



Legislation Text

File #: 20-121, **Version:** 1

To: Hillside Building Committee

From: Hugo Vasquez; Hillside Development Administrator

Date: March 11th, 2020

Subject: Combined Review for a pool and spa for the single family residence at 5638 N Superstition Lane (APN 172-02-095).

Narrative: The proposed project will construct a new pool and spa for the existing single family residence. The project has an application date of December 20th, 2019 and will be reviewed under the 2018 Hillside Development Regulations.

Lot Data		
1.	Area of Lot	1.411 ac or 61,459 ft ²
2.	Area Under Roof	5,338 ft ²
3.	Floor Area Ratio	8.69%
4.	Building Site Slope	30.46%
5.	Allowable Disturbed Area	6,468 ft ² (10.52%)
6.	Previously Approved Net Disturbed	10,021 ft ² (16.31%)
7.	Proposed Net Disturbed Area	9,164 ft ² (14.91%)
8.	Volume of Cut/Fill	157 yd ³
9.	Hillside Assurance	\$6,865

Background

The property at 5638 N Superstition Lane currently contains a 5,300 ft² residence constructed in 1974. The existing property has a gross disturbance of 15,359 ft² (24.99%).

Driveway

A portion of the existing concrete driveway located on the property shall be recoated with a code-compliant finish (Brick Fence, LRV 25).

Pool and Spa

A new pool will be installed east of the existing residence. The pool will feature a cantilevered negative edge through. Mechanical equipment will be screened below the existing patio structure. The hot tub exterior wall will be Dunn Edwards Pomegranate (LRV 18) and the exterior pool walls shall be tan (Dunn Edwards, Teddy Bear, LRV 23).

Fence and Gates

New pool fencing shall be provided along the south side of the pool area. All materials shall be dark bronze and shall have an LRV of 9. Fencing and gates shall be at least 80% open.

Landscaping

Newly proposed landscaping shall include Blue Palo Verde, Desert Willow, Firecracker Shrub, Brittlebush, Deer Grass, Lantana, and Creeping Fig Vine.

Landscape Lighting

Newly proposed pool lighting shall include five (5) wall lights (250 lumens provided / 250 lumens allowable) and three (3) step lights (120 lumens provided / 250 lumens allowable). All proposed lighting shall have a maximum color temperature of 2700K.

Land Disturbance

The Net Disturbed Area shall be 9,164 ft² (14.91%), which falls above the Allowable Disturbance of 6,465 ft² (10.52%) but shall remain below the existing Net Disturbance of 10,021 ft² (16.31%).

Drainage

Onsite drainage shall follow the Town's 2018 Storm Drainage Design Manual requirements. Newly generated runoff will be contained in an underground storm drain storage pipe south of the pool. Offsite flows shall be routed around the pool.

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 Safety Improvement Plan completed a 45-day hold without any staff or public comments.

Combined 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 \$6,865.
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.