



Legislation Text

File #: 20-262, **Version:** 1

To: Hillside Building Committee

From: Hugo Vasquez; Hillside Development Administrator

Date: June 10th, 2020

Subject: Combined review for a remodel and addition 5704 E Starlight Way (APN 172-02-011A).

Narrative: The proposed project shall remodel, add to the existing single family residence, and shall construct a new lap pool. The new project has an application date of February 19th, 2020 and will be reviewed under the 2018 Hillside Development Regulations.

Lot Data		
1.	Area of Lot	1.27 ac or 55,301 ft ²
2.	Area Under Roof	7,029 ft ²
3.	Floor Area Ratio	12.71%
4.	Building Site Slope	11.45%
5.	Allowable Disturbed Area	28,251 ft ² (51.09%)
6.	Existing Gross Disturbed Area	33,289 ft ² (60.20%)
7.	Proposed Net Disturbed Area	12,237 ft ² (22.13%)
8.	Maximum Building Height	29 ft - 0 in
9.	Overall Height	37 ft - 0 in
10.	Volume of Cut/Fill	734 yd ³
11.	Hillside Assurance	\$26,051

Background

The property currently has a 4,200 ft² residential structure constructed in 1987.

Remodel and Addition

The proposed remodel shall include converting an existing garage into a bedroom and constructing a new garage in the southeast corner of the residence. An enclosed living area with a roof terrace is proposed at the north end of the residence.

Pool

A lap pool with a raised deck is proposed at the north end of the property.

Building Materials

The proposed building materials shall include stucco and metal trim finishes in tan (DEC760, Desert Gray, LRV 36). Roof shall be gray roof tiles (Eagle Valencia Malibu, LRV 32). Window and door frames shall match existing dark bronze (LRV 36). All materials shall have an LRV of 38 or less

Hardscape

Belgard pavers (Sierra Blend, LRV 36) are proposed for the driveway. The patio and pool deck areas shall receive a tumbled travertine (Tuscan Noche, LRV 36) finish. All materials shall have an LRV of 38 or less.

Building Lighting

All proposed building lighting shall be provided through one (1) designer wall sconce (470 lumens actual / 750 allowable), three (3) wall sconces (202 lumens actual / 750 allowable), eight (8) column mounted sconces (48 lumens actual / 750 allowable), and nine (9) recessed can lights (85 lumens actual / 750 allowable). Five pool deck wall lights (151 lumens actual / 750 allowable) are also proposed. All light sources shall have a maximum color temperature of 3000K.

Landscape Lighting

Landscape lighting includes twenty (20) path lights (72 lumens actual / 250 lumens allowable), seven (7) wall lights (16.8 lumens actual / 250 allowable), and three (3) hanging down lights (209 lumens actual / 250 allowable). All light sources shall have a maximum color temperature of 3000K.

Landscaping

Areas disturbed during construction shall be revegetated with native Sonoran seed mix. Proposed site vegetation is provided on the table below:

Trees	Accents	Accents
Desert Ironwood	Aloe Vera	Mexican Fence Post
Foothills Palo Verde	Saguaro	Banana Yucca
Shrubs	Desert Spoon	Groundcover
Pink Fairy Duster	Sticks of Fire	Turpentine Bush
Brittlebush	Golden Barrel	Desert Marigold
Chuparosa	Ocotillo	Bursage
Mexican Honeysuckle	Engelman's Prickly Pear	Mexican Feather Grass
Creosote	Purple Prickly Pear	
Jojoba	Staghorn Cholla	

Land Disturbance

A gross disturbed area of 60.20% (33,289 ft²) currently exists on the lot and the building pad slope of 11.45% allows a disturbance of 51.09% (28,251 ft²) the lot. The applicant has proposed a net disturbed area of approximately 22.13% (12,237 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 basins located on the north and east side of the property.

Sewer

The property has an existing connection to a public sewer system.

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.

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 \$26,051.
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.
11. A landscape as-built plan shall be provided by the landscape designer at the time of the Final Hillside inspection and prior to the issuance of a Certificate of Occupancy. See Stipulation #1 for more information.
12. Lighting table on Sheet BL01 shall be revised to reflect a 6.5 Watt LED bulb and 470 lumens for the PH 3-21/2

Wall by Lois Poulson entry. Revised plans shall be provided prior to the issuance of a building permit.