



Legislation Details (With Text)

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Title: Formal Review for a new single family residence at 4342 E Highlands Drive (APN 169-53-026).

Sponsors:

Indexes:

Code sections:

Attachments: 1. Hillside Map.pdf, 2. Vicinity Map.pdf, 3. Aerial.pdf, 4. Application (2018).pdf, 5. Application (2019).pdf, 6. Notification Materials.pdf, 7. Plans.pdf, 8. Plans 2018.pdf, 9. Material Board.pdf, 10. Light Fixtures.pdf

Date	Ver.	Action By	Action	Result
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6/12/2019 1 Hillside Building Committee

To: Hillside Building Committee

From: Hugo Vasquez; Hillside Development Administrator

Date: November 14th, 2018

Subject: Formal Review for a new single family residence at 4342 E Highlands Drive (APN 169-53-026).

Narrative: The proposed project will construction a new single family residence in place of the demolished residential home at 4342 E Highlands Drive. The project has an application date of April 16th, 2019 and will be reviewed under the 2018 Hillside Development Regulations.

Lot Data		
1.	Area of Lot	1 ac or 43,559 ft ²
2.	Area Under Roof	7,022 ft ²
3.	Floor Area Ratio	16.12%
4.	Building Site Slope	12.00%
5.	Allowable Disturbed Area	20,882 ft ² (47.94%)
6.	Existing Net Disturbed Area	30,134 ft ² (69.18%)
7.	Proposed Net Disturbed Area	26,699 ft ² (61.29%)
8.	Maximum Building Height	19 ft - 6 in
9.	Overall Height	19 ft - 6 in
10.	Volume of Cut/Fill	1,353 yd ³
11.	Hillside Assurance	\$51,520

Background

The 1-acre property at 4342 E Highlands Drive previously contained a 4,000 ft² residence that was originally built in 1967. The remodel addition has now been converted to new construction. The existing property has a net Disturbed Area of approximately 70%. Due to the full demolition of the previous residence, the applicant shall now be required to meet all current zoning regulations (setbacks, heights, etc.). The front patio area has been set back and the entryway has been updated. Boulder retaining walls are placed east/west of the entry and a new pool barrier will be used. Pool equipment has moved to the east side of the property and the extra parking space has been removed.

Hardscape

The existing asphalt driveways will be resurfaced with concrete pavers. Clay bricks are proposed for various walkways around the residence, as well as the front and side patio areas. New pool tiles are proposed, and walkways at the front of the property and at the rear lawn will have decoratively placed pavers. All material shall be an LRV of 38 or less.

Fence and Gates

A new pool fence is proposed between the pool area and lawn area. Two wrought iron gates will be provided between the lawn area and the pool. Additional fencing will be provided around the covered pavilion area. All material shall be an LRV of 38 or less. Fencing and gates shall be at least 80% open.

Landscaping

Midiron sod is proposed for the northern area of the residence. Native desert vegetation is proposed throughout the property.

Landscape Lighting

All proposed landscape lighting will have a maximum color temperature of 3000K. Eighteen (18) landscape up lights (20 allowable) with 135 lumens (150 lumens allowable), thirty-seven (37) path lights with 90 lumens (250 lumens allowable), ten (10) step lights with 14 lumens (250 lumens allowable), and one (1) BBQ light with 81.5 lumens (250 lumens allowable) are proposed throughout the property.

Exterior Lighting

Ten (10) custom light fixtures are proposed for the exterior of the residence. The custom fixtures will have 40W (400 lumen) light source (750 lumens allowable) covered. Sixteen (16) additional 50W (400 lumen) can lights (750 lumens allowable) will be provided under the covered terrace, covered pavilion, and covered doorway at the master bedroom. All proposed exterior lighting will have a maximum color temperature of 3000K.

Additions

Three major additions are proposed for the existing residence. The existing garage, great room, and master bedroom shall be extended towards the south.

Roof

The roof will be replaced with a new Spanish Tile blend. All material shall be an LRV of 38 or less.

Water Feature

A new water feature is proposed at the front of the property. A non-conforming screen wall is provided behind the water feature which shall be evaluated by the Hillside Building Committee.

Land Disturbance

The Disturbed Area will be reduced from approximately 70% to 62%.

Septic System

A new septic system is proposed at the eastern end of the property. Sanitary sewer is not in the immediate vicinity of the property.

Drainage

Onsite drainage will follow the Town's current Storm Drainage Design Manual requirements. Runoff from the north will be redirected around the property by new drainage swales. A large retention basin is proposed for the southeastern corner of the property and a smaller retention basin will be placed south of the auto court.

Hillside Safety Improvement Plan

The applicant will be required to 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 Safety Improvement Plan will need to complete a 45-day hold to allow for any staff or public comments.

Combined Plan Review

Should the Hillside Committee wish to approve this application, staff suggests the following stipulations:

1. 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.
2. 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.
3. 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. No construction materials will be allowed to be stored on the Town's right-of-way.
4. Prior to issuance of a building permit, the Applicant shall submit a Hillside assurance in the amount of \$52,520.
5. 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.
6. 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.
7. 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.