



Legislation Text

File #: 17-108, **Version:** 1

TO: Hillside Building Committee

DATE: April 12, 2017

FROM: George Burton, Planner

SUBJECT: Concept Review for McLinden Residence - 5564 E. Palo Verde Lane (APN: 172-47-058C).
Application to construct a new single family residence, casita, pool, and trellis.

The owner of the property located at 5564 E. Palo Verde Lane submitted an application to construct a new residence. This project consists of constructing a new house, casita/ guest house, pool, and a trellis/shade structure.

New Single Family Residence

There is an existing house on the property that will be demolish and replaced with a new home. The new home is 8,872 square feet in size, 23' tall, and will meet all setback and height requirements. Code allows for a maximum height of 24' measured from natural grade and a minimum setback of 40' from the front/rear property lines and a 20' setback from the side property lines. On-site retention will also be placed around the property.

Casita/Guest House

The guest house is a detached accessory structure and is located on the northwest part of the property. The guest house is 918 square feet in size, 14' tall, and will meet all setback and height requirements. Code allows for a minimum setback of 60' from the front property line and a 20' setback from the side/rear property lines.

Pool

A new pool will be will be placed between the main house and guest house and will meet all setbacks. The applicant will be required to provide a pool barrier plan for formal review. Pool barriers are allowable provided they are 80-percent open view fencing.

Detached Trellis/Shade Structure

A detached trellis will be placed in front of the pool area to provide covered parking for guests. The shade structure has a floor area of 625 square feet, is 12' tall, and will meet al setback and height requirements for an accessory structure.

Disturbance and Floor Area

The property is 1.15 acres in size and has a building site slope of 10.0%. The proposed home, casita, and shade structure will have a total floor area of 10,415 square feet, which results in a floor area ratio of 20.72% (the maximum allowable floor area ratio is 25%). According to the plans, the allowable disturbed area is 30,154 square feet and the proposed disturbance is 21,321 square feet.

Conceptual Plan Review

The purpose of conceptual review meeting is to discuss, review, and give suggestions and guidance to the applicant regarding the proposed development including: the location of the building pad and accessory uses; how these relate to significant natural features; the preservation of existing vegetation; grading concepts and their adaptation to the natural hillside topography; and how the requirements pursuant to these hillside regulations and purpose statement will guide the proposed development. The following criteria are sections of the Hillside Building Code that govern the conceptual review:

- Section 2205.I. Concept Plan Review Meeting:
The Applicant, along with their architect and engineer shall submit a completed application and the required fees, to the Town Engineer, at the time they request a concept plan review meeting (pre-hillside meeting) with the Hillside Building Committee. The purpose of this meeting is to discuss, review, and give suggestions and guidance to the Applicant regarding the proposed development including: the location of the building pad and accessory uses; how these relate to Significant Natural Features; the preservation of existing vegetation; grading concepts and their adaptation to the natural hillside topography; and how the requirements pursuant to these hillside regulations and purpose statement will guide the proposed Development.
- Section 2206.I. Concept Plan Review Meeting.
The applicant shall submit the following:
 - A. Seven (7) copies of a preliminary site plan that includes, but is not limited to, the building footprint, driveway, swimming pool, and accessory use locations along with topographic information for the lot.
 - B. A 3-dimensional representation of the general massing of all proposed structures (e.g. a mass model, a 3-D rendering or a computer generated model in relation to topography - not a detail model).
 - C. A recent aerial photo of the site (less than 3 years old), with topography, lot lines, and the building footprint superimposed on it, and identification of significant natural features as well as adjacent lots and structures within 100 feet of the perimeter of the subject property (min. 24"X 36").
 - D. Preliminary calculations on land disturbance and cut and fill methods.

CC: Drew Bausom, Applicant