



Legislation Text

File #: 18-489, **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 5429 E. Solano Drive (APN 172-47-063).

Narrative: The proposed project will demolish the existing residential home constructed in 1961 to allow for the construction of a new single family residence. This project has an application date of July 3, 2018 and will be reviewed under the current Hillside Development Regulations.

| Lot Data | | |
|----------|-----------------------------|------------------------------------|
| 1. | Area of Lot | 1.023 ac or 44,542 ft ² |
| 2. | Area Under Roof | 6,267 ft ² |
| 3. | Floor Area Ratio | 14.07% |
| 4. | Building Site Slope | 12.5% |
| 5. | Allowable Disturbed Area | 20,211 ft ² (45.38%) |
| 6. | Existing Net Disturbed Area | 15,178 ft ² (34.08%) |
| 7. | Proposed Net Disturbed Area | 13,858 ft ² (31.11%) |
| 8. | Maximum Building Height | 18 ft - 11.25 in |
| 9. | Overall Height | 33 ft - 11.75 in |
| 10. | Volume of Cut/Fill | 3,377 yd ³ |
| 11. | Hillside Assurance | \$113,930.25 |

Background

The property currently contains a 3,100 ft² residential property with a pool and spa constructed in 1961.

New Single Family Residence

The proposed project will remove the existing residential structure, pool/spa and will construct a new single story residence with approximately 3,830 ft² of livable space as well as covered patios and a seating area in the front portion of the property. The existing asphalt driveway will be removed and replaced with decorative pavers. Existing disturbed areas are also proposed to be revegetated to blend in with the natural desert.

Spa

The proposed plan does not include a pool but will include a new spa near the southeast corner of the residence.

Materials

Cladding for walls and outdoor ceilings/soffits shall be dark stained wood (LRV 6). Decorative steel beams shall be

anodized Dark Bronze (LRV 6) and flat seam panels shall be weathered steel (LRV 11). Masonry units shall be Trendstone/Mesastone pearl (LRV ???). Decomposed granite will cover unpaved areas in the rear yard. All material shall have an LRV of 38 or less.

Landscaping

The site will be revegetated with various native plants. New shrubs will include Creosote, Brittlebush, Chapparal Sage, Chuparosa, and Ocotillo. Desert Marigold species will be used for wildflowers and ground cover. All existing trees and cacti will be salvaged.

Landscape Lighting

Landscape lighting will include seven (7) in-ground path lights with a maximum output of 250 lumens (250 lumens allowable), eleven (11) landscape up lights with a maximum output of 150 lumens (150 lumens allowable), and two (2) tape/rope rights with a maximum output of 114 lumens/ft (~1.5 watts per lineal foot). The Hillside Development Regulations permit incandescent rope lighting to have a maximum 3.6 watt per lineal foot. All light sources shall have a maximum color temperature of 3000K.

Building Lighting

The applicant has proposed twelve (12) wall sconces with 590 lumens (750 lumens allowable). Wall sconces are plain aluminum. All light sources shall have a maximum color temperature of 3000K.

Land Disturbance

The net disturbance of the lot will be reduced from 15,178 ft² to 13,858 ft². Restored areas will be revegetated with native desert plants.

Grading and Drainage

Based on the 12.5% building pad slope, the property shall retain 85% of “pre vs. post” storm water volumes for the 100-year, 2-hour rainfall event per the Town’s Storm Drainage Design Manual. Due to the soil conditions and lack of percolation the Applicant has requested to be allowed to detain 100% of the “pre vs. post” storm water runoff. A series of catch basins and storm drains will collect storm water runoff and direct it into two underground storage pipes which will then release the storm water along its natural drainage pattern at a flowrate of 1 cfs or less. The applicant has proposed a trench drain at the end of the driveway to collect runoff and to direct it to a dry well. There is also a wash located near the southwest corner of the property that will require a drainage easement and maintenance agreement.

Sewer

Sanitary sewer is available at the intersection of 54th Street and Solano Dr. and will need to be extended across the property frontage if the cost to do so is less than 10% of the overall project cost per section 5-10-8, C of the Town Code. The applicant has previously provided quote in the amount of \$348,000 for the sewer extension. Due to the cost to extend the sewer it is anticipated that the property will remain on a private septic system.

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.

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. All offsite parking shall be located on the same side of the street. 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 \$113,930.25.
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. The applicant shall provide a fence detail for Chair and Staff approval prior to submitting a building permit.
10. The applicant shall provide paver specifications for Chair and Staff approval prior to submitting a building permit.