



Legislation Text

File #: 18-435, **Version:** 1

To: Hillside Building Committee

From: Hugo Vasquez; Hillside Development Administrator

Date: November 14th, 2018

Subject: Formal review for a new single family residence at 7550 N Hummingbird Lane (APN 169-04-007).

Narrative: The proposed project will demolish the existing residential home constructed in 1963 to allow for the construction of a new single family residence, pool, and retaining walls. The new project has an application date of January 9th, 2018 and will be reviewed under the previous Hillside Development Regulations.

Lot Data		
1.	Area of Lot	4.922 ac or 214,384 ft ²
2.	Area Under Roof	9,756 ft ²
3.	Floor Area Ratio	4.55%
4.	Building Site Slope	21.30%
5.	Allowable Disturbed Area	35,330 ft ² (16.48%)
6.	Existing Gross Disturbed Area	45,322 ft ² (21.14%)
7.	Proposed Net Disturbed Area	35,317 ft ² (16.47%)
8.	Maximum Building Height	17 ft - 3 in
9.	Overall Height	23 ft - 7 in
10.	Volume of Cut/Fill	6,773 yd ³
11.	Hillside Assurance	\$169,325

Background

The property currently contains a 2,200 ft² residential property with a detached garage constructed in 1963. A harsh spill slope with minimal vegetation is present on the property.

New Single Family Residence

The proposed project will remove the existing residential structure and will construct a new single-story residence with approximately 6,200 ft² of livable area. The finished floor elevation of the proposed home will be approximately 9 ft lower than the finished floor elevation of the existing home. The existing asphalt driveway will be removed and replaced with a shorter concrete driveway. Existing disturbed areas are also proposed to be revegetated to blend in with the natural desert.

Pool

A pool and water feature are proposed in the front of the property. All pool barriers must maintain a minimum openness of 80%.

Materials

A matte gray metal roof (LRV 26) is proposed. Windows and door frames will utilize dark bronze anodized aluminum (LRV 7) and metal fascia will be painted with Dunn Edwards Black Bean DE6385 (LRV 7). Plaster walls will be painted with Dunn Edwards Weather Board Pigment (LRV 28). Site walls will either be non-smooth plain concrete (LRV less than 35) or exposed aggregate concrete (LRV <35). An aged metal look will be used for the pool fence. All material shall be an LRV of 38 or less. Driveway materials were not specified.

Landscaping

The site will be revegetated with various native plants. New trees include Blue Palo Verde, Native Mesquite, Ironwood, Sweet Acacia, Texas Mountain Laurel, and Desert Willow. New shrubs will include Brittlebush, Chuparosa, Creosote, Autumn Sage, Little Leaf Cordia, Mexican Yellow Bird, and Dwarf Bottlebrush. Artificial turf is proposed for the lawn areas. Succulents and cacti species consist of Desert Milkweed, Lady Slipper, Saguaro, Ferocactus, Aloe Blue Elf, Hedgehog Cactus, Pedilanthus, and Candelilla. Finally, Desert Marigold and Purple Heart species will be used for wildflowers and ground cover. Ten (1) trees/saguaros/cactus will be salvaged and relocated.

Landscape Lighting

Landscape lighting will include seventeen (17) 100 lumen path lights (250 lumens allowable), fourteen (14) 100 lumen dangling tree down lights (250 lumens allowable), and thirty-five (35) 100 lumen up lights (150 lumens allowable). All light sources shall have a maximum color temperature of 3000K.

Building Lighting

The applicant has proposed thirteen (12) metal halide down lights with 657 lumens (750 lumens allowable), fifty (50) 3" halogen down lights with 400 lumens (750 lumens allowable), and one (1) fully shielded suspension lamp with 420 lumens (750 lumens allowable) for the exterior of the property. LED strip lights with 113 lumens per lineal foot (1.5 watt per lineal foot) are proposed for what appears to be every outdoor step. The Hillside Development Regulations permit incandescent rope lighting to have a maximum 3.6 watt per lineal foot. When comparing the efficiency of an LED vs an incandescent light source, the LED light will typically produce 6-8x more lumens per watt than the incandescent light. Thus, this would place an equivalent incandescent rope light at approximately 9-12 watts per lineal foot. All light sources shall have a maximum color temperature of 3000K.

Land Disturbance

The gross disturbance of the lot will be reduced from 45,322 ft² to 44,163 ft². The original driveway will be removed and the area will be restored back to natural grades. Restored areas will be revegetated with native desert plants.

Grading and Drainage

There will be grading associated with the construction of the property in order to properly retain the "pre vs post" storm water volumes for the 100-year, 2-hour rainfall event. A series of storm drains and area drains will collect storm water runoff and direct it into two (2) dry wells. A new 36 in culvert is proposed underneath the driveway to maintain the historical storm water flows through an existing wash.

Sewer

A sanitary sewer connection is proposed for the property. The sanitary sewer exists northeast of the property.

Hillside Safety Improvement Plan

The applicant submitted a Hillside Safety Improvement Plan in accordance with the Hillside Safety Improvement Measures and Process Manual per Section 5-10-9 of the Town Code. The Safety Improvement Plan completed the 45 day hold without any staff or public comments.

Conservation Easements

If applicable, Hillside property owners are encouraged to record a "Conservation Easement Area" to the Mummy Mountain Trust (which the Trust may or may not accept). A property owner may grant all or a portion of the undeveloped property as conservation easement area in order to preserve and protect the Hillside environment. Physical development will be prohibited in the conservation easement area; however, the easement area can be used for "land use

rights” (including, but not limited to, floor area ratio calculations, setback measurements, disturbance area, and other uses).

Formal Plan Review

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

1. The Applicant shall submit a Construction Staging Plan to the Town per the Hillside Safety Improvement Measures and Process Manual for review and approval prior to being issued a building permit.
2. The Applicant shall submit a liability insurance policy for the proposed project in the amount of \$2 million per occurrence and \$5 million aggregate naming the Town of Paradise Valley as an additional insured prior to being issued a building permit.
3. All construction parking shall be located on the property as much as possible. Any offsite parking shall be confined to the adjacent streets along the immediate property frontage. No construction materials will be allowed to be stored on the Town’s right-of-way.
4. Prior to issuance of a building permit, the Applicant shall submit a Hillside assurance in the amount of \$169,325.
5. All recommendations provided in the Safety Improvement Plan shall be followed by the applicant. Any field work related to the Safety Improvement Plan, including but not limited to rock bolting, rock cuts, mesh placement, and boulder stabilization methods, shall be inspected by a qualified Special Inspector contracted by the applicant. An Arizona Registered Engineer contracted by the applicant shall review, for compliance with the recommendations provided in the Safety Improvement Plan, the proposed plans prior to submitting for a permit. The contracted Arizona Registered Engineer shall provide a sealed letter stating that the plans submitted are in accordance with the Safety Improvement Plan.
6. 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.
7. The limits of construction and proposed disturbed areas shall be clearly staked in the field, with visible roping, prior to demolition and during construction and shall conform to the approved individual site analysis plan. Photos of the staking shall be provided prior to issuance of a demolition and/or building permit.
8. 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.
9. Submit concrete driveway material ($LRV \leq 38$) for staff review and approval prior to submitting a building permit application.