



Legislation Text

File #: 21-102, **Version:** 1

To: Hillside Building Committee

From: Hugo Vasquez; Hillside Development Administrator

Date: March 10th, 2021

Subject: Formal review for a new single family residence at 5235 E San Juan Avenue (APN 172-47-035).

Narrative: The proposed project shall construct a new single family residence with a pool. The new project has an application date of September 3rd, 2020 and will be reviewed under the 2018 Hillside Development Regulations.

Lot Data		
1.	Area of Lot	2.261 ac or 98,500 ft ²
2.	Area Under Roof	8,203 ft ²
3.	Floor Area Ratio	8.33%
4.	Building Site Slope	23.13%
5.	Allowable Disturbed Area	14,790 ft ² (15.02%)
6.	Existing Net Disturbed Area	13,771 ft ² (13.98%)
7.	Proposed Net Disturbed Area	12,498 ft ² (12.69%)
8.	Maximum Building Height	21 ft - 9 in
9.	Overall Height	33 ft - 0.375 in
10.	Volume of Cut/Fill	1,670 yd ³
11.	Hillside Assurance	\$58,170

Background

The property contains disturbances from a previously developed site. The previously existing residence was demolished in 2004.

Variance

A variance for the property was approved on September 2nd, 2020. The approved variance allows for the residence, pool and pool deck to encroach into the setbacks, new and existing retaining walls are allowed to exceed the allowable height limit, and existing non-conforming retaining walls are allowed to remain and to be modified.

New Single Family Residence

The new project shall construct a new single family residence with approximately 4,700 ft² of livable area.

Guesthouse

No guesthouse has been proposed.

Driveway

Two (2) new driveways with a similar footprint to the existing driveways are proposed. Stabilized decomposed granite (LRV 29) is proposed for the surface of the driveway per the architect's plans. The grading and drainage plans show the main driveway as concrete and the semi-circular driveway as existing asphalt. The discrepancy should be clarified by the architect.

Pool

A negative edge pool is proposed northeast of the residence.

Building Materials

The proposed building materials shall include stucco and soffit finishes in tan (SW6108, Latte, LRV 38). Roof shall consist of dark bronze (LRV 3) metal roofing and a brown ballasted roofing (LRV 29). Metal window and door frames shall be dark bronze (LRV 3). Front and garage door shall be white oak (LRV 26). An existing stone wall (LRV 11) shall remain in place. All materials shall have an LRV of 38 or less.

Hardscape

Belgard pavers (Aqua Roc - Toscana, LRV 28) shall be used for the patios and entry. All materials shall have an LRV of 38 or less.

Building Lighting

All proposed building lighting shall be provided through 96 linear feet of light strips (322 lumens actual / 750 lumens allowable). All light sources shall have a maximum color temperature of 2700K.

Landscape Lighting

Landscape lighting includes three (3) in-ground well lights (250 lumens actual / 250 lumens allowable) and nine (9) up lights (150 lumens actual / 150 allowable). All light sources shall have a maximum color temperature of 3000K.

Landscaping

The existing site is heavily vegetated with fountain grass. The committee should consider approving stipulation #13, requiring the removal of the fountain grass prior to the final Hillside inspection approval. Proposed site vegetation is provided on the table below:

Shrubs/Accents/Groundcover	Annuals
Brittlebush	Beardtongue
Santa Rita Prickly Pear	Globe Mallow
Parry's Agave	

Land Disturbance

An existing net disturbance of 13.98% (13,771 ft²) currently exists on the lot and the building pad slope of 23.13% allows a disturbance of 15.02% (14,790 ft²) the lot. The applicant has proposed a net disturbed area of approximately 12.69% (12,498 ft²), which is less than the allowable 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 underground. The retention volumes required by the grading and drainage plan is 798 CF and the provided volume is 790 CF. The small deficiency shall be sorted prior to building permit application.

Sewer

Public sewer is not located in the vicinity. A new septic system is proposed east 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 \$58,170.
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. 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. 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. The qualified inspector shall be required to provide a written verification that the improvements were completed per plan prior to the final approval.
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. Provided retention volume on Sheet C-2 shall be updated to provide a minimum of 798 CF of volume and driveway notes shall be updated to indicate decomposed granite material for driveways. Revised plans to be provided with building permit application for Staff review.

13. Fountain grass located on the property shall be removed prior to the final Hillside inspection and the issuance of a Certificate of Occupancy.