

# **TOWN OF PARADISE VALLEY**

## **BUILDING PAD HEIGHT**

**January 21, 2021**



# AGENDA

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## Agenda

1. History & Background
2. Resident Feedback
3. Development Community Feedback
4. Town Code Overview
5. Next Steps



# HISTORY & BACKGROUND

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Information related to building pad heights, applicable Town Codes, resident concerns and feedback and development community feedback were provided at the following meetings.

- January 23, 2020                      Town Council Work Study
- May 14, 2020                         Town Council Work Study
- June 25, 2020                        Town Council Work Study
- September 15, 2020                Planning Commission
- December 15, 2020                Planning Commission



# RESIDENT FEEDBACK

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Main items received from residents include:

- Building pad heights, outdoor living & landscape areas block views
- Preserve and protect the character of the community
- Require applicants to build into and follow the contour of the land
- Drainage concerns from elevated properties
- Neighbor notification of new residential projects



# DEVELOPMENT COMMUNITY FEEDBACK

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Main items received from architects, engineers and builders include:

- Keep 24' height restriction from lowest natural grade
- Open space criteria protects neighbor's views
- Building pads extending over sloped topography lowers the lowest natural grade and building heights
- Add regulations that only 2' of exposed fill can be seen outside of the building footprint.
- Limit fill outside of building pad to 2' to terrace landscape areas
- Update and or add definitions as needed
- Paradise Valley rules are restricting enough and protect neighboring property views



# TOWN CODE OVERVIEW

Town Code Section 5-10-5, B,2, a: Grading Plans prepared by a Civil Engineer

- *The grading plan shall contain the preparing engineers certification of the 100 year water surface elevation and finished floor elevation.*
- *The building pad shall not exceed two (2) feet in height except where required to protect the building against flooding, in which case the pad shall be one (1) foot above the water surface elevation of the 100 year event*

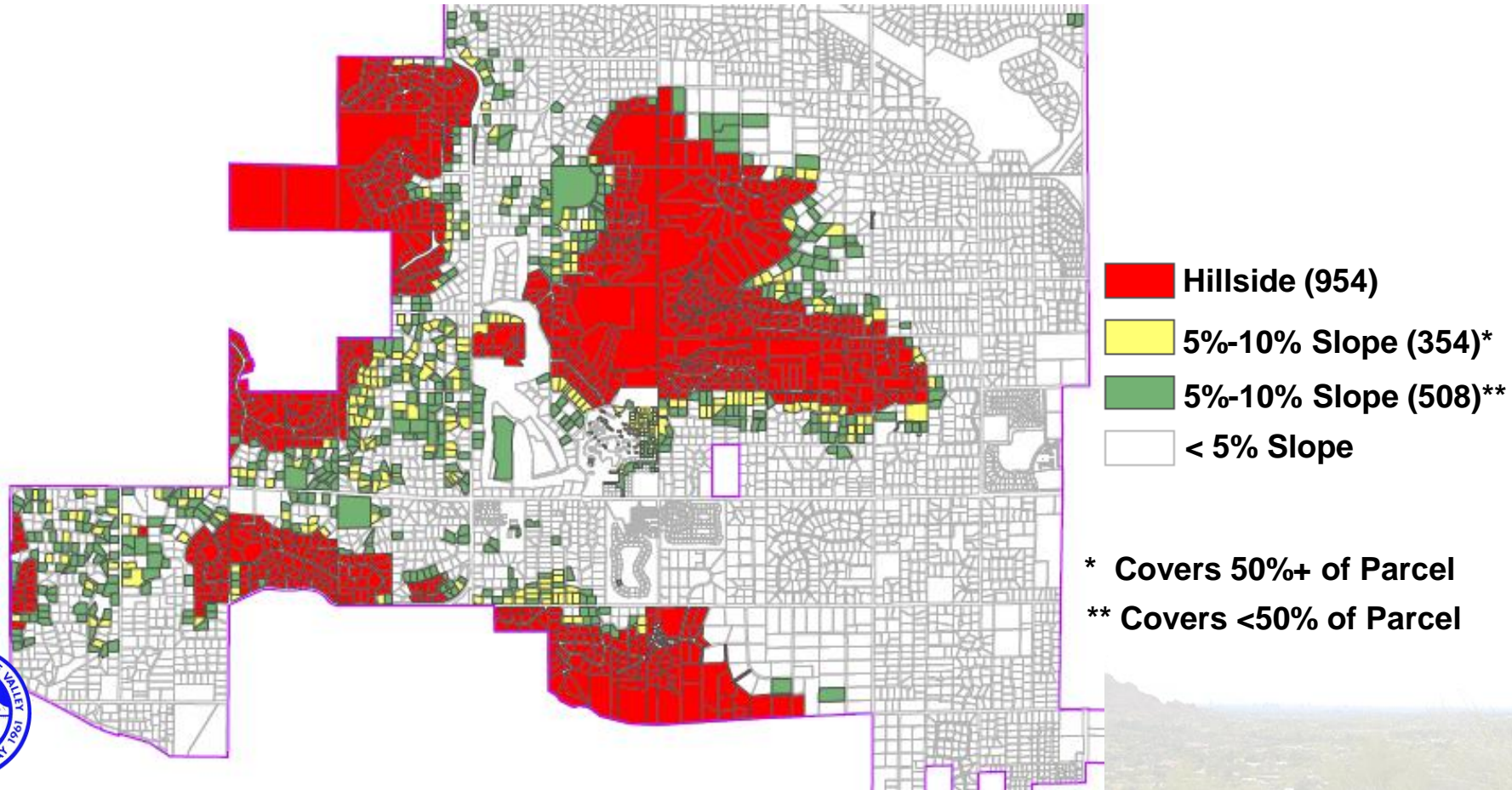
Concrete Slab (Finished Floor)

Building Pad





# 5% TO 10% SLOPED LOTS



# EXAMPLE #1

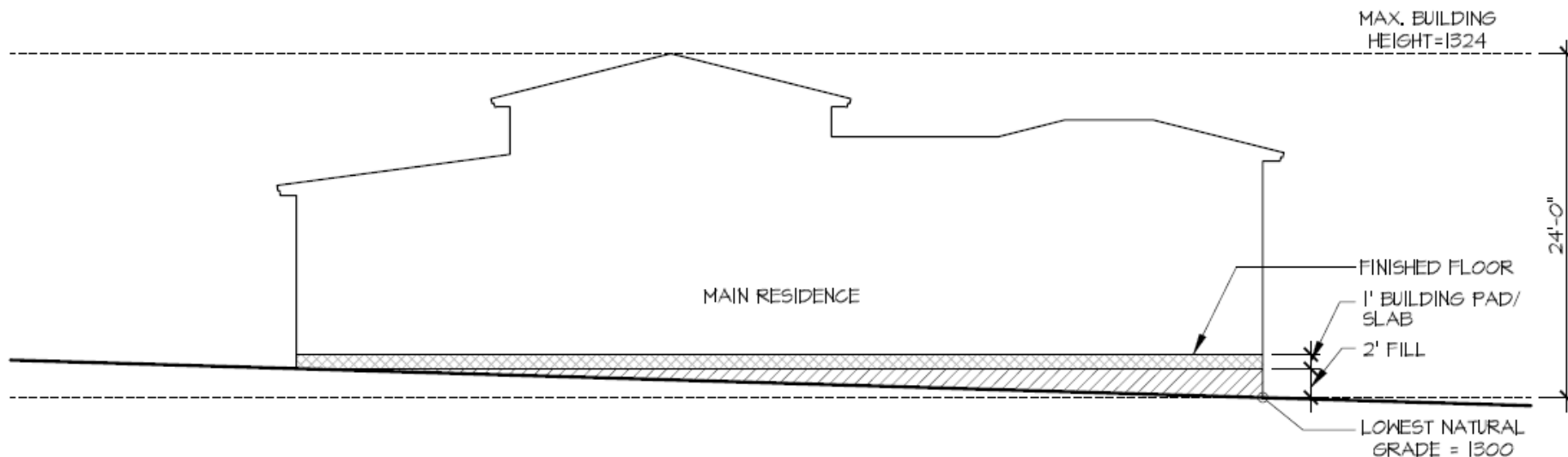


DIAGRAM NO.1  
3% SLOPE W/ 2' FILL & 1' BUILDING PAD/SLAB (FLAT FINISHED FLOOR)

Current Code (typical)





# EXAMPLE #2

MAX. BUILDING  
HEIGHT=1324

24'-0"

FINISHED FLOOR

1' BUILDING PAD/  
SLAB

SLURRY BACKFILL

2' FILL

LOWEST NATURAL  
GRADE = 1300

MAIN RESIDENCE

DIAGRAM NO.2

4%-5% SLOPE W/ 2' FILL , SLURRY BACKFILL & SLAB (FLAT FINISHED FLOOR)

Current Code Allows (caused concerns)



# EXAMPLE #3

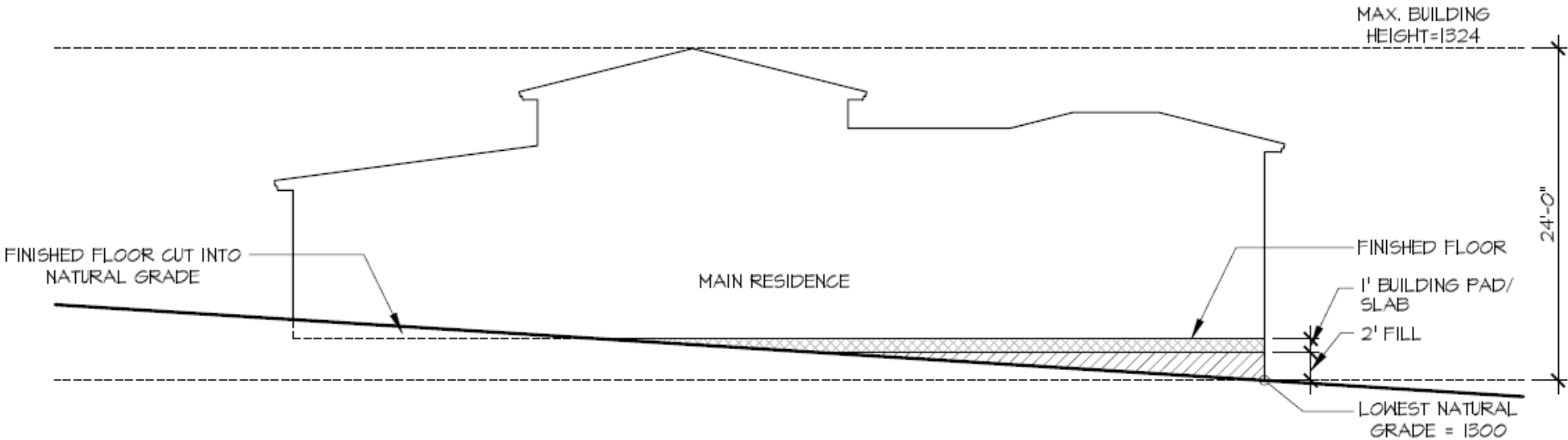


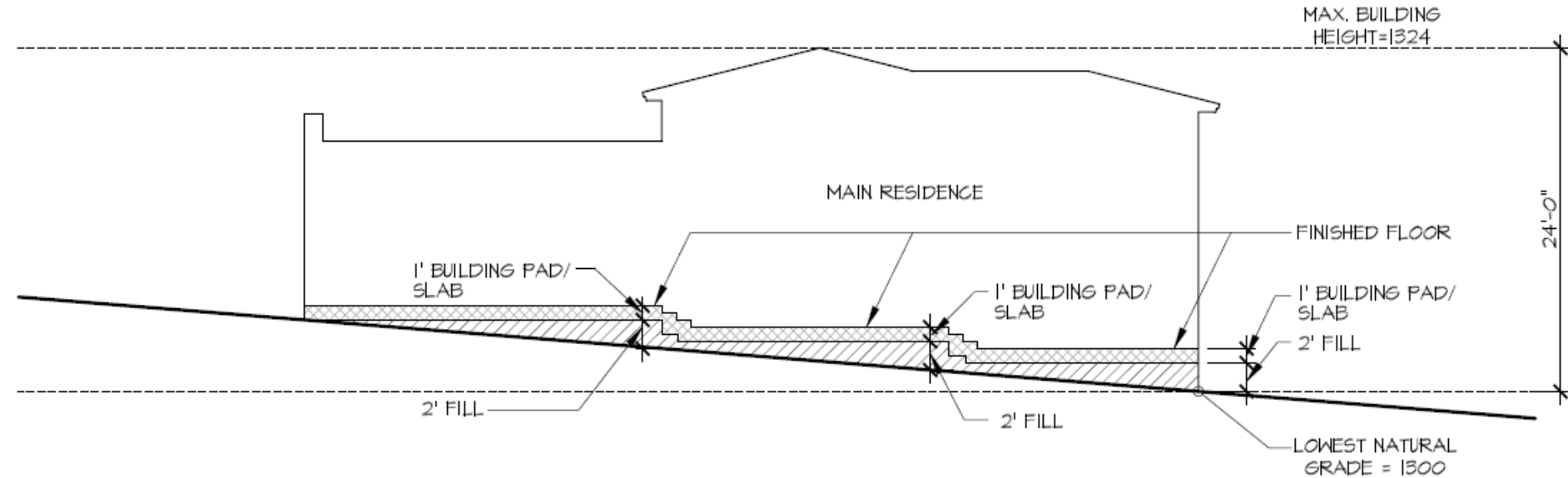
DIAGRAM NO.3

4%-5% SLOPE W/ 2' FILL & 1' BUILDING PAD/SLAB (FLAT FINISHED FLOOR,  
WILL REQUIRE NOTCHED OUT)

Current Code Allows



# EXAMPLE #4

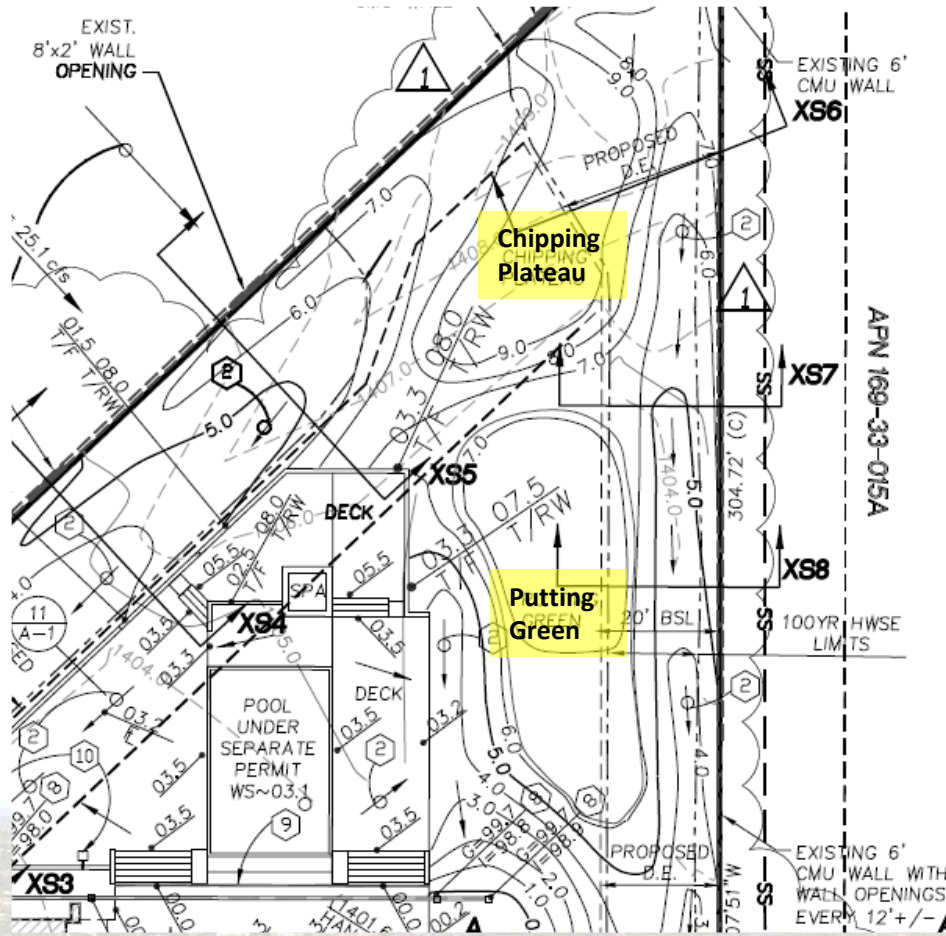


**DIAGRAM NO.4**  
**7%-8% SLOPE W/ 2' FILL & 1' BUILDING PAD/SLAB (STEPPED**  
**FINISHED FLOOR)**

**Possible Code Amendment (3' max finished floor from natural grade)**



# LANDSCAPING FILL



Town Code does not limit the amount of fill for landscaped areas so long as drainage is not affected.

Example grading & drainage plan shows approx. 3' of fill for chipping plateau and approx. 5' of fill for the putting green.



# CLARIFICATIONS/INTERPRETATIONS

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Potential Town Code **clarifications and interpretations** to follow the intent of the code which references preserving natural desert landscape.

- Maintain maximum 2' fill limitation and review interpretation
- Maintain 1' above 100 year flood elevation and review interpretation
- Continue to measure height from lowest natural grade under structure
- Continue to require open space criteria
- Require finished floor certification prior to framing inspection





# POTENTIAL CODE AMENDMENTS

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Provide **guidance and potential code amendments** to achieve homes that follow contour of land.

- Add maximum finished floor height above natural grade.
- Add maximum fill above natural grade of outdoor living areas, yards, landscaping, etc.
- Revise definitions as needed.



# NEXT STEPS

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Determination of goals and Council direction of process:

☐ Clarifications / interpretations

- Review code interpretations that are not clear
- Review code interpretations with Planning Commission and/or Council
- Publish code interpretations

☐ Code amendments

- Add and/or modify code language for Planning Commission recommendations and Town Council approval



# QUESTIONS?

