



Legislation Text

File #: 20-212, **Version:** 1

To: Hillside Building Committee

From: Hugo Vasquez; Hillside Development Administrator

Date: May 13th, 2020

Subject: Formal Review for a new single family residence at 5820 E Glen Drive (APN 169-55-933).

Narrative: The proposed project will construct a new single family residence on an empty lot. The new project has an application date of May 9th, 2018 and will be reviewed under the 2014 revision to the Hillside Development Regulations.

Lot Data		
1.	Area of Lot	2.003 ac or 87,248 ft ²
2.	Area Under Roof	10,134 ft ²
3.	Floor Area Ratio	11.62%
4.	Building Site Slope	46.70%
5.	Allowable Disturbed Area	8,140 ft ² (9.33%)
6.	Existing Net Disturbed Area	0 ft ² (0.00%)
7.	Proposed Net Disturbed Area	8,101 ft ² (9.29%)
8.	Maximum Building Height	27 ft - 0 in
9.	Overall Height	40 ft - 0 in
10.	Volume of Cut/Fill	5,065 yd ³
11.	Hillside Assurance	\$126,625

Background

The property appears to be in an undisturbed state.

New Single Family Residence

The proposed project will construct a new two-story residence with approximately 7,200 ft² of livable area.

Pool

A negative edge pool and spa are proposed at the southwest of the residence.

Building Materials

The proposed building materials shall include a grey foam roof with granular aggregate coating (LRV 34) and the building shall be taupe stucco (Dunn Edwards, Barnwood Gray, LRV 31). Plaster soffits will be painted in gray (Dunn Edwards, Castle Rock, LRV 37). Other materials include painted metal door and window frames in anodized black (LRV 4) and gray powder coated metal (Dunn Edwards, Charcoal Smudge, LRV 30). Metal fascia, trim, and wall siding shall be grey (Berridge, Charcoal Grey, LRV 30). Garage doors shall be black anodized aluminum with gray acrylic panels (LRV 30).

Proposed stone work shall be textured basalt (LRV 30). All materials shall have an LRV of 38 or less.

Hardscape

Driveway pavers shall be Belgard permeable concrete pavers (Sable Blend, LRV 34). Patio and deck floor finishes shall be Solstice Stone natural limestone (Royal, LRV 37). All materials shall have an LRV of 38 or less.

Building Lighting

All proposed building lighting shall be provided through five (5) recessed can lights (600 lumens actual / 750 lumens allowable), fifteen (15) sconces (121.5 lumens actual / 750 allowable) and twenty (20) step lights (600 lumens actual / 750 allowable). All light sources shall have a maximum color temperature of 3000K.

Landscape Lighting

Landscape lighting includes nineteen (19) path lights (105 lumens actual / 250 lumens allowable). All light sources shall have a maximum color temperature of 3000K.

Landscaping

Areas disturbed during construction will be revegetated with Turpentine Bush, Bursage, Desert Buckwheat, Banana Yucca, Jojoba, Creosote, Teddy Bear Cholla, Buckhorn Cholla, Pink Fairy Duster, Desert Hackberry, and Compass Barrel. Additional proposed site vegetation is provided on the table below:

Tree	Shrub/Ground Cover	Shrub/Ground Cover
Willow Acacia	Mexican Bird of Paradise	Black Dalea
Anacacho Orchid	Dwarf Yaupon Holly	Mexican Honeysuckle
Desert Museum	Rio Bravo Sage	Superb Penstemon
Foothill Palo Verde	Roses	Jojoba
Jatropha	Golden Eye	
Evergreen Elm		

Land Disturbance

The building pad slope of 46.70% allows a disturbance of 9.33% of the lot. The applicant has proposed a net disturbed area of approximately 9.29% (8,101 ft²).

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. Stormwater generated onsite will be retained in a storage tank below the driveway and will slowly bleed off the property.

Sewer

A public sewer connection has 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 \$126,625.
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. Natural stone selections shall not exceed the maximum allowable LRV of 38. Care should be taken when selecting to ensure that the maximum LRV is not exceeded. Failure to comply with may result in delays obtaining a Certificate of Occupancy.