

# **TOWN OF PARADISE VALLEY**

6101 E Caballo Lane

Lot Split (LS-19-02)

Town Council Work Session

March 26, 2020



# TODAY'S GOAL

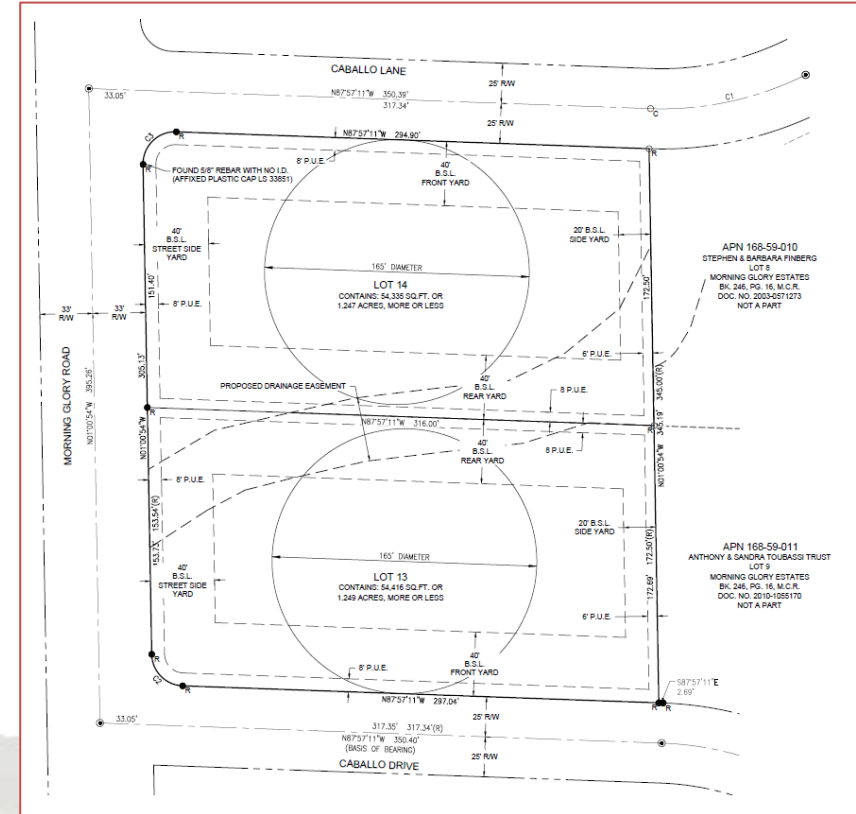
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- Review and receive input on a proposed lot split:
  - Split 2.5 acre parcel into two 1.2 acre lots



# AGENDA

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



March 26, 2020



# VICINITY MAP & AERIAL PHOTO



**Subject Property**

March 26, 2020

# 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.)

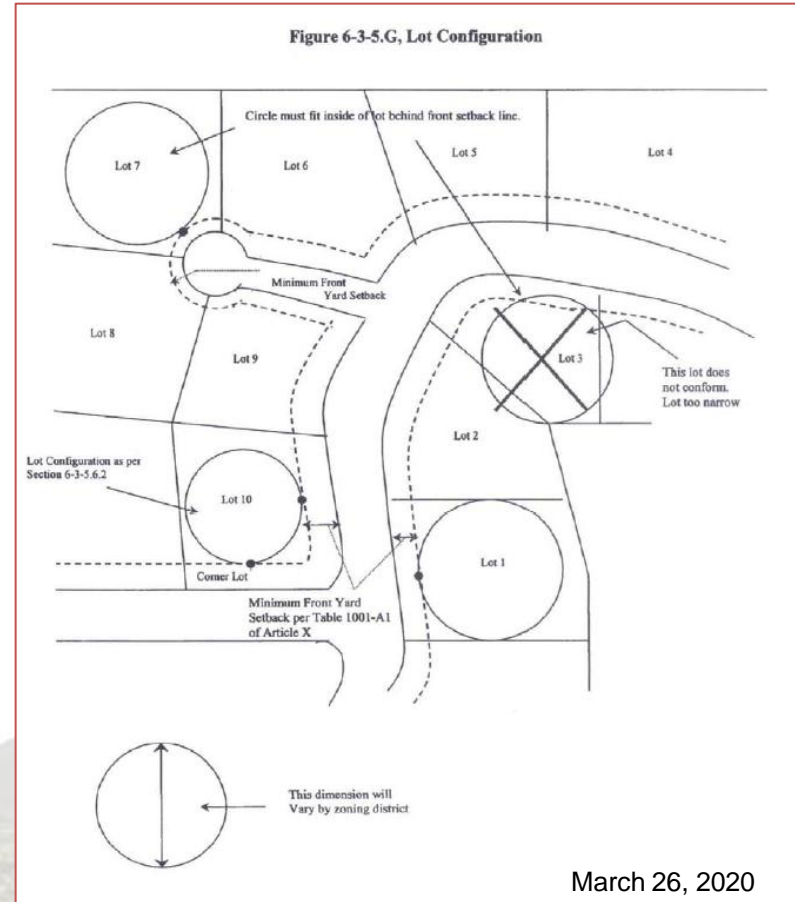
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- Existing Structures:
  - New Lot 13:
    - Foot bridge, bridge abutments, and swing gates over wash removed to restore flows
  - New Lot 14:
    - Portions of existing house demolished to bring into FAR and setback compliance
    - Foot bridge, bridge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



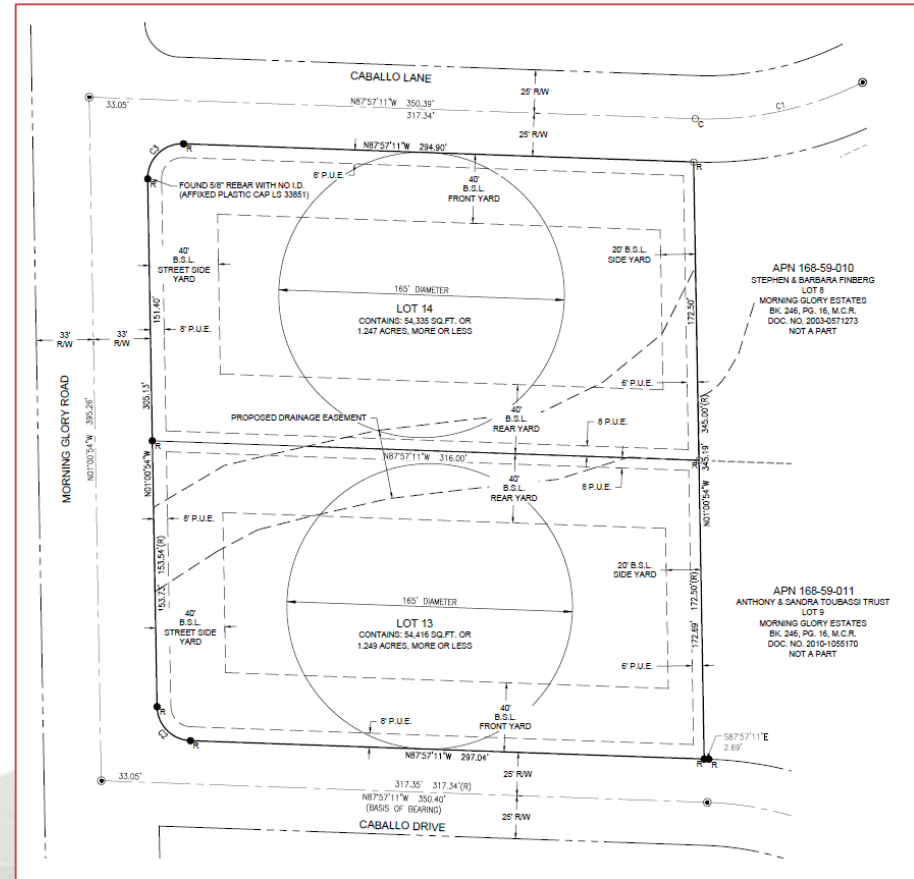
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# SUMMARY OF REQUEST

- 2.5 acre existing lot
- Split into 2 lots
- 1.25 acres each
- 316' wide
- 172' deep
- Deviation – 165' diameter circle does **not** touch front setback line



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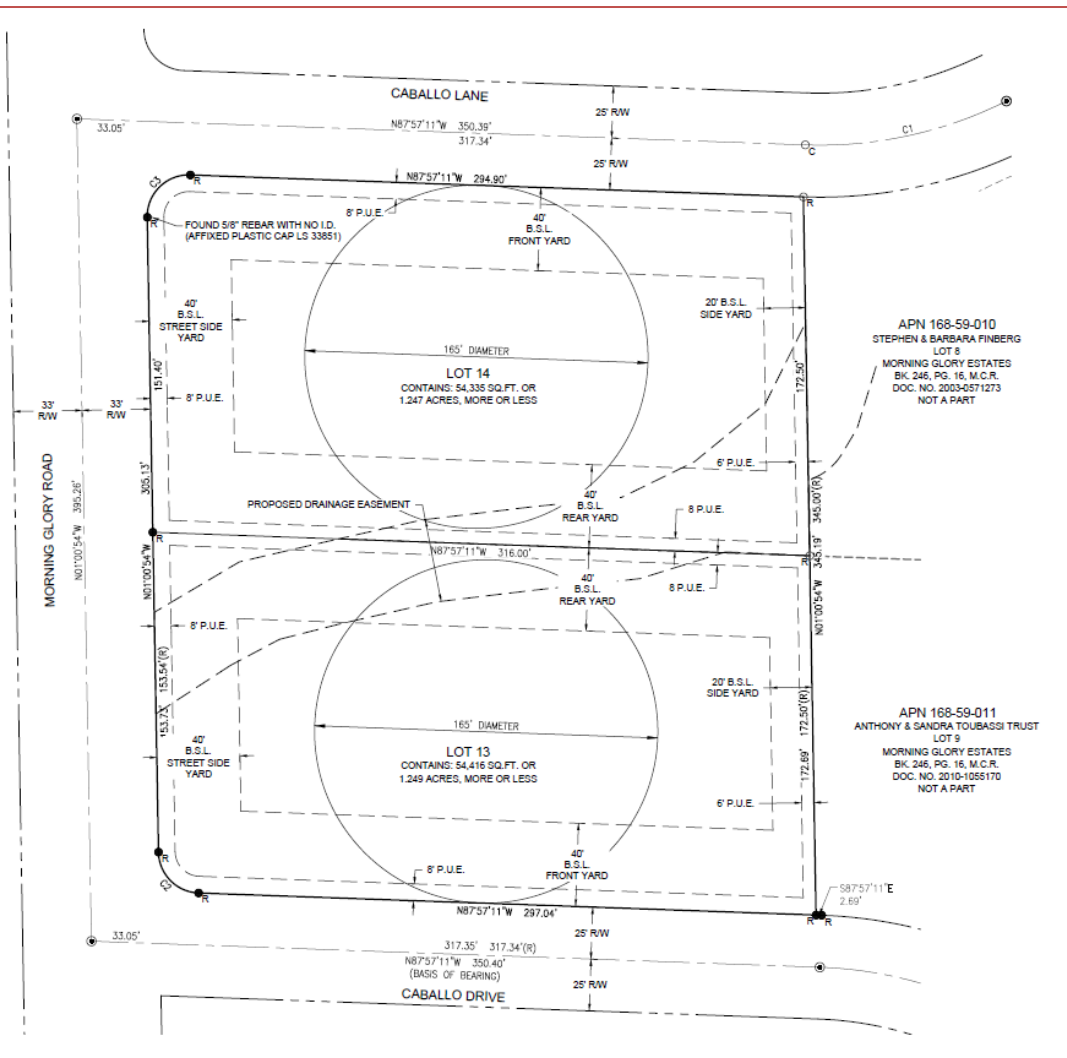
# LOT SPLIT

- 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 Split

11

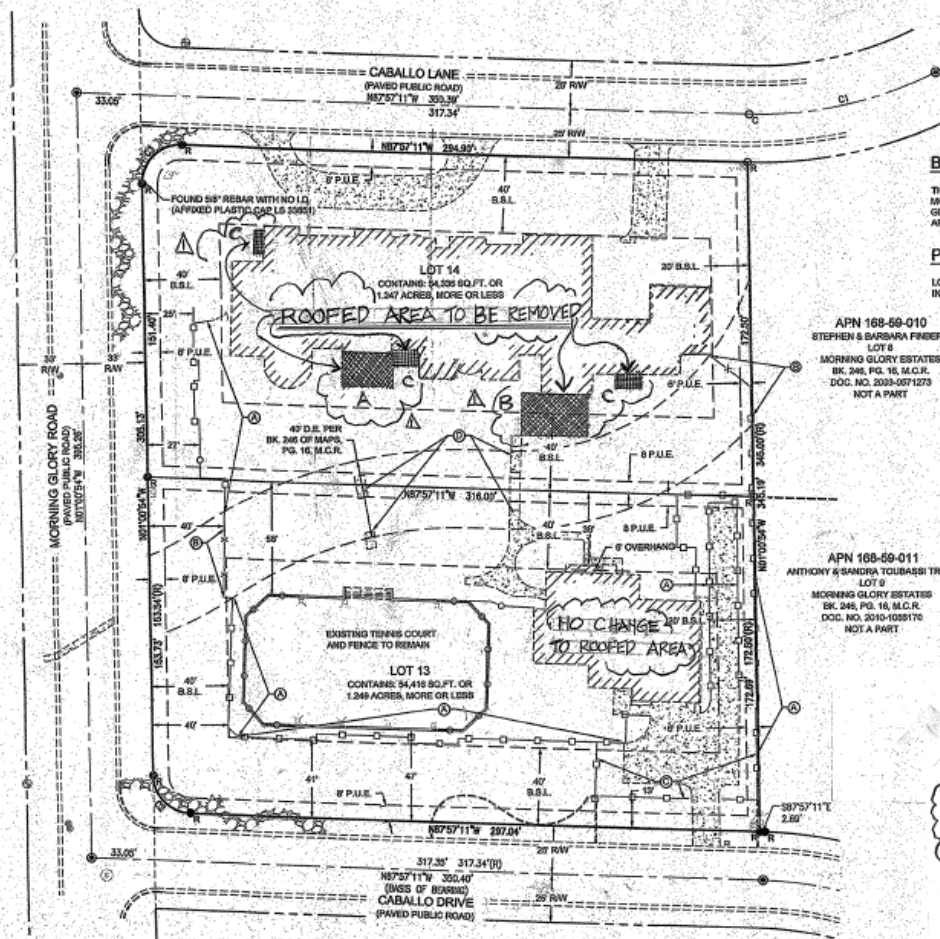


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# Lot Coverage Site Plan

12



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

## BASIS OF BEARING

THE BASIS OF BEARINGS FOR THIS SURVEY IS NORTH 87°57'11\"/>

## PARENT PARCEL LEGAL DESCRIPTION

LOT 10 OF THE LOT COMBINATION PLAN FOR \"MORNING GLORY ESTATES I\", RECORDED IN BOOK 891 OF MAPS, PAGE 34, RECORDS OF MARICOPA COUNTY, ARIZONA.

APN 168-59-010  
STEPHEN & BARBARA FINBERG  
LOT 8  
MORNING GLORY ESTATES  
BK. 246, PG. 16, M.C.R.  
DOC. NO. 2003-0071279  
NOT A PART

APN 168-59-011  
ANTHONY & SANDRA TOLBARRIS TRUST  
LOT 9  
MORNING GLORY ESTATES  
BK. 246, PG. 16, M.C.R.  
DOC. NO. 2010-1089176  
NOT A PART

LOT COVERAGE TABLE				
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	54,355 SQ. FT.	14,695	13,558	24.95%

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

## DESCRIPTION OF AREAS TO BE REMOVED

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

PROPOSED LOT COVERAGE & SITE PLAN

March 26, 2020





# SITE PHOTOS





# SITE PHOTOS (CONT.)



March 26, 2020



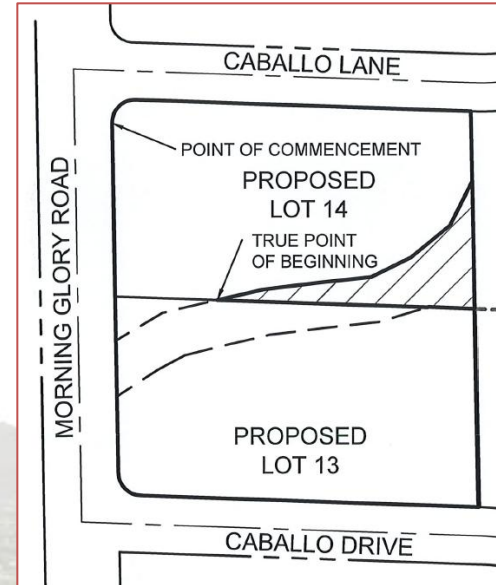
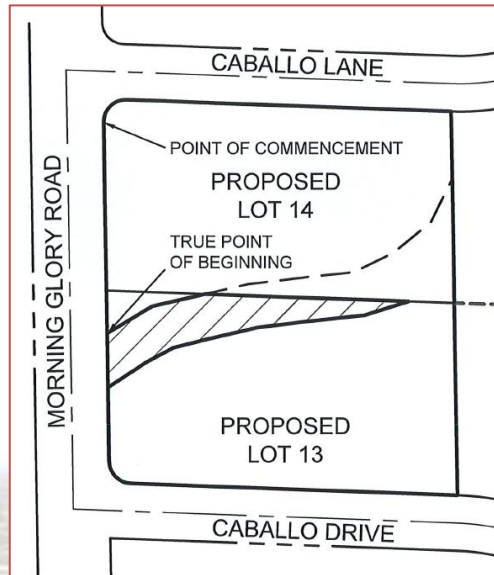
# LOT SPLIT (CONT.)

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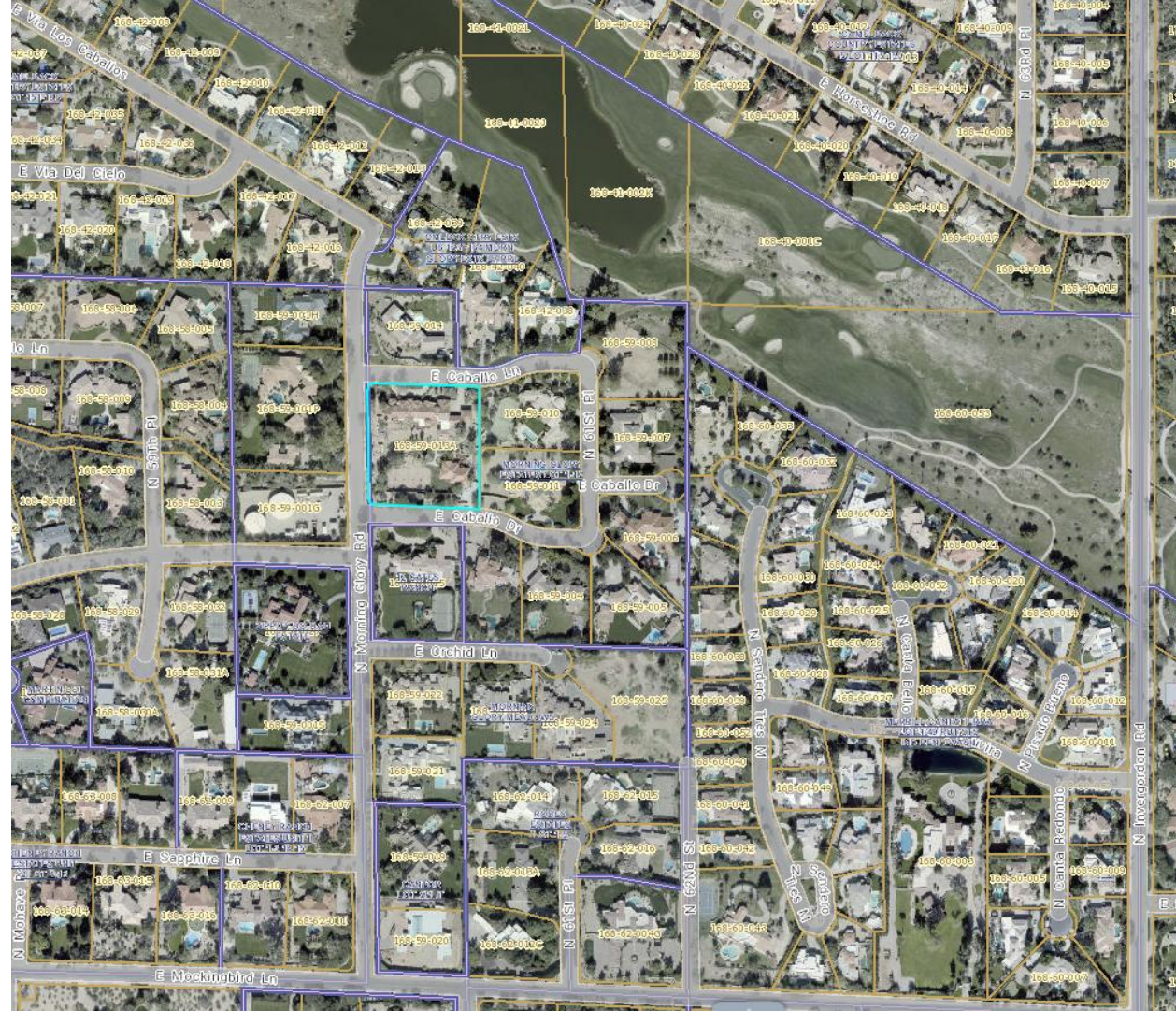
- Public Comment:
  - 4 letters of support
  - 3 neighbors opposed
  - Notification not required for TC work session
  - Neighbors within 500' radius will be notified of TC public meeting
- Next Steps:
  - 4/23 TC public meeting

- 
- March 26, 2020

















09/06/2016 4 of 25

Select Date



01 E Caballo Ln, Paradise Valley, AZ 85253-2273

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Expand side panel

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Street View



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6101 E Caballo Ln  
Paradise Valley, Arizona



Street View



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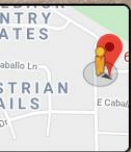




6001 E Caballo Ln  
Paradise Valley, Arizona



Street View

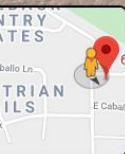


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 Street View

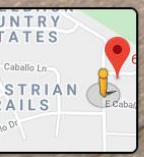
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Street View



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8601 Morning Glory Rd  
Paradise Valley, Arizona

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Street View

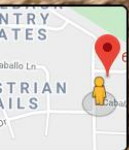




6000 E Caballo Dr  
Paradise Valley, Arizona

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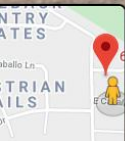
Street View



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Paradise Valley, Arizona

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