



Legislation Text

File #: 18-062, **Version:** 1

TO: Chair and Hillside Building Committee

FROM: Paul Michaud, Senior Planner

DATE: February 14, 2018

CONTACT:

Paul Michaud, 480-348-3574

AGENDA TITLE:

[Continued from 01-10-18] 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.

Update:

The applicant has revised the drainage plan to now accommodate drain pipes at the end of the driveway that will direct the water in the drainage swale and retention basins. Also, the plan includes the proposed landscaping plan for this area. Staff finds the proposed plan meets Town requirements.

Prior Meetings:

The Hillside Building Committee discussed this application request at the December 13, 2017 meeting and continued the application at the January 10, 2018. Several neighbors spoke at the December meeting with concerns over storm water flows that presently exist onto Desert Crest Drive south of the subject site, asking how the drainage solution on the subject site will impact storm water flows onto Desert Crest Drive. The Committee members had questions on the storm water impact in the change of the driveway from permeable pavers to pavers. It was noted that the proposed drainage is an improvement over the past Town policy requiring no drainage retention on hillside properties and the storm water runoff coefficient on the prior asphalt driveway is higher than pavers or permeable pavers. The Committee members voted to continue this application in December to allow the applicant time to provide a landscape plan/restoration plan in the area of the retention basins, to provide a better comparison to the prior drainage plan, to address the concern on storm water spill over, and to address the concern over the need for the storm water to make a turn off the driveway into the retention basin. The second continuance was granted for the applicant to reconsider their proposed solution. The applicant was made aware of possible physical constraints in

the solution of placing an underground storm water retention tank at the end and underneath the driveway.

Drainage:

The 2015 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 an increase of the net disturbed area by 4,424 square feet (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 modified drainage solution.

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, drainage, and landscaping for this application shall be in substantial compliance with the Grading & Drainage plans prepared by Land Development Group, dated January 26, 2018.
2. All existing conditions of the December 10, 2015 approval remain in effect.

Attached: Vicinity Map/ Aerial
 Application
 2015 G&D
 2018 G&D