



Legislation Text

File #: 19-212, **Version:** 1

To: Hillside Building Committee

From: Hugo Vasquez; Hillside Development Administrator

Date: May 8th, 2019

Subject: Formal review for a new single family residence at 6040 N. 41st Street (APN 169-22-070).

Narrative: The proposed project will demolish the existing residential home constructed in 1961 to allow for the construction of a new single family residence, pool, and retaining walls. The new project has an application date of April 4th, 2018 and will be reviewed under the 2017 Hillside Development Regulations.

Lot Data		
1.	Area of Lot	0.921 ac or 40,100 ft ²
2.	Area Under Roof	10,020 ft ²
3.	Floor Area Ratio	24.99%
4.	Building Site Slope	13.70%
5.	Allowable Disturbed Area	15,876 ft ² (39.59%)
6.	Existing Net Disturbed Area	31,091 ft ² (77.53%)
7.	Proposed Net Disturbed Area	19,274 ft ² (48.06%)
8.	Maximum Building Height	28 ft - 0 in
9.	Overall Height	28 ft - 0 in
10.	Volume of Cut/Fill	1,500 yd ³
11.	Hillside Assurance	\$51,520

Background

The property currently contains a 3,600 ft² residential property including a guest house, detached carport and pool constructed in 1961.

New Single Family Residence

The proposed project will remove the existing residential structures and will construct a new two story residence with approximately 6,100 ft² of livable space, pool and walk-out lower level. Existing disturbed areas are also proposed to be revegetated to blend in with the natural desert.

Pool

A negative edge pool is proposed in the rear of the property.

Materials

The proposed building materials shall be predominately stained cedar wood (LRV 25-30) and charred cedar wood (LRV 2

-24). A few building walls shall provide accents with a gray (Dunn-Edwards, Dusty Dream, DE6312, LRV 33) stucco finish. CMU walls not covered with stained cedar wood (LRV 25-30) shall be painted gray (Dunn-Edwards, Dusty Dream DE6312, LRV 33). Window frames and open guard railing will be black (LRV 8) anodized aluminum. Roof materials will be spray foam coated in tan with granules (LRV up to 38). Exterior walking surfaces shall be stained cedar wood (LRV 25-30) or exposed aggregate concrete (LRV unknown). All materials shall have an LRV of 38 or less.

Building Lighting

All proposed building lighting shall ceiling-mounted can lights. Twenty-seven (27) 4" can lights shall be provided on the main level and thirty-six (36) on the lower level. The proposed light fixtures shall have a maximum light output of 580 lumens. The proposed light fixtures exceed the maximum allowable 45° cutoff angle. All light sources shall have a maximum color temperature of 3000K.

Landscape Lighting

All proposed exterior landscape lighting shall be located at the front entry and rear pool area. Eight (8) in-grade well lights and six (6) path lights are proposed for the property. The proposed lights exceed the allowable 250 lumens for path lighting and 150 lumens for up lighting, and therefore are not Hillside-compliant.

Landscaping

The retention basin shall be revegetated with Midiron turf. Proposed site vegetation is provided on the table below:

Tree/Shrub	Cactus/Succulent	Palm
Sweet Acacia	Saguaro	Mediterranean Fan Palm
Desert Willow	Mexican Fencepost	Sago Palm
Ironwood	Octopus Agave	Madagascar Palm
Palo Blanco	Purple Prickly Pear	
Mexican Grass Tree	Firesticks	
Yellow Mexican Bird	Coral Aloe	
Desert Milkweed	Pink Lady Slipper	
Brittlebush	Queen Victoria	
Creosote Bush		
Hopseed Bush		
Bush Bougainvillea		
Jobba Bush		
Deer Grass		
Chaparral Sage		
Globe Mallow		
Salvia		
Pink Fairy Duster		
Texas Ranger		
Blue Euphorbia		
Trailing Rosemary		
Angelita Daisy		

Land Disturbance

The building pad slope of 13.70% allows a disturbance of 39.59% (15,876 ft²) of the lot. The lot has a pre-existing gross disturbance of 100% (40,100 ft²). The applicant has proposed a net disturbance of approximately 48.06% (19,274 ft²), which is less than the existing 77.53% (31,091 ft²) of disturbance.

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 onsite stormwater will ultimately flow towards a retention area on the west side of the lot. Offsite flows in the northwest corner of the property shall continue down the same drainageway.

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 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 plan completed 45 days without any public comment.

Formal Plan Review

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

1. 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.
2. 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.
3. 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.
4. Prior to issuance of a permit, the Applicant shall submit a Hillside Assurance in the amount of \$51,520.
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. Prior to submitting for a building permit, the Applicant shall submit a suitable sample of the exposed aggregate concrete ($LRV \leq 38$) for Chair and Staff review and approval.

11. Applicant shall remove six (6) building lighting on lower level that extends past the livable portion of the residence. The non-compliant lighting is located between lower garage and the front entryway and extends west from the front side of the property to the outdoor pool area.

12. Applicant provide a suitable desert species replacement for palm trees for Chair approval prior to the issuance of a building permit.

13. Applicant shall provide alternative landscape lighting fixtures for Chair and Staff approval prior to the issuance of a building permit. The lighting fixtures shall not exceed 150 lumens and shall have a maximum color temperature of 3000K.

14. Applicant shall provide alternative building lighting fixtures for Chair and Staff approval prior to the issuance of a building permit. The lighting fixtures shall not exceed 750 lumens, shall have a maximum allowable 45° cutoff, and shall have a maximum color temperature of 3000K.