

TOWN OF PARADISE VALLEY

BUILDING PAD HEIGHT

Non-Hillside Lots

February 2, 2021



AGENDA

Agenda

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



HISTORY & BACKGROUND

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
- January 30, 2020 Town Council Development Retreat
- May 14, 2020 Town Council Work Study
- June 25, 2020 Town Council Work Study
- September 15, 2020 Planning Commission
- December 15, 2020 Planning Commission
- January 21, 2021 Joint Town Council & Planning Commission Work Study



RESIDENT FEEDBACK

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



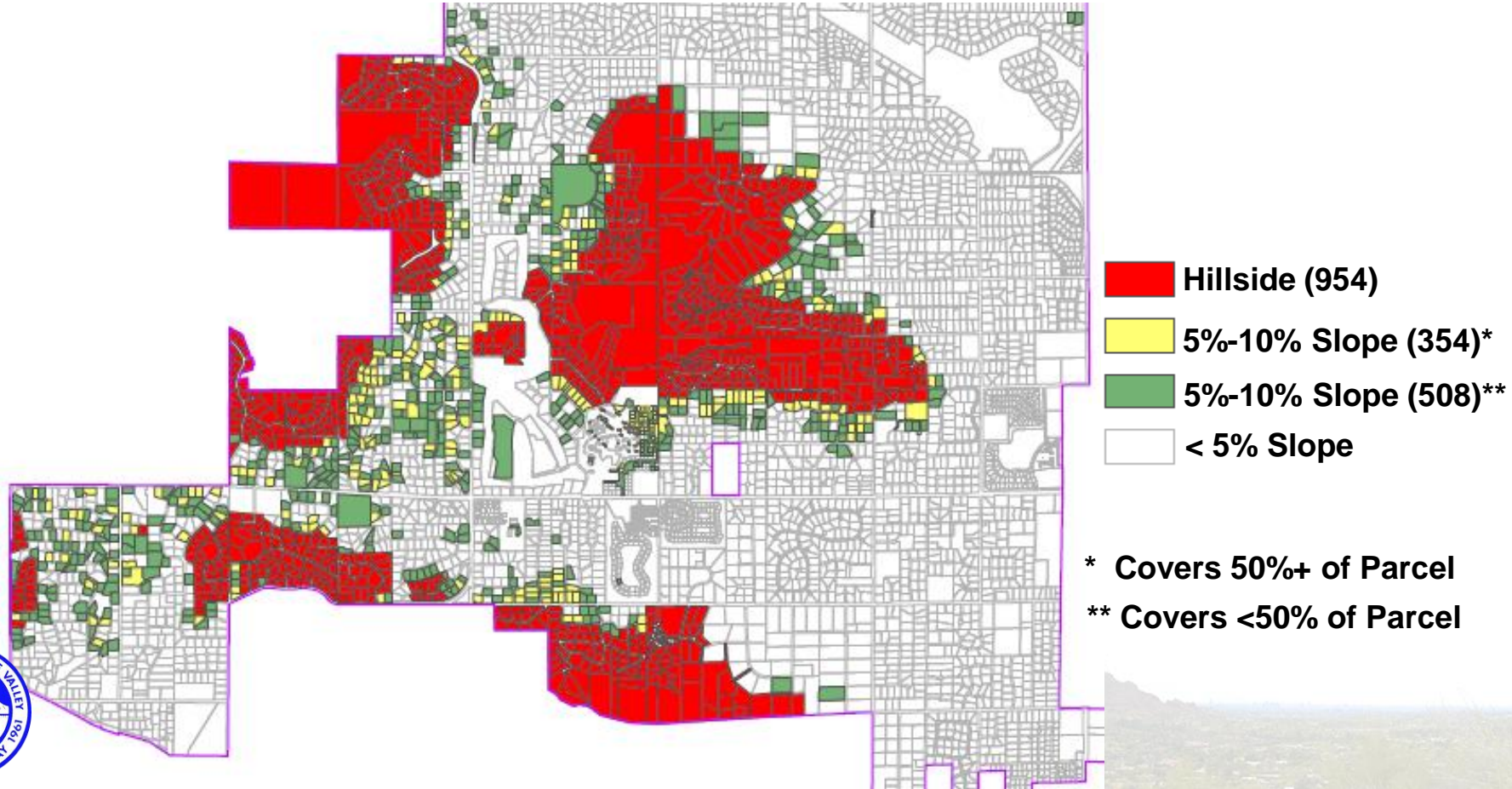
DEVELOPMENT COMMUNITY FEEDBACK

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



5% TO 10% SLOPED LOTS



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



TOWN CODE OVERVIEW

One of the most frequently asked questions associated with new residential construction is in regards to how the building pad heights are determined and what affects it has in the overall allowable height of a structure.

- | | |
|------------------------------|---|
| Town Code Section 5: | Building & Construction |
| Town Code Section 5-10-5: | Grading & Dust Control Regulations |
| Town Code Section 5-10-5, B: | Grading Permits Required For Land Disturbance |
- *“Filling” means dumping or depositing earthen material resulting in raising of the grade at that location.*
 - *“Earthen Material” means any rock, natural soil or any combination thereof.*



EXAMPLE #1

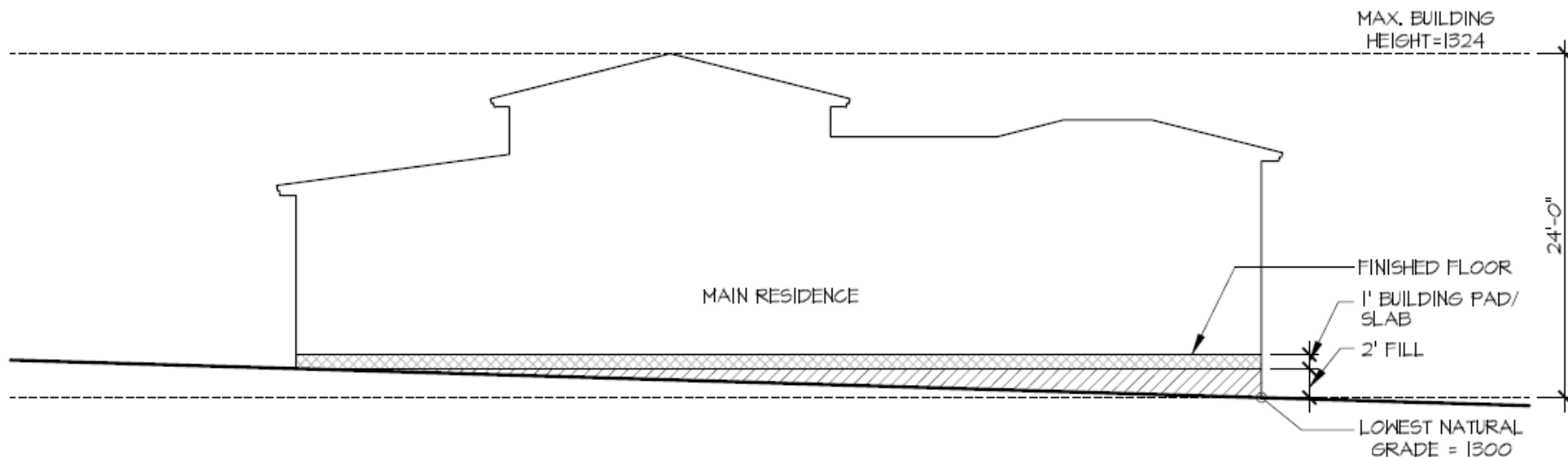


DIAGRAM NO.1
3% SLOPE W/ 2' FILL & 1' BUILDING PAD/SLAB (FLAT FINISHED FLOOR)

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

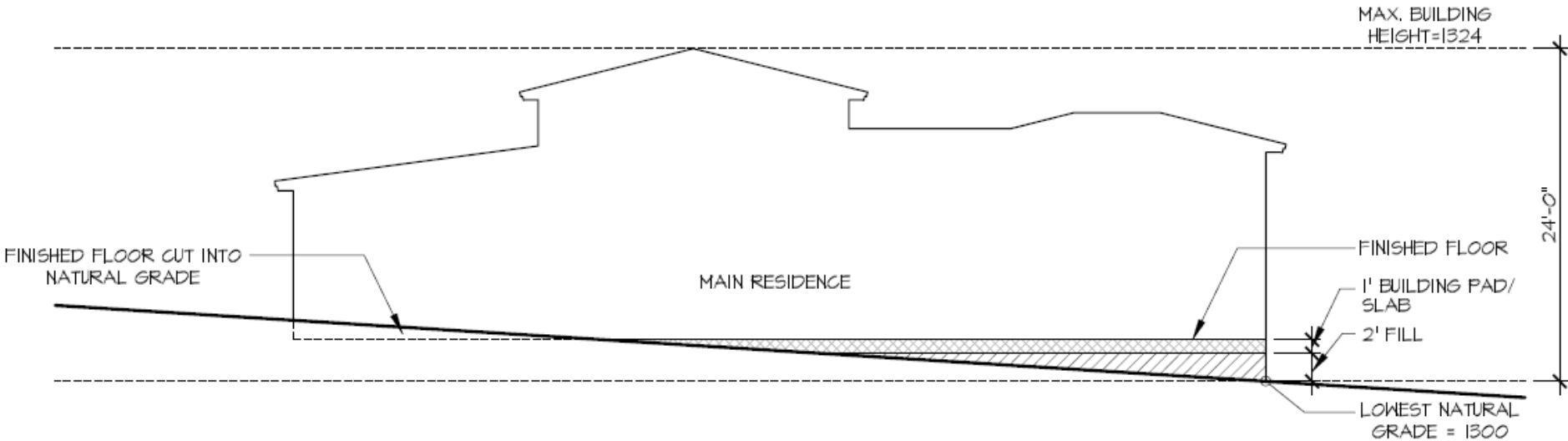


DIAGRAM NO.3

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

Current Code Allows



EXAMPLE #4

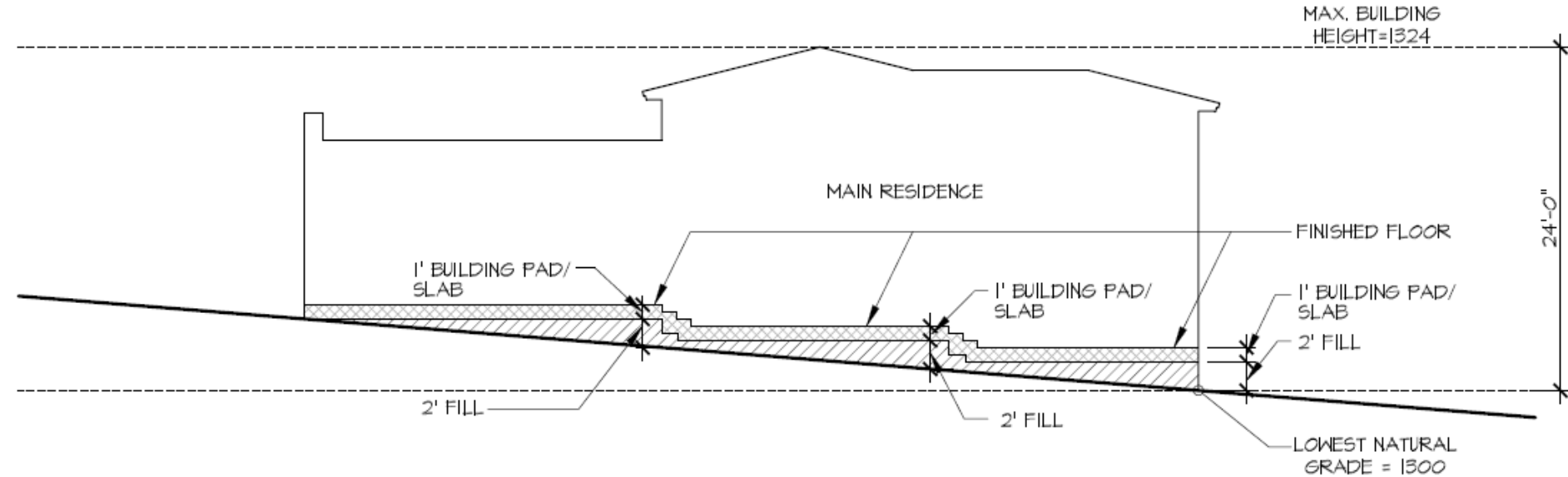
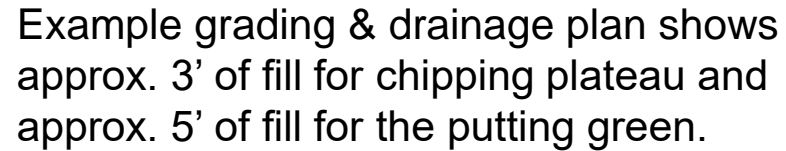


DIAGRAM NO.4
7%-8% SLOPE W/ 2' FILL & 1' BUILDING PAD/SLAB (STEPPED
FINISHED FLOOR)

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





CLARIFICATIONS/INTERPRETATIONS

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 if limit on finished floor height is not recommended.
- Clarify that materials such as slurry, thickened concrete slab, etc., cannot be used to fill area between 2' maximum building pad height and finished floor. This does not preclude the use of stem walls and “floating floor” over a crawl space.
- Maintain 1' above 100 year flood elevation and review interpretation to clarify that the building pad height at high water elevation cannot be carried horizontally across site and it must step down accordingly to maintain 1' above 100 year flood elevation.



CLARIFICATIONS/INTERPRETATIONS

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

- Continue to measure height from lowest natural grade under structure
- Continue to require open space criteria
- Continue to require finished floor elevation certification prior to framing inspection and update permitting software to not allow framing inspection to be scheduled until the elevation certification is provided.



POTENTIAL CODE AMENDMENTS

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

- Add maximum finished floor height requirement above natural grade. This may require a natural grade exhibit to be prepared.
- Add maximum fill above natural grade of outdoor living areas, patios, yards, driveways, auto courts, etc.
- Add maximum fill above natural grade of landscaped areas. Consideration for setbacks required as to not add fill up against existing walls.



NEXT STEPS

The following are the upcoming meetings currently scheduled for the Planning Commission and Town Council in February and March. The Town Council has also asked for a proposed schedule to be provided as to when they may be presented with recommendations from the Planning Commission related to potential code amendments.

- | | |
|---------------------|---------------------|
| • February 16, 2021 | Planning Commission |
| • February 25, 2021 | Town Council |
| • March 2, 2021 | Planning Commission |
| • March 11, 2021 | Town Council |
| • March 16, 2021 | Planning Commission |
| • March 25, 2021 | Town Council |



QUESTIONS?

