



Legislation Text

File #: 22-253, **Version:** 1

To: Hillside Building Committee

From: Lisa Collins; Community Development Director Paul Mood; Town Engineer Jose Mendez; Hillside Development Planner Hugo Vasquez; Hillside Development Administrator

Date: August 10th, 2022

Subject: Concept Review for a new single-family residence at 7941 N 55th Street (APN 169-06-076B).

Narrative: The proposed project shall construct a new single-family residence with a pool. The new project has an application date of May 13th, 2022.

Lot Data		
1.	Area of Lot	1.014 ac or 44,180 ft ²
2.	Area Under Roof	9,300 ft ²
3.	Floor Area Ratio	21.05%
4.	Building Site Slope	42.00%
5.	Allowable Disturbed Area	4,330 ft ² (9.80%)
6.	Existing Gross Disturbed Area	2,200 ft ² (4.98%)
7.	Proposed Net Disturbed Area	12,870 ft ² (29.13%)
8.	Maximum Building Height	38 ft - 1 in
9.	Overall Height*	45 ft - 0 in
10.	Volume of Cut/Fill	To Be Determined
11.	Hillside Assurance	To Be Determined

*The overall height on this proposal is measured from the lowest retaining wall at the auto court to the highest point on a structure on the property. A variance is proposed for the additional height past the 40' allowable height limit.

Background

The property contains no residence but is partially disturbed due to the roadway cut on North 55th Street.

Single Family Residence

The project shall construct a new three-story single family residence with an approximate total of 9,200 ft² of livable area.

Variations

This proposal will require applying for multiple variance requests that will include the following:

#	Variance Request	Proposed	Allowable
1.	Exceeding the allowable disturbance.	29.13%	9.80%

2.	Exceeding the allowable cut height.	47 ft	30 ft
3.	Exceeding the allowable overall height.	45 ft	40 ft
4.	Exceeding the allowable height from Natural Grade.	38 ft - 1 in	24 ft
5.	Exceeding the maximum allowable story limit.	3 stories	2 stories
6.	Exceeding the maximum retaining wall height limit.	19ft - 6 in	8 ft
7.	Exceeding retaining wall extension above finished grade.	4ft - 0 in	6 in
8.	Allowing retaining walls taller than 3 ft to encroach into front setback.	19 ft - 5 in	40 ft
9.	Allowing for unscreened solar on pitched roof.	Not screened	Screened

Guesthouse

Not applicable.

Solar

Solar arrays are proposed on the pitched roof facing the street. As proposed, a variance will be required as the Hillside Development Regulations require solar panels on pitched roofs to be screened from the same or a lower elevation by the adjoining hillside or hillside cut and approved by the Hillside Building.

Driveway

A new driveway has been proposed entering from North 55th Street.

Pool

A pool and spa are proposed on the east side of the top (third) level of the main residence.

Materials

No proposed material details have been provided at this point. All proposed exterior materials shall be required blend in with the native surroundings and have a Light Reflectance Value (LRV) no greater than 38%.

Landscaping

No proposed landscaping details have been provided at this point. All proposed landscaping shall comply with hillside regulations, including the use of native plants in all undisturbed areas.

Land Disturbance

A gross disturbed area of 4.98% (2,200 ft²) currently exists on the lot and the building pad slope of 42.00% allows a for disturbance of 9.80% (4,330 ft²) of the lot. The applicant has proposed a net disturbed area of approximately 29.13% (12,870 ft²), which is more than the allowed disturbance and will require a variance.

Grading and Drainage

A preliminary grading and drainage plan has not been provided at this time. 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. All historic flows shall be required to maintain the same entry and exit points on the property.

Sewer

Public sewer exists along N 55th Street and the property will need to connect to the existing sewer main.

Hillside Safety Improvement Plan

The Applicant shall submit 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 Hillside Building Committee Formal Review Meeting shall not be scheduled until the Town Engineer and/or Technical Advisory Board are satisfied with the Applicant’s Registered Professional Engineer sealed reports comprising the Safety Improvement Plan and the Formal Hillside Plans. The Safety Improvement Plan shall remain the responsibility of the

Applicant and have the seal of the Applicant's Engineer who shall be liable for any failures.

Conceptual Plan Review

The purpose of the Conceptual Plan Review Meeting is to discuss, review, and give suggestions and guidance to the applicant. A detailed set of plans will be submitted for formal review in accordance with Section 2206.I. The following criteria are sections of the Hillside Building Code that govern the conceptual review:

- **Section 2205.III - Concept Plan Review Meeting:**

The Applicant, along with their architect and engineer shall submit a completed application and the required fees, to the Town Engineer, at the time they request a concept plan review meeting (pre-hillside meeting) with the Hillside Building Committee. The purpose of this meeting is to discuss, review, and give suggestions and guidance to the Applicant regarding the proposed development including: the location of the building pad and accessory uses; how these relate to Significant Natural Features; the preservation of existing vegetation; grading concepts and their adaptation to the natural hillside topography; and how the requirements pursuant to these hillside regulations and purpose statement will guide the proposed Development.

- **Section 2206.II - Concept Plan Review Meeting.**

The applicant shall submit the following:

- A. Seven (7) copies of a preliminary site plan that includes, but is not limited to, the building footprint, driveway, swimming pool, and accessory use locations along with topographic information for the lot.
- B. A 3-dimensional representation of the general massing of all proposed structures (e.g. a mass model, a 3-D rendering or a computer-generated model in relation to topography - not a detail model).
- C. A recent aerial photo of the site (less than 1 year old), with topography, lot lines, and the building footprint superimposed on it, and identification of significant natural features as well as adjacent lots and structures within 100 feet of the perimeter of the subject property (min. 24"X 36"), and the location of the driveway access in relation to the nearest roadway.
- D. Preliminary calculations on land disturbance and cut and fill methods.