

TOWN *Of* **PARADISE VALLEY**



STAFF REPORT

TO: Chair and Planning Commission Members

FROM: Chad Weaver, Community Development Director
Paul Michaud, Planning Manager
Brandon McMahon, Planner II

DATE: June 3, 2025

DEPARTMENT: Community Development – Planning Division
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AGENDA TITLE: Discussion and Possible Action on Camelback Lands 8 Lot Split (LS-25-02) 5102 N Wilkinson Rd (APN: 173-20-007)

REQUEST

The applicant, Nick Prodanov of Land Development Group on behalf of Alex Meruelo Jr., is requesting approval of a lot split to divide a 2.26-acre parcel into two lots. Lot 1 is 49,140 square feet in size (± 1.13 acres) and Lot 2 is 49,132 square feet in size (± 1.13 acres). The subject property is located at 5102 N Wilkinson Rd.

PLANNING COMMISSION REVIEW

The Planning Commission reviewed the Lot Split at the May 20, 2025 work study session. During the work session, the Planning Commission reviewed the project and asked questions regarding other lot splits within the subdivision, existing utilities and process, but did not indicate or identify any issues of specific concern or request changes.

RECOMMENDATION

Since the Lot Split is compliant with the Town's development standards, it is recommended that the Planning Commission approve the Camelback Lands 8 Lot Split, located at 5102 N Wilkinson Rd, dividing an approximately 2.26-acre property into two (2) residential R-43-zoned properties, subject to the following stipulations:

Lot Split (LS-25-02)

1. The Lot Split and related improvements for "Camelback Lands 8" located at 5102 N Wilkinson Rd (the "Property") shall be in substantial compliance with the submitted plans and documents:
 - a. The Narrative prepared by Land Development Group dated March 3, 2025.
 - b. The "Camelback Lands 8" Lot Split Map, Sheet 1, prepared by Land Development Group with revised dated April 11, 2025.
 - c. The "Camelback Lands 8 Water & Sewer Plan", Sheet WS-1, prepared by Land Development Group with revised date of April 11, 2025.
 - d. The "Camelback Lands 8 Grading & Drainage Plan", Sheet GD-1, prepared by Land Development Group with revised date of April 11, 2025.
 - e. The "Camelback Lands 8 Water & Sewer Plan", Sheet WS-1, prepared by Land Development Group with revised date of April 11, 2025.

- f. The Preliminary Drainage Report, prepared by Land Development Group dated January 22, 2025.
 - g. The Water & Sewer Service Impact Study, prepared by Land Development Group dated January 22, 2025.
2. Prior to the recordation of "Camelback Lands 8", the following items must be completed:
 - a. Provide staff with formal will serve letters from COX and Southwest Gas utility companies.
 - b. 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 (fire hydrant, etc.) to determine financial assurance requirements.
 - c. The owner(s) of the Property, or successors, shall 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 Camelback Lands 8 Water & Sewer Plan.
 - d. Within 60 days of approval of the Lot Split, the applicant shall submit, both in mylar and electronic version (PDF format), the Lot Split Map for the Town's permanent record.
 - e. A Town demolition permit shall be obtained and the existing structures on the property must be demolished prior to recordation of the Lot Split Map.
3. Prior to the issuance of the first building permit for any home on Lot 1 & Lot 2 of "Camelback Lands 8," the following items must be completed:
 - a. The installation of the water and sewer infrastructure is complete, including the installation of the new fire hydrant and inspection by the Town.
4. Prior to the issuance of a Certificate of Occupancy in "Camelback Lands 8" subdivision, 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.

BACKGROUND

Existing Site

The property is zoned R-43, Single-Family Residential for minimum one-acre lots. The property is part of the Camelback Lands recorded subdivision (Lot 63) and has a single-family home built in 1992 (with a guest house, pool, fences, ramada, water feature, entry gate, and tennis court). The existing structures must be demolished prior to recording the plat map, since the lot split cannot create any non-conforming structures. Several lots within Camelback Lands have been subdivided over the years. Prior to 2016, public comment was made regarding existing deed restrictions and the ability to split lots within the subdivision. No documentation has been provided to substantiate the ability to split the lots. Furthermore, the Town does not enforce private deed restrictions (reference Attachment J).

Process

Lot splits follow Section 6-9-7 of the Town Code requiring if the lot split is approved by a unanimous vote of the Planning Commission, then it shall be deemed approved. If the lot split application is not approved by a unanimous vote of the Planning Commission, then the lot split application shall be forwarded to the Council for review and final approval. The Town Code provides no specific timing provisions for lot splits.

FACTS/DISCUSSION

Wilkinson Road

No dedication or right-of-way half-street improvements are required, as the roadway is fully developed and meets Town local road standards (2-foot ribbon curb and 11-foot asphalt exists).

Traffic

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. The new lots will be in similar character and size to the surrounding lots in the immediate neighborhood.

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 will be provided by EPCOR Water.
- 3) Sewer: The two new lots will 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. There are no washes entering the property, flows are contained within the street right-of-way.

Fire Protection

The two 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: There are two existing fire hydrants, 420 feet north of the northeast property corner and 296 feet south from the southeast property corner. A new hydrant will be installed adjacent to Lot 1, as the existing fire hydrant distance to Lot 1 exceeds the 400-foot requirement.
- 3) Fire sprinkler requirement: The new homes and structures that will be constructed on the new lots will have fire sprinklers in accordance with the Town Fire Code.
- 4) Fire Flow: The fire flow rate is compliant with the Town's standards. The fire flow rate for this area is 4,099 gallons per minute at 20 PSI. The Town Code requires a minimum flow test rate of 1,500 gallons per minute.

PUBLIC NOTIFICATION/COMMENTS

Public notification was completed in accordance with the public hearing process. On May 16, 2025, the public notice was mailed to the surrounding property owners within 500 feet of the property, and the property was posted. Staff has not received any comment or questions on this proposed Lot Split.

NEXT STEPS

The Lot Split is compliant with the Town's development standards and is in conformance with Section 6-2-2 of the Town Code. With a unanimous vote of the Planning Commission, then it shall be deemed approved.

ATTACHMENTS

- A. Staff Report
- B. Vicinity Map & Aerial Photo
- C. Application

- D. Narrative, Plans & Documents
- E. Water Impact Service Study
- F. Utility Service Letters
- G. Preliminary Drainage Report
- H. Noticing Material
- I. Presentation
- J. Subdivision History