

# TOWN OF PARADISE VALLEY

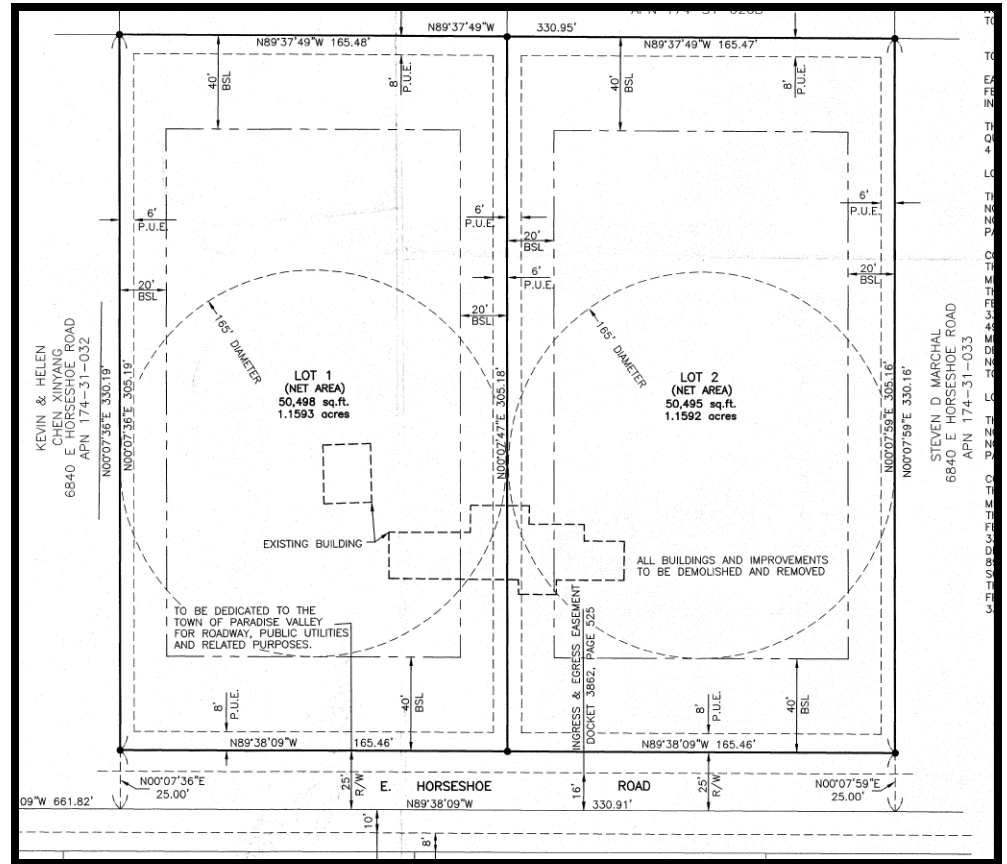
## Sharma Lot Split Lot Split (LS 17-01)



Town Council  
March 9, 2017

# Request

To split a 2.4-gross-acre parcel zoned R-43 located at 6912 E Horseshoe Road





# Vicinity Map

Subject Property



# Planning Commission

- Planning Commission will discuss and take action on March 7, 2017
- Staff will update Council at the study session



# Requirements – Processing

- Lot Split must comply with subdivision standards and regulations of R-43
- No required notification – by policy now mailing notification within 500' radius
- Administrative review/approval process



# Background

- Existing home built 1959
- Annexed in 1963
- Zoned R-43
- Designated Low Density Residential





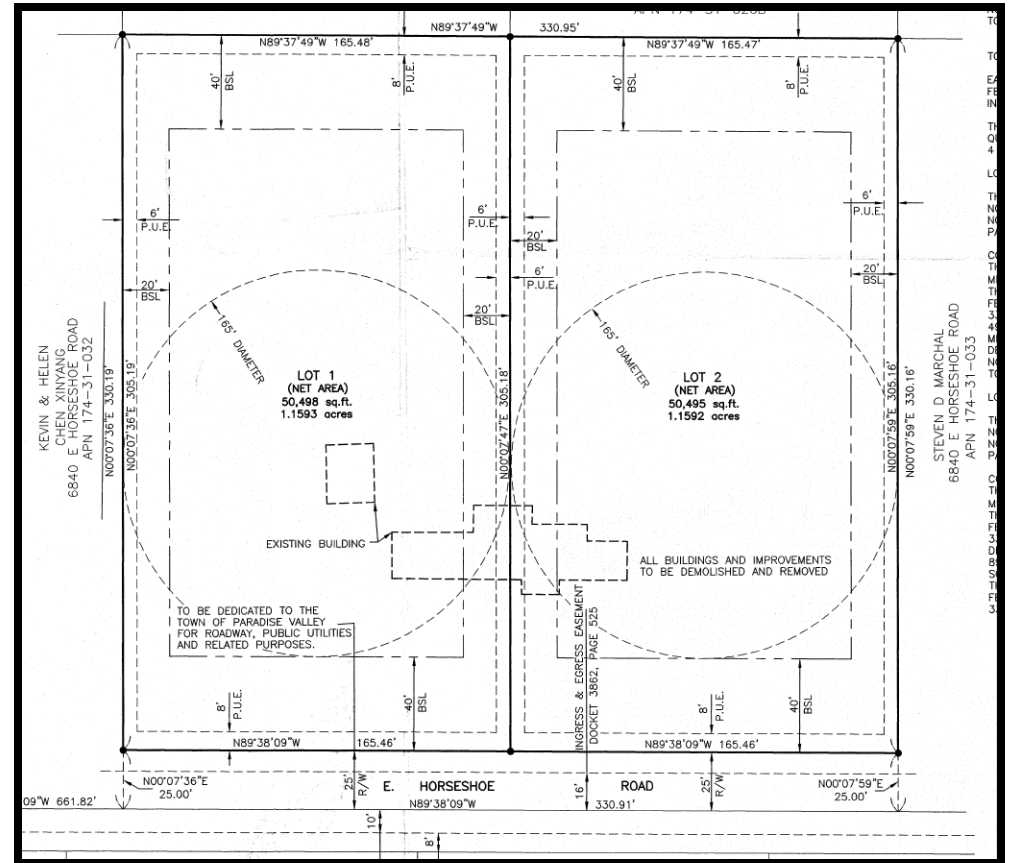
# Site Conditions

- 2.4-gross acre site
- Structures proposed for demolition, except perimeter walls
- No wash, relatively flat topo



# Lot Configuration

- 165' lot width
- One-net acre
- Regular shape

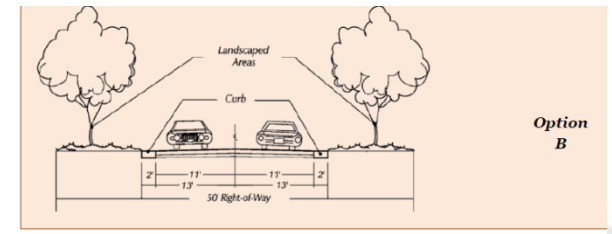




# Roadway



- 50' right-of-way per GP
  - 16' Private easement today
  - 18' ROW on south side
  - 26' wide pavement and curb per GP
    - Add curb
    - Add some pavement



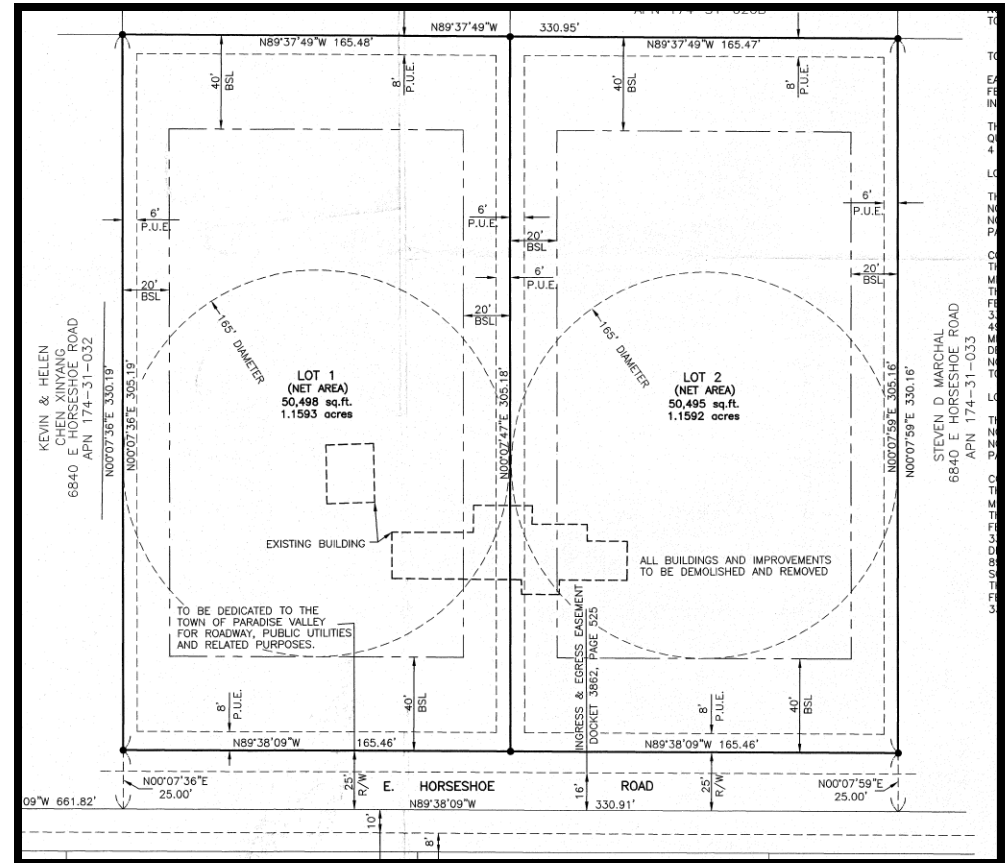
# Traffic

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



# Utilities

- Required 6' and 8' utility easements shown
- All typical utilities will be provided
- Septic





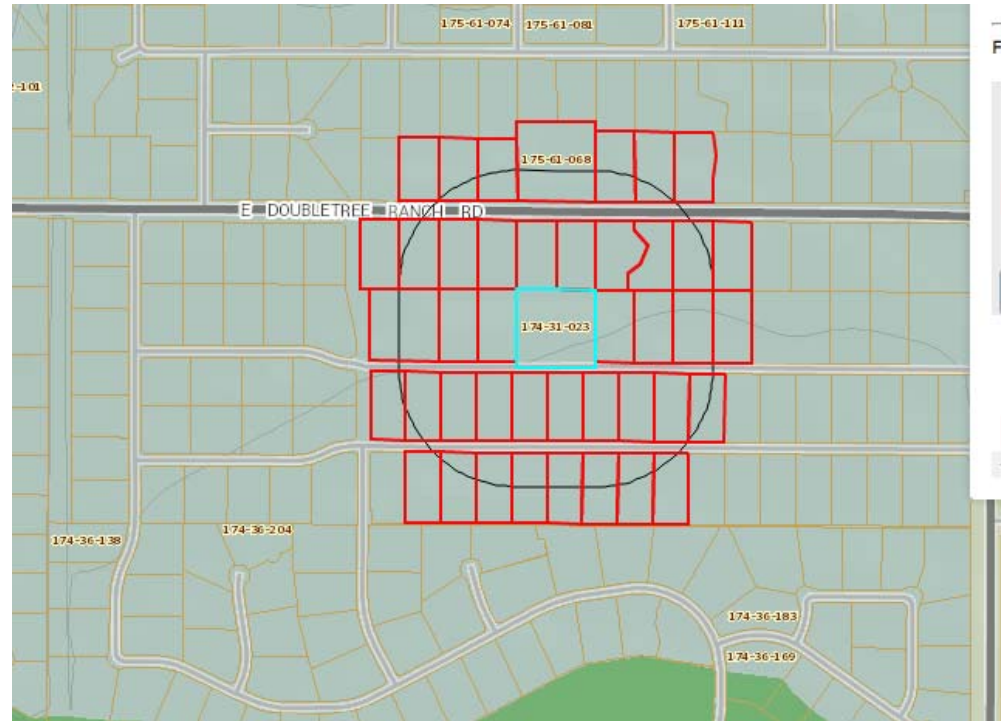
# Fire Protection

- Both lots have access onto public roadway
- Will be required to install hydrant
- Designated low pressure area
  - Designated 10+ years ago
  - Improvements since designation
  - Correspondence at 1,500 gpm



# Noticing

- By policy, mailing notice to property owners
- 500' radius
- No comments



# Recommended Stipulations (Summary)

1. Development be in substantial compliance with plat
2. Prior to recordation of the plat:
  - Submit improvement plans and assurances for pavement/curb adjoining site
  - Demo the structures (exception of perimeter walls)
  - Dedicate to Town the south 25' for ROW
3. Prior to C of O:
  - Complete Stipulation 2
  - Demonstrate fire sprinkler system in compliance to National Fire Protection Association standard 13D or the current equivalent code requirement
  - Install fire hydrant near southwest corner of site
4. Submit Mylars/PDF of plat in 60 days



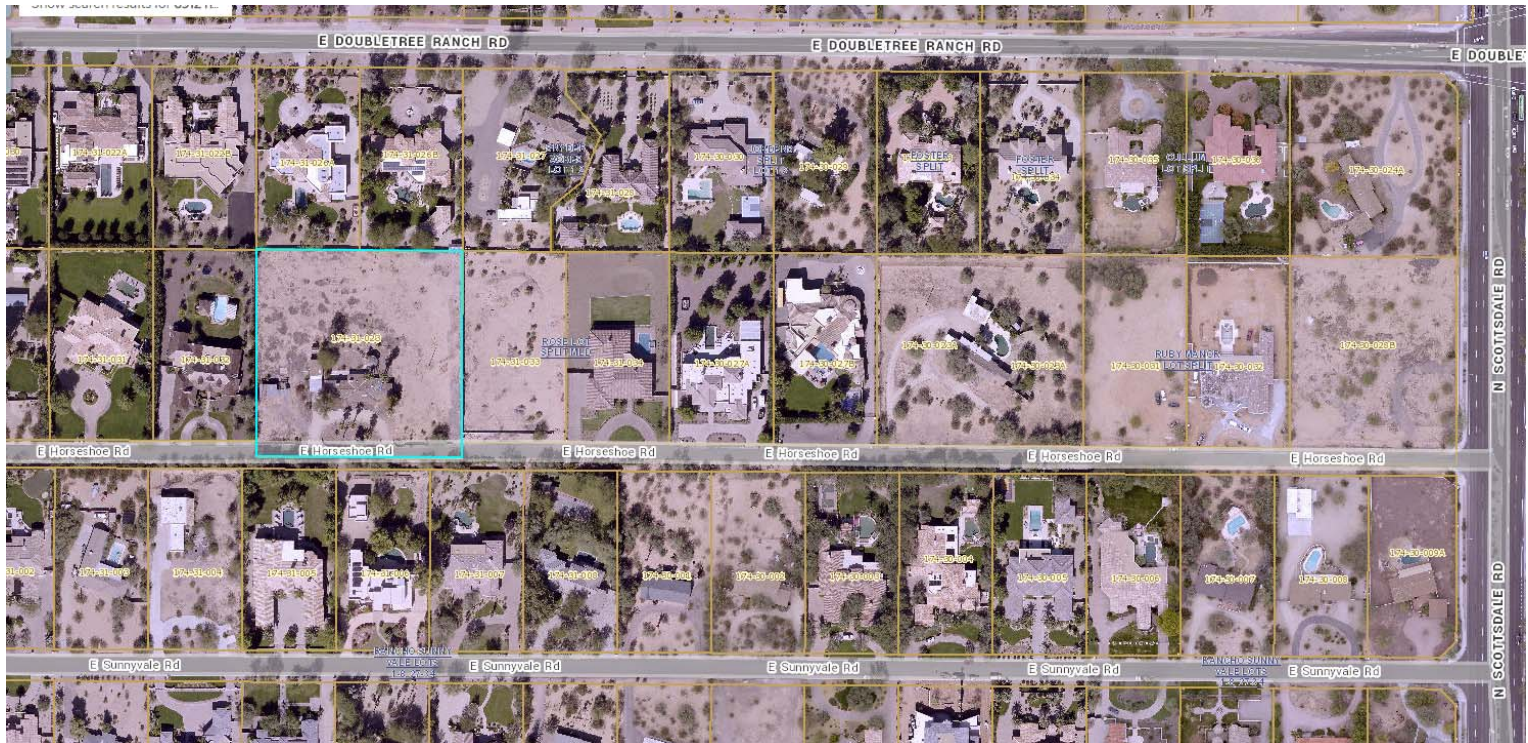


# Next Steps

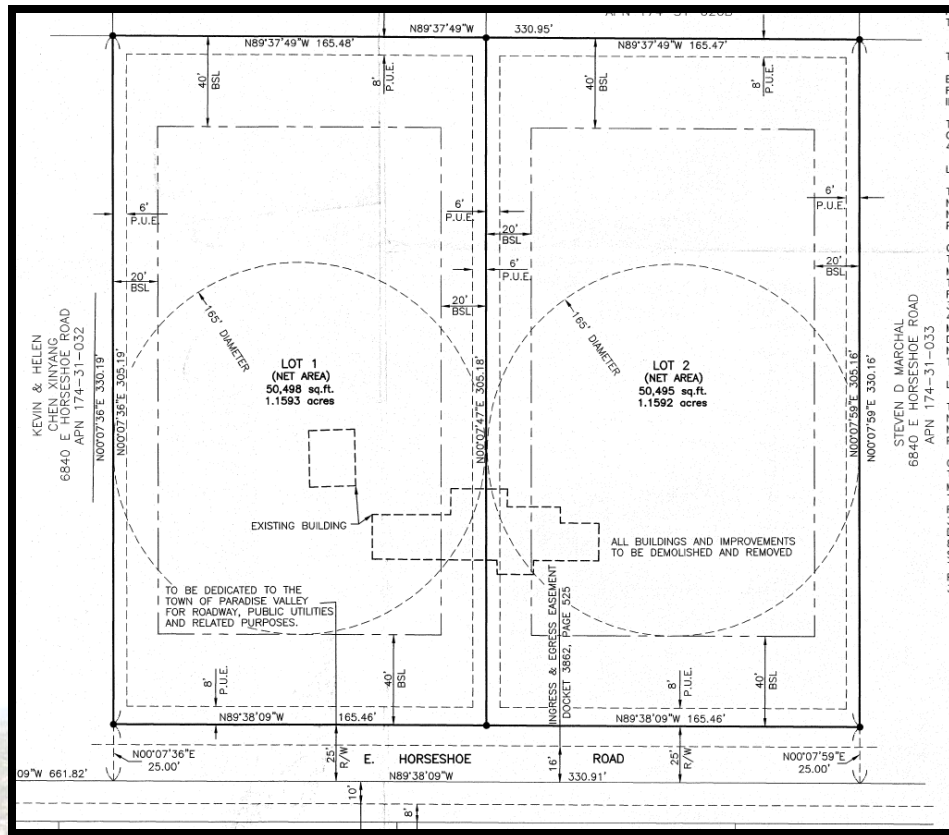
- Town Council study session March 9<sup>th</sup>
- Town Council action March 23<sup>rd</sup>



# Questions?



# Proposed



# Existing

