

TOWN OF PARADISE VALLEY

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

Town Council
Public Meeting
May 25, 2023



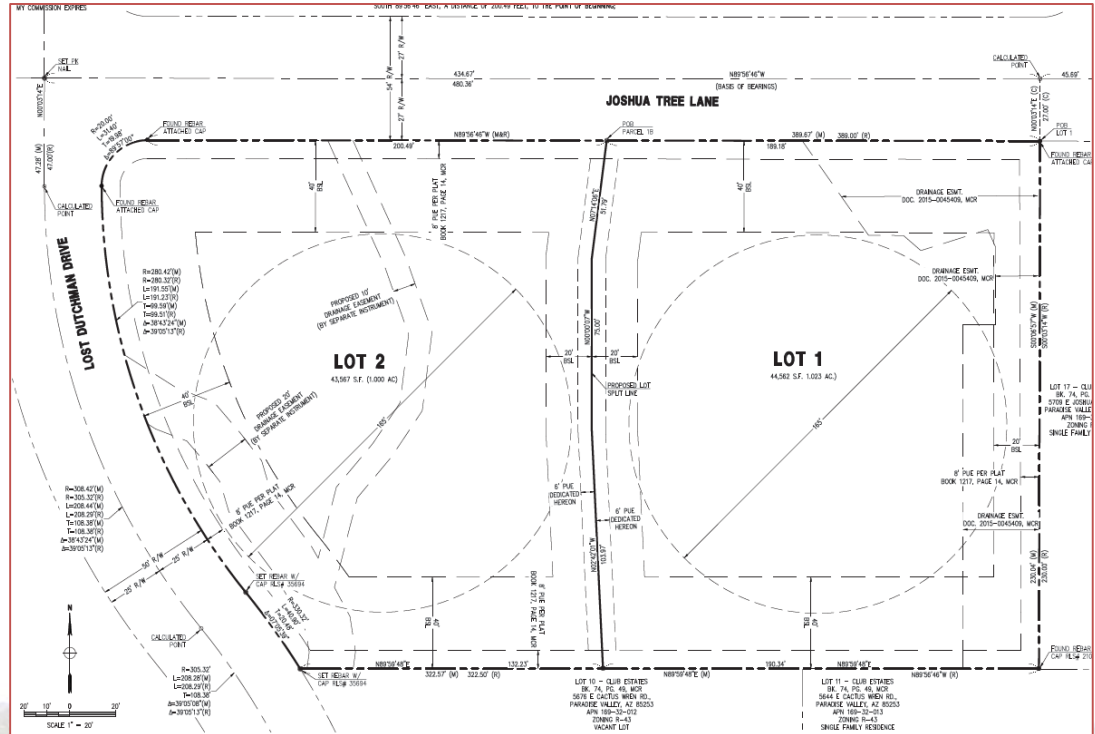
TODAY'S GOAL

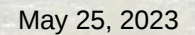
- Review and Action on request for lot split:
 - Split 2.023-acre parcel into two lots
 - Two Deviations requested
 - Only Council can approve/grant a deviation



AGENDA

- Background/Summary of Request
- Scope of Request
- Recommendation & Action





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



COUNCIL & COMMISSION DISCUSSION

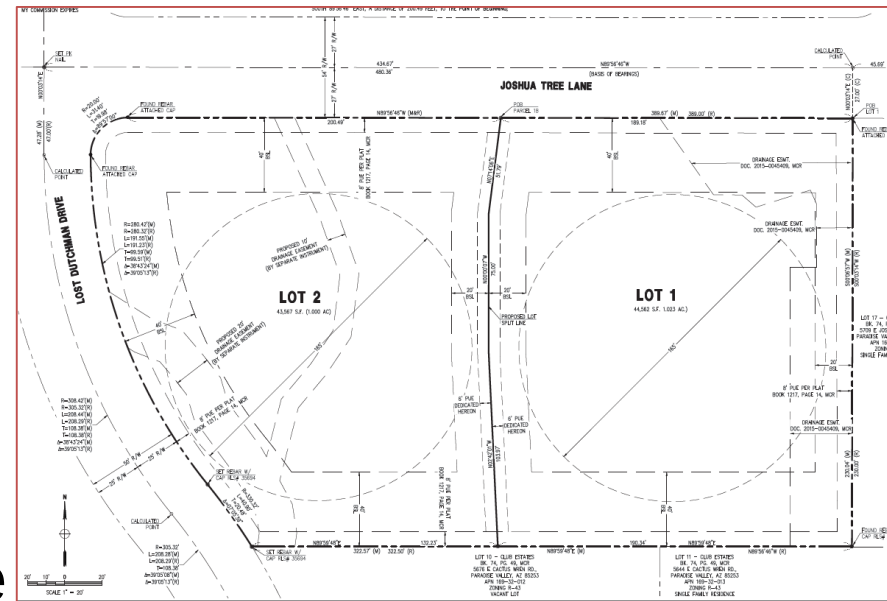
- Council reviewed at May 11th study session:
 - Expressed concerns regarding requested modification/deviations
 - Not supportive of lot split

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



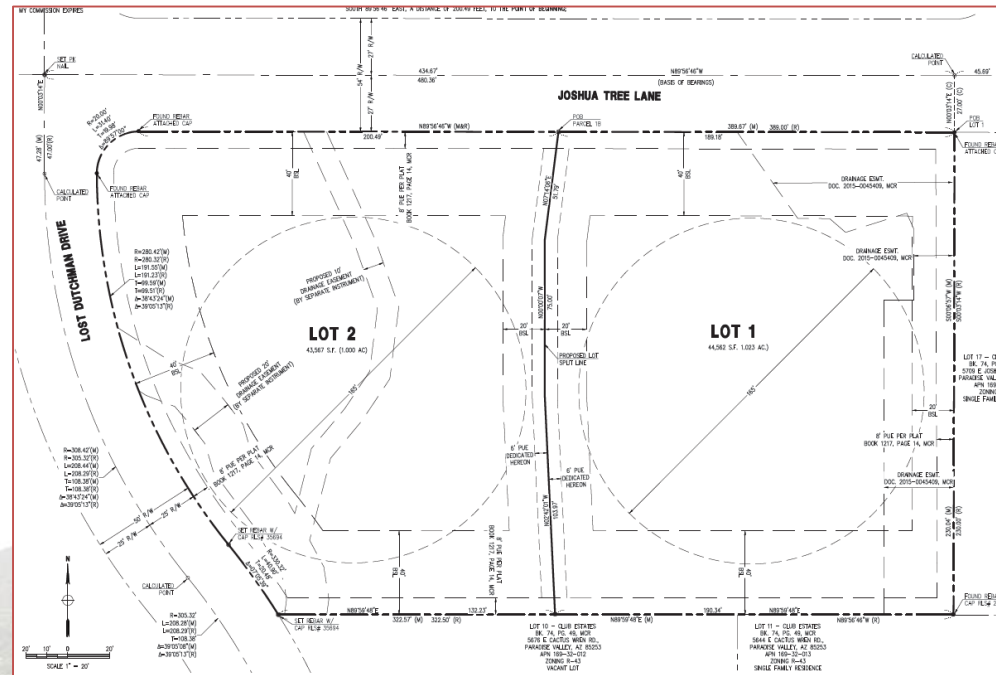
LOT SPLIT STANDARDS

- 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

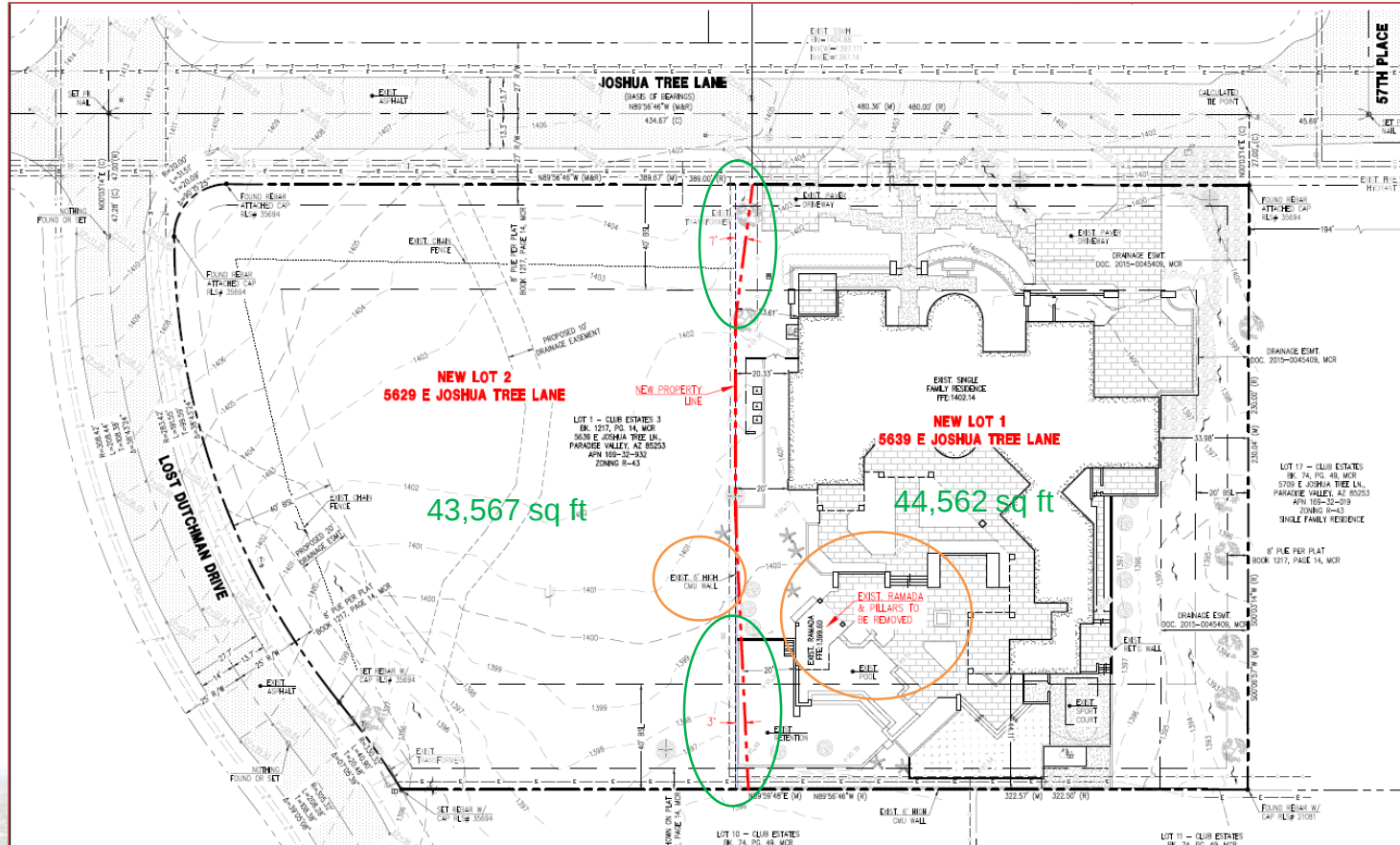
- **Unorthodox-shaped lots**
Angled lot lines so new Lot 2 meets one acre size requirement – requires Deviation request
- New lot line adjoining Joshua Tree is tilted 7 degrees and is **not** at right angle



Commission **Not** Supportive of Modifications

May 25, 2023

SUMMARY OF REQUEST (CONT.)

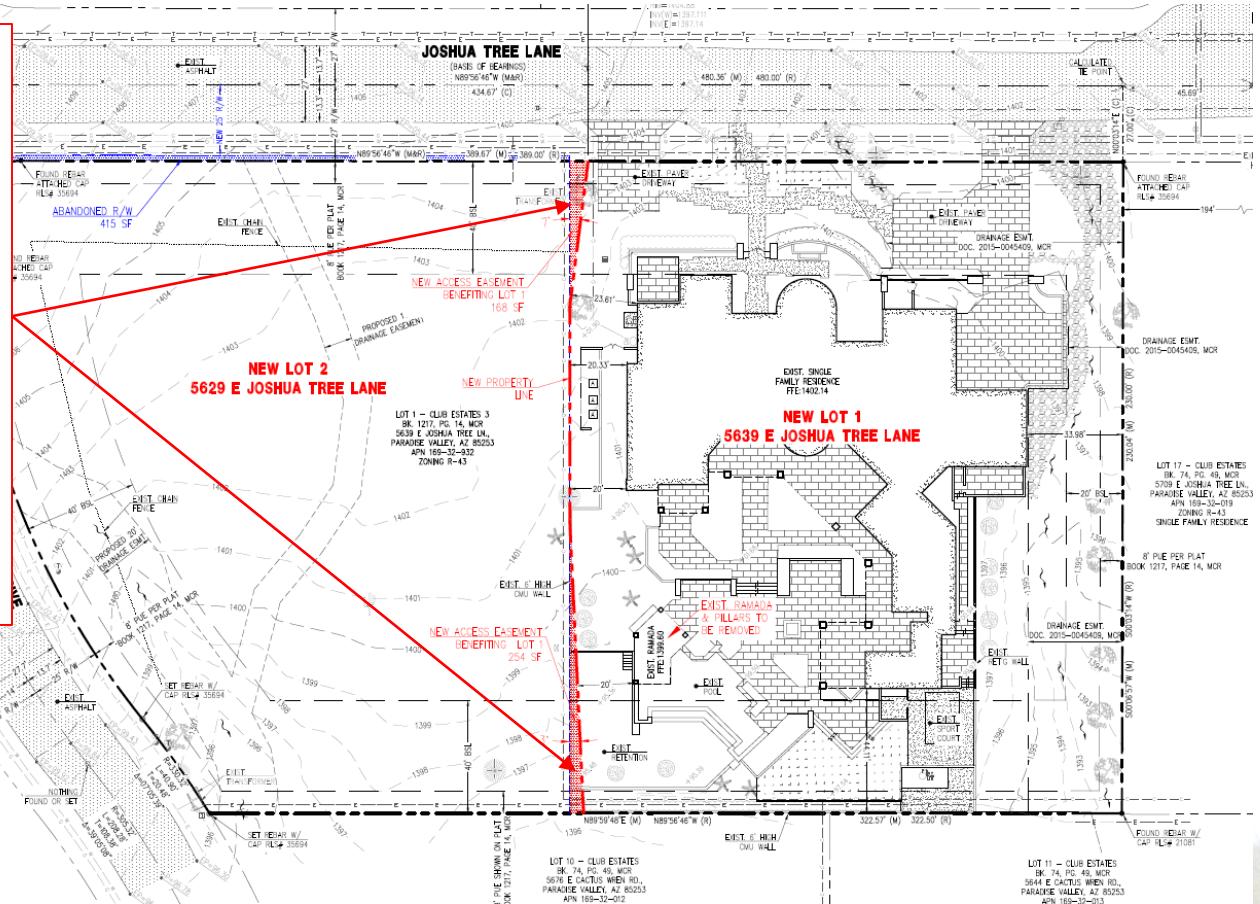


APPLICANT OPTIONS

- 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



- Commission & Staff not supportive of deviations nor proposed options



DEVELOPMENT STANDARDS

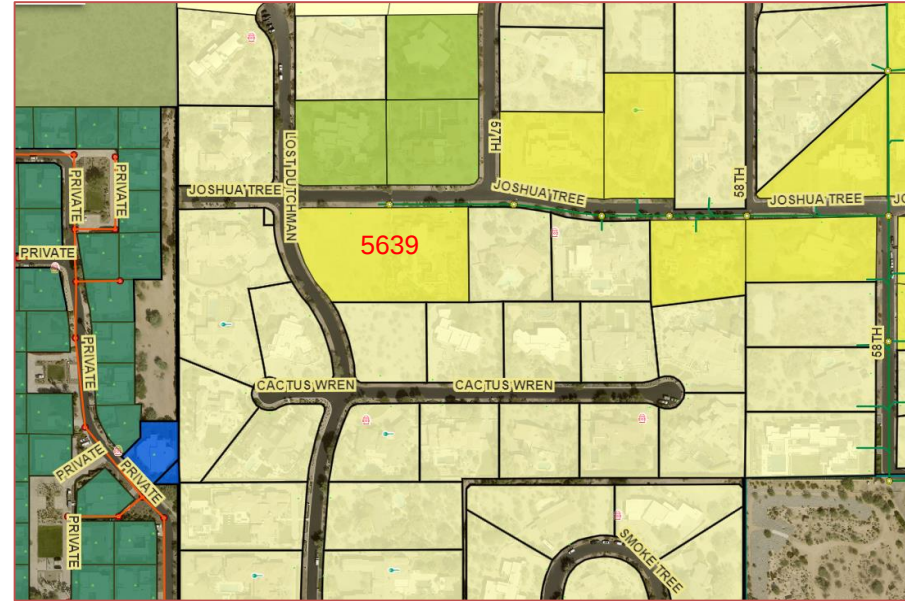
- With exception of two requested deviations, application is compliant with all other development standards

- Public Comment:
 - Done in accordance with Town policies
 - One inquiry but no comment of support or opposition
 - 3 letters of support
 - 1 letter of opposition



UTILITIES

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

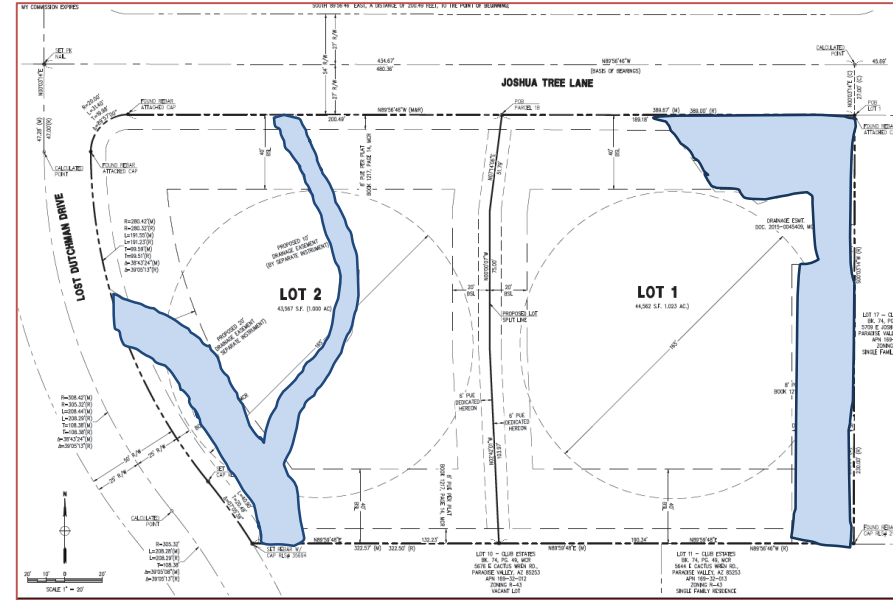


- [illegible]



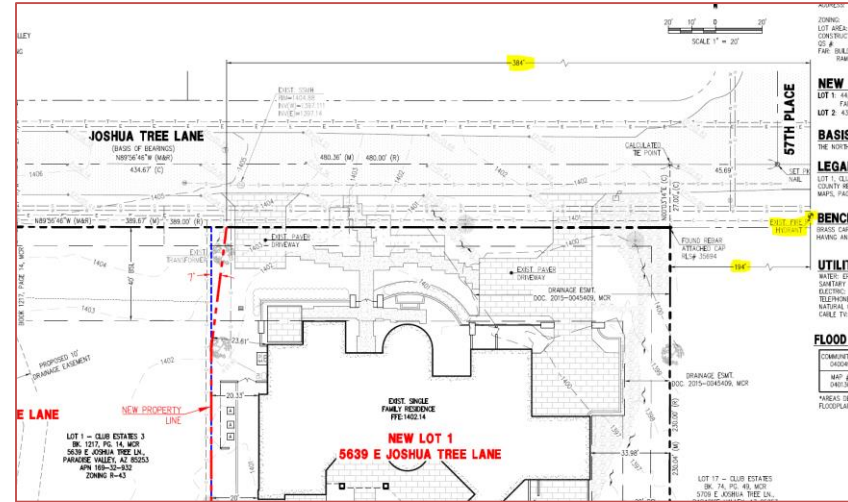
DRAINAGE

- 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)



RECOMMENDATION - DENIAL

- 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

-

