



## Legislation Text

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**File #:** 17-220, **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:**

Consideration of an application to construct a guest/fitness addition  
Combined Review for Mamolen Residence - 8113 N 54<sup>th</sup> Street

**RECOMMENDATION**

It is recommended that the Hillside Building Committee approve the application for construction of a new guest/fitness addition located at 8113 N 54<sup>th</sup> Street, subject to the following stipulations:

1. Unless otherwise noted, all improvements to the property shall be in substantial compliance with the following:
  - a. Plan set prepared by Blochberger Design, Sheets 100, 102, 103, 201-203, 301, 401 and 501 dated May 15, 2017;
  - b. Preliminary Grading and Drainage Plan, Sheets C-1, C-2, and AE, prepared by Land Development Group dated May 15, 2017;
  - c. Landscape Plan, Sheets L1 and L2, prepared by Vickers Design Group, dated May 15, 2017; and
  - d. 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 east side of 8113 N 54<sup>th</sup> Street 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 be limited to use between the hours of 7:00 AM or sunrise, whichever is later, and 6:00 PM and sunset, whichever is earlier, Monday through Friday; no work on Saturday, Sunday or legal holidays.

6. Prior to issuance of a building permit, the applicant shall submit a hillside assurance in the amount of \$8,400.
7. Drywells shall be maintained by the owner(s) and replaced when it ceases to drain the surface water in a 36-hour period. Regular inspection and maintenance of the drywell siting chamber is required to achieve the best operation of the drywell.
8. No structures shall be constructed in or across, nor shall other improvements or alterations be made to the drainage facilities, without written consent from the Town of Paradise Valley.

## BACKGROUND

### Request:

The owner of the property located at 8113 N 54<sup>th</sup> Street (APN: 168-75-024) has submitted an application to construct a guest/fitness addition.

### Location:

The property is located on the northwest side of Mummy Mountain, north of Lincoln Drive and east of Tatum Boulevard.

### Existing Condition:

The subject property is zoned R-43, Hillside. It has an existing home that was built in 2001. The subject site is Lot 22 of Vista Rica platted in 1974. The property was annexed into the Town in 1961.

### 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 1.175 acres in size (51,168 square feet) and has a building pad slope of 22.6-percent. According to the Hillside Development Regulations, a 22.61-percent building pad slope has an allowable land disturbance of 15.7-percent or 8,033 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 15.6-percent or 7,988 square feet.

The proposed home will comply with the required 25-percent floor are ratio. The proposed floor area ratio is 20.37-percent. It will have an approximate livable square footage of 7,318 square feet and total square footage of 10,428 square feet under roof including overhangs.

R-43, Hillside	REQUIREMENT	PROPOSED
Max Allowable Disturbance	15.7% (8,033 sf)	15.6% (7,988 sf)
Max Floor Area Ratio	25% (12,792 sf)	20.37% (10,428 sf)

#### Addition Setbacks

The house complies with required setbacks.

<b>R-43, Hillside</b>	<b>REQUIREMENT</b>	<b>PROPOSED</b>
<b>Min front setback</b>	40'	126' (to the exterior walkout walled area)
<b>Min rear setback</b>	40'	56.94' (to existing house)
<b>Min side setback</b>	20' and 20'	24' (north) 84' (south)

#### Addition Heights

The addition complies with the three height measurements as shown in the table below. The proposed addition will include two levels and a roof terrace. The roof terrace matches up with the elevation of the main floor of the existing home.

<b>R-43, Hillside</b>	<b>REQUIREMENT</b>	<b>PROPOSED</b>
<b>Max high parallel plane (following natural grade)</b>	24'	23'
<b>Max overall height</b>	40'	39.86'
<b>Max vertical plane</b>	24'	24'

#### Retaining Walls, Barriers and Screening

The proposed retaining walls comply with the Hillside Building Regulations. The applicant proposes to construct four retaining walls/wall segments. The longest wall is 36 feet and the tallest wall is 8 feet. The maximum allowable length is 100 feet. The maximum allowable height is 6 feet.

#### 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 331 cubic yards of cut and 5 cubic yards of fill proposed.

Based on the 22.61-percent slope and scope of work for an addition, the property must retain the pre versus post runoff for the addition. This results in 75 cubic feet of storm water retention via a drywell located west of the existing fountain.

#### 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. A Landscape Plan was provided. The proposed landscape palette meets the Landscape Guidelines.

#### Lighting:

There is no new landscape lighting proposed. The exterior lights will match the existing coach light fixture that will include a shield to make it compliant with Hillside Building Regulations.

#### 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. 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.

Noticing:

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	1.175 acres (51,168 sf)
Area Under Roof	10,428 sf
Proposed Floor Area Ratio	20.37%
Building Pad Slope	22.6%
Allowable Disturbed Area (%)	15.7% (8,033 sf)
Existing Disturbed Area	7,666 sf
Proposed Disturbed Area (sf)	7,988 sf
Remaining Disturbed Area (%)	0.01%
Volume of Cut/Fill	336 CY
Hillside Assurance	\$8,400
Number of Retaining Walls	4'
Length of all Retaining Walls	93'
Maximum Building Height	23'
Overall Height	39.86'
Retention	Required, 75 cubic feet via a drywell located west of the existing fountain

Attached:     1. Vicinity Map/ Aerial  
                  2. Application  
                  3. Notice Letter/Mailing List  
                  4. Plans

CC:     Jim Blochberger, Applicant