



Legislation Text

File #: 21-241, **Version:** 1

To: Hillside Building Committee

From: Hugo Vasquez; Hillside Development Administrator

Date: June 16th, 2021

Subject: Formal review for a new single family residence at 6519 E Hummingbird Lane (APN 174-52-002G & 174-52-002H).

Narrative: The proposed project shall construct a new single family residence with a pool and detached guesthouse. The new project has an application date of September 2nd, 2020 and will be reviewed under the 2018 Hillside Development Regulations.

Lot Data		
1.	Area of Lot	3.832 ac or 166,907 ft ²
2.	Area Under Roof	37,439 ft ²
3.	Floor Area Ratio	22.43%
4.	Building Site Slope	12.50%
5.	Allowable Disturbed Area	75,734 ft ² (45.38%)
6.	Existing Gross Disturbed Area	86,964 ft ² (52.10%)
7.	Proposed Net Disturbed Area	67,172 ft ² (40.25%)
8.	Maximum Building Height	38 ft - 6 in
9.	Overall Height	38 ft - 6 in
10.	Volume of Cut/Fill	9,453 yd ³
11.	Hillside Assurance	\$317,520

Background

The property is currently two empty lots with existing disturbance. The residence that previously occupied the two lots was demolished in 2011 and the lot was subdivided. A lot combination shall need to be completed prior to the issuance of a building permit in order to be in compliance with the proposed plans.

New Single Family Residence

The new project shall construct a new single family residence and guesthouse with approximately 10,000 ft² of livable area.

Guesthouse

A detached guesthouse is proposed near the southwest corner of the residence.

Driveway

A new driveway coming off E Hummingbird Lane is proposed. Proposed materials for the driveway and auto court are brown concrete with etched finish (Nuss Brown, LRV 26) and brown concrete pavers (Mocha, LRV 15). All materials shall

have an LRV of 38 or less.

Pool

A negative edge pool and spa are proposed east of the residence. Pool trough wall tile shall be gray (LRV, 16). All materials shall have an LRV of 38 or less.

Building Materials

The proposed building materials shall include stucco finishes in tan (Sherwin Williams, Mega Greige, LRV 37) and roof fascia in dark bronze (LRV 7). Stone accents in black basalt (LRV 12) and Nevada brown (LRV 36) are proposed. Roof shall be a tan aggregate finish (LRV 32). Metal door and window frames shall be bronze (LRV 6). Wood ceilings shall be white oak (LRV 34). All materials shall have an LRV of 38 or less.

Hardscape

Porcelain tiles in tan (LRV 38) are proposed for patio and pool deck surfaces. Precast concrete step stones in gray (LRV 26) shall be used for walkways. All materials shall have an LRV of 38 or less.

Building Lighting

All proposed building lighting shall be provided through one-hundred and seven (107) recessed can lights (700 lumens actual / 750 lumens allowable) and eighteen (18) wall lights (68 lumens actual / 750 allowable). One-hundred and seventy-one feet of recessed led step lights (2.9 W/FT) are proposed. Eight (8) in-grade path lights (2.7 lumens actual / 150 allowable) are proposed for the guesthouse walkway. All light sources shall have a maximum color temperature of 3000K.

Landscape Lighting

Proposed landscape lighting includes thirty-seven (37) path lights (160 lumens actual / 250 lumens allowable), ten (10) up lights (135 lumens actual / 150 lumens allowable), twenty-two (22) step lights (78 lumens actual / 250 lumens allowable), and nine (9) vine lights (55 lumens actual / 250 allowable). All light sources shall have a maximum color temperature of 3000K.

Landscaping

Areas where restoration shall occur will be revegetated with a Sonoran Desert hydroseed mix. An artificial turf lawn of approximately 3,000 ft² is proposed north of the residence. Additional proposed site vegetation is provided on the table below:

Trees	Cacti / Accents	Shrubs
Ironwood	Santa Risa Prickly Pear	Pink Iceberg Rose
Foothills Palo Verde	Elephant's Food	Iceberg Rose
Cacti / Accents	Mexican Fence Post	Autumn Sage
Blue Flame Agave	Organ Pipe Cactus	Jojoba
Artichoke Agave	Shrubs	Arabian Lilac
Weber's Agave	Triangle Leaf Bursage	Groundcover
Aloe Vera	Turpentine Bush	Dyssodia
Blue Elf Aloe	Dwarf Yaupon Holly	Vines
Saguaro Spear	Chuparosa	Bougainvillea
Golden Barrel Cactus	Creosote	
San Pedro Cactus	Fern Leaf Lavender	
Firesticks	White Cloud Sage	
Fishhook Cactus	Dwarf Ollie	

Ocotillo	Firecracker Penstemon	
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Land Disturbance

A gross disturbed area of 52.10% (86,964 ft²) currently exists on the lot and the building pad slope of 12.50% allows a disturbance of 45.38% (75,734 ft²) the lot. The applicant has proposed a net disturbed area of approximately 40.25% (67,172 ft²), which is less than the allowable disturbance.

Grading and Drainage

A grading and drainage plan has been provided. The proposed construction of the property shall be required properly retain the "pre vs post" storm water volumes for the 100-year, 2-hour rainfall event. Several retention basins have been proposed across the property to capture stormwater generated by the development.

Sewer

A public sewer connection from E Hummingbird Lane is proposed.

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 \$317,520.
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. 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.

8. 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.

9. 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.

10. 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.

11. The Hillside Building Committee review is not a complete building permit review of grading and drainage plans. Additional comments may be generated during the building permit review process.

12. Desert varnish, such as Eonite or equivalent, shall be provided on all exposed rock cuts.

13. Natural stone selections shall not exceed the maximum allowable LRV of 38, unless explicitly approved by the Hillside Building Committee. 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.

14. 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.

15. A suitable desert seed mix shall be provided for all undisturbed areas requiring revegetation and all retention basins.

16. Prior to the issuance of a building permit a lot combination, as proposed on the application plans, shall be completed.

17. Applicant shall provide an updated lighting plan for review by Chair and Staff to correct step light conflict on Sheets LP.1 and AL0.2/AL0.3 prior the issuance of a building permit.