

TOWN OF PARADISE VALLEY

Hillside Building Committee Community Conversation



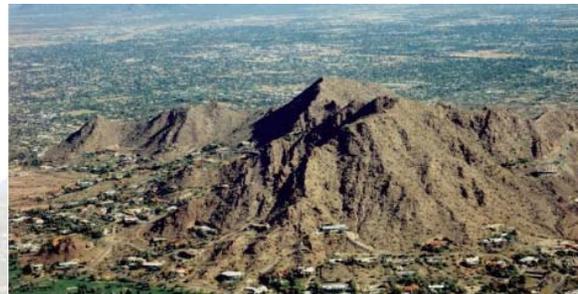
April 28, 2016

Our Mountains Make Us Unique

Camelback Mountain, Mummy Mountain, and the Phoenix Mountains

- Valuable scenic resources,
- Define the location and character of the Town,
- Shape our sense of place,
- Contribute to the Town's identity, and,
- An intrinsic aesthetic value to the Town

Therefore they require unique development standards



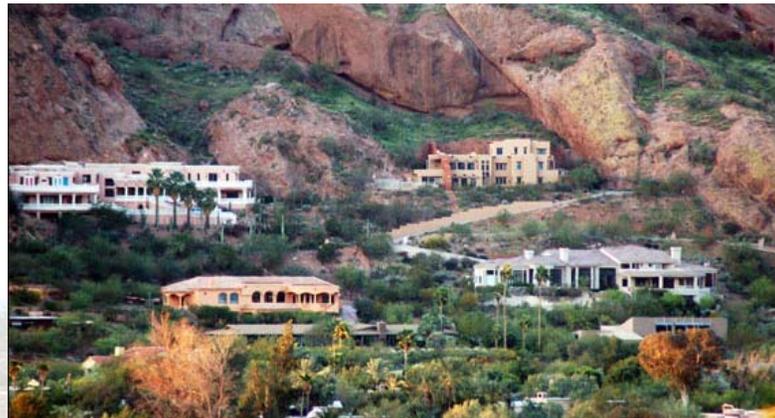
Hillside Ordinance

- Regulate the intensity of development
- Preserve and protect hillside environment
- Provide for safety and welfare of Town and its residents
- Establish rules and procedures for review by Hillside Building Committee



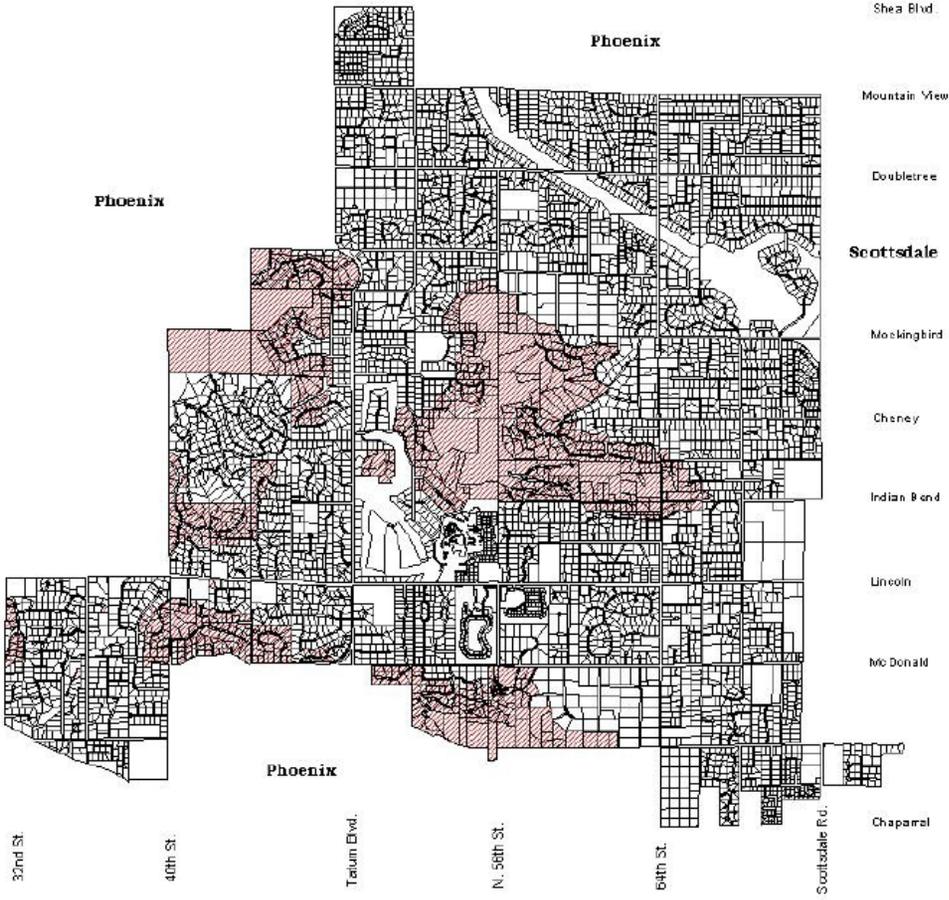
Hillside Lots

- Properties with a building pad slope of 10% or greater and/or
- Properties located on the Hillside Map



Paradise Valley, Arizona Hillside Development Area

- 6,807 parcels in Town
- Almost 1,000 parcels are Hillside:
 - 15% of lots in Town are Hillside



Rules and Procedures

- Building massing to adapt to natural topography to reduce scarring
- Improvements shall minimize impact of development
- Unnecessary grading or stripping of vegetation prohibited
- Preservation of drainage patterns and storm water runoff and erosion considered
- Re-vegetation required to maintain natural landscape environment
- Visual open space, unique natural features, wildlife habitats and the integrity of dominant peaks and ridges shall be preserved
- Development practices to ensure greater fire protection
- Limited use of exterior lighting to preservation of the dark sky



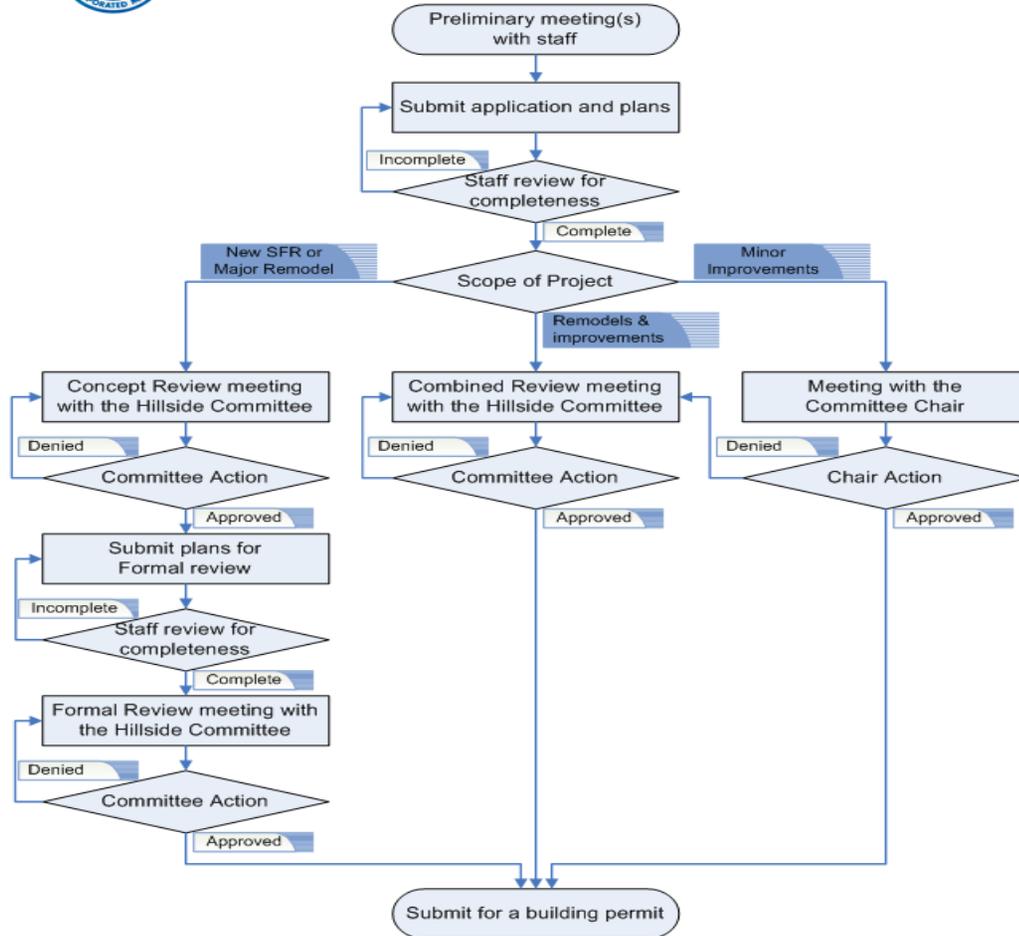
Hillside Review Process

- Three Types of Hillside Reviews:
 - Conceptual & Formal Review
 - Combined Review
 - Administrative Review with Hillside Chair





Hillside Code Process Flow Chart



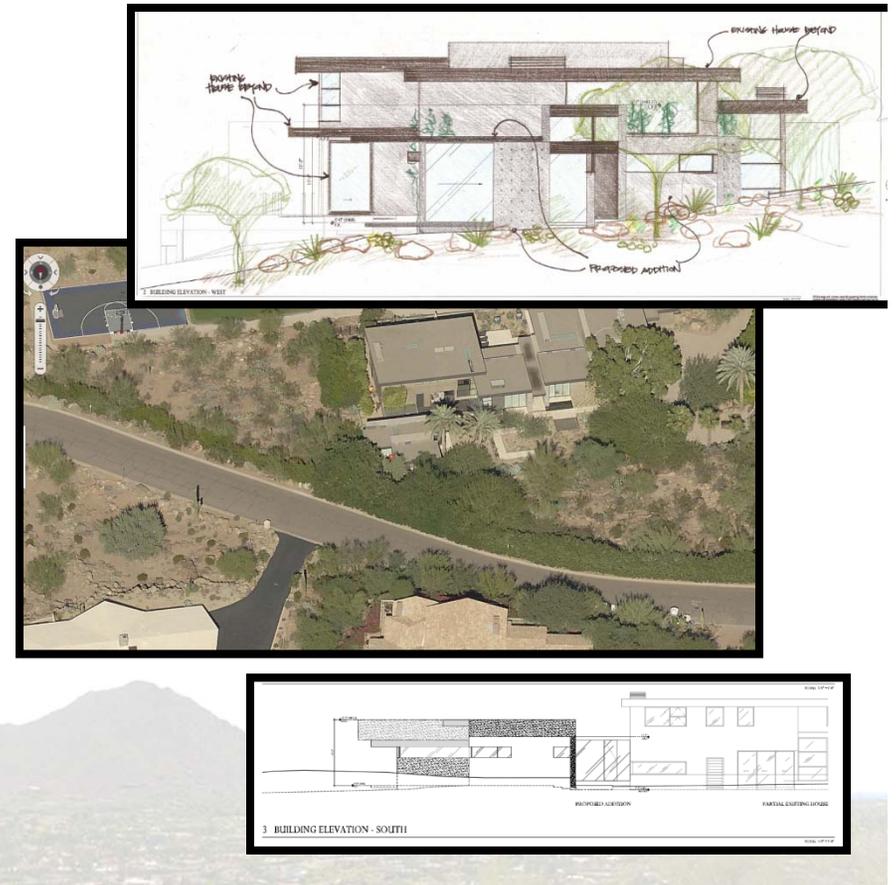
Administrative Review

- Minor Improvements that do not:
 - Increase the building height
 - Greater than 1,000 square feet
 - Create additional disturbance area
 - Increase site walls
 - Add substantial exterior lighting, or
 - Create a significant adverse visual impact
- Examples- modification to existing pool, kitchen remodels, modified landscaping



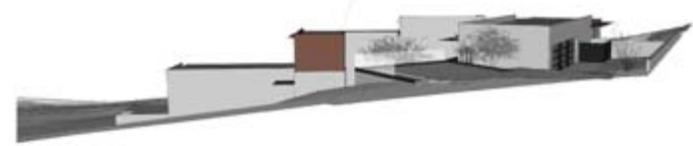
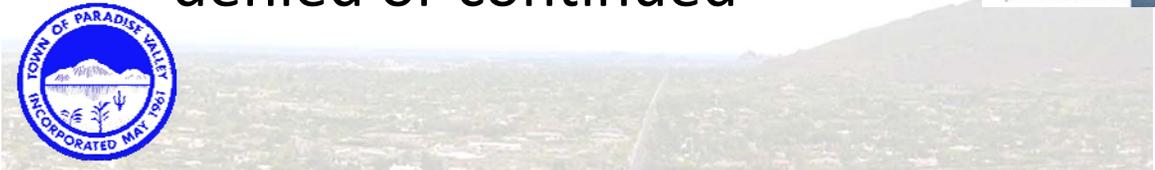
Concept Review

- Limited review:
 - Preliminary site plan
 - Renderings
 - Preliminary disturbance and site calculations
- No action is taken by the Committee



Formal Review

- Complete Review:
 - Disturbance
 - Grading & Drainage
 - Seismic Refraction Survey
 - Heights
 - Lighting
 - Landscaping
 - Retaining Walls & Pool Barriers
 - Materials & Colors
- Action taken - Approved or denied or continued



Disturbed Area

“That area of natural ground excluding the footprint of the residence that has been or is proposed to be altered through grading, cut and fill, removal of natural vegetation, placement of material, trenching, or by any means that causes a change in the undisturbed natural surface of the land or natural vegetation.”



TABLE 1 - Slope Category / Lot Disturbance Limitations

Bldg. Site Slope	% Allowable Land Disturbance	Bldg. Site Slope	% Allowable Land Disturbance	Bldg. Site Slope	% Allowable Land Disturbance
10%	60.0	41%	9.90	72%	6.80
11%	53.66	42%	9.80	73%	6.70
12%	47.94	43%	9.70	74%	6.60
13%	42.81	44%	9.60	75%	6.50
14%	38.21	45%	9.50	76%	6.40
15%	34.11	46%	9.40	77%	6.30
16%	30.48	47%	9.30	78%	6.20
17%	27.27	48%	9.20	79%	6.10
18%	24.46	49%	9.10	80%	6.00
19%	22.01	50%	9.00	81%	5.90
20%	19.88	51%	8.90	82%	5.80
21%	18.04	52%	8.80	83%	5.70
22%	16.48	53%	8.70	84%	5.60
23%	15.16	54%	8.60	85%	5.50
24%	14.05	55%	8.50	86%	5.40
25%	13.13	56%	8.40	87%	5.30
26%	12.37	57%	8.30	88%	5.20
27%	11.76	58%	8.20	89%	5.10
28%	11.28	59%	8.10	90%	5.00
29%	10.90	60%	8.00	91%	4.90
30%	10.62	61%	7.90	92%	4.80
31%	10.41	62%	7.80	93%	4.70
32%	10.25	63%	7.70	94%	4.60
33%	10.15	64%	7.60	95%	4.50
34%	10.08	65%	7.50	96%	4.40
35%	10.04	66%	7.40	97%	4.30
36%	10.02	67%	7.30	98%	4.20
37%	10.01	68%	7.20	99%	4.10
38%	10.00	69%	7.10	100%	4.00
39%	10.00	70%	7.00		
40%	10.00	71%	6.90		

Disturbance determined by building pad slope

- A greater slope equals less allowable disturbance
- Livable footprint, garage footprint, and decorative driveway do not count as disturbed area



DISTURBED AREA CALCULATIONS:

AREA OF LOT:	122 ACRES / 53,455 SF.
AREA UNDER ROOF:	13,396 SF.
FLOOR AREA RATIO:	13,396 / 53,455 SF = 25.07%
BUILDING PAD SLOPE:	14.96% VERTICAL: 18' HORIZONTAL: 121'
ALLOWABLE DISTURBED AREA:	34.1% (MAX.)
ALLOWABLE DISTURBED AREA:	18,234 SF. (MAX.)
EXISTING DISTURBED AREA:	19,988 SF.
(EXISTING DISTURBED AREA TO BE RE-VEGETATED:)	(4,109 SF.)
PROPOSED DISTURBED AREA:	14,546 SF.
PERCENT OF LOT STEEPER THAN NATURAL GRADE (5% MAX.):	0%
VOLUME OF CUT:	480 C.Y.
VOLUME OF FILL:	212 C.Y.
HILLSIDE ASSURANCE	• 65/CUBIC YARD OF CUT + FILL: 48,800

 Disturbed Area



Non-Disturbance

-  Livable & Garage Footprint
-  Driveway
-  Restored Area



DISTURBED AREA - SITE PLAN
SCALE: 1/4" = 1'-0"
SCALE: 1" = 16'-0"
NORTH

Grading & Drainage

- Review drainage flows of property
- Review amount of cut and fill for project
- Review on-site retention



Seismic Refraction Survey

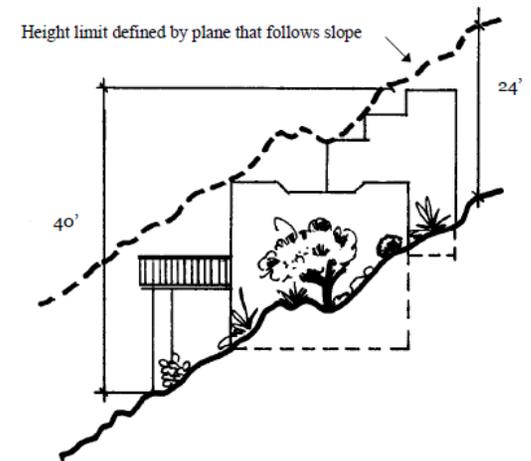
- Review geological report or seismic refraction survey to help determine stability of cut
- If applicable, review and address methods of mitigating unstable conditions (e.g. pinning of cut, boulders, temporary catch nets, etc.)
- The report or survey is certified by a registered geologist



Heights

- 24' above natural grade for primary residence
- 16' above natural grade for accessory structures
- 40' maximum overall height limit
- 30' height limit on cuts

FIGURE 5 – BUILDING HEIGHT IN HILLSIDE



Lighting

- Building Lighting:

- Light source covered with opaque shield
- Light directed downward
- 750 maximum lumens

- Landscape Lighting:

- Located in disturbed areas only
- Light source covered with opaque shield and directed downward

- 250 maximum lumens

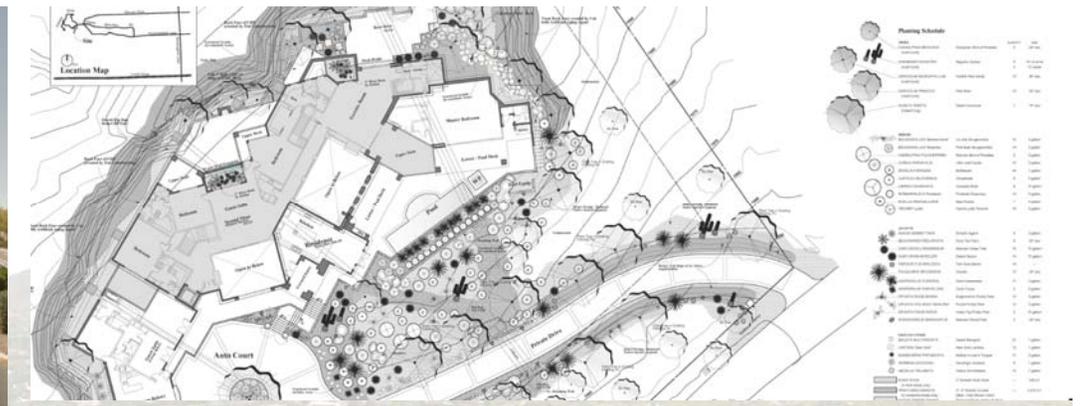
- Landscape Up-lighting:

- 1 fixture per 1,000 sq ft of allowable disturbance
- 150 maximum lumens



Landscaping

- Review landscape plan with list of type, quantity, size, and location of plants
- Non-native plants discouraged but not prohibited in disturbed area
- Restored areas must be re-vegetated with native plants



Retaining Walls & Pool Barriers

- Retaining Walls:
 - 8' max. height
 - Extend 6" above material it retains
 - 100' max. continuous length
 - Max. 300' visible from any point on the property line
- Pool barrier must have 80% minimum openness
- Perimeter walls and fences prohibited
- Screen walls for mechanical equipment and bathrooms allowed



Materials & Colors

- Color and finish of house, driveway, and hardscape
- 38% maximum light reflective value (LRV)
- Colors should blend with surrounding setting and avoid high contrasts
- Hillside Committee may approve limited use of contrasting accent colors over 38% LRV



Building Permit Process

- After application is approved by Hillside Committee, plans submitted for permit review
- Building Permit Review:
 - Looking at means and methods of construction
 - Review for hillside code compliance, building code compliance and engineering compliance
 - Final building, grading & drainage, and hillside inspection needed for C of O or C of C



Blasting Permit Process

- Blasting Permit:
 - All blasting requires a permit
 - Permit Requirements:
 - Review means and methods of blasting
 - Federal Explosives User Permit or Federal Explosives License
 - Certificate of Fitness Card issued from City of Phoenix
 - Certificate of Insurance
 - Pre-blast survey with minimum radius of 300'
 - Average one blasting permit every two years:
 - Most recent permit - 6217 E Quartz Mountain Rd for SFR in 2013



Existing Properties Not Compliant with Hillside Code



Asphalt Driveway , Non-Conforming Lights, Non-Conforming Color

Properties Compliant with Hillside Code

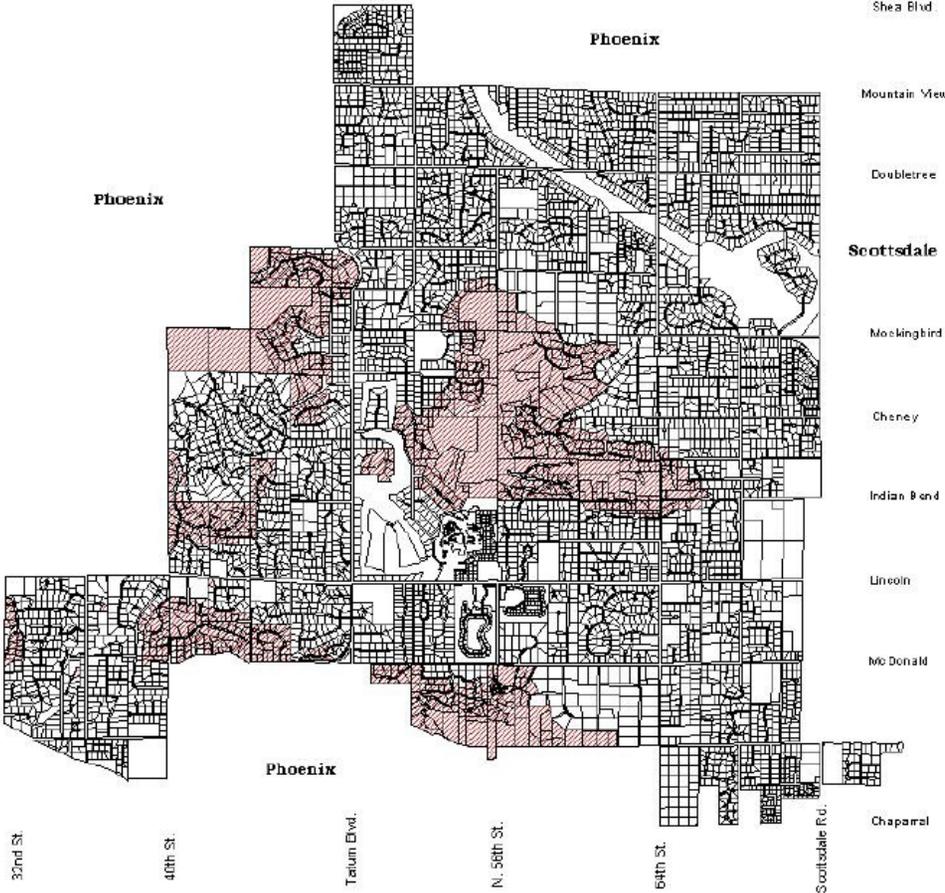


Land Use Review Bodies

- Town Council:
 - Responsible for directing future growth in the Town. Issues the final decision on land use applications, including: SUPs, plats, and Town Code and General Plan amendments
- Planning Commission:
 - Provides recommendations on wide array of land-use issues; including: subdivision plats, lot splits, zoning ordinance amendments, special use permits, and general plan amendments
- Board of Adjustment:
 - Grants variances from the Zoning Ordinance if a hardship exists
 - Hears appeals of zoning code interpretations by Zoning Administrator
- Hillside Building Committee:
 - Reviews new construction applications for adherence to Hillside Code, including land disturbance, heights, lighting, building materials, grading and drainage, and other issues in an effort to preserve the hillside.



Paradise Valley, Arizona Hillside Development Area



Questions?

