

TOWN *Of* **PARADISE VALLEY**



STAFF REPORT

TO: Mayor Bien-Willner and Town Council Members

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

DATE: February 25, 2021

DEPARTMENT: Community Development
Lisa Collins, 480-348-3522

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 Study Sessions on January 23, 2020, May 14, 2020, June 25, 2020 and at a Town Council Development Retreat on January 30, 2020 and at a Joint Town Council & Planning Commission on January 21, 2021, 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. Staff received input before and during all these meetings from residents and developers. When vacant lots are developed, or existing properties redeveloped, building pad heights and overall allowable structure heights have recently been questioned by some surrounding property owners.

Staff presented existing Town code language 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 Town Code edits were 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.

On February 2, 2021, staff presented additional information to the Planning Commission for discussion and input during a Study Session. During that Study Session, the public was also invited to provide input.

Based on the discussion and information at that Work Session and previous meetings, staff discussed a proposed code amendment on February 16, 2021 to address the most immediate issues and concerns. In accordance with the legal requirements for amendments to the Town Code and in accordance with Town Council direction, the Planning Commission was asked to provide input on this proposed code amendment for the Town Council's consideration. It was noted that discussions regarding other considerations for non-hillside lots could be addressed as the Planning Commission and Town Council determined necessary.

The Planning Commission provided the following input at their February 16, 2021 Study Session:

- General support for a code amendment to limit building pad heights to not exceed 2 feet from lowest natural grade.
- More specificity to a code amendment limiting outdoor living spaces and all elevated areas to clearly state this includes all areas outside of the building pad, noting this has been a major area of concern of residents.
- Related issues for the Council to consider. Some of those related issues included separate processes and requirements for lots that are neither flat land or hillside and notification to surrounding residents of upcoming construction activity.

BUDGETARY IMPACT:

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

ATTACHMENT(S):

- A. Staff Report
- B. Presentation