



Legislation Text

File #: 17-169, **Version:** 1

TO: Hillside Building Committee

DATE: May 10, 2017

FROM: George Burton, Planner

SUBJECT: Formal 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. The Hillside Committee discussed the application at the April 12, 2017 conceptual plan review. A copy of the meeting minutes is included in the packet.

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 8,850 square feet in size, 23' tall above natural grade, 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.

The exterior of the house consists of vintage horizontal standing seam metal (with a light reflective value of 20%), gray board formed concrete walls (with an LRV of 25%), vintage metal fascia (with an LRV of 20%), and a spray foam cast gravel roof (with an LRV of 30%). The maximum allowable LRV is 38%. Also, 11 recessed lights and 7 strip lights will be placed around the house. The recessed lights will be placed under the eaves of the house and have an output of 750 lumens. 3 strip lights will be placed above the garage doors and 4 strip lights will be placed underneath the western trellis. The strip lights will face down, be screened a flat bar metal shield, and have an output of 750 lumens. The maximum allowable output is 750 lumens.

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. The exterior of the casita will match the house and consists of vintage horizontal standing seam metal (with a light reflective value of 20%), gray board formed concrete walls (with an LRV of 25%), vintage metal fascia (with an LRV of 20%), and a "green" roof with plants. The maximum allowable LRV is 38%.

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 is 625 square feet in size, 12' tall, and will meet all setback and height requirements for an accessory structure. The exterior consists of an H.R. steel beams that have a light reflective value of 6%. 4 strip lights

will also be placed underneath the trellis. The strip lights will face down, be screened a flat bar metal shield, and have an output of 750 lumens. The maximum allowable output is 750 lumens.

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 10,393 square feet, which results in a floor area ratio of 20.68% (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 22,473 square feet.

There are also two washes located on the property. One wash is located at the southwest part of the property and the other wash is located along the eastern side of the property. These washes will be dedicated as drainage easements during the building permit process.

Site Improvements

- **Pool.** A new pool will be placed between the main house and guest house and will meet all setbacks. The portion of the pool retaining wall acts as the pool barrier and a glass pool barrier will be placed along the east side of the pool to secure the area. The pool deck will be surfaced with a Cantera paver. The paver is dark gray and has an LRV of 8%. Also, the pool equipment and mechanical equipment will be placed below the deck and concealed by a 6' tall metal screen.
- **Retaining Walls.** Two retaining walls will be placed along the east side of the pool area. Both retaining walls are 8' tall and have a combined length 53' (retaining wall #1 is 41' long and retaining wall #2 is 12' long). Also, two boulder walls will be placed at the east and west end of the house. The boulder walls are 8' tall and will transition to down to grade.
- **Stairs.** Two stairs are located on the west side of the pool area. A strip light will be placed inside the handrail of each stairway and the fixture will be directed downward to illuminate the walking surface. The output is 750 lumens.
- **Driveway.** A gray exposed aggregate driveway will provide access to the house. The driveway is 14' wide and has a maximum slope of 15%. A minimum width of 12' and a maximum slope of 30% is allowed per code.
- **Landscape and Landscape Lighting.** A mixture of native plants will be placed around the house and on top of the guest house roof. The landscape pallet consists of Mesquite, Palo Verde, Brittle Bush, Jojoba, and Echinocactus. 5 up-lights will be used to illuminate several plants. They are well lights and have an output of 150 lumens (the maximum allowable output is 150 lumens).

The table below lists the pertinent development information:

Description	Quantities
Area of Lot	1.154 acres or 50,256 Sq. Ft.
Area Under Roof	10,393 Sq. Ft.
Proposed Floor Area Ratio	20.68%
Building Site Slope	10.0%

Allowable Disturbed Area	30,154 Sq. Ft. (60.0%)
Existing Disturbed Area	18,355 Sq. Ft. (36.5%)
Proposed Disturbed Area	22,473 Sq. Ft. (44.8%)
Volume of Cut/Fill	1,310 CY
Hillside Assurance	\$32,750.00
Number of Retaining Walls	2
Length of all Retaining Walls	53
Maximum Building Height	24 feet 0 inches
Overall Height	30 feet 0 inches

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 off-site parking shall be confined to the east side of Palo Verde Lane. No construction materials will be allowed to be stored on the Town's right-of-way.
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. Prior to issuance of a building permit, the applicant shall submit a hillside assurance in the amount of \$32,750.00;
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 individual site analysis plan.
5. 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.

CC: Drew Bausom, Applicant