

TOWN
Of
PARADISE VALLEY



STAFF REPORT

TO: Chair and Planning Commission Members

FROM: Chad Weaver, Community Development Director
Paul Michaud, Planning Manager
George Burton, Senior Planner

DATE: April 7, 2026

DEPARTMENT: Community Development Department – Planning Division
George Burton, 480-348-3525

AGENDA TITLE: Discussion and Possible Action to Change Camelback Lands 8
Lot Split Stipulation (MI-26-02)
Originally - 5102 N Wilkinson Rd
Now - 5076 N Wilkinson Rd (APN 173-20-316) and 5032 N
Wilkison Rd (APN 173-20-317)

RECOMMENDATION:

It is recommended that the Planning Commission approve a modification to a stipulation on the Camelback Lands 8 Lot Split.

SUMMARY STATEMENT:

History

The Town required fire hydrants to be installed if they were located more than 400 lineal feet away from a property during the building permit and the lot split/land modification process. In 2022, the fire code was modified and changed this distancing requirement from 400 lineal feet to 600 lineal feet.

On June 3, 2025, the Planning Commission approved the Camelback Lands 8 lot split, subdividing one property into two-one acre lots. The applicant's water and sewer plan identified that the closest fire hydrants were 420 feet to Lot 1 and 296 feet to Lot 2, and that a new fire hydrant will be installed. However, during the building permit review for the new homes, the applicant indicated problems with the installation of the proposed fire hydrant by the water provider (EPCOR). This resulted in a desire by the applicant to not install the fire hydrant. Being a stipulation, Town staff informed the applicant that the Planning Commission would need to amend the stipulation. Based upon both lots having a distance under 600 feet to an existing fire hydrant (as this is the current code provision), Town staff supports the modification to not require installation of the new fire hydrant.

Request

Since a fire hydrant is located within 600 feet of the new properties, the applicant is proposing to modify Stipulation No. 3 to remove the requirement to install a new fire hydrant. Below is a copy of the approved stipulation for reference, with the modified language to Stipulation No. 3 outlined in red.

1. The Lot Split and related improvements for “Camelback Lands 8” located at 5102 N Wilkinson Rd (the “Property”) shall be in substantial compliance with the submitted plans and documents:
 - a. The Narrative prepared by Land Development Group dated March 3, 2025.
 - b. The “Camelback Lands 8” Lot Split Map, Sheet 1, prepared by Land Development Group with revised dated April 11, 2025.
 - c. The “Camelback Lands 8 Water & Sewer Plan”, Sheet WS-1, prepared by Land Development Group with revised date of April 11, 2025.
 - d. The “Camelback Lands 8 Grading & Drainage Plan”, Sheet GD-1, prepared by Land Development Group with revised date of April 11, 2025.
 - e. The “Camelback Lands 8 Water & Sewer Plan”, Sheet WS-1, prepared by Land Development Group with revised date of April 11, 2025.
 - f. The Preliminary Drainage Report, prepared by Land Development Group dated January 22, 2025.
 - g. The Water & Sewer Service Impact Study, prepared by Land Development Group dated January 22, 2025.
 2. Prior to the recordation of “Camelback Lands 8”, the following items must be completed:
 - a. Provide staff with formal will serve letters from COX and Southwest Gas utility companies.
 - b. The owner(s) of the Property, or successors, shall submit the required improvement plans for Town Engineer approval and provide a cost estimate for civil improvements (fire hydrant, etc.) to determine financial assurance requirements.
 - c. The owner(s) of the Property, or successors, shall provide the required forms of assurance necessary for the Town to be in a guaranteed position to complete the construction and related public site improvements as referenced in the Camelback Lands 8 Water & Sewer Plan.
 - d. Within 60 days of approval of the Lot Split, the applicant shall submit, both in mylar and electronic version (PDF format), the Lot Split Map for the Town’s permanent record.
 - e. A Town demolition permit shall be obtained and the existing structures on the property must be demolished prior to recordation of the Lot Split Map.
-

3. **Prior to the issuance of the first building permit for any home on Lot 1 & Lot 2 of “Camelback Lands 8,” the following items must be completed:**
 - a. **The installation of the water and sewer infrastructure is complete, including ~~the installation of the new fire hydrant and inspection by the Town.~~**
4. Prior to the issuance of a Certificate of Occupancy in “Camelback Lands 8” subdivision, the following items must be completed:
 - a. The property owner(s) or designee(s) shall demonstrate that the fire sprinkler system is in compliance with the National Fire Protection Association standard 13D or the current equivalent code requirement.

Also, a copy of the fire code is included below for reference (with code clarification highlighted in yellow).

Section 507.5.1 Where required.

Where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 400 feet (122 m) from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains shall be provided where required by the fire code official.

Exceptions:

1. For Group R-3 and Group U occupancies, the distance requirement shall be 600 feet (183 m). ***(Group R-3 is the same as Single Family Residence)***
2. For buildings equipped throughout with an approved automatic sprinkler system installed in accordance with [Section 903.3.1.1](#) or [903.3.1.2](#), the distance requirement shall be 600 feet (183 m).

Next Steps

The Planning Commission may:

1. Approve the request and amend Stipulation No. 3 due to fire code compliance.
2. Deny the request.
3. Continue for further review.

ATTACHMENT(S):

- A. Staff Report
 - B. Vicinity & Related Maps
 - C. Applicant Letter regarding Stipulation Modification
 - D. Camelback Lands 8 Lot Split Plat Map
 - E. G&D Plans with Hydrant Locations
 - F. June 3, 2025 Planning Commission Meeting Minutes
 - G. Staff Presentation
-