



Legislation Text

File #: 20-397, **Version:** 1

To: Hillside Building Committee

From: Hugo Vasquez; Hillside Development Administrator

Date: October 14th, 2020

Subject: Combined Review for a new driveway, patio, pool, and other exterior amenities at 7000 N Mummy Mountain Road (APN 169-06-007D).

Narrative: The proposed project shall add a new driveway, patio, pool, and other exterior amenities to the existing property. The new project has an application date of May 22nd, 2020 and will be reviewed under the 2018 Hillside Development Regulations.

Lot Data		
1.	Area of Lot	3.563 ac or 155,207 ft ²
2.	Area Under Roof	15,858 ft ²
3.	Floor Area Ratio	10.22%
4.	Building Site Slope	22.20%
5.	Allowable Disturbed Area	25,168 ft ² (16.22%)
6.	Existing Net Disturbed Area	76,879 ft ² (49.53%)
7.	Proposed Net Disturbed Area*	76,879 ft ² (49.53%)
8.	Maximum Building Height	37 ft - 0.5 in
9.	Overall Height**	52 ft - 0 in
10.	Volume of Cut/Fill	2,025 yd ³
11.	Hillside Assurance	\$71,470

*No change in net disturbance is proposed.

**Existing non-conforming height is measured from existing lower pool deck.

Background

The property contains an existing 8,400 ft² residence constructed in 1988.

Remodel

The home has recently completed interior remodeling and did not require Hillside approval for the interior work.

Pool

A new pool shall be constructed above the proposed mechanical equipment building. No changes to the existing pool are proposed.

Building Materials

The proposed building materials shall include taupe stucco finishes (DE6033, Porcupine Needles, LRV 20) for the existing residence, new structure, planters, columns, and retaining walls. The new driveway gate shall be painted in a

darker taupe (DE6034, Raisin in the Sun, LRV 13). Non-reflective glass guardrails are proposed for safety. All newly proposed materials shall have an LRV of 38 or less.

Hardscape

The driveway and auto court shall be finished in exposed aggregate (Natural Gray, LRV 29) with dark brown banding (Sequoia Sand 641, LRV 27). Patios and walks shall be tan pavers (Tierra Beige, LRV 35). All newly proposed materials shall have an LRV of 38 or less.

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Building Lighting

Newly proposed building lighting shall be provided through eight (8) recessed down lights (750 lumens actual / 750 lumens allowable). Existing lights shall remain in place. All light sources shall have a maximum color temperature of 2700K.

Landscape Lighting

Landscape lighting is specified as eighteen (18) well lights (70 lumens actual / 150 lumens allowable), five (5) up lights (122 lumens actual / 150 lumens allowable), four (4) hanging down lights (55 lumens actual / 250 lumens allowable), twenty-one (21) path lights (35 lumens actual / 250 lumens allowable), and twenty-two (22) wall lights (21 lumens actual / 250 lumens allowable). All light sources shall have a maximum color temperature of 2700K.

Landscaping

Proposed site vegetation is provided on the table below:

Trees	Shrubs/Accents/Cactus	Shrubs/Accents/Cactus
Chilean Mesquite	Mexican Fence Post	Hop Bush
Foothill Palo Verde	Red Yucca	Desert Spoon
Texas Mountain Laurel	Orange Jubilee	
Pygmy Date Palm	Sage	

Land Disturbance

A net disturbed area of 49.50% (76,879 ft²) currently exists on the lot and the building pad slope of 22.20% allows a disturbance of 16.22% (25,168 ft²) the lot. The applicant has proposed a net disturbed area of approximately 49.50% (76,879 ft²), which matches the existing net disturbance.

Grading and Drainage

There will be grading associated with the construction 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 pipes located within and along the driveway.

Sewer

The property has an existing connection to the City of Phoenix 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 \$71,470.

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.