



## Action Report

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**File #:** 16-172

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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:** May 17, 2016

**CONTACT:**

George Burton, 480-348-3525

**AGENDA TITLE:**

Camelback Lands 4 Lot Split (LS-16-4)  
5102 N. Casa Blanca Drive (APN: 173-20-005)

**RECOMMENDATION:**

It is recommended that the Planning Commission forward to the Town Council approval of the Camelback Lands 4 Lot Split, subdividing approximately 2.26-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 April 6, 2016.
2. Due to the low flow rate in this area, a separate water storage tank and pump or equivalent alternative, that is compliant with the National Fire Protection Association (NFPA) 13D and deemed appropriate by the Town Fire Marshall, may be required for the fire sprinkler system prior to the issuance of a Certificate of Occupancy for a new single family residence.
3. The roadway improvements shall be installed prior to the issuance of a Certificate of Occupancy for a new single family residence.
4. The construction materials and storage container must be removed prior to recordation of the plat.

**BACKGROUND:**

Request:

The applicant, Sabal Palms LLC, is requesting approval of a lot split to divide a 2.26-acre parcel into two lots. Lot 1 is 49,202 square feet in size (1.13 acres) and Lot 2 is 49,201 square feet in size (1.13

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acres). The subject property is located at 5102 N. Casa Blanca Drive.

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 is a current zoning violation associated with the subject property. The dead vegetation and the construction material and storage container must be removed prior to recordation of the plat.

**FACTS/DISCUSSION:**

Casa Blanca Drive: 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. However, roadway improvements are required and will be installed in conjunction with the building permit (e.g. the installation of curb and asphalt).

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 3 Lot Split will be provided by EPCOR Water Company.
- 3) Sewer: The property is currently on septic. 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.

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**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:**

None. Neighborhood notification is not required.

**PLANNING COMMISSION DISCUSSION**

The Planning Commission discussed the lot split at the May 3, 2015 work study session. The Commission discussed the fire flow rate for this area and discussed if an assurance or bond could be obtained in lieu of requiring the half street improvements with the construction of each home.

**ATTACHMENTS**

Application

Narrative

Plans

C:     - Applicant: Paul Sigston  
       - Case File: LS-16-4