



Legislation Text

File #: 19-112, **Version:** 1

To: Hillside Building Committee

From: Hugo Vasquez; Hillside Development Administrator

Date: March 13th, 2019

Subject: Concept review for a new single family residence at 5749 E Quartz Mountain Road (APN 169-02-012A).

Narrative: The proposed project will construct a new single family residence a new single family residence on a previously abandoned lot. The new project has an application date of February 12th, 2019 and will be reviewed under the 2018 Hillside Development Regulations.

Lot Data		
1.	Area of Lot	3.460 ac or 150,718 ft ²
2.	Area Under Roof	9,688 ft ²
3.	Floor Area Ratio	6.43%
4.	Building Site Slope	56.00%
5.	Allowable Disturbed Area*	12,660 ft ² (8.40%)
6.	Existing Net Disturbed Area	31,749 ft ² (21.07%)
7.	Proposed Net Disturbed Area	25,796 ft ² (17.12%)
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

*In 2007, the property received a variance approval that allowed a maximum of 25,796 ft² of disturbance. (Case BA-06-12)

Background

The property currently contains an abandoned rock cut and building pad that started construction in 2007.

New Single Family Residence

The proposed project will construct a new single-story residence with approximately 9,700 ft² of livable area.

Pool

Pools are proposed at the east and west ends of the residence.

Materials

No proposed material details have been provided at this point.

Landscaping

No proposed landscaping details have been provided at this point.

Land Disturbance

The building pad slope of 56% allows a disturbance of 8.4% of the lot but the property has an approved variance that allows up to 25,796 ft² of area to be disturbed and a maximum driveway slope of 30%. The applicant has proposed a net disturbance of approximately 17% (25,796 ft²).

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.

Sewer

A new sanitary sewer system has previously been proposed for 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.