



## Legislation Text

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**File #:** 17-216, **Version:** 1

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**TO:** Chair and Hillside Building Committee

**FROM:** Paul Michaud, Senior Planner

**DATE:** June 14, 2017

**CONTACT:**

Paul Michaud, 480-348-3574

**AGENDA TITLE:**

Combined Review for Hinrich Residence - 4668 E Foothills Drive  
Consideration of an application to remodel the pool area of an existing home

**RECOMMENDATION**

It is recommended that the Hillside Building Committee approve the application for the remodel of the pool area located at 4668 E Foothills Drive, subject to the following stipulations:

1. Unless otherwise noted, all improvements to the property shall be in substantial compliance with the following:
  - a. Civil Grading & Drainage Plan, Sheets C1, C2, and C3, prepared by Graham Surveying & Engineering, Inc. sealed May 23, 2017;
  - b. Elevations identified as "Lot 59 Tatum Canyon From Original Drawings" dated May 3, 2017;
  - c. Landscape Scope, Sheets L1, L2, and L3, prepared by Landscape Resources with the revised date of May 22, 2017;
  - d. Native Plant Inventory prepared by Tree Locators, Inc. dated May 9, 2017; and
  - e. Material sample board as shown at the meeting with LRV not to exceed 38-percent.
2. All construction parking shall be located on the property as much as possible. Any offsite parking shall be confined to the north side of 4668 E Foothills Drive adjoining the property. No construction materials will be allowed to be stored on the Town's right-of-way.
3. 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.
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.

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.
6. Prior to issuance of a building permit, the applicant shall submit a hillside assurance in the amount of \$2,475.

## BACKGROUND

### Request:

The owner of the property located at 4668 E Foothills Drive (APN: 169-11-142) has submitted an application to remodel the pool area of an existing home.

### Location:

The property is located west of Tatum Boulevard and north of Lincoln Drive.

### Existing Condition:

The subject property is zoned R-43, Hillside. It has an existing home that was built in 1987. Except for an interior remodel, no other improvements requiring a building permit were done on the property. The existing pool area was covered by wood decking in 2014.

### Disturbance and Floor Area Ratio

The proposed land disturbance and floor area ratio comply with the hillside regulations. Both are less than the maximum requirements. The property is 1.4 acres in size (61,345 square feet) and has a building pad slope of 38.8-percent. According to the current Hillside Development Regulations, the allowable land disturbance is 10.0-percent (6,135 square feet) for this property. After deducting for livable portions of the building footprint, garage footprint, restored areas and allowable driveway exclusions, the proposed land disturbance is approximately 9.9-percent or 6,111 square feet.

There are no proposed structures or additions that will increase the roof area. The floor area will remain the same at approximately 15.4-percent (9,445 square feet).

R-43, Hillside	REQUIREMENT	PROPOSED
Max Allowable Disturbance	6,135 sf (10.0%)	6,111 sf (9.9%)

<b>Max Floor Area Ratio</b>	25% (15,336 sf)	15.4% (9,445 sf)
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#### Pool/Spa/Pool Barrier

The pool/spa has larger setbacks than the minimum requirement of 40 feet from the front property line and 20 feet from all other property lines. The pool/spa is setback approximately 75 feet to the front property line and 47 feet to the nearest side/rear property line.

The applicant proposes to install a 3-foot tall metal 80-percent open view fence for the pool barrier in the areas the negative-edge pool walls do not act as the barrier.

#### BBQ Area/Fire Pits

The pool area includes a BBQ area and fire pit. Both comply with required setbacks. Town policy requires detached BBQs, outdoor fireplaces and fire pits to comply with the wall/fence code when under 6-feet in height and accessory structure requirements when over 6-feet in height. The BBQ area and fire pit are less than 3 feet in height. The minimum setback is 10 feet to the front property line and 0 feet to all other property lines for this site. These structures are minimally setback 60 feet, occurring from the side property line.

#### Retaining Walls, Barriers and Screening

The proposed retaining walls comply with the Hillside Building Regulations. The applicant proposes to construct 15 retaining walls/wall segments. The longest wall is 25.7 feet and the tallest wall is 8 feet. The maximum allowable length is 100 feet. The maximum allowable height is 8 feet.

The existing driveway entry columns will remain in place. These will be capped and the nonconforming light fixtures removed.

#### Grading & Drainage:

There will be grading associated with construction of the home as generally shown on the grading and drainage plan. There will be no fill greater than the maximum depth of 8 feet as required by the Hillside Development Regulations. The plan indicates 5 cubic yards of cut and 94 cubic yards of fill proposed.

Based on the 38.8-percent slope and the proposed remodel on mostly-disturbed area, no retention is required. At the request of the Engineering Department, the planter area south of the pool will be designed to capture 29.2 cubic feet of storm water.

#### 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 some citrus and olive planted near the house.

#### Lighting:

No new building lighting is proposed. The proposed exterior landscape light fixtures will comply with the Town's Hillside Development Regulations as shown in the table below. The finish on all exterior lights will be a brown bronze finish.

Landscape Lighting	PROPOSED
Max 150 lumen for up-lights, 45-degree cutoff (250 lumens for other uses)	2 up-light fixture types at 52 and 62 lumens, 45-degree cutoff (6 fixtures) Path light fixtures at 39 lumens (8 fixtures) Wall-step light fixtures at 78 lumens (13 fixtures)
1 up-light per 1,000 sf allowable disturbed area = 6 up-lights (6,135 sf/1000 sf)	6 up-light fixtures
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

Colors & Material:

The Hillside Development Regulations require that exterior surfaces blend with the surrounding natural setting and avoid 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. All the proposed exterior surfaces as shown on the material board are under a 38-percent LRV and should blend with the surrounding setting as the materials.

Public Comments

This application included posting of the agenda on the subject property and mailing notification of property owners within 1,500 feet. As of the writing of this report, no comments have been received.

**NEXT STEPS**

If approved, the applicant will need to submit for a building permit to construct the improvements.

The table below summarizes the pertinent development information:

DEVELOPMENT INFORMATION	
Description	Quantities
Area of Lot	1.4 acres (61,345 sf)

Area Under Roof	9,445 sf (existing, not changing)
Proposed Floor Area Ratio	15.4% (existing, not changing)
Building Pad Slope	38.8% (existing)
Allowable Disturbed Area (%)	10% (6,135 sf)
Existing Disturbed Area	4,938 sf
Proposed Disturbed Area (sf)	6,111 sf
Remaining Disturbed Area (%)	0.04%
Volume of Cut/Fill	99 CY
Hillside Assurance	\$2,475
Number of Retaining Walls	15'
Length of all Retaining Walls	223.1'
Maximum Building Height	Not Applicable (no changes to home)
Overall Height	39.9'
Retention	Not Required, 29.2 cf in new planter

Attached:    1. Vicinity Map/ Aerial  
              2. Application  
              3. Noticing  
              4. Plans

CC:    Applicant