



Legislation Text

File #: 20-075, **Version:** 1

To: Hillside Building Committee

From: Hugo Vasquez; Hillside Development Administrator

Date: February 12th, 2020

Subject: Combined review for modifications to the landscaping and hardscape at 6149 E Indian Bend Road (APN 169-35-014)

Narrative: The proposed project will update landscape, hardscape, and amenities on previously approved 2017 Hillside building plans. The project has an application date of March 2nd, 2017 and will be reviewed under the 2017 Hillside Development Regulations.

Lot Data		
1.	Area of Lot	1.079 ac or 47,013 ft ²
2.	Area Under Roof	10,373 ft ²
3.	Floor Area Ratio	22.06%
4.	Building Site Slope	10.00%
5.	Allowable Disturbed Area	28,208 ft ² (60.00%)
6.	Previously Approved Net Disturb	22,319 ft ² (47.47%)
7.	Proposed Net Disturbed Area	25,560 ft ² (54.37%)
8.	Maximum Building Height	No Change
9.	Overall Height	No Change
10.	Volume of Cut/Fill	4,363 yd ³
11.	Hillside Assurance	\$109,075

Background

The property is previously received the original Hillside approval in 2017 and is currently being constructed.

Building Materials

No changes to the building materials have been proposed.

Driveway

The eastern driveway remains relatively the same as before, but the northern driveway now features integrated guest parking.

Pool

The pool and spa have been reconfigured but are in the same general location as before.

Site Walls

A 4 ft mechanical screen wall has been added at the northeast corner of the residence. Planter walls have been added to the entry walkway. All retaining walls shall extend more than 6" above the grade.

Landscape Lighting

Landscape light shall include twenty-eight (28) up lights with a maximum output of 150 lumens (150 lumens allowable), twenty-four (24) path lights, and eight (8) down/step lights across the property. All light sources shall have a maximum color temperature of 3000K.

Landscaping

Newly proposed landscaping includes Lisbon Limeon, Hybrid Palo Verde, and Native Mesquite trees. Mexican Fence Post, Golden Barrel Cactus, and Blue Glow Agave have also been proposed. Shrubs include Blackfoot Daisy, Green Cloud Sage, Cresote Bush, Angelita Daisy, Hopseed Bush, Little Leaf Cordia, Dwarf Moch Orange, and Texas Sage. Vines include Creeping Fig and Small Vine. Hydroseed mix has proposed for all other areas. A synthetic lawn area has been proposed at the southeast corner of the residence and in the pool area.

Hardscaping

Hardscaping changes include Pietra Italia Porcelain (Beige, LRV 37.5) for the front walkway and rear patio. Driveways will be constructed with Ackerstone Holland (Antique Pewter, LRV 15) and Artistic Pavers Banding (Silver Sam Polished, LRV 28). All material shall have an LRV of 38 or less.

Land Disturbance

The net land disturbance has been increased by 3,241 ft² (25,560 ft² - 22,319 ft²) when compared to the previously approved plans. The site will remain below the allowable disturbed area of 28,208 ft².

Grading and Drainage

There will be grading associated with the construction of the property in order to properly retain the required "pre vs post" storm water volumes for the 100-year, 2-hour rainfall event. Grading and drainage associated with the construction of the property shall be modified to accommodate the newly proposed site layout.

Combined Plan Review

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

1. The applicant shall submit for revised building and grading permits. Failure to acquire a revised building and grading permits may delay the acquisition of a Certificate of Occupancy.
2. 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.
3. 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.
4. 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.
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.