



Legislation Text

File #: 19-113, **Version:** 1

To: Hillside Building Committee

From: Hugo Vasquez; Hillside Development Administrator

Date: March 13th, 2019

Subject: Combined review for a new single family residence at 6837 N Lost Dutchman Drive (APN 169-32-026).

Narrative: The proposed project will update landscape, hardscape, exterior materials, and amenities on previously approved 2017 Hillside building plans. The project has an application date of June 13th, 2017 and will be reviewed under the 2017 Hillside Development Regulations.

Lot Data		
1.	Area of Lot	1.079 ac or 46,983 ft ²
2.	Area Under Roof	11,335 ft ²
3.	Floor Area Ratio	24.13%
4.	Building Site Slope	11.70%
5.	Allowable Disturbed Area	22,434 ft ² (47.94%)
6.	Previously Approved Net Disturbed	22,434 ft ² (47.75%)
7.	Proposed Net Disturbed Area	22,519 ft ² (47.93%)
8.	Maximum Building Height	Unchanged
9.	Overall Height	Unchanged
10.	Volume of Cut/Fill	Unchanged
11.	Hillside Assurance	Unchanged

Background

The property is previously received Hillside approval in 2017 and is currently being constructed.

Building Materials

Building materials shall include a stucco finish (Sherwin Williams Dovetail, LRV 26), a standard brick thin veneer (Solstice Stone Whinston, LRV 24), a vintage wood finish (Solstice Stone Mist, LRV 13), stone finish (Blue Hot Spur Split Face, LRV 32), a dark slate roof (Boral Roofing Saxony, LRV 10), and a matte black metal roof (Matte Black, LRV unknown). All material shall have an LRV of 38 or less.

Driveway

The driveway has changed from a round shape to a wider form with sharp turns. A driveway gate has been proposed 10' behind the property line. Driveway materials shall include cobblestone pavers (Charcoal Gray, LRV <38), decomposed granite (Madison Gold, LRV not provided) and exposed aggregate concrete (LRV not provided). The driveway gate shall be powder coated black (LRV unknown) and shall be view fence. The gate columns and mailbox shall match in style.

Columns shall have a gray stucco finish (Sherwin Williams Dovetail, LRV 26) with stone finishes (Blue Hot Spur Split Face, LRV 32).

Pool and Water Features

Two water features are provided at the entry to the residence. A side courtyard area includes another water feature, and the pool area shall have a walkway water feature. The pool and spa locations have been reconfigured but are located in the same general location.

Fencing

The applicant has increased the area and length of the pool fencing to create a larger courtyard. The pool fencing now extends across the rear of the property and no longer terminates at the end of the pool. The courtyard area created by screen walls in the rear yard will receive an increase in area. Mechanical equipment on the northeast side of the residence will receive a 4' tall metal screen wall (Pantina, 38%).

Site Walls

The Grading and Drainage plans indicate that no retaining walls shall extend more than 6" above the grade. The rendered views however show walls extending past the 6" on the northeast and south west corners of the lot. The Hillside Development Regulations state that "walls may be solid walls provided they are of minimum height and length needed to screen the mechanical equipment, garbage cans, or windows of interior bathroom areas, and shall not exceed six (6) feet in height". (Section 2207.VI.3)

Building Lighting

No new building light has been proposed.

Landscape Lighting

Landscape light shall include eight (8) tree up lights with a maximum output of 127 lumens (150 lumens allowable), ten (10) ground up lights, and twenty-one (21) down/step lights across the property. All light sources shall have a maximum color temperature of 3000K.

Landscaping

The property shall be landscaped with Ironwood, Mesquite, Palo Verde, Texas Ebony, Desert Willow, and Fruitless Olive tress. Shrubs shall include Desert Ruellia, Texas Ranger, Regal Mist, Valentine Emu Bush, Hummingbird Bush, Gold Mound Lantana, Japanese Boxwood, Bougainvillea Vine, and Green Cloud Sage. The remaining vegetation shall include Ocotillo, Agave Des, Blue Glow Agave, Golden Barrell, Red Yucca, Fire Sticks, Lady Slipper, Saguaro, Agave Americana, Green Desert Spoon, Mexican Fence Post, and Bi-Color Iris. All lawn areas shall use artificial turf.

Hardscaping

Hardscaping changes include the new cobblestone pavers (Charcoal Gray, LRV <38) at the driveway entry and front walkway area. The side yard walkway and pool area will receive cray pavers (Lucas Cantia, LRV 32). Trex decking (Gray, LRV 26) will be used in the rear courtyard area. A select amount of light colored pavers (Hot Spur Blue Honed, LRV 38) will be used at the front entryway and fire feature area. Pavers north of the pool area will be gray (Quarzo Gray, LRV 27). All material shall have an LRV of 38 or less.

Land Disturbance

The land disturbance has increased by 85 ft² (22,519 ft² - 22,434 ft²) when compared to the previously approved plans. The site will remain below the allowable disturbed area of 22,524 ft².

Grading and Drainage

Grading and drainage associated with the construction of the property shall be modified to accommodate the newly proposed site layout. The retention basin located at the front of the property will be reduced in size and a larger retention basin in the rear yard shall replace a previously proposed bocce ball court. Two new driveway trench drains are proposed to carry stormwater off of the driveway. One trench drain shall direct stormwater into the smaller retention basin by gravity and the other to the rear retention basin via a sump pump system. Stormwater at the pool area shall be directed towards the southeast corner of the property and will then be carried over to the large retention basin via a sump

pump system.

Combined Plan Review

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

1. The applicant shall submit for a revised building permit. Failure to acquire a revised building permit may delay the acquisition of a Certificate of Occupancy.
2. Any changes to the Hillside-approved plans may result in delays in permit plan review and inspection processes. Any proposed changes should be reported to the Staff to determine compliance with Hillside Development Regulations. Changes may be subject to a Staff, Chair, or Committee review.
3. 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.
4. 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.
5. 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.
6. 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.
7. 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.
8. 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.
9. 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.
10. The applicant shall provide a sample and/or example of the exposed aggregate concrete for review by Chair and/or Staff, prior to the issuance of a revised building permit.
11. Gate lighting specifications shall be provided to Chair and Staff for approval prior to the issuance of a revised building permit.

12. A separate building permit for the mailbox shall be required prior to the construction of the mailbox.