

# **TOWN OF PARADISE VALLEY**

## **BUILDING PAD HEIGHT**

June 25, 2020



# AGENDA

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## Agenda

1. Prior Council Work Study Meetings
2. Town Council Discussion
3. Planning Commission Next Steps



# PRIOR COUNCIL WORK STUDY MEETINGS

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Staff previously presented information related to building pad heights at the January 23, 2020 and May 14, 2020 Town Council Work Study meetings. Information presented included:

- Questions raised during construction of new homes related to pad and structure heights
- Town Code Section 5-10-5, B related to building pad height
- Staff interpretation of the Town Code
- Definitions (Fill, Pad, Earthen Material, etc.)
- Example projects and visual impacts
- Surrounding municipal height requirements
- Potential Town Code updates
- Fill under patio and landscape areas



# TOWN COUNCIL DISCUSSION

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At the May 14, 2020 Town Council Work Study meeting staff was requested to bring back a list of items to present to the Planning Commission to review to determine if any revisions to the Town Code or Community Development Department procedures may be warranted. Any recommendations from the Planning Commission would then be presented to the Town Council for consideration. The items for review include:

- Limit on building pad heights
- Limit on finished floor heights
- Limits on fill outside of building pad (patios, pools & landscape areas)
- Definitions
- Impacts to drainage
- Impacts to surrounding properties
- Requirement and timing of finished floor elevation and structure height certifications.
- Feedback from residents and development community



# PLANNING COMMISSION NEXT STEPS

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The proposed list of items will be presented to the Planning Commission over the Summer for review and discussion. Any recommendations to the Town Code and/or Community Development Department procedures will be brought before the Town Council for review and discussion.



# QUESTIONS?

