

Formall Hillside Review Project Narrative Paradise Valley

7602 North Moonlight Lane

Nestled at the base of this 3.27 acre property at 7502 North Moonlight Lane we are proposing a 5,111 sq. ft. home. The design of the home will complement the steep lot, accommodate the drainage patterns, include emergency vehicle access, and optimize the view and lifestyle this wonderful lot allows.

The proposed 2 story home has a lower garage/guest level and a main level including the master suite, living room, dining room, and kitchen. The contemporary design of the home is softened with a material palette including natural stone, wood tongue and groove ceiling and soffits, copper facias and roof elements, and a stucco color that blends it all together. The shape of the home reflects the need for the geometry of the home to allow for easier grading and drainage while optimizing view corridors to the east. The existing lot conditions, municipal infrastructure requirements, and difficult original plat / geometry have had a significant impact on much of the design.

The development of 7601 N. Moonlight Lane was always contingent upon emergency vehicle access. As we worked with the Town of Paradise Valley during the initial design phases, it became clear that creating the desired 80 foot diameter for emergency vehicle turnaround in the right of way would create several issues. By constructing this large turn around in the right of way, the uphill property becomes nearly inaccessible due to a 14 foot cut face slope and therefore would be unbuildable. In addition, the downhill side would require a 12 foot retaining wall that does not comply with hillside code.

In a meeting with Bob Lee at the Town of Paradise Valley in July of 2021, the decision was made that the site, (7602 N. Moonlight Lane) should incorporate a fire truck turnaround on the lot in order for the property to comply with critical health and life safety codes.

While it would be typical to build a cul-de-sac in the public right of way, the significant slope of the property does not allow for a functional cul-de-sac to be built without causing harm to neighboring properties. These facts drove the town's decision to request that a fire truck turn around be incorporated into this lot. It would be a less harmful and more efficient solution to comply with fire safety codes.

Incorporating a firetruck turn around required a major restructuring of the initial plan for the property. The documents indicate a 932 sq. ft. increase in disturbed area would be required due to the ergonomic requirements for turning around an emergency vehicle.

In order for the Caskey's to reasonably enjoy their property in a safe and functional manner, I am requesting a minor adjustment to the disturbed area envelope, and the maximum allowed cut face on the hillside increase from 30 to 41 feet that would recognize existing disturbed areas, original plat hardships, and accommodate the emergency vehicle turnaround requested by the Town of Paradise Valley. If approved, the disturbed area envelope would expand from 14,290 to 15,222 sq. ft. in order to address the relevant issues described.

The solution we have presented contains a significant amount of information about this lot and the design to create a complete picture of the process and the solution. We have still managed to develop a wonderful home that takes complete advantage of views and lifestyles of this property provides. We appreciate you time and attention reviewing this submittal. If you have any questions do not hesitate to contact me.

Regards,

A handwritten signature in black ink, appearing to read 'David Dick', with a stylized flourish at the end.

David Dick, AIA, NCARB