



Legislation Text

File #: 20-356, **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 7070 N 59th Place (APN 169-55-017).

Narrative: The proposed project shall construct a new single family residence. The new project has an application date of May 26th, 2020 and will be reviewed under the 2018 Hillside Development Regulations.

Lot Data		
1.	Area of Lot	1.027 ac or 44,750 ft ²
2.	Area Under Roof	10,549 ft ²
3.	Floor Area Ratio	23.57%
4.	Building Site Slope	14.00%
5.	Allowable Disturbed Area	17,099 ft ² (38.21%)
6.	Existing Net Disturbed Area	24,978 ft ² (55.82%)
7.	Proposed Net Disturbed Area	17,089 ft ² (38.19%)
8.	Maximum Building Height	18 ft - 0 in
9.	Overall Height	32 ft - 6 in
10.	Volume of Cut/Fill	3,860 yd ³
11.	Hillside Assurance	\$ 131,320

Background

The property contains an empty lot, as the residence was recently demolished.

New Single Family Residence

The new project shall construct a new single family residence with approximately 7,200 ft² of livable area.

Pool

A new pool with negative edge is proposed south of the residence.

Building Materials

The proposed building materials shall include gray stucco finishes (DET620, Barnwood Gray, LRV 31), split-face CMU (LRV 14), and telluride natural stone (LRV 27). Roof shall include an elastomer tan roof (Santa Fe Tan, LRV 34). Metal fascia, railings, and gate shall be matte black (LRV 27). Soffits shall be gray (DET620, Barnwood Gray, LRV 31) and select areas in pine tongue and groove (LRV 32). All materials shall have an LRV of 38 or less.

Hardscape

The driveway, auto court, and pool patio court shall be gray pavers (Pewter, LRV 15). All materials shall have an LRV of 38 or less.

Building Lighting

All proposed building lighting shall be provided through thirty-five (35) recessed can lights (250 lumens actual / 750 lumens allowable), five (5) wall sconces (250 lumens actual / 750 lumens allowable), and one (1) higher output wall sconce (610 lumens actual / 750 lumens allowable). All light sources shall have a maximum color temperature of 3000K.

Landscape Lighting

Landscape lighting is specified as eleven (11) path lights (250 lumens actual / 250 lumens allowable) and seventeen (17) up lights (150 lumens actual / 150 lumens 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	Accents/Cactus
Desert Museum Palo Verde	Creosote	Beardtongue
Texas Mountain Laurel	Brittlebush	Desert Marigold
Chilean Mesquite	Desert Spoon	Globe Mallow
Shrubs/Accents/Cactus	Blackfoot Daisy	Parry's Agave
Gold Mound Lantana	Greencloud Sage	Ocotillo
Bougainvillea	Trailing Rosemary	

Land Disturbance

A gross disturbed area of 58.11% (24,978 ft²) currently exists on the lot and the building pad slope of 14.00% allows a disturbance of 38.21% (16,425 ft²) the lot. The applicant has proposed a net disturbed area of approximately 39.60% (17,022 ft²), which is less than the existing disturbance.

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 underground pipe located south of the pool. Water entering the property from the north shall pass storm drain pipes and a rip rap swale north of the residence. A driveway trench drain shall capture stormwater to another storage pipe located west of the residence.

Sewer

Public sewer is located near the property on E Glenn Drive, however a force main would be required as it is located uphill. Septic is proposed on the southeast corner 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.

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 \$131,320.
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. Documented approval to construct within the northern utility easement shall be provided by all servicing utilities in the area. Documentation shall be submitted prior to the issuance of a building permit.

13. 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.

14. Retaining wall #6 on sheet C-2 shall not exceed 100 ft in length. Revised plan shall be provided with building permit submittal for Staff review.