



Legislation Text

File #: 19-291, **Version:** 1

To: Hillside Building Committee

From: Hugo Vasquez; Hillside Development Administrator

Date: June 12th, 2019

Subject: Formal Review for a new single family residence at 4208 E Lamar Road (APN 169-53-038).

Narrative: The proposed project will complete a partially constructed residential home with a detached guesthouse and garage. The new project has an original application date of June 20th, 2018 and will be reviewed under the 2017 Hillside Development Regulations. The new owner continued the original application on May 1st, 2019.

Lot Data		
1.	Area of Lot	1.119 ac or 48,723 ft ²
2.	Area Under Roof	9,902 ft ²
3.	Floor Area Ratio	20.32%
4.	Building Site Slope	45.1%
5.	Allowable Disturbed Area	4,624 ft ² (9.49%)
6.	Existing Net Disturbed Area	28,946 ft ² (59.41%)
7.	Proposed Net Disturbed Area	26,693 ft ² (54.79%)
8.	Maximum Building Height	14 ft - 0 in
9.	Overall Height	17 ft - 4.625 in
10.	Volume of Cut/Fill	544 yd ³
11.	Hillside Assurance	\$13,600

Background

The property currently contains a 4,600 ft² residential property partially constructed in 2018. The property was previously issued a permit for an interior remodel, but a stop work order was issued when the previous owner demolished the house down to the slab and began re-framing a new house. The original property was approximately 4,000 ft² with a detached garage.

New Single Family Residence

The proposed project will complete the construction of the existing structure and will construct a detached guesthouse and detached garage. The main residence will be a single story with approximately 5600 ft² of livable space.

Pool

A pool is proposed on the west side of the property and a spa will be located on the southeast end of the property.

Materials

The proposed building materials shall include a gray foam roof (Sherwin Williams, Cyberspace, LRV 6) and the building shall be gray stucco (Granite Gray, LRV 23). Other materials include painted metal fascia (Sherwin Williams, Cyberspace, LRV 6), dark bronze aluminum (Dark Bronze, LRV 6) and dark gray spa/pool finishes (Black Diamond Treasure, LRV 15). The deck shall be gray concrete pavers (LRV 13), retaining walls shall be gray concrete (LRV 32), and the driveway shall be gray exposed aggregate concrete (LRV 29). Garage door glass will be frosted finish and safety railing will be tempered glass. All materials shall have an LRV of 38 or less.

Building Lighting

All proposed building lighting shall be provided through twelve (12) recessed can lights (720 lumens actual / 750 lumens allowable). All light sources shall have a maximum color temperature of 3000K.

Landscape Lighting

Landscape lighting includes four (4) up lights (100 lumens actual / 150 lumens allowable), seven (7) traffic lights (10 lumens actual / 250 lumens allowable), six (6) recessed wall lights (231 lumens actual / 250 lumens allowable), and four (4) path lights (100 lumens actual / 250 lumens allowable). All light sources shall have a maximum color temperature of 3000K.

Landscaping

All disturbed areas shall receive a Sonoran Desert seed mix. Proposed site vegetation is provided on the table below:

Tree	Shrub/Ground Cover	Cactus/Succulent
Ironwood	Creosote	Ocotillo
Foothills Palo Verde	Jojoba	Fishhook Barrel Cactus
Palo Brea	Cleveland Sage	Santa Rita Prickly Pear
	Desert Ruellia	Yucca
	Chuparosa	Staghorn Cholla
	Brittlebush	
	Black Dalea	
	Triangleleaf Bursage	
	Mormon Tea	

Land Disturbance

The building pad slope of 45.10% allows a disturbance of 9.50% (4,624 ft²) of the lot. The lot has a pre-existing net disturbance of 59.40% (28,946 ft²). The applicant has proposed a net disturbance of approximately 54.80% (26,693 ft²), which is less than the existing disturbance.

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. The property will be graded in a fashion that all onsite stormwater will ultimately flow towards two storage pipes under the driveway. Offsite flows in the east side of the property shall be redirected to the north and south ends of the property.

Sewer

The existing septic system is proposed for the property. No sanitary sewer exists in the near vicinity of 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 \$13,600.
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.