



Legislation Text

File #: 19-290, **Version:** 1

To: Hillside Building Committee

From: Hugo Vasquez; Hillside Development Administrator

Date: June 12th, 2019

Subject: Combined review for a new patio, pool, trellis, and amenities at 6001 E Foothill Drive North (APN 169-03-057).

Narrative: The proposed project will provide a new patio, pool, trellis, and amenities to the existing property. The project has an application date of April 4th, 2019 and will be reviewed under the 2018 Hillside Development Regulations.

Lot Data		
1.	Area of Lot	1.786 ac or 77,797 ft ²
2.	Area Under Roof	5,801 ft ²
3.	Floor Area Ratio	7.46%
4.	Building Site Slope	19.80%
5.	Allowable Disturbed Area	15,466 ft ² (19.88%)
6.	Existing Net Disturbed Area	31,772 ft ² (40.84%)
7.	Proposed Net Disturbed Area	21,878 ft ² (28.12%)
8.	Maximum Building Height	20' - 5"
9.	Overall Height	31' - 0"
10.	Volume of Cut/Fill	224 yd ³
11.	Hillside Assurance	\$11,620

Background

The property currently contains a 4,500 ft² residence constructed in 1978.

Materials

Materials shall include gray finishes (Dunn Edwards, Desert Gray, LRV 36) on stucco and garage doors, multi-color stone finishes on columns to match existing (LRV 24), and black finishes (Dunn Edwards, Black, LRV 4) on aluminum door/window frames and trellis components. Site gates and the fireplace decorative tile shall be rusted steel (LRV31). All material shall have an LRV of 38 or less.

Driveway

The existing concrete driveway will remain in place.

Pool

A new negative-edge pool is proposed at the northern end of the property.

Fencing

The entire patio area shall be enclosed in with a 80% open view fence.

Site Walls

New site walls are proposed for the new patio area. The Grading and Drainage plans indicate that no retaining walls shall extend more than 6" above the material being retained. Pool equipment shall be concealed by screen walls.

Building Lighting

New building lighting is proposed for the property. Six (6) new exterior wall sconces (300 lumens actual / 750 lumens max) shall be provided at building entries and for garage door lighting. Six (6) down lights (690 lumens actual / 750 lumens max) shall be provided at the main entryway and at the rear entry of the property. All light sources shall have a maximum color temperature of 3000K.

Landscape Lighting

Proposed landscape lighting includes four (4) up lights (135 lumens actual / 150 lumens allowable), thirteen (13) path lights (73 lumens actual / 250 lumens allowable), nine (9) wall lights (39 lumens actual / 250 lumens allowable), and eight (8) grade up lights (135 lumens actual / 150 lumens allowable). All light sources shall have a maximum color temperature of 3000K.

Landscaping

The lawn area by the pool shall be sod. Proposed site vegetation is provided on the table below:

Shrub	Ground Cover/Vine	Cactus/Succulent
Blue Hibiscus	Desert Marigold	Cow Horns Agave
Triangle Leaf Bursage	Damianita	Desert Agave
Pink Fairy Duster	Golden Dysodia	Ferdinand Agave
Chuparosa	Goodding Verbena	Mexcalmetl Agave
Creosote	Blackfoot Daisy	Whale's Tongue Agave
Little Ollie Dwarf Ollie	Goldeneye	Sharkskin Agave
Mexican Bush Sage	Lilac Vine	Madagascar Ocotillo
Jojoba		Hercules Aloe
Globe Mallow		Dawe's Aloe
Mt. Lemmon Marigold		Cape Aloe
		Little Red Riding Hood Aloe
		Blue Elf Aloe
		Desert Milkweed
		Saguaro
		Golden Barrel Cactus
		Argentine Giant
		Crown of Thrones
		Moroccan Mound
		Churee
		Compass Barrel
		Fire Barrel Cactus
		Ocotillo
		MacDougall's Century Plant

		Blue Slick
		Baby Rita Prickly Pear
		Beavertail Prickly Pear
		Indian Fig
		Totem Pole Cactus
		Lady's Slipper
		Superb Penstemon
		Organ Pipe
		Banana Yucca
		Soaptree Yucca

Hardscaping

The proposed hardscaping shall include gray/tan honey vein cut travertine (LRV 38 max), exposed aggregate concrete (LRV 38 max), a dark blue pool tile (LRV 22), gray concrete cap (LRV 19), and brown (existing) pavers (LRV 26). All material shall have an LRV of 38 or less.

Land Disturbance

The net land disturbance shall be reduced from 36% down to 28% (27,679 ft² vs 21,878 ft²). The site will remain above the allowable disturbed area of 15,466 ft².

Grading and Drainage

Grading and drainage associated with the construction of the property shall accommodate the newly proposed site layout. Offsite flows shall be routed behind the residence towards the east/west sides of the property. Two retention basins shall be placed at the northern end of the property on the east and west sides of the driveway. A trench drain shall be provided at the end of the driveway and shall convey water to the east basin.

Combined 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. 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.
5. 4. Prior to issuance of a building permit, the Applicant shall submit a Hillside assurance in the amount of \$11,620.
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.