



Legislation Text

File #: 20-259, **Version:** 1

To: Hillside Building Committee

From: Hugo Vasquez; Hillside Development Administrator

Date: June 10th, 2020

Subject: Formal Review for a new single family residence at 4250 E Keim Drive (APN 169-22-057).

Narrative: The proposed project shall construct a new single family residence. The new project has an application date of December 4th, 2019 and will be reviewed under the 2018 Hillside Development Regulations.

Lot Data		
1.	Area of Lot	1.142 ac or 49,750 ft ²
2.	Area Under Roof	5,283 ft ²
3.	Floor Area Ratio	10.62%
4.	Building Site Slope	15.20%
5.	Allowable Disturbed Area	16,609 ft ² (33.38%)
6.	Existing Net Disturbed Area	18,829 ft ² (37.85%)
7.	Proposed Net Disturbed Area	11,877 ft ² (23.87%)
8.	Maximum Building Height	26 ft - 0 in
9.	Overall Height	40 ft - 0 in
10.	Volume of Cut/Fill	1,500 yd ³
11.	Hillside Assurance	\$51,520

Background

The property contains an abandoned building pad and retaining walls.

New Single Family Residence

The proposed project will construct a new two-story residence with approximately 5,000 ft² of livable area.

Pool

A negative edge pool and spa are proposed at the southwest of the residence.

Building Materials

The proposed building materials shall include stucco finishes in gray (DET6376, Looking Glass, LRV 23) and in tan (DET624, Sorrel Felt, LRV 31). Roof shall be asphalt roof coating with granules (Weatherwood, LRV 9). Metal frams, fascia, railings and columns shall be black (LRV 4). Brown wood cladding (LRV 10) shall be utilized. Masonry finishes shall be Hopi Sandstone Mesastone (LRV 13) and Black Canyon Trendstone (LRV 21). All materials shall have an LRV

of 38 or less.

Hardscape

Belgard pavers (Graphite Blend, LRV 9) shall be used for the driveway and walkway areas. The patio shall utilize limestone pavers (Linen Gray, LRV 28). All materials shall have an LRV of 38 or less.

Building Lighting

All proposed building lighting shall be provided through twenty-six (26) recessed can lights (300 lumens actual / 750 lumens allowable), four (4) sconces (371 lumens actual / 750 allowable) and six (6) step lights (55 lumens actual / 750 allowable). All light sources shall have a maximum color temperature of 3000K.

Landscape Lighting

Landscape lighting includes sixteen (16) path lights (74 lumens actual / 250 lumens allowable) and ten (10) wall lights (14 lumens actual / 250 allowable). All light sources shall have a maximum color temperature of 2700K.

Landscaping

Areas disturbed during construction will be revegetated with Sonoran Desert seed mix. Artificial turf is proposed for the area east of the pool. Additional proposed site vegetation is provided on the table below:

Shrubs	Accents/Ground Cover	Accents/Ground Cover
Pink Fairy Duster	Saguaro	Purple Prickly Pear
Brittlebush	Sticks of Fire	Slipper Plant
Chuparosa	Golden Barrel	Bursage
Creosote	Ocotillo	Turpentine Bush
	Regal Mist	Myoporum
	Engelman's Prickly Pear	Elephant's Food

Land Disturbance

A gross disturbed area of 37.85% (18,829 ft²) currently exists on the lot and the building pad slope of 15.20% allows a disturbance of 33.38% (16,609 ft²) the lot. The applicant has proposed a net disturbed area of approximately 23.87% (11,877 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. Stormwater generated onsite will be retained within the landscaped area located north and west of the pool.

Sewer

A new septic system is proposed west of the residence.

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 \$51,520.
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. 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.