

TOWN OF PARADISE VALLEY

Lot 29, Stone Canyon Amended II

Lot Split (LS-25-03)

5338 E San Miguel Ave

Planning Commission

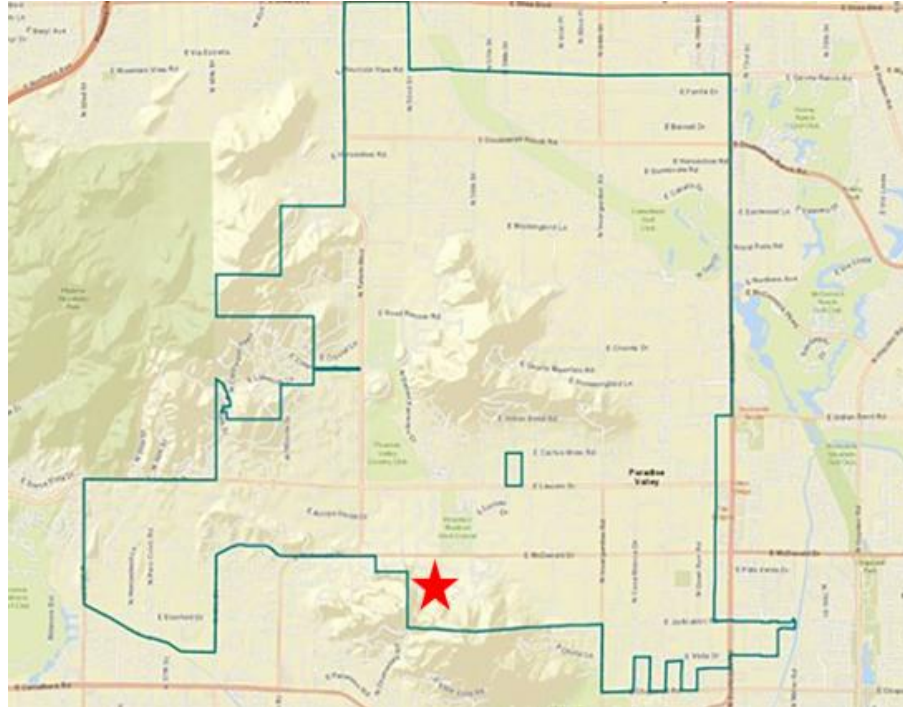
Public Meeting

October 21, 2025



TODAY'S GOAL

- Review request & take action on proposed Lot Split



AERIAL PHOTO



PLANNING COMMISSION REVIEW

Sept 23rd Discussion Points

Submit right-of-way improvement and landscape plan and preliminary cost estimate

Response

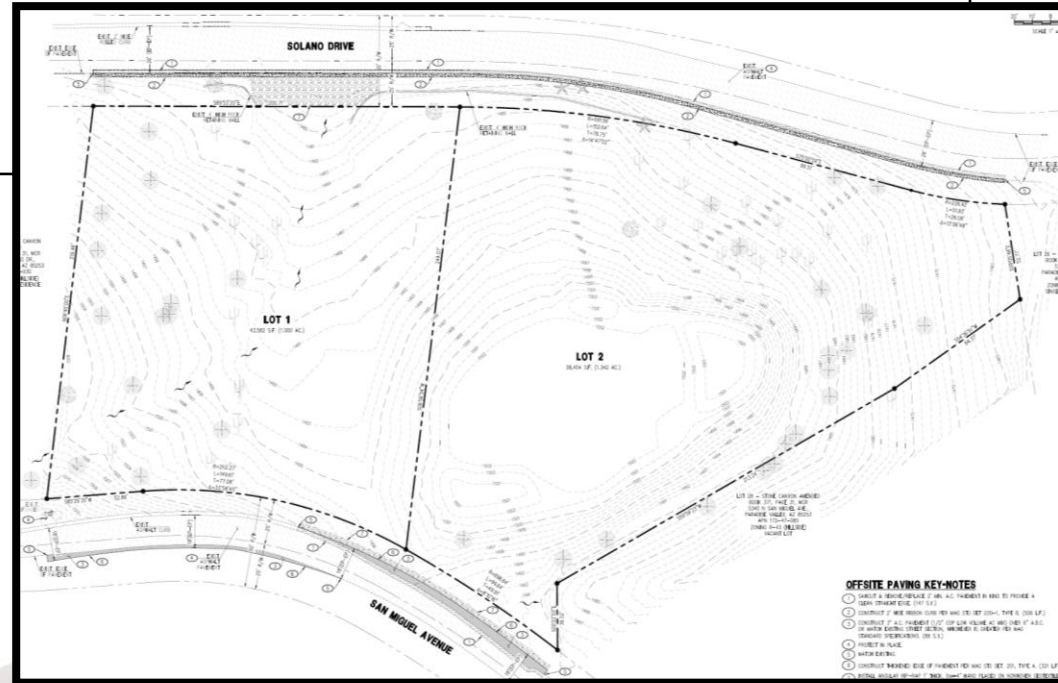
Submitted and meets Town requirements

CONSTRUCTION COST ESTIMATE

OFF-SITE STREET IMPROVEMENTS CONSTRUCTION

PROJECT: STONE CANYON AMENDED II
PROJECT #: 22106249
LOCATION: 5338 E San Miguel Ave, Paradise Valley, AZ
CLIENT: KATE & JOSEPH HOGAN
DATE: 09/25/25

ITEM NO.	MAG PAY ITEM NO.	DESCRIPTION	UNIT	UNIT COST	QUANTITY	TOTAL
1		ENGINEERING DESIGN, CONSTRUCTION STAKING, CONSTRUCTION ADMINISTRATION, POST DESIGN SERVICES (RFI ADDRESSING & AS-BUILTS)	LS	\$8,000	1	\$8,000
2	401.01000	CONSTRUCTION PHASING, MAINTENANCE, TEMPORARY TRAFFIC CONTROL	LS	\$5,000	1	\$5,000
3	106.09000	MOBILIZATION/DEMOLITION	EA	\$3,000	1	\$3,000
4	107.02210	PERMITS & FEES	EA	\$3,500	1	\$3,500
5	350.07501	SAWCUT & REMOVE & REPLACE A.C. PAVEMENT (2" MIN)	SY	\$75	147	\$11,025
6	340.01120	CONSTRUCT 2' WIDE RIBBON CURB PER MAG STD DET 220-1, TYPE B.	LF	\$32	506	\$16,192
7	321.00300	INSTALL 3" A.C. PAVEMENT OVER 6" ABC OR MATCH EXISTING STREET SECTION IN KIND WHICHEVER IS GREATER.	SY	\$55	88	\$4,840
8	301.01000	EXCAVATE TO GRADE, COMPACT SUBGRADE BASE FOR NEW CONCRETE CURBING, AND ASPHALT PAVEMENT	SY	\$15	168	\$2,520
9	108.50000	INCIDENTAL PAVEMENT REPAIRS, ADJACENT LANDSCAPE REPAIRS (ENGINEER AUTHORIZED)	LS	\$5,000	1	\$5,000
COST CIVIL IMPROVEMENTS						\$69,077
CONTINGENCY @ 10%						\$2,954
TOTAL COST CIVIL IMPROVEMENTS						\$62,031



PLANNING COMMISSION REVIEW



NEW PLANT MATERIAL LEGEND

TREES	BOTANICAL/COMMON	SIZE	QTY.
	CERCIOIUM MICROPHYLLUM FOOTHILL PALO VERDE	15 GALLON	8
SHRUBS		SIZE	QTY.
	ENCELIA FARINOSA BRITTLEBUSH	1 GAL.	20
	LARREA TRIDENTATA CREOSOTE	1 GAL.	6

REQUIRED PLANTING:

SOLANO DRIVE:

TREES:

REQUIRED: 20 TREES

PROVIDED: 14 EXISTING + 6 NEW (20 TOTAL)

SHRUBS / CATUS:

REQUIRED: 25 SHRUBS

PROVIDED: 8 EXISTING + 17 NEW (25 TOTAL)

SAN MIGUEL AVE:

TREES:

REQUIRED: 12 TREES

PROVIDED: 10 EXISTING + 2 NEW (12 TOTAL)

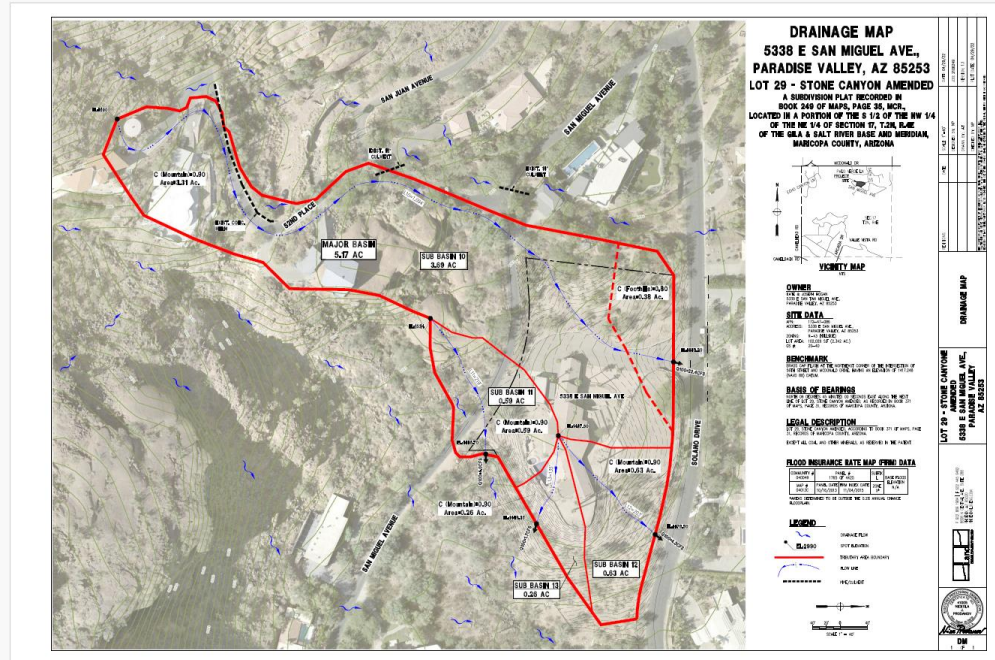
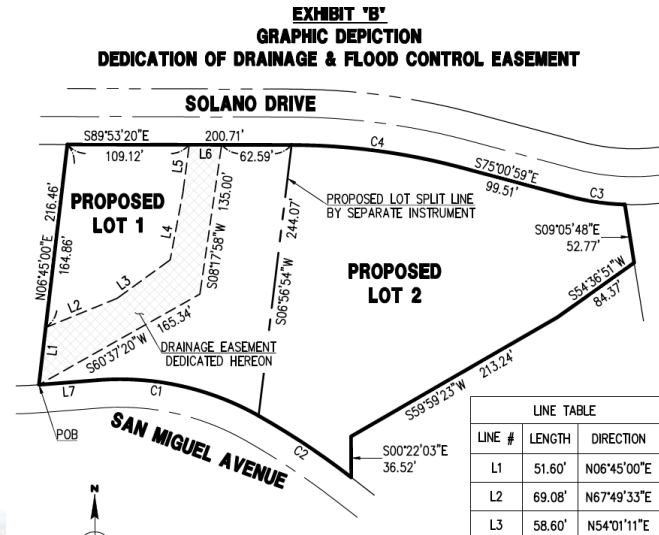
SHRUBS / CATUS:

REQUIRED: 15 SHRUBS

PROVIDED: 6 EXISTING + 9 NEW (15 TOTAL)

PLANNING COMMISSION REVIEW

Sept 23 rd Discussion Points	Response
Discussed drainage	Preliminary drainage documents provided as typical for a lot split; detailed drainage documents part of hillside/permit review process



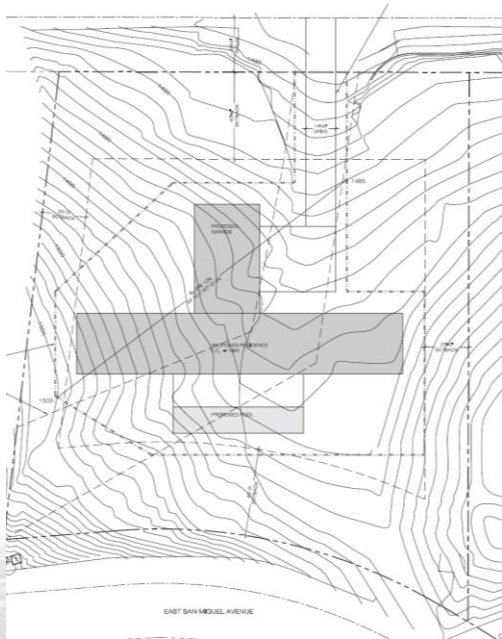
PLANNING COMMISSION REVIEW

Sept 23rd Discussion Points

Inquired on buildable aspect of the lots

Response

Sheets A100 and A101 demonstrate compliance; lot slope is 6.7% and 12% (8.33% full site, slope is below average compared to most hillside lots)



SITE DATA

PROJECT DESCRIPTION	PROPOSED BUILDING SITE FOR A SINGLE FAMILY RESIDENCE
ZONING	R-43 (HILLSIDE)
AREA OF LOT (NET)	LOT 1: 44,282 SF (1.017 ACRES±)
BUILDING SETBACKS	FRONT 40 FT REAR 40 FT SIDE 20 FT

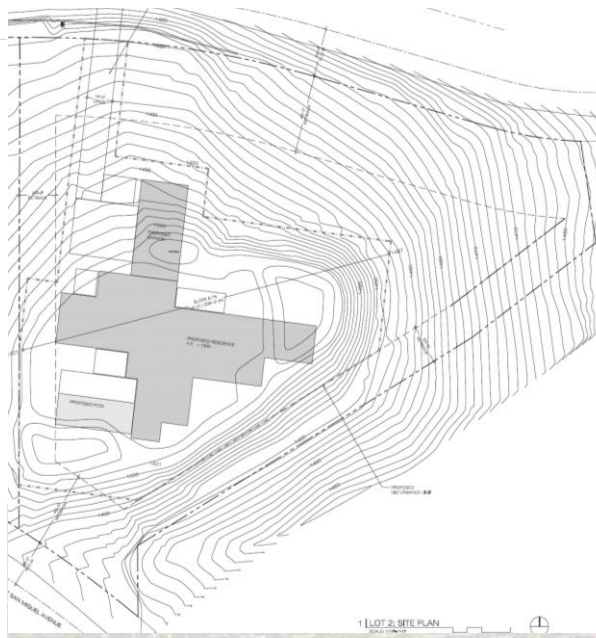
BUILDING AREA & FLOOR AREA RATIO

BUILDING / SITE AREA	CONDITIONED GROUND FLOOR (SECOND STORY OPTION)	±4,000 SF
	UNCONDITIONED:	±1,500 SF
FLOOR AREA	COVERED PATIO:	±1,000 SF
	AREA UNDER ROOF UPPER LEVEL	±8,000 SF
FLOOR AREA RATIO	TOTAL FLOOR AREA	±9,500 SF
	21.45% (TOTAL FLOOR AREA / AREA OF LOT) (25% ALLOWED F.A.R.)	

DISTURBANCE

BUILDING PAD SLOPE	12% (20' VERT. / 167' HORIZ.)
ALLOWABLE DISTURBED AREA	21,228.7 SF (47.94%)
DRIVEWAY & AUTO COURT REDUCTION	(TBD)
BUILDING FOOTPRINT	±5,600 SF
PROPOSED DISTURBED AREA	GROSS AREA ±18,750 SF BUILDING FOOTPRINT ±5,500 SF DRIVEWAY REDUCTION (TBD) RESTORATION (TBD)
	TOTAL NET DISTURBANCE ±13,250 SF % OF LOT DISTURBANCE 30.4%

NOTE: ALL DISTURBANCE CALCULATION ESTIMATED UNTIL FINAL ENGINEERING.



SITE DATA

PROJECT DESCRIPTION	PROPOSED BUILDING SITE FOR A SINGLE FAMILY RESIDENCE
ZONING	R-43 (HILLSIDE)
AREA OF LOT (NET)	LOT 2: 57,759 SF (1.326 ACRES±)
BUILDING SETBACKS	FRONT 40 FT REAR 40 FT SIDE 20 FT

BUILDING AREA & FLOOR AREA RATIO

BUILDING / SITE AREA	CONDITIONED GROUND FLOOR (SECOND STORY OPTION)	±5,500 SF
	UNCONDITIONED:	±1,500 SF
FLOOR AREA	COVERED PATIO:	±1,000 SF
	AREA UNDER ROOF UPPER LEVEL	±8,000 SF
FLOOR AREA RATIO	TOTAL FLOOR AREA	±9,500 SF
	16.45% (TOTAL FLOOR AREA / AREA OF LOT) (25% ALLOWED F.A.R.)	

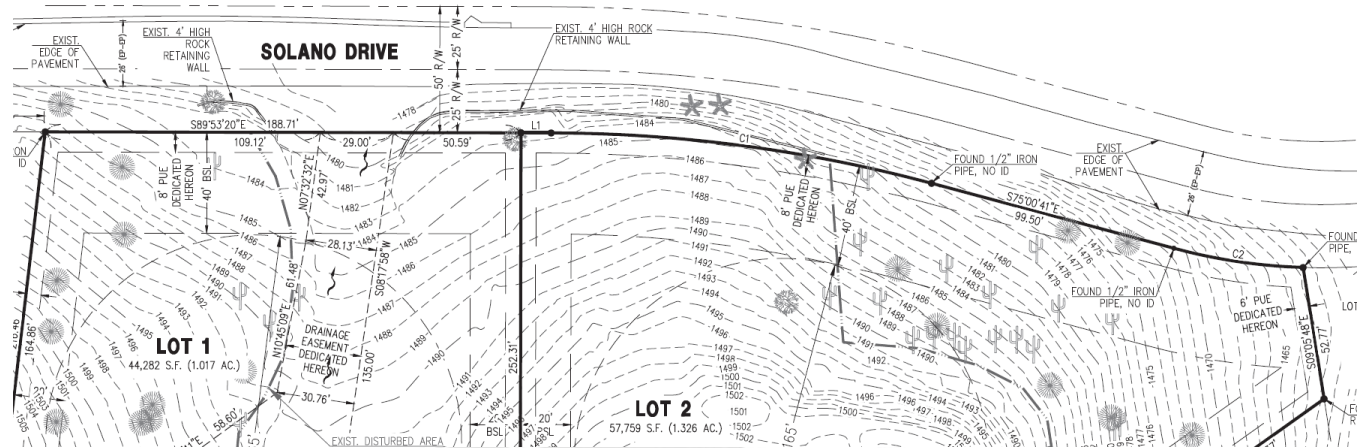
DISTURBANCE

BUILDING PAD SLOPE	6.7% (14' VERT. / 209' HORIZ.)
ALLOWABLE DISTURBED AREA	34,655.4 SF (60%)
DRIVEWAY & AUTO COURT REDUCTION	(TBD)
BUILDING FOOTPRINT	±7,000 SF
PROPOSED DISTURBED AREA	GROSS AREA ±26,015 SF BUILDING FOOTPRINT ±7,000 SF DRIVEWAY REDUCTION (TBD) RESTORATION (TBD)
	TOTAL NET DISTURBANCE ±19,015 SF % OF LOT DISTURBANCE 32.9%

NOTE: ALL DISTURBANCE CALCULATION ESTIMATED UNTIL FINAL ENGINEERING.

PLANNING COMMISSION REVIEW

Sept 23 rd Discussion Points	Response
Reviewed existing retaining walls	Need to remain with an encroachment permit in process through the Town Engineering Division



PLANNING COMMISSION REVIEW

Sept 23rd Discussion Points

Response

Provide plat history

Attached

Lot 26-30 Stone Canyon History (LS-25-03)

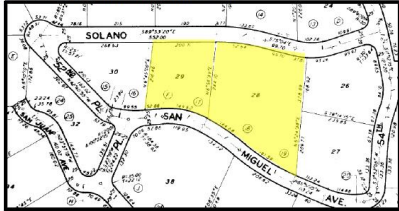


Figure 1 (1955 Plat)

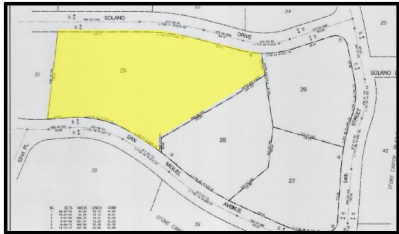


Figure 2 (1994 Replat)

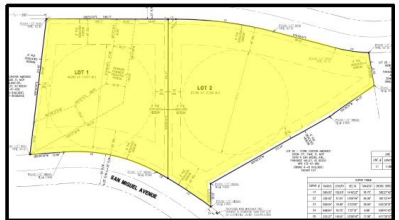


Figure 3 (2025 Lot Split)

Lot 26-30 Stone Canyon History (LS-25-03)



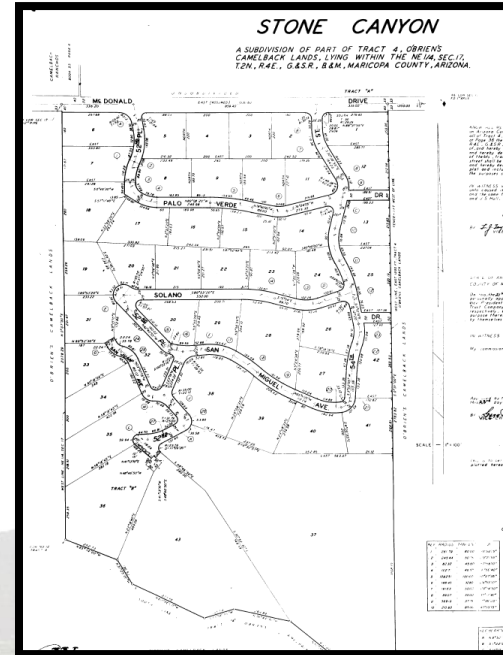
Figure 4 (1959 Aerial)



Figure 5 (1996 Aerial)



Figure 6 (2024 Aerial)



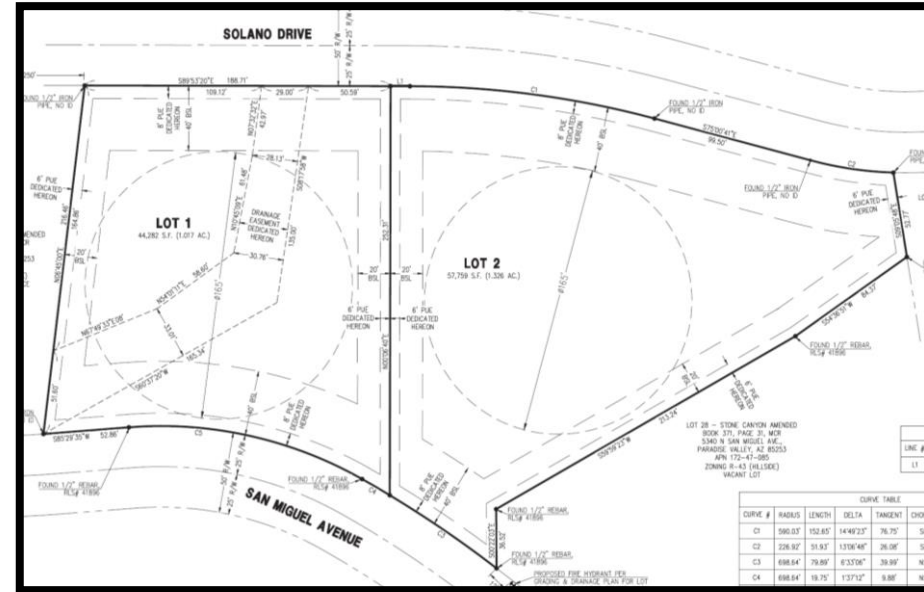
BACKGROUND

- Plat approved in 1955
- Original home built 1958
- Existing Home Demolished 2023
- Existing retaining walls on Solano Drive maintained to prevent erosion (encroachment permit in process)
- Property zoned R-43 Hillside
- 1955 deed restrictions that limit subdividing and allows for conveyances provided lots not less than 40,000 square feet (Town follows Town Code)



PROCESSING

- Lot Split must comply with subdivision standards and R-43 Hillside regulations
- Minimum lot sizes determined by slope (Greater slope = larger lot sizes; minimum lot size 1.0 net acre)
- If lot split is approved by a unanimous vote, then deemed approved
- If lot split is not approved by unanimous vote, then lot split application forwarded to Council for review and final approval

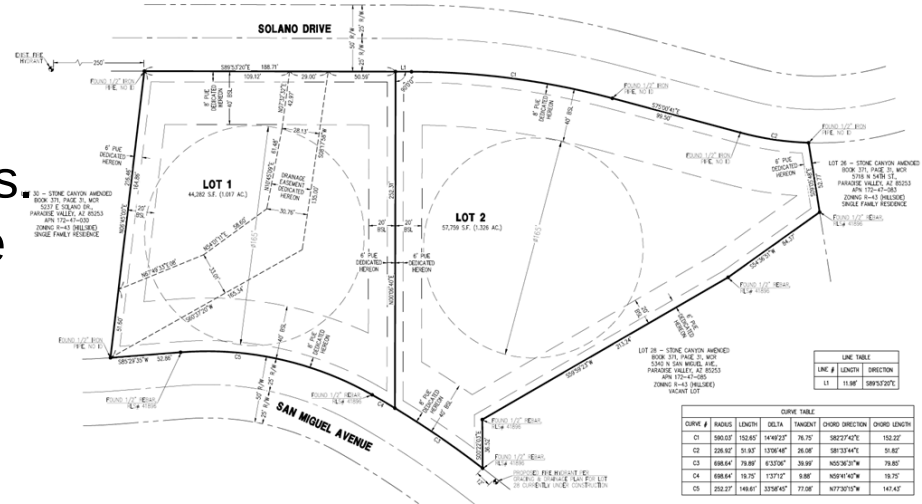


- Lot 1 is 44,282 square feet (1.02 acres)
- Lot 2 is 57,759 square feet (1.33 acres)



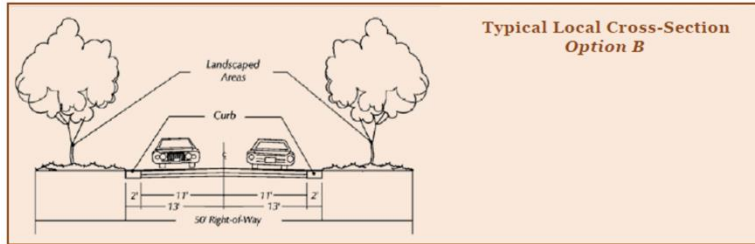
4 CODE CRITERIA

- Meets 165' diameter circle
- Meets lot minimum 1-net acre
- Meets orthodox shape requirements
- Meets access requirements to have direct access onto public road

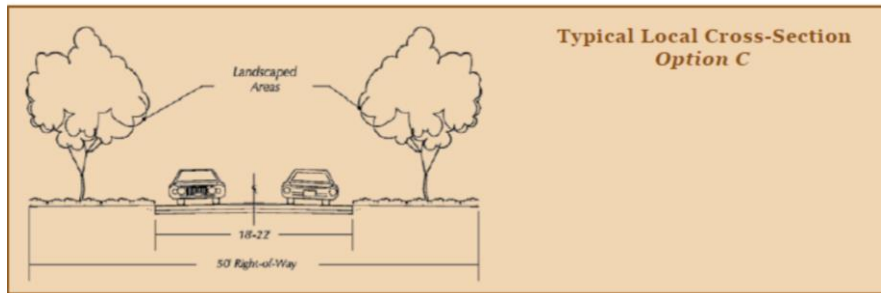


ROADWAY – SOLANO DR & SAN MIGUEL AVE

- Solano Drive & San Miguel Avenue are local streets
- Both streets comply with Town right-of-way requirements
- Both streets will require curb and/or pavement improvements
- Solano Drive to meet Typical Local Cross-Section Option B



- San Miguel Avenue to meet Typical Local Cross-Section Option C



LANDSCAPE REQUIREMENTS

- Right-of-way Landscape Plan was provided per Section 5-10-7(D) of the Town Code
- Plan meets the minimum number of native trees and shrubs along the right-of-way

NEW PLANT MATERIAL LEGEND

TREES	BOTANICAL/COMMON	SIZE	QTY.
	CERCIDIMUM MICROPHYLLUM FOOTHILL PALO VERDE	15 GALLON	8
SHRUBS		SIZE	QTY.
	ENCELIA FARINOSA BRITTLEBUSH	1 GAL.	20
	LARREA TRIDENTATA CREOSOTE	1 GAL.	6

REQUIRED PLANTING:

SOLANO DRIVE:

TREES:

REQUIRED: 20 TREES

PROVIDED: 14 EXISTING + 6 NEW (20 TOTAL)

SHRUBS / CATUS:

REQUIRED: 25 SHRUBS

PROVIDED: 8 EXISTING + 17 NEW (25 TOTAL)

SAN MIGUEL AVE:

TREES:

REQUIRED: 12 TREES

PROVIDED: 10 EXISTING + 2 NEW (12 TOTAL)

SHRUBS / CATUS:

REQUIRED: 15 SHRUBS

PROVIDED: 6 EXISTING + 9 NEW (15 TOTAL)

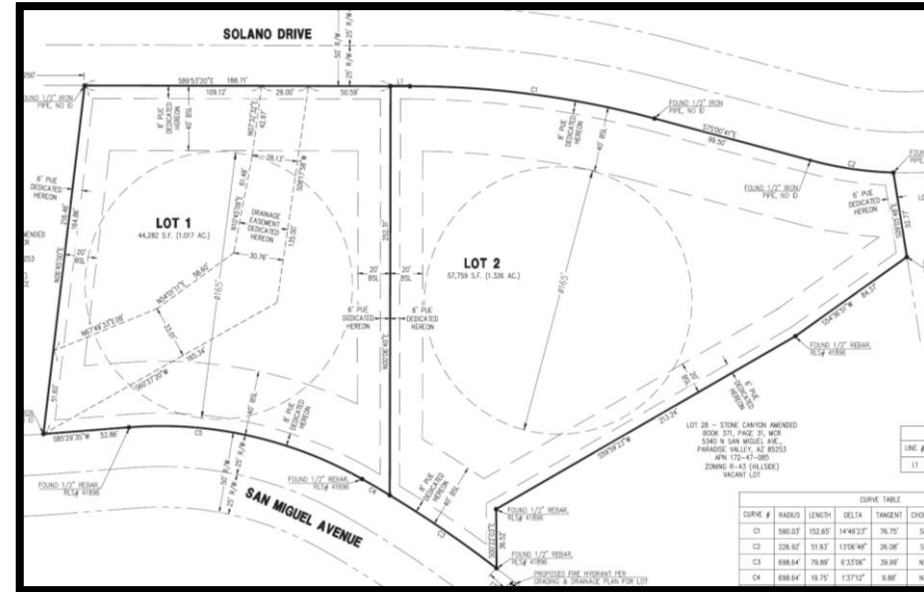
TRAFFIC

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



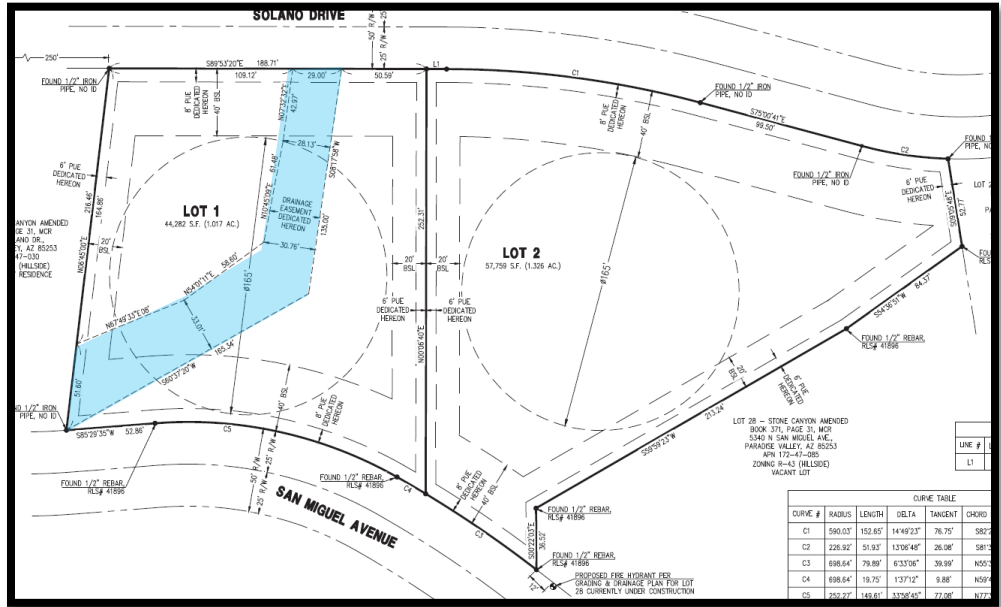
UTILITIES

- Required 6' and 8' utility easements shown
- All typical utilities will be provided:
 - APS, EPCOR, Century Link
 - Both lots are on septic no sewer required
- Will Serve Letter from Cox is in process (prior to recordation of plat)



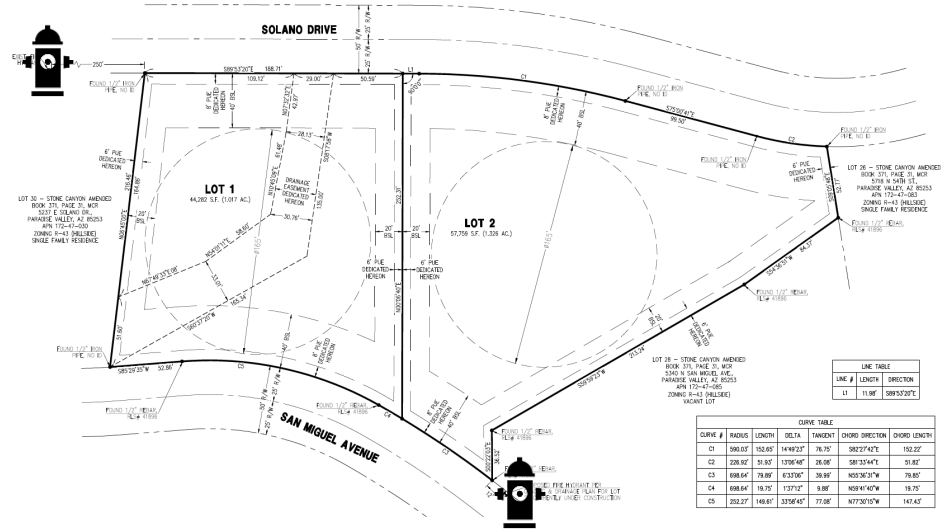
DRAINAGE

- Each lot will be required to meet drainage requirements as part of hillside/building permit process
- Wash easements that meet minimum width/depth, and cubic feet per second standards shown on the plat



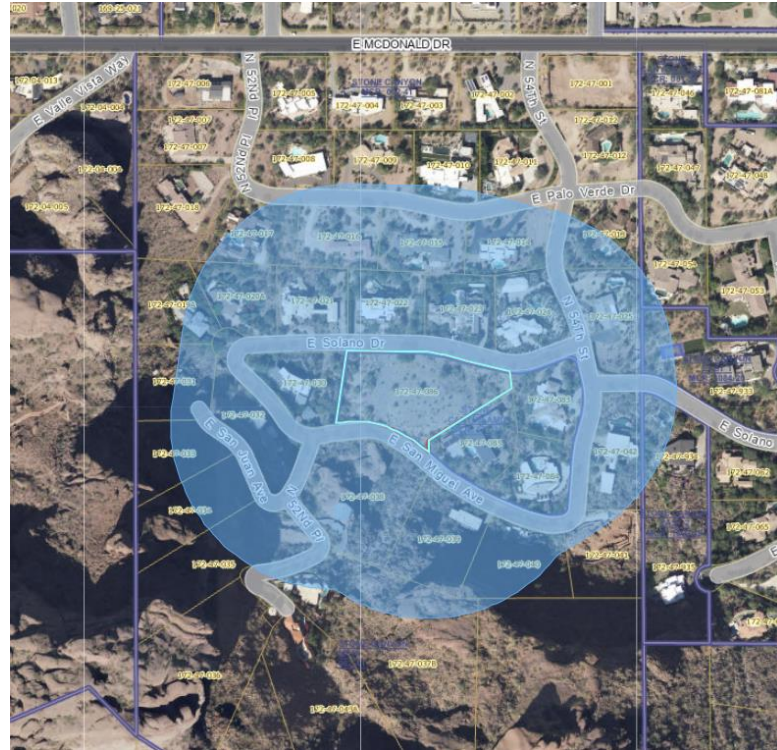
FIRE PROTECTION

- Both lots will have access onto public roadway
- Existing fire hydrant 250' from Lot 1 on Solano Drive
- New hydrant to be added adjacent to Lot 2 on San Miguel Avenue
- Flow rate from the water impact study is compliant with the minimum code requirement of 1,500 gpm (at 4,099 gpm)



NOTICING

- Mailing notice to property owners within 500' (policy)
- Noticed mailed October 3rd
- No comments received



RECOMMENDED MOTION

It is recommended that the Planning Commission approve the Stone Canyon Amended II Lot Split, located at 5338 E San Miguel Avenue, dividing a 2.34-acre property into two residential R-43 Hillside-zoned properties, subject to the stipulations in the staff report summarized below:

1. Development be in substantial compliance with plat and associated documents
2. Prior to recordation to complete the following:
 - a. Provide formal will serve letter from Cox
 - b. Submit right-of-way encroachment permit for existing retaining walls
 - c. Provide drainage easement agreement for Lot 1
 - d. Submit final improvement plans & cost estimate
 - e. Provide assurance
 - f. Submit Mylar/PDF of plat map for permanent records.
3. Prior to the issuance of the first building permit to complete the following:
 - a. Install water infrastructure (fire hydrant)
 - b. Install right-of-way landscape improvements
 - c. Install right-of-way street improvements along Solano Drive
 - d. Install right-of-way street improvements along San Miguel Avenue

QUESTIONS?



SITE PHOTOS



STIPULATIONS

1. The Lot Split and related improvements for “Stone Canyon Amended II” located at 5338 E. San Miguel Avenue (the “Property”) shall be in substantial compliance with the submitted plans and documents:
 - a. Stone Canyon Amended II Lot Split Map, Sheet 1 of 1, prepared by Land Development Group and dated July 7, 2025.
 - b. Stone Canyon Amended II Lot Split Map with Topography, Sheet 1 of 1, prepared by Land Development Group and dated July 7, 2025.
 - c. Native Plant Inventory, Sheet L000, prepared by The Construction Zone and dated July 31, 2025.
 - d. Revegetation Plan, prepared by The Construction Zone and dated February 02, 2025.
 - e. Lot 1 Site Plan (Conceptual), Sheet A100, prepared by The Construction Zone and dated July 31, 2025.
 - f. Lot 2 Site Plan (Conceptual), Sheet A101, prepared by The Construction Zone and dated July 31, 2025.
 - g. Slope Analysis Plan, Sheet 1 of 1, prepared by Land Development Group and dated August 26, 2021.
 - h. Water Impact Service Study prepared by Land Development Group and dated July 29, 2025.
 - i. Drainage Report prepared by Land Development Group and dated April 29, 2022.
 - j. Updated Geotechnical Investigation Report prepared by Vann Engineering, Inc. and dated December 5, 2024.
 - k. Offsite Paving Plan, Sheet 1 of 2 and Sheet 2 of 2, prepared by Land Development Group and dated September 29, 2025.
 - l. Construction Cost Estimate prepared by Land Development Group and dated September 29, 2025.
 - m. R.O.W. Landscape Plan, Sheet L000, by The Construction Zone and dated July 31, 2025.
2. Prior to the recordation of the “Stone Canyon Amended II” plat, the owner(s) of the Property, or successors, shall complete the following items:
 - a. Provide Town staff with a will-serve letter from Cox Communications (if not prior to the public meeting for approval of this lot split).
 - b. Submit a right-of-way encroachment permit for Town review, approval, and inspection for the existing retaining walls within Solano Drive.
 - c. Provide the Town with a Drainage Easement and Maintenance Agreement for Lot 1. This form shall be submitted and approved by the Town and recorded with the Maricopa County Recorder’s Office.
 - d. Submit the final improvement plans (e.g., fire hydrant, curbs) and final cost estimate for Town Engineer review and approval.
 - e. Provide the required forms of assurance necessary for the Town to be in a guaranteed position to complete the construction and related public site improvements as referenced in the Stone Canyon Amended II Lot Split Map and Construction Cost Estimate.
 - f. Submit within 60 days of approval of the Lot Split, both in mylar and electronic version (PDF format), the Lot Split Map for the Town’s permanent record.
3. Prior to the issuance of the first building permit for any home on Lot 1 & Lot 2 of “Stone Canyon Amended II” lot split, the owner(s) of the Property, or successors, shall complete the following items:
 - a. Install the water infrastructure, including the new fire hydrant and inspection by the Town.
 - b. Install the right-of-way landscape improvements as outlined in the Stone Canyon Amended II R.O.W. Landscape Plan, prepared by The Construction Zone and dated July 31, 2025.
 - c. Install the right-of-way half street improvement to include pavement and curbs along Solano Drive per the Town’s Typical Local Cross-Section Option B and outlined in the Offsite Paving Plan prepared by Land Development Group, dated September 29, 2025.
 - d. Install the right-of-way half street improvement to include asphalt along San Miguel Avenue per the Town’s Typical Local Cross-Section Option C and outlined in the Offsite Paving Plan prepared by Land Development Group, dated September 29, 2025.