~~25-35~~ foot radius may be used provided all structures are protected with an approved fire extinguishing system.
- D. Any street or driveway cut greater than 8 feet shall not have a length greater than 100 feet. The applicant must mitigate means of breaking-up the mass of the cut and blending the cut in with the surrounding natural terrain.
- E. A twenty (20) foot by thirty (30) foot driveway apron may be required by the Fire Marshall or the Building Official at or near the garage or another location deemed necessary by the Fire Marshal, with no more than a 5% grade, to serve as a staging platform to fight a fire.
- F. The maximum height, measured vertically, of any cut used to establish a street or driveway shall not exceed 30 feet.

## V. GRADING AND DRAINAGE STANDARDS.

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**Comment [GB27]:** Per the SOD, the Commission shall research and develop standards and credits for decorative driveways that serve new homes and remodeled homes. Staff recommends developing a consistent standard that is used for all decorative driveways (regardless if it is in relation to a remodel or new house).

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**Comment [GB28]:** Commission requested that staff check with the Fire Marshal and identify why a 35' radius is needed.



## ZONING ORDINANCE

A. There shall be no clearing, grubbing, grading, importing or stockpiling of fill material on, or to, any site prior to approval of such Development by the Hillside Building Committee and approval of a grading plan by the Town ~~Engineer~~, unless such clearing, grubbing, or grading, is required by the Town for public safety purposes. If applicable, approval of a grading plan and drainage report prepared by a registered Engineer, may be required for Town review and approval.

A.B. Storm water retention shall be provided to the greatest extent possible in accordance with the Town Code and the Town Storm Drainage Design Manual.

B.C. The maximum depth of fill shall not exceed 8-7.5 feet except beneath the footprint of the main residence. All exposed disturbed area fill shall be contained behind retaining walls or covered with a natural rock veneer and treated with an aging agent and landscaped with indigenous plant material.

C.D. ~~Rock veneered spill slopes~~ Veneered Rock Slopes may be allowed provided that they are approved by the Hillside Building Committee, and:

1. The vertical height of the ~~Veneered Rock Slope spill slope~~ does not exceed the vertical height of the exposed cut with the base of the Veneered Rock Slopes spill slope engineered for stability and keyed into the mountain or supported by a retaining wall.
2. The ~~Veneered Rock Slopes spill slope~~ does not exceed a one to one slope.
3. Retaining walls used to limit the height of the ~~Veneered Rock Slopes spill slope~~ are color treated or veneered to blend in with the surrounding natural colors.

D.E. Raw ~~spill Spill slopes Slopes~~ are prohibited. Any violation will be subject to a stop work order until the spill slope is removed, restored to its natural grade, re-vegetated and approved by the Town.

E.F. A ~~hillside Hillside wash Wash~~ shall not be diverted, relocated or moved from its present position to another location, however, a ~~hillside Hillside wash Wash~~ may be bridged by a structure so long as such structure does not impede the flow of the hillside wash.

~~Earth contiguous to the structure shall contact that structure at an angle approximating that of the natural grade.~~

F.G. Washes located on a property shall be maintained in accordance with Chapter 5 and Chapter 8 of the Town Code.

## VI. WALLS AND FENCES. <sup>558</sup>

- A. Curbs less ~~than 18~~ than 8 inches above finished grade are not considered walls.

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## ZONING ORDINANCE

- B. No more than 300 total linear feet of wall shall be visible from any point on the property line. All pool barriers shall be view fencing. View fencing is not calculated in the 300 feet maximum allowable wall length.
- C. Walls that are otherwise permissible in Article XXIV are prohibited in the Hillside Development Area. Retaining walls, pool barriers, walls used to screen mechanical equipment, driveway columns and entry gates, and tennis/sport court fencing are allowed provided that they are of minimum lengths and heights, as further specified below, and are approved by the Hillside Building Committee.
1. Retaining Walls:
- a. The intent of the retaining wall requirements is to mitigate the massing and impact of walls on the hillside and preserve the characteristic of the desert. The objective is to allow only the minimum amount of retaining walls needed to access the property, retain cut and fill, and screen mechanical equipment and windows of interior bathroom areas.
- b. Where retaining walls are provided, they shall meet the setback requirements of Section 2404, Height and Setback Regulations, unless needed to access the property (such as driveway retaining walls) or deemed necessary by the Town Engineer and the Community Development Director to prevent erosion or flooding.
- a.c. The maximum length of any continuous retaining wall shall not be more than 100 linear feet. The maximum height of any retaining wall shall not be more than 8 feet. The height of a retaining wall is measured from the low side of natural grade when retaining fill slopes and from finished grade when retaining cut slopes to the top of the wall; whether the top is retaining earth or not.
- b.d. Retaining walls shall be used for the purpose of containing fill material or for minimizing cut or fill slopes. The retaining wall may only extend six (6) inches above the material it is retaining.
- e.e. A terraced combination of retaining walls shall be measured as a single retaining wall provided the combined walls are: 1) no more than eight (8) feet total vertical height; 2) terraced with a minimum distance between of four (4) feet and a maximum separation of eight (8) feet; and 3) contain appropriate vegetation between the walls so as to soften the visual impact of the combined walls (see **FIGURE 8**). These separation requirements apply to any single lot and do not apply to adjoining walls on neighboring properties.
- d.f. When a safety fence, on top of a retaining wall, is required by code it shall be a view fence and shall be painted to blend with surrounding natural colors.

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## ZONING ORDINANCE

e.g. Where retaining walls are provided they shall be color treated, textured, or veneered to blend in with the surrounding natural colors and textures of the native rock and soils at the site.

~~2. Pool Barriers. All pool barriers shall be View Fencing. The pool barrier shall be the minimum amount that is needed to secure the pool and that is appropriate for the site.~~

~~2. Pool Barriers: Shall be view fencing. Open view fencing is not calculated in the 300 feet maximum allowable wall.~~

3. Screen Walls: These walls may be solid walls provided they are of minimum height and length needed to screen the mechanical equipment, garbage cans, or windows of interior bathroom areas, and shall not exceed six (6) feet in height. Screen walls over 6 feet in height may be allowed, at the discretion of the Hillside Building Committee, to properly screen the mechanical equipment or windows of interior bathroom areas; provided, 1) such walls meet the allowable setbacks and height of an accessory structure, and 2) screening area surrounded by screen walls is calculated as part of the allowable floor area.

4. Tennis/Sport Courts: Fences surrounding a tennis court or sport court shall be: (i) no greater than 10 feet in height as measured from the playing surface, (ii) ~~set within the disturbable area of the Lot~~ counts as disturbed area, and (iii) View Fencing and colored to blend in with the surrounding area.

~~5. 5. Driveway Columns columns and Entry entry Gates-gates~~ may be located ten (10) feet or more from the property line. The columns and gate are limited to six (6) feet in height and the columns may be a maximum size of two (2) feet by two (2) feet. Electrically controlled gates must be equipped with an approved key switch located as far as possible from the right-of-way.

6. Driveway Retaining Walls. Driveway retaining walls may extend 18 inches above the driving surface provided the retaining wall meets the 8 foot height limit. When a safety fence on top of a driveway retaining wall is required by code, it shall be a view fence with a height of 42" or less (as determined by the Hillside Building Committee) and shall be painted to blend with surrounding natural colors. The retaining wall must comply with the 8 foot height limit; however, the view guard is not limited to the 8 foot retaining wall height limit.

**Comment [GB29]:** Need Planning Commission input regarding the potential limitation on the amount of pool barrier fencing. Should a limited be added to the code? If so, what is an appropriate limit? Or, should a general statement of "a minimal amount needed to secure the pool area" be kept and let the Hillside Committee determine what is appropriate for the site.

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**Comment [GB30]:** Add language to clarify that all of the tennis court area is included in the disturbance calculation.

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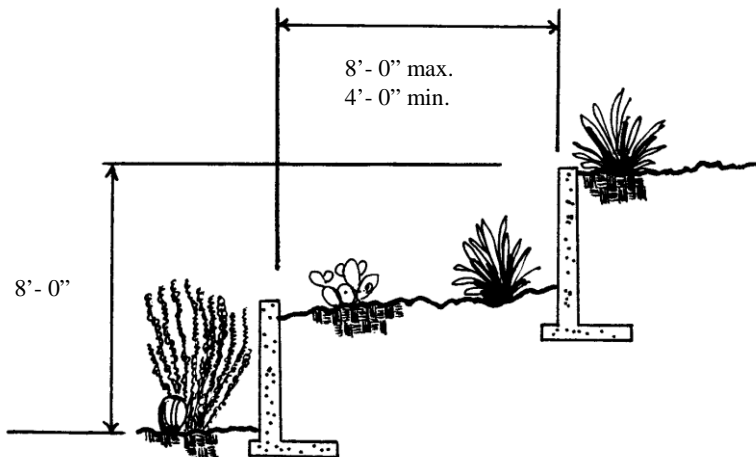
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**Comment [GB31]:** Verify guard rail height with Building Official and determine if guard rail height shall be measured from driveway surface or at bottom of guard rail.

FIGURE 8 –TERRACED VERTICAL RETAINING WALLS



**Comment [GB32]:** Relocate Figure 8 below the text of 2207.VI.1.e.

VII. ACCESSORY STRUCTURES AND ADDITIONS TO EXISTING STRUCTURES. <sup>558</sup>

~~A. The Hillside Building Committee may review applications for the proposed accessory structures and additions to existing structures if the Town Engineer in consultation with a member of the Hillside Building Committee determines that the proposed accessory structures or addition: (i) exceeds or increases the building height of the main residence; (ii) increases the existing building footprint by more than 1,000 square feet or more than 50% of the original building square footage; (iii) creates an additional disturbance area; (iv) increases site walls; (v) proposes a significant addition of exterior lighting; or (vi) creates a significant adverse visual impact.~~

**Comment [GB33]:** Moved to Section 2205 and updated criteria.

~~B. The Hillside Building Committee may combine the Concept Plan Review Meeting and the Formal Hillside Committee Review Meeting for applications conforming with the criteria set forth in Subsection VII (A).~~

~~C. If no new disturbed area is required and the proposed accessory structure or addition meets all other hillside requirements including allowable disturbed area, a permit for an accessory structure, or an addition to hillside building may be obtained without requirements for, disturbed area calculations or any other specific requirements as designated by the Town Engineer.~~

~~D.A.~~ Any proposed accessory structure or improvements to existing hillside structures which require additional disturbed area shall be accompanied by calculations of prior disturbed area to determine if the entire site is within the allowed limits for hillside construction. When the disturbed area equals that allowed, no further construction involving additional disturbed area will be permitted.



## ZONING ORDINANCE

- ~~E.B.~~ Accessory buildings and structures shall not occupy more than one-half of the total ground area of the main building. No accessory building or structure shall exceed the height specified in Table 1001B or elsewhere in this ordinance.

### VIII. SEWERS AND UTILITIES.

- A. Grading for septic systems, evapotranspiration systems, and alternative systems shall be included in the calculations for land disturbance limitations unless:
1. The disturbed area is brought back to original natural grade contours, treated with an approved aging agent and planted to blend with surrounding natural growth,
  2. Special landscape plans for evapotranspiration systems shall be submitted to the Town Engineer. Plans shall show the appropriate vegetation and supplemental irrigation systems approved by the Town Engineer.
- B. Grading for utility lines, including water and sewer lines and lateral lines, electric, gas, telephone and cable services, shall be included within the calculations for land disturbance limitations unless:
1. Trenches are placed under a driveway, under paving or in other areas already counted as disturbed, or
  2. Trenches and related disturbed areas are restored to appear as original ground, color treated and planted to blend with surrounding natural growth.

### IX. FIRE PROTECTION.

- A. Washes must be maintained as easements as described in Section 8-7 of the Town Code and other applicable codes to minimize the risk and spread of fire.
- B. Grasses known to be highly flammable, such as fountain grass, *Pennisetum setaceum*, and buffel grass, *Pennisetum ciliare* are not allowed in a Hillside Development Area.

### Section 2208 OUTDOOR LIGHTING <sup>558</sup>

- A. Purpose: The intent of these lighting requirements is to preserve the low light level conditions that are inherently characteristic of the desert. The objective is to allow only the quantity and level of lighting necessary for safety, security and the enjoyment of outdoor living while protecting against direct glare and excessive lighting; protecting the ability to view the night sky; and preventing light trespass.

**Comment [GB34]:** Outdoor Lighting - This Section to be Replaced with Lighting Code Updates that are currently under review by Planning Commission. – Action Report Topic #10

**Comment [GB35]:** Updates to this section of the code were not addressed at the 1/17/17 meeting since Lighting Code Updates were under a separate review at that time.

## ZONING ORDINANCE

B. Definitions: For the purposes of this section, exterior lighting is defined and regulated by the following definitions and categories:

1. Footcandle (fc) - A unit of illuminance of equal to 1 lm/ft<sup>2</sup> (lumen / sq. ft.) or 10.76 lx (lux).
2. Fully Shielded (Full Cut-Off) - A fixture shielded with an opaque material so that light rays emitted by the fixture are projected only below a horizontal plane running through the lowest point on the fixture where light is emitted.
3. Lumens – The Standard International (SI) unit of luminous flux.
4. Luminaire (Light Fixture) - A complete lighting unit consisting of a lamp or lamps and ballast(s) (when applicable) together with the parts designed to distribute the light, position and protect the lamps, to connect the lamps to the power supply.
5. Lux - A unit of measure of the intensity from light of a candle illuminating a one meter square surface, one meter from the candle. One foot-candle equals approximately 10 Lux.
6. Opaque - Impervious to the passage of light.
7. Partially Shielded (Partial Cut-Off) - A fixture that allows light rays to be emitted up and down and shielded with an opaque material in such a manner to prevent the bulb from being seen.
8. Safety Lighting - Low-level lighting used to illuminate vehicular and pedestrian circulation.
9. Security Lighting - Lighting that is fully shielded that is intended to provide bright illumination during emergency situations only.
10. Spill Light - The amount of light that illuminates beyond the range or primary area that the fixture is intended to light.
11. Translucent – A material through which light can pass but the light source cannot be seen.
12. Trespass Lighting - Spill light that encroaches onto neighboring properties.
13. Visual Enjoyment Lighting - Lighting intended to illuminate outdoor living areas.

C. Design Standards:

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## ZONING ORDINANCE

1. All building mounted light fixtures shall be fully shielded. Recessed lights in exterior soffits, eaves, or ceilings shall have a 45° cutoff. At the main entry of the primary structure, a maximum of two (2) translucent fixtures may be permitted as long as the total lumens, per fixture, do not exceed a maximum of 750 lumens. All other entrances, excluding garage doors, shall be limited to no more than one (1) fixture.
2. All fixtures, unless otherwise allowed, shall be directed downward and properly aimed on the targeted areas to maximize their effectiveness and minimize the total number of lighting fixtures.
3. Building mounted lighting must be directed downward away from adjacent lots, streets, undisturbed areas, and open spaces, and may not be used to light walls or building elements for decorative purposes.
4. There shall be no lighting permitted in areas identified as “undisturbed areas” of the property pursuant to the plans submitted under Section 2207 III.A.
5. The maximum lighting intensity shall not exceed 0.25 footcandle when measured at the property line.
6. A repetitive line up of lights along driveways or walkways accessing public streets shall not be allowed. Some random lighting of driveways or walkways accessing public streets may be allowed by the Hillside Building Committee. Driveway lights must be located on the "downhill" side and aimed toward the "uphill" side, must be fully shielded from below and only light the driveway surface. Driveway and walkway lights shall not exceed a maximum of 0.25fc at any point beyond 10 feet from the fixture.
7. Each lighting or illuminating device shall be set back from the nearest property line a minimum of ten (10) feet or a distance equal to or greater than the height of the device above natural or excavated grade, whichever is greater. As an exception a lighted entry marker may be placed on each side of the driveway entrance. The entry marker shall not be placed within the Town right-of-way or private road areas and the total height of the marker and light shall not exceed four (4) feet above finished grade adjacent to the driveway. The light source shall not exceed the equivalent projected brightness of 250 lumens.

D. Luminaire (Light Fixture) All luminaires shall be subject to the following limitations:

1. Shall not exceed 750 lumens when attached to a structure and confined to the immediate vicinity of a building entrance or outdoor living area of the residence.
2. Shall not exceed 250 lumens for all other uses.

## ZONING ORDINANCE

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3. Shall not exceed 150 lumens for landscape up-lighting.
4. Motion sensor/detector light fixtures are permitted for security lighting. Security lighting must be controlled separately from all other lighting. Security lights must be on timers that regulate their operation time to a maximum of 10 minutes and limited to lamps with a maximum of 750 lumens.

5. Rope lighting shall not exceed 3.6 watts per lineal foot for an incandescent rope light.

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5-6. Exterior light fixtures shall not exceed 3,500 Kelvins.

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E. Mounting Exterior fixtures shall be mounted:

1. In the ground or on a post not to exceed 36 inches above the ground. When exterior fixtures are affixed to existing trees, the height of the fixture shall not exceed 8 feet above the finished grade.
2. In or on a building wall not to exceed 8 feet above finished grade and shielded in such a manner as to avoid creating concentrated light (hot spots) on the structures to which they are mounted. Security lighting may be mounted on the structure to a height of not more than twelve (12) feet.

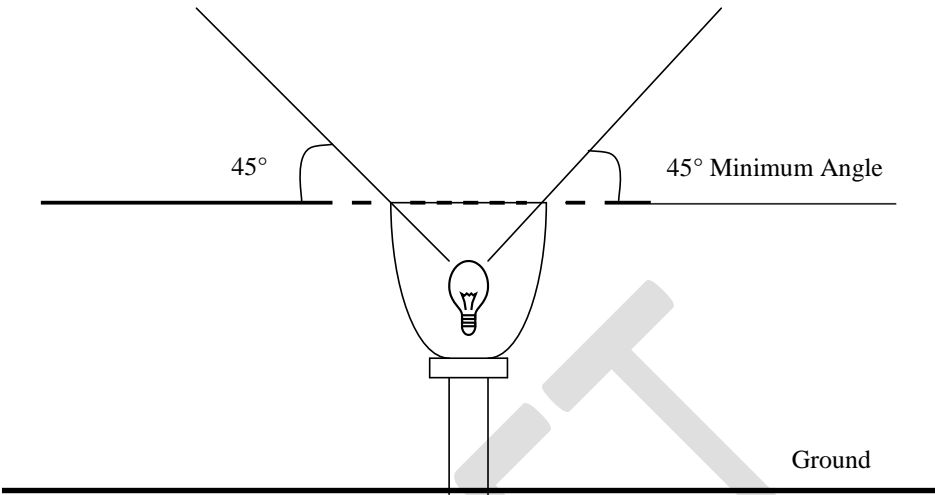
F. Landscape Up-lighting:

1. The number of fixtures is limited to one fixture per 1000 square feet of allowable disturbed area.
2. The lamp must be recessed to provide a minimum 45° cut-off from the vertical plane.

**FIGURE 9 - TYPICAL UPLIGHT WITH 45° CUT-OFF**



ZONING ORDINANCE



## ZONING ORDINANCE

G. Prohibitions In addition to the limitations noted above, the following lights or lighting effects are strictly prohibited:

1. Colored lamps or bulbs and string and unshielded rope lights; except that temporary holiday lighting shall be permitted between ~~October~~ November 15<sup>th</sup> and January 15<sup>th</sup>.
2. Tennis court and sport court lighting.
3. Any temporary lighting that violates the provisions of this lighting section.
4. Exterior lights, except security lighting, that illuminate the adjoining mountainside such that the mountainside is visible from off the property between sunset and sunrise.

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H. Amendments:

1. Should the applicant desire to substitute outdoor light fixtures or lamps after a permit has been issued, the applicant must submit all changes to the Town Engineer for approval, with adequate information to assure compliance with this ordinance.

### **Section 2209. DENSITY and SUBDIVISIONS / LOT SPLIT STANDARDS**

- A. The maximum number of lots into which Hillside Development Area land may be subdivided shall be the sum of the number of lots allowed in each slope category of land as shown by the following **TABLE 2 – Density/Slope Category**.
- B. Slope shall be calculated using a minimum of 3 slope lines per acre. The slope lines shall be perpendicular to the slope and at equal distances across the lot.
- C. Each of the resulting lots shall meet the minimum lot size requirements based upon the average lot slope shown on **TABLE 2**.
- D. Building envelopes shall be conceptually indicated on preliminary plats and accurately shown on final plats.
- E. The subdivider shall ~~demonstrate by sketches, engineering drawings, charts or other means~~ provide plans and documents by a registered architect, civil engineer, or surveyor demonstrating that roads, public or private, and driveway access and placement of residential structure will conform, for each lot, to current hillside development regulations and without the need for a variance.
- F. All subdivision development and lot split applications shall comply with the Hillside Development Requirements as outlined in the Town of Paradise Valley Subdivision Ordinance and Article XXII of this Ordinance.

## ZONING ORDINANCE

**TABLE 2 – Density / Slope Category**

Average Lot Slope %	Min. Lot Size Acres	Min. Lot Size –Sq. Ft.	Average Lot Slope %	Min. Lot Size Acres	Min. Lot Size – Sq. Ft.
10%	1	43,560	41%	6.8	296,208
11%	1.01	43,996	42%	7.6	331,056
12%	1.02	44,431	43%	8.4	365,904
13%	1.04	45,302	44%	9.2	400,752
14%	1.06	46,174	45%	10	435,600
15%	1.08	47,045	46%	11	479,160
16%	1.1	47,916	47%	12	522,720
17%	1.2	52,272	48%	13	566,280
18%	1.3	56,628	49%	14	609,840
19%	1.4	60,984	50%	15	653,400
20%	1.55	67,518	51%	16	696,960
21%	1.6	69,696	52%	17	740,520
22%	1.7	74,052	53%	18	784,080
23%	1.8	78,408	54%	19	827,640
24%	1.9	82,764	55%	20	871,200
25%	2	87,120	56%	21	914,760
26%	2.2	95,832	57%	22	958,320
27%	2.4	104,544	58%	23	1,001,880
28%	2.6	113,256	59%	24	1,045,440
29%	2.8	121,968	60%	25	1,089,000
30%	3	130,680	61%	26	1,132,560
31%	3.2	139,392	62%	27	1,176,120
32%	3.4	148,104	63%	28	1,219,680
33%	3.6	156,816	64%	29	1,263,240
34%	3.8	165,528	65%	30	1,306,800
35%	4	174,240	66%	32	1,393,920
36%	4.4	191,664	67%	34	1,481,040
37%	4.8	209,088	68%	36	1,568,160
38%	5.2	226,512	69%	38	1,655,280
39%	5.6	243,936	70%	40	1,742,400
40%	6	261,360			

### **Section 2210. REMOVAL OF PROPERTY FROM HILLSIDE**

The Hillside Building Committee and Town Council shall review plans for any request to remove a property from the Hillside Development Area. This process applies to properties that are designated within a Hillside Development Area and have a slope of less than ten percent (10%). If a property owner elects to remove the property from the Hillside Development Area, the following applies:

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1. The applicant must provide documentation that the property has a building pad slope and site of less than ten percent (10%) in accordance with Section 2202 and Section 2209B.
2. The request will be reviewed by the Hillside Building Committee, which will make a recommendation of approval, approval with stipulations, or denial to remove the property from the Hillside Development Area.
3. The applicant shall have no other code violations;
4. The Town Council will approve, deny, or approve the request with stipulations, which may include eliminating any non-conformities.

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**Section 2211. LA PLACE DU SOMMET SUDIVISION**

~~The La Place Du Sommet Subdivision is subject to the September 7, 1984 Hillside Ordinance.  
Any property developed in this subdivision is subject to the 1984 Hillside Ordinance.~~

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**Comment [GB36]:** This section to be updated  
pending Town Attorney research to determine which  
parts of the 1984 Code apply to the La Place du  
Sommet Subdivision.

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**Comment [GB37]:** This section is replaced with  
a Safety Section. Please reference Section  
2205.VI.C on page 11 for draft language regarding  
the Safety Section.

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**Comment [GB38]:** Administrative Relief for  
Hillside Lots to remain as is per Council SOD  
review.

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**Section 2212 Additional Review Fees**

~~When deemed necessary, the Town may hire an outside firm to assist with or provide a safety review of an application. The outside safety review includes, but is not limited to, a review of the grading and drainage, geological report, seismic refraction survey, and excavation methods. The fees associated with the outside safety review is an additional application fee and must be paid by the applicant.~~

~~Administrative Relief. See Attached Section 2 5 3 of the Town Code for proposed amendments.~~

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ZONING ORDINANCE

**FOOTNOTE:**

110 Ordinance # 220 – 7/12/84  
112 Ordinance #221 – 9/24/84  
181 Ordinance # 305 – 11/9/89  
193 Ordinance # 320 – 2/28/91  
194 Ordinance # 321 – 2/28/91  
206 Ordinance # 338 – 3/26/92  
382 Ordinance # 382 – 12/01/94  
409 Ordinance #409 - 7/13/95  
425 Ordinance # 425 – 9/12/96  
533 Ordinance # 533 – 10/09/03  
558 Ordinance # 558 – 06/09/05  
580 Ordinance # 580 – 10/26/2006  
654 Ordinance #654 – 03/13/2014

Section 5. If any section, subsection, sentence, clause, phrase or portion of this ordinance or any part of these amendments to the Town Code adopted herein by reference is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions thereof.

Section 6. This ordinance shall become effective in the manner provided by law.

PASSED AND ADOPTED by the Mayor and Council of the Town of Paradise Valley, Arizona, this       day of       , 2017.

\_\_\_\_\_  
Michael Collins, Mayor

SIGNED AND ATTESTED TO THIS       DAY OF       2017

ATTEST:

\_\_\_\_\_  
Duncan Miller, Town Clerk

APPROVED AS TO FORM:

\_\_\_\_\_  
Andrew M. Miller, Town Attorney

## Stealth Solar Technologies (Images of Solar Tiles and Solar Shingles)













## Truck, construction equipment fall off Camelback Mountain cliff in Phoenix

Josiah Destin, The Republic | [azcentral.com](http://azcentral.com)

Published 6:01 p.m. MT June 28, 2017 | Updated 6:01 p.m. MT June 28, 2017



(Photo: Josiah Destin/The Republic)

Crews were working on the west side of Camelback Mountain on Wednesday afternoon to retrieve a truck and a large piece of construction equipment that plummeted off the side of a cliff earlier in the day.

No one was injured in the accident, which occurred about 10:30 a.m.

The truck and the large backhoe fell about 80 feet from a construction site above, where work was taking place at a home near Cliffside Drive and Grandview Road, on the west side of Camelback Mountain, the Phoenix Fire Department said.

Fire officials were called to the scene after a wreckage company was unable to remove the vehicles, which were on their side in a rugged area on the mountain, fire officials said.

Shortly before 5 p.m., five tow trucks had driven to the mountain to help remove the equipment.

Read or Share this story: <http://azc.cc/2tZQi4V>

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# Truck flies off road onto Yorba Linda house, killing two people



A truck crashed into a house in Yorba Linda late Saturday, killing the vehicle's occupants. (Allen J. Schaben / Los Angeles Times)



By **Sonali Kohli**

JUNE 19, 2017, 11:15 AM

**A** pickup truck fell on top of a house in Yorba Linda on Saturday night, killing the two passengers and injuring some people inside the home, authorities said.

Yorba Linda residents Donald Wall, 38, and Danielle Velazquez, 40, were in the maroon Dodge pickup at around 11:20 p.m. Saturday driving downhill in the 5600 block of Lakeview Avenue. The driver lost control and the truck careened through an empty lot on the hill, becoming airborne before landing on top of the house, authorities said.



The car landed on top of an empty bedroom, but some of the occupants sustained minor injuries, authorities said

It's unclear who was driving the truck, but both Wall and Velazquez died in the crash, according to the [Orange County Coroner](#).

It's also unclear how many people were inside the home — OC Sheriff's Dept. said there were five people inside, while OC Fire Authority said there were six people inside, including three adults and three children.

"Two adults and one child were transported to local area hospitals with minor injuries," said OC Fire Capt. Larry Kurtz.

There is [extensive damage](#) to the rest of the home, which houses a family, said Lt. Steve Gil of the Orange County Sheriff's Dept. Yorba Linda station. The OC Sheriff's Dept. is investigating the crash.

**Reach Sonali Kohli at [Sonali.Kohli@latimes.com](mailto:Sonali.Kohli@latimes.com) or on Twitter [@Sonali\\_Kohli](#).**

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