

TOWN OF PARADISE VALLEY

6400 E Cactus Wren Road

Final Plat – 4 Lots

Study Session



Town Council
March 12, 2020

TODAY'S GOAL

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Discussion of a final plat

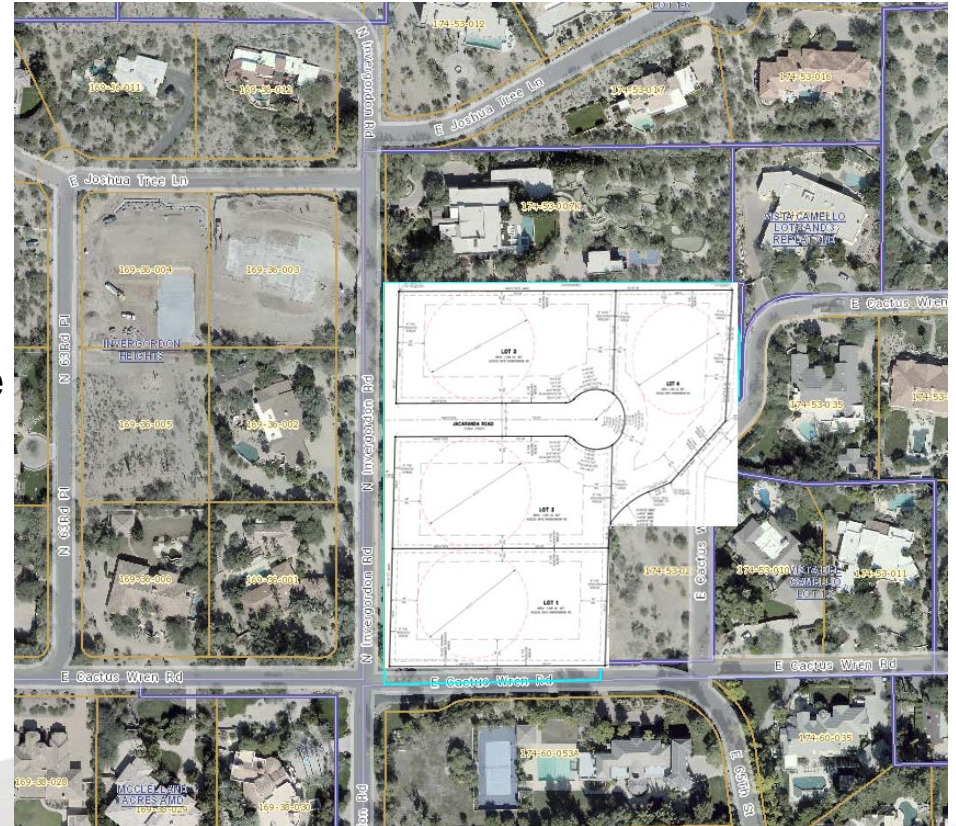


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REQUEST

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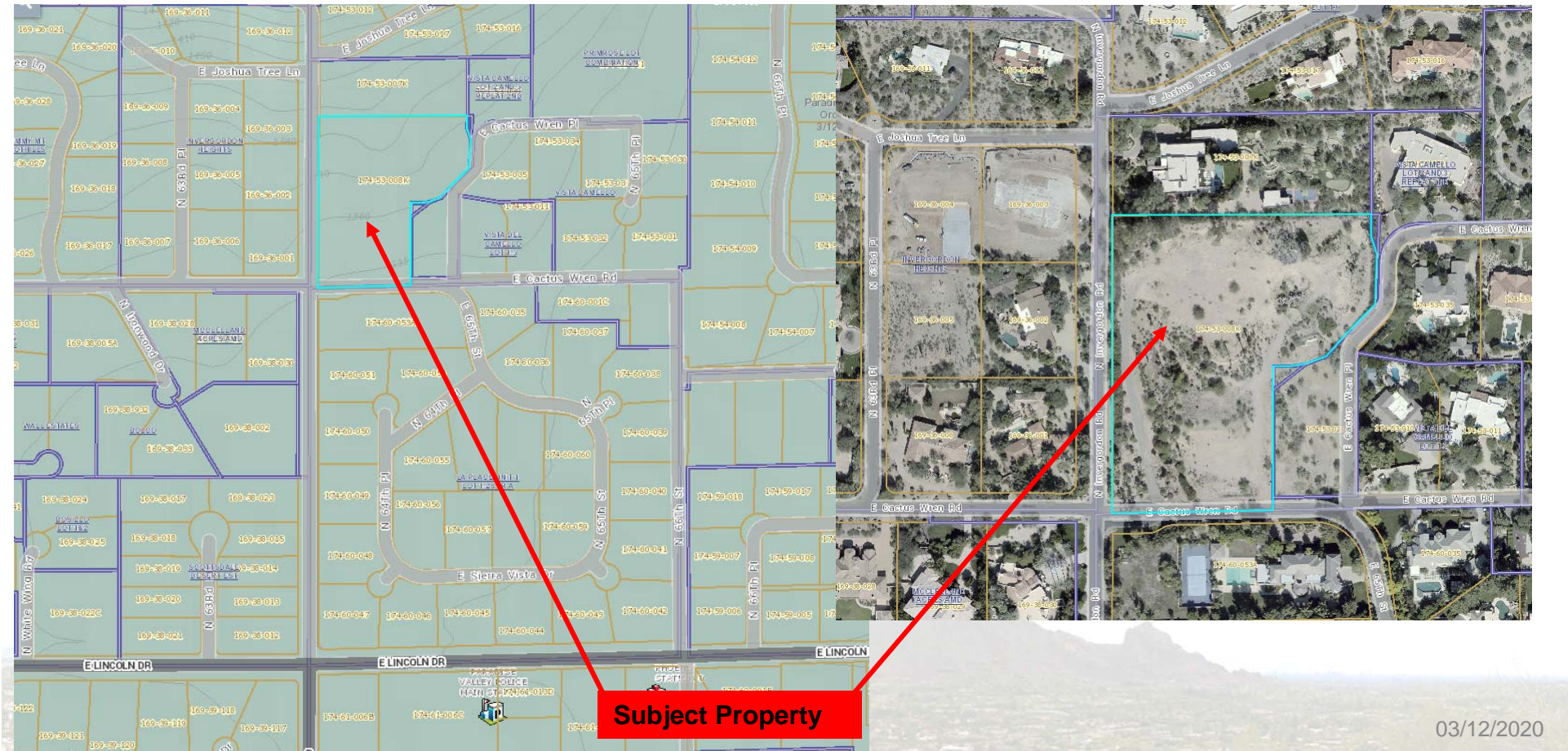
On behalf of the property owner, Mr. Bluebirds Shoulder, LLC, of the 5.7-acre property located at 6400 E Cactus Wren Road, Nick Prodanov of Land Development Group filed a final plat (FP-20-01) for a 4-lot subdivision named Estates on Invergordon, that includes the construction of a new public street. 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.



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VICINITY MAP & AERIAL PHOTO

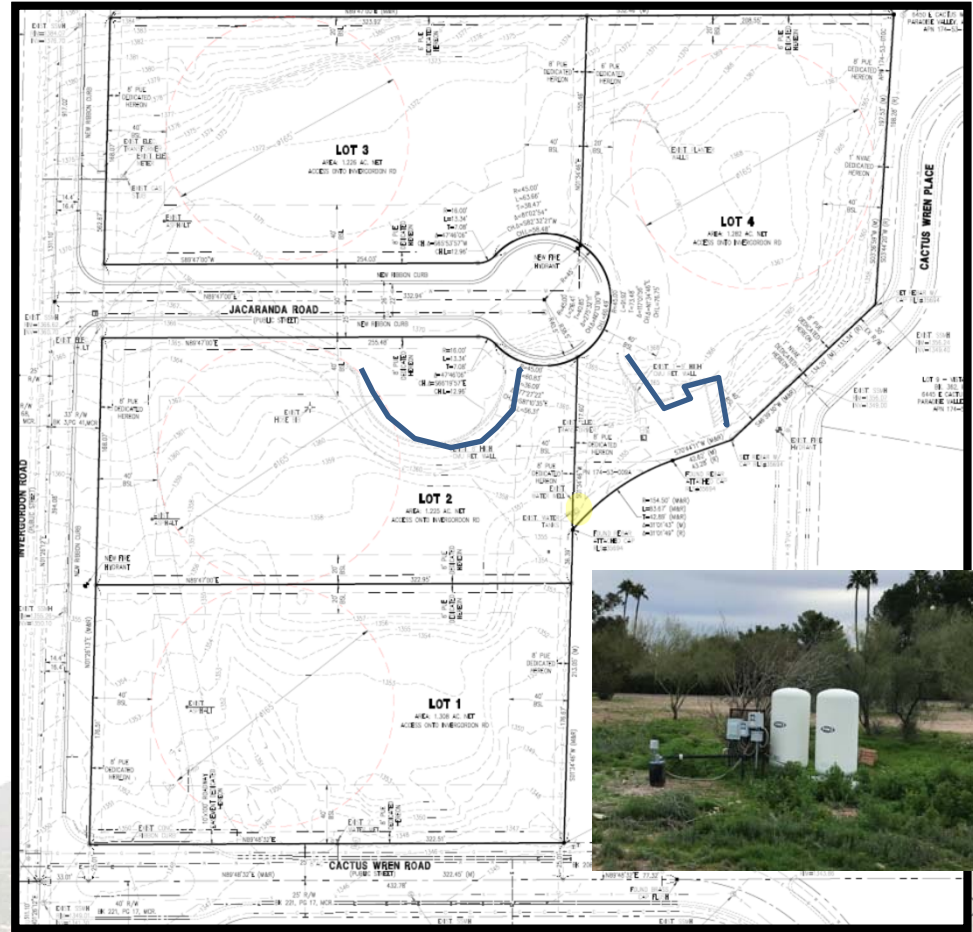
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HISTORY

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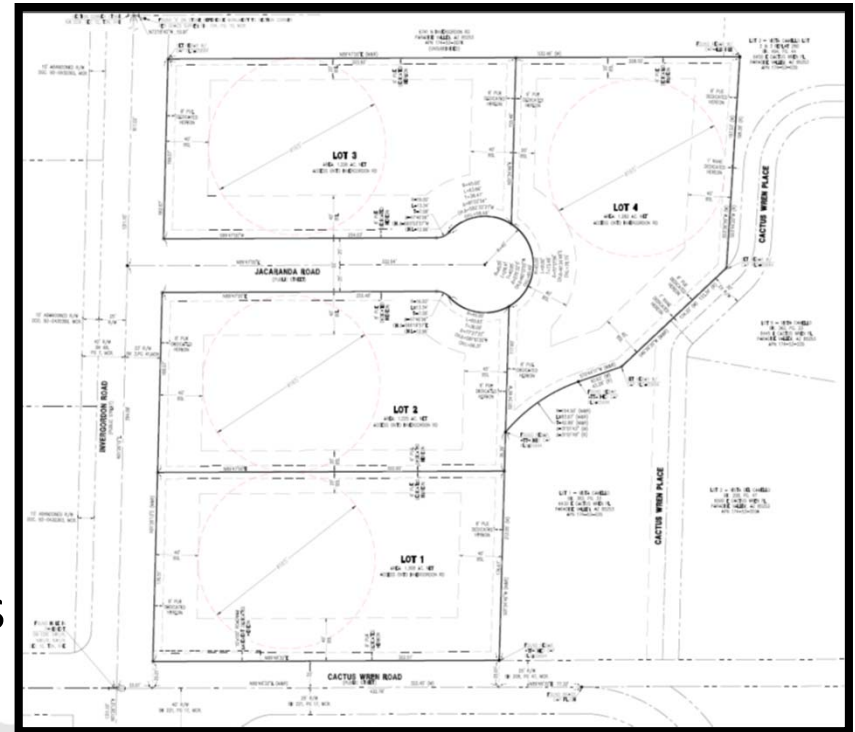
- Zoned R-43, not hillside
- Un-subdivided 5.7-acres
- 1970s large estate home demolished 2011-2018
- Existing Structures:
 - 2 retaining walls, portion of one exceeds the 6' allowable height due demo of garage
 - Recently removed private water well/5' tall water tanks



AGENDA

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- Preliminary Plat Approval
- Comments & Noticing
- Compliance to Standards
- Draft Conditions
- Council Direction – Next Steps



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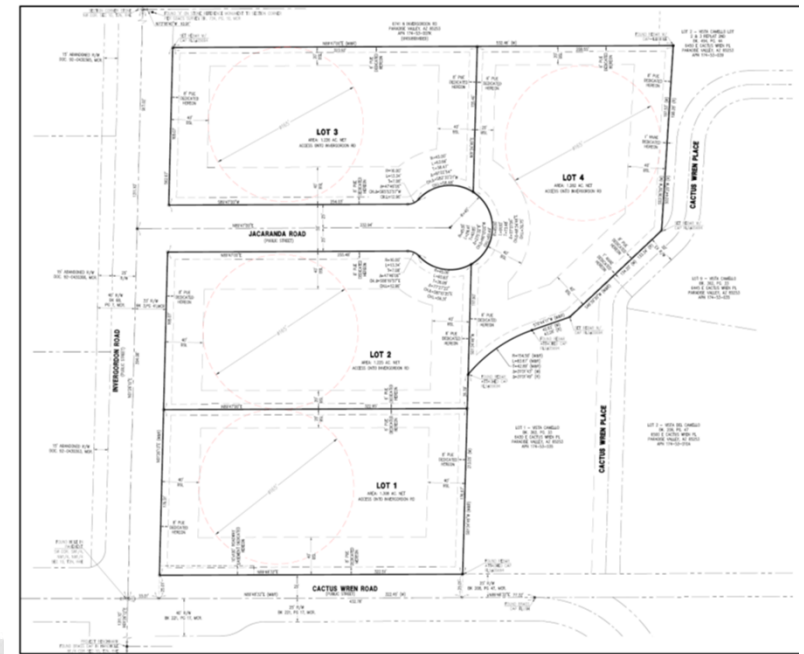
PRELIMINARY PLAT APPROVAL



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



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COMMENTS & NOTICING



PRELIMINARY PLAT COMMENTS

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- 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 65th PI – 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 Rd interested in construction timing



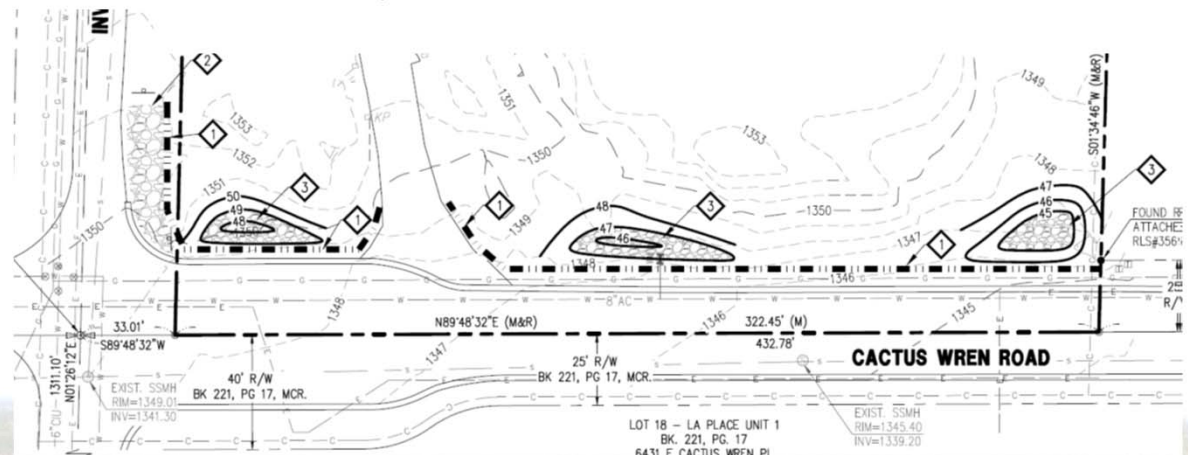
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COMMENTS - DRAINAGE

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- 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:
 - d. Storm Water Pollution Prevention Plan, Sheet 1 of 1, prepared by Land Development Group, dated December 3, 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:
 - 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

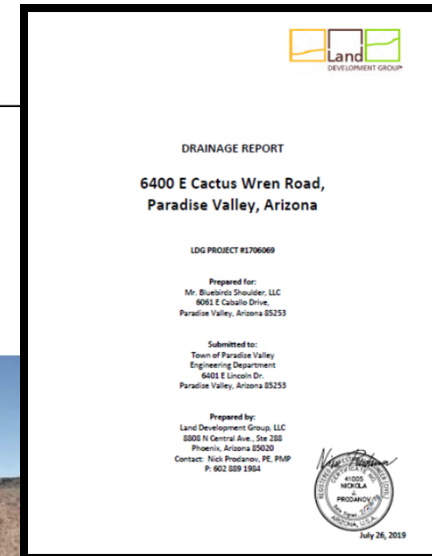


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DRAINAGE

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- Sheet flows southeasterly
- 6.5% site slope
- No onsite washes/major flows
- Stormwater flow on site perimeter
 - South along Invergordon Rd
 - South along Cactus Wren Place
- Improvements to swale along Invergordon Rd
- Individual G&D with home permit



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SITE PHOTOS

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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



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SITE PHOTOS

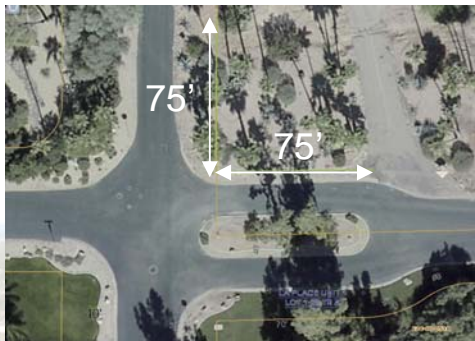
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CONDITION 6

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6. The following conditions shall apply during ~~initial~~ 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 ~~discourage~~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 ~~along the west side on any paved surfaces~~ of Invergordon Road ~~and the south side of~~ Cactus Wren Road ~~on any paved surfaces~~. 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;
 - 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; and
 - 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~~.

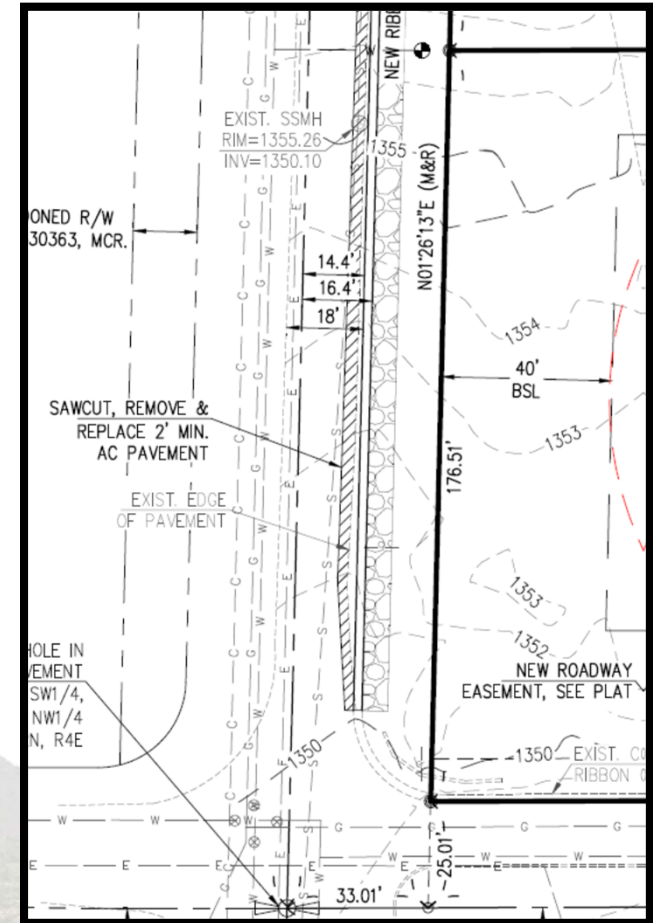


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INVERGORDON RD

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- Existing condition
 - 58' wide right-of-way (25'/33')
 - 16' wide pavement, no curbs
 - Pavement east of right-of-way centerline
- General Plan Cross-Section B
 - 50' wide right-of-way (25'/25')
 - 22' pavement, 11' each travel lane
 - 2' curbs each side
- Proposed (adjoining site)
 - Add 2' wide curb along east side
 - Pavement cut to straighten edge
 - Total width 16'-18', mostly at 18'
 - Get full pavement/curb as lots to west redevelop



INVERGORDON RD

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CACTUS WREN RD

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- Existing condition
 - 40' wide right-of-way at intersection (south half)
 - 25' wide right-of-way east of intersection (south half)
 - 26' wide pavement east of intersection
 - 2' wide curbs
 - 18' wide median
 - 18' wide travel lane at intersection
- General Plan Cross-Section B
 - 50' wide total right-of-way (25'/25')
 - 22' pavement, 11' each travel lane
 - 2' curbs each side
- Proposed (adjoining site)
 - 25' right-of-way dedication (north half)
 - Repair damaged curbs



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CACTUS WREN RD

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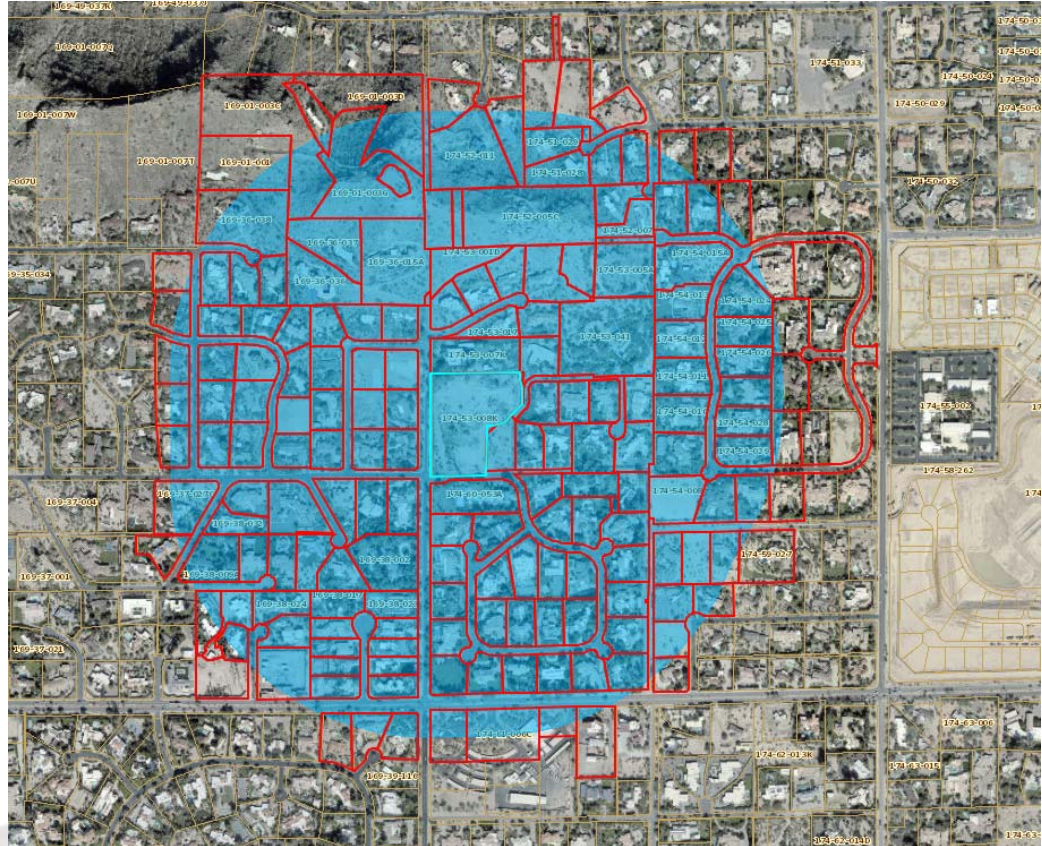


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NOTICING

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- Town policy for mailing notice action meeting at 1,500' radius
- Mailing notice to be sent out for March 26th meeting by March 10th



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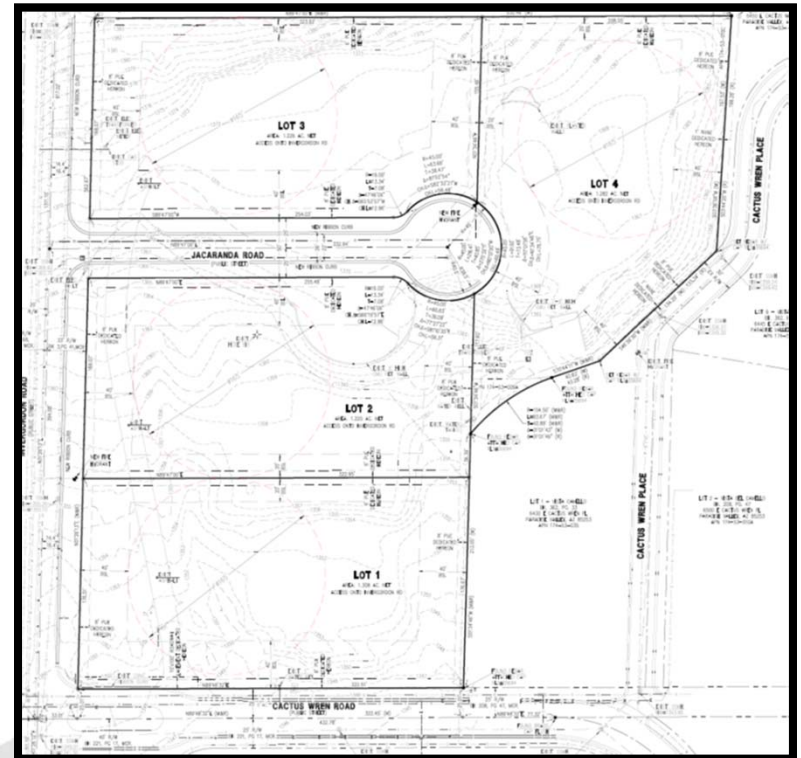
COMPLIANCE TO STANDARDS



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



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DRAFT CONDITIONS



DRAFT CONDITIONS

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1. References the submitted plans and documents

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 Preliminary~~ Plat for the “Estates on Invergordon,” Sheets 1-3, prepared by Land Development Group, dated ~~February 26, 2020~~ December 3, 2019;
 - 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.



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2. Items need to do prior to recording plat

- Pay assurance on public improvements
- Maintain SWPPP

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

~~c. Provide documentation that the private water well has been abandoned in accordance with the Arizona Department of Water Resources. Abandonment shall include the removal of above ground structures, including the two water tanks. The Town Community Development Director, or designee, shall inspect the property to verify the water tanks and related above ground structures are removed.~~ [Completed, refer to Attachment H]



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PRIVATE WATER WELL/TANKS

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- Removed in January 2020



PUMP SERVICE

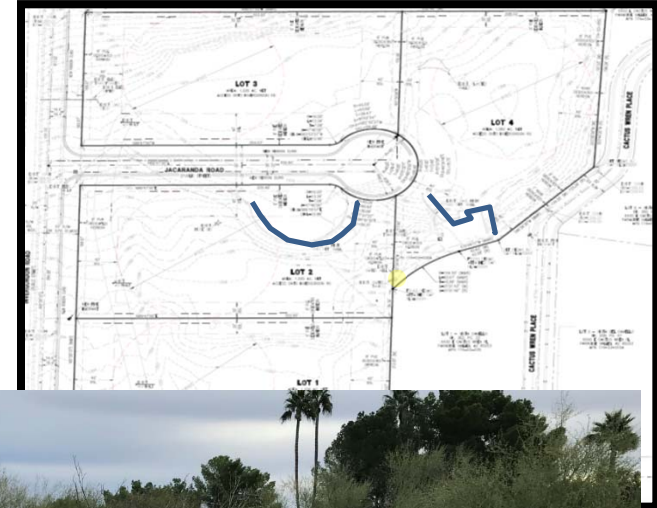
Jason,

On January 7th 2020 I went out to 6400 E. Cactus wren road in Paradise Valley, AZ. We pulled the 3 hp well pump, pipe and wire out of the well. We then dug down about 2' around the well head. Then we cut off the 2' top piece of the 8" well surface casing and welded a plate to seal the well from and run off that would be able to get inside the well and or water table. We also disconnected the two 120 gallon pressure tanks and the tank pads that we also near the well on the property. There is a 10,000 gallon underground steel storage tank that we cut off the 4" riser and sealed the 4" hole with a threaded cap. At that point everything was loaded up and taken off the property.

Please let us know if you have any other questions.
Dusty Beeman
Beeman Brothers Drilling And Pump Service

BEEMAN BROTHERS DRILLING, INC.

515 E Carefree Hwy #215
Phoenix, ARIZONA 85085
PHONE: 623-465-9355 • FAX: 623-465-9072
www.beemanbrothersdrilling.com
ROC # 064267 • DWR # 355



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

4. Complete landscaping prior to 1st 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.



DRAFT CONDITIONS

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6. Construction-related conditions

6. The following conditions shall apply during ~~initial~~ 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 ~~discourage~~ 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;
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 - 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; and
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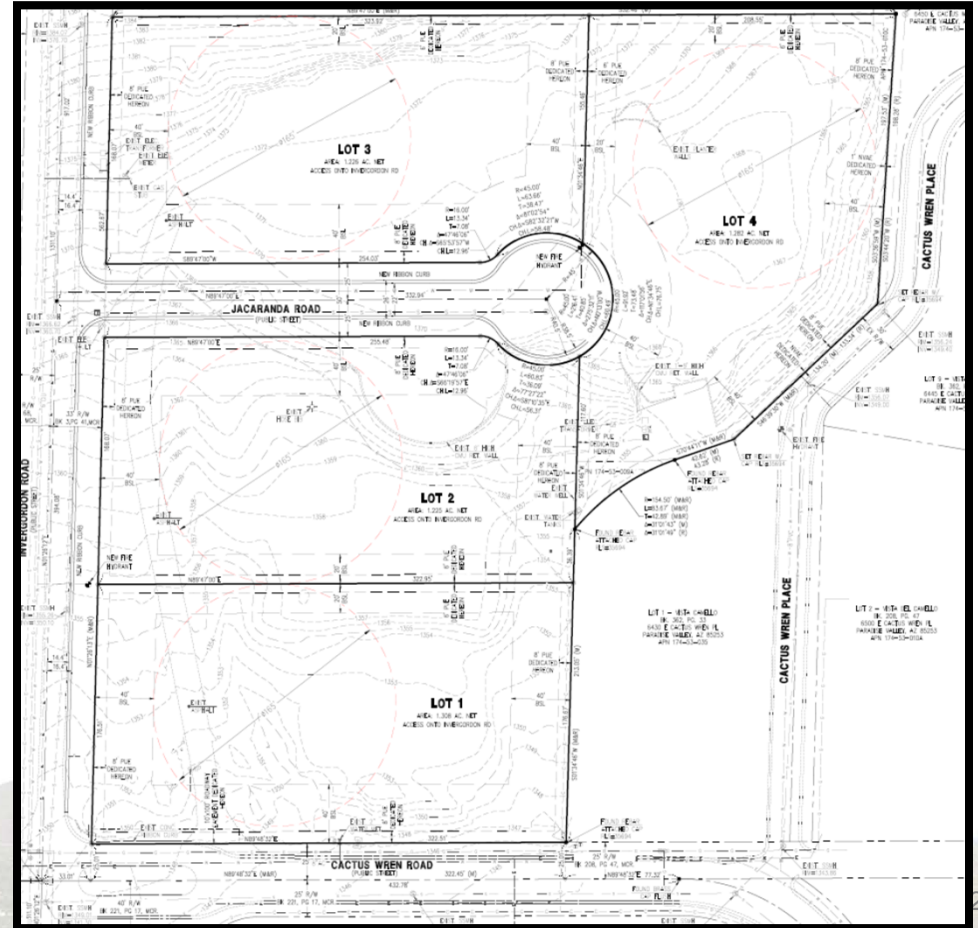
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NEXT STEPS

- Final plat action set for March 26th
- If approved, developer to comply with conditions



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TODAY'S GOAL

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Discussion of a final plat



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