



Legislation Text

File #: 17-064, **Version:** 1

TO: Chair and Hillside Building Committee

FROM: Paul Michaud, Senior Planner

DATE: March 8, 2017

CONTACT:

Paul Michaud, 480-348-3574

AGENDA TITLE:

Consideration of an application for an attached guest house addition, additional livable area in the lower-level of main home, and modification of exterior color/materials
Combined Review for Diamond/Chanittis Residence - 5637 N Superstition Lane, Casa 8

Request:

The owner of the property located at 5637 N Superstition Lane has submitted an application to construct a guest addition on the west side of the existing home currently under renovation, add livable area, and update the landscaping/materials/lighting previously approved on the property.

Location:

The property is located within the Sanctuary Resort Special Use Permit. The subject site is commonly referred to as a Casa, which functions as an R-43 hillside single-family lot in terms of processing renovations. This lot is located south of McDonald Drive, generally at the 56th Street alignment.

Past Approvals:

The Hillside Building Committee approved various room additions to the existing home, including renovations in and over the existing pool area on November 12, 2015. A guest house was contemplated during the concept review, but postponed by the applicant to evaluate its location later. The building permit for these renovations was issued on March 17, 2016. The Hillside Chairperson approved modifications to the garage, including a reduction of size and relocation of the garage doors, along with some window changes and deck modifications on August 12, 2016. The renovations are still in progress.

Disturbance and Floor Area Ratio

The proposed disturbance area of 43.6-percent (23,202 square feet) is less than the lawful non-conforming disturbance area from original pre-development natural grade of 56.4-percent (30,034 square feet). As such, the proposed application is in compliance on disturbed area. The lawful nonconforming disturbance is based on the grading done on this property prior to annexation, grading associated with the existing home built in 1974, utility easements bisecting the site, and roadway/driveway encroachments as shown on the site plan. The property is 1.22 acres in size

(53,240 square feet). With the proposed addition, the applicant identifies a building pad slope of 24.4-percent, that would typically had an allowable disturbance of 13.13-percent or 6,990 square feet. After deducting for livable portions of the building footprint, garage footprint and allowable driveway exclusions, the proposed land disturbance is approximately 43.6-percent or 23,202 square feet. For information, the proposed disturbance with the 2015 approval was 22,960 square feet. Town policy has been to use the lawful nonconforming disturbance total when it exceeds the allowable disturbance.

The proposed total livable square footage is 10,320 square feet. This application request adds the proposed guest room addition at a livable area of 1,742 square feet. The proposed total area under roof is 12,984 square feet. The proposed application will result in a Floor Area Ratio of 24.4-percent, within the allowable 25-percent maximum.

R-43, Hillside	REQUIREMENT	PROPOSED
Max Allowable Disturbance	7,283 sf (13.68%) 30,034 sf (existing)	23,202 sf (43.6%)*
Max Floor Area Ratio	25%	24.4%

* Proposed disturbance sf is less than the existing disturbance sf, disturbance is in compliance

Guest Addition Setbacks & Height

The private street, Superstition Lane, adjoins the subject site along its west side. The west side is the front of this lot. There is also a driveway easement for Casa 13 along the south portion of this lot. The proposed guest addition meets all setback and height requirements. The main home has an upper and lower level. The guest addition will connect to the main home at the upper level.

R-43, Hillside	REQUIREMENT	PROPOSED
Min front setback	40'	168' to the new addition
Min rear setback	40'	40'*
Min side setback	20' and 20'	24'2" (north) 69'6" (south)
Max high parallel plane (following natural grade)	24'	16'6" (north elevation)
Max overall height	40'	39'1" (Northwest area of lower level deck to conservatory roof of main home) No change with the guest addition
Max vertical plane	24'	16' (south section)

*Setback certification will be required

Amendment to Lower Level Main Home.

The major home renovation approval by the Hillside Building Committee in 2015 included a lower level at 2,274 livable square feet, excluding covered patio areas. The applicant proposes to increase the lower level livable area by approximately 700 square feet. This will be done by converting some of the patio area into livable square footage and some minor expansion of the rear lower wall. This

new livable area falls within the area under roof approved in 2015. This change should result in minimal visual impact from the approved plan set. Typically, this request would be a chairperson approval. However, as the guest addition is set for Hillside Building Committee action, this amendment is a part of the current request.

Retaining Walls and Screening

The applicant proposes to construct no new retaining walls as part of the guest addition. There will be an approximate 18 lineal foot screen wall located at the northeast portion of the addition to screen the mechanical equipment. This screen wall will range in height between six and eight feet.

Grading & Drainage:

The Town Engineer has reviewed the drainage material for this site. Storm water sheet flows generally from the southeast to the northwest, down Camelback Mountain. The storm water is then carried away from the existing home, both to the west and east around the home. The storm water flowing westerly will flow toward the driveway. Any overflow will continue its historical path down Superstition Lane and via a small wash north of the driveway. The storm water flowing eastward will continue its historical path around the home and exit the property along the north property line. As part of this project, grading will occur on the south side of the home to carry the sheet flow around the home, a 36-inch underground pipe will carry storm water between the home and guest addition, and a new retention vault will be added underneath the lower patio level of the main home.

Utilities:

The home is and will remain connected to public sewer. Water, electric and phone service is available to the lot.

Landscaping:

The Town Code requires native landscaping pursuant to the Town Landscape Guidelines within public rights-of-way and undisturbed areas of a hillside parcel. Both a landscape plan and native plant inventory were provided. The proposed landscape palette meets the Landscape Guidelines. The proposed landscaping is mostly desert plants, with several of the existing vegetation preserved or salvaged on-site.

Lighting:

The proposed exterior light fixtures will comply with the Town's Hillside Development Regulations as shown in the table below.

Building Lighting	PROPOSED
Fully shielded, directed downward; 2 translucent fixtures allowed main entry	Fixtures will be fully shielded, recessed fixtures directed downward
Recessed lights with 45-degree cutoff	Yes, will comply

Max 750 lumens at entries and outdoor living areas; 250 lumens for other uses when attached to building	Using one fixture type, match previously approved recessed can. 6 new fixtures for a total of 39 fixtures, 420 lumens each, all at entries or outdoor living/walking areas
Not used to light walls, building elements for decorative purposes	Used near garage doors, outdoor living areas and entry points. Recessed fixtures
No lighting in undisturbed areas	No proposed lighting in undisturbed areas
Security lighting: Max 12' mounting height, Max 750 lumens	No security motion lighting proposed
Landscape Lighting	PROPOSED
Max 150 lumen for up-lights, 45-degree cutoff (250 lumens for other uses)	10 up-light fixtures at 52 lumens each, 10-watt 15 path lights at 41 lumens each, 18" high 5 wall/step lights at 60 lumens each Matte black finish
1 up-light per 1,000 sf allowable disturbed area = 22 up-lights (22,960 sf/1000 sf)	22 up-light fixtures allowable, 10 proposed
Maximum mount 36" when mounted to ground; 8' when mounted to tree	Lights will comply with mounting height
10' setback or setback height of fixture, whichever is higher (except driveway entry marker)	All lights have a greater setback than the minimum 10-foot setback from the property line. The west property line of the subject site includes Superstition Lane.

Colors & Material:

The Hillside Development Regulations requires that exterior surfaces blend with the surrounding natural setting and avoids high contrasts, that no paint or material colors have a LRV (Light Reflecting Value) greater than 38-percent. It does allow for limited use of contrasting accent colors (in excess of 38% LRV) for small elements such as doors and window mullions upon explicit approval of the Hillside Building Committee.

Except for the driveway pavers, all the proposed exterior surfaces approved in 2015 were under a 38-percent LRV and blended with the surrounding setting. The 2015 approval included a stipulation that the applicant find a new driveway paver at or below 38% LRV. The applicant has provided an updated driveway paver. It is a charcoal color stone with an LRV of 15.

There are two major differences with the proposed color and materials from the 2015 approval. The 2015 approval used a charcoal gray metal for the sloped roofs. The applicant now proposes to use a similar metal at an LRV of 10 on the same roof areas and on a majority of sides of the home instead of stucco. The sides of the home will still include some stucco. However, the paint on the stucco will change from a gray tone at an LRV of 37 to a brown tone at an LRV of 10. The proposed color palette uses lower LRVs and blends more with the surrounding ground.

DEVELOPMENT INFORMATION

Description	Quantities
Area of Lot	1.22 acres or 53,240 sf
Area Under Roof	12,984 sf

Proposed Floor Area Ratio	24.4%
Building Pad Slope	24.4%
Allowable Disturbed Area	7,283 sf (13.68%)
Existing Disturbed Area	56.4% (30,034 sf)
Proposed Disturbed Area	23,202 sf (43.6%)
Volume of Cut/Fill	475 CY
Hillside Assurance	\$11,875
Number of Retaining Walls	0 (with proposed guest addition)
Length of all Retaining Walls	Not Applicable
Maximum Building Height	16'6" (guest addition)
Overall Height	39'10"

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

1. All construction parking shall be located on the property as much as possible. Any offsite parking shall be confined to the east side of Superstition Lane. No construction materials will be allowed to be stored on the roadway;
2. No final approval or certificate of occupancy shall be issued until all hillside stipulations and all Town Code requirements are complied with, that may include, but are not limited to, landscaping, fire flow, fire safety and all onsite and offsite improvements;
3. 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;
4. The limits of construction and proposed disturbed areas shall be clearly staked in the field, with visible roping, prior to and during construction and shall conform to the approved plans; and
5. Prior to issuance of a building permit, the applicant shall submit a hillside assurance in the amount of \$11,875.

Attached: 1 Vicinity Map/ Aerial
 2 Application
 3 2015 Excerpts
 4 2016 Hillside Chair Approval Drainage Easement
 5 Noticing Material
 6 Drainage Material
 7 Materials

8 Plan Set

CC: Nick Tsotakis, Applicant