



**Action Report**

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**File #:** 17-134

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**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:** April 18, 2017

**CONTACT:**

George Burton, 480-348-3525

**AGENDA TITLE:**

Paradise Hills IV Lot Split (LS-17-02) - Work Study Session  
6722 N. Joshua Tree Lane (APN: 169-09-057)

**BACKGROUND:**

**Request:**

The applicant, TMS Paradise Valley, is requesting approval of a lot split to divide a 2.454-acre parcel into two lots. Lot 1 is 58,322 square feet in size (1.339 acres) and Lot 2 is 48,577 square feet in size (1.115 acres). The subject property is located at 6722 N. Joshua Tree Lane. In 1978, Lot 143 and Lot 144 of the Paradise Hills subdivision were combined into a single parcel; however, this lot combination was not approved by the Town of Paradise Valley. The owner is proposing to split the lot back into two separate parcels.

**Existing Site:**

In 2009, the house and pool were demolished. However, there is an existing wrought iron fence located on the front property line adjoining Joshua Tree Lane. The existing fence must be demolished prior to recordation of an approved plat.

**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:**

Joshua Tree Ln: No right-of-way (ROW) dedication is required. The right-of-way is 56' wide and the Town standards require a minimum ROW width of 50' per the General Plan. The applicant requested that the Town not require curbing since there is no curb placed along this street. The Town Engineering Department has reviewed the request and the applicant may submit an assurance in lieu of installing the curb. The assurance may be used by the Town at future date to install ribbon curb in front of this 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.

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 Paradise Hills IV Lot Split will be provided by EPCOR Water Company.
- 3) Sewer: The property is currently on septic. If available, the two new lots may be serviced by the City of Phoenix 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. However, a drainage easement may be required on the northern part of Lot 1 and is currently under view with the Town Engineering Department.

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 closest fire hydrant is located near the northeast corner of the lot. The Town Code requires a fire hydrant to be located within 400' of a property line. The installation of a new fire hydrant will not be required since the existing fire hydrant meets the 400' standard.
- 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 616 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

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and pump for each home to help ensure adequate flow for the fire sprinkler system.

Title Report:

The applicant provided a copy of the title report for this lot. The title report references restrictions placed on the Paradise Hills subdivision in August of 1940. It identifies that the lots shall not be subdivide into smaller lots than the original dimensions shown on the plat. However, the Town does not enforce private deed restrictions, only Town Code standards.

**PUBLIC COMMENT:**

Neighbors located within a 500' radius of the subject property were notified of the public meeting. Staff received no comments regarding this lot split.

**ATTACHMENTS:**

Application  
Vicinity & Aerial  
Narrative  
Summary - Water Impact Study  
Plans

C:     - Applicant: Fred Fleet  
       - Case File: LS-17-02