

TOWN *Of* **PARADISE VALLEY**



STAFF REPORT

TO: Chair and Planning Commission Members

FROM: Lisa Collins, Community Development Director
Paul Mood, Town Engineer

DATE: February 2, 2021

AGENDA TITLE:
Discussion of Building Pad Heights for Non-Hillside Lots

RECOMMENDATION:

Review, discussion and possible recommendations to Town Council related to building pad heights and other related items for residential construction on non-hillside lots.

SUMMARY STATEMENT:

At prior Town Council Work Studies, staff presented material regarding building pad heights on non-hillside lots which is one of the more frequent development related questions associated with new construction. When vacant lots are developed, or existing properties redeveloped building pad heights and overall allowable structure heights are often questioned by surrounding property owners.

Information was presented on surrounding municipal codes related to building pads and residential structure heights, visual impacts to properties and potential code amendments to require residential properties to more closely follow the contour of the lot for non-hillside properties. Information related to the unrestricted fill heights for outdoor living areas and landscaped areas were also presented. Based on the presentation and discussion, staff was asked to bring this item to the Planning Commission to determine if any recommend Town Code edits are warranted for future Town Council consideration.

Information related to building pad heights was reviewed and discussed at the September 15 and December 15, 2020 Planning Commission meetings. Feedback from residents as well as the development community was also provided. Due to the level of questions and concerns expressed by residents a joint meeting between the Town Council and Planning Commission was held on January 21, 2021 to review, discuss and provide additional feedback and/or direction to staff. Staff was asked to bring this item back to the Planning Commission for additional review and discussion related to potential code amendments as well as establish a timeframe to make a recommendation to the Town Council.

BUDGETARY IMPACT:

This item is for discussion only with no financial impact to the Town.

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ATTACHMENT(S):

- A. Staff Report
- B. Presentation