



Legislation Text

File #: 22-238, **Version:** 1

To: Hillside Building Committee

From: Hugo Vasquez; Hillside Development Administrator

Date: June 8, 2022

Subject: Formal review for a new single family residence at 4517 E Desert Park Place (APN 169-11-100).

Narrative: The proposed project shall construct a new single family residence. The new project has an application date of March 3rd, 2021 and will be reviewed under the 2018 Hillside Development Regulations.

Lot Data		
1.	Area of Lot	1.035 ac or 45,098 ft ²
2.	Area Under Roof	4,493 ft ²
3.	Floor Area Ratio	9.96%
4.	Building Site Slope	34.00%
5.	Allowable Disturbed Area	4,546 ft ² (10.08%)
6.	Existing Net Disturbed Area	0 ft ² (0.00%)
7.	Proposed Net Disturbed Area	4,295 ft ² (9.52%)
8.	Maximum Building Height	26 ft - 1 in
9.	Overall Height	34 ft - 5 in
10.	Volume of Cut/Fill	3,630 yd ³
11.	Hillside Assurance	\$122,343

Background

The property is currently in an undisturbed state.

New Single Family Residence

The project shall construct a new single family residence with an approximate total of 6,800 ft² of livable area.

Guesthouse

No guesthouse has been proposed.

Driveway

A new driveway has been proposed along the north property line entering from E Desert Park Place. Proposed material for the driveway and auto court shall be graphite Belgard pavers (LRV 18) with dark gray concrete dividing strips (LRV 20). All materials shall have an LRV of 38 or less.

Pool

A pool is proposed west of the residence within the year yard.

Building Materials

The proposed building materials shall include stucco finishes in gray (Western 1 Kote, Tungsten, LRV 34). Exterior metal panels shall be gray azurite ore (LRV 23) and flashings shall be light gray (LRV 37). Retaining walls shall be finished in tan (LRV 30) and a decorative metal wire mesh (LRV 18) shall be attached to the eastern auto court retaining walls. Metal door and window frames, as well as railings, shall be black (LRV 5-7). Roof coatings shall finished in gray (LRV 37). Exposed ceilings shall be constructed with natural lpe wood finishes (LRV 17). All materials shall have an LRV of 38 or less.

Hardscape

A blended gray and white ceramic tile (LRV 35) is proposed for court yard and deck surfaces. All materials shall have an LRV of 38 or less.

Building Lighting

All proposed building lighting shall be provided by two (2) wall sconces (480 lumens actual / 750 lumens allowable) and forty-three (43) recessed can lights (400 lumens actual / 750 lumens allowable). Nine (9) downward facing niche lights (47 lumens actual / 750 lumens allowable) are also proposed to illuminate the rear courtyard, along with three (3) stem lights (715 lumens actual / 750 allowable) for the BBQ area. All light sources shall have a maximum color temperature of 2700K. The exterior wall lighting table on Sheet A2.1 does not fully match the illustrated counts and the applicant shall be required to correct if approved (see Stipulation #15).

Landscape & Driveway Lighting

Proposed landscape lighting shall be provided by fifteen (15) custom mounted wall lights (60 lumens actual / 250 lumens allowable). All light sources shall have a maximum color temperature of 3000K.

Landscaping

Areas restored after construction shall be reseeded with a desert seed mix. Proposed site vegetation is provided on the table below:

Trees	Cacti / Accents / Shrubs	Cacti / Accents / Shrubs
Ironwood Tre	Desert Marigold	Prickly Pear Cactus
Foothills Palo Verde	Saguaro	Mexican Fence Post
Cacti / Accents / Shrubs	Pink Fairy Duster	Jojoba
Bursage	Candelilla	Goldeneye
Parry's Agave	Chuparosa	
Banana Yucca	Climbing Fig Vine	

Land Disturbance

No disturbance currently exists on the lot and the building pad slope of 34.00% allows a disturbance of 10.08% (4,546 ft²) the lot. The applicant has proposed a net disturbed area of approximately 9.52% (4,295 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 greater of "pre vs post" or "first flush" storm water volumes for the 100-year, 2-hour rainfall event. An underground detention system has been proposed beneath the driveway as recommended by the project geotechnical engineer due to subsurface conditions. A trench drain with a sump pump shall capture the remaining driveway runoff and pump to the underground detention system beneath the driveway. The underground detention system will be drained via a sump pump with a discharge of 1 CFS or less.

Sewer

Public sewer is located on E Desert Park Place. The applicant will need to provide a connection to the existing sewer main.

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 \$88,095.
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. Offsite improvements such as curb installation may be required during the permitting 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 correct light fixture counts to match illustrations on Sheet A2.1 prior to the issuance of a building permit, subject to Staff and Chair approval.