



Legislation Text

File #: 20-354, **Version:** 1

To: Hillside Building Committee

From: Hugo Vasquez; Hillside Development Administrator

Date: September 9th, 2020

Subject: Formal Review for a new single family residence at 6019 E Foothill Drive North (APN 169-03-056).

Narrative: The proposed project shall construct a new single family residence. The new project has an application date of December 22nd, 2017 and will be reviewed under the 2014 Hillside Development Regulations.

Lot Data		
1.	Area of Lot	1.589 ac or 69,227 ft ²
2.	Area Under Roof	15,440 ft ²
3.	Floor Area Ratio	22.30%
4.	Building Site Slope	24.00%
5.	Allowable Disturbed Area	9,726 ft ² (14.05%)
6.	Existing Net Disturbed Area	0 ft ² (0.00%)
7.	Proposed Net Disturbed Area	9,387 ft ² (13.56%)
8.	Maximum Building Height	30 ft - 4.25 in
9.	Overall Height	30 ft - 6 in
10.	Volume of Cut/Fill	2,622 yd ³
11.	Hillside Assurance	\$65,550

Background

The property is currently undeveloped and is approximately 1.57 acres in size.

New Single Family Residence

The new project shall construct a new single family residence with approximately 9,000 ft² of livable area.

Pool

A new pool is proposed south of the residence.

Building Materials

The proposed building materials shall include brown zinc panels (LRV 8), color integrated masonry (LRV 15), and stucco finishes in gray (SW6994, Green Black, LRV 4). Roof shall include brown zinc panels (LRV 8) and a dark ballast roof (LRV 14). A roof deck with tile surface shall utilize gray porcelain pavers (LRV 23). Window and door frames shall be dark bronze aluminum (LRV 3). Soffits and garage doors shall be gray (SW7073, Network Gray, LRV 37). All materials shall have an LRV of 38 or less.

Hardscape

The driveway and auto court shall be dark gray porous paving (LRV 32). All materials shall have an LRV of 38 or less.

Building Lighting

All proposed building lighting shall be LED rope lights (322 lumens/ft) in recessed channels. 322 lumens/ft is equivalent to about one code-compliant (750 lumen max) light fixture every two feet but will provide a continuous light source. All light sources shall have a maximum color temperature of 2700K.

Landscape Lighting

Landscape lighting is specified as five (5) path lights (250 lumens actual / 250 lumens allowable) and two (2) up lights (150 lumens actual / 150 allowable). All light sources shall have a maximum color temperature of 3000K.

Landscaping

Artificial turf is proposed west of the pool. Proposed site vegetation is provided on the table below:

Trees	Shrubs	Accents/Cactus
Ironwood	Creosote	Beardtongue
	Brittlebush	Desert Marigold
	Chuparosa	Globe Mallow
		Parry's Agave
		Ocotillo

Land Disturbance

The building pad slope of 24.00% allows a disturbance of 14.05% (9,726 ft²) the lot. The applicant has proposed a net disturbed area of approximately 13.56% (9,387 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 basin located west of the pool and rear patio. Water entering the property from the south will be redirected around the developed area. A storm drain pipe shall carry offsite stormwater under the driveway. A driveway trench drain with drywell has been provided near the end of the driveway.

Sewer

There is an existing sanitary sewer east of the property on N Coconino Road, however the cost to extend will be greater than 10% of the proposed building permit valuation. The applicant will not be required to extend and shall provide a septic system north of the residence.

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 \$65,550.

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.

13. Retaining wall #8 on sheet C-2 shall not exceed 100 ft in length. Revised plan shall be provided with building permit submittal for Staff review.

14. LED MR-16 bulb specified on sheet A-9 shall be replaced with a maximum 150 lumen equivalent. Updated bulb shall be provided with building permit submittal for Staff review.