

# TOWN OF PARADISE VALLEY

**6400 E Cactus Wren Road**

**Final Plat – 4 Lots**

**Public Meeting**



Town Council  
March 26, 2020

# TODAY'S GOAL

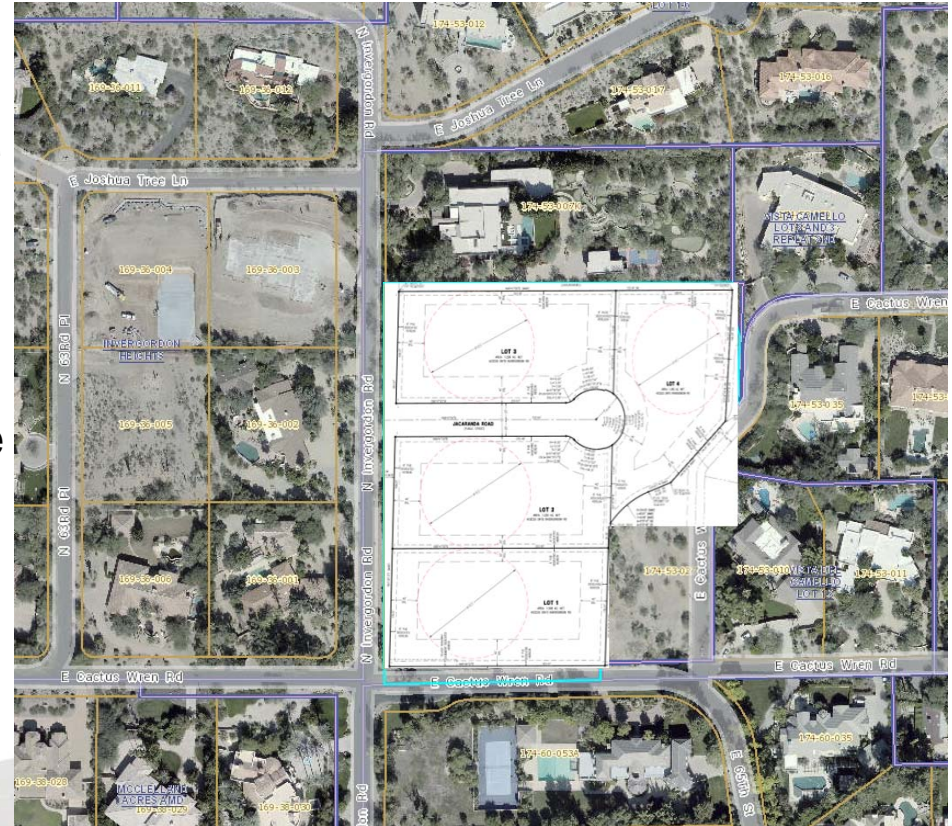
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## Consideration of a final plat

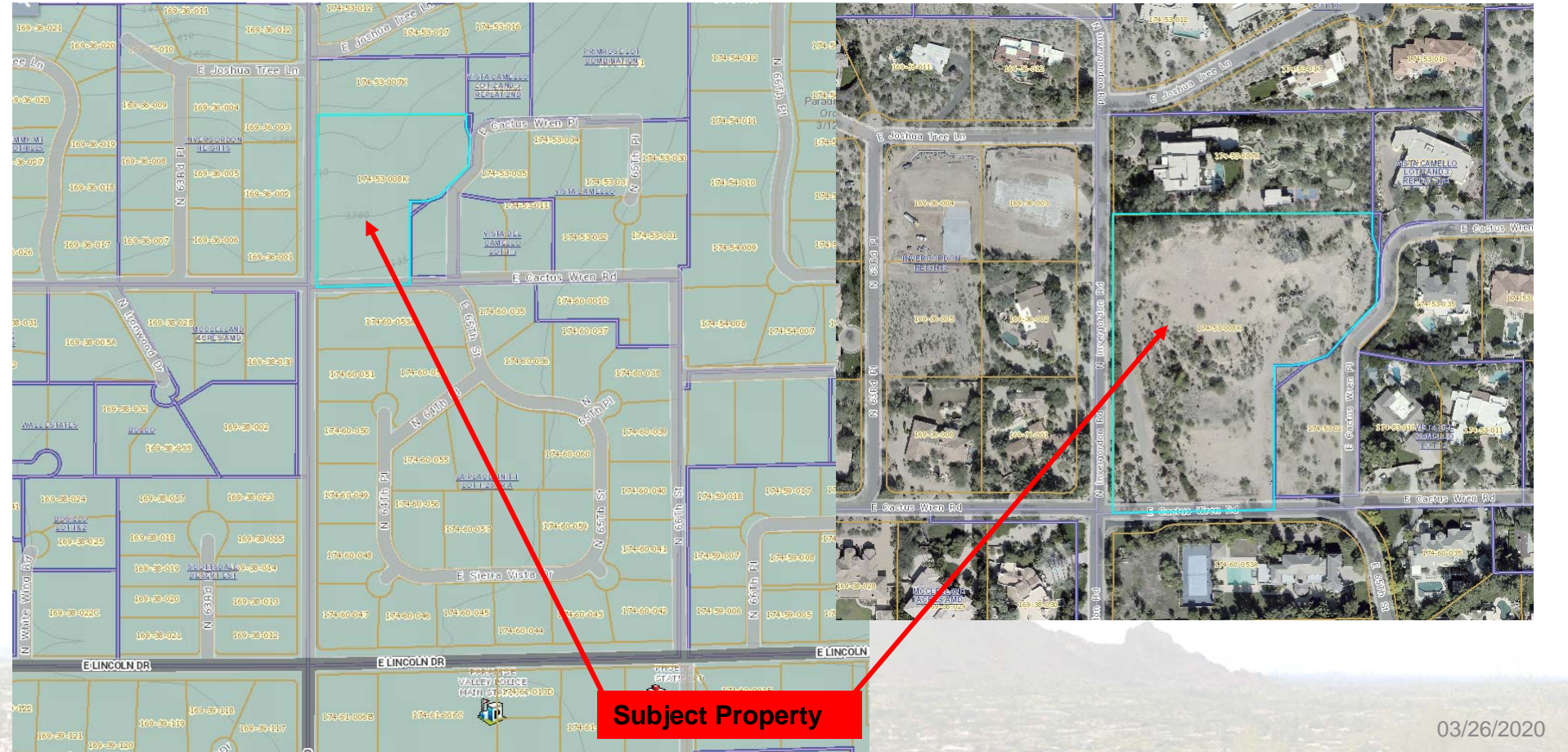


# REQUEST

On behalf of the property owners, Marc and Amy Salomon (previously Mr. Bluebirds Shoulder, LLC), of the 5.7-acre property located at 6400 E Cactus Wren Road, Nick Prodanov of Land Development Group filed a final plat (FP-20-01) for a 4-lot subdivision named Estates on Invergordon, that includes the construction of a new public street. The subject property is zoned R-43, for minimum one-acre single-family homesites. The four proposed lots range in size from 1.225 acres to 1.308 acres.



# VICINITY MAP & AERIAL PHOTO



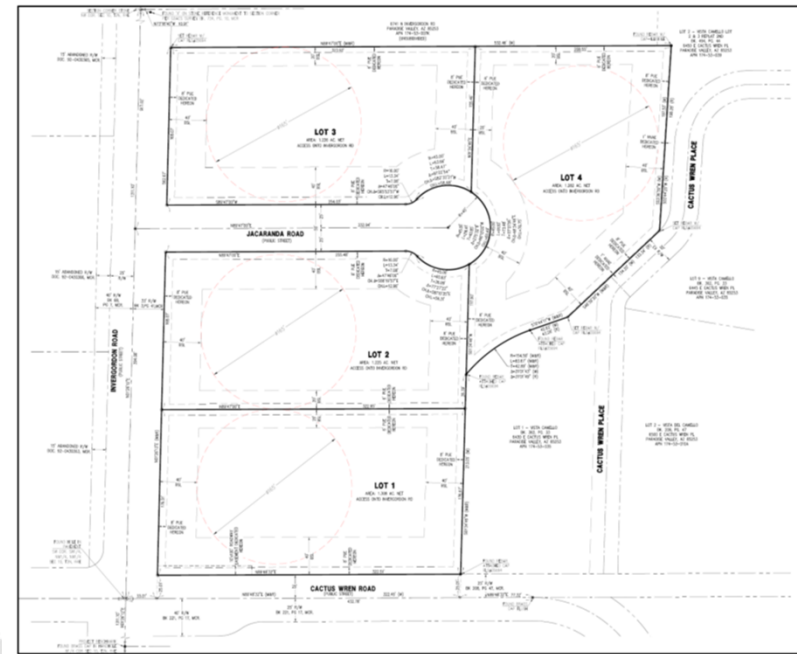
# COUNCIL DISCUSSION

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# COUNCIL DISCUSSION

- Discussed on March 12<sup>th</sup>
  - To include a construction staging condition similar to that for a hillside property. See Condition 6.i
  - Modify construction parking onsite during initial development. See Condition 6.e
  - Discussed Maricopa County regulates dust control, refer to Attachment M for information
  - Discussed no Certificate of Assured Water Supply is required as governed by the Arizona Department of Water Resources; Refer to Attachment N for information



# COUNCIL DISCUSSION (CONTINUED)

- Existing utility boxes along Invergordon Road ~ 90' south of north property line
- An additional utility box likely along Jacaranda Road
- No code requirements related to the screening of utility boxes
- VSC Plan is a guideline generally applied to only Lincoln Drive and Tatum Boulevard
  - When a utility company installs, upgrades, or replaces
  - Reviewed by Engineering Division via right-of-way permit
- Added Condition 7



# PRELIMINARY PLAT APPROVAL

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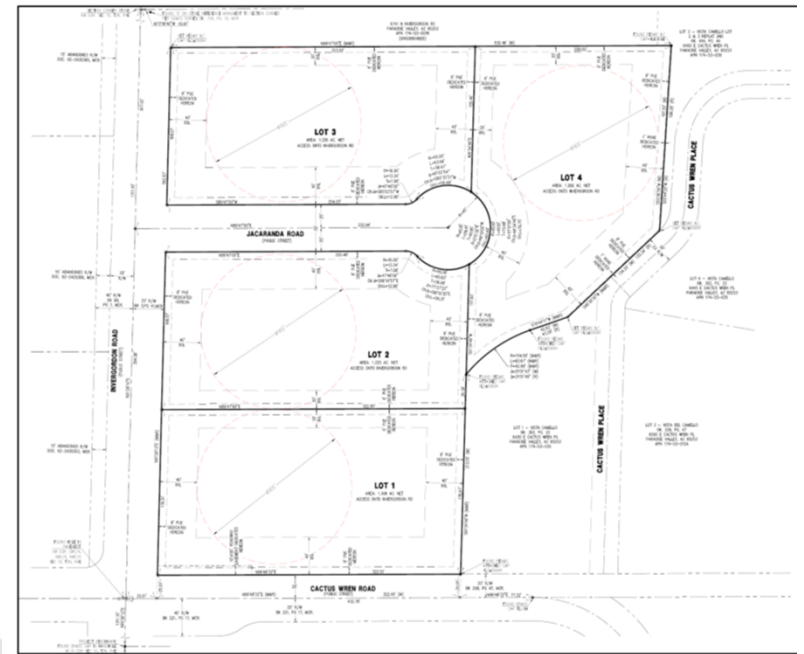




# PLANNING COMMISSION

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- Discussed prelim plat Dec 17, 2019
- Approved prelim plat Jan 21, 2020
  - 6 to 0 vote, with Commissioner Lewis absent
  - No specific concerns over the plat itself, as the preliminary plat meets Town standards
  - Resident interest in this plat from the standpoint of drainage and neighborhood impact during construction



03/26/2020

# COMMENTS

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# PRELIMINARY PLAT COMMENTS

- Town policy for mailing notice action meeting 1,500' radius
- Comments
  - Owner at 6726 N Invergordon Rd safety concerns with more access
  - Owner at 6735 N 65<sup>th</sup> Pl – condition of site, gating, and neighboring lot
  - La Place HOA letter on silt/rocks and construction parking & cut-thru traffic
  - Owner at 6401 E Joshua Tree Ln concerns with pavement width south of Jacaranda Place and drainage
  - Owner at 6500 E Cactus Wren interested in construction timing

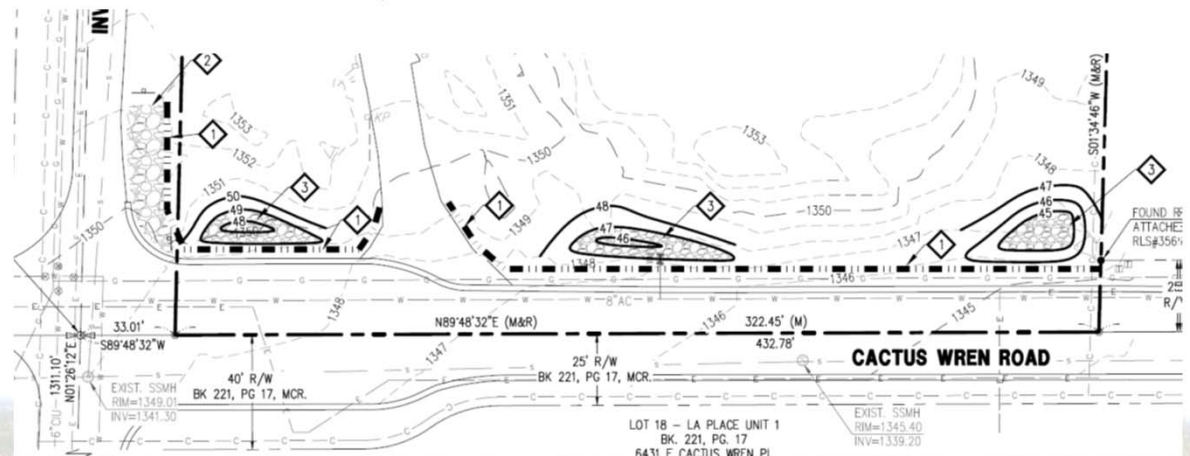
[New comments in Attachment K]



# COMMENTS - DRAINAGE

- Drainage concerns from undeveloped condition of the site
  - Addressed via Conditions 1.d and 2.b requiring installation of a storm water pollution prevention plan along Cactus Wren Drive

1. The final plat and related improvements for the "Estates on Invergordon" located at 6400 E Cactus Wren Road (the "Property") shall be in substantial compliance with the following submitted plans and documents:
  - a. Storm Water Pollution Prevention Plan, Sheet 1 of 1, prepared by Land Development Group, dated December 3, 2019;
  - b. If not already completed, installation and maintenance of the storm water pollution prevention plan noted in Condition 1 until the final lot improvements are completed on Lot 1 of said subdivision; and
2. Prior to recordation of the final plat for said subdivision, the following items shall be submitted by the owner(s) of the Property, or successors:
  - a. Storm Water Pollution Prevention Plan, Sheet 1 of 1, prepared by Land Development Group, dated December 3, 2019;
  - b. If not already completed, installation and maintenance of the storm water pollution prevention plan noted in Condition 1 until the final lot improvements are completed on Lot 1 of said subdivision; and



# COMMENTS – CONSTRUCTION

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- Safety & nuisance concerns with construction
  - Narrow pavement width along Invergordon Rd
  - Constraint to pass stopped vehicles by existing landscape median
  - Cactus Wren Dr east of Invergordon Rd is only access point for 40 homesites
- Addressed via Condition 6 and installing no outlet sign on existing street sign
- Limits to enforcement of Condition 6.c on construction turn-around and Condition 6.e on construction parking and proposed Condition 6.i on the construction staging plan



03/26/2020

# COMPLIANCE TO STANDARDS

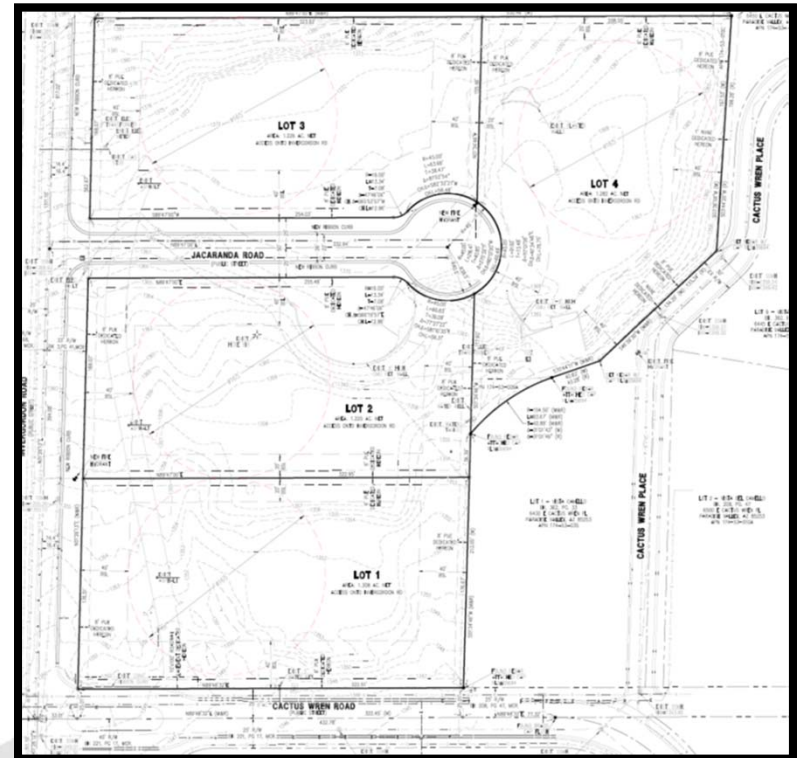
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# STANDARDS

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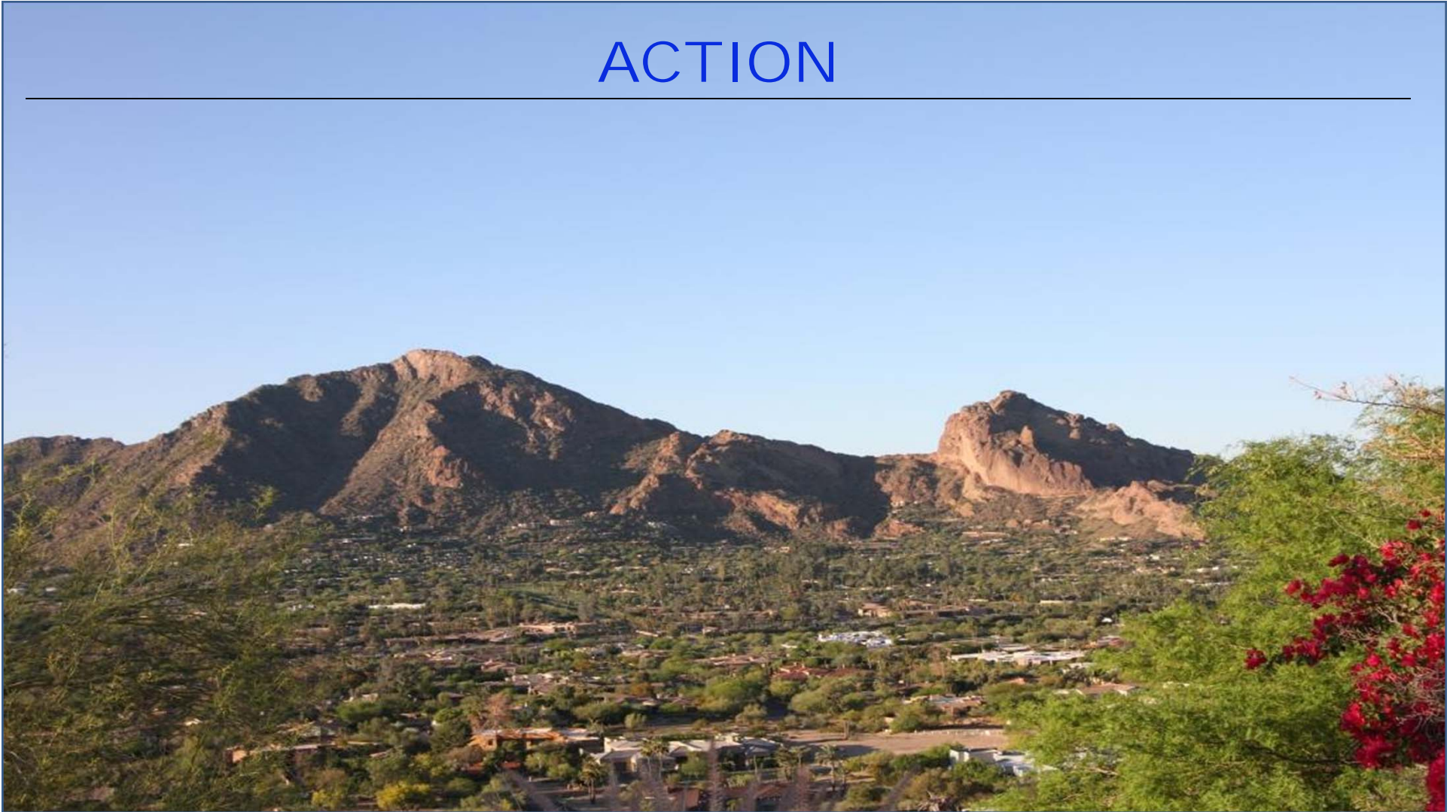
- Meets 4 general tests
  - Orthodox shaped lots
  - Fits 165' circle test
  - 1-net acre or larger
  - Access to public road
- Meets setbacks
- Complies with utility requirements
- Meets fire standards
- Meets perimeter landscaping
- Complies with right-of-way/road requirements



03/26/2020

# ACTION

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# ACTION

**MOTION** – Approve the Estates on Invergordon Final Plat, located at 6400 E Cactus Wren Drive, subdividing an approximately 5.7-acre property into four residential R-43-zoned properties with a public street, subject to the seven conditions in the action report.

The final plat is ministerial and is compliant with the preliminary plat and the Town’s development standards.



# CONDITIONS

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1. References the submitted plans and documents
2. Items prior to recording
  - Pay assurance on public improvements
  - Maintain SWPPP

1. The final plat and related improvements for the "Estates on Invergordon" located at 6400 E Cactus Wren Road (the "Property") shall be in substantial compliance with the following submitted plans and documents:
  - a. Final Plat for the "Estates on Invergordon," Sheets 1 and 2, prepared by Land Development Group, dated February 26, 2020;
  - b. Preliminary Paving Plan for the "Estates on Invergordon," Sheet 1 of 1, prepared by Land Development Group, dated December 3, 2019;
  - c. Preliminary Water & Sewer Plan for the "Estates on Invergordon," Sheet 1 of 1, prepared by Land Development Group, dated December 3, 2019;
  - d. Storm Water Pollution Prevention Plan, Sheet 1 of 1, prepared by Land Development Group, dated December 3, 2019;
  - e. The Planting Plan for the right-of-way Sheet PP.1, prepared by Berghoff Design Group, dated December 6, 2019;
  - f. The narrative prepared by Land Development Group, dated December 5, 2019;
  - g. The Water Service Impact Study, prepared Land Development Group, dated July 26, 2019; and
  - h. The preliminary drainage report, prepared by Land Development Group, dated July 29, 2019.
2. Prior to recordation of the final plat for said subdivision, the following items shall be submitted by the owner(s) of the Property, or successors:
  - a. Submit the required final improvement plans for Town Engineer approval and provide a procedure and other forms of assurances necessary for the Town to be in a guaranteed position to complete the construction and related public site improvements as referenced in the submitted plans and documents in Condition 1 above;
  - b. If not already completed, installation and maintenance of the storm water pollution prevention plan noted in Condition 1 until the final lot improvements are completed on Lot 1 of said subdivision; and



# CONDITIONS

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3. Complete public improvements and removing all existing structures prior to 1<sup>st</sup> building permit

4. Complete landscaping prior to 1<sup>st</sup> C of O

5. PDF/Mylar copy for records

3. Prior to the issuance of the first building permit for any home on Lots 1, 2, 3, or 4 of the said subdivision, the owner(s) of the Property, or successors, shall do the following:
  - a. Complete the roadway, utility, and related infrastructure improvements as referenced in the submitted plans and documents in Condition 1 above along Invergordon Road and Cactus Wren Road;
  - b. At the discretion of the Town Engineer, the final lift of asphalt for Jacaranda Road may be postponed until the first Certificate of Occupancy for any of the Lots 1 to 4 of the said subdivision;
  - c. Remove all existing retaining walls and related structures on the entire site, along with the owners of the affected Lots having submitted and obtained approval from the Town the applicable demolition permit(s), grading permit(s), storm water pollution prevention plan(s), and associated permit(s). However, compliance to this condition shall be no later than one year from the date of the Town Council approval of the final plat for said subdivision; and
  - d. At the time the existing retaining walls are removed, the affected Lots shall be regraded at a minimum of 4:1 slope and existing drainage patterns shall be maintained.
4. Prior to the issuance of each Certificate of Occupancy for Lots 1, 2, 3, or 4 of the said subdivision, the owner(s) of the Property, or successors, shall complete the landscaping improvements, as to each lot, as referenced in the submitted plans and documents in Condition 1 above.
5. Within 60 days of approval of the final plat, the applicant shall submit to the Town mylars of the approved plans and an electronic version of these plans in a pdf format for the Town's permanent record.



# CONDITIONS

## 6. Construction-related conditions

6. The following conditions shall apply during construction of the building pads, streets, and homes at the Estates on Invergordon subdivision as a means to mitigate safety concerns along the adjoining rights-of-way:
  - a. Construction staging and storage of materials shall be done onsite and not within the Town rights-of-way;
  - b. Use of the Town rights-of-way intermittently, generally defined as up to 20 minutes, to load or unload construction material or equipment is allowable provided the loading and unloading adjoins the site and does not occur within 75 feet of the Invergordon Road/Cactus Wren Road intersection;
  - c. Construction vehicle turn-around shall not occur within 75 feet from the Invergordon Road/Cactus Wren Road intersection and either be done onsite or off the street pavement adjoining the subdivision within the Town's right-of-way to prevent turn-around traffic in the adjoining neighborhoods, specifically turn-around traffic on streets north and east of the Invergordon Road/Cactus Wren Road intersection as these streets dead end and do not connect back to Lincoln Drive or another major arterial;
  - d. Reserved
  - e. Construction parking shall not be allowed on any paved surfaces of Invergordon Road or Cactus Wren Road. Any parking on non-paved surfaces along Invergordon Road shall be restricted to the east side, and any parking on non-paved surfaces along Cactus Wren Road shall be restricted to the north side. Any non-paved surface used for construction parking shall conform to storm water pollution prevention plan requirements. All construction parking during the mass grading, utility work for the subdivision, and the construction of Jacaranda Road shall be fully on the subject site and not within any rights-of-way;
  - f. The property owner(s) of the lot(s) of said plat shall be responsible to inform the contractor(s) of the construction and plat conditions;
  - g. The above conditions do not apply to Jacaranda Road that is part of the Estates on Invergordon subdivision up to and prior to the Town's acceptance of the final street improvements of Jacaranda Road;
    - h. During construction of site improvements, a designated construction area on Lots 1, 2, 3, or 4 shall be provided to prevent parking on any paved public street surfaces or non-paved surfaces as described in Condition 6(e) above; and.
    - i. The development of the site and/or development of each lot(s) shall include a construction staging plan no later than the beginning of the building permit application process as outlined in the Town's Hillside Safety Improvement Measures and Process Manual.
7. Painting and landscaping shall be used in a manner that screens all large utility boxes within or near the rights-of-way adjoining the subject site. Such landscaping shall meet all clearance requirements required by the utility company. The Town Community Development Director or designee, shall review and approve final paint color and landscape placement prior to final inspection of the utility equipment.



# CONDITIONS

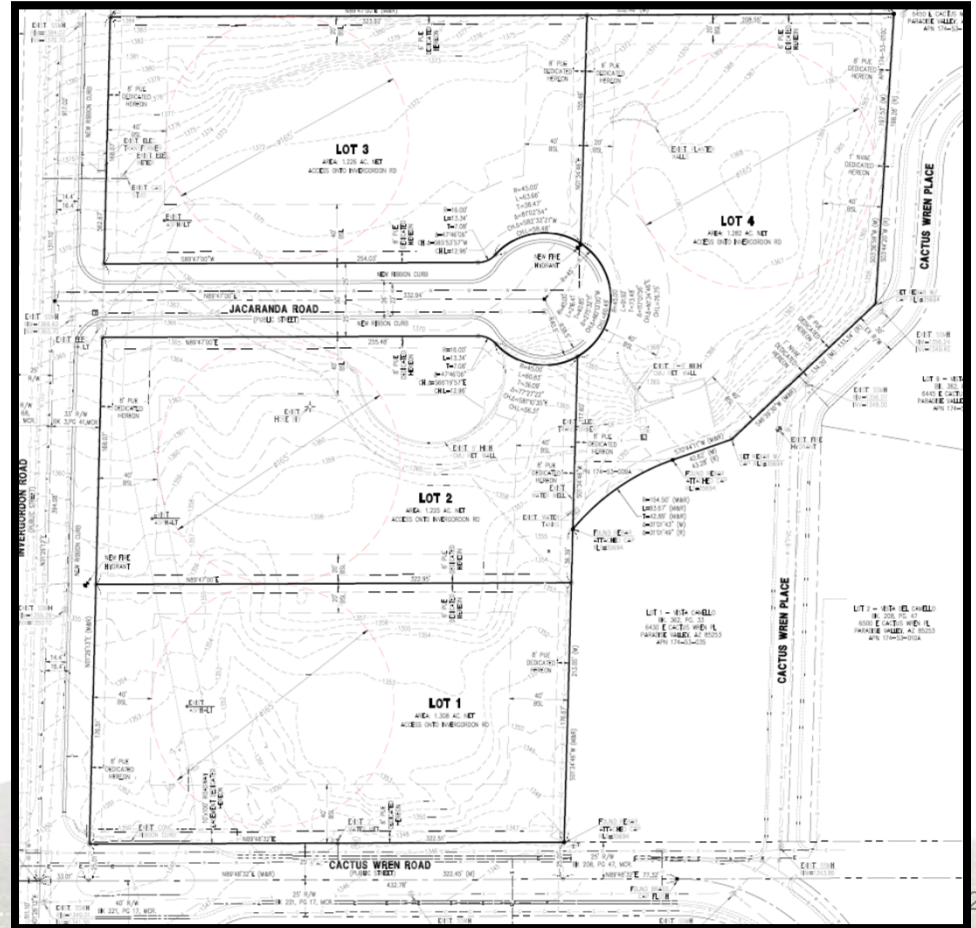
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## 7. Utility Screens

7. Painting and landscaping shall be used in a manner that screens all large utility boxes within or near the rights-of-way adjoining the subject site. Such landscaping shall meet all clearance requirements required by the utility company. The Town Community Development Director or designee, shall review and approve final paint color and landscape placement prior to final inspection of the utility equipment.



# QUESTIONS



# TODAY'S GOAL

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## Consideration of a final plat



03/26/2020