



Legislation Text

File #: 21-146, **Version:** 1

To: Hillside Building Committee

From: Hugo Vasquez; Hillside Development Administrator

Date: April 14th, 2021

Subject: Formal review for a new single family residence at 4502 E Moonlight Way (APN 169-11-003D and 169-11-003E). (continued)

Narrative: The proposed project shall construct a new single family residence with a pool. The new project has an application date of October 19th, 2020 and will be reviewed under the 2018 Hillside Development Regulations.

Lot Data		
1.	Area of Lot	1.037 ac or 45,186 ft ²
2.	Area Under Roof	11,250 ft ²
3.	Floor Area Ratio	24.90%
4.	Building Site Slope	12.74%
5.	Allowable Disturbed Area	19,947 ft ² (44.14%)
6.	Existing Gross Disturbed Area	35,870 ft ² (79.38%)
7.	Proposed Net Disturbed Area	22,885 ft ² (50.65%)
8.	Maximum Building Height	32 ft - 9 in
9.	Overall Height	40 ft - 0 in
10.	Volume of Cut/Fill	1,014 yd ³
11.	Hillside Assurance	\$38,220

Background

An existing residence is constructed on one Town parcel and a Clearwater Hills (Maricopa County) parcel. The ownership includes an additional parcel undisturbed parcel of approximately 1,600 ft². The committee voted to continue the application on March 10th, 2021. The applicant was asked to return with a revised landscape plan and material board.

Variance

A variance for the property was approved on October 7th, 2020. The approved variance allows for the residence into the setbacks, allows the residence to encroach into the Mountain Top Ridgeline Limit, and allows retaining walls to encroach into the setbacks.

New Single Family Residence

The new project shall construct a new single family residence with approximately 11,250 ft² of floor area constructed within the Town parcel.

Guesthouse

No guesthouse has been proposed within the Township.

Driveway

A driveway entering from E Moonlight Way is proposed. Proposed materials for the driveway and auto court are dark gray pavers (Charcoal, LRV 24/28). All materials shall have an LRV of 38 or less.

Pool

A pool is proposed north of the residence.

Building Materials

The proposed building materials shall include stucco and soffit finishes in tan (DEC717, Baked Potato, LRV 34) and roof fascia matching the proposed body color (LRV 34). Travertine accents (Mocha, LRV 34) are proposed. Roof shall be brown and red clay tile (Boral - Madera Blend, LRV 28). Metal door and wind frames shall be bronze (LRV 8). Gates and patio railing shall be dark gray (DE6385, Black Bean, LRV 7). Exposed roof beams and wood doors shall be stained and sealed (Spice Brown, LRV 20). A dark brown fabric awning is also proposed. Stone veneers (LRV 33) are proposed for walls and columns, and weather wood (Accoya, LRV 37) is proposed for a BBQ gate. All materials shall have an LRV of 38 or less, unless explicitly approved by the Hillside Building Committee. The applicant had previously proposed using limestone accents (Silverdale, LRV 52), roof fascia in light tan matching proposed stone accents, black window and door frames (LRV 8), and a black fabric awning.

Hardscape

Limestone tiles (LRV 25-36) are proposed for patio and pool deck surfaces. Flagstone (Fossil Creek, LRV 34) shall be used for walkways and select outdoor areas. Lawn borders shall be constructed with brick borders (LRV 36). All materials shall have an LRV of 38 or less.

Building Lighting

All proposed building lighting within Town limits shall be provided through nineteen (19) recessed can lights (465 lumens actual / 750 lumens allowable) and seven (7) wall sconces (420 lumens actual / 750 allowable). All light sources shall have a maximum color temperature of 3000K.

Landscape Lighting

Landscape lighting within Town limits includes seventeen (17) path lights (96 lumens actual / 250 lumens allowable), four (4) up lights (135 lumens actual / 150 lumens allowable), and eight (8) wall lights (78 lumens actual / 250 allowable). All light sources shall have a maximum color temperature of 2700K.

Landscaping

Areas disturbed during construction will be revegetated with Sonoran Desert seed mix. Three (3) lawns and an artificial turf area are proposed across the Town parcels. Pine trees screening existing cuts shall remain in place but the applicant has proposed replacing them with full-size Native Mesquite trees in the event that they need replacements. Additional proposed site vegetation is provided on the table below:

Trees	Shrubs	Shurbs
Ironwood	Blue Emu Bush	Globe Mallow
Native Mesquite	Valentine Emu Bush	Yellow Bells
Texas Mountain Laurel	Turpentine Bush	Groundcover
Cacti / Accents	Creosote	Desert Marigold
Aloe Vera	White Cloud Sage	Bush Morning Glory
San Pedro Cactus	Rio Bravo Sage	Bandana Cherry Sunrise Lantana
Ocotillo	Dwarf Ollie	Trailing White Lantana
Red Yucca	Parry's Penstemon	Vines

Engelmann's Prickly Pear	Russian Sage	Coral Vine
Shrubs	Tuscan Blue Rosemary	
Triangle Leaf Bursage	Autumn Sage	
Red Bird of Paradise	Mexican Bush Sage	
Brittlebush	Jojoba	
Trailing Rosemary	Pink Iceberg Rose	

The previously proposed plant list is provided on the table below:

Trees	Shrubs	Shurbs
Fruitless Olive	Natal Plum 'Green Carpet'	Tuscan Blue Rosemary
Ironwood	Little Rev Flax Lily	Mexican Bush Sage
Native Mesquite	Blue Emu Bush	Trailing Germander
Texas Mountain Laurel	Pineapple Guave	Arabian Lilac
Cacti / Accents	Dwarf Yaupon Holly	Groundcover
Artichoke Agave	Fern Leaf Lavender	Bush Morning Glory
Weber's Agave	White Cloud Sage	Angelita Daisy
Aloe Vera	Rio Bravo Sage	Bandana Cherry Sunrise Lantana
Coral Aloe	Japanese Privet	Periwinkle
San Pedro Cactus	Compact Myrtle	Vines
Candelilla Plant	Dwarf Ollie	Bougainvillea 'Barbara Karst'
Shrubs	Russian Sage	White Bougainvillea
Iceberg Rose	Pittosporum	Lady Bank's Rose 'White'
Trailing Rosemary	Pink Iceberg Rose	

Land Disturbance

A gross disturbance of 79.38% (35,870 ft²) currently exists on the lot and the building pad slope of 12.74% allows a disturbance of 44.14% (19,947 ft²) the lot. The applicant has proposed a net disturbed area of approximately 50.65% (22,885 ft²), which is less than the existing disturbance.

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 within retention basins on both the Town and Maricopa County parcels. The applicant will require approval of the drainage design by Maricopa County and an agreement to follow Town stormwater standards.

Sewer

A sewer connection extending from the north is proposed.

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 \$38,220.
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. 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.
8. 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.
9. 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.
10. 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.

11. 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.

12. 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.

13. Pending approval from Maricopa County, the applicant shall construct and maintain storm drainage facilities as required by the Town's Storm Drainage Design Manual and as shown on the approved grading and drainage plan. The Town-required Storm Drainage Facilities Agreement shall include both Town and Maricopa County parcels. The owner shall be required to maintain storm drainage facilities as approved by the Town. Any future changes to the Town-approved plan shall require Town and Maricopa County approval.

14. Desert varnish, such as Natina or equivalent, shall be provided on exposed rock cuts as indicated on Sheet PP.1 - Planting Plan.