



Legislation Text

File #: 19-332, **Version:** 1

To: Hillside Building Committee

From: Hugo Vasquez; Hillside Development Administrator

Date: September 11th, 2019

Subject: Combined Review for an addition of an attached two-car garage at 4055 E Keim Drive (APN 169-22-071).

Narrative: The proposed project shall construct an addition 2-car garage the west portion of the property. The new project has application date of September 28th, 2018 and will be reviewed under the 2018 Hillside Development Regulations.

Lot Data		
1.	Area of Lot	1.014 ac or 44,186 ft ²
2.	Area Under Roof	3,901 ft ²
3.	Floor Area Ratio	8.83%
4.	Building Site Slope	14.30%
5.	Allowable Disturbed Area	16,340 ft ² (36.98%)
6.	Existing Net Disturbed Area	13,326 ft ² (30.16%)
7.	Proposed Net Disturbed Area	14,182 ft ² (32.10%)
8.	Maximum Building Height	16 ft - 2 in
9.	Overall Height	16 ft - 2 in
10.	Volume of Cut/Fill	104 yd ³
11.	Hillside Assurance	\$8,295

Background

The property currently contains a 2,400 ft² residential property constructed in 1966.

Addition

The proposed project shall construct a two-car garage addition on the existing residence. The new addition shall add approximately 408 ft² to the property. The driveway will be extended allow access to all bays.

Materials

The proposed building materials shall include a tan stucco exterior to match existing (Dunn Edwards DET668, With the Grain, LRV 38), a dark brown metal roof (LRV 12), and bronze garage doors (LRV 11). New driveway pavers will match existing (LRV 16-31). All new materials shall have an LRV of 38 or less.

Building Lighting

Three (3) motion sensor activated security lights on a 1-minute timer are proposed for the garage. Proposed fixtures shall match existing.

Land Disturbance

The net disturbance of the property will be increased from 13,326 ft² (30.16%) to 14,182 ft² (32.10%). The net disturbance will be less than the maximum allowable of 16,340 ft² (36.98%).

Grading and Drainage

There will be grading associated with the construction of the property in order to properly retain the required “pre vs post” storm water volumes for the 100-year, 2-hour rainfall event.

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. Prior to issuance of a permit, the Applicant shall submit a Hillside Assurance in the amount of \$8,295.
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. 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. Applicant shall submit an alternative outdoor lighting fixture for Chair and Staff review prior to the issuance of a building permit.