



## Legislation Text

**File #:** 21-357, **Version:** 1

**To:** Hillside Building Committee

**From:** Hugo Vasquez; Hillside Development Administrator

**Date:** November 10<sup>th</sup>, 2021

**Subject:** Combined review for a new pool, remodel, and addition at 5704 E Starlight Way (APN 172-02-011A).

**Narrative:** The proposed project shall construct a new pool, remodel, and add to the existing residence at structure. The new project has an application date of July 15<sup>th</sup>, 2021 and will be reviewed under the 2018 Hillside Development Regulations.

Lot Data		
1.	Area of Lot	1.27 ac or 55,301 ft <sup>2</sup>
2.	Area Under Roof	10,014 ft <sup>2</sup>
3.	Floor Area Ratio	18.11%
4.	Building Site Slope	11.79%
5.	Allowable Disturbed Area	26,511 ft <sup>2</sup> (47.94%)
6.	Existing Gross Disturbed Area	33,338 ft <sup>2</sup> (60.28%)
7.	Proposed Net Disturbed Area	22,785 ft <sup>2</sup> (41.20%)
8.	Maximum Building Height	28 ft - 0 in
9.	Overall Height	39 ft - 2 in
10.	Volume of Cut/Fill	1,543 yd <sup>3</sup>
11.	Hillside Assurance	\$54,845

### **Background**

The property currently has a residential structure with approximately 4,200 ft<sup>2</sup> of livable area constructed in 1987. In 2020, the applicant received approval for remodel, but plans have changed and has now returned with a new application and plans that differ drastically from the original approval. The 2020 approved plans have been provided as a reference.

### **Remodel and Addition**

The proposed remodel includes interior renovations and the addition of a new terrace, guest suite, entry garden/courtyard and pool.

### **Driveway**

The existing driveway and auto court shall be resurfaced with colored concrete (LRV 12) and with silver travertine (LRV 32) inlays. All materials shall have an LRV of 38 or less.

### **Pool**

A lap pool with a raised deck is proposed north of the residence. It will be built within the existing tennis court footprint.

**Building Materials**

The proposed construction materials shall include taupe (Benjamin Moore, Rockport Gray, LRV 26) and gray (Benjamin Moore, Chelsea Gray, LRV 22) for stucco finishes. The existing taupe (LRV 10) roof tiles shall be reused or matched. Window frames and terrace railing finishes shall be dark bronze (LRV 3). The entry garden/courtyard accents and wall tiles shall be quartzite (Aurora Blue, LRV 21). All materials shall have an LRV of 38 or less.

**Hardscape**

Silver travertine (LRV 32) pavers are proposed for the pool deck, north terrace, and entry courtyard surfaces. The existing tennis court shall be resurfaced with burgundy (LRV 26) borders and a dark green (LRV 6) court. All materials shall have an LRV of 38 or less.

**Building Lighting**

All proposed building lighting shall be provided through four (4) wall sconces (543/470 lumens actual / 750 lumens allowable), two (2) BBQ counter lights (693 lumens actual / 750 lumens allowable), six (6) recessed can lights (500 lumens actual / 750 lumens allowable), and 44 linear feet of rope lights (97 lumens per foot). Sheets BL-01 and BL-02 also include six (6) step lights (200 lumens actual / 250 allowable). Six (6) fountain lights (88 lumens) facing the decorative walls are proposed within the entry garden courtyard. All light sources shall have a maximum color temperature of 2700K.

**Landscape Lighting**

Proposed landscape lighting on Sheet L.03 includes twenty (20) path lights (72 lumens actual / 250 lumens allowable), three (3) hanging tree lights (209 lumens actual / 250 lumens allowable), and eleven (11) step lights (78 lumens actual / 250 lumens allowable). Proposed landscape lighting on Sheet BL-03 includes eighteen (18) path lights (150 lumens actual / 250 lumens allowable), and five (5) step lights (200 lumens actual / 250 lumens allowable). All light sources shall have a maximum color temperature of 3000K. Staff recommends that the landscape lighting on Sheet L.03 be approved and that all landscape lighting provided on Sheet BL-03 be omitted from the approval. See Stipulation #15.

**Landscaping**

Proposed site vegetation for the improved areas are provided on the table below:

<b>Trees</b>	<b>Accents</b>	<b>Accents</b>
Thornless Cascalote	Blue Elf Aloe	Engelman's Prickly Pear
Desert Ironwood	Aloe Vera	Indian Fig Prickly Pear
Foothills Palo Verde	Hercules Aloe	Purple Prickly Pear
Seedless Hybrid Mesquite	Coral Aloe	Staghorn Cholla
<b>Shrubs</b>	Saguaro	Mexican Fence Post
Pink Fairy Duster	Desert Spoon	Pale Leaf Yucca
Brittlebush	Gopher Plant	Beaked Yucca
Chuparosa	Candelilla	<b>Groundcover</b>
Mexican Honeysuckle	Sticks of Fire	Bursage
Creosote	Golden Barrel	Desert Marigold
Jojoba	Ocotillo	Turpentine Bush
		Purple Heart Plant

**Land Disturbance**

A building pad slope of 11.79% allows a disturbance of 47.94% (26,511 ft<sup>2</sup>) the lot. The applicant has proposed a net disturbed area of approximately 41.20% (22,785 ft<sup>2</sup>), 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 greater of “pre vs post” or “first flush” storm water volumes for the 100-year, 2-hour rainfall event. The percolation testing results demonstrate have shown that stormwater retention basins or drywells will percolate within 36 hours, and therefore retention basins and a single drywell are proposed on the property to capture runoff generated by the new development. The single drywell is located on the northwest corner of the auto court area. The property will also maintain historical storm water flow across the site. A full grading and drainage plan review will be completed by staff with the building permit plan submittal.

### **Sewer**

The property has an existing connection to a public 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 \$54,845.
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. 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.

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

12. 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.

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. A suitable desert seed mix shall be provided for all undisturbed areas requiring revegetation and all retention basins. Any existing non-native fountain or buffel grasses shall be removed from the property.

15. Applicant shall revise Sheet BL-03 to remove landscape lighting and all landscape lighting provided on Sheet L.03 shall be utilized for the landscape lighting purposes.