



## Legislation Text

**File #:** 20-031, **Version:** 1

**To:** Hillside Building Committee

**From:** Hugo Vasquez; Hillside Development Administrator

**Date:** January 8<sup>th</sup>, 2019

**Subject:** Formal Review for a new single family residence at 5912 E Foothill Drive (APN 169-04-012).

**Narrative:** The proposed project will construct a new single family residence on an empty lot. The new project has an application date of May 2nd, 2019 and will be reviewed under the 2018 Hillside Development Regulations.

Lot Data		
1.	Area of Lot	1.411 ac or 61,450 ft <sup>2</sup>
2.	Area Under Roof	15,344 ft <sup>2</sup>
3.	Floor Area Ratio	24.97%
4.	Building Site Slope	8.18%
5.	Allowable Disturbed Area	36,870 ft <sup>2</sup> (60.00%)
6.	Existing Net Disturbed Area	0 ft <sup>2</sup> (0.00%)
7.	Proposed Net Disturbed Area	33,334 ft <sup>2</sup> (54.25%)
8.	Maximum Building Height	23 ft - 0 in
9.	Overall Height	30 ft - 0 in
10.	Volume of Cut/Fill	4,280 yd <sup>3</sup>
11.	Hillside Assurance	\$143,955

### **Background**

The property appears to be in an undisturbed state. On December 11<sup>th</sup>, 2019 the Hillside Building Committee approved a continuation of the application and asked the applicant to address the non-native landscape plan at the front of the property.

### **New Single Family Residence**

The proposed project will construct a new single-story residence with approximately 11,000 ft<sup>2</sup> of livable area.

### **Pool**

A pool and a sunken cabana are proposed at the north end of the property.

### **Building Materials**

The proposed building materials shall include a Spanish tile roof (Rustic Viejo, LRV 28) and the building shall be gray stucco (Benjamin Moore, Fusion Gray, LRV 36). Other materials include painted metal doors and windows in matte black (LRV 4). Garage doors shall be stained black (LRV 4). Proposed stone work shall include black stone (Pacific Black

Basalt Stone, LRV 4). All materials shall have an LRV of 38 or less.

### **Hardscape**

The proposed hardscape materials shall include brick pavers (LRV 26) at the entrance, rear patio, and driveway brick border. Silver travertine (LRV 36) has been proposed for the lounging, pool border, ramada deck, and steppers. The driveway shall be broken cobblestone (LRV 29). The remaining areas shall be desert colored decomposed granite. All materials shall have an LRV of 38 or less.

### **Building Lighting**

All proposed building lighting shall be provided through twenty-one (21) recessed can lights (690 lumens actual / 750 lumens allowable) and four (4) sconces (519 lumens actual / 750 allowable). All light sources shall have a maximum color temperature of 3000K.

### **Landscape Lighting**

Landscape lighting includes eleven (11) up lights (135 lumens actual / 150 lumens allowable), six (6) recessed wall lights (10 lumens actual / 250 lumens allowable), and fifteen (15) path lights (79 lumens actual / 250 lumens allowable). All light sources shall have a maximum color temperature of 3000K.

### **Landscaping**

Synthetic grass/turf has been proposed for various areas. Proposed site vegetation is provided on the table below:

Tree	Shrub/Ground Cover	Shrub/Ground Cover
Sweet Acacia	Smooth Agave	Ocotillo
Ironwood	Twin-Flowered Agave	Dwarf Myrtle
Texas Ebony	Blue Elf Aloe	Blue Glow Agave
Velvet Mesquite	Boxwood Beauty Natal Plum	Golden Barrel Cactus
Palo Blanco	Blue Bells Eremophila	Trailing Lantana
	Hibiscus	Katie Ruellia
	Dallas Red Lantana	St. Elmos Fire Russelia
	Arizona Rosewood	Little Ollie Dwarf Olive
	Queen's Wreath Vine	Trailing Acacia
	Red Bird of Paradise	

### **Land Disturbance**

The building pad slope of 8.18% allows a disturbance of 60.00% of the lot. The applicant has proposed a net disturbed area of approximately 54.25% (33,334 ft<sup>2</sup>).

### **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 two storage pipes under the driveway. Offsite flows on the west side of the property shall continue north through two (2) 28" storm drains.

### **Sewer**

A new sanitary sewer system has previously been proposed for 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 \$143,955.
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.