



Action Report

File #: 16-320

Town of Paradise Valley Action Report

TO: Chair and Planning Commission

FROM: Eva Cutro, Community Development Director
Paul Michaud, Senior Planner
George Burton, Planner

DATE: October 4, 2016

CONTACT:

George Burton, 480-348-3525

AGENDA TITLE:

Consideration of Camelback Lands 5 Lot Split (LS-16-6)
5111 N. Wilkinson Road (APN: 173-20-006)

RECOMMENDATION:

It is recommended that the Planning Commission forward to the Town Council approval of the Camelback Lands 5 Lot Split, subdividing approximately 2.25-acres into two (2) residential R-43-zoned lots, subject to the following stipulations:

1. The lot split plat must be recorded with the Maricopa County Recorder's Office, in full compliance with the survey plat prepared by Graham Surveying & Engineering, Inc. and dated September 21, 2016.
2. Prior to the issuance of a Certificate of Occupancy for a new single-family residence, the fire sprinkler system shall demonstrate compliance to the National Fire Protection Association standard 13D or the current equivalent code requirement.

BACKGROUND:

Request:

The applicant, BPMVVEM LLC, is requesting approval of a lot split to divide a 2.25-acre parcel into two lots. Lot 1 is 49,188 square feet in size (1.13 acres) and Lot 2 is 49,188 square feet in size (1.13 acres). The subject property is located at 5111 N. Wilkinson Road.

Existing Site:

The property is vacant and there are no existing structures on site.

General Plan:

The subject property is shown as Low Density Residential (0-1 house per acre) on the Town's General Plan Land Use Map. The proposed lots are zoned R-43 and are limited to one house per acre.

ENFORCEMENT:

There are no current zoning violations associated with the subject property.

FACTS/DISCUSSION:

Wilkinson Road: No right-of-way (ROW) dedication is required. The right-of-way is 60' wide and the Town standards require a minimum ROW width of 50' per the General Plan. Wilkinson Road has approximately 29' of pavement and a 2' wide existing roll curb adjoining the property.

Traffic:

Per the Town Engineer, a traffic study is not required.

Lot Configuration:

The proposed lot split meets all area requirements for R-43 lots, including size, lot width, access to a public street, and setbacks. Although the lot split meets the standards for R-43 properties, they may be out of character for the neighborhood as the majority of the lots in this subdivision appear to be 2.25 acres in size.

Utilities:

Each of the proposed lots will have the required 6 or 8-foot public utility easement along the perimeter of the lot in accordance with Section 6-3-3 of the Town Code. The following utilities will be available to each lot.

- 1) Electric: The subject site is located within the APS service area.
- 2) Water: Water for the Camelback Lands 5 Lot Split will be provided by EPCOR Water Company.
- 3) Sewer: The two new lots may be serviced by the Town of Paradise Valley sewer.

Drainage:

Each lot will require an individual engineering site/grading and drainage plan with each building permit application submittal. On-lot retention will be required with the development of each lot. Based upon the topography of the lot, there are no water courses or washes that require dedication via a drainage easement.

Fire Protection Issues:

The 2 proposed lots will meet all standards related to fire protection as follows:

- 1) Fire Department access: Both lots will have direct access onto a public roadway.
- 2) Fire hydrant spacing/location: The nearest fire hydrant is located 310 feet away from the south property line. The Town Code requires a fire hydrant to be located within 400' of a property line. The installation of a fire hydrant will be required since the existing fire hydrant will be located more than 400' away from the newly created Lot 1. The installation of the fire hydrant

will be required with the development of each lot (via the building permit process).

- 3) Fire sprinkler requirement: The new homes and structures that will be constructed as a result of this lot split will have fire sprinklers in accordance with the Town Fire Code.
- 4) Fire Flow: The fire flow rate for this area is 1,353 gallons per minute (gpm). The Town Code requires a minimum flow test rate of 1,500 gallons per minute (gpm). Since the fire flow rate is slightly below the minimum rate, the applicant may be required to install a water storage tank and pump for each home to help ensure adequate flow for the fire sprinkler system.

PUBLIC COMMENTS:

Neighborhood notification is not required. However, during a previous lot split in this area, a neighbor raised concerns that there was a deed restriction that did not allow lot splits in Camelback Lands. As a result, the applicant provided a copy of the title report for this lot. The title report references restrictions placed on the Camelback Lands subdivision in July of 1945. However, it does not identify any restrictions prohibiting lot splits in the subdivision. The Town does not enforce private deed restrictions, only Town Code standards.

ATTACHMENTS

Application

Narrative

Plans

Title Report & Attachments

C: - Applicant: Paul Sigston
 - Case File: LS-16-6