



Legislation Text

File #: 19-366, **Version:** 1

To: Hillside Building Committee

From: Hugo Vasquez; Hillside Development Administrator

Date: October 9th, 2019

Subject: Combined review for a modifications to a new single family residence at 6837 N Lost Dutchman Drive (APN 169-32-026).

Narrative: The proposed project will update landscape, hardscape, and amenities on previously approved 2017 Hillside building plans. The project has an application date of June 13th, 2017 and will be reviewed under the 2017 Hillside Development Regulations.

Lot Data		
1.	Area of Lot	1.079 ac or 46,983 ft ²
2.	Area Under Roof	11,335 ft ²
3.	Floor Area Ratio	24.13%
4.	Building Site Slope	11.70%
5.	Allowable Disturbed Area	22,524 ft ² (47.94%)
6.	Previously Approved Net Disturbed	22,434 ft ² (47.75%)
7.	Proposed Net Disturbed Area	21,552 ft ² (45.87%)

Background

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

Building Materials

Revised building materials were approved on June 12th, 2019.

Driveway

The driveway has changed from a circular shape to a longer oval form. Driveway materials shall include cobblestone pavers (Charcoal Gray, LRV <38), decomposed granite (Madison Gold, LRV not provided), decomposed granite fines, and exposed aggregate concrete (Sherwin Williams Dovetail, LRV 26). Mailbox shall have a gray stucco finish (Sherwin Williams Dovetail, LRV 26) with stone finishes (Blue Hot Spur Honed Face, LRV 38).

Pool and Water Features

Two water features are provided at the entry to the residence. A side courtyard area includes another water feature, and the pool area shall have a walkway water feature. The pool and spa locations have been reconfigured but are located in the same general location.

Fencing

The applicant has proposed a pool fence that terminates just north of the spa. A non-compliant courtyard fence is proposed near the garage.

Site Walls

The Grading and Drainage plans indicate that no retaining walls shall extend more than 6" above the grade.

Landscape Lighting

Landscape light shall include sixteen (16) up lights with a maximum output of 135 lumens (150 lumens allowable), fourteen (14) path lights, three (3) water lights, and eighteen (18) down/step lights across the property. All light sources shall have a maximum color temperature of 3000K.

Landscaping

The property shall be landscaped with Ironwood, Foothills Palo Verde, Texas Mountain Laurel, and Fruitless Olive trees. Shrubs shall include Triangle Leaf Bursage, Turpentine Bush, Dwarf Yaupon Holly, Chuparosa, Creosote, Fern Leaf Lavender, Rio Bravo Sage, Cimarron Sage, Japanese Privet, Dwarf Ollie, Iceberg Rose, Tuscan Blue Rosemary, Trailing Germander, and Arabian Lilac. The remaining vegetation shall include Ocotillo, Murphy's Agave, Weber's Agave, Barrel Cactus, Teddy Bear Cholla, Engelmann's Prickly Pear, Desert Marigold and Bougainvillea. All lawn areas shall use artificial turf.

Hardscaping

Hardscaping changes include the new cobblestone pavers (Charcoal Gray, LRV <38) at the driveway entry and the driveway oval. The walkway areas will utilize limestone pavers (Hot Spur Blue Honed, LRV 38), brick (North American Standard Whinstone, LRV 26), and gray pea gravel (California Blend, LRV 31). Pool area will consist of limestone pavers (Hot Spur Blue Honed, LRV 38) and brick (North American Standard Whinstone, LRV 26). All material shall have an LRV of 38 or less.

Land Disturbance

The net land disturbance has been reduced by 882 ft² (22,434 ft² - 21,552 ft²) when compared to the previously approved plans. The site will remain below the allowable disturbed area of 22,524 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.

10. The applicant shall provide a sample and/or example of the exposed aggregate concrete for review by Chair and/or Staff, prior to the issuance of a revised building permit.

11. Applicant shall remove fence and gate proposed east of the garage. A revised plan shall be provided to Staff for review prior to submitting for a revised building permit.

12. A separate building permit for the mailbox shall be required prior to the construction of the mailbox.