

TOWN OF PARADISE VALLEY

Luke/Wilkinson Lot Line Adjustment/ Re-Orientation (LS-17-06)

Town Council
Work Session
January 11, 2018



LOT LINE ADJUSTMENT REQUEST

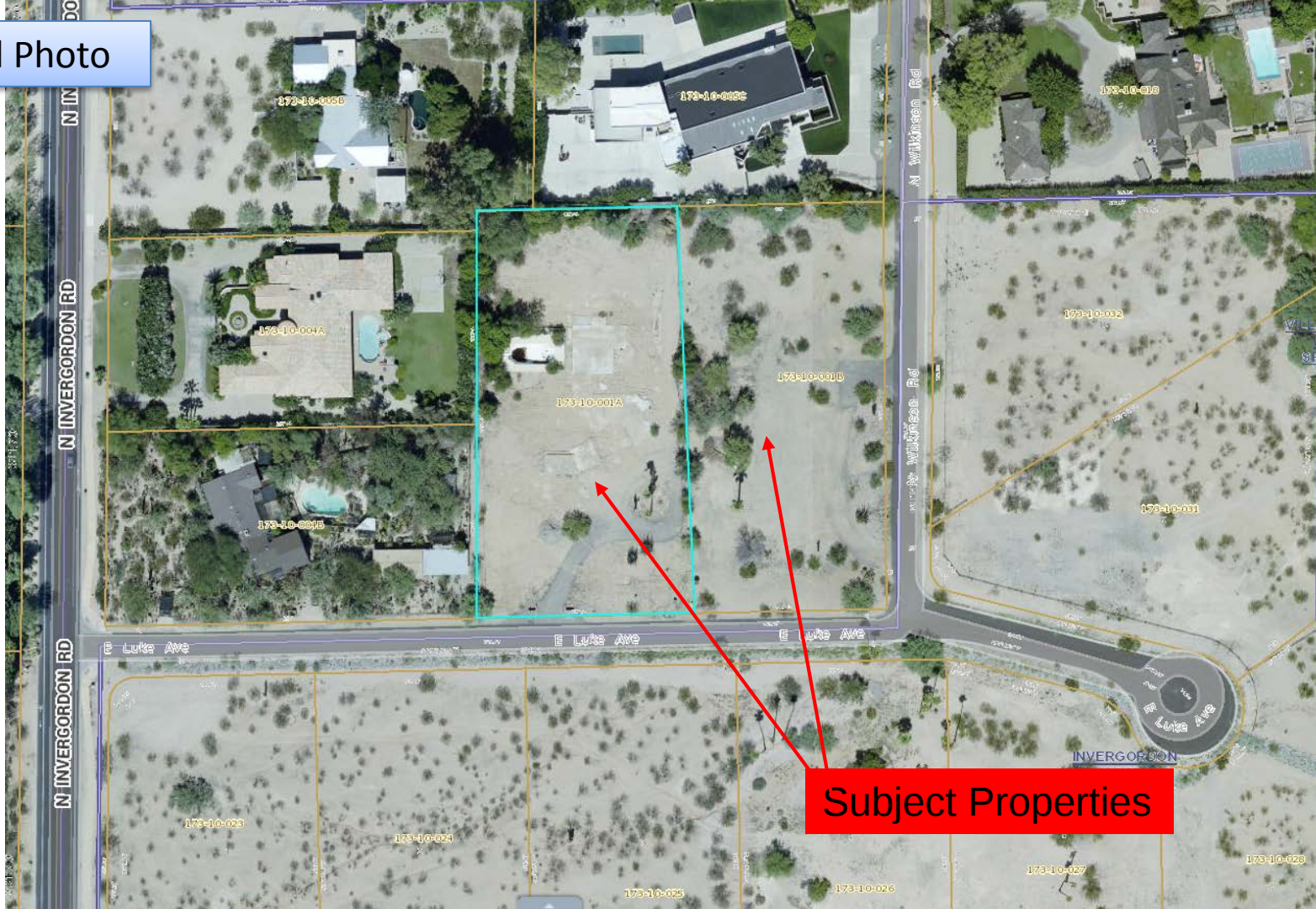
- Lot line adjustment to re-orientate two lots
(6430 E Luke Ave & 5602 N Wilkinson Rd)
- 12/19 – PC Recommendation of Approval



Vicinity Map



Aerial Photo

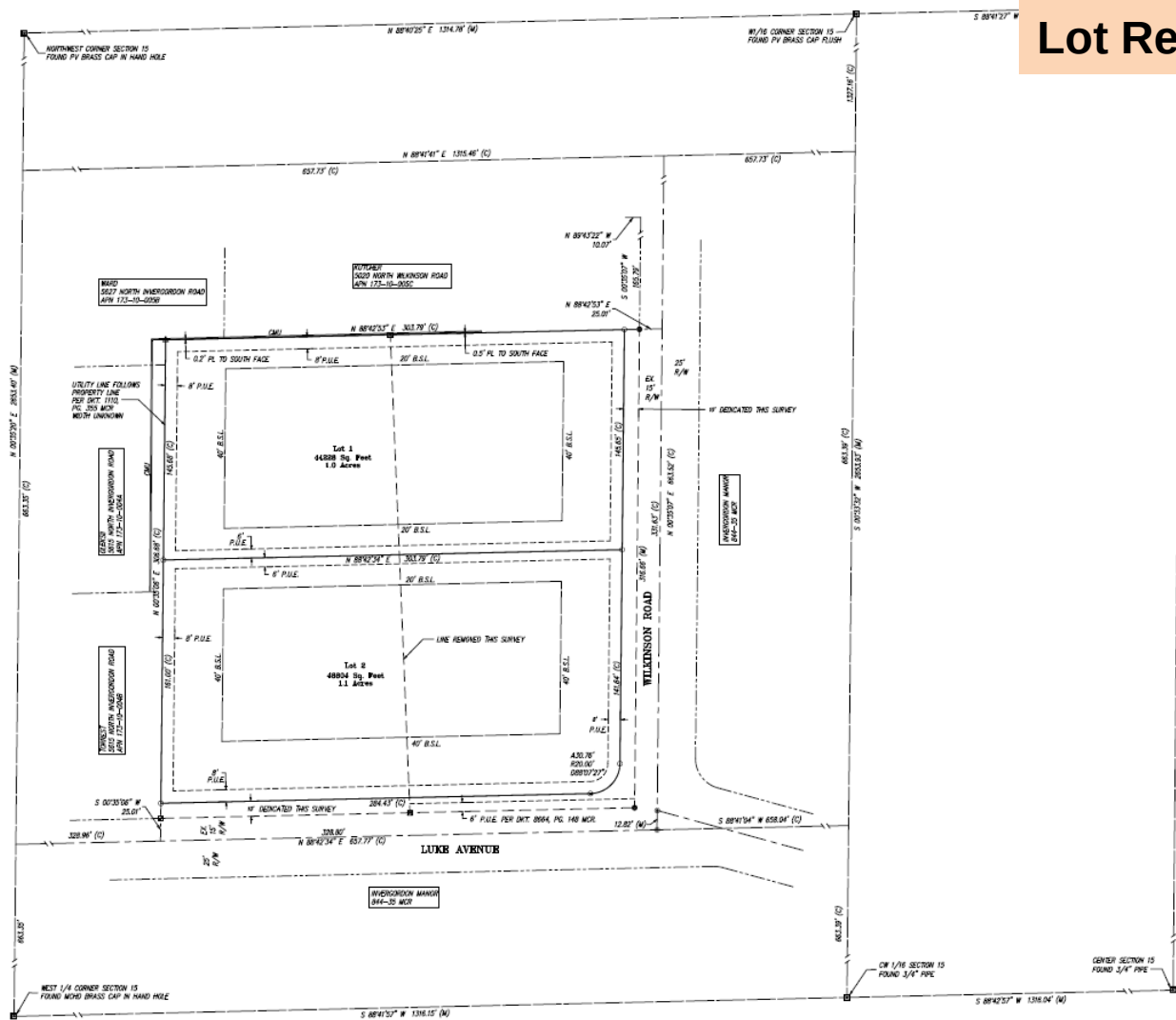


SCOPE OF REQUEST

- Existing:
 - o N/S Orientation
 - o 5602 E Wilkinson Rd - 1.11 acres & 145' wide
 - o 6430 E. Luke Ave - 1.18 acres & 165' wide
- Proposed:
 - o E/W Orientation
 - o Lot 1 – 1.02 acres & 145' wide
 - o Lot 2 – 1.12 acres & 141' wide



Lot Re-Orientation



Lot Re-Orientation



LUKE AVE LLA

- Right-of-Way (ROW):
 - o Existing - 15' ROW from Center Line
 - o 10' ROW Dedication Required
 - o Luke Ave & Wilkinson Rd to comply with code:
 - 25' from Center Line



LUKE AVE LLA

- Lot Configuration:
 - o Meet R-43 area requirements – Except Width:
 - Size (1 net acre +)
 - Width (141' & 145' wide – Instead of 165' wide)
 - Access (public roadway)
 - Setbacks (40' front/rear and 20' sides)



LUKE AVE LLA

- Lot Configuration:
 - o Staff supportive of lot re-orientation & lot width:
 - ROW dedication/roadway improvement adjoining site is Public Benefit
 - New orientation more in character with neighborhood
 - Town Code still require ROW dedication/road improvements with building permits - resulting in existing lots having width of less than 165' wide





LUKE AVE LLA

- Drainage:
 - o On site retention and grading at building permit
- Fire Protection:
 - o Access via public roadway
 - o New homes will have fire sprinklers
 - o Fire hydrant installation not required (2 hydrants in area)
 - o Fire flow rate exceeds minimum:
 - 1,500 gpm needed
 - 3,392 gpm for this area



PUBLIC COMMENT

- Neighbors within 500' radius notified of public meeting
- No comment received
- Title Report:
 - o Lots cannot be used for commercial purposes
 - o No more than two dwellings on each two and a half acres
- Town does not enforce private deed restrictions - only Town Codes



NEXT STEPS

- January 25th – Public Meeting



