



Legislation Text

File #: 18-313, **Version:** 1

To: Hillside Building Committee

From: Hugo Vasquez Hillside Development Administrator

Date: September 12th, 2018

Subject: Formal review for a new single family residence at 7026 N 40th Street (APN 169-13-045).

Narrative: The proposed project will demolish the existing residential home constructed in 1978 to allow for the construction of a new 5,700 ft² single family residence with pool. This project has an application date of November 2nd, 2017 and will be reviewed under the previous Hillside Development Regulations.

Lot Data		
1.	Area of Lot	0.996 ac or 43,405 ft ²
2.	Area Under Roof	7,541 ft ²
3.	Floor Area Ratio	17.37%
4.	Building Site Slope	40.5%
5.	Allowable Disturbed Area	4,319 ft ² (9.95%)
6.	Existing Net Disturbed Area	20,852 ft ² (48.04%)
7.	Proposed Net Disturbed Area	19,754 ft ² (45.51%)
8.	Maximum Building Height	23 ft - 9.375 in
9.	Overall Height	31 ft - 0 in
10.	Volume of Cut/Fill	1,550 yd ³
11.	Hillside Assurance	\$38,750

Background

The property at 7026 N 40th Street currently contains a 3,483 ft² residential property constructed in 1978. Approximately 58% of the lot has been previously disturbed and exceeds the 9.95% allowable disturbed area under the previous Hillside Development Regulations.

New Single Family Home

The existing home will be demolished and a new two-story 5,700 ft² home is proposed including a pool and patio area. The existing driveway is to be resurfaced utilizing exposed aggregate concrete with an LRV of 38 or less.

Retaining Walls

Various retaining walls were constructed in approximately 1982 to help with erosion between the house and North 40th Street. The Applicant is proposing to leave a portion of the existing retaining wall located in the right-of-way. The Applicant will be required to obtain a right-of-way encroachment permit prior to issuance of a building permit to allow the wall to remain in the right-of-way.

Lighting

The Applicant has proposed the use of fourteen (14) wall sconces on the exterior walls of the property. The sconces provide a maximum of 300 lumens (750 lumens allowable), a maximum color temperature of 3000K, and are bronze in color. Eighteen (18) downlights with a maximum of 690 lumens (750 allowed), a maximum color temperature of 3000K, and a 45° beam spread will be placed around the outdoor living areas.

Landscaping

The Applicant has determined that the existing Palo Verde and Mesquite trees will be removed from the site as they are no longer salvageable. Two (2) Ocotillo and two (2) Barrel Cacti will remain on site, while the remaining cacti, including a two (2) Saguaros, will be removed. The site will be revegetated with native plant species. Four (4) uplights will be placed near the front edge of property and eight (8) pathlights will be placed throughout the property. The landscape lighting is compliant with Hillside Development Regulations.

Pool

A negative-edge pool, spa, and patio area are proposed for the front of the house facing North 40th Street.

Grading and Drainage

There will be grading associated with the construction of the property to retain the “pre vs. post” storm water volumes for the 100-year, 2-hour rainfall event. The proposed grading and drainage plan shows a series of storm drain inlets and pipes around the house and drive that will convey storm water into a drywell. There is also a trench drain located near the end of the drive to collect storm water runoff and convey it to a drywell before flowing onto North 40th Street.

Sewer

There is no sewer in the immediate area of the property and therefore the property will remain on a septic system. A new septic system is planned for the property.

Formal Plan Review

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

1. 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.
2. 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.
3. The Applicant shall obtain an encroachment permit for the existing wall to remain in the right-of-way prior to being issued a building permit.
4. Prior to issuance of a building permit, the Applicant shall submit a Hillside assurance in the amount of \$38,750.
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. No construction materials will be allowed to be stored on the

Town's right-of-way.

6. 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;

7. 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.

8. 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.