



Legislation Text

File #: 20-447, **Version:** 1

To: Hillside Building Committee

From: Hugo Vasquez; Hillside Development Administrator

Date: November 18th, 2020

Subject: Formal Review for a new single family residence at 4343 E Keim Drive (APN 169-22-047A).

Narrative: The proposed project shall remodel an existing residence with an existing guesthouse. The new project has an application date of July 7th, 2020 and will be reviewed under the 2018 Hillside Development Regulations.

Lot Data		
1.	Area of Lot	0.915 ac or 39,877 ft ²
2.	Area Under Roof	5,739 ft ²
3.	Floor Area Ratio	14.39%
4.	Building Site Slope	6.00%
5.	Allowable Disturbed Area	23,926 ft ² (60.00%)
6.	Existing Gross Disturbed Area	31,233 ft ² (78.32%)
7.	Proposed Net Disturbed Area	14,701 ft ² (36.87%)
8.	Maximum Building Height	27 ft - 4 in
9.	Overall Height	40 ft - 0 in
10.	Volume of Cut/Fill	2,525 yd ³
11.	Hillside Assurance	\$85,601

Background

The property contains an existing residence, guesthouse, and pool. The residence was originally constructed in 1961 and the guesthouse was completed in 2012.

Single Family Residence

The new project shall remodel the existing residence with approximately 4,500 ft² of livable area. The property shall receive a new roof, extensions to the master suite, patio, dining area and garage, and a complete interior remodel.

Guesthouse

A patio shall be added south of the guesthouse. No additional changes are proposed at this point.

Pool

A new pool has been proposed in the same location as the existing pool.

Solar

A ground-mounted solar array is proposed on the southeast corner of the residence on the slope. The all materials shall be painted or powder coated black (LRV <10). The thirty (30) solar modules proposed shall have black frames.

Building Materials

The proposed building materials shall include stucco and soffit finishes in tan (DEC771, Shaggy Barked, LRV 38). Roof and metal fascia shall be black (LRV 6). Window and door frames shall be black (LRV 5). Stone Veneers shall be gray/tan (LRV 18-38), wire railings shall be dark gray (LRV 19), and upper floor deck shall be tan tile (Espresso, LRV 36-38). All materials shall have an LRV of 38 or less.

Hardscape

The driveway shall be desert toned Acker Stone (LRV 29). The patio and pool deck areas shall receive an tan pavers (LRV 37). All materials shall have an LRV of 38 or less.

Building Lighting

All proposed building lighting shall be provided through eight (8) recessed can lights (622 lumens actual / 750 lumens allowable) and fourteen (14) wall sconces (213/255/519 lumens actual / 750 allowable). All light sources shall have a maximum color temperature of 3000K.

Landscape Lighting

Landscape lighting includes twenty-two (22) path lights (250 lumens actual / 250 lumens allowable). All light sources shall have a maximum color temperature of 2700K.

Landscaping

The applicant has proposed keeping the existing palms on the property. A lawn is proposed east of the pool and a small patch of putting green on the southwest of the pool. Proposed site vegetation is provided on the table below:

Trees	Shrubs/Accents/Cactus	Shrubs/Accents/Cactus
Thornless Mesquite	Lady Banks Rose Vine	Moroccan Mound Cactus
Shrubs/Accents/Cactus	Sago Palm	Purple Lantana
Mexican Fence Post	Little Ollie	Blue Elf Aloe
Indian Fig Cactus	Firesticks	Ocotillo
Tangerine Cross Vine	Iceberg Rose	Creosote
Weber Agave	Trailing Eromophila	Pink Fairy Duster
Octopus Agave	Golden Barrel Cactus	Jojoba
		Turpentine

Land Disturbance

A gross disturbed area of 78.32% (31,233 ft²) currently exists on the lot and the building pad slope of 6.00% allows a disturbance of 60.00% (23,926 ft²) the lot. The applicant has proposed a net disturbed area of approximately 36.87% (14,701 ft²).

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. Retention basins are proposed on the east and west sides of the property.

Sewer

Public sewer is not available near the property.

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 \$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. 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. Natural stone selections shall not exceed the maximum allowable LRV of 38. 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.

11. The civil engineer of record shall inspect the final grading and drainage improvements and shall provide a report or memo confirming that the improvements are constructed per plan. Any deviations from the approved plan shall be noted and addressed in the report or memo.

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. Proposed roadway improvements, as required by Town Code, shall be provided with building permit application. Improvements may include the installation of curb and street widening.

14. Lighting table on sheet HS-14 shall be updated to match the "Type D" specification for fan light without a lighting kit.