



Legislation Text

File #: 17-407, **Version:** 1

TO: Chair and Hillside Building Committee

FROM: Paul Michaud, Senior Planner

DATE: December 13, 2017

CONTACT:

Paul Michaud, 480-348-3574

AGENDA TITLE:

Consideration of a Combined Review application to modify the drainage plan previously approved at 4039 E Lamar Rd, Sumar Residence

Request:

The owner of the property located at 4039 E Lamar Road has submitted an application to modify the proposed drainage from the addition/home remodel the Hillside Building Committee approved for this site on December 10, 2015.

Location:

The property is located north of Lincoln Drive and east of 40th Street. It is zoned R-43, Hillside.

Drainage:

The approved drainage solution had three retention basins located within the rear yard terraces and a permeable paver driveway. The proposed request relocates one of the retention basins to the southeast portion of the property and replaces the permeable pavers with decorative pavers. This modified drainage solution results in the net disturbed area increasing from 28,463 square feet to 32,887 square feet. This increased net disturbance is well within the allowable net disturbance of 43,338 square feet. The Hillside Building Committee is reviewing this modification due to the increase in net disturbance from the approved plans and the relocated retention basin's location along the property line.

There are no changes to the approved structures. The Town has issued the applicable building permits related to the 2015 improvements, with the project near the stage for issue of a final inspection.

DEVELOPMENT INFORMATION

Description	Quantities
Area of Lot	1.812 acres or 78,940 sf
Area Under Roof	16,142 sf
Proposed Floor Area Ratio	20.4%
Building Pad Slope	10.8%
Allowable Disturbed Area (%)	54.9% (43,338 sf)
Existing Disturbed Area	28,475 sf
2015 Proposed Disturbed Area (%)	36.1% (28,463 sf)
2017 Proposed Disturbed Area (%)	41.7% (32,887 sf)
Volume of Cut/Fill	1,289 CY
Hillside Assurance	\$32,225
Number of Retaining Walls	14
Length of all Retaining Walls	43'0' - 100'0'
Maximum Building Height	24'0"
Overall Height	40'0"

Should the Hillside Building Committee wish to approve this application, staff suggests the following stipulations:

1. The grading and drainage shall be in substantial compliance with the Grading & Drainage plans prepared by Land Development Group, dated October 9, 2017.
2. All existing conditions of the December 10, 2015 approval remain in effect.

Attached: Vicinity Map/ Aerial
 Application
 Noticing Documents
 2015 G&D
 2017 G&D