

# **TOWN OF PARADISE VALLEY**

**BUILDING PAD HEIGHT**

**Non-Hillside Lots**

**Proposed Code Amendment**

**February 16, 2021**



# PURPOSE FOR WORK STUDY

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## Input on Proposed Code Text Amendment



# 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.

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|----------------------|---|
| ✓ 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 Work Study                      |
| ✓ December 15, 2020  | Planning Commission Work Study                      |
| ✓ January 21, 2021   | Joint Town Council & Planning Commission Work Study |
| ✓ February 2, 2021   | Planning Commission Work Study                      |



# RESIDENT FEEDBACK

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- Building pad heights, outdoor living & landscape areas block views
- Need to 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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- 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 restrictive enough and protect neighboring property views



# PLANNING COMMISSION FEEDBACK

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## Additional Feedback and Discussion at the February 2, 2021 Work Study

- Provide Code language based on the discussion for Planning Commission Input
- Eliminate the slurry fill and thickened concrete slab concept
- Add regulations that only 2' of exposed fill can be seen outside of the building footprint.
- Provide regulations for terrace landscape areas



# PROPOSED CODE AMENDMENT

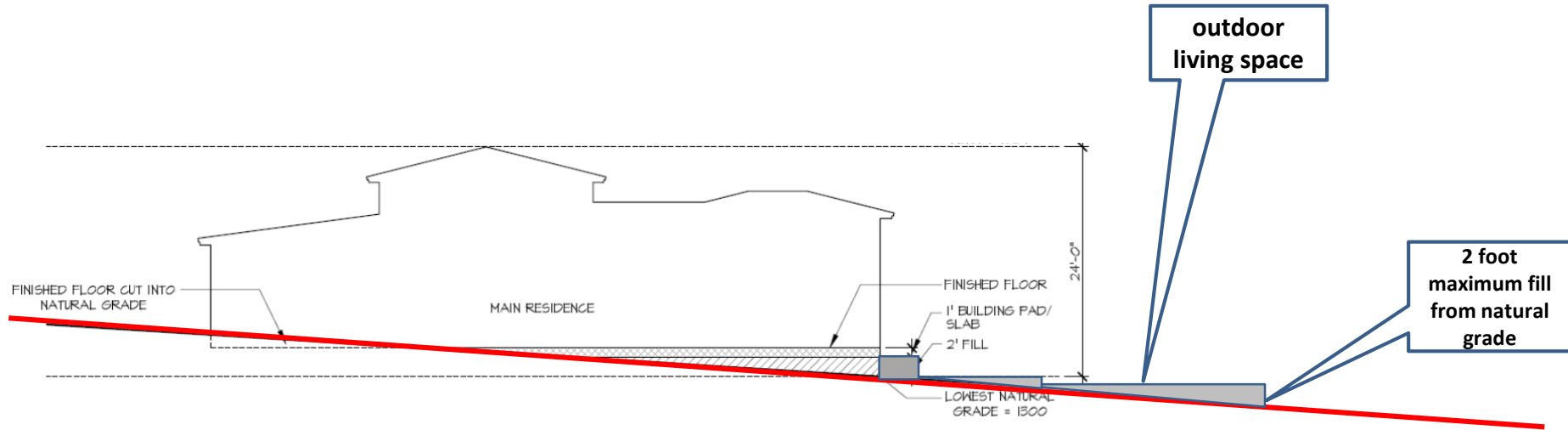
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The building pad **AND ALL ELEVATED AREAS**  
**INCLUDING OUTDOOR LIVING SPACES** shall not exceed  
two (2) feet in height **AS MEASURED FROM LOWEST**  
**NATURAL GRADE** except where required to protect the  
building against flooding, in which case the pad shall be one (1)  
foot **MAXIMUM** above the water surface elevation of the 100  
year event **AT THE ADJACENT NATURAL GRADE..**

Proposed amendments in: CAPS, **BOLD**, and UNDERLINE

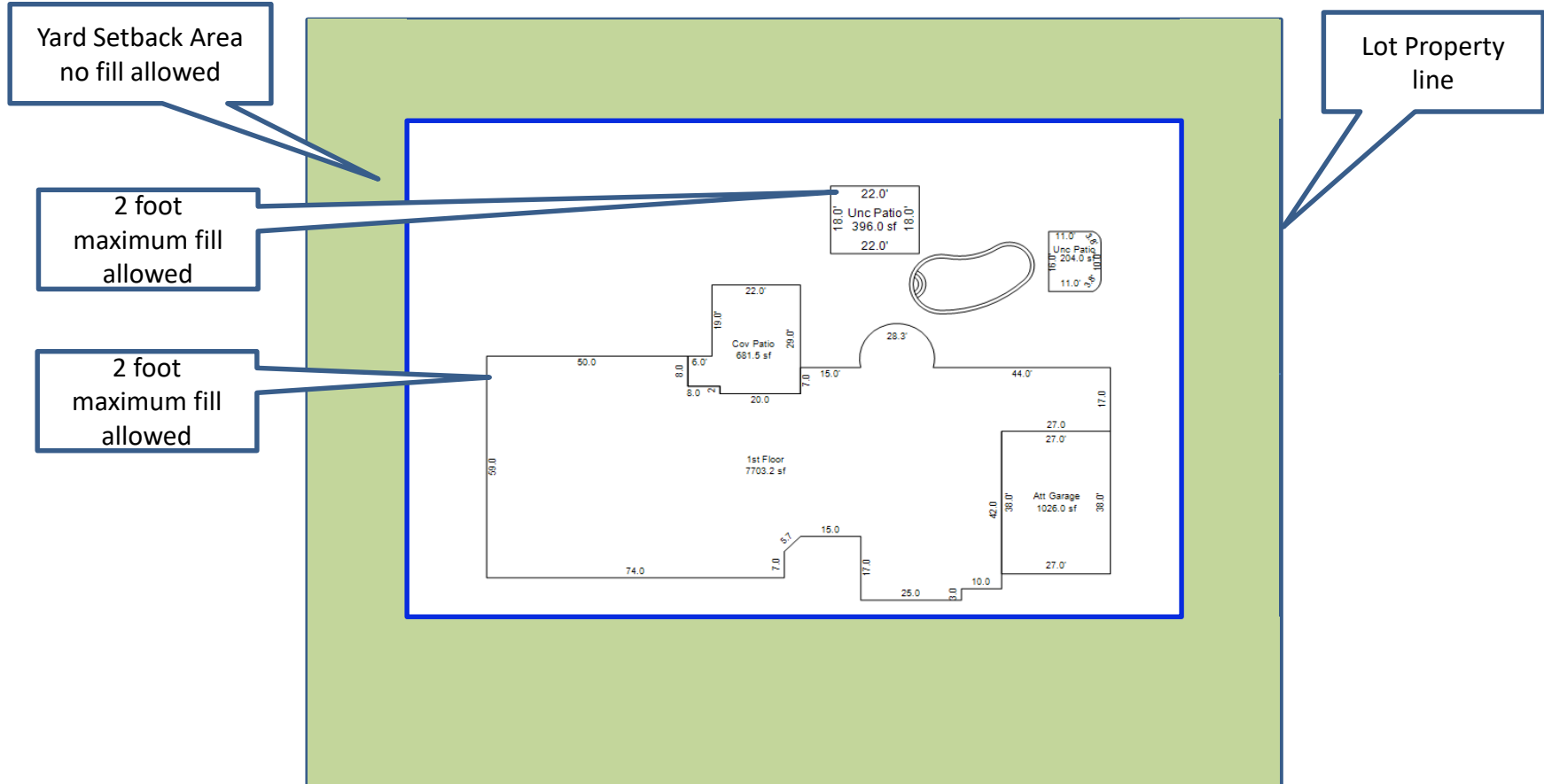
# PROPOSED CODE AMENDMENT

## GRAPHIC EXAMPLE





# PROPOSED CODE AMENDMENT



# PROPOSED CODE AMENDMENT

## Addresses most resident concerns:

- ✓ Building pad heights, outdoor living & landscape areas block views
- ✓ Need to 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

# PROPOSED CODE AMENDMENT

## Addresses most Development Community Feedback:

- ✓ 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

# NEXT STEPS

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## Town Council Consideration of Code Amendment



# QUESTIONS?

