

# **TOWN OF PARADISE VALLEY**

**Camelback Lands 8 (LS-25-02)**

**Lot Split at 5102 N Wilkinson Rd**

**Planning Commission**

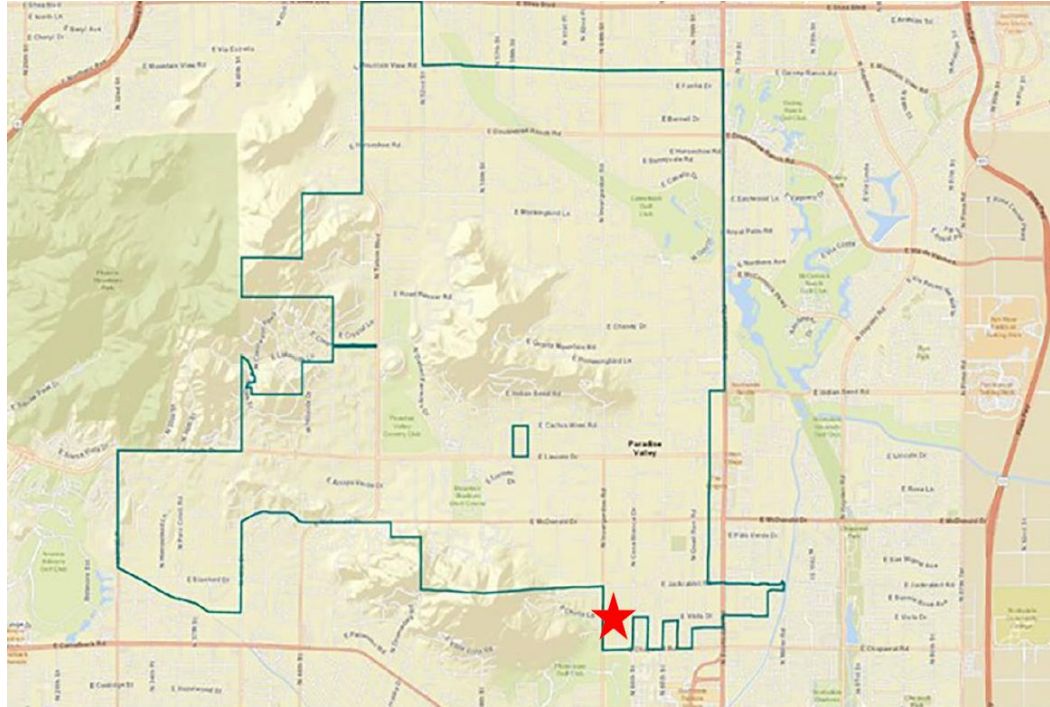
**Public Meeting**

**June 3, 2025**



# TODAY'S GOAL

- Review request & take action on proposed Lot Split



# REQUIREMENTS – PROCESSING REVIEW

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- Lot Split must comply with subdivision standards and regulations of R-43
- 500' mailing notice of action meeting by Town policy
- If lot split is approved by a unanimous vote, then it shall be deemed approved. If the lot split application is not approved by a unanimous vote, then the lot split application shall be forwarded to the Council for review and final approval.

# AERIAL PHOTO

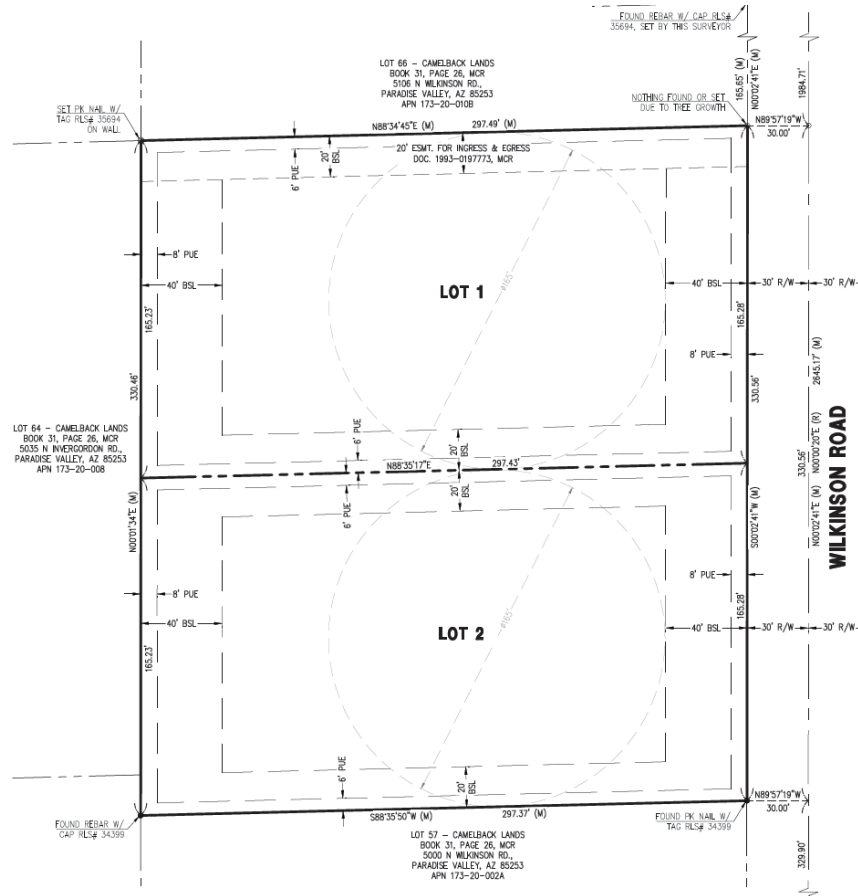
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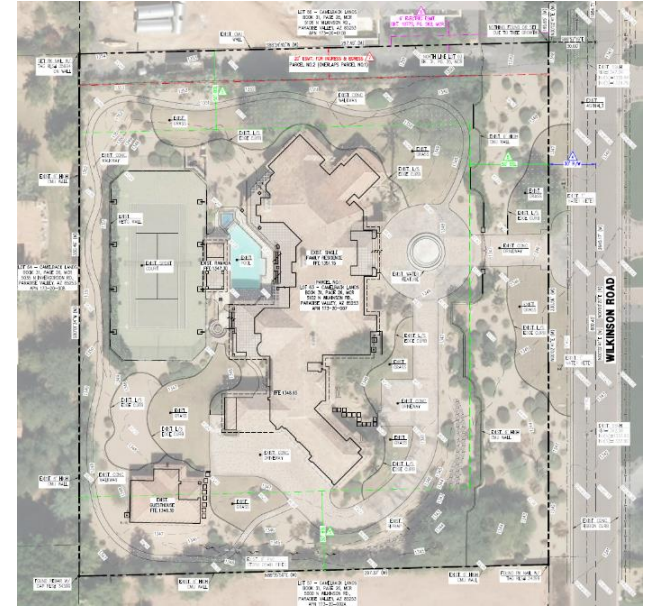
# REQUEST

- Create 2 lots – 1.13 acres each



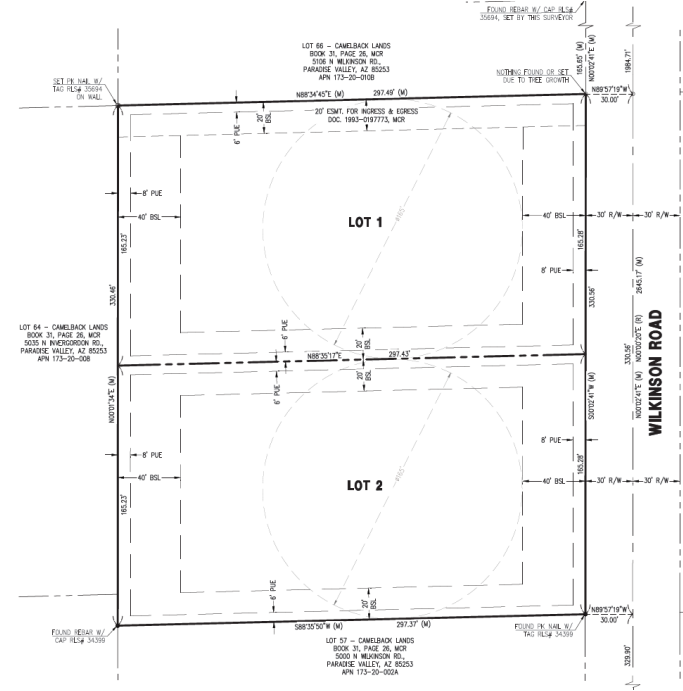
# BACKGROUND

- The lot is located at 5102 N Wilkinson Rd
- The property is zoned R-43, minimum 1-acre lots
- Site is 2.26 acres:
  - Proposed Lot 1 & 2 to be 1.13 acres respectively
- Existing structures on site to be demolished



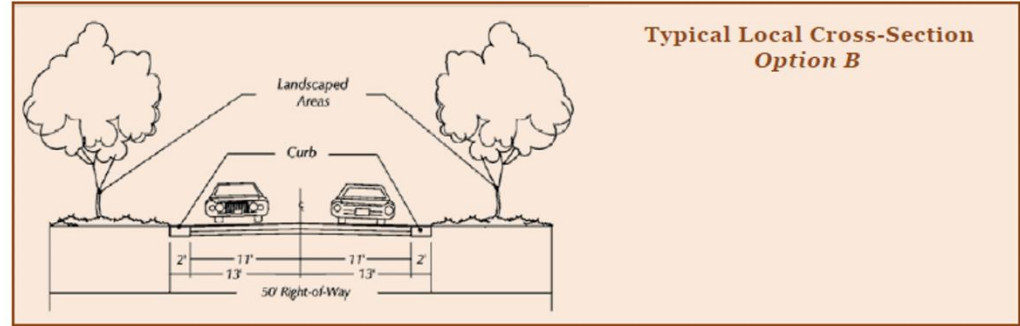
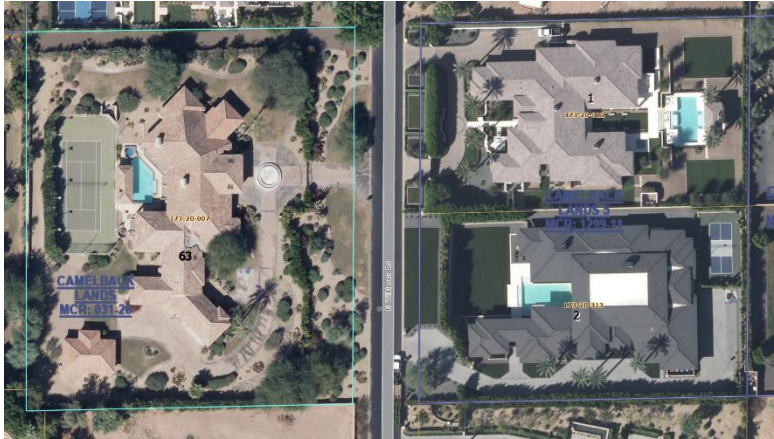
# 4 CODE CRITERIA

- Meets 165' lot width
- Each lot is at least 1-net acre
- Lots are regular in shape
- Lots have direct access onto public road



# ROADWAY – WILKINSON ROAD

- No dedication or ROW half-street improvements required (fully developed and meets Town standards).
- Local street with 2' of ribbon curb and 11' of asphalt (half-street).

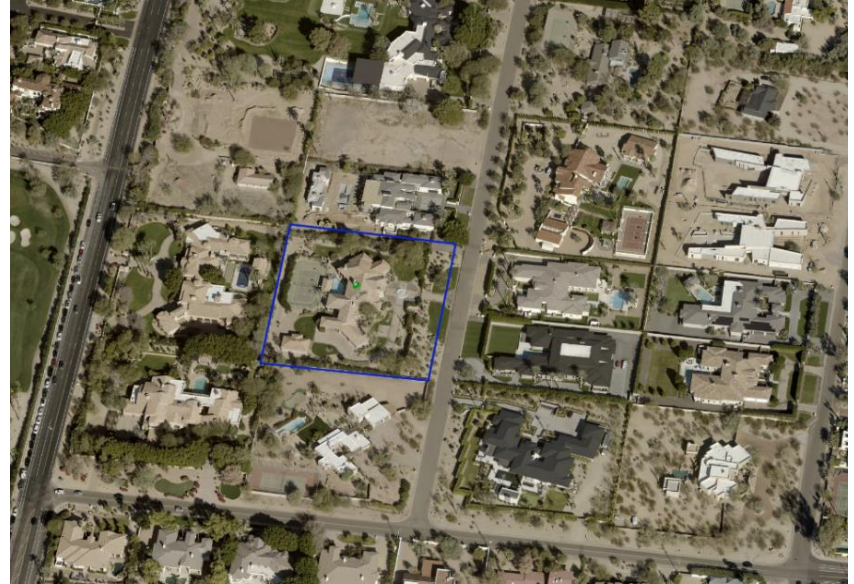




# TRAFFIC

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- Traffic study not required
- Trip Generation Manual estimates single-family home averages 8.78 to 10.09 vehicle trips per day



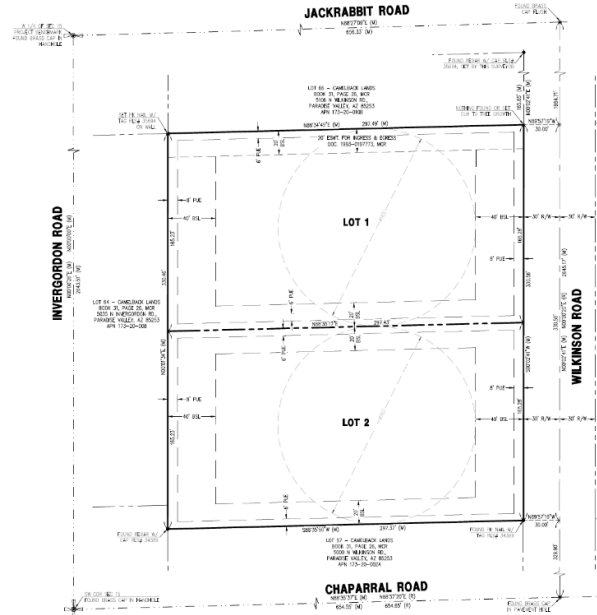
# UTILITIES

- Required 6' and 8' utility easements shown
- All typical utilities will be provided:
  - APS, SW Gas, EPCOR & PV Sewer
- Sewer to be extended to both new lots
- Awaiting formal will serve letters



# DRAINAGE

- Each lot will be required to meet drainage requirements a part of the building permit process.
- No washes entering the property, flows are contained within the right-of-way. Future properties will retain runoff on-site.



# FIRE PROTECTION

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- Both lots will have access onto public roadway (Wilkinson Rd)
- Two existing fire hydrants, 420' north of the northeast property corner and 296' south from the southeast property corner (400' requirement). New hydrant to be added adjacent to Lot 1.
- Flow rate from the water impact study is compliant with the minimum code requirement of 1,500 gpm (at 4,099 gpm).

# PUBLIC COMMENT/NEXT STEPS

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- No public comment received
- Planning Commission work study session – May 20, 2025 *COMPLETE*
  - *Commission asked questions regarding other lot splits within the subdivision, utilities and process.*
- Planning Commission Action – June 3, 2025
  - Notification sent on May 16, 2025 *COMPLETE*
- Provided unanimous vote, action ends with the Planning Commission.



# MOTION & STIPULATIONS

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- ✓ Approval of the Camelback Lands 8 Lot Split (LS-25-02), located at 5102 N Wilkinson Rd, subdividing an existing 2.26-acre lot into two (2) residential R-43 zoned properties, subject to the following stipulations:

## **(LS-25-02) Stipulations:**

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.

# MOTION & STIPULATIONS

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## **(LS-25-02) Stipulations:**

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.

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**(LS-25-02) Stipulations:**

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.

# QUESTIONS? ACTION

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