

TOWN OF PARADISE VALLEY

5639 E Joshua Tree Ln
Lot Split (LS-21-02)

Town Council
Study Session
May 11, 2023



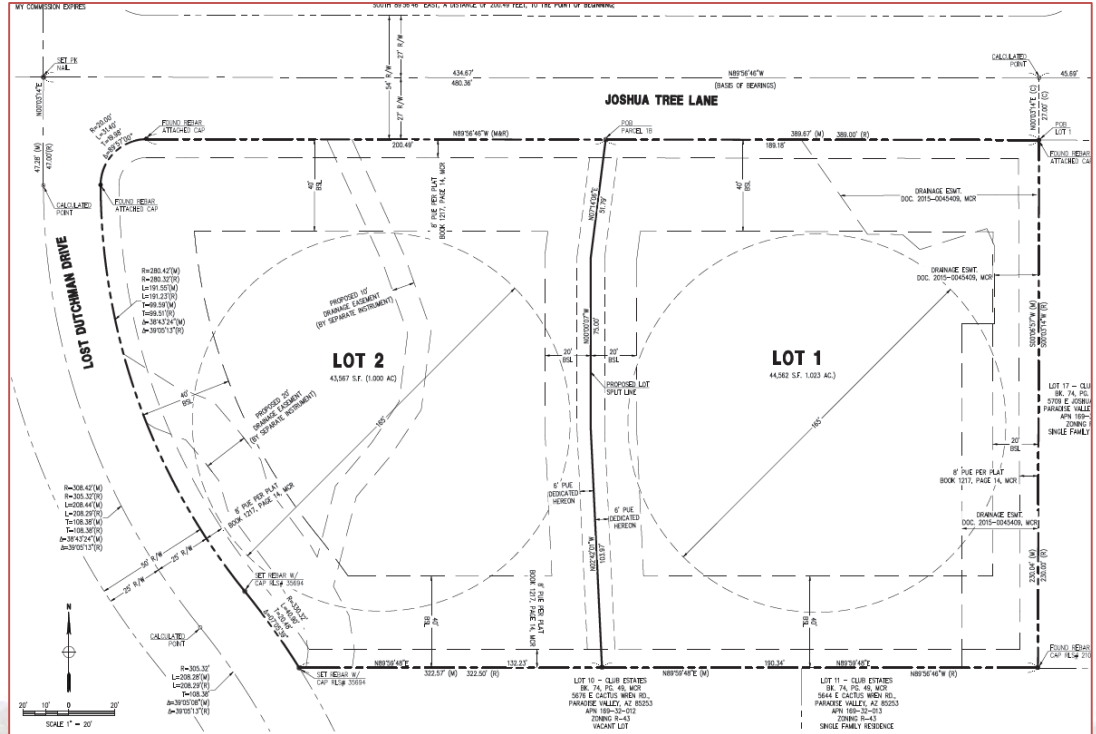
TODAY'S GOAL

- Review and input on request for lot split:
 - Split 2.023-acre parcel into two lots
 - Two Deviations requested
 - Only Council can approve/grant a deviation



AGENDA

- Background/Summary of Request
- Scope of Request
- Recommendation & Next Steps



HISTORY

- Zoned R-43
- Platted in 1957 by Maricopa County as two lots:
 - Lots 18 and 19 of Club Estates
- Annexed in 1961
- Lot Combo in 2015:
 - Lot 1 of Club Estates 3
- Existing Structures:
 - House, ramada, pool, sport court, and site/fence walls
 - Remove ramada to bring new Lot 1 into FAR compliance
 - Remove portion of existing wall from new Lot 2



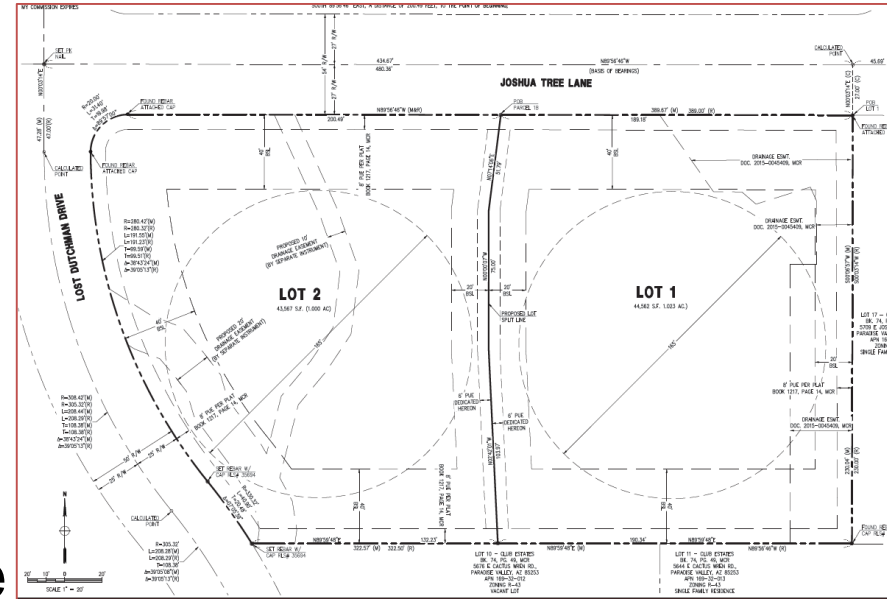
PLANNING COMMISSION DISCUSSION

- Commission reviewed lot split at April 4th study session & April 18th public meeting:
 - Expressed concerns regarding requested modification/deviations
 - Recommendation of Denial



LOT SPLIT STANDARDS

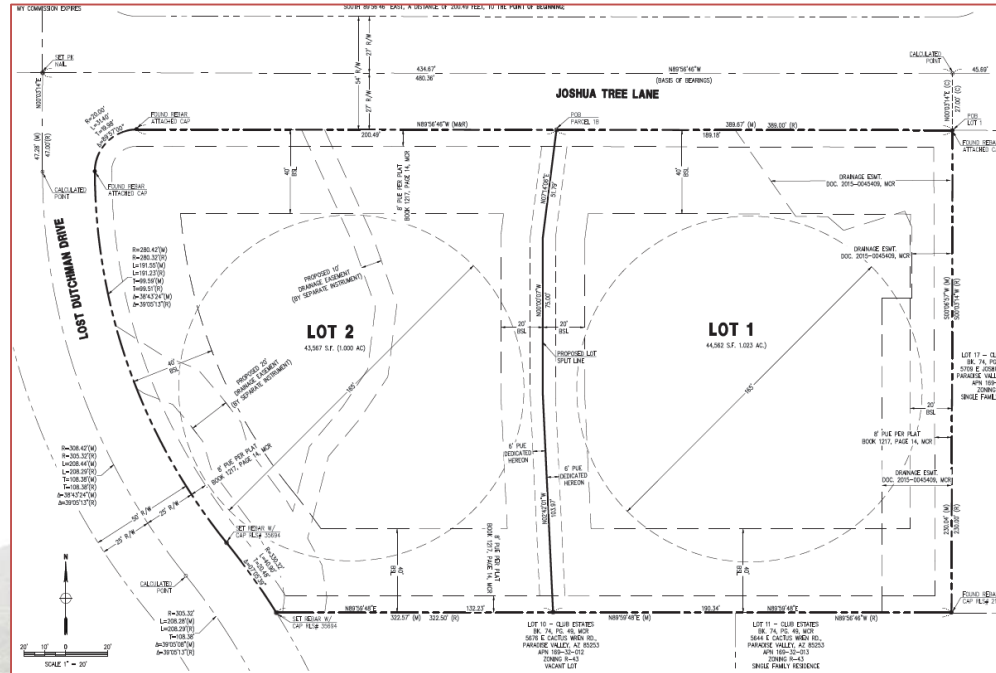
- 1 net acre
- Minimum 165' wide:
 - 165' circle must touch 40' front yard setback line
- Orthodox Shaped Lots (square/rectangular)
- Side lot line 90 degree to street
- Cannot create non-conformities
- Modifications/Deviations require Town Council Approval



SUMMARY OF REQUEST

- 2.023-acre existing lot
- Split into 2 lots
- Will meet size, width, setback, and FAR requirements:

- Lot 1 = 1.023 acres
 - FAR = 24.3%
- Lot 2 = 1.00 acres
- 165' wide
- Drainage Easements
- Public Utility Easements



SUMMARY OF REQUEST - MODIFICATIONS

9

Town Code

- Orthodox shaped lots
- Side property line at right angles to street

Request

- **Unorthodox-shaped lots**
Angled lot lines so new Lot 2 meets one acre size requirement – requires Deviation request
- New lot line adjoining Joshua Tree is tilted 7 degrees and is **not** at right angle



➤ Commission **Not** Supportive of Modifications

APPLICANT OPTIONS

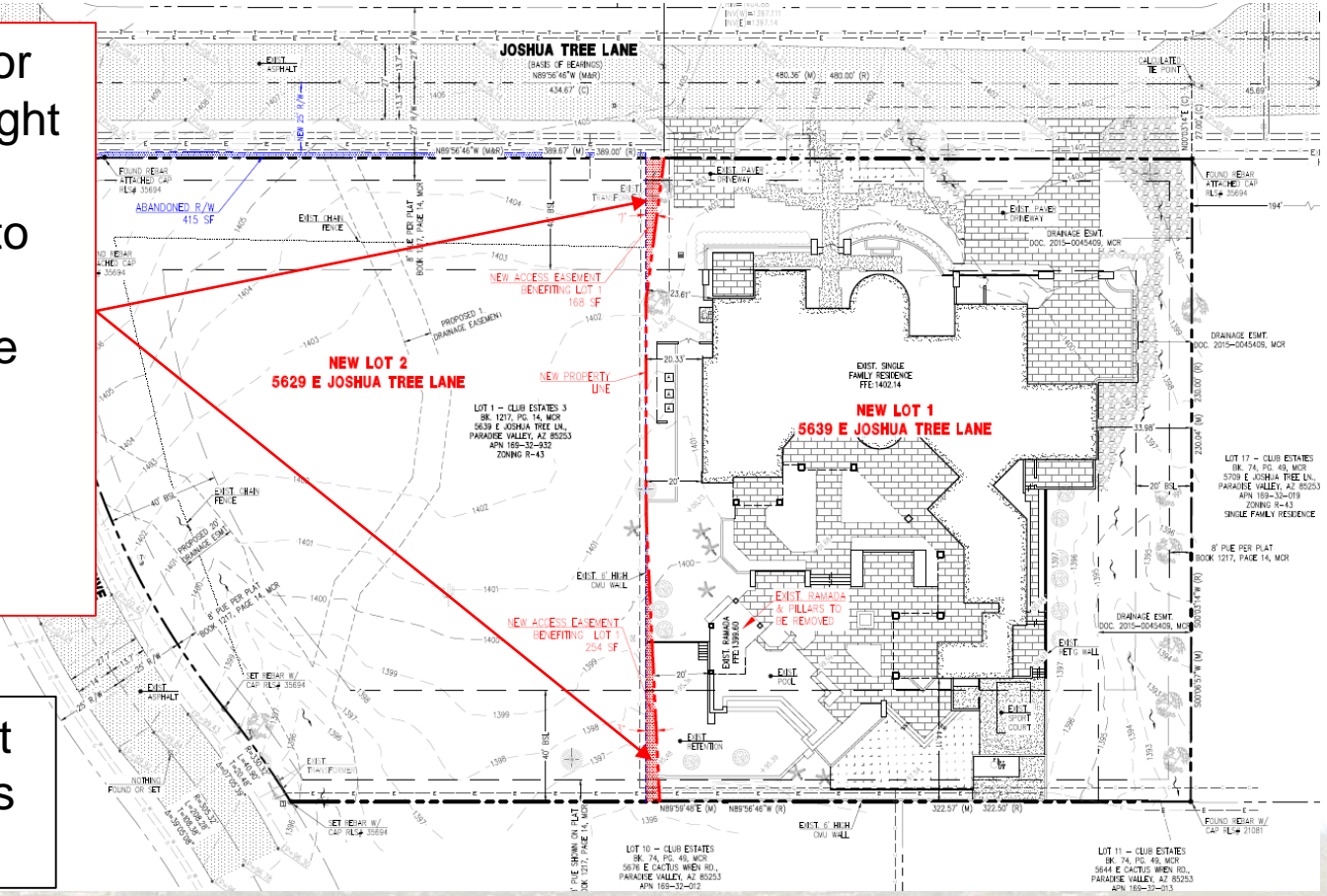
- Option 1: Dedicate access easements benefiting new Lot 1
 - Does not straighten proposed property line nor eliminate deviation
 - Gives appearance of straight property line on plat
 - Owner willing to build new site wall following straight line of access easements
- Option 2: Abandon 2 feet of right-of-way on Joshua Tree Ln
 - Enables new Lot 1 to get additional land to meet one net acre requirement and may enable applicant to reduce amount of bend/angle in property line



APPLICANT OPTIONS (CONT.)

1. Access easement for appearance of straight property line
2. Straight fence wall to give appearance of straight property line
3. Purchase part of Joshua Tree Ln to reduce bend in property lines

Commission & Staff not supportive of deviations nor proposed options



RECOMMENDATION

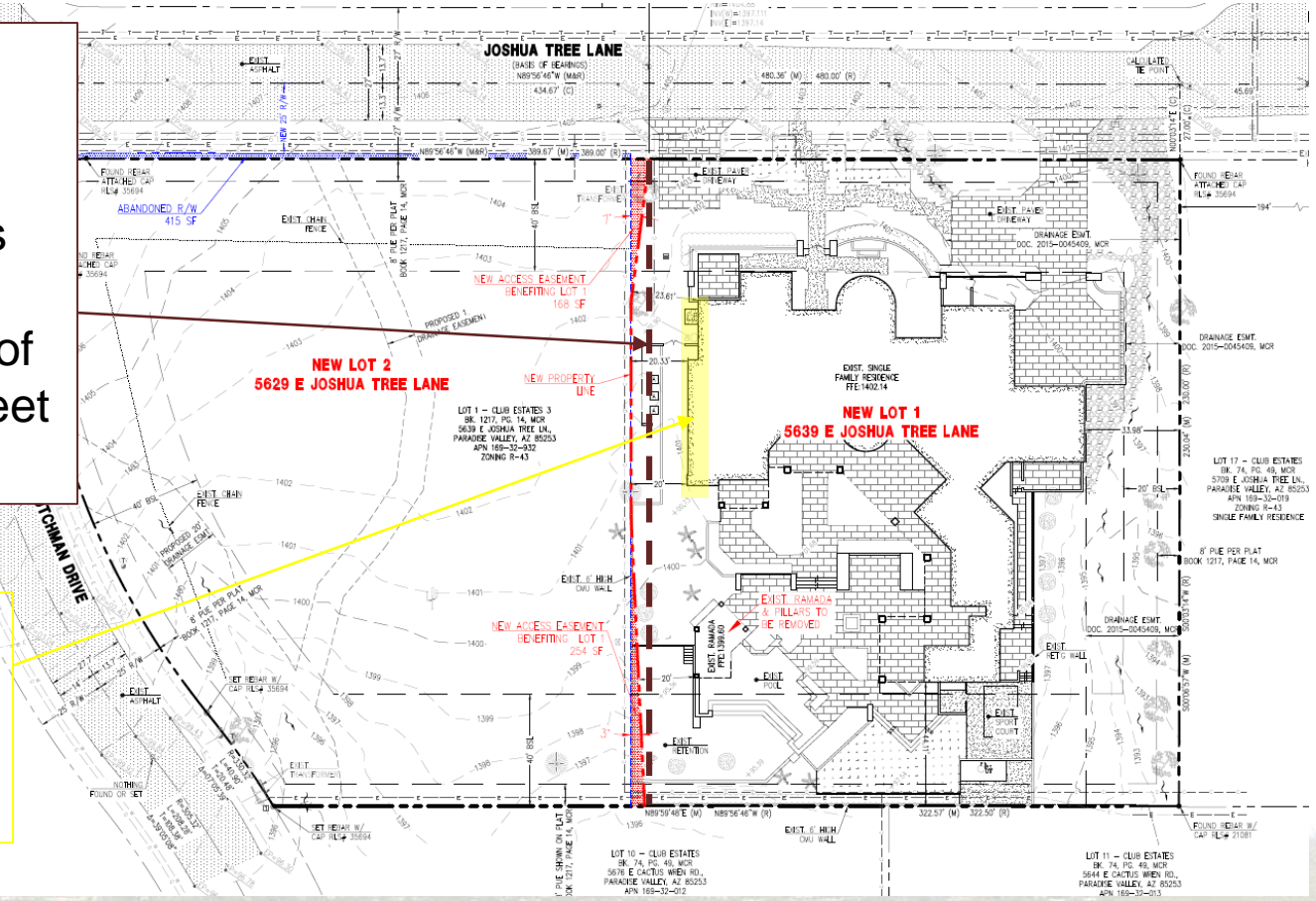
- Recommendation of Denial due to Deviations:
 - Trying to accommodate existing house instead of complying with Town's development standards
 - Can bring lot into compliance with all Town's development standards:
 - New property line can be straightened by moving it several feet to east:
 - ✓ Require portion of house to be demoed so it meets 20' side yard setback
 - Applicant options do not eliminate deviations

HOUSE CAN BE MODIFIED

A straight property line can be located further east to meet Town Development Standards

This would require part of house to be demo to meet 20' side yard setback

Remove Part of House to Accommodate Code Compliant Property Line



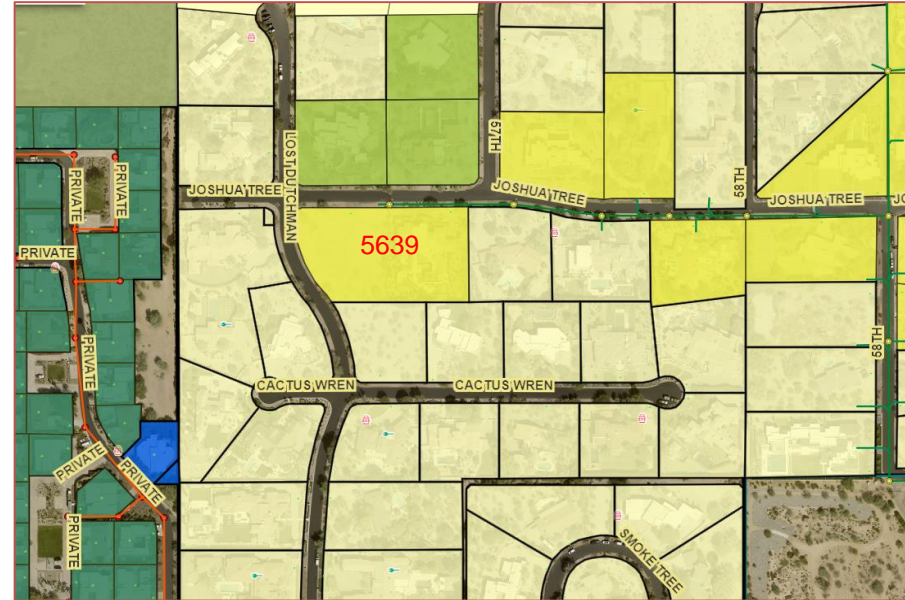
DEVELOPMENT STANDARDS

- With exception of two requested deviations, application is compliant with all other development standards
- Public Comment:
 - Done in accordance with Town policies
 - One inquiry but no comment of support or opposition



UTILITIES

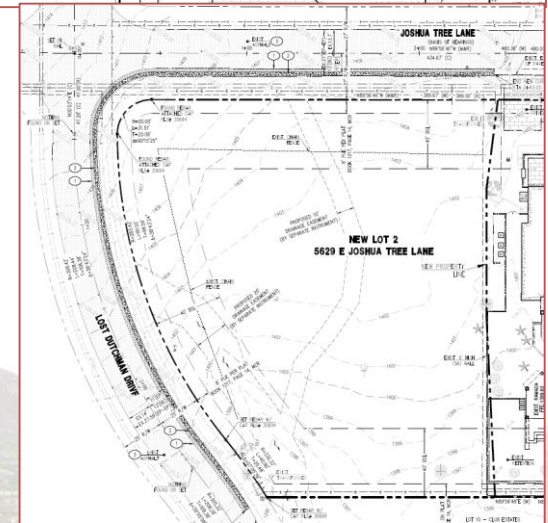
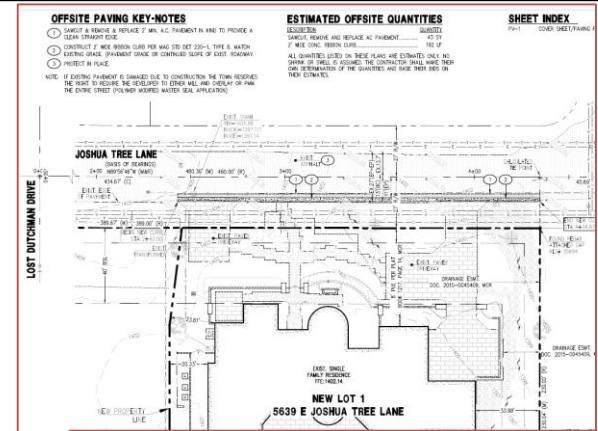
- Utilities:
 - Electric: APS
 - Water: EPCOR
 - Sewer: Town of Paradise Valley (Exist House on PV Sewer)
 - Dedicate (PUE) Public Utility Easements



ROADWAY

- No Right-of-way Dedication:
 - Code: 25' from Center Line (CL)
 - Joshua Tree: 27' from CL
 - Lost Dutchman: 25' from CL

- Roadway Improvements:
 - Replace 2' of Asphalt to Create Straight Edge
 - Add 2' wide Ribbon Curb



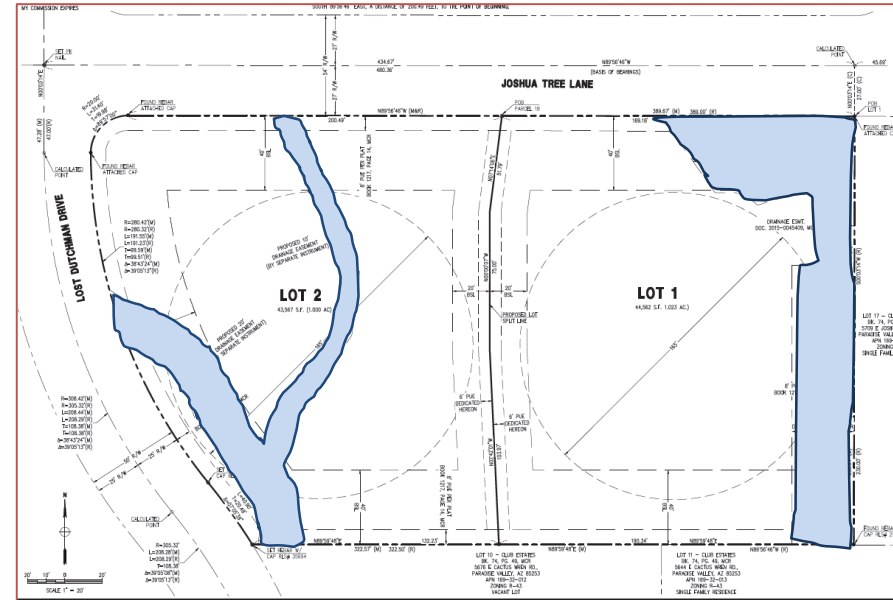
TRAFFIC

- Traffic study not required
- Institute of Transportation Engineers Trip Generation:
 - Single Family Residential averages 10 vehicle trips per day



DRAINAGE

- On-site retention required with development/redevelopment of each lot
- Drainage Easement and Maintenance Agreements for wash on new Lot 2
- New Lot 1 will retain drainage easement dedicated from 2015 lot combo



FIRE PROTECTION

- Both lots have access via public roadways
- No new fire hydrant required:
 - Existing hydrant located within 400' of each lot
- Fire flow compliant with Town Code:
 - 1,500 gpm required
 - 1,622 gpm (Water Impact Study)

