



Legislation Details (With Text)

File #: 19-365 **Version:** 1 **Name:**

Type: Hillside **Status:** Agenda Ready

File created: 10/4/2019 **In control:** Hillside Building Committee

On agenda: 10/9/2019 **Final action:**

Title: Combined Review for modifications to a previously approved site plan at 8002 N 47th Street (APN 169-11-123).

Sponsors:

Indexes:

Code sections:

Attachments: 1. Hillside Map, 2. Vicinity Map, 3. Aerial, 4. Application, 5. Grading Plan, 6. Photos, Existing Retaining Walls

Date	Ver.	Action By	Action	Result
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10/9/2019	1	Hillside Building Committee		
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To: Hillside Building Committee

From: Hugo Vasquez; Hillside Development Administrator

Date: October 9th, 2019

Subject: Combined Review for modifications to a previously approved site plan at 8002 N 47th Street (APN 169-11-123).

Narrative: The proposed project shall combine two (2) lots, shall construct additional retaining walls at the east portion of the property for onsite retention, and shall eliminate the previously approved decorative paver driveway. The new project has an original application date of March 8th, 2018 and will be reviewed under the 2017 Hillside Development Regulations.

Lot Data		
1.	Area of Lot	3.178 ac or 138,430 ft ²
2.	Area Under Roof	14,445 ft ²
3.	Floor Area Ratio	10.43%
4.	Building Site Slope	15.51%
5.	Allowable Disturbed Area	42,193 ft ² (30.48%)
6.	Existing Gross Disturbed Area	40,053 ft ² (28.93%)
7.	Proposed Net Disturbed Area	30,238 ft ² (21.84%)
8.	Volume of Cut/Fill	208 yd ³
9.	Hillside Assurance	\$5,200

Background

The property currently contains a 8,100 ft² residential property currently completing a remodel.

Retaining Walls

New stone retaining walls have been proposed in order to capture stormwater runoff on the east side of the property.

Materials

The proposed retaining walls shall be constructed with native stone and shall match existing walls on site.

Land Disturbance

The gross disturbance of the combined property shall remain at 40,053 ft² (28.93%) and the net disturbance shall be 30,238 ft² (21.84%). A previously approved decorative stone driveway will be eliminated and access to the property shall be provided through an existing driveway the northern lot.

Grading and Drainage

There will be grading associated with the construction of the property in order to properly retain the required “pre vs post” storm water volumes for the 100-year, 2-hour rainfall event. Stormwater will be captured in basins created by the new retaining walls/curbs.

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. Prior to issuance of a permit, the Applicant shall submit a Hillside Assurance in the amount of \$5,200.
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. 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.
4. 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.
5. 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.
6. 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.
7. The applicant shall formally combine lots prior the issuance of a revised Grading Permit.
8. The applicant shall submit a revised Grading Permit Application to the Town of Paradise Valley Engineering Department for review and approval.
9. Earth-toned grout shall be used for the new stone retaining walls in order to blend with the native desert.