



Legislation Text

File #: 17-109, **Version:** 1

TO: Hillside Building Committee

DATE: April 12, 2017

FROM: George Burton, Planner

SUBJECT: Combined Review for Marsoner Residence - 6199 N. 44th Street (APN: 169-20-115).
Application for landscape and site drainage improvements.

Request

The owners of the property located at 6199 N 44th Street submitted an application for site drainage improvement and landscaping.

History/Background

The Town received a complaint regarding grading and landscape improvements on the subject property. The owner hired a landscape company to address existing erosion issues; however, the contractor did not receive Town approval for the modifications. Staff met with the owner and the neighbor to discuss the changes made to the site. The owner was informed that the modified area would have to be restored back to its natural state or submit an application for site and grading improvements. The applicant retained an engineer and submitted application for landscape and grading improvements.

This application was briefly presented to the Hillside Committee at the March 8th meeting. The application was continued to April 12th to allow the applicant to provide additional information on drainage. On March 14th, a water test was performed to identify where the water travels. The water test consisted of using a water truck that released water at several areas around the site. Per the applicant's narrative, there were no evident diversions of the historic flows observed and the improvements to the property do not have an adverse impact on downstream properties. Also, a copy of the March 8, 2017 meeting minutes is enclosed for reference.

Drainage Improvements

The new grading design will utilize some of the existing rip-rap, restores two parts of the disturbed area back to a natural state, and provides some on-site retention. Rock outlet structures will be used as energy dissipaters and for erosion protection. The rip-rap that will remain will be set in a colored concrete to help it blend in with the hillside. The concrete color is dark beige and has a light reflective value of approximately 20%. According to the drainage report, the improvements will reduce the drainage impact to the neighboring lots and will not result in changes to the existing and historic drainage patterns.

Landscape Improvements

Two areas of the disturbance will be restored back to natural grade and with native vegetation. The landscape/re-vegetation pallet consists of hop bush, creosote, golden eye, and barrel cactus.

The table below lists the pertinent development information:

DEVELOPMENT INFORMATION

Description	Quantities
Area of Lot	1.606 acres or 56,870 Sq Ft
Area Under Roof	10,153 Sq Ft
Proposed Floor Area Ratio	17.9%
Building Site Slope	14%
Allowable Disturbed Area (%)	38.21% (21,730 Sq Ft)
Existing Disturbed Area	42.21% (24,006 Sq Ft)
Proposed Disturbed Area (Sq Ft)	35.1% (19,984 Sq Ft)
Volume of Cut/Fill	64 CY
Hillside Assurance	\$1,600
Number of Retaining Walls	Existing
Length of New Retaining Walls	Existing
Maximum Building Height	Existing
Overall Height	Existing

Should the Hillside Committee wish to 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 44th Street or the south side of Valley Vista Ln. Off-site parking shall not obstruct site visibility/corner vision at the corners of 44th Street and Valley Vista Ln and 44th Place and Valley Vista 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, including, but not limited to, landscaping, fire flow, fire safety and all onsite and offsite improvements;
3. 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 individual site analysis plan.
4. 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.
5. Prior to issuance of a building permit, the applicant shall submit a hillside assurance in the amount of \$1,600.00.

CC: Nick Prodanov (Applicant)