



Action Report

File #: 16-202

Town of Paradise Valley Action Report

TO: Mayor Collins and Town Council Members

FROM: Kevin Burke, Town Manager
Eva Cutro, Community Development Director

DATE: June 9, 2016

DEPARTMENT: Community Development Department
George Burton, Planner, 480-348-3525

AGENDA TITLE:

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

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 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, 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 process (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, staff had concern that the lot split 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. However, the Planning Commission noted that the lot split is in character with the area since many of the surrounding properties are less than an acre 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.

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, a stipulation has been added to help ensure adequate flow for the fire sprinkler system.

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Public Comment:

None. Neighborhood notification is not required.

Planning Commission Discussion

The Planning Commission discussed the lot split at the May 3rd work study session and the May 17th public meeting. The Commission made a unanimous recommendation of approval of the lot split subject to stipulations contained in the Town Council Public Meeting action report.

ATTACHMENTS

Application

Narrative

Fire Flow Test

Plans

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