



Legislation Text

File #: 18-283, **Version:** 1

TO: Chair and Planning Commission

FROM: Eva Cutro, Special Projects Coordinator
Paul Michaud, Interim Community Development Director

DATE: July 17, 2018

CONTACT:

AGENDA TITLE:

Consideration of a proposed lot split (LS 18-01)
5617 N Huntress Drive (APN: 169-43-122)

RECOMMENDATION

It is recommended that the Planning Commission approve the Mountain Shadows Resort Estates III Lot Split, subdividing approximately .461 acres into two (2) residential lots of 10,000 square feet and 10,500 square feet each, subject to the following stipulations:

1. The lot split plat must be recorded with the Maricopa County Recorder's Office, in substantial compliance with the survey plat prepared by CVL Consultants, dated June 13, 2018.
2. Within 60 days of approval of the plat, the applicant shall submit Mylars and an electronic version in a pdf format for the Town's permanent record

BACKGROUND

Request:

The property owner, Iris J. Yellen, is requesting approval of a lot split to return Lot 25A of Mountain Shadows Resort Estates III to its original configuration of two lots. The lot is located at 5617 North Huntress Drive (Assessor's Parcel Number 169-43-122). This subdivision was approved during the Special Use Permit process for Mountain Shadows Resort in 2013. The site was originally approved as two lots in a forty lot subdivision. It was then combined into one lot in 2016. The proposal is now to return it to the original configuration of two lots with the exact lot size, shape, and setbacks as was approved in 2013.

DISCUSSION/FACTS

General Plan/Zoning:

On April 18, 2013 the Town Council adopted Ordinances #653 and #665 approving the new Mountain Shadows Special Use Permit. The approved project included a mix of resort, residential, and golf course uses. The 11.5 acres on the east side of 56th Street (referred to as Area E and Area F in the

SUP) was subdivided and is currently being developed with detached single family residential homes.

Lot Configuration:

The proposed lot split meets all of the SUP requirements including lot size, lot width, access to a public street, and setbacks:

1. The minimum lot size for the Resort Estates lots is 8,000 square feet except for those lots along the perimeter adjacent to the existing Mountain Shadows East ring road which must be a minimum of 10,000 square feet. (Ordinance 653, Stip. 70) The proposed lots are 10,000 square feet and 10,055 square feet.
2. The SUP also addresses setbacks, accessory structures, fences and walls, common areas, guard houses/gates, lighting, satellite dishes, support vehicles, and signage. Community Development staff will review each building permit application for compliance with all of the applicable stipulations.

ENFORCEMENT

There are no current zoning violations associated with the subject property.

PUBLIC COMMENTS

Pursuant to Town policy, neighborhood notification has been sent to all property owners within 1,500 feet of this site. No comments have been received as of the writing of this report.

ATTACHMENTS

1. Vicinity Map
2. Application
3. Proposed Lot Split Plat

C: - Applicant
 - Case File: LS-18-01