



Legislation Text

File #: 20-352, **Version:** 1

To: Hillside Building Committee

From: Hugo Vasquez; Hillside Development Administrator

Date: September 9th, 2019

Subject: Re-approval review for a new single family residence at 4606 E Charles Drive (APN 168-69-022).

Narrative: The proposed project shall construct a new single family residence, pool, and retaining walls. The project has an application date of August 17th, 2020 and will be reviewed under the 2018 Hillside Development Regulations. The project was previous approved on February 15th, 2019 but the application recently expired.

Lot Data		
1.	Area of Lot	0.952 ac or 41,453 ft ²
2.	Area Under Roof	8,586 ft ²
3.	Floor Area Ratio	20.71%
4.	Building Site Slope	6.00%
5.	Allowable Disturbed Area	24,872 ft ² (60.00%)
6.	Existing Disturbed Area	39,100 ft ² (94.32%)
7.	Proposed Disturbed Area	33,724 ft ² (81.35%)
8.	Maximum Building Height	19 ft - 0 in
9.	Overall Height	28 ft - 6 in
10.	Volume of Cut/Fill	2,000 yd ³
11.	Hillside Assurance	\$68,145

Background

The property previously contained a 2,600 ft² residential property with an attached carport constructed in 1960. The structure was demolished in 2019.

New Single Family Residence

The proposed project shall construct a new single-story residence with approximately 5,000 ft² of livable area. Existing disturbed areas are also proposed to be revegetated to blend in with the natural desert.

Pool

A pool and water feature are proposed in the north side of the property. A tall water feature (accessory structure) is proposed at the end of the pool.

Materials

Proposed exterior finishes are stucco and block with natural earth tones. Pavers and tiles are proposed for the

hardscape surfaces (driveway, walkways) and the water feature. The provided dark gray paver (LRV 12), light gray paver (LRV 25), and “silver” tile (LRV 35) samples meet Hillside requirements. Stucco walls shall be painted tan (Dunn-Edwards, Ash Gray, DEC 751, LRV 35). CMU walls, veneers, and a water feature shall consist of gray blocks (integral color, LRV <38). The standing seam roof, metal fascia, trellis structures, metal garage doors, guardrails, and gates shall be painted black (Dunn-Edwards, “Custom” Black, LRV 10). All material shall have an LRV of 38 or less.

Building Lighting

The building light includes five (5) proposed wall sconces with a maximum output of 1000 lumens (750 lumens allowable) and 16 recessed can lights with a maximum output of 630 lumens (150 lumens allowable). All light sources shall have a maximum color temperature of 3000K.

Landscape Lighting

Landscape lighting will include five (5) up lights with a maximum output of 135 lumens (150 lumens allowable) and six (6) step lights with a maximum output of 240 lumens (250 lumens allowable). All light sources shall have a maximum color temperature of 3000K.

Landscaping

Areas west of the residence shall be revegetated with native desert plants. An existing palm tree shall be removed, and an existing Saguaro shall be relocated to south of the residence. The site will include new plants including Silver Torch Cacti, Golden Barrel Cacti, Firestick Cacti, Deegrass, and Ocotopus Agave. All lawn areas shall use artificial material.

Land Disturbance

The building pad slope of 6.00% allows a disturbance of 60.00% of the lot. The applicant has proposed a disturbance of approximately 81.35% (33,724 ft²), which is less than the existing 94.32% (39,100 ft²). The original driveway off of N Lauretta Lane will be removed and the area will be restored back to natural grades.

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 a retention area on the northeast corner of the lot. Offsite flows will be routed to Lauretta Lane and the natural wash located on the northeast corner of the property.

Sewer

A new septic system is proposed for the property. No sanitary sewer exists in the near vicinity of 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. Staff commented on the placement of the retention basin and routing of offsite drainage.

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 \$68,145.
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. The civil engineer of record shall inspect the final grading and drainage improvements and shall provide a report or memo confirming that the improvements are constructed per plan. Any deviations from the approved plan shall be noted and addressed in the report or memo.
12. 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.