

From: Rod Cullum

Sent: Tuesday, November 24, 2020 8:14 AM

To: Paul Mood <pmood@paradisevalleyaz.gov>

Cc: Vivian Ayala; P Drewett,, David Dick Architect; Nick Prodanov, PE, PMP; Fred Fleet; Brad Cullum; Greg Hunt; frontoffice@gmhuntbuilders.com; Chris Martinez <CMartinez@paradisevalleyaz.gov>; Paul Michaud <pmichaud@paradisevalleyaz.gov>

Subject: Re: Town of Paradise Valley - Building Pad Height Discussion & Request for Development Community Comments

EXTERNAL

Paul

After review our team would make the following recommendation

Keep the 24ft height restriction from the LPNG This is the real control on cut and fill.

Add a stipulation that only 2 ft of exposed fill can be seen above natural grade outside of the building footprint. This would require the design to incorporate retaining walls and tall stem walls to help balance the home on the lot.

Do not allow more than two feet of grade change outside of a newly to be defined building or disturbed area envelope and no grade change at property line unless for drainage.
This would eliminate the neighbor to neighbor issues that are currently being created.

Preliminary ideas for what we hear the concerns are.

Hope this helps

Rod

From: Vivian Ayala

Sent: Sunday, December 6, 2020 6:59 PM

To: Paul Mood <pmood@paradisevalleyaz.gov>

Cc: Greg Hunt; Nick Prodanov; Chris Martinez <CMartinez@paradisevalleyaz.gov>

Subject: Re: Town of Paradise Valley - Building Pad Height Discussion & Request for Development Community Comments

EXTERNAL

Good evening Paul,

Hope this email finds you well! Greg, Nick and I met to discuss these items and we just have few comments for considerations. I organize the items in different format on the items I had an opinion of.

Greg & Nick, please chime in if any additional thoughts or clarifications to my following comments:

- Building Pad height & FFE: The Town of PV height regulations are the most restrictive in comparison to other municipalities, between the max. Height of 24ft plus the open space criteria. If a higher FFE or Pad is desired by the Homeowner on their specific lot, therefore it is their decision to get lower ceilings and lower roof line. Neighbors' views are already protected via the Open Space Criteria and the max overall height allowed. I don't think there should be a limitation.
- FFE height & Impacts to drainage: see my comment above in regards to Pad heights. The major concern and most important from a liability stand point, we want to avoid potential risks with drainage or flood issues, if the FFE is set too low. The FFE set should be determine in a case by case scenario depending on lot location, slope, etc.
- Overall Height Calculations: Is there a consideration to eliminate the Lowest Natural Grade as part of the height restriction and limit the height to a rolling plan above natural grade at 24 ft. For max height?
- Building pad heights outside of building (setback area): avoid fill against existing property line walls.
- Finished floor elevation requirements: should be done when pad is built and before concrete is poured.
- Building height elevation requirements: still at framing as currently is.
- Feedback from residents and development community: if all the requirements are met, there should be no input from neighbor's or development community (*this is what the variance process is in place, for those that need exceptions to the requirements*). Adding an extra step for neighbor's input, will only slow down the process, just like the current Hillside process.

Overall, we feel that the Town of PV's rule are restricting enough, protect the neighbor's views the most, and therefore against any additional restrictions.

Although this item was not included on the list below, and may need to be discuss with the Building Department, we also want to bring up the valuation determination on remodel/additions projects, and what is actually considered to be included on the valuation itself.

Based on the current determination, if a remodel exceeds 50% of the current footprint, the lot/home has to be brought up to current code, including an entire Grading & Drainage Plan in place. We feel this

determination should be done in a “case by case” scenario depending on the actual work been proposed to be done. For example, we see this issue on projects that involve these simple items that do not have any impact on the existing site design: replacing existing windows & doors within existing openings with no structural impact; interior remodels only, small additions, etc. This is becoming expensive for the Homeowner, especially if bringing the lot up to code was not part of the initial scope of work or budget

Hope this helps!

Thanks everyone! Have a great night!

Vivian Ayala, Principal
Candelaria Design Associates, LLC

December 7, 2020

Paul Mood
Town of Paradise Valley

RE: Paradise Valley Building Pad Height

Paul, I have reviewed the link you sent of the Council discussing the existing building pad ordinance and their concerns raised by several new projects. I agree there should be a rework of the existing language defining the intent of the ordinance, keeping the homes and patios closer to the desert floor.

I want to recognize that the vast majority of these controversial projects occur along the edge of the line that separates Hillside and standard lots. This small number of properties have unique qualities, typically the slope or grade creates problems using the building pad ordinance and the new grading and drainage requirements squeeze these properties creating real hardships that needs to be considered. These issues limit lot development in both 2 dimension and 3 dimensions. There needs to be thought given to development standards that allow equitable solutions on these difficult lots.

The redevelopment or refinement of the building pad ordinance must happen in parallel to ordinances that develop and recognize this band of properties along the line defining Hillside properties. Updating in a way that would recognize the need for change and consider the realities of development on these properties.

Thank you for the opportunity to provide my thoughts about this issue and I look forward to discussing them with you in the future.

Kind Regards



David Dick, AIA, NCARB

ARCHITECT

DAVID DICK, AIA



From: CP Drewett

Sent: Monday, December 7, 2020 2:07 PM

To: Paul Mood <pmood@paradisevalleyaz.gov>

Subject: Re: Town of Paradise Valley - Building Pad Height Discussion & Request for Development Community Comments

EXTERNAL

Paul,

Again thank you for reaching out to all of and allowing us a voice.

1. Should there be a limit on building pad height

-The fill limitation while intended to help maintain projects which largely “map the earth” is frequently limiting.

-I would suggest a limitation of visible perimeter foundation walls. Often referred to as high or raised stems, the exposure should be limited to 24” or augmented by planters grading or material changes.

-The definition of fill is maybe not as clear as it might want to be, which most of us in the industry have used to our advantage. Often with a slurry backfill, “other than dirt” or raised flooring systems with crawl space. We have ways around the code principally, but the ability to limit exposed faces will assist in the contextual goals.

2. Should there be a limit on finished floor height

-Same as above as these are largely synonymous regarding overall impact.

-One addition as a consideration, as affiliates finished floor and finished grade and heights.... Finished grade in a vacuum is defined as 6” below FF, which is rarely the case on complex sloping lots. I would consider a revised definition.

3. Should there be a limit on fill height outside of building pad area

-Yes I would suggest the “inverse of the hillside retaining wall terracing requirements. If greater than 24” of fill outside of building pad, then retaining walls must be integrated to terrace fill. Create a constraint which would limit exposed faces and require terracing to avoid expansive fill.

4. Update and/or add Definitions in Town Code Article 5-10, Development

-See item 1.... Small definition comment

5. Impacts to drainage

-Maintaining historic ingress and egress should be allowed with the option of moving washes alongside the efforts of a civil engineer.

-Maintaining or reducing flow rates. Onsite retention for first flush ...

6. Impacts to surrounding properties

status quo must be maintained.

7. Requirement and timing of finished floor elevation certificate

-Should be approved prior to strap and sheer

8. Requirement and timing of building height elevation certificate

-Should be approved prior to dry in efforts.

9. Process for feedback from residents and development community

Paul, it would be great to also investigate at a given cross slope of lot LNG+24’ might not be the best approach. Given a certain elevation drop across a lot such as a 12’ overall the LNG scenario might not be the preferred height mechanism. 24’ above natural grade might be a more substantive

approach. Additionally limiting the amount of roof mass to exist within the 24' limits would be a welcome consideration. Estancia, in my humble opinion, has a firm grip on heights and how to limit/restrain/ control the overall aesthetic. I feel the intent of both paradise Valley and Estancia has the preservation of our desert landform as a priority.

See Excerpt below:

4.6 BUILDING HEIGHTS AND MASSING
ESTANCIA DESIGN REVIEW GUIDELINES - 2011. PAGE 55

The terrain of Estancia is varied and unique, with ridges, knolls, valleys and other changes in elevation, making absolutely uniform applicability of height restrictions for Residences inadvisable. These Design Guidelines are intended to discourage and/or prevent any Residence or other Structure which, in the sole opinion of the Committee, would appear excessive in height when viewed from a street, common space, Golf Course or other Lot and/or which would appear out of character with other Residences because of height. The Committee can disapprove a proposed residence even though the residence complies with the maximum height restrictions if the home appears excessive in height. These considerations are particularly important with Residences constructed along tops of ridges or knolls.

Because the desert vegetation is low, scarcely ever exceeding twenty (20) feet in height, Residences that tend to blend with, rather than dominate the environment, are encouraged. Residences may be sited partially below grade. Height Criteria within these guidelines is made up of the compliance with massing heights, 24' sloping heights, and overall building height. These measurements are not mutually exclusive, and work together.

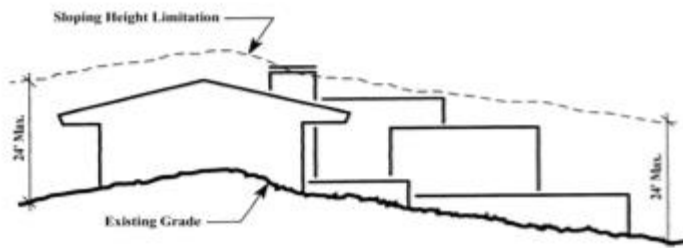
A summary diagram is provided to illustrate the application of each height dimension.

The Committee may require adjustments to Finished Floor Elevations as described in SECTION 3.8 of these Guidelines regardless of building height compliance.

The height of all Structures is limited by a series of maximum allowable dimensions described as follows:

(a) Sloping Heights:

In addition to the other height requirements in this section, no portion of the Residence or other Improvements, except for chimneys, may exceed a height of twenty-four (24) feet above existing natural grade. This height is measured vertically at any point of the Residence or Improvement to existing natural grade immediately below that point. Due to the unique and varied topography, the Committee may approve, on a case by case basis and in its sole discretion, increases in the sloping height limitations.

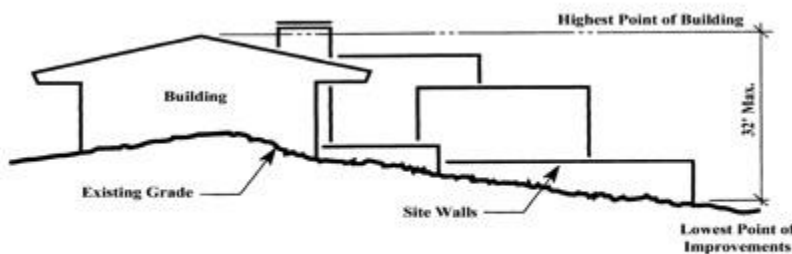


MAXIMUM BUILDING HEIGHT ELEVATION & SLOPING HEIGHT LIMITS

ESTANCIA DESIGN REVIEW GUIDELINES - 2011. PAGE 56

(b) Overall Building Height:

The overall height of a Residence or Improvement shall not exceed thirty-two (32) feet measured in vertical plane from the highest parapet or roof ridge to the natural grade at the lowest point adjacent to the building exterior inclusive of site-retaining walls, patio walls, and pool walls. In special circumstances involving conditions which do not conflict with applicable City ordinances, the Committee may approve, on a case by case basis, overall vertical dimensions which may exceed the thirty-two (32) feet limitation.



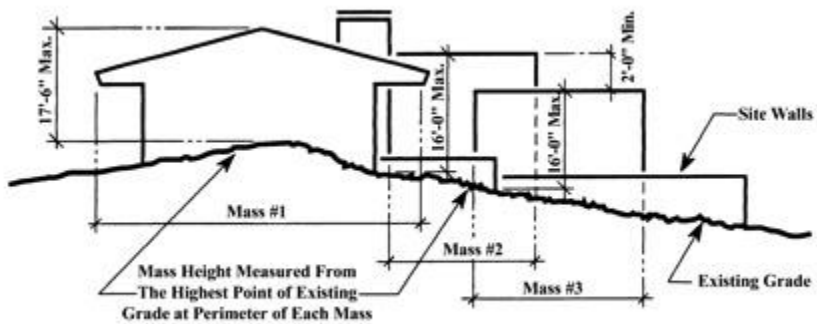
MAXIMUM OVERALL IMPROVEMENT HEIGHT

(c) Massing:

Scale and proportion in the desert can be deceiving. Small structures can at times appear large and dominating against the low vegetation and landforms. Therefore, proper massing will reduce the scale of a large Structure and create building texture that will help to blend the Residence with its environment.

Unless otherwise specifically approved by the Committee, each Residence shall be composed of at least three (3) visual building masses as viewed from any elevation. Homes larger than 5,000 square feet, excluding garages, shall be composed of at least four (4) visual building masses as viewed by any elevation. To be classified as a visual mass, the mass shall have a minimum depth and width of twenty (20) feet, be a minimum of five hundred (500) square feet in area, and be offset by at least four (4) feet horizontally and two (2) feet vertically. Depth and width dimensions shall be measured perpendicular to each other. Very large or dominating individual building masses, in particular those created by sloping roofs, are discouraged. Therefore, no individual building mass shall have an area larger than 1,500 square feet, or a single dimension larger than Sixty (60) Linear feet, unless, in the opinion of the Committee, a larger mass does not appear to be excessive in size.

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MASSING AND MASS HEIGHTS

(d) Mass Heights:

Mass height shall be measured vertically from the highest adjacent natural grade at the perimeter of each building mass. The maximum height of any individual building mass of a Residence may not exceed sixteen (16) feet, measured from highest adjacent grade to the tops of surrounding parapets on flat roofs; or seventeen (17) feet six (6) inches measured from the highest adjacent natural grade to the top of the ridge on sloping roofs; except that a maximum of one-third of the area of the overall enclosed building footprint, including garages, may exceed these limits to a maximum of nineteen (19) feet measured to the top of surrounding parapets on flat roofs, or twenty (20) feet six (6) inches measured to the top of the ridge on sloping roofs. (See illustrations). Single slope or “shed” roofs shall conform to the height limitations for flat roofs or may be interpreted as sloping roofs depending on their configuration and at the discretion of the Committee

Mass Height Chart

Refer to Form I in Appendix B for a copy and an example of the Mass Height Chart. Each preliminary and Final submission must have this chart completed for review.

(e) Difference in Mass Heights:

Unless otherwise specifically approved by the Committee, the required three or four visual masses shall vary in height vertically by a minimum of two (2) feet from any adjacent mass or masses.

(f) Exposed Wall Heights:

In no case shall a wall have an unbroken height of more than twenty (20) feet measured vertically from the finished grade at its lowest point along the wall to the top of

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the wall. Additional wall height may be achieved if another wall or site wall is created and separated a minimum of four (4) feet. Door and window penetrations and applied banding or textured relief in a wall plane do not change the measurements of an unbroken wall height.

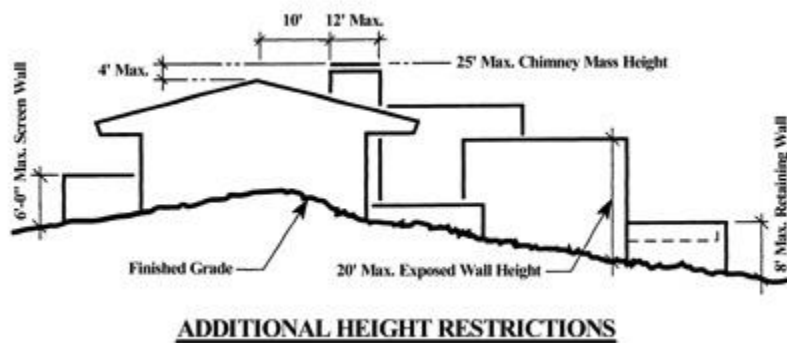
(g) Articulation of Massing:

All height limitations are rudimentary criteria, which form the basis of the general massing. For example, in addition to the overall massing which must step with the terrain, it is expected that all elevations will not only take advantage of the view from within the Residence, but will provide pleasant views from all

surrounding areas. All side and rear elevations are expected to be articulated to break up the facade into smaller elements, as well as adding the richness of shade and shadow. Large blank walls will not be allowed. Failure to provide adequate articulation and richness may be grounds for rejection of the design by the Committee.

(h) Chimney Mass:

Chimneys may be constructed to a height not to exceed twenty-five (25) feet, measured vertically from the highest natural grade adjacent to the chimney mass. Unless otherwise approved by the Committee, the height of a chimney mass may not exceed four (4) feet above the highest point within ten feet of that chimney mass. A chimney mass may not exceed an overall horizontal dimension of twelve (12) feet in any one direction, unless otherwise specifically approved by the Committee.



(i) Retaining Wall Height:

In general, the height of a retaining wall shall not exceed eight (8) feet measured vertically from the lowest point at finished grade adjacent to the wall to the highest point of the wall along the exterior side of the enclosure. Retaining walls shall include any walls that retain or hold back earth more than two (2) feet in depth. The Committee,

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4.7

(j)

on a case by case basis, may consider approval of retaining wall heights, which exceed the eight (8) feet limitation described above. Where justified by topographic conditions and where the extra height causes no adverse visual impact, an overall height of up to fourteen (14) feet may be achieved by use of more than one retaining wall, provided that a minimum four (4) foot planting area is maintained between the two walls. Open railings up to an additional three (3) feet high may be allowed on top of a maximum eight (8) foot tall retaining wall, subject to approval by the Committee. The Design Review Committee must specifically approve the design of these railings.

Screen Wall Height:

In no case shall the height of a screen wall or site wall exceed six (6) feet measured vertically from the lowest point at finished grade adjacent to the wall to the highest point of the wall along the exterior side of the enclosure, unless otherwise specifically approved by the Committee.

Kind regards,

C.P. Drewett

AIA, NCARB

architect / founder

DREWETT WORKS