

# **TOWN OF PARADISE VALLEY**

6101 E Caballo Lane

Lot Split (LS-19-02)

Town Council Work Session

March 26, 2020



# TODAY'S GOAL

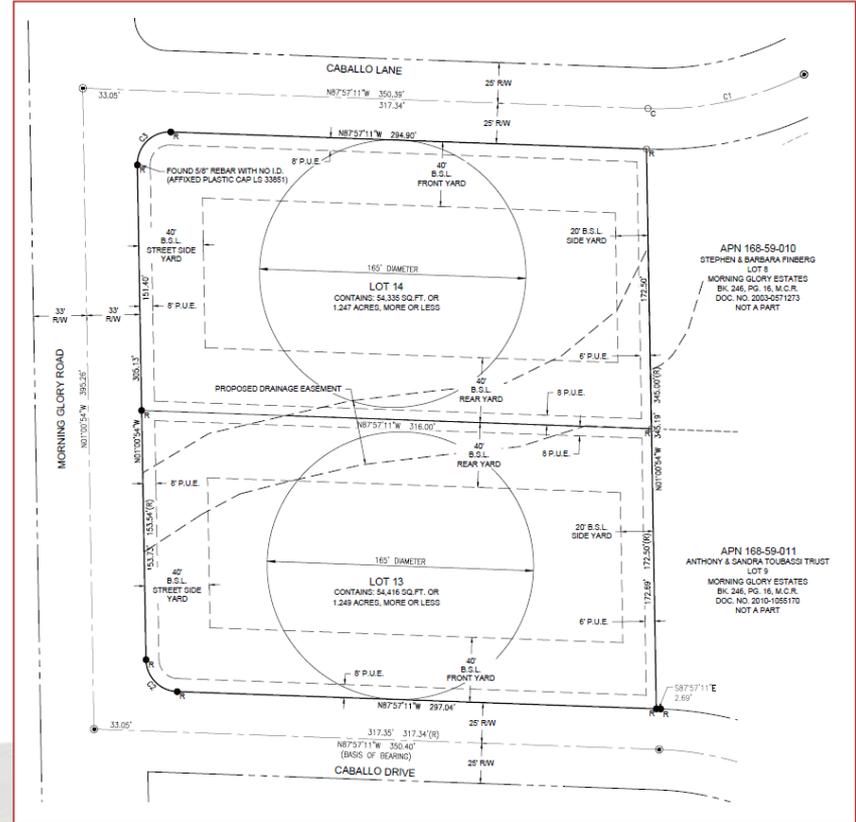
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- Review and receive input on a proposed lot split:
  - Split 2.5 acre parcel into two 1.2 acre lots



# AGENDA

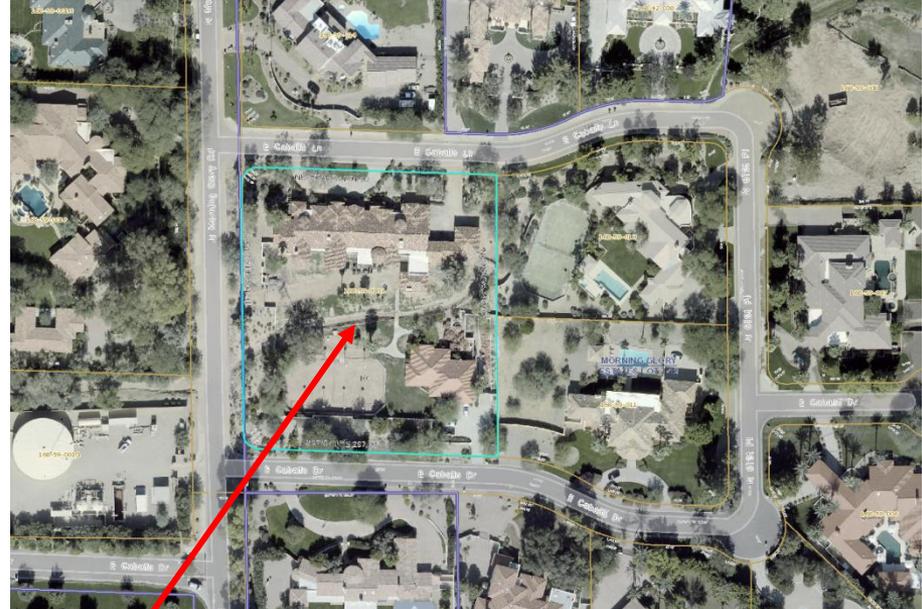
- Background/Summary of Request
- Scope of Request
- Next Steps



March 26, 2020



# VICINITY MAP & AERIAL PHOTO



**Subject Property**

# COMMISSION REVIEW

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- March 3<sup>rd</sup> PC Public Hearing:
  - Recommendation of approval subject to stipulations
  - Vote of 6 to 0
  - Stipulations:
    - Shall be in compliance with submitted plat and docs
    - Portions of existing house and footbridge removed prior to recordation of plat
    - Applicant to submit DE forms prior to recordation of plat



# HISTORY

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- Zoned R-43
- Originally platted in 1982 – Lots 10 and 11 of Morning Glory Estates subdivision
- Lot Combo in 2007 – Lot 1 of Morning Glory Estates I Lot Combo
- Existing Structures:
  - House, guest house, tennis court, fence, and foot bridge on property
  - Lot split cannot create any non-conformities



# HISTORY (CONT.)

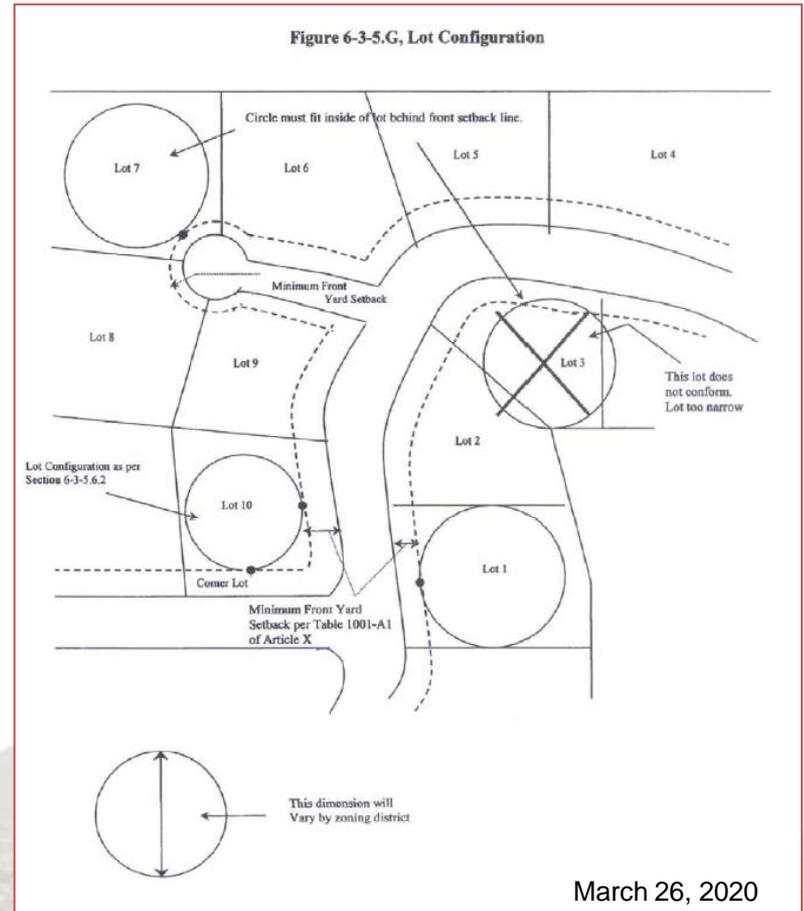
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- Existing Structures:
  - New Lot 13:
    - Foot bridge, bridge abutments, and swing gates over wash removed to restore flows
  - New Lot 14:
    - Portions of existing house demolished to bring into FAR and setback compliance
    - Foot bridge, bridge abutments, and swing gates over wash removed to restore flows



# LOT SPIT STANDARDS

- 1 net acre
- Minimum 165' wide
- 165' circle must touch 40' front yard setback line
- Lot split cannot create non-conforming structures



March 26, 2020





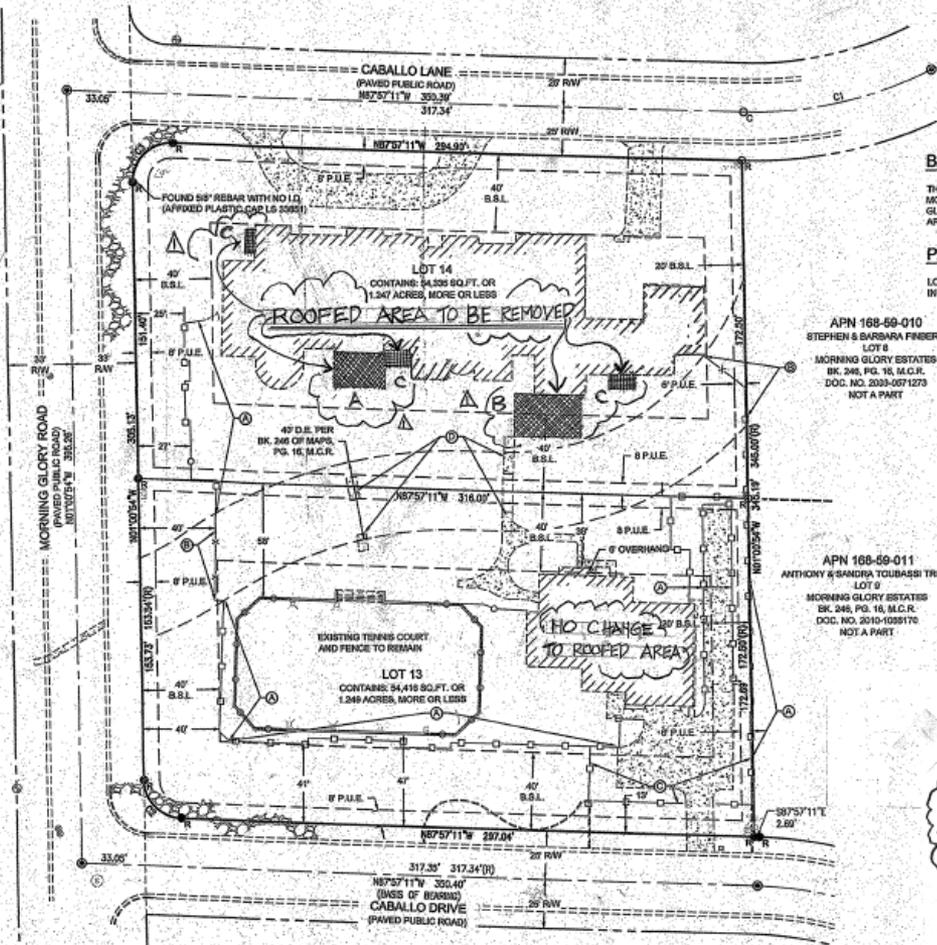
# LOT SPLIT

- Lot Configuration & Lot Size:
  - Meets size, width, setback, and FAR requirements
  - Lot 13 – 54,416 sq ft (1.25 acres) and 6.5% FAR
  - Lot 14 – 54,335 sq ft (1.25 acres) and 24.95% FAR
  - 165' circle fits within each lot but does **not** touch the 40' Front BSL:
    - Returning lots back to original configuration of 1982 plat





# Lot Coverage Site Plan



NORTHERN AVENUE (ALIGNMENT)  
VICINITY MAP  
(NOT TO SCALE)



**BASIS OF BEARING**

THE BASIS OF BEARINGS FOR THIS SURVEY IS NORTH 87°57'11" WEST ALONG THE MONUMENT LINE OF CABALLO DRIVE AS SHOWN ON THE FINAL PLAN OF "MORNING GLORY ESTATES" IN BOOK 248 OF MAPS, PAGE 16, RECORDS OF MARICOPA COUNTY, ARIZONA.

**PARENT PARCEL LEGAL DESCRIPTION**

LOT 10 OF THE LOT COMBINATION PLAN FOR "MORNING GLORY ESTATES I", RECORDED IN BOOK 891 OF MAPS, PAGE 24, RECORDS OF MARICOPA COUNTY, ARIZONA.

APN 168-56-010  
STEPHEN & BARBARA FRIBERG  
LOT 14  
MORNING GLORY ESTATES  
BK. 248, PG. 16, M.C.R.  
DOC. NO. 2003-0071279  
NOT A PART

APN 168-59-011  
ANTHONY & SANDRA TOUBASSI TRUST  
LOT 13  
MORNING GLORY ESTATES  
BK. 248, PG. 16, M.C.R.  
DOC. NO. 2010-1089176  
NOT A PART

LOT #	LOT AREA	EXISTING BUILDING AREA #	PROPOSED BUILDING AREA #	PROPOSED LOT % COVERAGE
LOT 13	54,416 SQ. FT.	3,563	3,563	6.55%
LOT 14	54,335 SQ. FT.	14,695	13,558	24.95%

\* DENOTES BUILDING AREA UNDER ROOF  
 \*\* DENOTES APPROVED PLANS FOR LOT 10 BY DANIEL SCHMITT ARCHITECT APPROVED IN 2007

AREA & DESCRIPTION	SQ. FT. PERMITTED
A LIVING RM CON'D PATIO	395 <sup>01</sup>
B ATTACHED RAMADA	468 <sup>01</sup>
C SMALL CON'D PATIOS	274 <sup>01</sup>
TOTAL SQ. FT.	1137 <sup>01</sup>

PROPOSED LOT COVERAGE & SITE PLAN



# SITE PHOTOS



# SITE PHOTOS (CONT.)



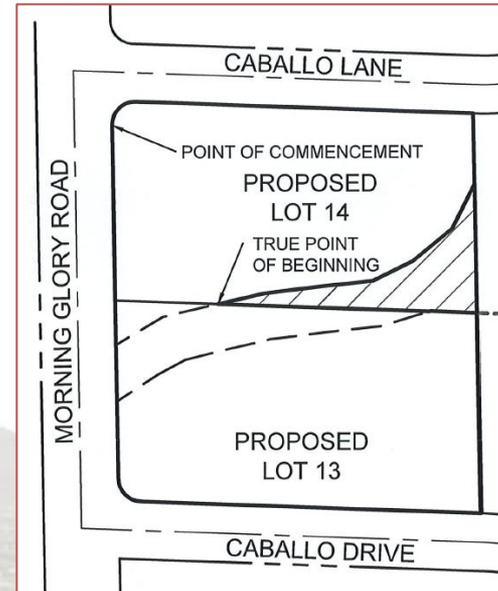
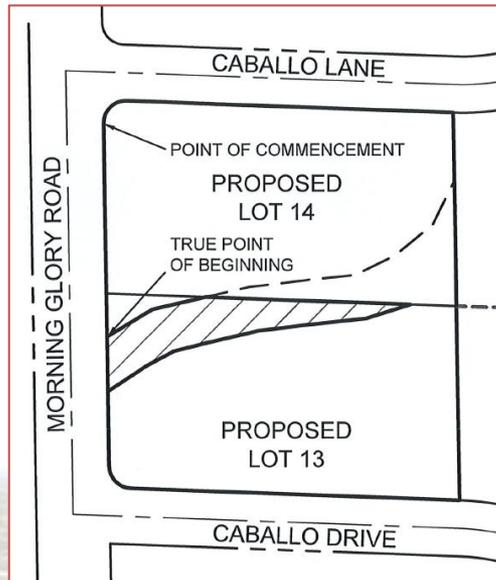
# LOT SPLIT (CONT.)

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- Utilities:
  - Electric: APS
  - Water: City of Phoenix
  - Sewer: Town of Paradise Valley
  
- No Roadway Improvements:
  - No ROW dedication nor half street improvements needed
  - All adjoining ROWs and streets compliant with Town standards

# LOT SPLIT (CONT.)

- Drainage:
  - Existing drainage easement on property
  - Drainage easement modified to meet Storm Drainage Design Manual
  - Site/grading and drainage plan required if lots are redeveloped



# LOT SPLIT (CONT.)

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- Fire Protection:
  - Both lots have access via public roadways
  - Existing fire hydrants located within 400' of each lot
  - Fire flow compliant with Town Code:
    - 1,500 gpm required
    - Water impact study flow rate – 1,504 gallons per minute (gpm)

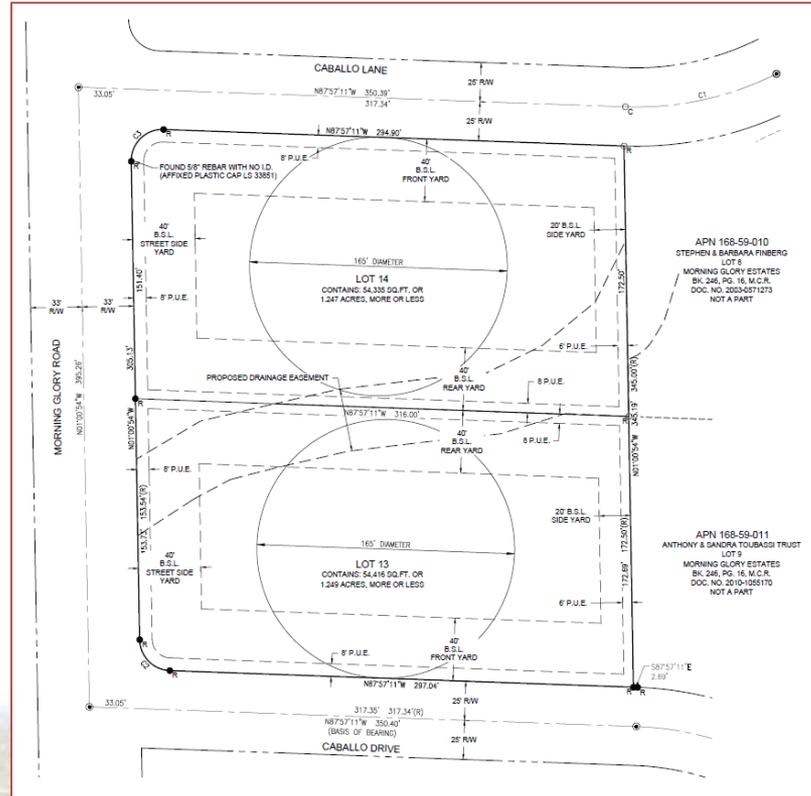
# PUBLIC COMMENT & NEXT STEPS

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- Public Comment:
  - 4 letters of support
  - 3 neighbors opposed
  - Notification not required for TC work session
  - Neighbors within 500' radius will be notified of TC public meeting
- Next Steps:
  - 4/23 TC public meeting

# TODAY'S GOAL

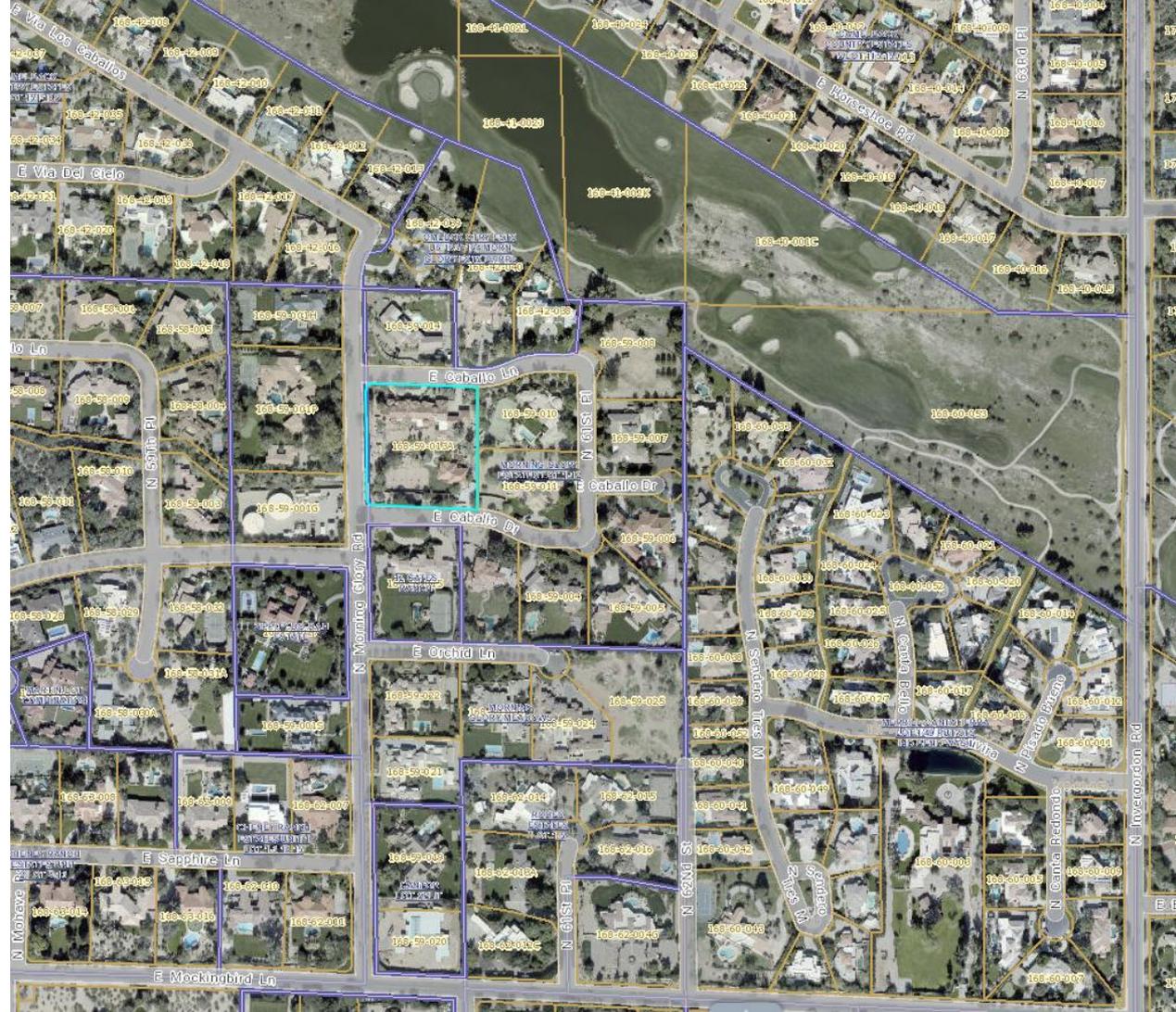
- Review and receive input on Lot Split with deviation



March 26, 2020







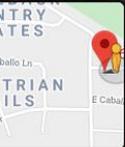








Expand side panel  
Google  
Street View



Google

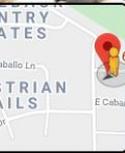


6101 E Caballo Ln

Paradise Valley, Arizona

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Street View



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E Caballo Ln

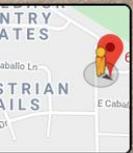


6001 E Caballo Ln  
Paradise Valley, Arizona

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Street View

E Caballo Ln



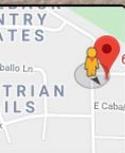
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8600 Morning Glory Rd  
Paradise Valley, Arizona

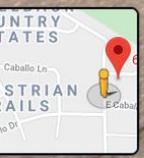


Google

Street View



Expand side panel yRd  
Google  
Street View



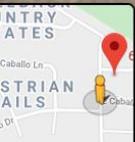
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8601 Morning Glory Rd  
Paradise Valley, Arizona

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Street View



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6000 E Caballo Dr  
Paradise Valley, Arizona

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Street View

COUNTRY  
STATES

Caballo Ln

STRAN  
HILLS

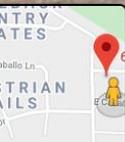
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6100 E Caballo Dr  
Paradise Valley, Arizona

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Street View

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