



Legislation Details (With Text)

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Title: Formal review for a new single family residence at 5452 E Morrison Lane (APN 169-06-064).

Sponsors:

Indexes:

Code sections:

Attachments: 1. Hillside Map.pdf, 2. Vicinity Map.pdf, 3. Aerial.pdf, 4. Application.pdf, 5. Notification Materials.pdf, 6. Narrative.pdf, 7. Plans.pdf, 8. Material Board.pdf, 9. Lighting Specifications.pdf, 10. Model.exe

Date	Ver.	Action By	Action	Result
6/10/2020	1	Hillside Building Committee		

To: Hillside Building Committee

From: Hugo Vasquez; Hillside Development Administrator

Date: June 10th, 2020

Subject: Formal Review for a new single family residence at 5452 E Morrison Lane (APN 169-06-064).

Narrative: The proposed project shall demolish the existing residential structure and shall construct a new single family residence. The new project has an application date of October 31st, 2019 and will be reviewed under the 2018 Hillside Development Regulations.

Lot Data		
1.	Area of Lot	2.508 ac or 109,231 ft ²
2.	Area Under Roof	14,053 ft ²
3.	Floor Area Ratio	12.87%
4.	Building Site Slope	11.38%
5.	Allowable Disturbed Area	56,239 ft ² (51.49%)
6.	Previously Approved Net Disturb	58,605 ft ² (53.65%)
7.	Proposed Net Disturbed Area	49,205 ft ² (45.05%)
8.	Maximum Building Height	37 ft - 4.25 in
9.	Overall Height	39 ft - 11.25 in
10.	Volume of Cut/Fill	1,671 yd ³
11.	Hillside Assurance	\$58,170

Background

The property currently has a 8,200 ft² residential structure constructed in 1988.

New Single Family Residence

The proposed project shall construct a new single-story residence with approximately 11,000 ft² of livable area.

Pool

A pool is proposed at the north end of the property.

Building Materials

The proposed building materials shall include stucco finishes in gray (SW77024, Functional Gray, LRV 37). Roof shall be gray concrete roof tiles (Boral Stone, Mountain Dark, LRV 13). Window and door frames shall be anodized aluminum (Western Satin, LRV 18) and all other metal elements shall be black (LRV 19). Composite wood cladding (Geolam Qualita, LRV 15), stone fin walls (Pamplona Novo, LRV 22), and grey/gold splitface limestone (LRV 30) shall be utilized for other building details. Stone sills shall be grey/gold smooth limestone (LRV 30). All materials shall have an LRV of 38 or less.

Hardscape

The existing driveway will remain in place and shall be stained darker to ensure compliance with the maximum allowable LRV of 38. The auto court area shall receive new Belgard pavers (Graphite, LRV 15). The patio and pool deck areas shall receive an ancient limestone finish (LRV 28). All materials shall have an LRV of 38 or less.

Building Lighting

All proposed building lighting shall be provided through thirty (30) recessed can lights (465 lumens actual / 750 lumens allowable), and fourteen (14) wall sconces (400 lumens actual / 750 allowable). Three (3) of the proposed wall sconces are specified at the entry gate, however staff has noted that those are not code compliant (see Stipulation #12). All light sources shall have a maximum color temperature of 3000K.

Landscape Lighting

Landscape lighting includes twenty-nine (29) path lights (73 lumens actual / 250 lumens allowable), twenty-eight (28) up lights (135 lumens actual / 150 allowable), and forty-three (43) wall lights (78 lumens actual / 250 allowable). All light sources shall have a maximum color temperature of 2700K.

Landscaping

Artificial turf is proposed east and west of the pool, with a small patch of putting green on the west. Proposed site vegetation is provided on the table below:

Trees	Groundcovers	Accents/Cactus
Ironwood	Damianita	Cameron's Red Aloe
Foothills Palo Verde	Gooding Vebena	Dawe's Aloe
Shrubs	Blackfoot Daisy	Cape Aloe
Blue Hibiscus	Mexican Evening Primrose	Little Red Riding Hood Aloe
Triangle Leaf Bursage	Accents/Cactus	Desert Milkweed
Pink Fairy Duster	Century Plant	Saguaro
Black Dalea	Fox Tail Agave	Desert Christmas Cholla
Indigo Bush	Cow Horn Agave	Staghorn Cholla
Brittlebush	Whale's Tongue Agave	Dragon Tree
Turpentine Bush	Parry's Agave	Argentine Giant
Chuparosa	Giant Agave	Golden Barrel Cactus
Mexican Honeysuckle	Rough Agave	San Pedro Cactus
Creosote	Sharkskin Agave	Candelilla

Autumn Sage	Blue Agave	Candelabra
Jojoba	Medicinal Aloe	Crown of Thorns
Globe Mallow	Hercules Aloe	Moroccan Mound
Accents/Cactus	Beavertail Prickley Pear	Lady's Slipper
Churee	Engelmann's Prickley Pear	Night Blooming Cereus
Fire Sticks	Purple Prickley Pear	Mexican Fence Post
Compass Barrel	Cardon	Organ Pipe
Blue Barrel Cactus	Totem Pole Cactus	Banana Yucca
Fire Barrel Cactus	Spiral Totem Pole Cactus	Soaptree Yucca
Ocotillo	Tall Slipper Plant	Beaked Yucca
Zizi Plant	Lilac Vine	

Land Disturbance

A gross disturbed area of 53.65% (58,605 ft²) currently exists on the lot and the building pad slope of 11.38% allows a disturbance of 51.49% (56,243 ft²) the lot. The applicant has proposed a net disturbed area of approximately 44.89% (49,205 ft²).

Grading and Drainage

There will be grading associated with the construction of the property in order to properly retain the “pre vs post” storm water volumes for the 100-year, 2-hour rainfall event. Stormwater generated onsite will be retained with underground storage tanks located in the driveway and in the north patio.

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 \$58,170.
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. 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. 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.

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. Natural stone selections shall not exceed the maximum allowable LRV of 38. 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.

11. 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.

12. Front entry gate lighting, as depicted on Sheet A9.02, shall be reduced to a maximum of two lights and alternative fixtures that comply with landscape lighting guidelines shall be provided. Updated plans and specifications shall be subject to Chair and Staff review and approval prior to submitting for a building permit. Lighting must be a minimum of 10' behind the property line.