



Legislation Text

File #: 21-292, **Version:** 1

To: Hillside Building Committee

From: Hugo Vasquez; Hillside Development Administrator

Date: September 8th, 2021

Subject: Formal review for a new single family residence at 6854 N Hillside Drive (APN 169-15-052).

Narrative: The proposed project shall construct a new single family residence. The new project has an application date of November 2nd, 2020 and will be reviewed under the 2018 Hillside Development Regulations.

Lot Data		
1.	Area of Lot	1.031 ac or 44,917 ft ²
2.	Area Under Roof	8,298 ft ²
3.	Floor Area Ratio	18.47%
4.	Building Site Slope	20.44%
5.	Allowable Disturbed Area	8,566 ft ² (19.07%)
6.	Existing Gross Disturbed Area	15,481 ft ² (34.47%)
7.	Proposed Net Disturbed Area	12,492 ft ² (27.81%)
8.	Maximum Building Height	26 ft - 1.875 in
9.	Overall Height	28 ft - 2.125 in
10.	Volume of Cut/Fill	1,652 yd ³
11.	Hillside Assurance	\$58,170

Background

The property contains an existing disturbed area originally created in the 1980's.

New Single Family Residence

The project shall construct a new single family residence with an approximate total of 4,700 ft² of livable area.

Guesthouse

No guesthouse has been proposed.

Driveway

A new driveway on the northeast side of the property coming in from N Hillside Drive is proposed. Proposed material for the driveway is decomposed granite (LRV 38). The auto court shall be surfaced with gray permeable pavers (LRV 28). All materials shall have an LRV of 38 or less.

Pool

A pool is proposed southeast of the residence. A dark black and blue pebble finish pool (LRV 4) is proposed. All materials shall have an LRV of 38 or less. A conflict between Sheets C-2 and FR-02 exists where the pool equipment is located south of the pool (C-2) or behind the residence (FR-02). Stipulation #16 shall require a Chair and Staff review of the final pool equipment location.

Building Materials

The proposed building materials shall include stucco finishes in black (Sherwin Williams, Greenblack, LRV 4) and stucco finishes in gray (Dolphin, LRV 22.5) for walls and soffits. Dark CMU (Superlite Opal, LRV 15) finishes are also proposed. Roof shall be a ballasted finish (LRV 28). Metal door and window frames shall be dark bronze (LRV 3). All materials shall have an LRV of 38 or less.

Hardscape

Light gray concrete (LRV 10) finishes are proposed for patio and pool deck surfaces. All materials shall have an LRV of 38 or less.

Building Lighting

All proposed building lighting shall be provided by a total of 63 linear feet of LED tape lights (322 lumens actual / 750 lumens allowable). All light sources shall have a maximum color temperature of 2700K.

Landscape Lighting

Proposed landscape lighting includes four (4) inground well lights (250 lumens actual / 250 lumens allowable) and six (6) up lights (150 lumens actual / 150 lumens allowable). All light sources shall have a maximum color temperature of 3000K.

Landscaping

Areas restored after construction shall be reseeded with a desert seed mix. Proposed site vegetation is provided on the table below:

Cacti / Accents / Shrubs	Cacti / Accents / Shrubs	Cacti / Accents / Shrubs
Santa Rita Prickly Pear	Brittlebush	Globe Mallow
Parry's Agave	Ocotillo	Beardtongue

Land Disturbance

An existing gross disturbance of 34.47% (15,481 ft²) currently exists on the lot and the building pad slope of 20.44% allows a disturbance of 19.07% (8,566 ft²) the lot. The applicant has proposed a net disturbed area of approximately 27.81% (12,492 ft²), which is less than the existing disturbance. Offsite improvements may include the installation of curb, as determined by the Engineering Department during the permit review.

Grading and Drainage

A grading and drainage plan has been provided. The proposed construction of the property shall be required properly retain the greater of "pre vs post" or "first flush" storm water volumes for the 100-year, 2-hour rainfall event. Since stormwater retention basins or drywells will drain within 36 hours, two (2) above ground retention basins are proposed along the east property line. The property will also maintain historical storm water flow across the site. A gunite channel is proposed behind the residence to redirect offsite flows around the residence. An inlet connecting to a storm drain pipe shall be provided on the north side of the auto court and shall be used to maintain the historic flows. A full grading and drainage plan review will be completed by staff with the building permit plan submittal.

Sewer

No public sewer exists in the vicinity and a septic system 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. Concrete barriers or another type of barrier on the north side of E Cheney Drive shall be required during construction due to the steep drop off.
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 \$58,170.
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. The Hillside Building Committee review is not a complete building permit review of grading and drainage plans. Additional comments may be generated during the building permit review process. Offsite improvements such as curb installation may be required during the permitting process.

12. Desert varnish, such as Eonite or equivalent, shall be provided on all exposed rock cuts.

13. 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.

14. 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.

15. A suitable desert seed mix shall be provided for all undisturbed areas requiring revegetation and all retention basins.

16. Pool equipment locations conflict on Sheets C-2 and FR-02 and pool equipment screening method is not provided. Updated plans shall be provided for Chair and Staff review and approval prior to submitting for a building permit.

17. Roofing material shall be provided for Chair and Staff approval prior to submitting for a building permit.