

# **TOWN OF PARADISE VALLEY**

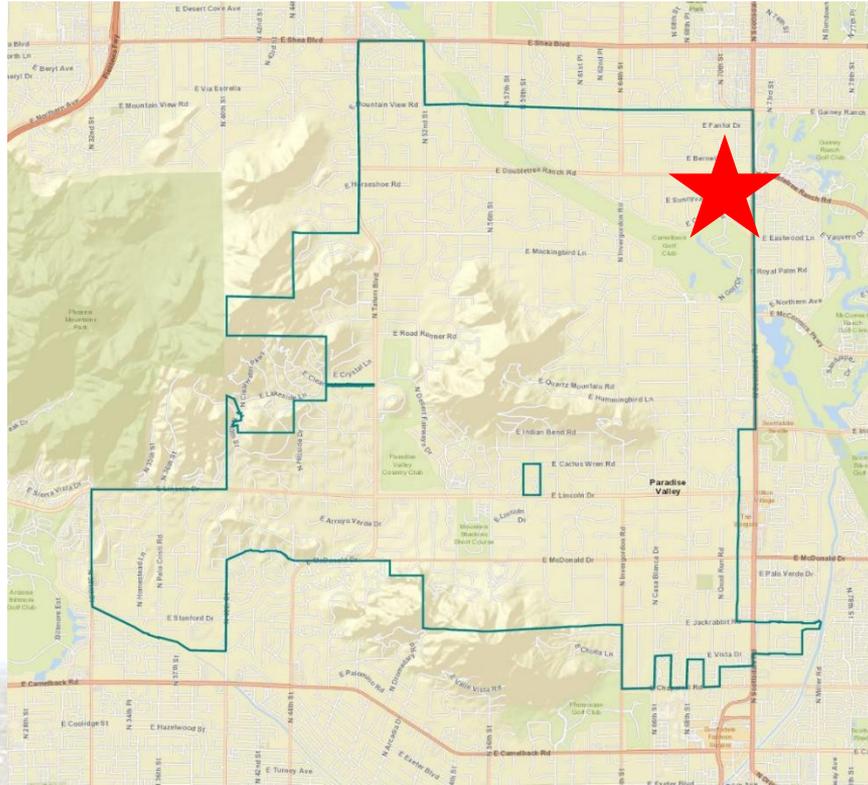
## **Horseshoe Estates Lot Split at 7030 E Horseshoe Rd Public Hearing**

**Planning Commission  
April 2, 2024**



# TODAYS GOAL

- Review request & take action on proposed Lot Split



# REQUIREMENTS – PROCESSING REVIEW

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- March 5, 2024 PC Work Study Session
- Completed 500' mailing notice of action meeting by Town policy (on 3-8-24)
- 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





# BACKGROUND

- The lot is located at 7030 E Horseshoe Rd
- The property is zoned R-43, minimum 1-acre lots
- Site is 2.32 acres:
  - Proposed Lot 1 & 2 are to be 1.16-acres
- Existing structures on site to be demolished



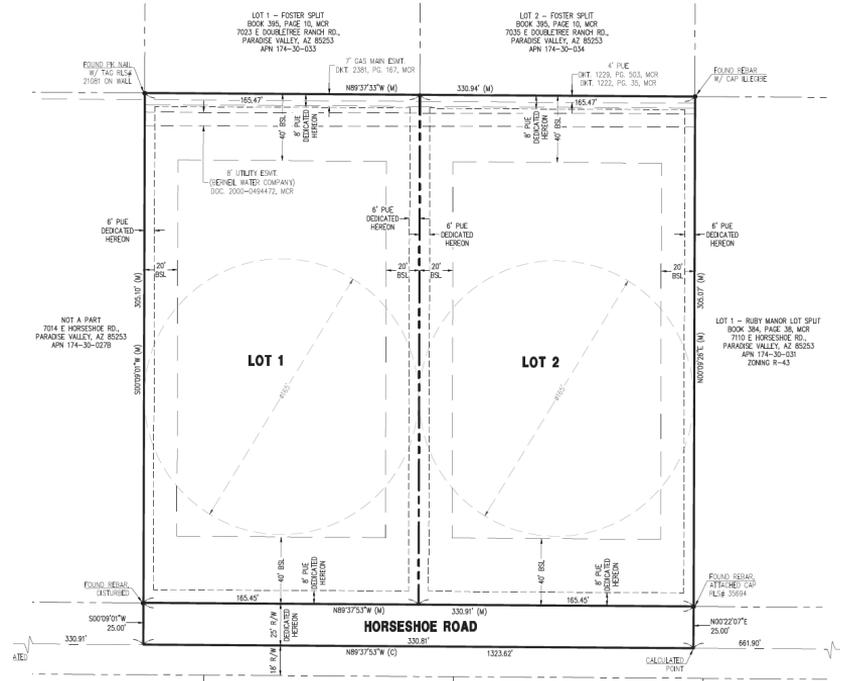
# 4 CODE CRITERIA

Meets 165' lot width

Each lot is at least 1-net acre

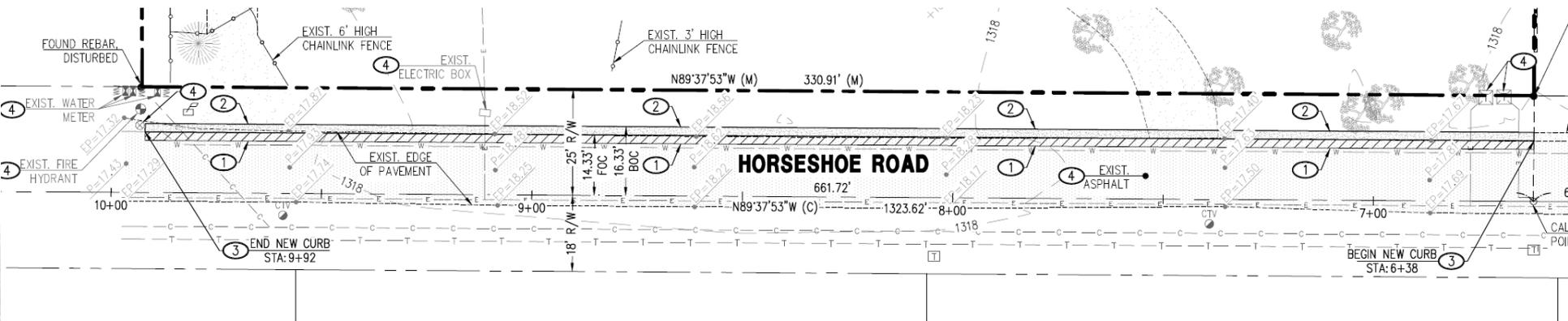
Lots are regular in shape

Lots have direct access onto public road



# ROADWAY

- Dedication of 25' of right-of way on Horseshoe Rd
- New 2' ribbon curbing to match north side of Horseshoe Rd



# TRAFFIC

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





# DRAINAGE

- Each lot will be required to meet drainage requirements a part of the building permit process
- Flows run to the south along the east property line and discharge onto Horseshoe Road



# FIRE PROTECTION

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- Both lots will have access onto public roadway
- Existing fire hydrant at Horseshoe Road right of way, 5' from the southwest property corner
- Flow rate from the water impact study is compliant with the code requirement of 1,500 gpm (PSI rate is within range and compliant as well)



# PUBLIC COMMENT/NEXT STEPS

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- Notification mailing sent 3-8-24
- No public comment received
- Planning Commission work study session - March 5, 2024
- Planning Commission Action – April 2, 2024
- If unanimous vote - action ends with Planning Commission



# MOTION AND STIPULATIONS

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- ✓ Approval of the Horseshoe Estates Lot Split (LS-24-01), located at 7300 E Horseshoe Road, subdividing an existing 2.32-acre lot into two (2) residential R-43 zoned properties, subject to the following stipulations:

**(LS-24-01) Stipulations:**

1. The plat and related improvements for “Horseshoe Estates” located at 7300 E Horseshoe Road (the “Property”) shall be in substantial compliance with the submitted plans and documents:
  - a) The Narrative prepared by Land Development Group dated January 16, 2024.
  - b) The “Horseshoe Estates” Lot Split, Sheet 1, prepared by Land Development Group with revised dated January 12, 2024.
  - c) The “Paving Plan for Horseshoe Estates”, Sheets PV-1, prepared by Land Development Group dated January 12, 2024.
  - d) The “Alta/NSPS Land Title Survey”, Sheet 1-2, prepared by Land Development Group dated December 15, 2023.
  - e) The Drainage Report, prepared by Land Development Group dated December 19, 2023.

# MOTION AND STIPULATIONS (CONT'D)

- ✓ Approval of the Horseshoe Estates Lot Split (LS-24-01), located at 7300 E Horseshoe Road, subdividing an existing 2.32-acre lot into two (2) residential R-43 zoned properties, subject to the following stipulations:

## **(LS-24-01) Stipulations:**

2. Prior to the recordation of Horseshoe Estates, the following items must be completed:
  - a) 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 (e.g., water, paving, storm drainage, landscaping etc.) to determine financial assurance requirements.
  - b) Provide the required forms of assurances necessary for the Town to be in a guaranteed position to complete the construction and related public site improvements as referenced in the Horseshoe Estates Paving Plan.
  - c) Within 60 days of Council approval of the plat, the applicant shall submit, both in mylar and electronic version (PDF format), the plat map for the Town's permanent record.
  - d) The existing structures on the property must be demolished prior to recordation of the approved plat.

# MOTION AND STIPULATIONS (CONT'D)

- ✓ Approval of the Horseshoe Estates Lot Split (LS-24-01), located at 7300 E Horseshoe Road, subdividing an existing 2.32-acre lot into two (2) residential R-43 zoned properties, subject to the following stipulations:

## **(LS-24-01) Stipulations:**

3. Prior to the issuance of the first building permit for any home on Lot 1 & Lot 2 of “Horseshoe Estates,” the following items must be completed:
  - a) The property owner(s) or designee(s) shall complete the roadway improvements on Horseshoe Road.
  - c) The owner(s) of the Property, or successors, shall provide the Town, with a Drainage Easement and Maintenance Agreement for any dedicated drainage easements on Lot 1 and/or Lot 2. These forms shall be submitted and approved by the Town and recorded with the Maricopa County Recorder’s Office.
  - d) The installation of the water infrastructure is complete, including inspection by the Town.
4. Prior to the issuance of a Certificate of Occupancy in “Horseshoe Estates” Lot Split, 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.

