

TOWN OF PARADISE VALLEY

BUILDING PAD HEIGHT

Non-Hillside Lots

Proposed Code Amendment

February 25, 2021



PURPOSE FOR WORK STUDY

Input on Proposed Town Code Text Amendment



PROCESS

Amendments Town Code vs. Zoning Ordinance Required Processing:

Town Code Amendments – Town Council consideration and decision

- No formal Planning Commission recommendation
- Study Sessions and input as directed by Town Council

Zoning Ordinance Amendments – Town Council consideration and decision

- Planning Commission consideration and recommendation



HISTORY & BACKGROUND

Meetings on building pad heights, applicable Town Codes, resident concerns and feedback and development community

- ✓ 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
- ✓ February 16, 2021 Planning Commission Work Study



RESIDENT FEEDBACK

- 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

- 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

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

Code language provided to Planning Commission for review and input on February 16:

The building pad AND ALL ELEVATED AREAS 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 CODE AMENDMENT

Planning Commission input on February 16, 2021:

- 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/improved 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 included separate processes and requirements for lots that are neither flat land or hillside and notification to surrounding residents of upcoming construction activity.

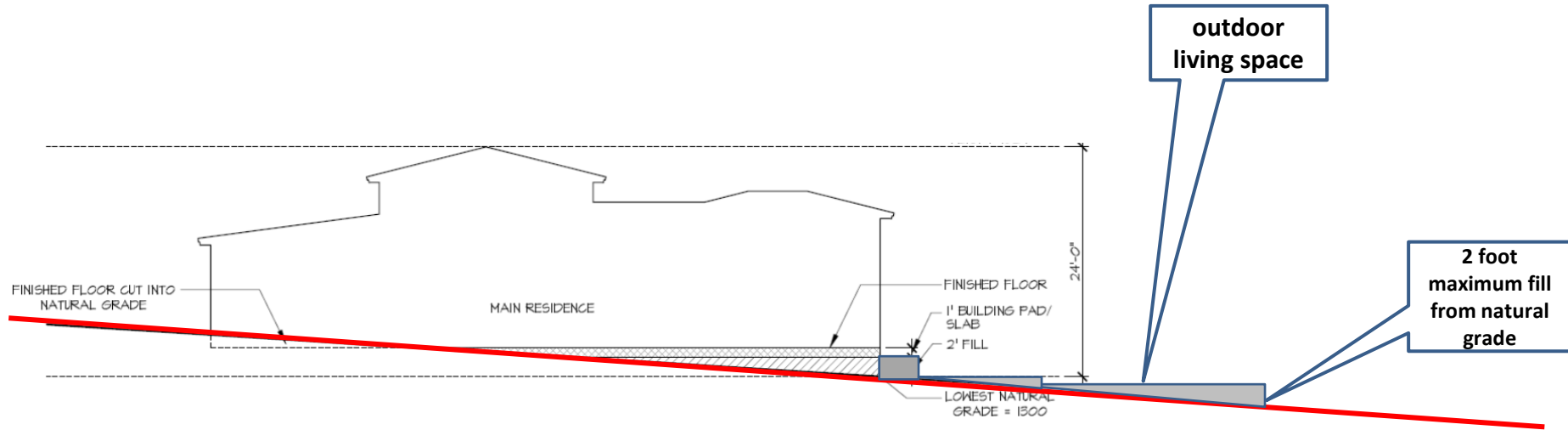
PROPOSED CODE AMENDMENT

Potential changes to proposed code amendment:

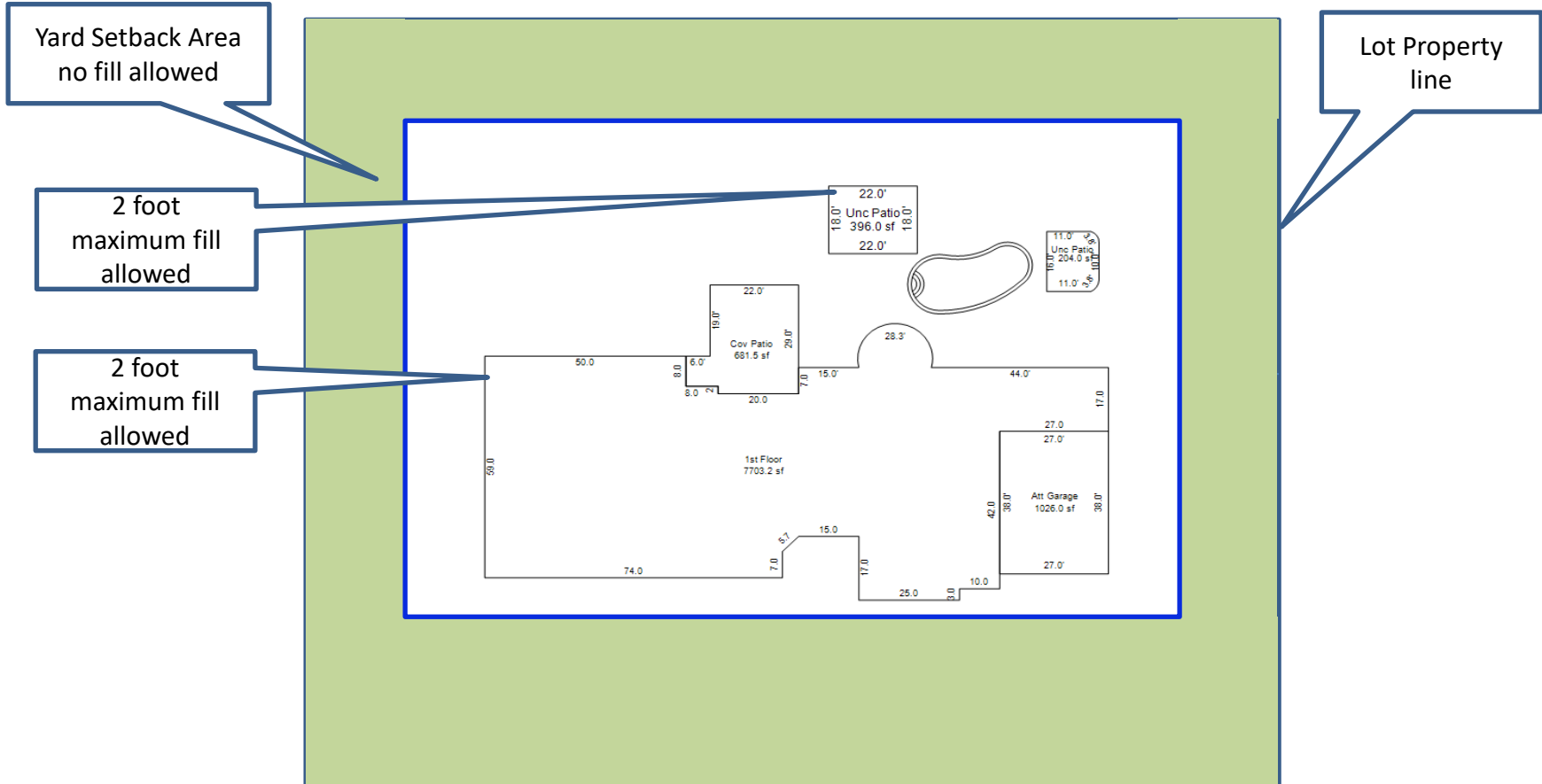
The building pad FOR ANY STRUCTURE AND THE ELEVATED SURFACE FOR ANY AREA ON A LOT ~~AND ALL ELEVATED AREAS~~ INCLUDING BUT NOT LIMITED TO OUTDOOR LIVING SPACES, AUTO COURTS, OUTDOOR RECREATIONAL AREAS AND LANDSCAPED AREAS shall not exceed two (2) feet in height AS MEASURED FROM LOWEST ADJACENT NATURAL 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 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

- **Town Council Discussion**
- **Council Input on next steps**
- **Town Council Consideration of Code Amendment**



QUESTIONS?



DEVELOPMENT FOLLOWING LAND CONTOURS



DEVELOPMENT FOLLOWING LAND CONTOURS

