



Action Report

File #: 21-356

To: Hillside Building Committee

From: Hugo Vasquez; Hillside Development Administrator

Date: November 10th, 2021

Subject: Concept review for a new single family residence at 6516 E Meadowlark Lane (APN 174-51-029).

Narrative: The proposed project shall construct a new single family residence. The new project has an application date of February 25th, 2021 and will be reviewed under the 2018 Hillside Development Regulations.

Lot Data		
1.	Area of Lot	1.303 ac or 56,761 ft ²
2.	Area Under Roof	10,921 ft ²
3.	Floor Area Ratio	19.24%
4.	Building Site Slope	15. %
5.	Allowable Disturbed Area	19,361 ft ² (34.11%)
6.	Existing Net Disturbed Area	19,496 ft ² (34.35%)
7.	Proposed Net Disturbed Area	14,620 ft ² (25.76%)
8.	Maximum Building Height	34 ft - 0 in
9.	Overall Height	40 ft - 0 in
10.	Volume of Cut/Fill	2,600 yd ³
11.	Hillside Assurance	\$88,095

Background

The original 1979 residence on the property was recently demolished in 2020 and the property currently has preexisting disturbance.

New Single Family Residence

The project shall construct a new single family residence with an approximate total of 7,200 ft² of livable area.

Guesthouse

No guesthouse has been proposed.

Driveway

A new driveway has been proposed along the north property line entering from E Meadowlark Lane. Proposed material for the driveway and auto courts shall be earth toned Belgard pavers (LRV 25). All materials shall have an LRV of 38 or

less.

Pool

A pool is proposed east of the residence. A gray tile (LRV 9) finish is proposed for the pool retaining walls. All materials shall have an LRV of 38 or less.

Building Materials

The proposed building materials shall include stucco finishes in tan (Dunn Edwards, Bison Beige, LRV 27) and brown (Sherwin Williams, Manorhouse, LRV 11 for walls. Wall accents and garage doors shall include wood grain finishes in slate (LRV 9) and other accent walls shall have textured solstice stone (Ebony, LRV 25). Metal door and window frames, as well as railings, shall be matte black (LRV 9). Roof finishes shall include gray metal roofing (LRV 13-19) and brown foam coatings (LRV 11). Exposed ceilings shall be constructed with brown (LRV 9) composite wood finishes. All materials shall have an LRV of 38 or less.

Hardscape

A mix of gray porcelain tiles (LRV 27) and artificial turf is proposed for patio surfaces. All materials shall have an LRV of 38 or less.

Building Lighting

All proposed building lighting shall be provided by six (6) wall sconces (200 lumens actual / 750 lumens allowable), thirty-three (33) step lights (285 lumens actual / 750 lumens allowable), and six (6) recessed can lights (750 lumens actual / 750 lumens allowable). All light sources shall have a maximum color temperature of 2700K.

Landscape Lighting

Proposed landscape lighting shall be provided by nineteen (19) up lights (150 lumens actual / 150 lumens allowable). All light sources shall have a maximum color temperature of 3000K.

Landscaping

Areas restored after construction shall be reseeded with a desert seed mix. Proposed site vegetation is provided on the table below:

Trees	Cacti / Accents / Shrubs	Cacti / Accents / Shrubs
Foothills Palo Verde	Desert Milkweed	Tree Cholla
Native Mesquite	Candelilla	Desert Spoon
Cacti / Accents / Shrubs	Saguaro	Agave Americana
Creosote	Ocotillo	Mexican Fence Post
Brittle Bush	Prickly Pear	

Land Disturbance

An existing gross disturbance of 34.35% (19,496 ft²) currently exists on the lot and the building pad slope of 15.00% allows a disturbance of 34.11% (19,361 ft²) the lot. The applicant has proposed a net disturbed area of approximately 25.76% (14,620 ft²), which is less than the allowable disturbance.

Grading and Drainage

A grading and drainage plan has been provided. The proposed construction of the property shall be required properly retain the greater of “pre vs post” or “first flush” storm water volumes for the 100-year, 2-hour rainfall event. Since stormwater retention basins or drywells will percolate within 36 hours, two (2) above ground retention basins are proposed along the driveway. The property will also maintain historical storm water flow across the site. A swale is proposed behind the residence and auto court to redirect offsite flows around the residence. A full grading and drainage plan review will be completed by staff with the building permit plan submittal.

Sewer

The property has an existing connection to a public sewer system.

Hillside Safety Improvement Plan

The Applicant submitted a Hillside Safety Improvement Plan in accordance with the Hillside Safety Improvement Measures and Process Manual per Section 5-10-9 of the Town Code. The plan completed 45 days without any public comment.

Formal Plan Review

Should the Hillside Committee wish to approve this application, staff suggests the following stipulations:

1. Any changes to the Hillside-approved plans may result in delays in permit plan review and inspection processes. Any proposed changes should be reported to the Staff to determine compliance with Hillside Development Regulations. Changes may be subject to a Staff, Chair, or Committee review.
2. The Applicant shall submit a Construction Staging Plan to the Town per the Hillside Safety Improvement Measures and Process Manual for review and approval prior to being issued a building permit.
3. The Applicant shall submit a liability insurance policy for the proposed project in the amount of \$2 million per occurrence and \$5 million aggregate naming the Town of Paradise Valley as an additional insured prior to being issued a building permit.
4. Prior to issuance of a permit, the Applicant shall submit a Hillside Assurance in the amount of \$88,095.
5. All construction parking shall be located on the property as much as possible. Any offsite parking shall be confined to the adjacent streets along the immediate property frontage. All offsite parking shall be located on the same side of the street. No construction materials will be allowed to be stored on the Town's right-of-way.
6. All recommendations provided in the Safety Improvement Plan shall be followed by the applicant. An Arizona Registered Engineer contracted by the applicant shall review, for compliance with the recommendations provided in the Safety Improvement Plan, the proposed plans prior to submitting for a permit. The contracted Arizona Registered Engineer shall provide a sealed letter stating that the plans submitted are in accordance with the Safety Improvement Plan. Any field work related to the Safety Improvement Plan, including but not limited to rock bolting, rock cuts, mesh placement, and boulder stabilization methods, shall be inspected by a qualified Special Inspector contracted by the applicant. The qualified inspector shall be required to provide a written verification that the improvements were completed per plan prior to the final approval.
7. No final approval or certificate of occupancy shall be issued until all Hillside stipulations and all Town Code requirements are complied with, including, but not limited to, landscaping, fire flow, fire safety and all onsite and offsite improvements.
8. The limits of construction and proposed disturbed areas shall be clearly staked in the field, with visible roping, prior to demolition and during construction and shall conform to the approved individual site analysis plan. Photos of the staking shall be provided prior to issuance of a demolition and/or building permit.
9. Noise from construction that can be heard off-site, including, but not limited to, hydraulic ram hammers, equipment used to cut through rock, machinery with audible back-up warning devices, powered machinery, truck delivery and idling, constant and persistent hammering, shall comply with Article 8-10, Nuisance Noise, as set forth in the Town Code. Heavy Equipment and construction-related deliveries are generally limited between the hours of 7:00 a.m. and

5:00 p.m. Monday through Friday; no work on Saturday, Sunday or legal holidays. Exceptions include a one hour early start time in summer, time exceptions granted by the Town Manager, and construction not defined as Heavy Equipment or deliveries that can occur outside the 7:00 a.m. to 5:00 p.m., Monday through Friday, time frame.

10. The Hillside Building Committee review is not a complete building permit review of grading and drainage plans. Additional comments may be generated during the building permit review process. Offsite improvements such as curb installation may be required during the permitting process.

11. Desert varnish, such as Eonite or equivalent, shall be provided on all exposed rock cuts.

12. Natural stone selections shall not exceed the maximum allowable LRV of 38, unless explicitly approved by the Hillside Building Committee. Care should be taken when selecting to ensure that the maximum LRV is not exceeded. Failure to comply with may result in delays obtaining a Certificate of Occupancy.

13. A landscape as-built plan shall be provided by the landscape designer at the time of the Final Hillside inspection and prior to the issuance of a Certificate of Occupancy. See Stipulation #1 for more information.

14. A suitable desert seed mix shall be provided for all undisturbed areas requiring revegetation and all retention basins. Any existing non-native fountain or buffel grasses shall be removed from the property.