



Legislation Text

File #: 18-487, **Version:** 1

To: Hillside Building Committee

From: Hugo Vasquez; Hillside Development Administrator

Date: December 12th, 2018

Subject: Concept review for a new single family residence at 4606 E Charles Drive (APN 168-69-022).

Narrative: The proposed project will demolish the existing residential home constructed in 1960 to allow for the construction of a new single family residence, pool, and retaining walls. The new project has an application date of October 31st, 2018 and will be reviewed under the current Hillside Development Regulations.

| Lot Data | | |
|----------|-----------------------------|------------------------------------|
| 1. | Area of Lot | 0.952 ac or 41,453 ft ² |
| 2. | Area Under Roof | 8,586 ft ² |
| 3. | Floor Area Ratio | 20.71% |
| 4. | Building Site Slope | 6.00% |
| 5. | Allowable Disturbed Area | 24,872 ft ² (60.00%) |
| 6. | Existing Net Disturbed Area | 34,315 ft ² (82.78%) |
| 7. | Proposed Net Disturbed Area | 23,147 ft ² (55.84%) |
| 8. | Maximum Building Height | To Be Determined |
| 9. | Overall Height | To Be Determined |
| 10. | Volume of Cut/Fill | To Be Determined |
| 11. | Hillside Assurance | To Be Determined |

*Approximated using Maricopa County Assessor's Office estimates of existing residence and applicant-provided data.

Background

The property currently contains a 2,600 ft² residential property with an attached carport constructed in 1960.

New Single Family Residence

The proposed project will remove the existing residential structure and will construct a new single-story residence with approximately 5,000 ft² of livable area. 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 north side of the property. A tall water feature is proposed at the end of the pool.

Materials

Proposed exterior finishes are stucco and block with natural earth tones. A new paver driveway is proposed at the southeast end of the property. The roof (not specified) appears to be a combination of gray spray foam and dark gray standing seam metal sheets. All material shall have an LRV of 38 or less.

Landscaping

Areas west of the residence shall be revegetated with native desert plants. New plants shall be native. All lawn areas shall use artificial material.

Land Disturbance

The building pad slope of 6% allows a disturbance of 60% of the lot. The applicant has proposed a net disturbance of approximately 56% (23,147 ft²). The original driveway off of N Laretta Lane will be removed and the area will be restored back to natural grades.

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. The property will be graded in a fashion that all water will ultimately flow towards a retention area on the northeast corner of the lot.

Sewer

A new septic system is proposed for the property. No sanitary sewer exists in the near vicinity of the property.

Hillside Safety Improvement Plan

The Applicant shall submit 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 Hillside Building Committee Formal Review Meeting shall not be scheduled until the Town Engineer and/or Technical Advisory Board are satisfied with the Applicant’s Registered Professional Engineer sealed reports comprising the Safety Improvement Plan and the Formal Hillside Plans. The Safety Improvement Plan shall remain the responsibility of the Applicant and have the seal of the Applicant’s Engineer who shall be liable for any failures.

Conceptual Plan Review

The purpose of the Conceptual Plan Review Meeting is to discuss, review, and give suggestions and guidance to the applicant. A detailed set of plans will be submitted for formal review in accordance with Section 2206.I. The following criteria are sections of the Hillside Building Code that govern the conceptual review:

- **Section 2205.III. Concept Plan Review Meeting:**
The Applicant, along with their architect and engineer shall submit a completed application and the required fees, to the Town Engineer, at the time they request a concept plan review meeting (pre-hillside meeting) with the Hillside Building Committee. The purpose of this meeting is to discuss, review, and give suggestions and guidance to the Applicant regarding the proposed development including: the location of the building pad and accessory uses; how these relate to Significant Natural Features; the preservation of existing vegetation; grading concepts and their adaptation to the natural hillside topography; and how the requirements pursuant to these hillside regulations and purpose statement will guide the proposed Development.
- **Section 2206.II. Concept Plan Review Meeting.**
The applicant shall submit the following:
 - A. Seven (7) copies of a preliminary site plan that includes, but is not limited to, the building footprint, driveway, swimming pool, and accessory use locations along with topographic information for the lot.
 - B. A 3-dimensional representation of the general massing of all proposed structures (e.g. a mass model, a 3-D rendering or a computer-generated model in relation to topography - not a detail model).
 - C. A recent aerial photo of the site (less than 1 year old), with topography, lot lines, and the building footprint

superimposed on it, and identification of significant natural features as well as adjacent lots and structures within 100 feet of the perimeter of the subject property (min. 24"X 36"), and the location of the driveway access in relation to the nearest roadway.

D. Preliminary calculations on land disturbance and cut and fill methods.