



Legislation Text

File #: 18-434, **Version:** 1

To: Hillside Building Committee

From: Hugo Vasquez; Hillside Development Administrator

Date: November 14th, 2018

Subject: Combined Review for driveway material, drive gate, fire pit, water feature, landscape, lighting, and pool fence additions/modifications at 5659 N Superstition Lane (APN 172-02-091).

Narrative: The proposed project will update a previously approved 2016 plan. Driveway materials will be updated and extended at the entrance of the property and home. A metal driveway gate has been proposed at the top of the driveway and a koi pond will be converted to a water feature. New landscaping and lighting are also proposed throughout the property. The pool fence has been extended to cover a proposed lawn area and artificial turf will be added to the southeast exterior. The new project has an application date of September 7th, 2018 and will be reviewed under the current Hillside Development Regulations.

Lot Data		
1.	Area of Lot	2.009 ac or 87,519 ft ²
2.	Area Under Roof	7,301 ft ²
3.	Floor Area Ratio	8.34%
4.	Building Site Slope	16.00%
5.	Allowable Disturbed Area	26,676 ft ² (30.48%)
6.	Existing Net Disturbed Area	26,753 ft ² (30.57%)
7.	Proposed Net Disturbed Area	26,226 ft ² (29.97%)
8.	Maximum Building Height	26 ft - 0 in
9.	Overall Height	33 ft - 0 in
10.	Volume of Cut/Fill	66 yd ³
11.	Hillside Assurance	\$1,650

Background

The 2-acre property located at 5659 N Superstition Lane currently contains a 7,300 ft² residential home that started a major remodel in 2015. According to the Maricopa County Assessor's website, the property changed owners in 2017. The new applicant has come forward with changes to the hardscape, landscape, and exterior additions of the home.

Hardscape

Integral color concrete with 3/8" exposed aggregate has been proposed for the driveway leading up to detached garage. Pavers are proposed for the remaining driveway surface from the detached garage up to the residence. Tiles will be used for various surfaces around the residence. Two fine granular paths are proposed are also proposed as short walking

paths. All material shall be an LRV of 38 or less.

Fence and Gates

A fence longer than what was originally approved by the Hillside Building Committee in 2016 has been proposed. The fence will extend past the pool area into the new pad at the northeast disturbed area. A driveway gate and fence has been proposed near the detached garage. Gates and fencing are located throughout the property. A metal gated enclosed, south of the attached garage, will be used for trash and recycling bins. All material shall be an LRV of 38 or less.

Landscaping

Midiron sod is proposed for the area east of the residence. Native desert vegetation is proposed throughout the property.

Landscape Lighting

All proposed landscape lighting will have a maximum color temperature of 3000K. The applicant has proposed the addition of ten (10) path lights with 125 lumens (250 lumens allowable), thirty-two (32) up lights (26 allowable) with 135 lumens (150 lumens allowable), twenty (20) down lights with 55 lumens max (250 lumens allowable), twenty-six (26) in-grade lights with 79 lumens (250 lumens allowable), and six (6) wall/step lights with 39 lumens (250 lumens allowable).

Water Feature

A new water feature in place of a previously approved koi pond has been proposed at the entrance of the residence.

Land Disturbance

Rock cuts larger than those previously approved by the Hillside Building Committee in 2016 were created on the east and southern ends of the property. A new pad was created on the northwest portion of the proposed disturbed area. The new land disturbances have been included in the disturbance calculations and a site change exhibit has been provided.

Drainage

Onsite drainage has been installed and will follow the Town's previous stormwater requirements. A majority of the stormwater will be taken offsite by a series of underground pipes. Runoff from the southern property will be captured by retaining walls and will enter storm drains.

Combined 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. 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.
4. Prior to issuance of a revised building permit, the Applicant shall submit a Hillside assurance in the amount of \$1,650.
5. 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.
6. 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.

7. 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.

8. The applicant shall revise the up light count to not have a more than the maximum allowable of 26, per the Hillside Development Regulations. Updated plans shall be submitted to staff for review and approval.