



Legislation Text

File #: 21-398, **Version:** 1

To: Hillside Building Committee

From: Hugo Vasquez; Hillside Development Administrator

Date: December 8th, 2021

Subject: Formal Review for a new single family residence at 4117 E Keim Drive (APN 169-22-035).

Narrative: The proposed project shall construct a new single family residence. The new project has an application date of December 18th, 2020 and will be reviewed under the 2018 Hillside Development Regulations.

Lot Data		
1.	Area of Lot	0.99 ac or 43,106 ft ²
2.	Area Under Roof	7,731 ft ²
3.	Floor Area Ratio	17.93%
4.	Building Site Slope	17.10%
5.	Allowable Disturbed Area	11,610 ft ² (26.99%)
6.	Existing Net Disturbed Area	0 ft ² (0.00%)
7.	Proposed Net Disturbed Area	11,351 ft ² (26.33%)
8.	Maximum Building Height	16 ft - 6 in
9.	Overall Height	28 ft - 0 in
10.	Volume of Cut/Fill	2,135 yd ³
11.	Hillside Assurance	\$78,470

Background

The property is currently in an undisturbed state.

New Single Family Residence

The new project shall construct a new single family residence with an approximate total of 5,000 ft² of livable area.

Guesthouse

No guesthouse has been proposed.

Driveway

A new driveway shall be constructed with access from E Keim Drive. The proposed material for the driveway and auto court shall be gray belgard pavers (LRV 15). All materials shall have an LRV of 38 or less.

Pool

A pool is proposed east of the residence with the pool equipment enclosure constructed at the southern pool wall.

Blemished CMU blocks (Opal, LRV 15) are proposed for the pool retaining walls. All materials shall have an LRV of 38 or less.

Building Materials

The proposed building materials shall include stucco finishes in taupe (Dunn Edwards, Dapple Gray, LRV 29) and tan Tuscan stone (LRV 30) veneers. Retaining shall be blemished CMU blocks (Opal, LRV 15). Metal door and window frames shall be dark bronze (LRV 24) and decorative metal cladding shall be matte black (LRV 24). Roof finishes shall have a tan ballasted finish (Cedar Blend, LRV 33). Exposed ceilings shall be finished with grey (Dunn Edwards, Castle Rock, LRV 37) paint. All materials shall have an LRV of 38 or less.

Hardscape

Gray belgard pavers (LRV 15) matching the driveway and auto court are proposed for patio surfaces. All materials shall have an LRV of 38 or less.

Building Lighting

All proposed building lighting shall be provided by four (4) wall sconces (618 lumens actual / 750 lumens allowable). All light sources shall be fully shielded and have a maximum color temperature of 3000K.

Landscape Lighting

Proposed landscape lighting shall be provided by six (6) up lights (73 lumens actual / 150 lumens allowable) and 15 wall mounted path lights (98 lumens / 250 lumens allowable). All light sources shall have a maximum color temperature of 3000K.

Landscaping

Proposed site vegetation is provided on the table below:

Trees	Cacti / Accents / Shrubs	Cacti / Accents / Shrubs
Blue Palo Verde	Creosote	Jojoba
Native Mesquite	Weber's Agave	Mexican Fence Post
Texas Mountain Laurel	Red Yucca	Blue Elf Aloe
	Desert Spoon	Bursage

Land Disturbance

No disturbances currently exist on the lot and the building pad slope of 17.10% allows for a disturbance of 26.99% (11,610 ft²). The applicant has proposed a net disturbed area of approximately 26.33% (11,351 ft²), which is less than the allowable disturbance.

Grading and Drainage

A grading and drainage plan has been provided. The proposed construction of the property shall be required to retain the greater of the "pre vs post" or "first flush" stormwater volumes for the 100-year, 2-hour rainfall event. Since stormwater retention basins or drywells will percolate within 36 hours, an above ground retention basin is proposed at the southeast corner. The property will also maintain historical stormwater flow across the site. A full grading and drainage plan review will be completed by staff with the building permit plan submittal.

Sewer

The closest sewer per the City of Phoenix sewer maps is approximately 300 ft to the west near the southwest corner of 6425 N Hogan Drive. However, due to the topography of Keim Drive it is not anticipated that the gravity sewer main can be extended to serve the subject property. The property is anticipated to be serviced by a septic system.

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 \$78,470.
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. 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. 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.

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

12. 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.

13. 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.

14. A suitable desert seed mix shall be provided for all undisturbed areas requiring revegetation and all retention basins. Any existing non-native fountain or buffel grasses shall be removed from the property.

15. Applicant shall update Sheet LA.03 to correct the up light count from 7 to 6 as illustrated.