

AGENDA

City of Sedona Planning and Zoning Commission Meeting

5:30 PM

Tuesday, April 17, 2018

NOTICE:

Pursuant to A.R.S. 38-431.02 notice is hereby given to the members of the Planning and Zoning Commission and to the general public that the Planning and Zoning Commission will hold a public hearing open to the public on Tuesday, April 17, 2018, at 5:30 pm in the City Hall Council Chambers.

NOTES:

- Meeting room is wheelchair accessible. American Disabilities Act (ADA) accommodations are available upon request. Please phone 928-282-3113 at least 24 hours in advance.
- Planning & Zoning Commission Meeting Agenda Packets are available on the City's website at: www.SedonaAZ.gov/planning

GUIDELINES FOR PUBLIC COMMENT

PURPOSE:

- To allow the public to provide input to the Planning and Zoning Commission on a particular subject scheduled on the agenda.
- Please note that this is not a question/answer session.

PROCEDURES:

- Fill out a "Comment Card" and deliver it to the Recording Secretary.
- When recognized, use the podium/microphone.
- State your Name and City of Residence
- Limit comments to 3 MINUTES.
- Submit written comments to the Recording Secretary.

1. CALL TO ORDER, PLEDGE OF ALLEGIANCE, & ROLL CALL
2. ANNOUNCEMENTS & SUMMARY OF CURRENT EVENTS BY COMMISSIONERS & STAFF
3. APPROVAL OF THE FOLLOWING MINUTES:
 - a. March 6, 2018 (WS)
 - b. March 6, 2018 (R)
 - c. March 20, 2018 (WS)
 - d. April 3, 2018 (WS)
4. PUBLIC FORUM: *(This is the time for the public to comment on matters not listed on the agenda. The Commission may not discuss items that are not specifically identified on the agenda. Therefore, pursuant to A.R.S. § 38-431.01(H), action taken as a result of public comment will be limited to directing staff to study the matter, responding to any criticism, or scheduling the matter for further consideration and decision at a later date.)*
5. CONSIDERATION OF THE FOLLOWING ITEMS THROUGH PUBLIC HEARING PROCEDURES:
 - a. Discussion/possible action regarding a request for approval of a Zone Change, Development Review, and Conditional Use Permit to construct a new 88 room hotel (Marriott Residence Inn), 2 employee housing units, and associated site improvements at 4105 W State Route 89A. The property is zoned Lodging (L) and Open Space (OS). A general description of the area affected includes but is not limited to the southeast corner of W State Route 89A and Upper Red Rock Loop Road. APN: 408-11-430B Applicant: Sunridge Hotel Group (Paul Welker) Case Number: PZ16-00009 (ZC, DEV, CUP)
6. FUTURE MEETING DATES AND AGENDA ITEMS
 - a. Tuesday, May 1, 2018; 3:30 pm (Work Session)
 - b. Tuesday, May 1, 2018; 5:30 pm (Public Hearing)
 - c. Tuesday, May 15, 2018; 3:30 pm (Work Session)
 - d. Tuesday, May 15, 2018; 5:30 pm (Public Hearing)
7. EXECUTIVE SESSION

If an Executive Session is necessary, it will be held in the Vultee Conference Room at 106 Roadrunner Drive. Upon a public majority vote of the members constituting a quorum, the Planning and Zoning Commission may hold an Executive Session that is not open to the public for the following purposes:

 - a. To consult with legal counsel for advice on matters listed on this agenda per A.R.S. § 38-431.03(A)(3).
 - b. Return to open session. Discussion/possible action on executive session items.
8. ADJOURNMENT

Physical Posting: April 12, 2018 By: DJ

Planning & Zoning Commission Meeting Agenda Packets are available on the City's website at: www.SedonaAZ.gov/planning or in the Community Development Office, 102 Roadrunner Drive approximately one week in advance of the meeting.

Note that members of the City Council and other City Commissions and Committees may attend the Planning and Zoning Commission meeting. While this is not an official City Council meeting, because of the potential that four or more Council members may be present at one time, public notice is therefore given for this meeting and/or event.

The mission of the City of Sedona government is to provide exemplary municipal services that are consistent with our values, history, culture and unique beauty.

MEETING LOCATION:
CITY HALL COUNCIL CHAMBERS
102 ROADRUNNER DR, SEDONA, AZ

Staff Report
 PZ16-00009 (ZC, DEV, CUP)
 Residence Inn
 Summary Sheet



**City Of Sedona Community
 Development Department**
 102 Roadrunner Drive Sedona, AZ 86336
 (928) 282-1154 · www.sedonaz.gov/cd

Meeting Date: April 17, 2018

Hearing Body: Planning and Zoning Commission

Action Requested: Consideration of Zone Change, Development Review, and Conditional Use Permit Applications

Staff Recommendation: Recommendation of approval, with conditions, of Zone Change; Approval, with conditions, of Development Review and Conditional Use Permit

Location: 4105 W State Route 89A

Parcel Number: 408-11-430B

Owner: Sedona Hospitality Group, LLC (Paul Welker)
 7255 E Hampton Ave, Ste. 122; Mesa, AZ 85209

Authorized Agent: Architecture Plus (Mark Fredstrom)
 2929 E Camelback Rd. #120; Phoenix, AZ 85016

Project Summary: Construction of a new 88 room Marriott Residence Inn, 2 Employee Housing Units, and associated site improvements

Site Size: ± 8.16 acres (entire site including the Marriott Courtyard)
 ± 3.06 acres (Residence Inn project)

Sedona Community Plan Designation: Commercial

Current Zoning: Lodging (L) – 121 rooms and Open Space (OS)

Proposed Zoning: Lodging (L) – 209 rooms and Open Space (OS)

Current Land Use: Marriott Courtyard Hotel, Vacant

Surrounding Properties

	Subdivision	Community Plan Designation	Zoning	Current Land Use
NORTHWEST	n/a	Commercial, Public/Semi-Public, Planned Area	C-1, PD	Office Building, Yavapai College, Vacant
NORTH	n/a	Commercial/Lodging	PD	Sedona Summit (Timeshare)
EAST	Park Place; Foothills South	Multifamily Medium/High Density, Single Family Low Density	RM-2, RS-18a	Residential
SOUTH	n/a	National Forest	NF	National Forest
WEST	n/a	Commercial, Public/Semi-Public	C-1, CF	Vacant, Sedona Red Rock High School

Report Prepared By: Cari Meyer, Senior Planner

Attachments

1. Vicinity Map & Aerial View	30
2. Applicant Submitted Materials ¹	
a. Application, Letter of Intent, Citizen Participation Report.....	33
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a. City of Sedona Community Development	
b. City of Sedona Public Works	
c. Sedona Fire District	
d. United States Forest Service (USFS)	
e. Arizona Department of Transportation (ADOT)	
f. UniSource Energy Services	
g. Yavapai County Community Health Services	
5. Public Comments	
a. Comprehensive Review	133
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¹The following applicant submitted materials are not included in the Planning and Zoning Commission Packet but are available online on the Project Page (<http://sedonaaz.gov/your-government/departments/community-development/projects-and-proposals/marriott-residence-inn>)

- i. Engineering Reports (Geotechnical Report, Traffic Study, Sewer Report, Water Report)
- ii. Surveys, Supplemental Maps, Letters of Serviceability



PROJECT SUMMARY

The applicant is seeking a recommendation of approval for a Zone Change, and approval of a Development Review application, and Conditional Use Permit to allow for construction of an 88-room hotel, 2 employee housing units, and associated site improvements.

SITE CHARACTERISTICS (EXISTING)

- The project site is one parcel of approximately 8.16 acres. Of that, approximately 4.33 acres has been developed as the Marriott Courtyard Hotel and approximately 0.77 acres is zoned Open Space, leaving approximately 3.06 acres for this proposal.
- The property is in Yavapai County.
- The property is partially developed with a Marriott Courtyard Hotel. The area proposed for this project is currently vacant.
- The property is not part of any subdivision.
- There is existing vehicular and pedestrian access to the site from State Route 89A and Upper Red Rock Loop Road.
- The property is not within a designated floodplain.
- The existing vegetation onsite consists of a mixture of mature trees along with some shrubs.
- The property is legally required to provide emergency access from Park Place and Foothills South through the site.
- The site is adjacent to a municipal pump station (part of the City's sewer system).

BACKGROUND

The property proposed for development is zoned both Lodging (L) and Open Space(OS) and is currently partially developed with a 121 room Marriott Courtyard Hotel (Courtyard Hotel). The L zoning was approved by the Planning and Zoning Commission and City Council in 2014 (PZ14-00005) to allow for the construction of the Courtyard Hotel. Construction was completed and the Courtyard opened in October 2016. The property owner is now proposing to develop the remainder portion of the site with a Marriott Residence Inn (Residence Inn).

The applicant first met with City Staff in the Summer 2016 to discuss the current proposal. The following is a timeline of the project to this point:

- September 2016: Applicant submitted application for Conceptual Review
- November 1, 2016: Planning and Zoning Commission Site Visit and Public Hearing, Conceptual Review
- January 2017: Applicant submitted application for Comprehensive Review
 - In working with City Staff to address comments generated by the application materials, the applicant provided revised application documents to staff in May 2017, July 2017, October 2017, January 2018, and March 2018.
- October 12, 2017: Planning and Zoning Commission Work Session, Comprehensive Review
- April 17, 2018: Planning and Zoning Commission Public Hearing, Comprehensive Review
- Future Date TBD: City Council Public Hearing, Comprehensive Review (Zone Change)

Development of this site is permitted in accordance with the Land Development Code (LDC) requirements, including Article 6 (District Regulations), Article 9 (Development Standards), and Article 10 (Design Review Manual). However, the zoning designation of L requires a zone change for any project that increases the total number of lodging units on a property. The zoning approved under PZ14-00005 allowed for a maximum of 121 lodging units. Therefore, to build the additional 88 lodging units, a zone change to increase this number to 209 is required, along with Development Review for the buildings and site plan. Because the proposed site plan shows drainage facilities on the Open Space (OS) portion of the property a Conditional Use Permit (CUP) is required for construction of the drainage facilities.

PUBLIC INPUT

- The proposal documents were placed on the Projects and Proposals page of the Community Development Department website (www.sedonaaz.gov/projects).
- The applicant notified property owners within 300 feet of the subject property and held open houses on October 25, 2016 and January 17, 2017.
- The applicant's Citizen Participation Report is included in [Attachment 2.a](#).
- Required public noticing, including a posting on the property, a mailing to property owners within a 300-foot radius, and a notice in the Red Rock News, was completed for the Planning and Zoning Commission's April 17th Public Hearing.
- All notices contain contact information or directions on how to submit comments. All public comments received as April 10, 2018 are included in [Attachment 5](#).

REVIEWING AGENCY COMMENTS AND CONCERNS

The application documents were routed to review agencies for comments. During the Conceptual and Comprehensive stages of review, comments were received from the following agencies and are included as [Attachment 4](#):

- a. City of Sedona Community Development
- b. City of Sedona Public Works
- c. Sedona Fire District
- d. United States Forest Service (USFS)
- e. Arizona Department of Transportation (ADOT)
- f. UniSource Energy Services
- g. Yavapai County Community Health Services

If multiple rounds of comments were provided by a single review agency, only the most recent comments are included.

COMMUNITY PLAN

The project site is designated as Commercial on the Future Land Use Map and is within the Lodging Area Limits. The Commission should evaluate how this project implements the Community Plan, including recommendations for land use, housing, circulation, environment, and economic development.

In addition, the property is located within the Western Gateway Community Focus Area (CFA) in the Sedona Community Plan. Though the City has adopted a CFA Plan for this area, the lodging designation for this property was in place prior to the adoption of the CFA Plan; therefore, staff's review of the proposal is from the perspective of the spirit of the CFA as intended rather than a literal interpretation.

DEVELOPMENT PROPOSAL

The applicant is proposing a new lodging development, Residence Inn, consisting of 88 lodging units. The proposal shows a mix of studio, 1-bedroom, and 2-bedroom units, with the majority of the units being studios. In addition, the proposal includes the following:

- Two (2) employee housing units
- Contribution of \$50,000 to the City's affordable housing fund
- Trailhead connection (to Skywalker Trail), trail parking (15 spaces), and USFS kiosk
- Shuttle service for guests
- Access easement to the City's odor treatment facility
- Public Art
- Other associated site improvements.

The proposal consists of 3 separate buildings on the south side of the property with the majority of the parking being located on the north side of the property closest to State Route 89A. For the lodging development to be constructed, the following must be approved:

1. Zone Change (ZC), rezoning the property to increase the number of allowed lodging units from 121 units to 209 units (an increase of 88 units)
2. Development Review (DEV) for the proposed buildings and site plan
3. Conditional Use Permit (CUP) for the placement of flood control (drainage) facilities on the Open Space portion of the property.

Phasing

The project is proposed to be developed in a single phase.

Access and Traffic

- Vehicular access to the site is existing via the restricted right-in/right-out entrance on State Route 89A and two additional access points on Upper Red Rock Loop Road. The access to Upper Red Rock Loop Road provides access to a signalized intersection.
- No new access points are proposed; the Residence Inn would share access with the Courtyard Hotel.
- A traffic study has been submitted.

Pedestrian Traffic and Connectivity

- There is an existing sidewalk along both the northern (State Route 89A) and western (Upper Red Rock Loop Road) property lines.
- Pedestrian connections are provided from the existing sidewalk to the building(s) and between the proposed Residence Inn and existing Courtyard Hotel.

Parking

- The proposed development requires 108 parking spaces. The Site Plan shows 112 spaces.
- Though not designated as separate spaces, parking by the proposed trailhead will be available for public use during the day time when parking demand for the hotel is lowest.
- The parking lot will be asphalt.
- Parking areas are proposed to be screened by landscaping along with a 3-foot-tall screen wall on top of a 2 foot tall berm in response to Commission input at previous meetings. The landscaping and screen wall will be a continuation of the screen walls and landscaping at the Courtyard Hotel.

Preliminary Drainage Report and Grading Plan

- The applicant has provided a preliminary drainage report and grading plan.
- The site plan shows subsurface retention under the north and west parking lots.
- The site plan shows a riprap channel and retaining wall on the open space portion of the parcel, which requires approval of a Conditional Use Permit.

Wastewater Disposal

- The property can connect to the City's Wastewater System.
- The applicant has submitted a sewer analysis.

Sedona Land Development Code: Article 9 (Development Standards) and Article 10 (Design Review Manual)

- Staff has conducted a comprehensive review of the plans for conformance with the City's Development Standards and Design Review Manual. Staff's evaluation is included as [Attachment 3.b](#) (Development Standards Checklist) and [Attachment 3.c](#) (Design Review Manual Checklist).
- The Letter of Intent includes the applicant's summary of how the project complies with the intent of LDC Articles 9 and 10.

Vegetation and Landscaping

- The applicant has provided a full landscape plan.
- The applicant is proposing to continue the landscaping theme and style from the existing Courtyard Hotel onto this project site.
- An evaluation of the landscape plan is included in the Development Standards Checklist ([Attachment 3.b](#)).

Signage

- The applicant has submitted proposed sign plans showing a monument sign at the driveway entrance and a wall sign on the building.
- The applicant is proposing to use halo lit channel letters for the wall sign and an internally illuminated sign.
- As the project was submitted prior to adoption of the City's new sign ordinance, the previous sign ordinance is being used in evaluating the signs. However, the applicant has made changes to bring the signs into closer conformance with the new sign ordinance.
- Prior to approval of the monument sign, the property must be split from the Courtyard property.

Outside Lighting

- The applicant has submitted an outdoor lighting plan.
- Based on the size of the Residence Inn portion of the property, a total of 306,000 lumens would be permitted.
- The outdoor lighting plan shows a total of 64,540 lumens.
- An evaluation of the outdoor lighting plan is included in the Development Standards Checklist ([Attachment 3.b](#)).

Mechanical Equipment

- Mechanical equipment will be screened by parapets or screen walls.

- The dumpster enclosure is shown on the north side of the site near the lift station enclosure and will be constructed to reflect the character of the building.

Utilities

- All required utilities are on site and in use at the Courtyard Hotel. These utilities will be extended to provide service to the proposed Residence Inn.

EVALUATION BY OTHER CITY DEPARTMENTS

As part of the review application for development applications, City departments other than Community Development are given the opportunity to review, comment, and evaluate the proposal for compliance with any applicable plans. For this project, a response was received from the Public Works Department and the Economic Development Department.

Public Works Department

Traffic Report Review:

Public Works staff has completed their review of the amended traffic study, submitted on November 6, 2017 by Lyon Engineering. Many developments face traffic impact concerns, staff has ensured outstanding concerns have been addressed for this development proposal. Please see the following main issues, and their solutions.

1. **Concern:** How much will the traffic volume increase on Upper Red Rock Loop Road (URRLR) and SR89A?

Analysis: The traffic study has projected traffic increases in accordance with the Institute of Transportation Engineers (ITE) trip generation standards. The proposed development is expected to result in approximately 518 daily trips and a total of 41 to 43 peak hour trips.

Result: Per the City Code Chapter 14, ADOT requirements, and the Manual on Uniform Traffic Control Devices, further analysis and traffic mitigation is not warranted based on the minimal traffic impact. However, an amendment was provided to address city concerns.

2. **Concern:** How is the intersection at URRLR and SR89A impacted? Will the intersection signals require adjustment?

Analysis: With the projected traffic volumes due to the development, queue time at the intersection of URRLR and SR89A will increase by an average of 3 to 4 seconds when heading westbound or eastbound on SR89A.

Result: The anticipated congestion impact to the intersection is minor, and the intersection will continue to operate with a good Level of Service (LOS). LOS is the measurement of quality of traffic service. No additional traffic controls or signal timing adjustments are warranted. Additionally, under the previous project, the Marriott Courtyard, two new right turn lanes, (one installed on URRLR heading northbound, and one installed east of the intersection) were constructed to mitigate projected traffic.

3. **Concern:** Do the roadway improvements from the Marriott Courtyard project on URRLR and SR89A need further improvements due to the Marriott Residence Inn?

Analysis: Queue times and queueing length have been accounted for when initially designed and constructed. There will be a minor queue time impact in the peak hour. Improvements to

the right turn lane are not necessary, and the length of the right turn lane on SR89A is as long as allowed by ADOT, due to existing site constraints.

Result: The impact from the Residence Inn development will not warrant further improvements to the roadway on URRLR and SR89A.

4. **Concern:** Was traffic data updated appropriately to account for new and existing peak traffic?

Analysis: The high school traffic was accounted for with input from school staff. Data was collected initially in June of 2014, and re-collected for this project on October 24, 2017. The actual traffic volume for right turn movements off of URRLR to SR89A is determined to be 9% lower than projected and left turn movements 68% lower than projected. The traffic analysis utilized the conservative projected numbers.

Result: Traffic volumes have been adequately accounted for including the high peak traffic during the school year. Existing traffic mitigation systems and infrastructure are adequate in its current state and shall only see minor impacts.

Economic Development Department

Workforce is a relevant and significant concern for businesses and the overall Sedona community. Housing for our labor force is also a serious concern for employees and employers.

The business will designate two units for employee housing as well as contribute to the city's affordable housing fund. Additionally, this project may have the potential to serve interim housing needs for visiting employees and those residents who may need a place to stay while in between housing options.

While this may help move in the right direction of addressing affordable workforce housing in Sedona, the Residence Inn may still have issues with acquiring and maintaining its own employees. The business is encouraged to think outside of the box as it thinks about hiring and retaining staff. This may include additional housing options, competitive wages and benefits, and other employee recruitment strategies.

PUBLIC COMMENT

The following is a summary of the comments received by Staff. All written comments received by Staff are included as [Attachment 5](#).

- General support for the project, particularly as it will be developed in a manner that will complement the Marriott Courtyard.
- Support for a hotel in this location rather than other commercial uses.
- Questions regarding the landscape plan, particularly regarding the landscaping between the site and the Foothills South Subdivision
- Concern regarding a potential increase to trash on the trails.
- Comments regarding the need to ensure that the existing emergency access from the neighboring subdivisions be maintained and given a permanent easement.

The applicant held public meetings for the project on October 25, 2016 and January 17, 2017. These meetings are summarized in the Citizen Participation Report ([Attachment 2.a](#)). In addition, the applicant has included a letter of support from the Foothills South Owner's Association with their Letter of Intent.

PLANNING AND ZONING COMMISSION REVIEW

The Planning and Zoning Commission conducted a site visit and conceptual review of this project on November 1, 2016. On October 12, 2017, the Planning and Zoning Commission held a work session on the comprehensive submittal. The meeting materials and minutes from that meeting can be reviewed online at the following link: <http://www.sedonaaz.gov/your-government/council-commissions-committees-boards/meetings-documents/-cfs-2385>.

The questions the Commission asked were either answered during the work session or are answered in the resubmitted documents. However, due to the length of time since the work session, the Commission is encouraged to review the submitted materials and ask any additional questions that may arise as a result of review of these materials.

REVIEW GUIDELINES

The following is requested from the Planning and Zoning Commission:

ZONE CHANGE	Recommendation from the Commission to the City Council
DEVELOPMENT REVIEW	Review of Proposal – Final Action
CONDITIONAL USE PERMIT	Review of Proposal – Final Action

DISCUSSION (ZONE CHANGE)

The zone change component proposes to increase the number of allowed lodging units on the subject property from 121 to 209. This would allow for the existing 121 room Courtyard Hotel as well as the proposed 88 room Residence Inn. LDC Section 629.03 (Lodging District, Approvals Required), requires the approval of a rezoning application in order to increase the number of lodging units permitted. The portion of the property zoned Open Space (OS) is not a part of the zoning application.

In considering an application for a Zone Change, the review process is guided by Section 400 (Amendments) of the Land Development Code. Zone Change applications are reviewed for conformance with the Community Plan, CFA Plans, and other adopted plans and policies of the City, if applicable. In accordance with the Land Development Code, Section 400.10, in order to mitigate the negative impact of the applicant's proposed use on citizens and surrounding properties and to assure compatibility with adjacent land uses, the Commission may recommend, and the Council may approve, a rezoning conditioned upon one or more of the following:

1. Development in accordance with a specific schedule for the development of specific improvements or uses for which zoning is requested;
2. Development in accordance with a specific Site Plan or a Site Plan to be subsequently approved under this Code;
3. Modifications in the otherwise applicable floor area ratio, lot coverage, building height, or density;
4. Public dedication of rights-of-way for streets, alleys, public ways, drainage, public utilities and the installation of improvements that are reasonably required by or directly related to the effect of the rezoning;
5. Other conditions reasonably calculated to mitigate the impact of the proposed development.

Evaluation of Proposal (Zone Change)

When considering this Zone Change request, Staff evaluated the proposal based on the following:

- The Community's Vision

- The Community Plan Land Use Designation of Commercial and the location of the Lodging Area Limits
- Overall consistency with the Community Plan
- General consistency with Western Gateway Community Focus Area
- Community Benefits

The Community's Vision

The Sedona Community Plan Vision states that the plan:

- nurtures connections between people,
 - The proposed hotel includes multiple common areas in which guests can connect with each other, including patios, BBQ area, and pool area. Based on the Letter of Intent, the applicant anticipates that this lodging project will be used by people desiring longer term stays, including people who have been displaced from their homes, people relocating to the area, or people on long term work assignments in the area. Due to this, there is the potential for this project to have more of a residential feel than a typical lodging project, making the ability to connect with others more significant for this project than for other lodging projects.
- encourages healthy and active lifestyles, and
 - This project will provide a direct connection from the property onto Forest Service lands and Forest Service trails. The trail from the property will connect to the Skywalker Trail. Trails in this area were recently expanded with the help of a contribution the applicant made during the construction of the Courtyard Hotel. In addition to providing a connection for hotel guests, additional trailhead parking will be available to the general public during the day when parking for the hotel is at its lowest demand. In addition to the direct connection to the trail, the hotel will also provide shuttle services for guests to locations within a 10-mile radius of the hotel, providing for easy and convenient access to the trail system throughout the area.
- supports a diverse and prosperous economy,
 - Though this adds to the lodging inventory in the City, the applicant has stated in their letter of intent that they believe this project introduces a new and different lodging product to the area, specifically one that allows for longer-term stays. This may help employers attract new employees, as they would have a temporary housing solution available while they look for permanent housing or wait for a home sale to close. Further, employees who only anticipate being in Sedona for a few months would be able to live here without needing to find housing that could potentially require a longer lease than they need.
 - Due to its proximity to the medical center, this type of lodging can be appropriate for individuals undergoing medical treatment, families of those undergoing medical treatment, or traveling medical professionals looking for temporary housing.
- with priority given to the protection of the environment.
 - During the Courtyard Hotel project, the applicant was able to reuse a significant amount of the rock from the site in their landscaping and screen walls. In addition, the applicant was able to transplant several the trees with a positive survival rate. The applicant intends to continue the same practices of reusing materials and transplanting trees for this project.

Commercial, within Lodging Area Limits, Community Plan Land Use Designation

The property is designated Commercial on the Future Land Use Map. In addition, this property is within the Lodging Area Limits as outlined on Page 29 of the Community Plan. This designation allows for general commercial and lodging uses. The proposed project fits within this existing designation.

Western Gateway Community Focus Area

This site is within the Western Gateway Community Focus Area (CFA) Plan Area. A CFA Plan for this area was adopted by City Council in May 2016 and provides guidance for future development of the area.

The lodging zoning for this property was originally established on October 28, 2014, as a part of the Courtyard project. As the entire site is currently one property, the entire property was rezoned to Lodging (L), but only permitted a maximum of 121 lodging units to be built. The applicant is now requesting that the previously approved zoning be amended to allow for an additional 88 lodging units.

As the original Lodging zoning was established prior to the adoption of the Western Gateway CFA Plan, some of the specifics included in the CFA Plan are not applicable to this project in the same way that they would be if this was a new Lodging zoning designation. The original Lodging zoning was reviewed for general compliance with the Community Expectations of this area, including the following:

- Maintain access to National Forest trails.
 - The original zoning (Courtyard Hotel) met this expectation by contributing money to the Sedona Red Rock Trail Fund specifically to fund the construction of five (5) miles of new trails in the immediate vicinity of the hotel as well as providing wider sidewalks along Upper Red Rock Loop Road for pedestrian access to the new trails.
 - The current proposal further increases access to National Forest trails by providing a connector trail and trailhead along with parking on site that will be open to the public.
- Preserve natural open space on ridgelines and along highway.
 - The original zoning met this expectation by setting the hotel back from the road and providing native vegetation and landscaping along the highway along with reusing rock harvested for the site in the drainage ways and landscape walls, giving the area along the highway a natural appearance.
 - The current proposal will continue this landscape and hardscape theme along the highway frontage.
- Provide visitor information and promote as a Sedona gateway with parking facilities that could also be linked to transit.
 - The original zoning provides increased landscaping and public art at the corner of Upper Red Rock Loop Road and State Route 89A as a gateway feature, pedestrian access to the corner gateway feature, and a new transit stop within the deceleration lane on State Route 89A.
 - The current proposal will continue to meet this expectation by continuing the landscape theme and including additional public art at the northwest corner of the site (intersection of State Route 89A and Upper Red Rock Loop Road). While the specifics of the public art are unknown at this time, the applicant has committed to continuing the theme (bronze animals), in a dollar amount equal to or greater than the public art requirement which is estimated to be \$33,629.32, based on the current proposal of 66,540 square feet and the current contribution rate of 50.54 cents per square foot. Land Development Code Article 18 (Public Art) allows for the Director to review and approval art proposals.

While the applicant has continued to meet the general expectations for the area under which the original zoning was reviewed and approved, the applicant did attempt to comply with the recommendations in the CFA Plan and the CFA's Southside 89A Character Area:

- Inclusion of multi-family (apartment) units
 - The proposal includes two (2) employee housing units and a \$50,000 contribution to the City's dedicated affordable housing fund.
- Building alignment perpendicular to the street
 - The main building facing the street has three separate "wings" that are aligned perpendicular to the street. Though all connected and one building, each wing is separated by a large courtyard to give the appearance of separate buildings aligned perpendicular to the street while the connection between the wings allows for increased functionality of hotel services within the building.
- Parking located behind the building and not visible from the public ROW and smaller parking lots rather than large parking lots
 - Though there are small parking areas on the east and west sides of the building, most of the parking is in front of the building. The applicant chose this design to align the new parking lot with the existing parking lot at Courtyard Hotel, as well as the location of required emergency access easements to the neighboring subdivisions (Park Place and Foothills South), and new easement to the wastewater facilities in the northeast corner of the site. Additionally, the applicant felt this location will reduce grading work by placing the parking lot on the previously disturbed, flat areas of the site while placing the buildings on the more challenging slopes on the southern side of the site. Based on Commission input, the location of the parking lot is mitigated by a 3-foot gabion screen wall on top of a 2-foot berm and additional landscaping along the street frontage.
- Provision of shuttle to other areas of town
 - The Courtyard Hotel project currently provides shuttle service to various areas of town. This service will also be available for guests at the Residence Inn. While the letter of intent states that shuttle service will go to areas within a 5-mile radius of the hotel, Staff has requested that the applicant increase that radius to 10 miles. Due to the hotel's location on the west side of town, many of the trailheads along State Route 179 would not be within a 5-mile radius of the hotel. The applicant has been agreeable to this increase in radius for shuttle service.
- Trailhead parking or trail access and visitor information
 - The proposal includes trailhead parking and trail access. This access is being proposed at the southwestern corner of the site, between the Courtyard Hotel and Residence Inn buildings. In addition, the applicant has stated that public parking will be allowed for trailhead access. No specific spaces are designated, as trailhead parking is expected to be in demand during the day when hotel guests are not using the spaces. However, Staff is recommending that a public access and parking easement be recorded to ensure the proposed public access is maintained and the area include signs indicating daytime public parking for the trailhead use.

Community Benefits

Housing

The provision of community benefits to address community needs is an important consideration in all requests for a zone change. Providing affordable housing as part of a request for a zone change is considered to be a community benefit that meets an established community need. Ensuring an

adequate supply of affordable housing in Sedona is a City Council priority and is also identified as an important need in the Sedona Community Plan.

In reviewing this community benefit proposal, staff used the City's Development Incentives and Guidelines for Affordable Housing (DIGAH). The DIGAH provides four different methods of providing affordable housing: 1) On-site; 2) Off-site; 3) Payment in-lieu of construction; and 4) dedication of land to the City or non-profit for housing. The DIGAH recommends that affordable housing units associated with lodging developments should equal 12% of the number of lodging units proposed. Based on the proposed 88 new lodging units, 10.56 affordable housing units could be expected to be provided. However, the community benefit of housing is not the sole community benefit being proposed by the applicant.

The original application submitted in 2016 proposed 4 employee housing units. However, that application was amended and currently proposes 2 employee housing units and a \$50,000 contribution to the City's dedicated affordable housing fund. Based on the DIGAH, staff recommends the following to be part of the conditions of approval and incorporated into a development agreement:

- Both rental units shall be targeted to households earning up to 80% of the area median income adjusted for unit size in Yavapai County.
- Both rental units shall be a minimum of one (1) bedroom and a minimum size of 600 square feet.
- The property owner shall adhere to DIGAH's Eligibility Criteria and Marketing and Application Process when renting the units.
- The property owner shall agree to, sign and record with Yavapai County a Land Use Restrictions agreement
- The rental units and the property owner shall comply with all applicable development guidelines including, but not limited to:
 - Tenants are entitled to the use of all on-site amenities, including pool, club house, BBQs, etc.
 - Interior finish and quality of construction should be at a minimum be comparable to applicable entry level rental housing in the Verde Valley
 - The units shall be available and remain affordable from the date of initial occupancy for as long as the Residence Inn remains a lodging use.
- Tenant preferences, in addition to income restrictions, shall be made first available to qualified Residence Inn and Courtyard Hotel employees. Second preference is for qualified school district and city of Sedona employees. Third preference is for qualified citizens at large.
- Any other applicable conditions.
- An annual report shall be submitted to the Community Development Department demonstrating compliance with conditions of approval and the DIGAH

Trailhead Access and Parking

Another community benefit proposed is trailhead access and public trailhead parking. Staff is recommending that the parking area closest to the trailhead be signed with public parking signs for trail use during daylight hours.

Visitor Information Kiosk

The applicant is also proposing to include a visitor information kiosk in the vicinity of the trailhead. This is also considered a community benefit.

Overall consistency with the Community Plan

Staff evaluated the proposal for overall consistency with the Community Plan. The Community Plan Checklist ([Attachment 3.a](#)) provides a full evaluation of the proposal in relation to applicable Community Plan goals, policies, and CFA Expectations.

Findings of Fact

- The Future Land Use Designation is Commercial and the property is within the Lodging Area Limits.
- The surrounding properties have zoning designations of Commercial, Lodging, Multi-family Residential, and Single-family Residential.
- The proposed increase to the number of lodging units permitted for a lodging product designed for long-term stays is compatible with surrounding zoning designations, as it provides a transition between the traditional lodging at Courtyard to the west and the multi-family (Park Place) and single-family (Foothills South) zoning to the east.
- The property is located within the Sedona Community Plan's Western Gateway CFA.
- The proposal is generally consistent with the Western Gateway CFA Plan adopted by the Sedona City Council in May 2016.

In conclusion, staff believes the request is generally consistent with the Community's Vision, the Community Plan Land Use Designation of Commercial, and its location within the Lodging Area Limits, the Western Gateway CFA Plan, and applicable goals and policies as enumerated in the Community Plan and outlined in this staff report, subject to the recommended conditions of approval listed at the end of this staff report. Further, the applicant is proposing community benefits that address housing, trail access, trail parking, and inclusion of a visitor information kiosk.

Staff Recommendation

Staff is recommending the Commission forward a recommendation of approval of the proposed Zone Change based on the following:

1. The proposal is in substantial compliance with the Sedona Community Plan and Western Gateway CFA Plan.
2. The proposed increase to the number of lodging units will allow construction of a lodging type not currently in Sedona.
3. The additional amenities offered with the proposal will contribute to the City's goals for housing, sustainable development, design, and trail access.
4. The proposed Development Agreement will ensure that the representations made by the applicant in the project application are realized as the project is developed.

Conditional Zone Change

As permitted by LDC 400.10.A and associated State Statutes, Staff is recommending that the zone change be conditioned on the following:

1. Development in accordance with a specific schedule for the development of specific improvements or uses for which zoning is requested
2. Development in accordance with a specific Site Plan or a Site Plan to be subsequently approved under this Code
 - As recommended by Staff, the zoning would be conditioned upon construction of the project as approved by the Planning and Zoning Commission and City Council, including the provision of community benefits as outlined in the letter of intent and this staff

- report. If building permits have not been issued and construction is not underway within two (2) years of approval, the City Council would have the option to revert the zoning to the current allowance of 121 rooms.
3. Modifications in the otherwise applicable floor area ratio, lot coverage, building height, or density.
 - As outlined in the Development Review section, development of this project as proposed will require modifications in various development standards; these include:
 - i. LDC 903.03.A.6: Requires lodging buildings or structures to be limited in height such that 20% or more of the building footprint shall be limited to no more than 16 feet in height (or up to 5 feet higher in the case of gable or hip roofs); the portion of the building subject to this regulation shall be unbroken and not separated into smaller areas, and shall be visible from both sides of the longest elevation.
 1. None of the buildings meet this requirement.
 - ii. LDC 903.03.B: Required Massing: Requires each of the buildings to have 3 masses in both plan and elevation view.
 1. Building A meets this requirement while Buildings B and C do not.
 - iii. LDC 903.03: Walls and Fences: Limits walls to 3-feet tall in the front yard setback
 1. The applicant has proposed a 3-foot tall wall on top of a 2-foot tall berm, for an overall height of 5 feet.
 - As outlined in the Development Review section, staff believes that these modifications are appropriate for the project, do not create negative visual impacts, and, as proposed, even with the modifications, the buildings meet the intent of the development standards.
 - The modifications proposed are specific to the project as currently proposed and any future changes to the building will be required to comply with the development standards in place at that time unless a separate modification is approved.

DISCUSSION (DEVELOPMENT REVIEW)

*** The following discussion is provided under the assumption that the associated rezoning to increase the number of lodging units is approved. If the rezoning is not approved, the Development Review application would not be applicable. ***

In considering an application for Development Review approval, the review process is guided by the considerations noted in Article 4 (Review Procedures), Section 401.06 (Considerations) of the Land Development Code:

- A. Does the application comply with all of the applicable provisions of this Code and all other ordinances?
- B. Has the applicant made a substantial, good faith attempt to comply with the design standards set forth in Article 10 SLDC, Design Review Manual?
- C. Are the proposed uses in general conformance with the applicable goals, objectives and recommendations described in the Sedona Community Plan and adopted specific plans as manifested in the Land Development Code and Design Review Manual?
- D. Does the proposed development reasonably attempt to address concerns cited by participating reviewing agencies with jurisdiction in the areas of public health and safety?
- E. Does the proposed development reasonably attempt to integrate into the natural environment with minimal disturbance to view corridors, existing native vegetation and/or established

landscaping, the natural topography of the site, natural drainage ways, known wildlife habitats, rock outcrops, and other natural features?

- F. Does the proposed development reasonably attempt to integrate into, and become compatible with, the built form of surrounding properties and existing developments with regard to building height and character, landscaping, signage, building materials, historical structures or features, landscaping, exterior lighting and pedestrian and vehicular circulation?
- G. Are the proposed vehicular ingress, egress, internal traffic circulation, off-street parking facilities, loading and service areas and solid waste collection facilities reasonably designed to promote public safety and convenience?
- H. Is pedestrian and bicycle circulation facilitated, where reasonably feasible and possible, both on and off site, through interconnected passages, pathways and plazas that are designed to promote public safety and convenience?
- I. Does the proposed development provide legally compliant facilities for people with disabilities?
- J. Has the applicant made a good faith effort to address concerns of the adjoining property owners in the immediate neighborhood as defined in the Citizen Participation Plan for the specific development project?

Evaluation of Proposal (Development Review)

Finding A: Does the application comply with all of the applicable provisions of this Code and all other ordinances?

Based on Staff's evaluation, there are a number of modifications to Development Standards that will need to be approved for this project to be constructed as currently proposed. For a complete, detailed evaluation of each proposed modification, please see [Attachment 3.b](#) Development Standards Checklist. The proposed modifications include the following:

1. LDC 903.03.A.6: All commercial, lodging or public/semi-public buildings or structures shall be limited in height such that 20% or more of the building footprint shall be limited to no more than 16 feet in height (or up to 5 feet higher in the case of gable or hip roofs, in accordance with subsection 903.03(A)(4)(c) of this section). The portion of the building subject to this regulation shall be unbroken and not separated into smaller areas, and shall be visible from both sides of the longest elevation.
 - While each of the buildings proposed have portions that are under 16 feet (or 21 feet for sloped roofs) in height, none of these sections meet the requirement that they be unbroken, not separated into smaller area, and be visible from both sides of the longest elevation. Building A, which is the most visible from the public right-of-way, comes the closest to meeting this requirement and the majority of the area under the height limitation is visible from the public right-of-way. Buildings B and C do not meet this requirement either, however, these buildings are largely shielded from the public right-of-way by Building A.
 - Staff is supportive of this modification, as the buildings are designed with sufficient changes in height and massing to meet the intent of this section. In addition, Staff does not believe that decreasing the heights of the buildings in order to comply with this section would have a positive impact on view corridors based on the location of the buildings on the site.
2. LDC 903.03.B: Required Massing
 - Based on the sizes of the buildings, all 3 buildings would be required to have 3 masses in plan and elevation view. While Building A meets this requirement, Building B only has 2 masses in both plan and elevation view while Building C only has one mass in both plan and elevation view. Both Buildings B and C incorporate a number of offsets throughout

- the building through use of balconies and patios. However, none of these are offsets in the building footprint and none are large enough to be considered a mass under this section. The buildings incorporate a number of changes in materials, using a significant amount of natural stone and other accents in the building design, serving to break up building planes. While none of these meet the definition of a mass, they are proposed to meet the intent of this section of not having large unbroken building planes.
- Staff is supportive of this modification, as both buildings B and C are largely hidden from view from the public right-of-way, changing the design of the buildings would not be noticeable to the general public, and the design of the buildings meets the intent of the massing section.
3. LDC 903.03: Walls and Fences
- The applicant has proposed a 3-foot screen wall along the front property line on top of a 2-foot berm, for an overall height of 5 feet. The LDC allows for walls with a maximum height 3 feet in this location. This wall height is in direct response to comments from the Planning and Zoning Commission regarding a desire for more substantial parking lot screening for the new parking lot than the parking lot at the Courtyard project.
 - Staff is supportive of this modification, as it provides significant screening of the parking area, is in response to a request from the Planning and Zoning Commission, and does not impact any visibility triangles.

As this project also includes a zone change request, these modifications may be considered and included in the conditional zone change approval, which allows for conditions to be placed on a project including:

1. Development in accordance with a specific schedule for the development of specific improvements or uses for which zoning is requested; and
2. Development in accordance with a specific Site Plan or a Site Plan to be subsequently approved under this Code; and
3. Modifications in the otherwise applicable floor area ratio, lot coverage, building height, or density.

The modifications, as proposed and conditioned would be specific to the development review project currently under consideration. The modifications would not be a blanket modification for the property and, if the applicant proposes and changes to the project in the future, they would be reviewed for compliance with applicable Land Development Code Requirements.

Finding B: Has the applicant made a substantial, good faith attempt to comply with the design standards set forth in Article 10 SLDC, Design Review Manual?

Based on Staff's evaluation, the development proposal complies with the majority of the design standards as set forth by the Design Review Manual (See [Attachment 3.c: Design Review Manual Checklist](#)). The areas where the project did not achieve full compliance include the Design Review Manual's (DRM) sections related to preservation of existing vegetation, including the following:

1. DRM 2.2: Site Design, Sensitivity to Natural Features
2. DRM 2.6: Parking, Parking Area Design
3. DRM 4.2: General Principles of Landscape Design, Preservation of Existing Vegetation and Topographic Features.
 - The site has been designed to use the previously disturbed areas for parking lots, with the buildings stepping down and following the terrain on the steeper sections of the

- site. However, the majority of the natural vegetation is proposed to be removed during the construction process. While the applicant has proposed to transplant as many trees as possible, protecting and preserving trees in place is preferred over transplanting.
- Earlier comments from Staff to the applicant to make changes to the site plan to work around the existing trees, protecting them in place rather than removing and attempting to transplant them. The applicant chose to not make any changes to the site plan in response to these comments. Regardless, all attempts shall be made to preserve the trees either through transplanting or saving in place. This is included as a recommended condition of approval.

The project is in compliance with all other areas in the DRM, and in many areas, the project exceeds the minimum expectations set forth by the DRM. Therefore, Staff believes that, as a whole, the proposal conforms with the intent of the DRM and the applicant has made a substantial, good faith attempt to comply with the applicable design standards.

Finding C: Are the proposed uses in general conformance with the applicable goals, objectives and recommendations described in the Sedona Community Plan and adopted specific plans as manifested in the Land Development Code and Design Review Manual?

As the property is designated Commercial and is within the Lodging Area Limits, the proposed use as a hotel is in conformance with the Sedona Community Plan. The applicant has made a good faith effort to comply with the recommendations of the Western Gateway CFA Plan. Further, the associated zone change will allow for development of the site as an 88 room hotel, which is what is proposed under the Development Review. Based on Staff's evaluation, and as detailed under Findings A & B, the current proposal meets the requirements and the intent of the Land Development Code and Design Review Manual.

Finding D: Does the proposed development reasonably attempt to address concerns cited by participating reviewing agencies with jurisdiction in the areas of public health and safety?

The proposal has been routed to all applicable review agencies. All comments have been addressed in the design of the site plan and building. Any outstanding comments related to future conditions that will be reviewed for and verified during building permit review.

Finding E: Does the proposed development reasonably attempt to integrate into the natural environment with minimal disturbance to view corridors, existing native vegetation and/or established landscaping, the natural topography of the site, natural drainage ways, known wildlife habitats, rock outcrops, and other natural features?

The proposal places the buildings on the southern portion of the site, away from State Route 89A. This will lead to a minimal disturbance in view corridors from the highway while taking advantage of the view corridors within the site and from the proposed rooms. The proposed development places parking in previously disturbed areas and proposes the buildings to be constructed on areas of steeper topography, allowing the buildings to step with the land. While the development does not propose to preserve the existing vegetation on site, the applicant has stated that they will transplant as many trees as possible to other locations within the site. The applicant experienced good success with transplanting during the Courtyard project and will be using the same methods for this project. Staff has included the requirement to transplant trees as a condition of approval. The landscaping plan consists of primarily native vegetation; few adaptive plants are currently proposed. There are no natural drainage ways, known wildlife habitats, rock outcrops, or other natural features that should be preserved.

Finding F: Does the proposed development reasonably attempt to integrate into, and become compatible with, the built form of surrounding properties and existing developments with regard to building height and character, landscaping, signage, building materials, historical structures or features, landscaping, exterior lighting and pedestrian and vehicular circulation?

The development has been designed to be compatible with the neighboring Courtyard Hotel. Building heights are roughly similar, landscaping and signage will be a continuation of the landscaping and signage at the Courtyard, and building materials are complementary. While there are no other significant commercial buildings in the vicinity, the applicant has worked with the neighboring Homeowner's Associations and have indicated that they have addressed all concerns brought forward to the best of their ability. There are no historical structures to consider. The development uses and expands on existing pedestrian and vehicular circulation patterns, connecting to existing sidewalks along the highway and aligning the new parking lot with the existing parking lot at Courtyard. No additional curb cuts on State Route 89A are proposed and the development incorporates existing emergency access easements from the neighboring subdivisions.

Finding G: Are the proposed vehicular ingress, egress, internal traffic circulation, off-street parking facilities, loading and service areas and solid waste collection facilities reasonably designed to promote public safety and convenience?

The proposed vehicular circulation patterns use existing curb cuts and extend on the established parking facilities at the Courtyard Hotel project. The proposed parking areas also provide for loading areas and waste collection that have been designed to allow ease of access and to not block the main driveways. All vehicular areas have been designed in accordance with the Land Development Code requirements and have been reviewed by the Sedona Fire District for access and safety concerns.

Finding H: Is pedestrian and bicycle circulation facilitated, where reasonably feasible and possible, both on and off site, through interconnected passages, pathways and plazas that are designed to promote public safety and convenience?

Pedestrian and bicycle circulation is accounted for in the design of the site. All adjoining public road have sidewalks currently installed and the applicant has provided pedestrian and bicycle connections to the site. In addition, connections have been provided to the adjoining Courtyard Hotel site and the applicant has provided a trail access point within the site to allow for hikers and mountain bikers easy access to the Forest Service trails in the vicinity of the hotel.

Finding I: Does the proposed development provide legally compliant facilities for people with disabilities?

The site plan includes ADA parking spaces. The pedestrian connections will also be required to meet ADA requirements. These, along with ADA accommodations within the buildings and public areas of the site, will be reviewed at the building permit stage. Building permits will not be issued without the proper ADA accessibility requirements being accounted for.

Finding J: Has the applicant made a good faith effort to address concerns of the adjoining property owners in the immediate neighborhood as defined in the Citizen Participation Plan for the specific development project?

The applicant has completed a Citizen Participation Plan and worked extensively with the neighboring subdivisions to address any concerns. Foothills South, one of the neighboring subdivisions, has submitted a letter of support for the project.

Staff Recommendation

Staff is recommending approval of the proposed Development Review based on compliance with ordinance requirements and satisfaction of the Development Review considerations of the Land Development Code.

DISCUSSION (CONDITIONAL USE PERMIT)

*** The following discussion is provided under the assumption that the associated rezoning to increase the number of lodging units and development review for the building design and site layouts are approved. If the rezoning and development review applications are not approved, the Conditional Use Permit application would not be applicable. ***

In considering an application for Conditional Use Permit approval, the findings noted in Article 4 (Review Procedures), Section 402.06 of the Land Development Code that must be made before granting a conditional use permit include the following:

- A. That the proposed location of the conditional use is in accordance with the objectives of this Code and the purpose of the zoning district in which the site is located.
- B. That the granting of the conditional use permit will not be materially detrimental to the public health, safety or welfare. The factors to be considered in evaluating this application shall include:
 - 1. Property damage or nuisance resulting from noise, smoke, odor, dust, vibration or illumination;
 - 2. Any hazard to persons and property from possible explosion, contamination, fire or flood;
 - 3. Any impact on surrounding area resulting from unusual volume or character of traffic.
- C. That the characteristics of the use as proposed and as may be conditioned are reasonably compatible with the types of use permitted in the surrounding area.
- D. That the proposed use, as it may be conditioned, will comply with the applicable provisions of this Code, and other ordinances.
- E. That the proposed expansion or change of a nonconforming use (if applicable) is no more deleterious to other properties in the surrounding area than the existing use.

Evaluation of Proposal (Conditional Use Permit)

The portion of the proposal that requires a Conditional Use Permit (CUP) is limited to the placement of drainage (flood control) improvements on the portion of the property zone Open Space (OS). No other components of the project are being considered under the request for a CUP.

Finding A: That the proposed location of the conditional use is in accordance with the objectives of this Code and the purpose of the zoning district in which the site is located.

The purpose of the OS zone is for areas of the city where it desirable and necessary to provide permanent open spaces when they are necessary to safeguard the health, safety and general welfare and to provide for the location and preservation of scenic areas and recreation areas. Land Development Code Section 627 lays out the use regulations for the OS zone and includes flood control facilities as a conditionally permitted use. The OS zoning was originally placed on this property to ensure a buffer between the commercial development and the neighboring residential neighborhoods. While this proposed drainage facilities on the open space parcel, no trees or other natural vegetation are being disturbed and the drainage facility will be on the eastern side of the site, closest to the hotel.

Finding B: That the granting of the conditional use permit will not be materially detrimental to the public health, safety or welfare. The factors to be considered in evaluating this application shall include: (1) Property damage or nuisance resulting from noise, smoke, odor, dust, vibration or illumination; (2) Any hazard to persons and property from possible explosion, contamination, fire or flood; (3) Any impact on surrounding area resulting from unusual volume or character of traffic.

The placement of the drainage facilities on the open space parcel is meant to help control dangers of flooding. While periodic maintenance of the drainage facility will be needed, no noise, smoke, odor, dust, vibration, or illumination associated with the drainage facility is anticipated. Further, it is not anticipated that the drainage facility will contribute to any hazards from explosion, contamination, or fire, and it is meant to minimize the hazards related to flooding. The drainage facility is not anticipated to generate any traffic.

Finding C: That the characteristics of the use as proposed and as may be conditioned are reasonably compatible with the types of use permitted in the surrounding area.

The drainage facility is being proposed in relation to the adjacent hotel development, which will be a permitted use if the associated zone change is approved. All commercial development in Sedona is required to mitigate flood concerns, making drainage facilities a standard accessory use to all development.

Finding D: That the proposed use, as it may be conditioned, will comply with the applicable provisions of this Code, and other ordinances.

The proposed drainage facility has been reviewed by the City's Public Works Department. The applicant will be required to obtain a building permit prior to construction. At that time, City staff will review the plans to ensure that all code requirements are being met.

Finding E: That the proposed expansion or change of a nonconforming use (if applicable) is no more deleterious to other properties in the surrounding area than the existing use.

No expansion or change of a nonconforming use is proposed.

Staff Recommendation

Staff is recommending approval of the proposed Conditional Use Permit based on compliance with ordinance requirements and satisfaction of the Conditional Use Permit findings of the Land Development Code.



STAFF RECOMMENDATION (ZONE CHANGE)

Based on compliance with ordinance requirements as conditioned, general consistency with the Land Development Code and the requirements for approval of a zone change, consistency with and conformity to the Sedona Community Plan and Western Gateway Community Focus Area Plan and the compatibility with surrounding land uses and character of the surrounding area, Staff recommends approval of the proposed rezoning as set forth in case number PZ16-00009 (ZC), Residence Inn, increasing the total permitted lodging units from 121 units to 209 units, subject to applicable ordinance requirements and the conditions as outlined in the staff report.

Sample Motions for Commission Use

(Please note that these motions are offered as samples only and that the Commission may make other motions as appropriate.)

Recommended Motion for Approval

I move to recommend to the Sedona City Council approval of the proposed rezoning as set forth in case number PZ16-00009 (ZC), Marriott Residence Inn, increasing the total permitted lodging units from 121 units to 209 units, based on compliance with Land Development Code requirements, conformance with the requirements for approval of a zone change and consistency and conformance with the Community Plan and Western Gateway CFA Plan, and subject to all applicable ordinance requirements and the conditions as outlined in the staff report.

Alternative Motion for Denial

I move to recommend denial of case number PZ16-00009 (ZC) based on the following findings (Please specify findings).

STAFF RECOMMENDATION (DEVELOPMENT REVIEW)

Based on compliance with all ordinance requirements and satisfaction of the Development Review considerations of the Land Development Code, staff recommends approval of case number PZ16-00009 (DEV), Marriott Residence Inn, subject to all applicable ordinance requirements, and the conditions as outlined in the staff report.

Sample Motions for Commission Use

(Please note that these motions are offered as samples only and that the Commission may make other motions as appropriate.)

Recommended Motion for Approval

I move to approve the proposed development review for the Marriott Residence Inn as set forth in case number PZ16-00009 (DEV) based on compliance with all ordinance requirements and satisfaction of the Development Review considerations and applicable Land Development Code requirements and the conditions as outlined in the staff report.

Alternative Motion for Denial

I move to deny case number PZ16-00009 (DEV). (Please specify findings)

STAFF RECOMMENDATION (CONDITIONAL USE PERMIT)

Based on compliance with ordinance requirements as conditioned, general consistency with the Land Development Code and the requirements for approval of a conditional use permit and the compatibility with surrounding land uses and character of the surrounding area, Staff recommends approval of the proposed conditional use permit as set forth in case number PZ16-00009 (CUP), Marriott Residence Inn Drainage Facility, subject to applicable ordinance requirements and the conditions as outlined in the staff report.

Sample Motions for Commission Use

(Please note that these motions are offered as samples only and that the Commission may make other motions as appropriate.)

Recommended Motion for Approval

I move to approve the proposed Conditional Use Permit for Marriott Residence Inn Drainage Facilities as set forth in case number PZ16-00009 (CUP) based on compliance with all ordinance requirements and satisfaction of the Conditional Use Permit findings and applicable Land Development Code requirements and the conditions as outlined in the staff report.

Alternative Motion for Denial

I move to deny case number PZ16-00009 (CUP). (Please specify findings)



As recommended by Staff

PZ16-00009 (ZC)

1. Development of the subject property shall be in substantial conformance with the applicant's representations of the project, including the site plan, letter of intent, and all other supporting documents submitted, as reviewed, modified, and approved by the Planning and Zoning Commission and City Council.
2. The zoning for this property shall allow for a maximum of 209 lodging units. If the property is split or subdivided, the property owner shall include with the land division application the number of units allocated to each proposed new property.
3. The applicant shall enter into a Development Agreement with the City of Sedona that covers, at a minimum, the following items:
 - a. Provision of two (2) employee housing units in compliance with the City's Development Incentives and Guidelines for Affordable Housing (DIGAH), including, but not limited to:
 - i. Both rental units shall be targeted to households earning up to 80% of the area median income adjusted for unit size in Yavapai County.
 - ii. Both rental units shall be a minimum of one (1) bedroom and a minimum size of 600 square feet.
 - iii. The property owner shall adhere to DIGAH's Eligibility Criteria and Marketing and Application Process when renting the units.
 - iv. The property owner shall agree to, sign and record with Yavapai County a Land Use Restrictions agreement
 - v. The rental units and the property owner shall comply with all applicable development guidelines including, but not limited to:
 1. Tenants are entitled to the use of all on-site amenities, including pool, club house, BBQs, etc.
 2. Interior finish and quality of construction should be at a minimum be comparable to applicable entry level rental housing in the Verde Valley
 3. The units shall be available and remain affordable from the date of initial occupancy for as long as the Residence Inn remains a lodging use.
 - vi. Tenant preferences, in addition to income restrictions, shall be made first available to qualified Residence Inn and Courtyard Hotel employees. Second preference is for qualified school district and city of Sedona employees. Third preference is for qualified citizens at large.
 - vii. Any other applicable conditions.
 - viii. An annual report shall be submitted to the Community Development Department demonstrating compliance with conditions of approval and the DIGAH
 - b. Contribution of \$50,000 to the City's Affordable Housing fund
 - c. Provision of trail connection, kiosk, and trail parking, including a public access easement for access to the parking and trailhead as well as signage allowing for public parking near the trailhead during daylight hours.
 - d. Provision of a shuttle for use by hotel guests to locations within a 10-mile radius of the hotel.

4. The applicant shall record permanent emergency ingress and egress easements for both Park Place and Foothills South Subdivisions.
5. The zoning for the subject property shall be considered vested when the Development Agreement is approved, all other conditions are met, and construction of the project as approved under PZ16-00009 (DEV, CUP) is complete. If the applicant does not complete construction of the approved project, the City may initiate proceedings to revoke the zoning, subject to the provisions of Sedona Land Development Code Section 400.11 and applicable State statutes.
6. Within thirty days of approval of the zone change, the property owner of record of the subject property voluntarily agrees to sign and record a waiver acknowledging their waiver of any right to claim just compensation for diminution in value under A.R.S. §12-1134 related to the granting of this Zoning Change approval.

PZ16-00009 (DEV)

1. If the City Council does not approve PZ16-00009 (ZC), this development review approval shall become null and void.
2. The project shall be developed in a single phase.
3. The Development Review approval shall be valid for a period of two (2) years from City Council approval of PZ16-00009 (ZC), unless a valid building permit has been issued, the buildings are under construction, and the project is being diligently pursued towards completion.
4. Development of the subject property shall be in substantial conformance with the applicant's representations of the project, including the site plan, landscape plan, grading and drainage plans, letter of intent, and all other supporting documents, as reviewed, modified, and approved by the Planning and Zoning Commission. Proposed changes determined to be substantial by the Director of Community Development shall require reconsideration by the Planning & Zoning Commission at a public meeting.
5. Hours of work, for grading operations, shall be limited to 7 a.m. to 6 p.m., Monday through Friday and 9 a.m. to 5 p.m. on Saturday. No grading work shall occur on Sunday.
6. Storm water quantities and velocities shall not be greater than the historic values at the downstream property line.
7. The exterior wall colors and all roofing materials shall be in compliance with the approved color and materials board. All vents, down spouts, gutters, posts, etc. shall be painted to match the exterior wall or roof color or be in compliance with the color provisions of the Land Development Code.
 - a. Based on the application of alternate standards, Building B is limited to a maximum LRV (light reflectance value) of 24%.
8. Approval of the monument sign is contingent upon the property owner receiving approval and execution of a lot split creating a separate parcel for each hotel development.
9. Existing trees shall be transplanted to other locations on site.
10. All mechanical and electrical equipment shall be adequately screened, to the satisfaction of the Community Development Director.
11. The applicant shall connect to the City's Wastewater System, construct any required extensions of sewer lines, and pay all applicable fees.

12. Prior to the issuance of grading and building permits, the applicant shall satisfy the following conditions and provide written documentation of such compliance to staff:
 - a. Plans submitted for building permit review shall meet all applicable requirements of the Sedona Land Development Code.
 - b. For projects involving grading of more than 5,000 cubic yards, a haul plan, a dust control plan, a topsoil reutilization plan, a storm water pollution prevention plan, and a traffic control plan shall be required. Each must be acceptable to and approved by the City Engineer. (LDC 806.2.1)
 - c. Provide Final Grading and Drainage Plans. The Site Plan shall meet the requirements of LDC Section 803.
 - d. Provide the Final Drainage Report.
 - e. Applicant shall provide a Storm Water Pollution Prevention Plan. SWPPP measures shall be in place prior to the start of construction (LDC Article 8). Storm water quality measures shall also comply with City of Sedona Code requirements (City Code Chapter 13.5)
 - f. Accessible sidewalks and parking areas will need to meet the current US Dept. of Justice ADA requirements.
 - g. Any new accessible parking/signage shall meet the requirements of City LDC Section 912.09.
 - h. The applicant shall show proof of ADOT approval for any work within the ADOT right-of-way.
 - i. The site plan shall show all existing utilities and construction details for sewer construction
 - j. Provide utility construction details on plans.
 - k. The parking layout and driveway slopes shall meet the requirements of the Sedona Land Development Code (LDC).
 - l. Bumpers, wheel stops, stall markings and/or other vehicular control devices shall be provided to the specifications of the City Engineer.
 - m. Provide details for entrance and exit traffic signs at the driveways.
 - n. A City Right-of-Way Permit shall be acquired for any work taking place within City Rights-of-Way. A Traffic Control Plan shall be submitted with the application.
 - o. Applicant shall provide a Neighbor Contact and Response Plan issuance of permit. The plan shall define site signage, which shall include a hotline number.
 - p. The applicant shall submit landscaping plans that comply with all applicable City codes and with the landscaping plans approved by the Planning & Zoning Commission.
 - q. The applicant shall submit outdoor lighting plans that comply with all applicable City codes and with the outdoor lighting plans approved by the Planning & Zoning Commission.
 - r. All requirements of the Sedona Fire District shall be satisfied.
13. Prior to the issuance of a Certificate of Occupancy, staff shall verify that all construction is in substantial accordance with the plans as submitted, reviewed, and approved by the Planning and Zoning Commission, and meets the following conditions:
 - a. All on-site improvements shall substantially conform to the plans on which grading and building permits were issued.

- b. Installation of all proposed landscaping shall be complete and in accordance with the approved landscape plan.
 - c. All outside lighting shall have been installed in accordance with the approved plans. All lighting sources shall be fully shielded so that the direct illumination is confined to the subject property boundaries and so no light is directed above the horizontal plane. Staff shall conduct a night inspection and if deemed necessary, additional shielding will be required.
 - d. All new utility lines shall be provided through underground installation.
 - e. All mechanical equipment and trash receptacles shall be completely screened in accordance with the screening provisions shown on the approved development plans. All electrical panels shall be located so as not to be visible from public rights-of-way.
 - f. All requirements of the Sedona Fire District shall be satisfied.
 - g. The applicant shall provide copies of all required testing to the Public Works Department.
 - h. As-built plans shall be provided to the City in digital and hard copy formats acceptable to the City Engineer.
 - i. All areas of cut and fill shall be landscaped or dressed in such a manner as to reduce the potential for erosion.
 - j. The applicant shall provide a letter, sealed by the engineer of record, verifying that the work, as done, is in substantial accordance with the approved plans.
 - k. All construction shall comply with the Storm Water Regulations in Chapter 14 of the City of Sedona City Code. Storm water quantities and velocities shall not be greater than the historic values at the downstream property line.
 - l. All other conditions of approvals and conditions outlined in the Development Agreement have been met.
14. Within thirty days of approval of the Development Review, the property owners of record of the subject properties shall sign and record a waiver acknowledging their waiver of any right to claim just compensation for diminution in value under A.R.S. §12-1134 related to the granting of this Development Review.

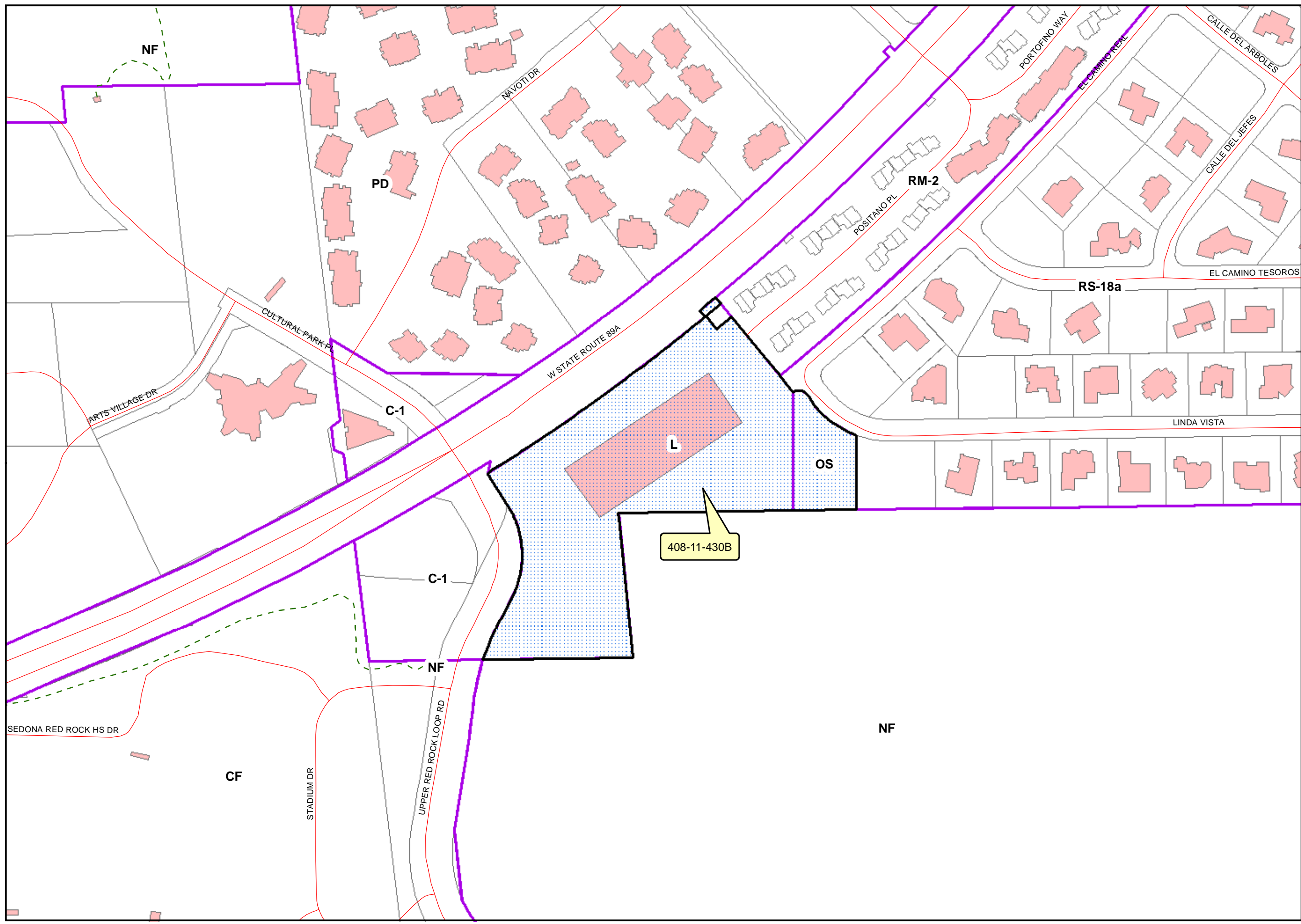
PZ16-00009 (CUP)

1. The use shall be in substantial conformance with the applicant's representations of the project, including the site plan, letter of intent, and all supporting documents, as reviewed, modified, and approved by the Planning and Zoning Commission. Proposed changes in operation or activities to the approved Conditional Use Permit determined to be substantial by the Community Development Director shall require reconsideration by the Planning and Zoning Commission at a public meeting.
2. If contacted by City Staff regarding a potential violation in the operation of this use, the applicant shall work with City Staff to address the issue in a timely manner. If a satisfactory solution is not found, City Staff may initiate proceedings to revoke the CUP (LDC 402).
3. The use shall be limited to the area shown on the site plan, subject to compliance with all applicable requirements.
4. No tree removal is permitted in association with the drainage facilities. All trees must be preserved and protected in place.

5. Within thirty days of approval of the Conditional Use Permit, the property owners of record of the subject properties shall sign and record a waiver acknowledging their waiver of any right to claim just compensation for diminution in value under A.R.S. §12-1134 related to the granting of this Conditional Use Permit.







PZ16-00009 (ZC, DEV, CUP)
Marriott Residence Inn

Attachment 1:
Vicinity Map and Aerial View



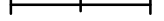
Vicinity Map

Parcel #
408-11-430B
Marriott
Residence Inn

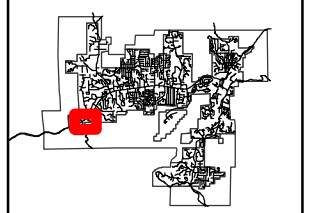
-  Parcel #408-11-430B
-  Zoning Boundary
-  Building Footprint
-  Parcel Boundary
-  Trail
-  Street Centerline



0 75 150 Feet




City Index



GIS, City of Sedona
09/13/2016
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This map is designed to provide information about Sedona, and has been prepared for general planning and informational purposes only. It is not necessarily accurate to engineering or surveying standards. Every effort has been made to make this map as complete and as accurate as possible; however, no warranty or fitness is implied.

The information is provided on an "as-is" basis. The City of Sedona shall have neither liability nor responsibility to any person or entity with respect to any loss or damages in connection with or arising from the information contained on this map.



Aerial View

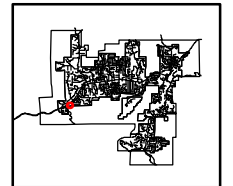
Parcel
#408-11-430B
Marriott
Residence Inn

-  Parcel #408-11-430B
-  Parcel Boundary
-  Street Centerline



0 35 70 Feet

City Index



GIS, City of Sedona
09/13/2016
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PZ16-00009 (ZC, DEV, CUP)
Marriott Residence Inn

Attachment 2.a:
Applicant Submitted Materials:
Application, Letter of Intent, Citizen
Participation Report

Project Application



City Of Sedona
 Community Development Department
 102 Roadrunner Drive Sedona, AZ 86336
 (928) 282-1154 • Fax: (928) 204-7124

The following application is for:

- Conceptual Review
 Final Review
 Appeal
 Time Extension
 Development Review
 Subdivision
 Variance
 Conditional Use Permit
 Zone Change
 Major Community Plan Amendment
 Minor Community Plan Amendment

PROJECT CONTACT:	MARK FREDSTROM	Phone:	602-264-7500	App. #:	
Address:	2929 E. CAMELBACK	Cell Phone:	602-292-5500	Date Rec'd:	
E-mail:	MARK@ARCHPLUSAZ.COM	Fax:	602-272-2992	Rec'd by:	
PROJECT NAME:	MARRIOTT RESIDENCE INH	Parcel #:		Fee Pd:	
Project Address/Location:	89A + UPPER RED ROCK	Acres:	3.06	Zoning:	

Project Description:	
----------------------	--

OWNER NAME:	SUNRIDGE HOTEL GROUP	APPLICANT NAME:	PAUL WELKER
Address:	7255 E. HAMPTON # 122	Company Name:	SUNRIDGE PROPERTIES
Phone:	480-854-1414	Address:	7255 E. HAMPTON AVE # 122
Cell Phone:		Phone:	480-854-1414
E-mail:	PAUL@SUNRIDGEPROPERTIES.COM	Cell Phone:	
		E-mail:	PAUL@SUNRIDGEPROPERTIES.COM
ARCHITECT/ENGINEER:	MARK FREDSTROM	AUTHORIZED AGENT/OTHER:	MARK FREDSTROM
Company Name:	ARCHITECTURE PLUS LTD	Company Name:	ARCHITECTURE PLUS LTD
Address:	2929 E. CAMELBACK # 120	Address:	2929 E. CAMELBACK # 120
E-mail:	MARK@ARCHPLUSAZ.COM	E-mail:	MARK@ARCHPLUSAZ.COM
Phone:	602-264-7500	Phone:	602-264-7500
Cell Phone:	602-292-5500	Cell Phone:	602-292-5500
ID #/Exp. Date:			
City Business License #:			



Sedona Marriott Residence Inn Project Overview

December 19, 2017

A development agreement was entered into between the City of Sedona and Sedona Hospitality Group, LLC on November 5, 2014. This agreement addresses the 8.1 acre parcel located on Highway 89A and Upper Red Rock Loop. The zoning for the entire 8.1 acres was changed from General Commercial to Lodging, with the exception of .77 acres which was changed from RS-18A to Open Space zoning. This is the area that abuts the Foothills South subdivision. These zoning changes and the development agreement precede the current Community Focus plan (CFA). The Courtyard was the first component of the development plan and was constructed in 2015 and 2016 on the western side of the site, encompassing approx. 4.3 acres.

The development agreement for the 8.1 acres covers the development of the Marriott Courtyard Hotel, and addresses the future hotel (Marriott Residence Inn) and the requirements for these developments. In section 5 of the development agreement, it indicates that any additional rooms added to the project will need to go through P&Z and City Council for approval, "Pursuant to the requirements of the current Lodging District." We are therefore submitting our plans and specifications for review based on the criteria as outlined in the development agreement with the City which was signed and ratified on November 5, 2014, and which are consistent with the lodging zoning in place at the time of the agreement.

With respect to the development of the 8.1 acres and the Development Agreement entered into with the City, the overall plan was created to accommodate both hotels. These plans included the installation of all utilities, including the installation of the sewer lift station which was designed and installed in the current location, in the front of the hotel where the parking is located. All the other utilities, including power, cross through this area. The location of the City owned and maintained Sewer Odor Treatment Facility and the electrical and other equipment and controls for this facility, are all located in the front eastern corner of the property along Highway 89A. The sewer lift station for both the Courtyard Hotel and the Residence Inn is located adjacent to the Odor Treatment Facility. Because of the occasional odor issues from the City's Sewer Odor Treatment Facility, the decision was made to place the sewer lift station adjacent to it, on the front of the site and was a critical factor in the decision to keep the parking in the front also. This was the best and most viable decision in order to insulate the lodging units from any odor issues or maintenance issues that would be detrimental to people staying at Residence Inn as well as the Courtyard Hotel. Currently, the City has no access easement to the Odor Treatment Facility and has asked that we provide this. We would grant an easement to the City for access to their Odor Treatment Facility and electrical equipment, so they will have legal access. The design for traffic and vehicular access to the Residence Inn Hotel was planned in accordance with the development of the Courtyard and in conformance with the development agreement. The main access is provided with the addition of the decal lane and driveway off of Highway 89A. This same access off of 89A was designed to be the primary access for the Residence Inn when the plans for both hotels were developed.

The applicant is willing to extend a number of community benefits related to and in conjunction with the development of the Residence Inn. Key benefits would include the following:

** TRAILHEAD CONNECTION, PARKING, AND FOREST SERVICE TRAILHEAD KIOSK LOCATED AT ENTERANCE TO TRAILHEAD. TRAIL WILL BE CONNECTED TO SKYWALKER TRAIL AND ALL OF THE IMPROVEMENTS STATED ABOVE WILL BE PAID FOR BY SEDONA HOSPITALITY GROUP, LLC. (RESIDENCE INN)

** CONTRIBUTION OF UP TO \$50,000 TO THE City's Affordable Housing Fund.

** REDUCTION OF UNITS FROM 92 UNITS TO 90 UNITS WITH 2 UNITS BEING DESIGNATED FOR EMPLOYEE HOUSING. THIS REDUCTION OF 4 UNITS FROM THE ORIGINAL APPLICATION RESULTS IN 88 RENTABLE UNITS.

** ON DEMAND TRANSPORTATION FOR HOTEL GUESTS WITHIN A 5 MILE RADIUS OF HOTEL. THIS WILL REDUCE CONGESTION IN UPTOWN SEDONA, AT TRAILHEADS, ETC.

** WE WILL PROVIDE AN ACCESS EASMENT TO THE CITY OF SEDONA FOR INGRESS/EGRESS, FOR THE SERVICE AND MAINTENANCE OF THE CITY'S ODOR TREATMENT FACILITY, AND CONTROLS ADJACENT TO OUR PROPERTY.

**** A CONTINUATION OF PUBLIC ART MATCHING THE THEME FROM THE COURTYARD, IN A DOLLAR AMOUNT EQUAL TO OR GREATER THAN THE CITY'S REQUIREMENT FOR PUBLIC ART.**

Thank you for your consideration on this project.


Paul Welker

Date: 12/19/2017

Sunridge Properties Inc., CEO

Sedona Hospitality Group, LLC-CEO

Foothills South Owners Association

Professionally Managed by Spectrum Management Associates

PO Box 20637, Sedona, AZ 86341

Telephone (928) 284-9764 / FAX (888) 694-2292

E-mail: Spectrum@Esedona.net

October 18, 2017

Mayor Sandy Moriarty and members of the City Council
Mr. Marty Losoff and members of the Planning and Zoning Commission

Re: Marriott Residence Inn Project at 4105 W. State Route 89A

Dear Mayor Moriarty and Mr. Losoff, City Council Members and Members of the Planning and Zoning Commission.

I am writing this letter on behalf of the Foothills South Owners Association of Sedona, Board of Directors, and the residents of Foothills South.

We would like to make the Mayor, Council Members, Planning and Zoning Commission members aware that we wholeheartedly and strongly support the proposed Marriott Residence Inn project as presented to the Planning and Zoning Workgroup meeting of Thursday, October 12, 2017 at its 3:30 pm meeting.

It is the considered opinion, of the members of the Board of Directors and the members of the Association that this project will both complement the existing Marriott Courtyard Hotel, as well as enhance the overall appearance, and successful functioning, of our neighborhood. We have been and continue to be thrilled that a project of this caliber is being proposed for this undeveloped property. Given the litany of possible uses that could be developed the proposed Marriott Residence Inn will be a valued and very welcome neighbor.

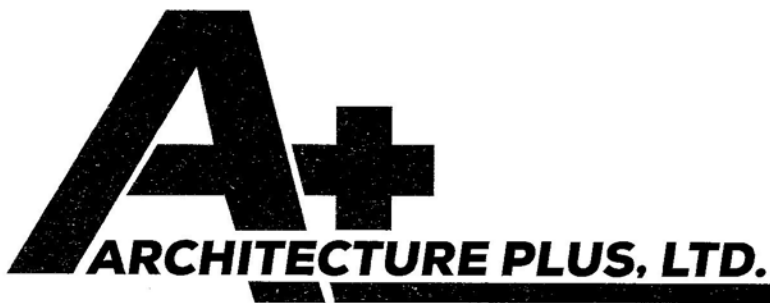
The developers of the project, Paul and Brian Welker, have spent months working with us to address each and every one of the concerns of both Board members and residents. The Welkers have been consistently courteous and understanding of our perspectives throughout this process and have honored each of the concerns and promises made along the way. The final project that is before the Commission and then the City Council is a reflection of those promises and months of discussion and hard work on both sides. The Welkers have been exemplary future neighbors working with us rather than trying to work around us.

We are specifically encouraged by the following facts that will benefit both the greater Sedona community as well as the residents of Foothills South:

- This project will finally be providing our neighborhood with a much needed paved emergency ingress/egress from Route 89A and Upper Red Rock Loop Road.
- This use is very complementary to our adjacent neighborhood and provides a graceful transition between us and the Marriott Courtyard and Route 89A.
- This use will create minimal traffic and noise, especially when compared to other uses which could be developed under the current zoning.
- The project will provide a convenient and improved trailhead including parking that both our residents and others can use to access the wonderful trails in the area.
- The project takes advantage of the falling slope of the land to minimize the massing of the buildings and reduce the red rock view impediments to our neighborhood, while providing enhances screening from both 89A and our community to minimize views of the parking surfaces and parked vehicles..
- The artistry of the project utilizing a color palette that blends seamlessly with the surrounding red rocks and landscaping. This project combines all of the best features of architectural and landscape planning to achieve an appropriate and functional plan pleasing to both our residents and visitors to Sedona.

We are so pleased that we are able to support this project and we look forward to the Planning and Zoning and City Councils approval of the new Marriott Residence Inn. A number of our residents plan to attend both the meetings, as they are scheduled, to voice their support, In the meantime if you have any questions please feel free to contact the Board of Directors of the Foothills South Owners Association. Enclosed with this letter are the signature of residents supporting the points made put forward in this letter.

Bonnie L. Gustav Golub
President, Foothills South Owners Association



December 14, 2017

Cari Meyer, Senior Planner
102 Roadrunner Dr.
Sedona, AZ 86336

RE: Revised Letter of Intent - Proposed Marriott Residence Inn
PZ16-00009

Dear Cari:

As a follow-up to our meeting with you and Audree on December 5, we are enclosing a revised Letter of Intent for your review. We appreciate the advice you and Audree provided and have addressed these issues in the attached L.O.I. A brief outline of these revisions is as follows:

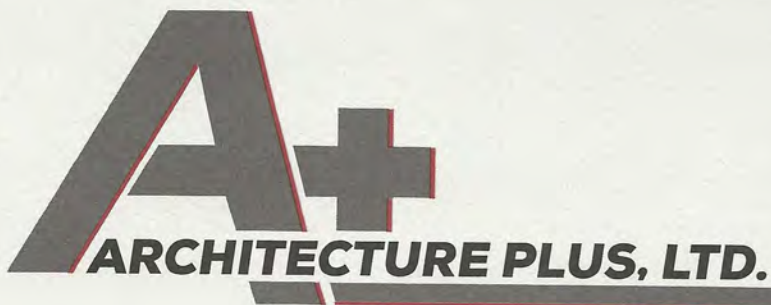
- 1) We are now proposing an 88-unit Residence Inn with two units made available for staff housing.
- 2) We are also offering \$50,000 towards the City's Affordable Housing Fund.
- 3) The mounted letters on our building facade will be halo-lit to comply with the City's dark sky ordinance.
- 4) We will be staying with the original building elevations as opposed to the colored elevations we shared with you at our last meeting.
- 5) Because you and Audree preferred our previous elevations, as do we, we have taken your advice and added two pages to the Development Standards section of the L.O.I. document to further clarify and illustrate compliance and, in a few cases, exception.
- 6) For us to move forward we need support from Staff. With this revised L.O.I., we trust that you will be able to support our project.

Please give me a call after reviewing the enclosed L.O.I. and let me know if we have provided sufficient information to allow you and Audree to present our project in a positive light to the Planning and Zoning Commission. As always, we appreciate your help and advice.

Respectfully,

Mark Fredstrom, Architect

Cc: Paul Welker



LETTER OF INTENT – 5th REVISION
Sedona Marriott Residence Inn
February 2018

❖ **SITE DESIGN**

It is our intent to develop the remaining 3.06 acres at the SEC of SR 89A and Upper Red Rock Loop Road. This parcel was rezoned Lodging in 2015, and we have now completed construction of the adjacent 4.3 acre parcel with the Sedona Marriott Courtyard Hotel. On the remaining portion of this site we are proposing to build a different product—Marriott Residence Inn.

Residence Inn is designed to accommodate different needs than a typical hotel. It is a long-term stay hotel which currently does not exist in the Sedona market. It is designed to accommodate long-term stays (typically five nights or more). Rates are based on length of stay, the longer the stay, the lower the rate. Our target guests are:

- 1. Those who have been displaced from their homes due to disasters such as fire or flood.*
- 2. People relocating who need a place to stay while waiting for a home to be ready.*
- 3. Those who come for long-term work assignments, but do not wish to rent an apartment.*
- 4. Patients who are receiving treatment or medical care.*
- 5. Those who wish to visit family members who are receiving medical care.*
- 6. Leisure travelers who wish to stay in an area for an extended period of time, all while having the conveniences of home.*

Residence Inn is different from a regular hotel in that the suites are larger than a normal hotel room. We offer studios, one-bedroom and two-bedroom units with full kitchens that include a refrigerator, cooking facilities, dishwasher, plates, utensils, pots and pans, and other items a guest would need. Other amenities include grocery shopping services, expanded laundry facilities, outdoor BBQ for grilling and a small market for supplies.

For convenience, it also offers some amenities that a regular hotel may not offer, such as free hot breakfast, free Wi-Fi, and evening socials. A Residence

Inn bridges the gap between a normal hotel and an apartment, which generally requires a lease for a certain length of time. It is easier for people to who don't know how long they will be staying to check in and out, and it eliminates the worry of trying to furnish an apartment, hook up utilities, cable, and internet. This is a lodging niche and temporary housing that is not currently offered in Sedona.

We propose setting our buildings on the southern portion of the site and aligning our parking with the Courtyard parking to the west. Although the Design Standards prefer buildings to be placed at the front and parking to the rear. This site has compelling reasons to locate the building on the south side for the following reasons:

1. The City of Sedona Odor Treatment Facility at NEC emits unpleasant odors and has been a source of complaints to properties in close proximity.
2. Will allow direct easement and access for City to service its Odor Treatment Facility in NEC as well as Sewer Lift Station.
3. Severe topography to the south will allow the building profile to be hidden within the lower grade and would reduce the amount of grading.
4. Parking to south across a 14% cross grade would require massive amount of grading accompanied by retaining walls. In addition, we would have to provide additional excavation to accommodate storage for runoff detention.
5. Sewer, water, and electrical easements currently exist across the north portion of this parcel, as well as access to the sewer lift station.
6. Two points of emergency access need to be preserved from the residential properties to the east.
7. Positioning the buildings to south and wrapping around private outdoor space provides a quieter environment for guests.
8. Location to south provides views and distant vistas over forest land to south and east and decreases obstructed views of the neighboring subdivision to the east.
9. Proposed location provides continuity with existing adjacent Marriott product.
10. Building as proposed has less than one-third the street frontage of Courtyard facility to west.
11. Frontage of buildings (less than one-third of Marriott Courtyard) has been broken into three buildings with pocket landscaped courtyards in-between. This will minimize visual impact from SR 89A and provide desired appearance of buildings built perpendicular to SR 89A.

12. Strong landscape and hardscape themes have been created along SR 89A with the Courtyard project to the west. Our objective is to maintain that theme along the frontage of this three-acre parcel with even greater screening of parking to north. This will be accomplished by utilizing three-foot gabion baskets atop a two-foot berm which will virtually screen all parking from SR 89A.
13. Locating buildings to the rear of site at the lower grade affects visibility and allows buildings the opportunity to step down (see exhibit 1.26, page 55 CFA).
14. Current and only access is from SR 89A and Upper Red Rock Loop Road by existing drive located on Marriott Courtyard site.
15. Staff, Planning and Council previously found this concept appropriate for our adjacent parcel, and we feel this remaining site has the same advantages.

Pedestrian links will be provided in all four directions from Residence Inn (see Pedestrian Circulation Exhibit). Proposed Residence Inn will have 90 guest suites. Lot coverage for remaining parcel is 27.99%, with an FAR of 49.9% (see revised site data on Architectural Site Plan).

❖ **DRAINAGE (AMENDED 2/05/2017)**

Site currently drains from northeast to southwest. There is a 5.5 acre watershed within the Foothills South Unit 2 subdivision that contributes storm water runoff to the eastern portion of the property. Existing storm water flows in a small to moderate sized drainage way that begins on the east side of the property, near Linda Vista, then flows southwest through the open space parcel, through the southeast corner of the site, then south on to National Forest land. It is the intent of the design to capture the storm water in an open channel along the east property boundary within the open space parcel, route the drainage southward to a proposed underground culvert inlet, and outlet the drainage on the south side of the property within the historic drainage path. A rip-rap apron will be utilized to ensure that the proposed velocity and depth of the water that is discharged toward National Forest land are consistent with the existing condition. The proposed drainage design will result in no negative impact to adjacent properties. The use of natural colored rock rip-rap and Sedona Red stained concrete and/or grout is proposed to be utilized to match the native surroundings.

Use of native rock generated from site work will form this channel and flow seamlessly into the existing rock and soil on this parcel. There is currently no channel. Flood control devices are allowed under Section 607.02.B, and we request at this time a conditional use permit.

Section 402.06

The proposed natural rock swale will not be detrimental to health, safety or welfare. It will not result in noise, smoke, odor, dust, vibration or illumination. It will not provide a hazard to neighbors and will provide protection from flooding on adjacent Residence Inn site. There will be no negative impact nor will it impact the overall character of the site. This proposed improvement is compatible with permitted uses within the Open Space District. Proposed improvement will not be deleterious to surrounding properties than existing use.

❖ BUILDING PLACEMENT

As mentioned above, we have positioned the buildings to the rear of the site. Due to the fact that our access to the site is dictated by the adjacent parking configuration, our vehicular traffic access is already positioned along the north end of the site. Currently, our only access is through the Courtyard project to the west. Because of this and the emergency connections from the east, it would result in an extremely narrow building footprint. The primary entry needs to be seen from SR 89A, and with the support of a covered drop-off, would be difficult to handle incoming traffic. Should the building be placed to the north with parking to the south, guests would have to walk a good distance from where they park to access the front desk for check-in. As previously mentioned, the grade at the rear of the lot is more conducive to a less-prominent stepped building than a parking lot. We also feel strongly that the views to the south of forest land and red rock formations should benefit our suites which include private patios and second-story balconies. Sewer smells that intermittently come from the City of Sedona Odor Treatment Facility in the NEC will be less noticed by greater separation. When we previously met with the neighboring homeowners to the east, they favored not having to deal with excessive headlight issues at night, so the positioning of the building to the east will minimize traffic along our common property line. As noted previously, we will have a more quiet and private experience in this location. The vertical scale of the buildings, being two-story and utilizing alternate standards to a height of 27 feet, will feel less massive if set further back on the site. Positioning buildings to the south will accommodate vertical stepping of building masses and break up roof lines.

❖ LINKAGE AND CIRCULATION

Due to access points provided previously no additional vehicular entries are proposed at this time. Due to the same ownership of this property with the adjacent hotel to the west, we will have cross traffic as was dedicated along the common boundary by our previous approvals. The two adjacent access points to the east will remain gated and only be used for emergency access. We anticipate similar landscape, hardscape, and access for pedestrian flow similar to our adjacent development (see Site Plan for pedestrian pathway from Residence Inn to SR 89A). Fire access will be maintained between the two sites

by use of a hammerhead at the SWC of the site (see Site Plan). Trash will be contained within an enclosure adjacent our lift station at the NEC of the site.

Forest Service has provided new standard kiosk sign for trailhead. We are in discussion with reference to reducing scale for this secondary access point. A bench and trash receptacle will also be provided for hiker use (see attached Kiosk/Sign Standard provided by Forest Service).

❖ **PARKING**

Current codes call for one parking space for each sleeping room. In addition to our proposed 88 units, we have provided 2 units for staff housing. However, because we have more than 60 rooms, an additional 10 spaces are provided. In addition, the hotel has a small meeting room which will require an additional four spaces. This brings us to a grand total of 106 spaces required. We are providing 112, which includes six compact spaces. Due to the common access, the neighboring site has an additional 10 spaces beyond requirement, so we feel the two properties combined will provide for all future needs.

The guests who park at the hotel begin departing as early as 6:00 AM, and the majority of vehicles are gone by 9:00 AM. In Sedona, many leave even earlier than 6:00 AM so they can hit the trails or take pictures as the sun rises over the red rocks.

From 9:00 AM to about 5:00 PM, there are typically a few dozen cars, at most, and typically never more than a quarter full during the day.

At 5:00 PM people start returning to the hotel or checking in. This gradually builds all evening, and by 10:00 PM most guests are checked in and parked at the hotel. In the early evening hours, many guests leave again for dinner, movies, or other activities, leaving the parking lot mostly open until 8:30 or 9:00 PM (see new parking calculations provided on project data table on Architectural Site Plan).

In addition, Western Gateway CFA encourages shared parking lots as well as consolidating driveways to minimize curb cuts. Adjacent parking areas should be interconnected.

❖ **EXTERIOR LIGHTING**

Consideration will be given to preserve the dark quality of the night sky. Night lighting shall be low intensity and shielded. Landscape lighting will consist of low-shielded pathway lighting provided primarily for safety by illuminating sidewalks and pedestrian access ways. These fixtures will be low-voltage, downward-shielded, LED lights 22-26" high, finished in flat black and located in conjunction with shrubs to minimize their visibility. The luminaries will not be visible—only the illumination will be seen. Parking lot lights shall be same as Courtyard project—12 feet high with LED lighting.

All lighting shall conform to previously approved fixtures on adjacent Courtyard site. Cut sheets will be attached for all lighting fixtures (see Lighting Plan on Landscape drawings).

❖ **SIGNAGE**

At the present time we anticipate a free-standing monument sign east of the primary entry off SR 89A. In addition, a surface-mounted sign will be located on the building (see Rendering). Lighting, color, texture and readability will be coordinated with staff. Building-mounted letters will be halo backlit per new ordinance (see attachments).

In addition, Western Gateway CFA requires letters to occupy less than 75% of sign face and will show an adequate amount of contrast between colors to increase legibility. Monument sign will be placed near the public entrance to indicate most direct access. Monument sign base shall incorporate rock veneer to blend with architectural theme of buildings.

❖ **BUILDING EQUIPMENT & SERVICES**

All mechanical equipment will be screened by parapet and/or screen walls. Dumpster enclosure shall be constructed of masonry walls with solid gates and shall reflect the general character of the architecture. Developer will coordinate with utility suppliers for locations and method of screening service equipment. Electric car pedestals and hook-ups will be provided.

❖ **FENCES & WALLS**

Fences and walls will be designed to be compatible with surrounding landscape and architectural character of the Residence Inn. Suites facing national forest to south and open space to east will have private patios at ground level and balconies on 2nd floor. A view fence will be incorporated along Forest Service land similar to Courtyard design and not to exceed 5 feet in height. Gabion walls will continue along SR 89A to carry the theme created by the Courtyard project.

In addition, Western Gateway CFA calls for walls and fences to be compatible with surrounding landscape and architectural features of building. Elements of decorative iron are integrated into view fencing to respond to architectural details (similar to the Courtyard project).

❖ **ARCHITECTURAL CHARACTER**

Our building is made up of five two-story components. Three of these wings parallel each other in a northwest to southeast orientation with exterior courtyards in between. The two remaining buildings face east to the dedicated open space and south to the forest land. The lobby/arrival area is a 1-1/2 stories with a two-story element behind and a porte-cochere in front. The two-story

buildings will have stairway structures at the ends that become signature vertical elements and points of interest. The units within these buildings are broken every 20 feet by offsets. In addition, enclosed patios and balconies will help break up vertical and horizontal wall surfaces. These buildings will provide vertical offsets of 15 feet moving from north to south across the site.

Primary building materials will be integral color stucco walls and flat concrete tile roofs. Stone accents are introduced for stair towers, wainscoting and fireplaces. Timber accents occur atop stair towers, entry canopy and building eaves. Pavers and/or colored stamped concrete will be used at entry and designated pedestrian paths. Doors and windows will be dual-pane bronze anodized aluminum (see attached Color Board).

With the nature of our buildings being primarily two-story, it will necessitate the application of alternate standards. Two-story parapet walls shall not exceed 22 feet in height, and hip and gable roofs shall not exceed 27 feet in height. Pitch roofs will be 3-1/2 x 12, and overall building heights shall not exceed 40 feet. Building colors will be within the required LRV levels per Alternate Standard.

Western Gateway CFA calls for multi-planed roofs to divide horizontal surfaces into smaller-scale elements to provide shade and shadow.

A strong relationship to the stepped terrain is established and enhanced with planter walls and stone veneers.

❖ **LANDSCAPE DESIGN**

The landscape design for this project will be based on the following design criteria:

Functional Design Requirements

- Providing screening/buffering for proposed buildings, parking areas and access ways.
- Providing foundation planting near buildings to soften the building massing and nestle the structure into the site.
- Mitigating the loss of existing trees resulting from implementation of Site Plan.
- Re-vegetation and mitigation of site grading and construction damage.
- Providing vegetative shade and cooling

Aesthetic Design Requirements

- Provide visual enhancement and beautification throughout the developed portion of the site throughout the yearly seasonal changes.
- Effectively water all landscape through the use of different irrigation zones with seasonal adjustment ability and settings that deliver minimum

amounts of water needed for specific plants to thrive. Plants with similar water needs will be grouped together.

Preservation of Existing Vegetation & Topographic Features

The site contains a scattered mix of pinon, pines, and scrub oak occurring in low density. Much of the northern portion of the site was disturbed previously by creation of an access construction roadway and dumping of building materials and landscape debris over time. As soil conditions permit, efforts will be made to relocate trees to planters and landscape zones in and around the Residence Inn. As previously mentioned, the more active grades to the east and south that are not conducive to parking will be utilized to allow our building footprint to follow the contours and step down progressively from the east to the south (see Finish Floor Height Exhibit).

Plant Selection

The plant selection for this project will consist of an appropriate mixture of evergreens and deciduous trees, shrubs and vines in a variety of sizes, shapes and colors, all of which will come from the Sedona Recommended Plant List. All plants, native or adaptive, are drought-tolerant, low-water-use plants that have equal minimum water requirements: 1.5 gal/hour every two days for 5-gallon shrubs, 2.5 gal/hour every two days for 15-gallon trees, and 4 gal/hour every two days for 24" box trees for the NATIVE AND ADAPTIVE PLANTS. There is no savings in irrigation water by utilizing more native plants than adaptive. Their minimum water-use requirements ARE THE SAME. All proposed plants will be served by an automatic underground irrigation system provided with a moisture-sensing device to deactivate the system when the soil has adequate moisture resulting from the rain or snow and supplemental irrigation water is not required.

Western Gateway CFA calls for the following:

- ***Use of native plants and natural landscaping***
- ***Landscaping is utilized for screening parking areas, refuse, storage, and utility.***
- ***Landscape designed to blend with dominant existing or planned streetscape***
- ***Buildings are softened and anchored to site and surrounding environment with landscape.***

Outdoor Spaces

From the lobby and lounge, connections will be made to three primary outdoor areas. To the west of our lobby and dining area we have created an outdoor space for residents' use. An outdoor BBQ, fireplace, and water feature will be located in this area along with tables and chairs, some hard

surface patio, and generous landscape. A second outdoor area is planned on the opposite side of the lobby area to the east. This area will also have seating and landscape and is planned as a more quiet area for reading or just relaxing. The primary outdoor area is the heart of the Residence Inn and is surrounded on four sides by structure for privacy. It will include a pool, spa, water feature, fire pit and BBQ area. This enclosed private area will create a quiet environment for our neighboring residential community to the east.

Western Gateway CFA calls for the following:

- **Courtyards are strongly recommended.**
- **Site furniture (chairs and tables) will be simple in design, shaded by landscape and coverings while maintaining overall site visibility.**
- **Decorative paving will be provided to add visual interest.**
- **Low-level decorative lighting will be provided for nighttime use that will meet dark-sky ordinance.**

❖ **DEVELOPMENT STANDARDS**

Many of the topics mentioned previously address our desire to be in compliance with Article 9 of the Development Standards. Allow us to recap:

- Our buildings will conform to height standards restricted to 22', 27' and overall 40' height limitations.
- If these buildings were to be placed to the north, we would have a 27' high structure with minimal vertical steps.
- Allowing the buildings to step to the south and set back from SR 89A reduces the mass and adds greater interest by significant vertical breaks.
- All colors and textures will be within the LRV levels not to exceed 20% (Munsell 7).
- Primary building surface will be stucco with stone accents. Stained wood will be used at entry, stair, towers, and gable end roofs. Wood trellises with stone bases will provide connection to the three buildings.
- Landscape and hardscape shall be provided consistent with our sister project to the west (see attached Landscape Plans).
- Parking lot and planters will also follow along the lines of the Courtyard project; however, it will be more heavily landscaped. Colored curbs, textured paving and rock features shall be provided.
- Revised Site Plan now calls for three separate buildings.

903.03.A Overall Building Height

- All buildings having been separated from previous submittal meet the height requirements allowed by Alternate Standards--27' for pitched roofs and 40' feet for overall height measured from adjacent natural grade.
- Although Building "A" complies with the 16' limitation on parapets at finish grade, the east 1/3 does not meet the required measurement from natural grade. The actual roof in this common area is approximately 13 feet, but the parapet is at 16 feet to conceal roof-mounted A/C units as well as exhaust and other mechanical appendages from the kitchen.
- Section 903.03.5 states that no parapet shall exceed 16 feet in height within 30 feet of a residential-zoned property. This portion of the NWC of the single-story public space is 180 feet from the residential area and 195 feet from the sidewalk on the south side of Hwy 89A.
- To help mitigate the concern of heights along the north face of the public area, we have revised our landscape plan to provide 5-gallon shrubs along the foundation (see Revised Landscape Plan).
- The additional height above natural grade will be resolved when finish grade is established to accommodate parking and drop off at entry. Per Section 903.03.4.vii, this height will not create negative visual impact or block view corridors, and will provide a stair-stepped mass from the lower port-ca-chere up front to the two-story backdrop at the south side of Building "A".
- Although 903.3.e allows a single building when separated by 30 feet to exceed the building height by an additional five feet, we have provided a better solution by utilizing the southern slope on our site. Our rooflines between buildings (although not 30 feet apart) drop 15 feet from Building "A" to Building "C", and Building "C" is over 330 feet from public R.O.W. and totally screened from view by Building "A".
- East end of Building "A" is 52 feet from adjacent property line of residential district.
- Although port-ca-chere and rear covered patio are not considered as interior space, they do compose roof site coverage and help provide relief to stepped roof line and massing.

Please review Revised Roof Plan which illustrates all ridges, parapets and eaves requested.

Building "B"

- Building "B" varies in height, dropping 5 feet vertically on the southern half. It does meet the requirements for alternate standards in that all of its roofs fall below the 27 feet height limit. It has been revised so

that the stair/elevator towers now comply with the maximum 5% allowed for circulation towers.

- Although it does not meet the provision of 16'/21' to the letter, more than ½ of the roof planes on the north end of the building fall below the 21' provision (see exhibit provided on Revised Roof Plan).
- In addition, Building "B" is screened from all eastbound traffic, and at its nearest point is 320 feet from the public sidewalk on the south side of Hwy. 89A.
- When traveling west on Hwy. 89A, the grades across the undeveloped residential land to the east are 5-10 feet higher than the finish floor of the north half of Building "B", further reducing its vertical scale.
- Building "A" virtually blocks 90% of the view of Building "B", and that portion seen is the narrowest side of Building "B".
- Along the 340 feet of frontage, only a 50-foot window exists to the north end of Building "B", which again is 320 feet from the nearest public sidewalk adjacent Hwy. 89A.
- The overall height of Building B" will not create negative visual impact or block view corridors, and great effort has been made to mitigate the impact of this building with our neighbors to the east. At our first neighborhood meeting nearly a year ago, a couple of requests were made. The neighbors were looking for additional landscape buffer and a reduction of building mass between Buildings "A" and "B". At our follow-up meeting, we created a single-story connection between the two buildings. In addition, we provided additional landscape. Since that time, we have removed the single-story connection and created a 25 ft. opening between the two-story portions of these buildings.

Please review the letter we received from neighbors as a result of these two public meetings and informal conversations with concerned neighbors.

- Building "B" is 58 feet from nearest common property line between .77 acre and residential district.
- Stair/elevator towers have been redesigned and are now in compliance with 5% coverage limitation.

Please review Revised Roof Plan which illustrates all ridges, parapets and eaves.

Building "C"

- Building "C" sets on our southern border and falls 27 feet below the midpoint of Hwy. 89A. It is not visible when traveling east or west along

Hwy. 89A due to the position and length of Building "A", as well as its close proximity to the current Marriott Courtyard to the west totally obstructing its view.

- Building "C" at its nearest point to Hwy. 89A is 375 feet and 450 feet at its furthest point.
- Building "C" is 210 feet from the residential district to the east. It is not visible as it is totally screened by Building "B".
- The north elevation of Building "C" can only be seen from the private area surrounding the pool. The lower level of Building "C" is located 10 feet below this current outdoor space, creating the appearance of a single-story structure as seen from Building "A" and the enclosed private area.
- Stair/elevator towers have been redesigned and are now in compliance with 5% coverage limitation.
- Although Building "C" does not comply with the 20% restriction of roof under 21 feet, its pitched area does provide roof planes that are below 21 feet for nearly half of the structure (see exhibit on Revised Roof Plan.)
- The lowest grade previously established at 4471.5 falls south of our ridge line, and the downward slope of our roof in this location will keep us below the 27-foot limit measured from adjacent grade.

Please review Revised Roof Plan which illustrates all ridges, parapets and eaves.

903.03.B Building Massing

Building "B"

- With reference to vertical massing, a single major drop occurs in approximately the middle of the building. This is a 5-foot offset caused by dropping the finish floor to work with sloping grades. We met with you and Audree last September to review revised elevations which showed 3-foot vertical offsets to both the south and north sides of Building "B". We felt at that time that the roofs were getting busy and losing part of the rhythm created by the offset gables. As I recall, you were both in agreement, so we decided to stay with our original elevations. We are correcting those same elevations to match our new CAD roof plan. If, at the end of the day, you feel Staff cannot support the original elevations, we left prior revised elevations with you. We can live with them, but feel the roof would look too chopped up at that point.
- With reference to horizontal massing, we have a 6-foot offset between the north portion of the building and the stair/elevator tower on the

interior courtyard, west elevation. Three other horizontal projections occur below the offset gables. These projections are offset by 3-1/2 feet. This does not meet the desired 6-foot offset, but they do occur on the interior courtyard side and are private and out of view of the public. These 3-1/2 ft. x 24 ft. projections provide 84 sq. ft., which is short of the desired 100 sq. ft. but close.

- The east elevation of Building "B", in addition to the 84 sq. ft. building offsets, has private patios and balconies that project out an additional 5 feet by 17 feet, providing an additional 85 sq. ft. of relief. These two structures combined provide a total of 169 sq. ft. of relief with 22 feet of separation across entire east elevation.
- The east elevation, including private patios with balconies above, face the .77 acre open space and is not seen from the public R.O.W.
- The north elevation of Building "C" is only visible from the Residence Inn private courtyard and is not seen from the public R.O.W.
- To better understand how the roof plan and site plan go together, I would suggest viewing the 24" x 36" black and white site plan provided previously that shows the configuration of individual rooms within the footprint and projecting patios, etc.
- North elevation as viewed from the courtyard and Building "A" appears to be single-story due to this patio being at elevation 4485 and the ground level of Building "C" being 4475. Ramps, retaining walls, and outside stairway provide access to this lower level.
- Building "C", being the shorter of these three buildings and least visible, does have vertical separation of roofline by the vertical planes created by stair/elevator towers at east and west ends of building.
- Continuous ridge visible only from the courtyard along the north elevation is broken up by two large gable roofs running perpendicular to primary ridge.

South elevation achieves more vertical interest, partly because of sloping grade running east to west as well as massing step down from the south end of Building "B".

- One large and two small gable running perpendicular to primary ridge on south elevation also help break these vertical planes.
- South elevation of Building "C" is not visible from public R.O.W. but will be seen from hiker's view.
- Although this building does not comply with 16'/21' slope provision, nearly half of the roof planes fall below the 21-foot limitation (see Revised Roof Plan.)

- With reference to offset horizontal separations, the north elevation (not seen by R.O.W.) provides three building projections that pop out 3'6" x 25 ft. with an additional roof overhang of 24".
- South elevation has three offsets of 3'6" and varying widths. Private patios and balconies above provide an additional 5 feet of offset.

Please review Revised Roof Plan which illustrates heights for parapets, ridges and eaves.

903.03.C Unrelieved Building Planes

- In no instance do we have an unrelieved building surface of 800 sq. ft. To help clarify and quantify our building surfaces, we have provided area calculations below our larger building masses illustrated on revised exterior elevation drawings.
- Although the majority of these separations are not 6 feet, we have provided more breaks, offsets, material changes and openings to provide a building that is aesthetically pleasing and captures the residential style to be in harmony with our residential district to the east.
- All windows will be recessed 6" from exterior walls with an additional projection of 3" for headers and sill projections.
- Surfaces will be further broken by incorporating natural rock at stair towers and extensive wainscoting throughout.
- In addition, fireplace elements have been positioned at Building "A" to provide a more residential feel as seen from the R.O.W.
- Incorporating private patios and balconies to Forest Service land and .77 acre open space provides additional relief to elevations.
- Building "A" north elevation, because it is the only fully visible elevation, has been given the most offsets both vertically and horizontally and sets the theme for Buildings "B" and "C" dedicated to guest suites. A fourth building material—rough-sawn wood—is used as an accent. This material will be used overhead at our entry, stair/elevator towers, eaves and ridge supports.

903.03.E Building Separations

- As mentioned previously, the site is now made up of three separate buildings connected only by an open trellis structure.
- Buildings "A" and "B" are separated by 20 feet per section 903.03.E.
- We have been able to relocate the elevator at the NEC of Building "C". We now have a clearance of 13'6" where Buildings "B" and "C" are at their narrowest passage. Immediately north of this opening we have a

clearance of 23 feet, and to the south our opening widens from 22 feet to 27 feet.

- If Building "C" (our least visible building) were to locate 8 feet further to the west, we would lose 6 parking spaces and our building would be up against the fire lane turnout.
- The objective of the wider building separation is to create a view corridor. Moving Building "C" to the west would create a limited view corridor only available to the residents and not the public.
- Allowing the separation to stay at 13'-6" provides the additional parking for the trailhead and creates the more desirable open corridor for guests, public and hikers.

905 Alternate Standards

At this time, with current revisions to roof plan and building elevations, we believe we comply with governing heights allowed under Alternate Standards. With regards to building colors, we believe we met the standards for LRV with our previous submittal. However, in my letter to you in December, we offered two darker colors for the primary and secondary stucco surfaces:

Sherwin Williams 6088 Nuthatch LRV 19 Primary paint color
Sherwin Williams 6089 Grounded LRV 12 Secondary paint color

If these colors are required to obtain the additional points we might need, then we will adopt these colors (see attached samples (also provided on disc.))

910.05 General Landscape Requirements

Revised Landscape Plans are attached which show the requirement of 25% native shrubs (see Plant Legend and General Notes clouded on Landscape drawings).

911.05 Outdoor Lighting Standards

Revised Lighting plan now shows recessed lighting for steps and ramps.

912.04 Off Street Parking

Site Plan has been corrected to show 112 parking spaces.

❖ PUBLIC ART

A contribution towards Public Art will be made as required by Development Standards. We will continue the theme similar to our Courtyard project.

❖ **ADDITIONAL AMENITIES**

- Pedestrian connection from SWC of site to Skywalker Trail
- Kiosk, bench and trash receptacle on trailhead connection point
- Hotel will provide electric car-charging pedestals at convenient locations.
- Access provided to .77 acre open space to the east.
- Applicant will contribute \$50,000 toward Affordable Housing Fund.
- Applicant will provide two housing units for employees.
- Pedestrian linkage throughout both hotel sites, providing access to Courtyard Bistro, bus stop and trailhead.
- Hotel shuttle van providing transportation to outlying destinations.
- Provide access easement to City of Sedona for ingress/egress for service and maintenance of the City's Odor Treatment Facility and controls adjacent to our property.
- Provide new engineered paved ingress easement with two points of entry at SR 89A and Upper Red Rock Loop Road.

With regards to surface-mounted sign, we are waiting for Marriott to provide further details. We plan to comply with the new sign ordinance that requires "Halo-lit" letters, and will hopefully have details or exhibits prior to P & Z hearing.

We appreciate your thorough review of our previous exhibits and apologize for those areas that were hard to view. The extra time we spent converting the roof plan to CAD and identifying all of the points you needed to see should remove most of the confusion. We did not have the time to put our freehand elevations on CAD, but modified them as closely as we could to match our roof plan. If there are any discrepancies (and I hope there aren't), the roof plan being on CAD is the most accurate.

As you know, Paul and I are anxious to move forward. If you see any issues or have questions prior to our March hearing, please give me a call.

Mark Fredstrom, Architect



January 18, 2018

Cari Meyer, Senior Planner
102 Roadrunner Drive
Sedona, AZ 86336

RE: Citizen Participation

Dear Cari

Our first formal open meeting occurred on October 25, 2016. At that time the neighbors requested additional landscape be provided as a buffer and a reduction of building mass as seen from Linda Vista Estates. We informally met with a group of homeowners along with the fire marshal to review the emergency ingress egress and walked the perimeter to show them the fencing options.

A second open meeting occurred with the neighbors on January 17, 2017. At that time we provided revised plans and elevations responding to the earlier request. We provided fencing options, additional landscape and removed the second floor of our structure to reduce building mass. Since that time we have actually separated buildings "A" & "B" so Linda Vista now views an open landscaped area. We have enclosed in our submittal package a letter of support from Foothills South showing their support and a signature list is being acquired at this time.

Respectfully

Mark Fredstrom- Architect

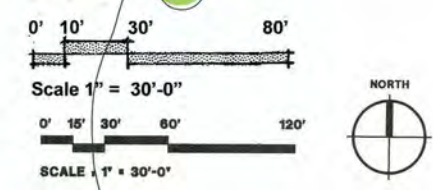
PZ16-00009 (ZC, DEV, CUP)
Marriott Residence Inn

Attachment 2.b:
Applicant Submitted Materials:
Site Plans, Floor Plans



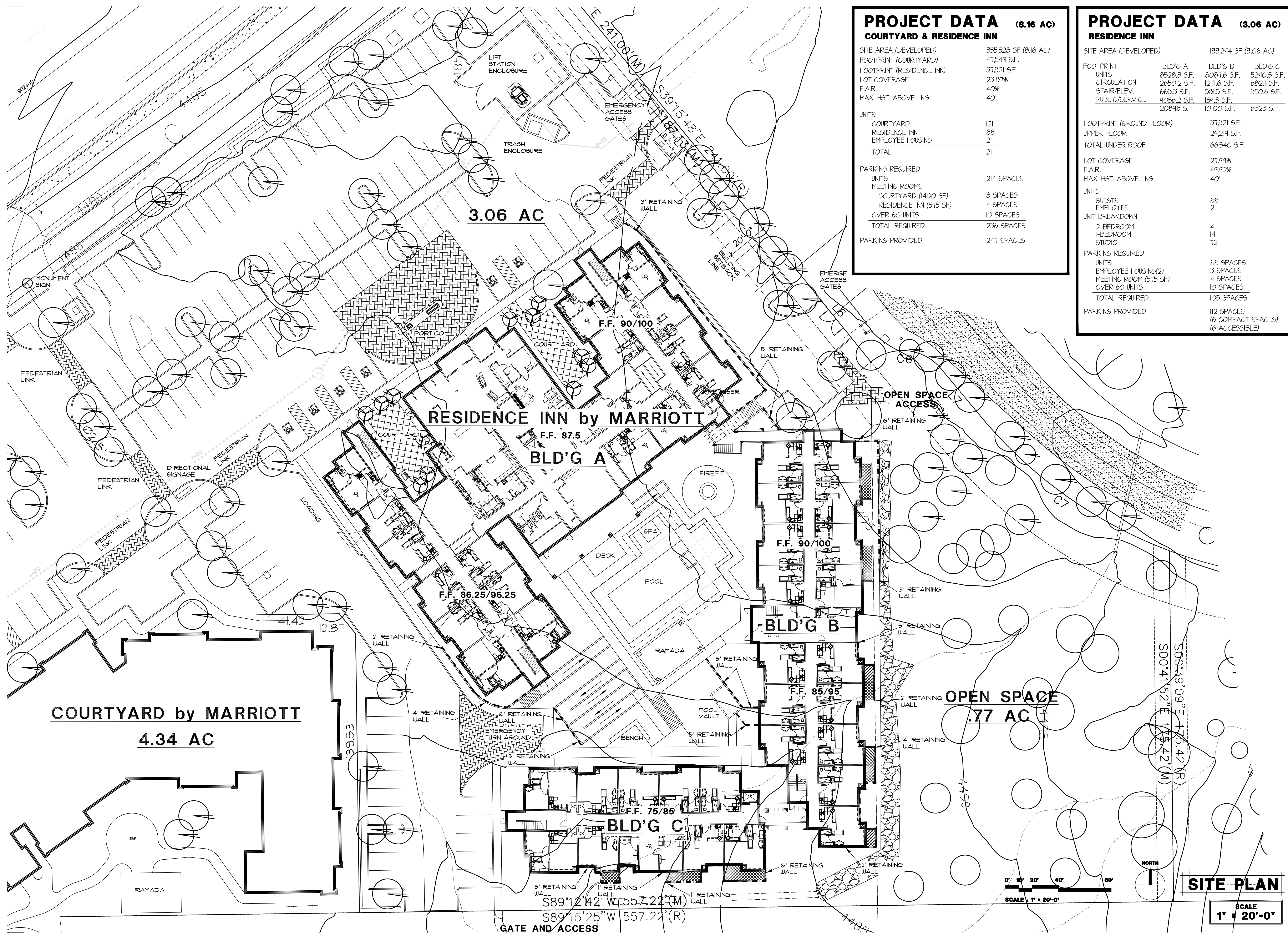
PROJECT DATA (8.16 AC)	
COURTYARD & RESIDENCE INN	
SITE AREA (DEVELOPED)	355,528 SF (8.16 AC)
FOOTPRINT (COURTYARD)	47,544 SF.
FOOTPRINT (RESIDENCE INN)	31,321 SF.
LOT COVERAGE	23.87%
F.A.R.	40%
MAX. HGT. ABOVE LMG	40'
UNITS	
COURTYARD	121
RESIDENCE INN	80
EMPLOYEE HOUSING	2
TOTAL	211
PARKING REQUIRED	
UNITS	214 SPACES
MEETING ROOMS	
COURTYARD (1400 SF)	8 SPACES
RESIDENCE INN (575 SF)	4 SPACES
OVER 60 UNITS	10 SPACES
TOTAL REQUIRED	236 SPACES
PARKING PROVIDED	246 SPACES

PROJECT DATA (3.06 AC)			
RESIDENCE INN			
SITE AREA (DEVELOPED)	133,244 SF (3.06 AC)		
FOOTPRINT	BLD'G A	BLD'G B	BLD'G C
UNITS	8528.3 SF.	8081.6 SF.	5290.3 SF.
CIRCULATION	2650.2 SF.	1211.6 SF.	682.1 SF.
STAIR/ELEV.	663.3 SF.	581.5 SF.	350.6 SF.
PUBLIC/SERVICE	4056.2 SF.	1543.2 SF.	
	20848 SF.	10100 SF.	6323 SF.
FOOTPRINT (GROUND FLOOR)			
UPPER FLOOR	29,214 SF.		
TOTAL UNDER ROOF	66,540 SF.		
LOT COVERAGE			
F.A.R.	21.99%		
MAX. HGT. ABOVE LMG	40'		
UNITS			
GUESTS	80		
EMPLOYEE	2		
UNIT BREAKDOWN			
2-BEDROOM	4		
1-BEDROOM	14		
STUDIO	12		
PARKING REQUIRED			
UNITS	80 SPACES		
EMPLOYEE HOUSING(2)	3 SPACES		
MEETING ROOM (575 SF)	4 SPACES		
OVER 60 UNITS	10 SPACES		
TOTAL REQUIRED	105 SPACES		
PARKING PROVIDED			
	111 SPACES		
	(6 COMPACT SPACES)		
	(6 ACCESSIBLE)		



SITE PLAN
SCALE 1" = 30'-0"

SEDONA, ARIZONA
 RESIDENCE INN by MARRIOTT
 SUNRIDGE PROPERTIES
 ARCHITECTURE PLUS, LTD.
 www.architectureplusltd.com
 2929 E. Camelback Road, Suite 120, Phoenix, AZ 85016 602-264-7500
 Drawn By: JKA
 Date: 4-13-17
 Checked: Job No: 16403.000
 Revised:



PROJECT DATA (8.16 AC)	
COURTYARD & RESIDENCE INN	
SITE AREA (DEVELOPED)	355,528 SF (8.16 AC)
FOOTPRINT (COURTYARD)	41,549 S.F.
FOOTPRINT (RESIDENCE INN)	31,321 S.F.
LOT COVERAGE	23.87%
F.A.R.	40%
MAX. HGT. ABOVE LNG	40'
UNITS	
COURTYARD	121
RESIDENCE INN	88
EMPLOYEE HOUSING	2
TOTAL	211
PARKING REQUIRED	
UNITS	214 SPACES
MEETING ROOMS	
COURTYARD (1400 SF)	8 SPACES
RESIDENCE INN (575 SF)	4 SPACES
OVER 60 UNITS	10 SPACES
TOTAL REQUIRED	236 SPACES
PARKING PROVIDED	
	241 SPACES

PROJECT DATA (3.06 AC)			
RESIDENCE INN			
SITE AREA (DEVELOPED)	133,244 SF (3.06 AC)		
FOOTPRINT			
UNITS	BLD'G A	BLD'G B	BLD'G C
CIRCULATION	8528.3 S.F.	8087.6 S.F.	5240.3 S.F.
STAIR/ELEV.	2650.2 S.F.	1271.6 S.F.	682.1 S.F.
PUBLIC/SERVICE	663.3 S.F.	581.5 S.F.	350.6 S.F.
	20848 S.F.	10100 S.F.	6323 S.F.
FOOTPRINT (GROUND FLOOR)			
UPPER FLOOR	31,321 S.F.		
TOTAL UNDER ROOF	66,540 S.F.		
LOT COVERAGE			
F.A.R.	27.94%		
MAX. HGT. ABOVE LNG	49.92%		
UNITS			
GUESTS	88		
EMPLOYEE	2		
UNIT BREAKDOWN			
2-BEDROOM	4		
1-BEDROOM	14		
STUDIO	72		
PARKING REQUIRED			
UNITS	88 SPACES		
EMPLOYEE HOUSING(2)	3 SPACES		
MEETING ROOM (575 SF)	4 SPACES		
OVER 60 UNITS	10 SPACES		
TOTAL REQUIRED	105 SPACES		
PARKING PROVIDED			
	112 SPACES (6 COMPACT SPACES) (6 ACCESSIBLE)		

COURTYARD by MARRIOTT
4.34 AC

3.06 AC

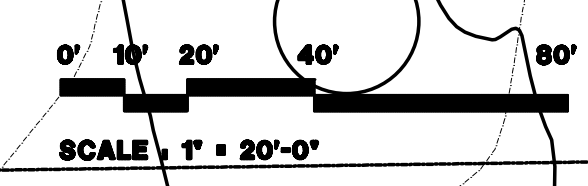
RESIDENCE INN by MARRIOTT

OPEN SPACE
.77 AC

SEDONA, ARIZONA
 RESIDENCE INN by MARRIOTT
 SUNRIDGE PROPERTIES
Architecture Plus, Ltd.
 www.architectureplusltd.com
 2029 E. Camelback Road, Suite 120, Phoenix, AZ 85016 602-264-7500

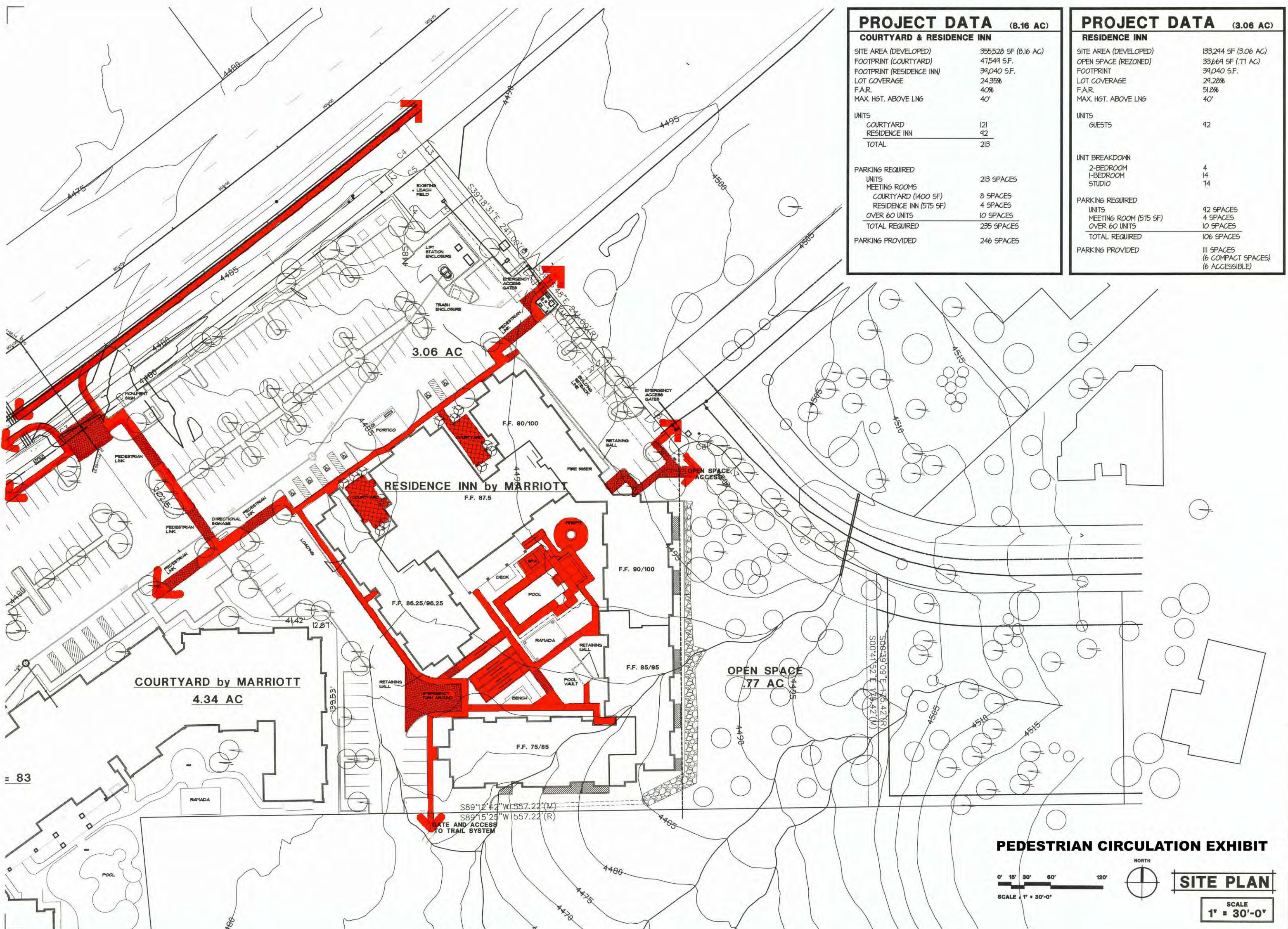
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Checked:	16403.000
Job No:	9-25-17 C.R.
Revised:	12-19-17 C.R.
	2-7-18 C.R.

of



SITE PLAN

SCALE
1" = 20'-0"



PROJECT DATA (8.16 AC)

COURTYARD & RESIDENCE INN

SITE AREA (DEVELOPED)	355,528 SF (8.16 AC)
FOOTPRINT (COURTYARD)	47,544 S.F.
FOOTPRINT (RESIDENCE INN)	39,040 S.F.
LOT COVERAGE	24.35%
F.A.R.	40%
MAX. HGT. ABOVE LMG	40'

UNITS	
COURTYARD	121
RESIDENCE INN	92
TOTAL	213

PARKING REQUIRED	
UNITS	213 SPACES
MEETING ROOMS	
COURTYARD (1400 SF)	8 SPACES
RESIDENCE INN (575 SF)	4 SPACES
OVER 60 UNITS	10 SPACES
TOTAL REQUIRED	235 SPACES
PARKING PROVIDED	246 SPACES

PROJECT DATA (3.06 AC)

RESIDENCE INN

SITE AREA (DEVELOPED)	133,294 SF (3.06 AC)
OPEN SPACE (REZONED)	33,664 SF (1.11 AC)
FOOTPRINT	39,040 S.F.
LOT COVERAGE	29.28%
F.A.R.	51.8%
MAX. HGT. ABOVE LMG	40'

UNITS	
GUESTS	92

UNIT BREAKDOWN	
2-BEDROOM	4
1-BEDROOM	14
STUDIO	74

PARKING REQUIRED	
UNITS	92 SPACES
MEETING ROOM (575 SF)	4 SPACES
OVER 60 UNITS	10 SPACES
TOTAL REQUIRED	106 SPACES
PARKING PROVIDED	111 SPACES (6 COMPACT SPACES) (6 ACCESSIBLE)

SEDONA, ARIZONA
 RESIDENCE INN by MARRIOTT
 SUNRIDGE PROPERTIES
 ARCHITECTURE PLUS, LTD.
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 2929 E. Camelback Road, Suite 120, Phoenix, AZ 85016 602-264-7500

Drawn By: JKA
 Date: 4-13-17
 Checked: 16403.000
 Job No:
 Revised:

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PEDESTRIAN CIRCULATION EXHIBIT

0' 15' 30' 60' 120'

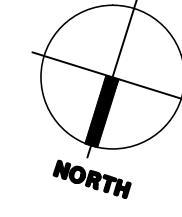
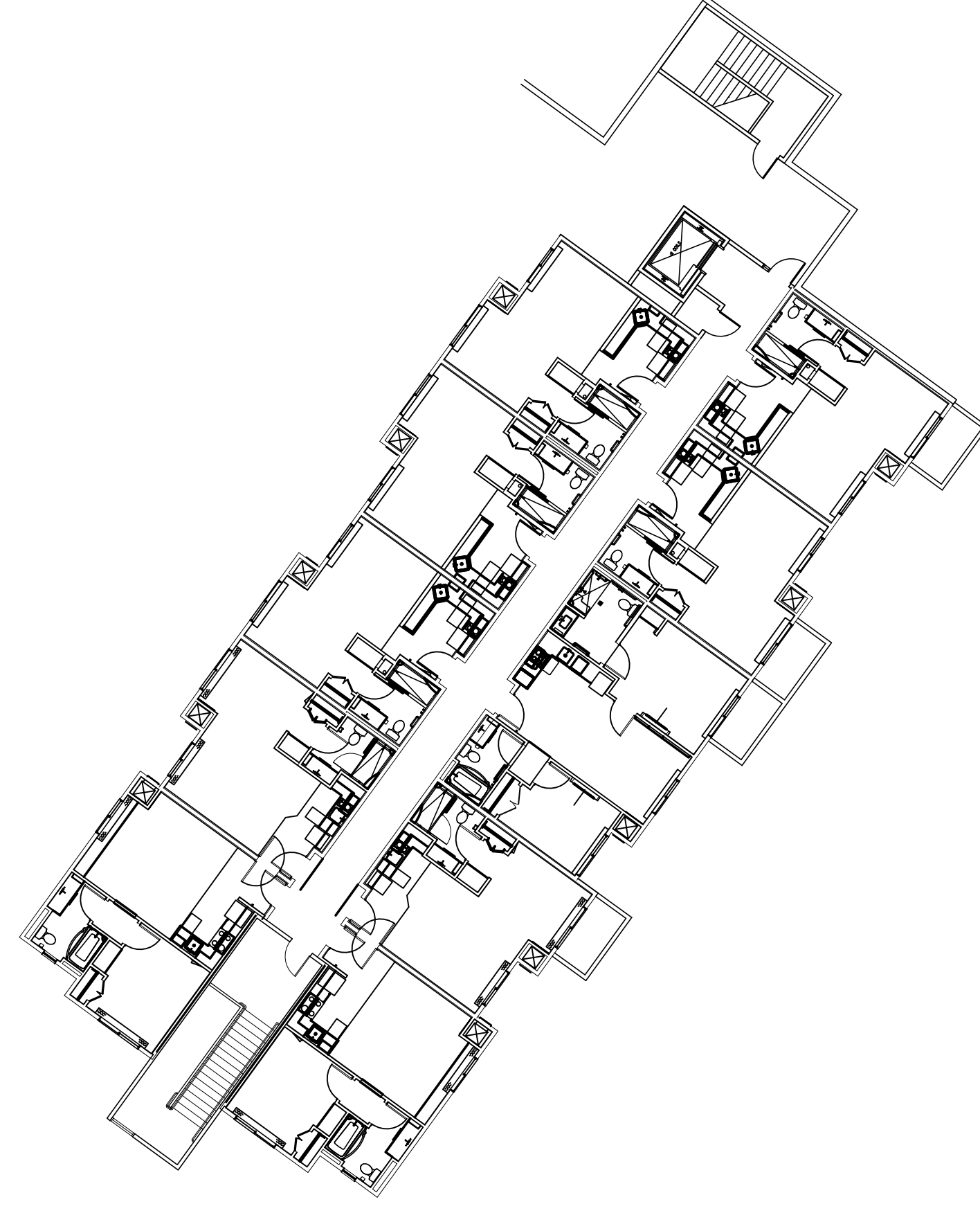
SCALE 1" = 30'-0"

NORTH

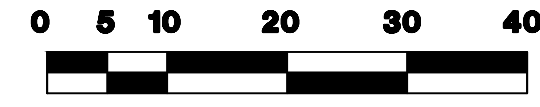
SITE PLAN

SCALE 1" = 30'-0"

= 83



LEVEL 75
LOWER FLOOR BLD'G PLAN



SCALE
1/16" = 1'-0"

Drawn By: JKA
 Date: 4-13-17
 Checked: [blank]
 Job No: 16403.000
 Revised: [blank]

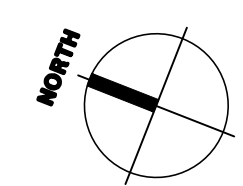
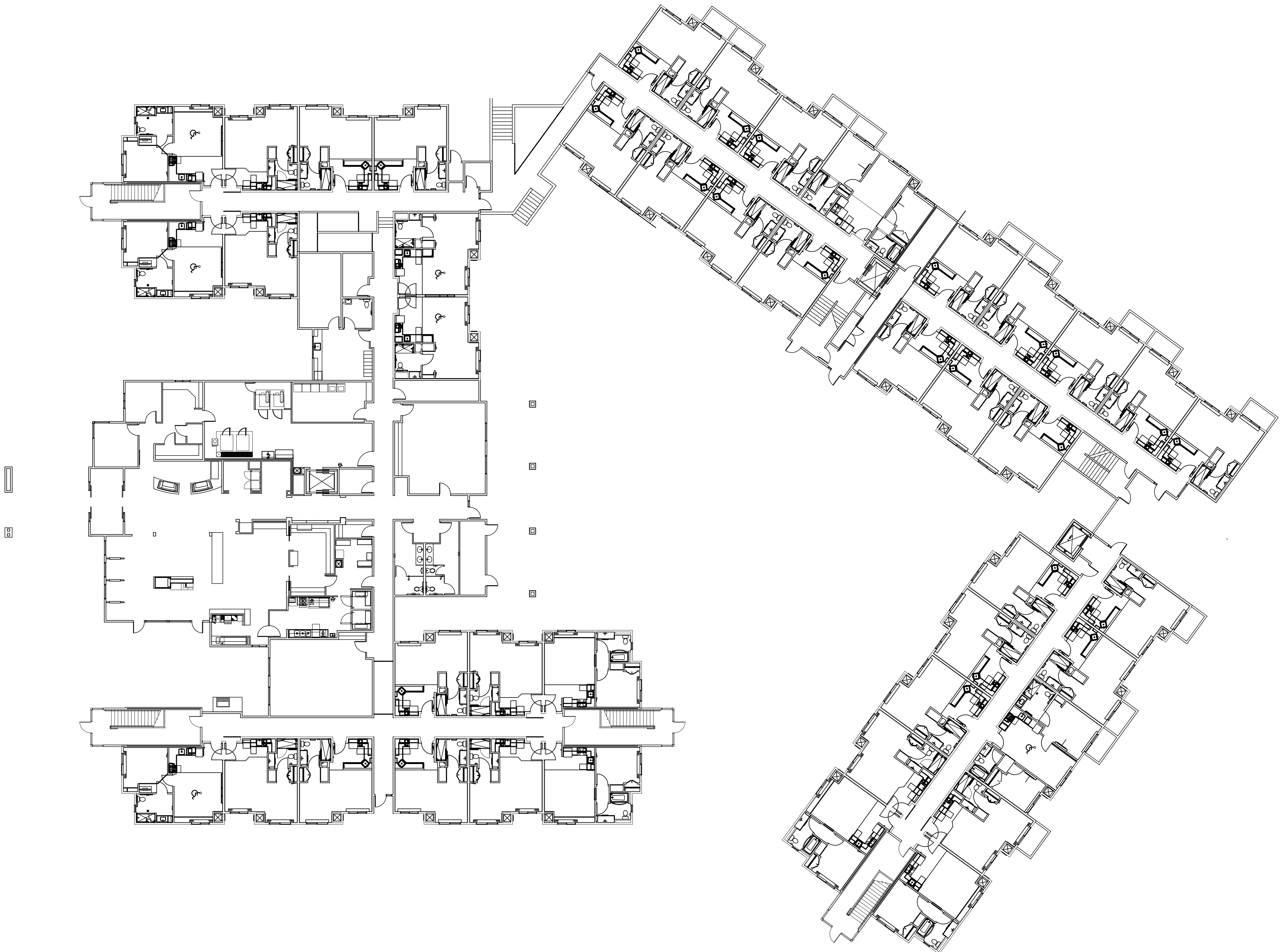
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MAIN FLOOR BLD'G PLAN



SCALE
1/16" = 1'-0"

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Date:	4-13-17
Checked:	
Job No:	16403.000
Revised:	

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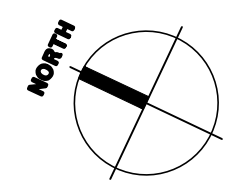
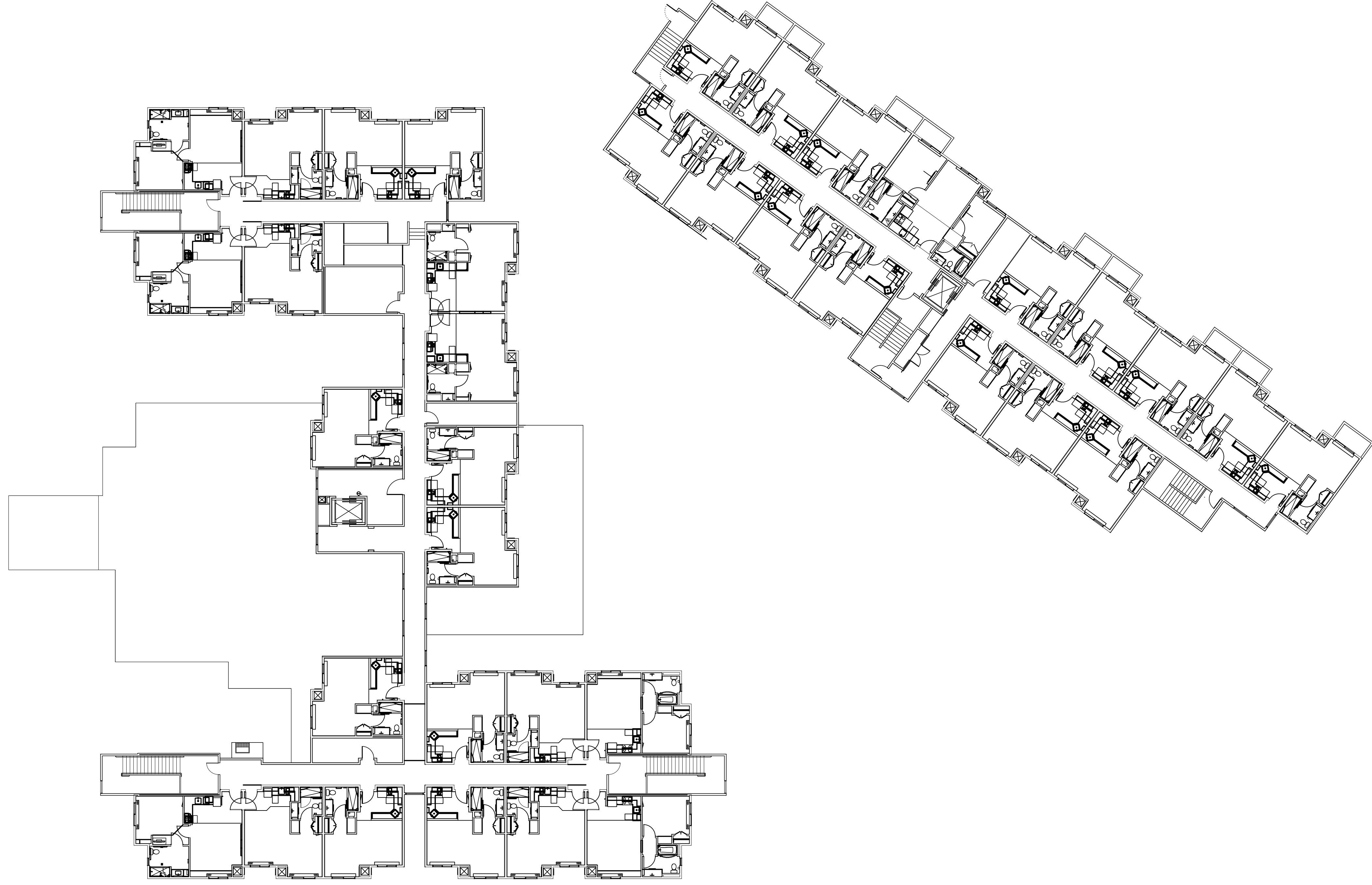
SUNRIDGE PROPERTIES

RESIDENCE INN by MARRIOTT

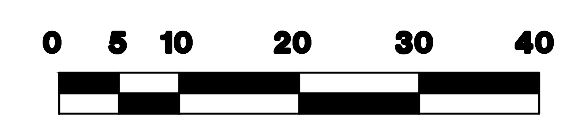
SEDONA, ARIZONA

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UPPER FLOOR BLD'G PLAN



SCALE
1/16" = 1'-0"

Drawn By:	JKA
Date:	4-13-17
Checked:	
Job No:	16403.000
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STUDIO A GUEST

74 UNITS



1-BEDROOM GUEST

14 UNITS



2-BEDROOM GUEST

4 UNITS

Drawn By:	JKA
Date:	4-13-17
Checked:	16403.000
Job No.:	
Revised:	



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PZ16-00009 (ZC, DEV, CUP)
Marriott Residence Inn

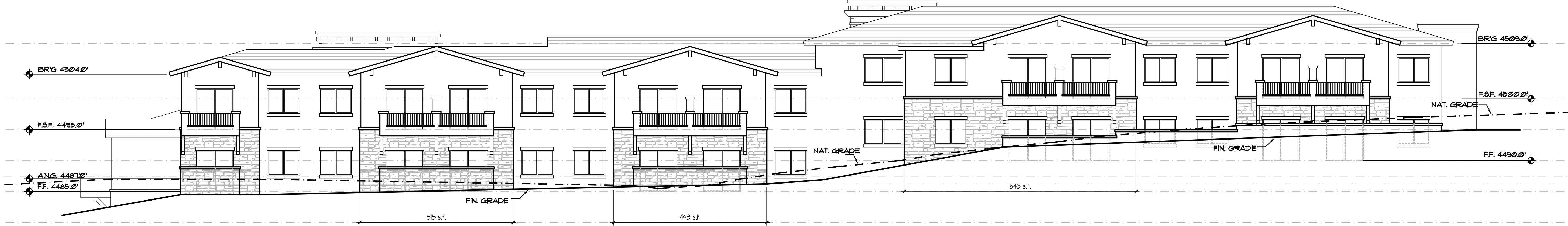
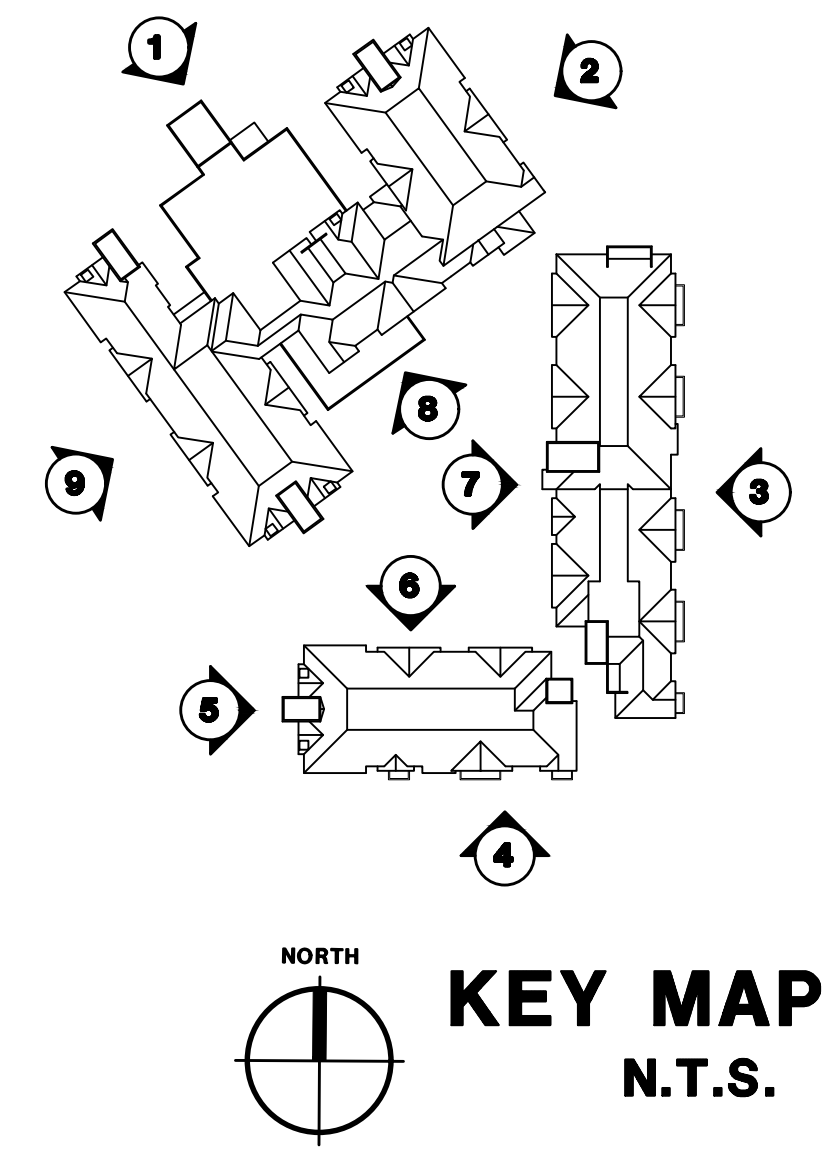
Attachment 2.c:
Applicant Submitted Materials:
Elevations, Sections, Roof Plan, Color and
Materials



1 BLD'G A- NORTHWEST ELEVATION
 0' 5' 10' 20' 40'
 SCALE 1/8"=1'-0"



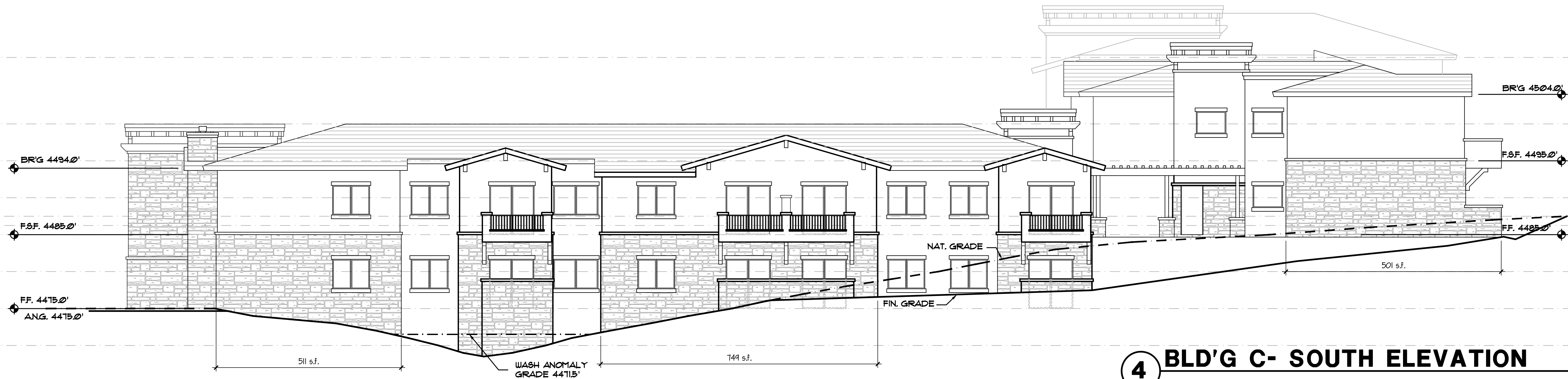
2 BLD'G A- NORTHEAST ELEVATION
 0' 5' 10' 20' 40'
 SCALE 1/8"=1'-0"



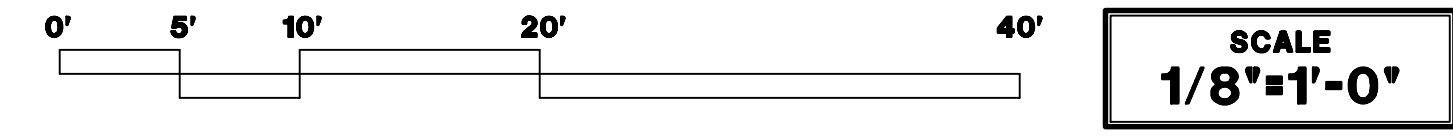
3 BLD'G B- EAST ELEVATION
 0' 5' 10' 20' 40'
 SCALE 1/8"=1'-0"

NOTE: NATURAL GRADE SHOWN AT FACE OF ELEVATIONS. SEE ROOF PLAN FOR HEIGHTS ABOVE ADJACENT NATURAL GRADE

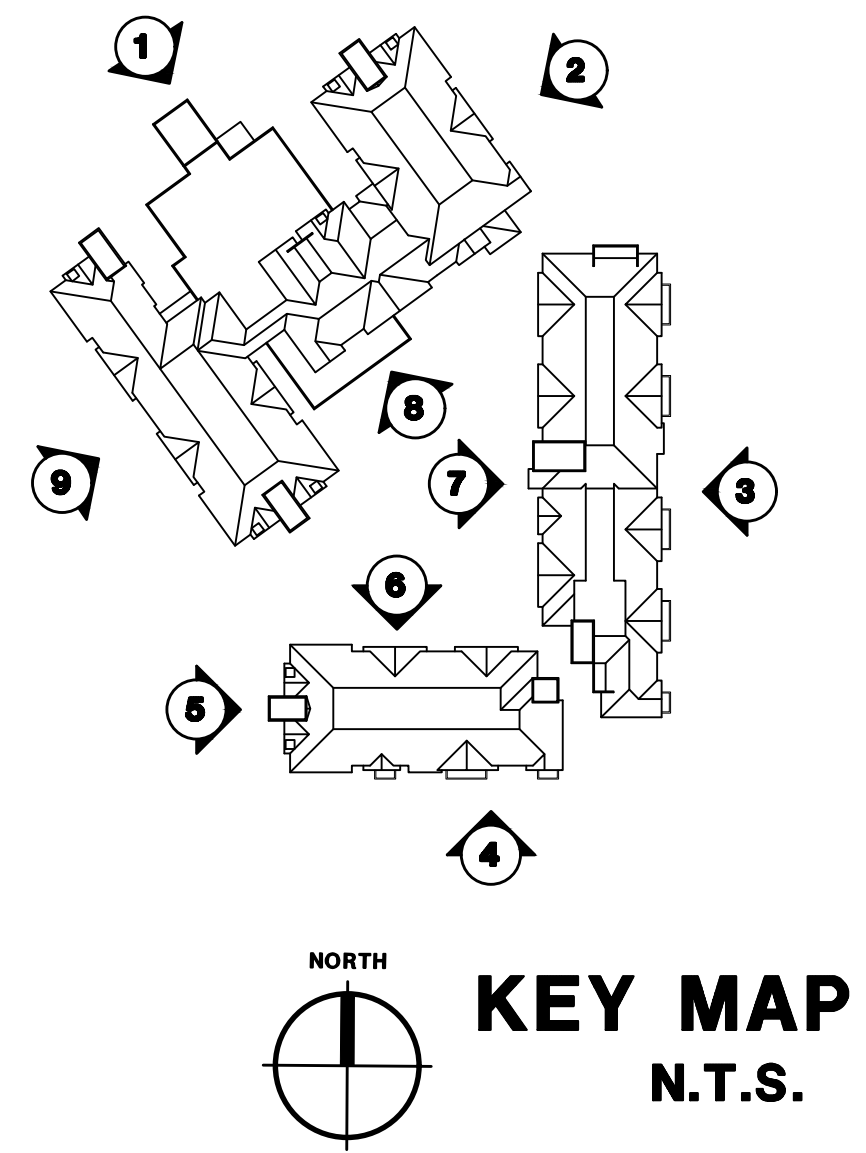
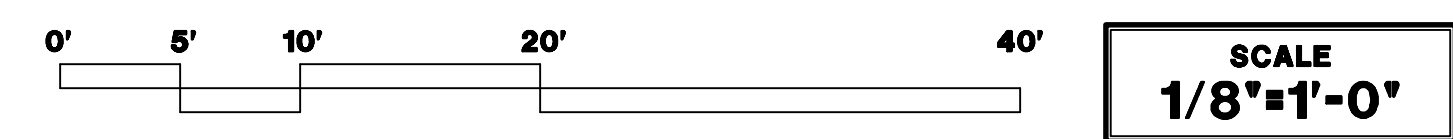
Drawn By:	JKA
Date:	4-13-17
Checked:	16403.000
Job No.:	
Revised:	



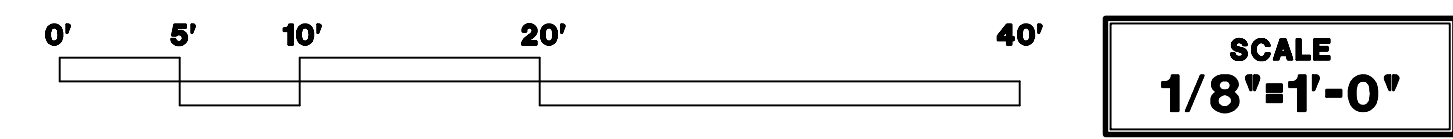
4 BLD'G C- SOUTH ELEVATION



5 BLD'G C- WEST ELEVATION



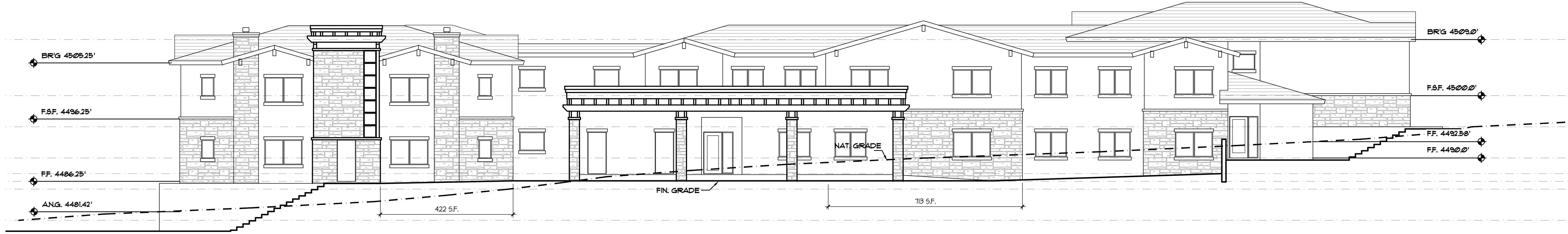
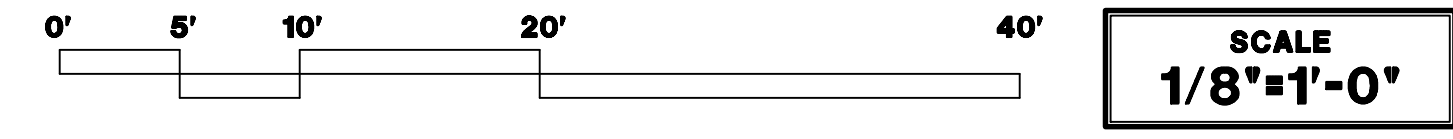
6 BLD'G C- NORTH COURTYARD ELEVATION



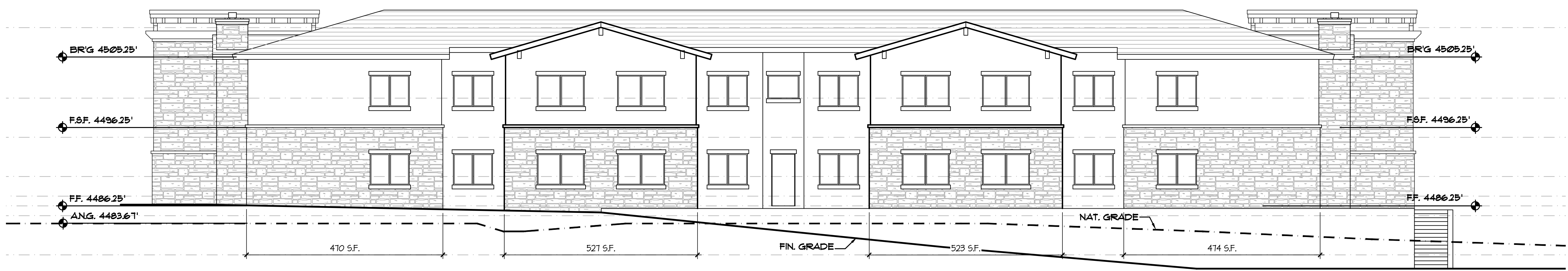
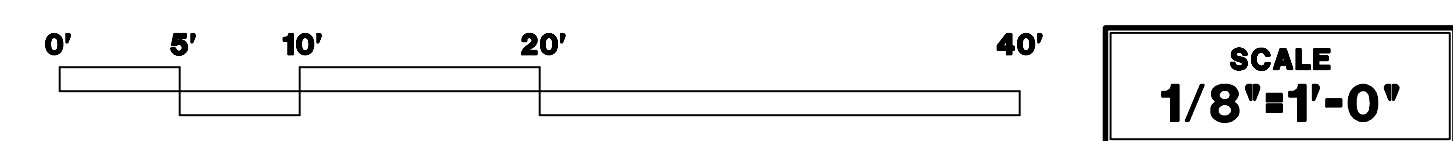
NOTE: NATURAL GRADE SHOWN AT FACE OF ELEVATIONS. SEE ROOF PLAN FOR HEIGHTS ABOVE ADJACENT NATURAL GRADE



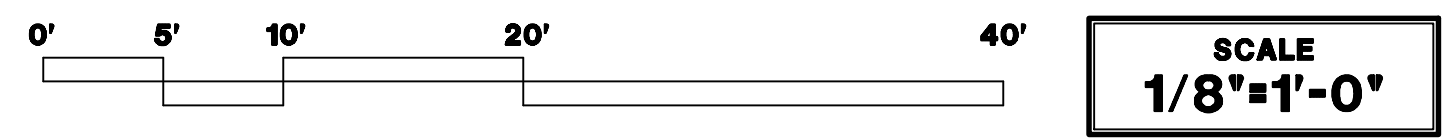
7 BLD'b C- WEST COURTYARD ELEVATION



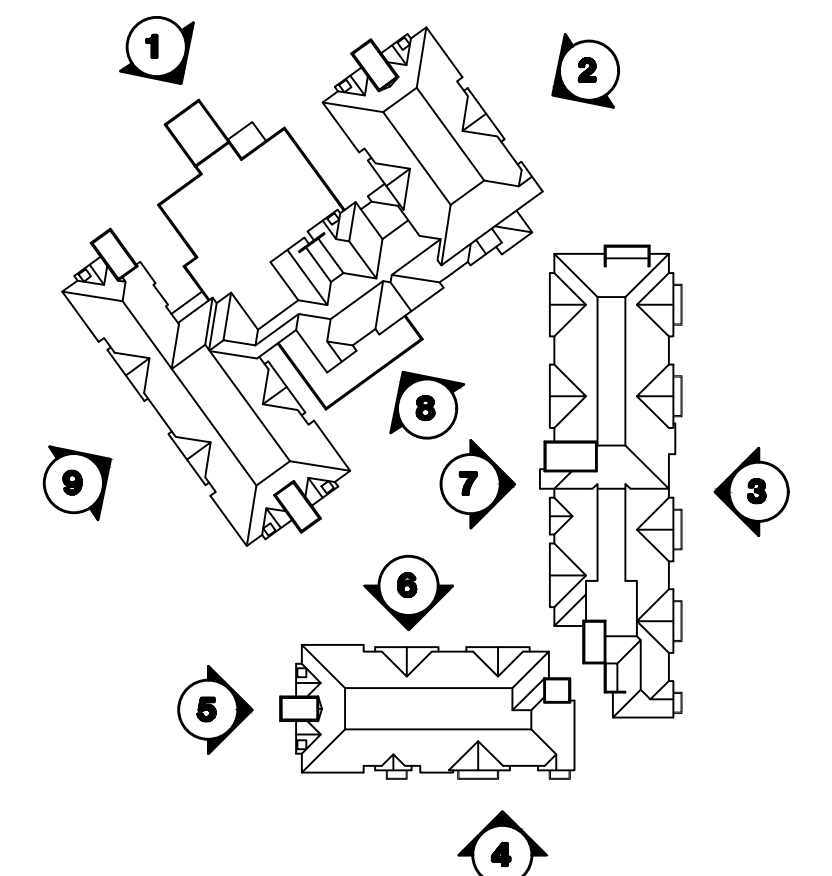
8 BLD'G A- SOUTH COURTYARD ELEVATION



9 BLD'G A- SOUTHWEST ELEVATION



NOTE: NATURAL GRADE SHOWN AT FACE OF ELEVATIONS. SEE ROOF PLAN FOR HEIGHTS ABOVE ADJACENT NATURAL GRADE

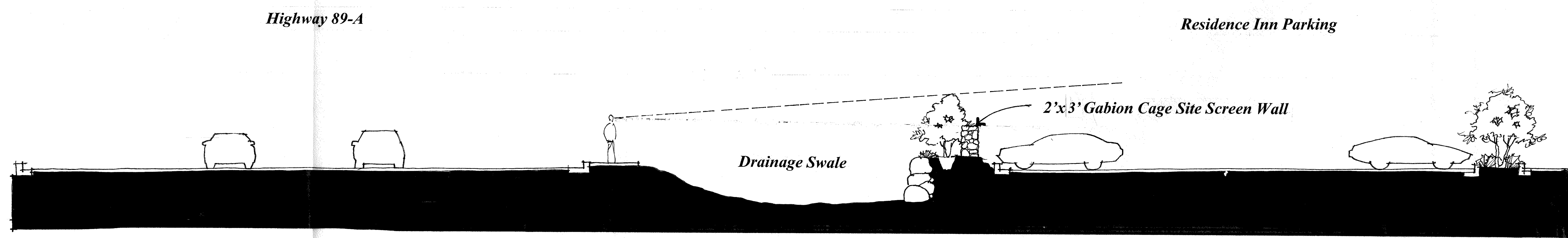


KEY MAP
N.T.S.

Drawn By:	JKA
Date:	4-13-17
Checked:	16403.000
Job No.:	
Revised:	

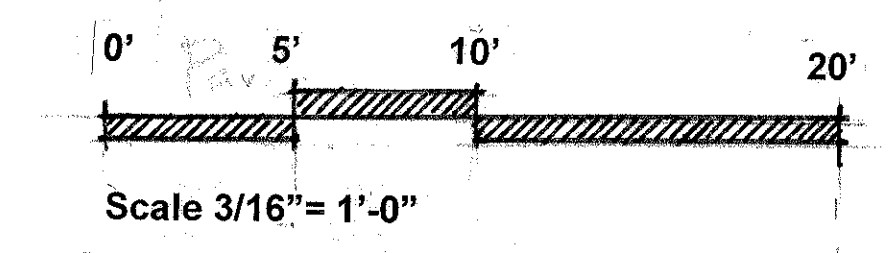
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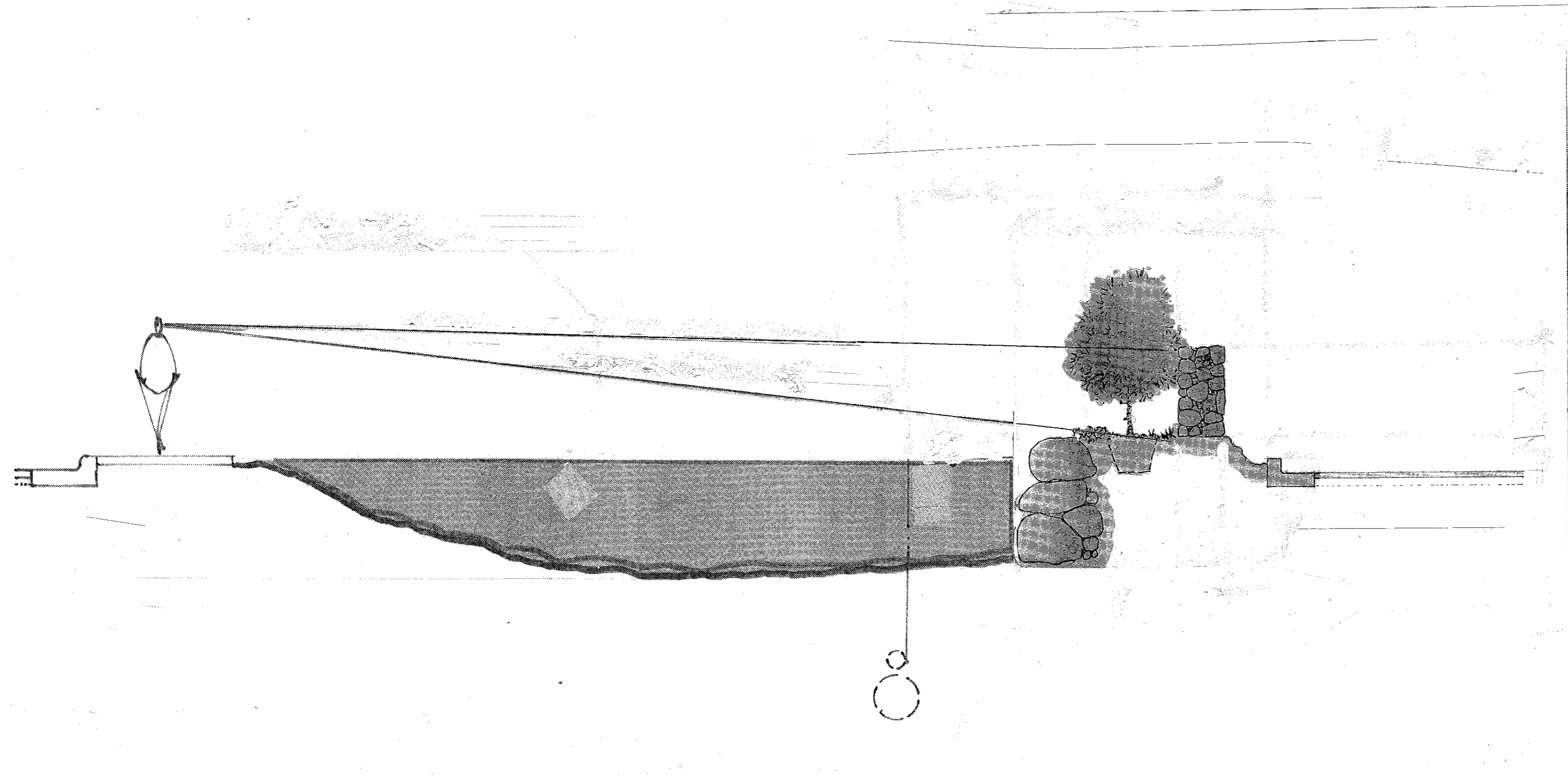
Sedona Residence Inn by Marriott
Sedona, Arizona

Residence Inn Parking Cross Section



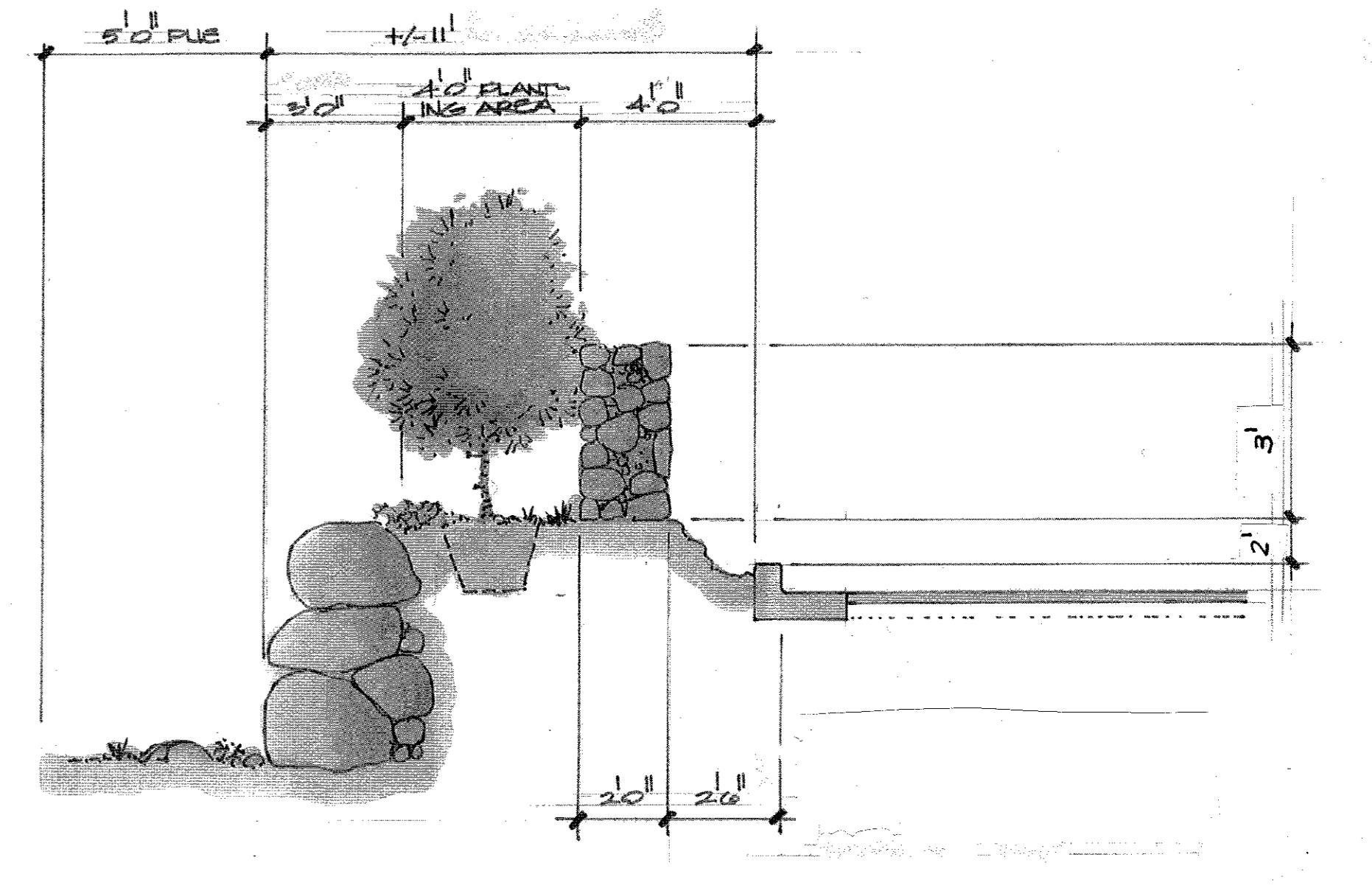
1-9-2017

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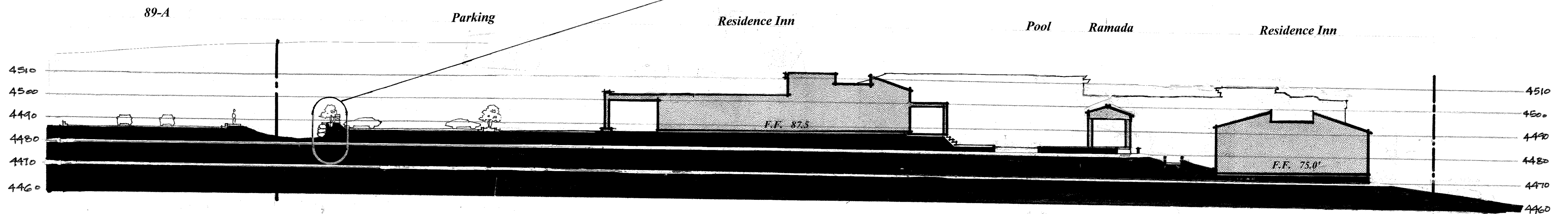
Site Line @ SR 89-A

SCALE: 1/4" = 1'-0"



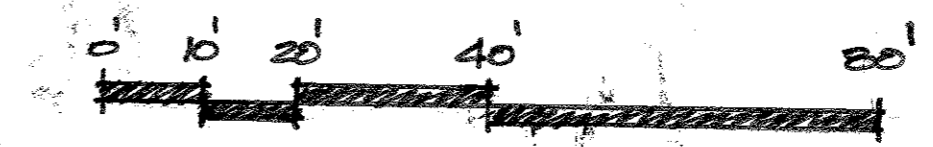
Detail Adjacent North Parking

N.T.S.



Overall North/South Site Cross Section

Site Cross Sections and Details

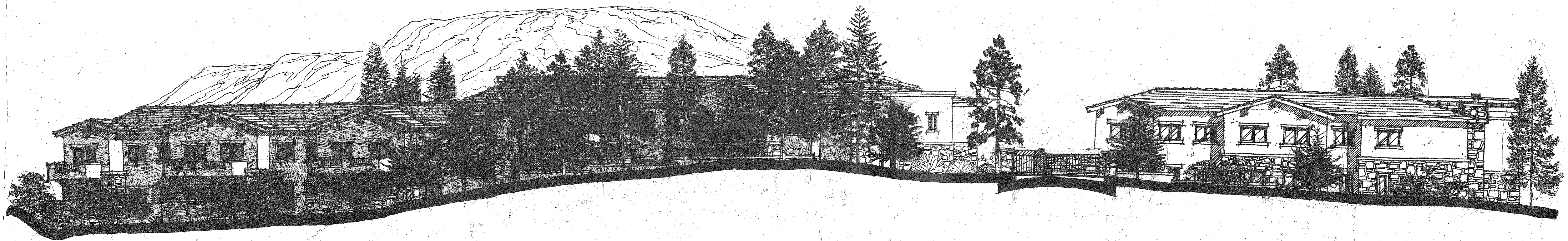


4-25-2017
10-24-2016

1" = 20'-0"

Residence Inn
Sedona, Arizona
Site Cross Section

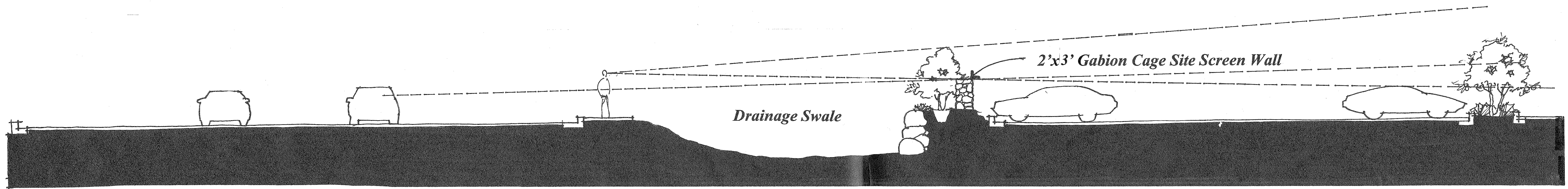
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Northeast Elevation
N.T.S.

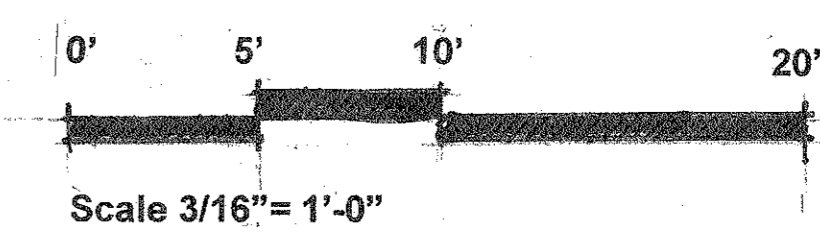
Highway 89-A

Residence Inn Parking



Sedona Residence Inn by Marriott
Sedona, Arizona

Residence Inn Parking Cross Section



Drawn By: JKA
Date: 01-16-11
Job No: 16-103,000
Revised:

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SEDONA, ARIZONA
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PROJECT DATA (3.06 AC)

RESIDENCE INN

SITE AREA (DEVELOPED)	133,244 SF (3.06 AC)		
FOOTPRINT	BLD'G A	BLD'G B	BLD'G C
UNITS	8528.3 S.F.	8087.6 S.F.	5240.3 S.F.
CIRCULATION	2650.2 S.F.	1271.6 S.F.	682.1 S.F.
STAIR/ELEV.	663.3 S.F.	581.5 S.F.	350.6 S.F.
PUBLIC/SERVICE	9056.2 S.F.	1543.3 S.F.	
	20848 S.F.	10100 S.F.	6323 S.F.

FOOTPRINT (GROUND FLOOR)	31,321 S.F.
UPPER FLOOR	24,214 S.F.
TOTAL UNDER ROOF	66,540 S.F.

LOT COVERAGE	21.99%
F.A.R.	44.92%
MAX. HGT. ABOVE LMG	40'

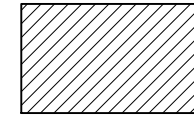
UNITS	
GUESTS	88
EMPLOYEE	2
UNIT BREAKDOWN	
2-BEDROOM	4
1-BEDROOM	14
STUDIO	12

PARKING REQUIRED	
UNITS	88 SPACES
EMPLOYEE HOUSING(2)	3 SPACES
MEETING ROOM (575 SF)	4 SPACES
OVER 60 UNITS	10 SPACES
TOTAL REQUIRED	105 SPACES

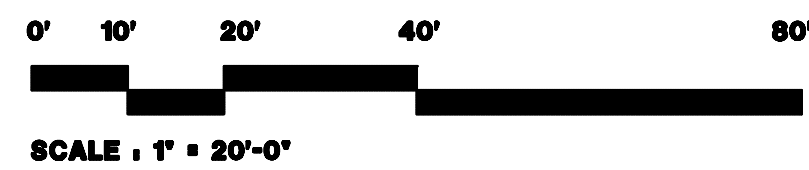
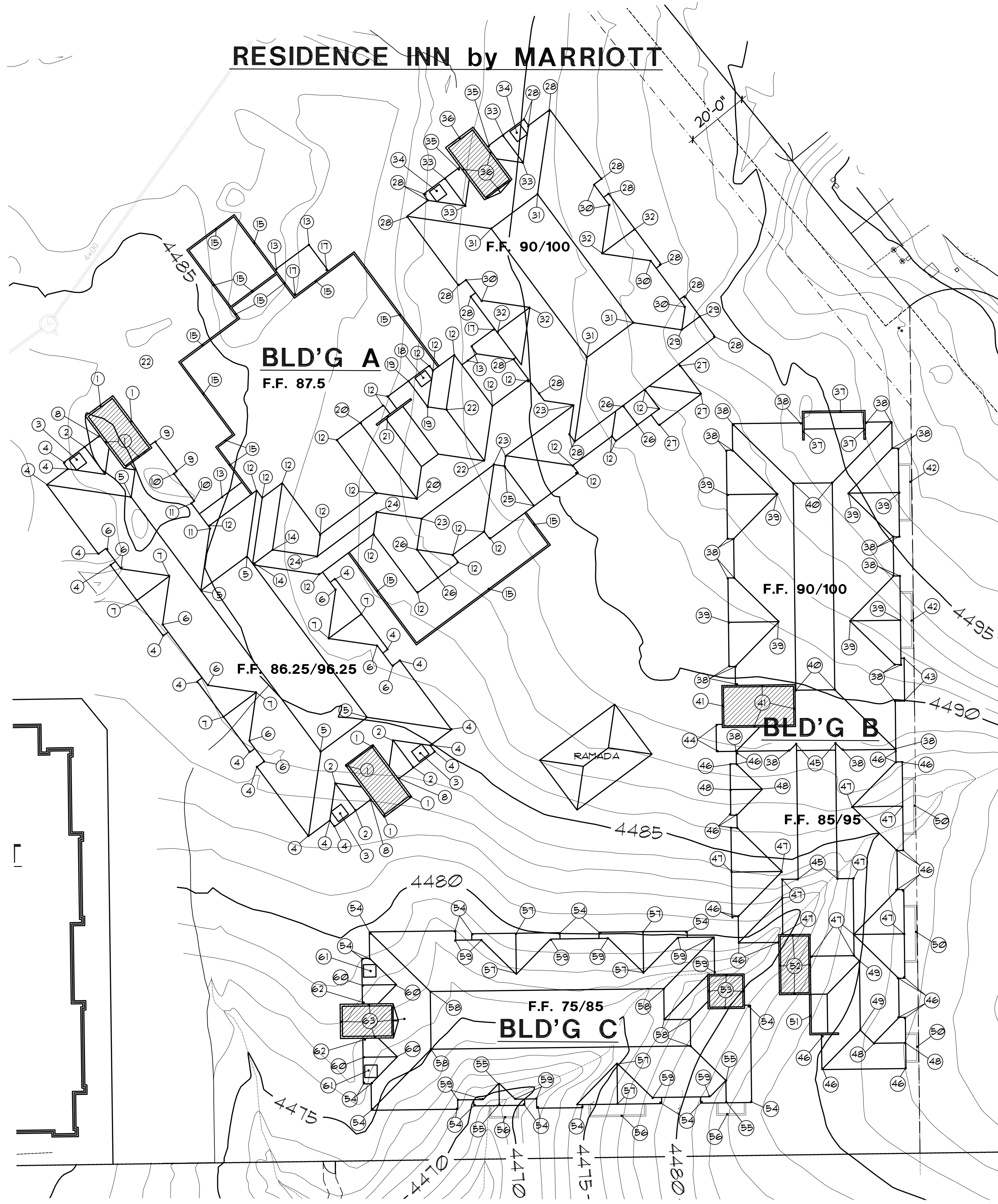
PARKING PROVIDED	
	112 SPACES
	(6 COMPACT SPACES)
	(6 ACCESSIBLE)

ELEVATOR/STAIRWAY FOOTAGE CALCS

INDICATES LOCATION OF STAIR/ELEVATOR ON SITE PLAN

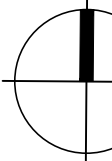


BUILDING 'A' NORTH BUILDING	684.55 / 20848 = 3.24%
BUILDING 'B' EAST BUILDING	515.0 / 10100 = 5.00%
BUILDING 'C' SOUTH BUILDING	316.15 / 6323 = 5.00%



SCALE: 1" = 20'-0"

NORTH

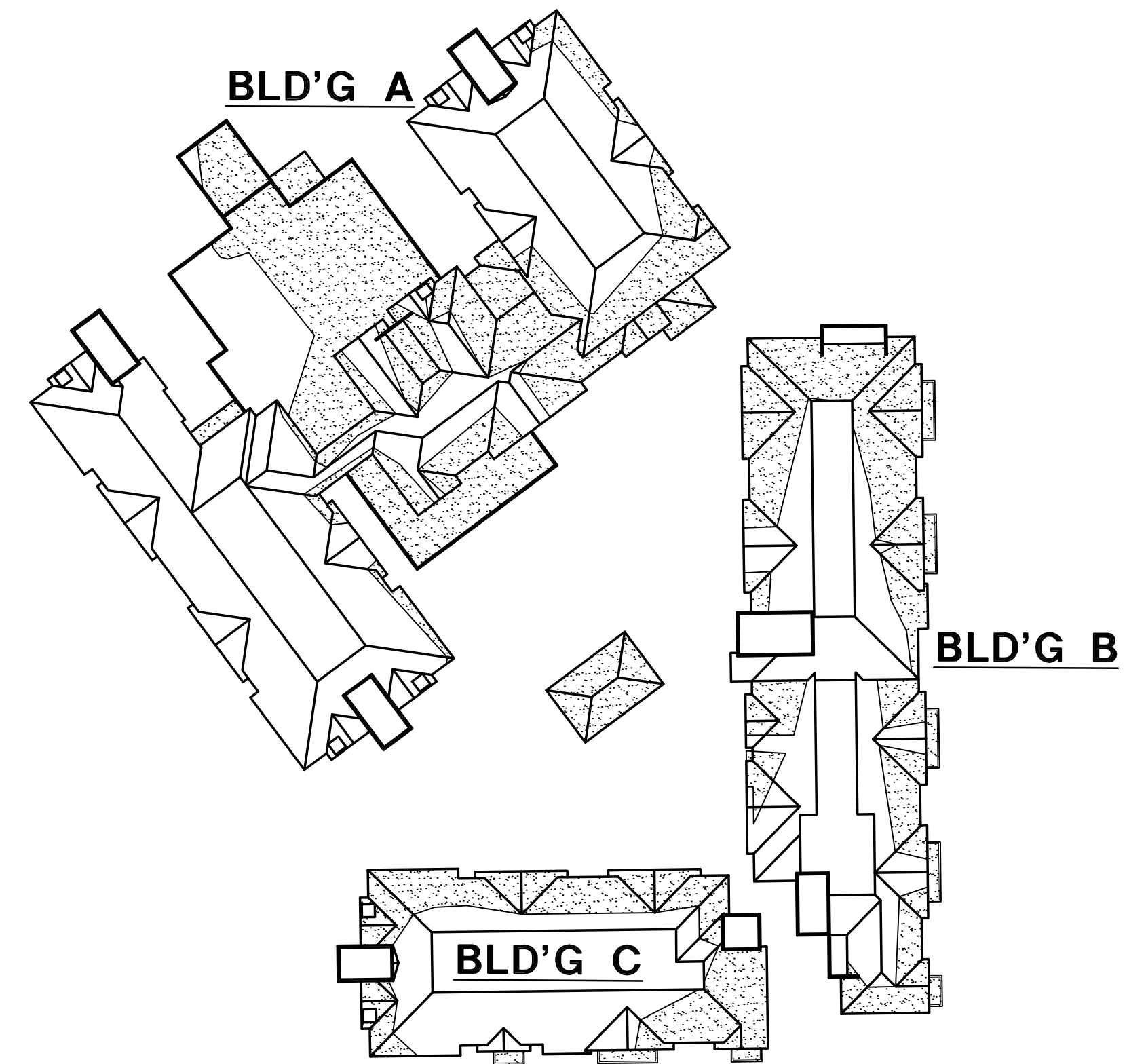


ROOF PLAN

SCALE 1" = 20'-0"

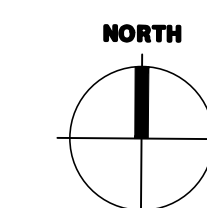
ELEVATION KEY

BLD'G A	BLD'G B	BLD'G C
1. 4511.25	37. 4512.0	53. 4502.0
2. 4508.08	38. 4509.33	54. 4494.33
3. 4510.08	39. 4513.5	55. 4496.75
4. 4505.58	40. 4515.0	56. 4488.5
5. 4511.25	41. 4516.0	57. 4498.5
6. 4506.50	42. 4503.5	58. 4500.0
7. 4509.75	43. 4509.25	59. 4495.25
8. 4506.33	44. 4507.5	60. 4496.83
9. 4506.41	45. 4510.0	61. 4498.83
10. 4506.75	46. 4504.33	62. 4495.08
11. 4507.08	47. 4508.5	63. 4501.0
12. 4506.83	48. 4506.75	
13. 4497.83	49. 4508.0	
14. 4511.33	50. 4498.5	
15. 4502.0	51. 4507.0	
16. 4502.5	52. 4511.0	
17. 4501.0		
18. 4511.33		
19. 4509.33		
20. 4509.58		
21. 4508.41		
22. 4510.58		
23. 4511.33		
24. 4508.33		
25. 4512.0		
26. 4509.25		
27. 4500.33		
28. 4509.33		
29. 4511.75		
30. 4510.25		
31. 4515.0		
32. 4513.5		
33. 4511.83		
34. 4513.83		
35. 4510.88		
36. 4515.0		



AREAS UNDER 16' FLAT AND/OR UNDER 21' PITCHED ROOF
ALL PITCHED ROOFS TO BE 3-1/2:12 PITCH

BUILDING 'A' NORTH BUILDING	(8386.11 SF) 40.13% < 16' FLAT OR 21' PITCH
BUILDING 'B' EAST BUILDING	(4524.72 SF) 44.80% < 16' FLAT OR 21' PITCH
BUILDING 'C' SOUTH BUILDING	(2135.5 SF) 43.26% < 16' FLAT OR 21' PITCH



ROOF PLAN EXHIBIT

SCALE 1" = 40'-0"

SEDONA, ARIZONA

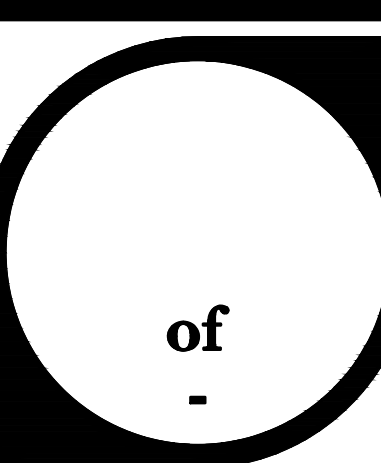
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Date:	4-13-17	2-26-18 C.R.
Checked:		12-19-17 C.R.
Job No:	16403.000	3-15-18 C.R.
Revised:		2-7-18 C.R.





Residence Inn by Marriott
Color & Material Sample Board
Sedona, Arizona

ARCHITECTURE PLUS, LTD.

Roof Tile
Eagle Roof Tile
Golden Eagle
Brown Grey Range



Rough Sawn Wood Stain
Pratt & Lambert
#3-118

Anodized Aluminum
Window Frames
Bronze



Exterior Primary Paint Color
Dunn-Edwards Paints
DE 6039 "Monsoon"
LRV 30



Natural Stone Veneer
Fieldstone
Brown Grey Range



Exterior Trim Paint Color
Dunn-Edwards Paints
DE 6040 "Cave of the Winds"
LRV 18

Sherwin Williams 6088 nuthatch LRV 19 Primary Color



Sherwin Williams 6089 Grounded LRV 12 Secondary/Trim color



PZ16-00009 (ZC, DEV, CUP)
Marriott Residence Inn

Attachment 2.d:
Applicant Submitted Materials
Signs, Lighting, Landscaping, Trailhead Details



PROPOSED

10'-6 7/16"

1'-4 3/16"
15"

Residence INN

9"


BY MARRIOTT

GRAPHIC DETAIL
SCALE: 1/2" = 1'-0"

NOTE: TECHNICAL SURVEY REQUIRED PRIOR TO PRODUCTION

APPROVAL BOX - PLEASE INITIAL		
CUSTOMER APPROVAL		Date

NOTE: Elevation drawings are for customer approval only, drawings are not to be used as any installation guide, all dimensions must be verified before installation.

Customer: RESIDENCE INN	Date: 03/20/18	Prepared By: PKE/CB/AT	<small>Note: Color output may not be exact when viewing or printing this drawing. All colors used are PMS or the closest CMYK equivalent. If these colors are incorrect, please provide the correct PMS match and a revision to this drawing will be made.</small>	 <p>personna SIGNS LIGHTING IMAGE</p>	<p>DISTRIBUTED BY SIGN UP COMPANY 700 21st Street Southwest PO Box 210 Watertown, SD 57201-0210 1.800.843.9888 • www.personasigns.com</p>
Location: SEDONA, AZ	File Name: 164814 - R3 - SEDONA, AZ	Eng: -			

NIGHT VIEW



PROPOSED

10'-6 7/16"

1'-4 3/16"
15"

Residence INN

9"

BY MARRIOTT

GRAPHIC DETAIL
SCALE: 1/2" = 1'-0"


NOTE: TECHNICAL SURVEY REQUIRED PRIOR TO PRODUCTION

APPROVAL BOX - PLEASE INITIAL

CUSTOMER APPROVAL

Date

NOTE: Elevation drawings are for customer approval only, drawings are not to be used as any installation guide, all dimensions must be verified before installation.

Customer: RESIDENCE INN	Date: 03/20/18	Prepared By: CB/AT	<small>Note: Color output may not be exact when viewing or printing this drawing. All colors used are PMS or the closest CMYK equivalent. If these colors are incorrect, please provide the correct PMS match and a revision to this drawing will be made.</small>	 <p>persona SIGNS LIGHTING IMAGE</p>	<p>DISTRIBUTED BY SIGN UP COMPANY 700 21st Street Southwest PO Box 210 Watertown, SD 57201-0210 1.800.843.9888 • www.personasigns.com</p>
Location: SEDONA, AZ	File Name: 164814 - R3 - SEDONA, AZ	Eng: -			



PROPOSED

10'-6 7/16"

1'-4 3/16"
15"

9"

Residence INN
BY MARRIOTT

GRAPHIC DETAIL
SCALE: 1/2" = 1' - 0"


NOTE: TECHNICAL SURVEY REQUIRED PRIOR TO PRODUCTION

APPROVAL BOX - PLEASE INITIAL

CUSTOMER APPROVAL

Date

NOTE: Elevation drawings are for customer approval only, drawings are not to be used as any installation guide, all dimensions must be verified before installation.

Customer: RESIDENCE INN	Date: 3/20/18	Prepared By: PKE/AT	<p><small>Note: Color output may not be exact when viewing or printing this drawing. All colors used are PMS or the closest CMYK equivalent. If these colors are incorrect, please provide the correct PMS match and a revision to this drawing will be made.</small></p>	 <p>persona SIGNS LIGHTING IMAGE</p>	<p>DISTRIBUTED BY SIGN UP COMPANY 700 21st Street Southwest PO Box 210 Watertown, SD 57201-0210 1.800.843.9888 • www.personasigns.com</p>
Location: SEDONA, AZ	File Name: 164814 - R3 - SEDONA, AZ	Eng: -			

NIGHT VIEW



PROPOSED



GRAPHIC DETAIL
SCALE: 1/2" = 1' - 0"


NOTE: TECHNICAL SURVEY REQUIRED PRIOR TO PRODUCTION

APPROVAL BOX - PLEASE INITIAL

CUSTOMER APPROVAL

Date

NOTE: Elevation drawings are for customer approval only, drawings are not to be used as any installation guide, all dimensions must be verified before installation.

Customer: RESIDENCE INN	Date: 03/20/18	Prepared By: CB/AT	<p><small>Note: Color output may not be exact when viewing or printing this drawing. All colors used are PMS or the closest CMYK equivalent. If these colors are incorrect, please provide the correct PMS match and a revision to this drawing will be made.</small></p>	 <p>persona SIGNS LIGHTING IMAGE</p>	<p>DISTRIBUTED BY SIGN UP COMPANY 700 21st Street Southwest PO Box 210 Watertown, SD 57201-0210 1.800.843.9888 • www.personasigns.com</p>
Location: SEDONA, AZ	File Name: 164814 - R3 - SEDONA, AZ	Eng: -			

Residence INN
BY MARRIOTT

Nighttime View
Not to Scale



ROAD SIGN
SCALE: 1/2" = 1'-0"



APPROVAL BOX - PLEASE INITIAL

CUSTOMER APPROVAL

Date

NOTE: Elevation drawings are for customer approval only, drawings are not to be used as any installation guide, all dimensions must be verified before installation.

Customer:
RESIDENCE INN

Date:
03/19/18

Prepared By:
CB

Note: Color output may not be exact when viewing or printing this drawing. All colors used are PMS or the closest CMYK equivalent. If these colors are incorrect, please provide the correct PMS match and a revision to this drawing will be made.

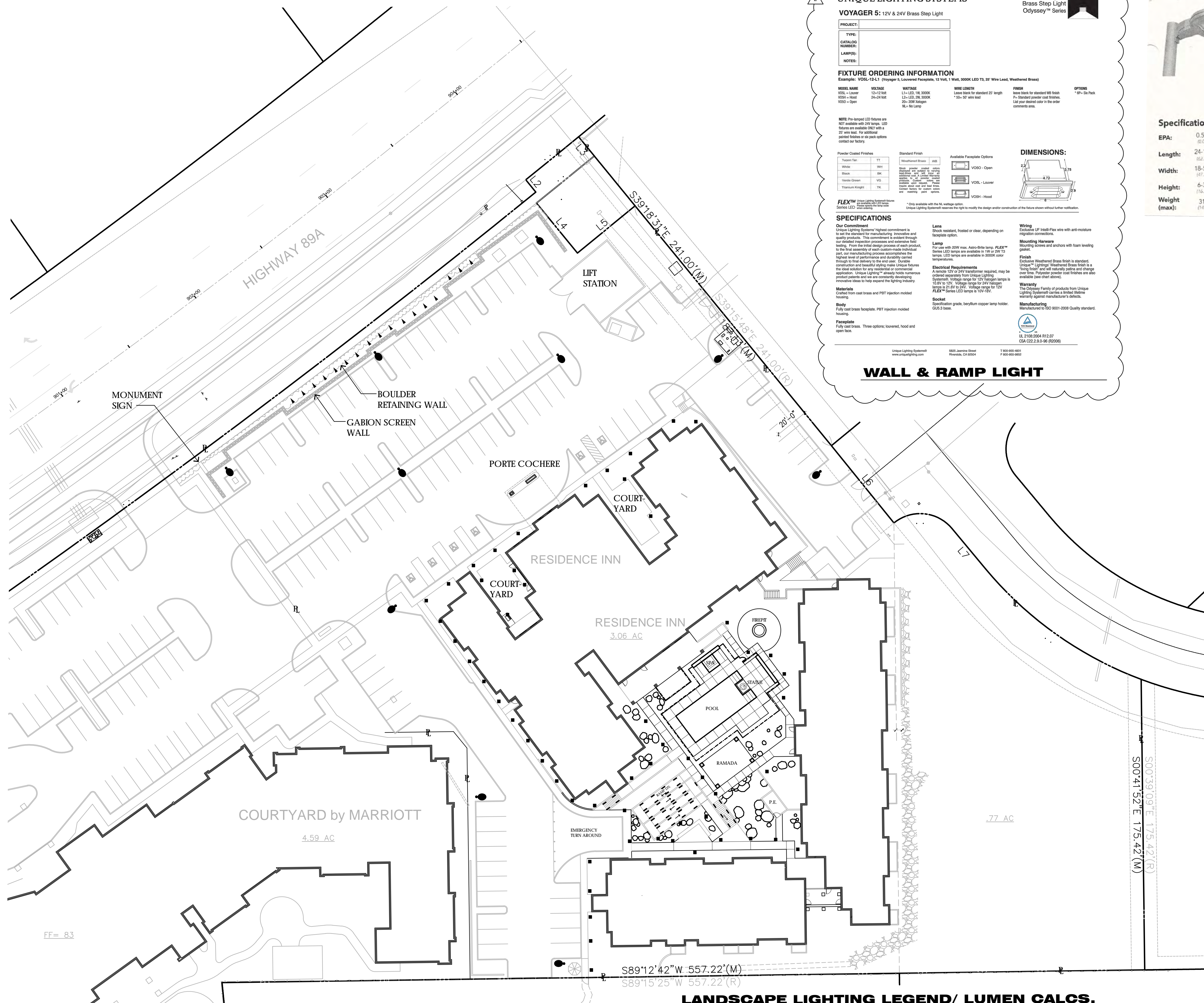
Location:
SEDONA, AZ

File Name:
164814 - R3 - SEDONA, AZ

Eng:
-

persona
SIGNS | LIGHTING | IMAGE

DISTRIBUTED BY SIGN UP COMPANY
700 21st Street Southwest
PO Box 210
Watertown, SD 57201-0210
1.800.843.9888 • www.personasigns.com



UNIQUE LIGHTING SYSTEMS®

VOYAGER 5: 12V & 24V Brass Step Light

PROJECT: _____
TYPE: _____
CATALOG NUMBER: _____
LAMP(S): _____
NOTES: _____

FIXTURE ORDERING INFORMATION
 Example: VO5-12-1 (Orange 6, Louvered Faceplate, 12 Volt, 1 Watt, 3000K LED T3, 20" Wire Lead, Weathered Brass)

MODEL NAME	VOLTAGE	WATTAGE	WIRE LENGTH	FINISH	OPTIONS
VO5-12-1	12-12 Volt	1W LED, T3, 3000K	20" Wire Lead	Weathered Brass	None
VO5-24-1	24-24 Volt	1W LED, T3, 3000K	20" Wire Lead	Weathered Brass	None

NOTES: The highest LED lumens are NOT available with 24V series. LED lumens are available with 12V & 24V series. For additional detail please refer to our product catalog or factory.

Finish Options: Weathered Brass, Polished Brass, Bronze, Black, White, Silver, Titanium Knight, etc.

Standard Finish: Weathered Brass

Available Faceplate Options: VO50 - Open, VO5L - Louver, VO5H - Hood

DIMENSIONS: (Diagram showing 20" length and 4.75" width)

WALL & RAMP LIGHT

UNIQUE LIGHTING SYSTEMS®
 1802 Sierra Street, Riverside, CA 92504
 T 951-665-6801, F 951-665-6802
 www.unique-lighting.com

MR1 LED LED Area Luminaire

FIXTURE ZA-11

MOUNTED AT 12'-0" = 4,594 LUMENS FULLY SHIELDED

Specifications:
 EPA: 0.54 ft² (0.05 m²)
 Length: 24-1/2" (62.2 cm)
 Width: 18-5/8" (47.3 cm)
 Height: 6-3/8" (16.2 cm)
 Weight (max): 31 lbs (14.1 kg)

Introduction: The Omero™ family of luminaires blends a traditional round dayform with contemporary, low-profile styling to accent architectural elements in a variety of applications. The MR1 LED combines the latest in LED technology with the designer aesthetic of the Omero™ family for stylish, high-performance illumination that lasts. The MR1 LED is ideal for replacing 100-250W metal halide in area lighting applications with typical energy savings of 65% and expected service life of over 100,000 hours.

Specifications: EPA, Length, Width, Height, Weight (max)

Dimensions: (Diagram showing 24-1/2" length, 18-5/8" width, and 6-3/8" height)

PARKING LOT LIGHT

MODEL 7218 Landscape Series • Path & Spread Lights

FIXTURE SPECIFICATIONS:

HOUSING: Die-cast, copper-free aluminum.
FINISH: Polyester powder-coat finish available in Black, Verde, Architectural Brick, Architectural Bronze, Light Bronze, Dark Bronze, Granite, Pewter, Terracotta, Rust, Hunter Green, Mocha, Weathered Bronze, Weathered Iron, and White.
SOCKET/LAMP HOLDER: Top grade ceramic socket with nickel contacts, stainless steel springs, and Teflon-jacketed wire leads.
LENS: A high-impact, textured, TuffLens lens offers superior light distribution and safeguards the lamp and optics.
LAMP TYPE: T3 - 20W max. LN-10 T3 Halogen (10W) Standard.
MOUNTING: Injection-molded, glass-reinforced Nylon 6-6 composite adjustable knuckle with 3/8" NPT. Fixture may be mounted into threaded tube in junction boxes, ground stakes, tree-mount boxes, or mounting canopies.
FASTENERS: All fasteners are stainless steel.

WIRING: Provided with a three-foot pigtail of 18-2 direct-burial cable and underground connectors for a secure connection to supply cable.
CERTIFICATION: UL Listed to U.S. and Canadian safety standards for low voltage landscape luminaires (UL 1838). Maximum wattages allowed by Underwriters Laboratories (UL) for U.S. and Canadian markets may vary. Maximum wattages specified are Underwriters Laboratories U.S. standards. Please contact Vista for any questions about maximum wattages allowed by UL Canadian standards.

Warranty: The Omero Family of products from Unique Lighting System® carries a limited lifetime warranty against manufacturer's defects.

Manufacturing: Manufactured to ISO 9001:2008 Quality standard.

Dimensions: (Diagram showing 6 1/2" diameter and 20 1/2" height)

LANDSCAPE SPREAD LIGHT

VISTA PROFESSIONAL OUTDOOR LIGHTING
 105 East 15th Street, Tempe, Arizona 85281
 Contact: Bill Tonnesen, 480.968.7895
 Email: bill@billtonnesen.com

LANDSCAPE SPREAD LIGHT

Dimensions: (Diagram showing 6 1/2" diameter and 20 1/2" height)

BOLLARD LIGHT

LANDSCAPE LIGHTING PLAN

1" = 30'

0 15' 30' 60'

NORTH

LANDSCAPE LIGHTING LEGEND/ LUMEN CALCS.

SYMBOL	QTY	DESCRIPTION	MFG.	FIXTURE	LAMP	LUMENS PER LAMP	TOTAL LUMENS	NOTES
■	56	BOLLARD LIGHT	FOCUS	MODEL PL-17-BRS	OMNI 3 LED	160	8,960	SEE ATTACHED PHOTO
▼	17	LANDSCAPE SPREAD LIGHT	VISTA	MODEL 7218	LNT3 LED 2.5 W	170	2,890	SEE ATTACHED CUTSHEET
●	10	PARKING LOT AREA LIGHT	LITHONIA	ZA-11	MR1 LED	4,594 @ 12' HT.	45,940	SEE ATTACHED CUTSHEET
—	45	WALL & RAMP NICHE LIGHT	UNIQUE	VOYAGER 5	T3 LED, 2W	150	6,750	LOUVERED FACEPLATE, WEATHERED BRASS
							64,540	

ALLOWABLE SITE LUMENS: 3.06 ACRES x 100,000 LUMENS PER ACRE = 306,000 LUMENS
 PROVIDED SITE LUMENS: 64,410 LUMENS

PROJECT
 Residence Inn by Marriott
 Location
 Highway 89A
 Sedona, Arizona

CLIENT
 Sunridge Hotel Group
 Address
 7255 E. Hampton Ave., Ste. 122
 Mesa, Arizona 85209
 Telephone
 480.854.1414
 Email
 Paul@sunridgeproperties.com
 Contact
 Paul Welker



GENERAL CONTRACTOR
 Porter Brothers
 Address
 1285 N. Fiesta Blvd.
 Gilbert, Arizona 85233
 Telephone
 480.8545.7272
 Email
 Chase@porterbrothers.com
 Contact
 Chase Porter

CONSTRUCTION DOCUMENTS

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SUBMITTALS
 Date 04-20-17

Revised
 07-19-17 City Comments
 02-05-18 City Comments

3rd CITY SUBMITTAL

Sheet Number
L1.2



EXISTING TREE LEGEND

SYMBOL	DESCRIPTION	NOTES
	EXISTING TREE TO REMAIN	LOCATION, TYPE AND SIZE PER TREE SURVEY BY LYON ENGINEERING DATED 06-27-14; APN#408-11-4308
	EXISTING TREE TO BE REMOVED OR SALVAGED. FINAL DISPOSITION TO BE DETERMINED.	LOCATION, TYPE AND SIZE PER TREE SURVEY BY LYON ENGINEERING DATED 06-27-14; APN#408-11-4308

PROJECT

Residence Inn by Marriott
Location
Highway 89A
Sedona, Arizona

CLIENT

Sunridge Hotel Group
Address
7255 E. Hampton Ave., Ste. 122
Mesa, Arizona 85209
Telephone
480.854.1414
Email
Paul@sunridgeproperties.com
Contact
Paul Welker

LANDSCAPING

Tonnesen Inc.
Landscape Architecture
Reg# 18951
Address
105 East 15th Street
Tempe, Arizona 85281
Contact
Bill Tonnesen
480.968.7895

Email
bill@billtonnesen.com

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SUBMITTALS

Date 04-20-17

Revised 07-19-17

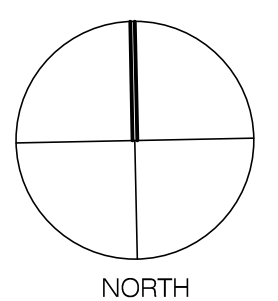
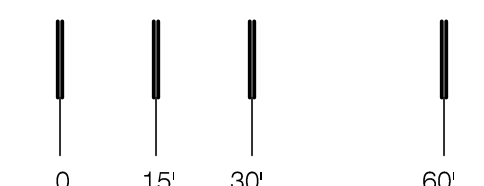
3rd CITY SUBMITTAL

Sheet
Number

L1.3

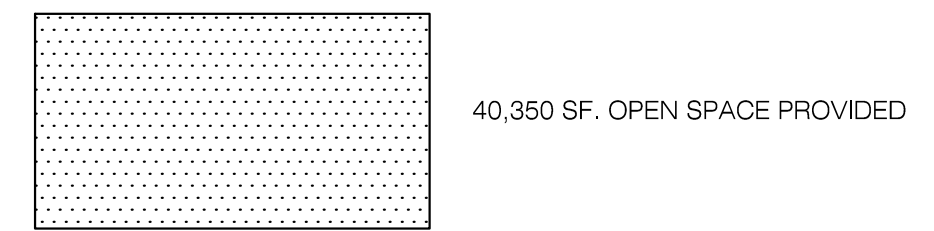
EXISTING TREE PLAN

1"=30'





OPEN SPACE LEGEND



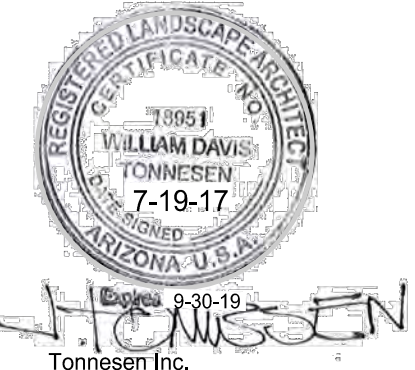
PROJECT

Residence Inn by Marriott
 Location
 Highway 89A
 Sedona, Arizona

CLIENT

Sunridge Hotel Group
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Date 04-20-17

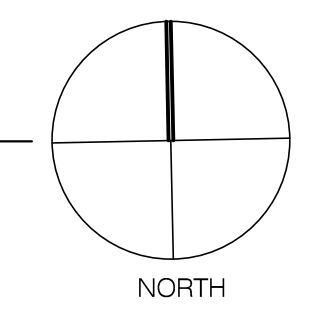
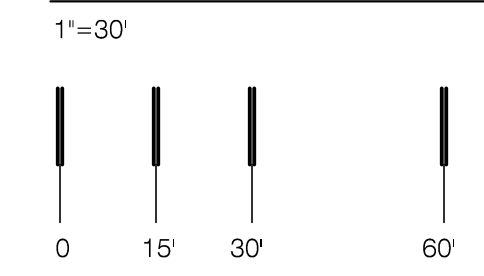
Revised 07-19-17

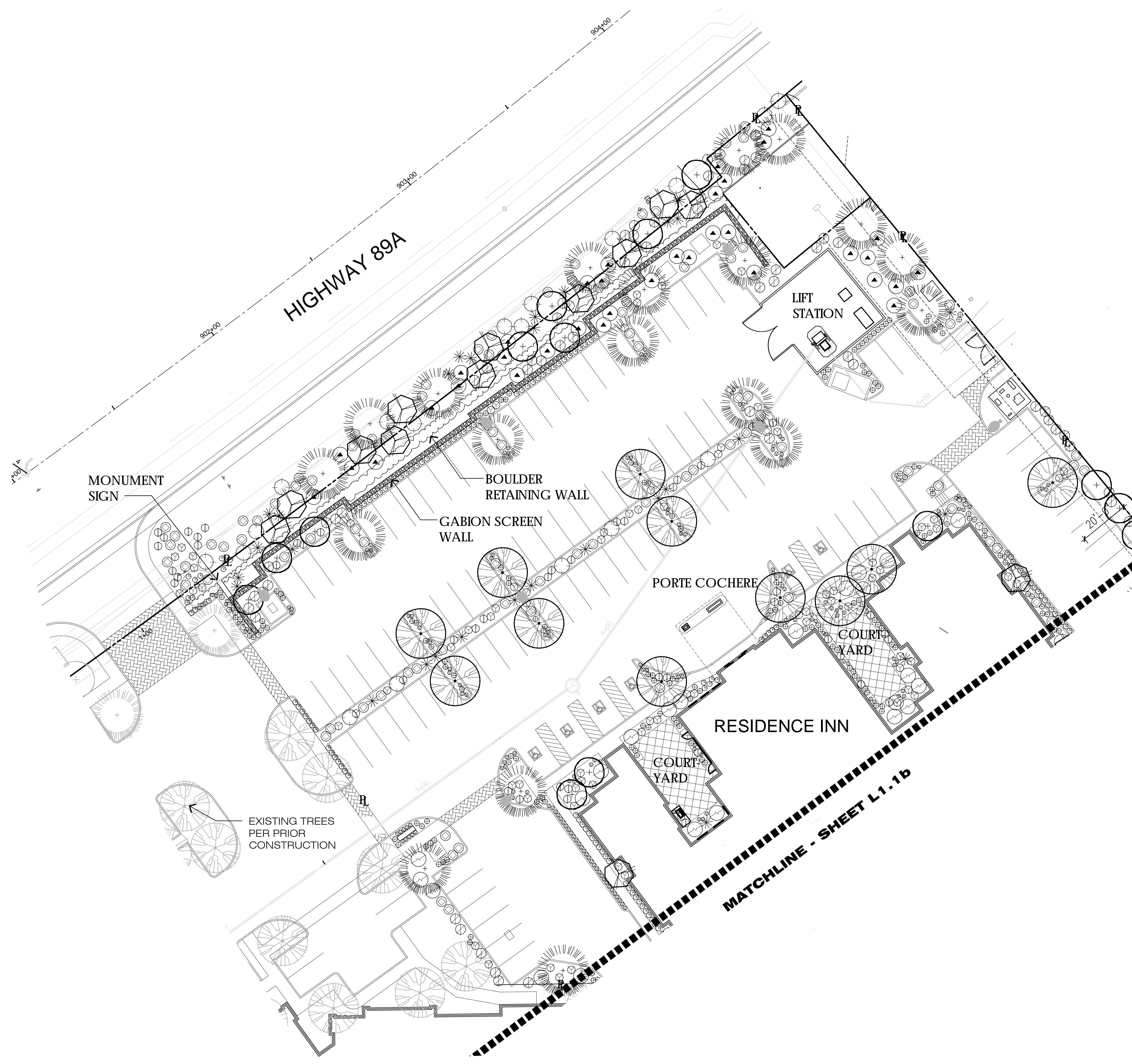
3rd CITY SUBMITTAL

Sheet Number

L1.4

PRELIMINARY OPEN SPACE PLAN





PLANT LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY
TREES				
	ACER FREMANII	FREEMAN MAPLE	24' BOX	28
	JUNIPERUS OSTEOSPERMA	UTAH JUNIPER	24' BOX	24
	PINUS EDULIS	PINION PINE	24' BOX	32
	QUERCUS TURBINELLA	SCRUB OAK	24' BOX	25
SHRUBS				
	DALEA FRUTESCENS 'SIERRA NEGRA'	BLACK DALEA	5 GAL	94
	MANZANITA VISCIDA	WHITELEAF MANZANITA	5 GAL	61
	RHUS TRILOBATA	THREE LEAF SUMAC	5 GAL	101
GROUNDCOVERS				
	GLANDULARIA RIGIDA	SANDPAPER VERBENA	1 GAL	181
	MELAMPODIUM LEUCANTHUM	BLACKFOOT DAISY	1 GAL	147
	OENOTHERA CAESPITOSA	EVENING PRIMROSE	1 GAL	132
	THYMOPHYLLA PENTACHAETA	GOLDEN DOGBANE	1 GAL	408
CACTUS/ ACCENTS				
	OPUNTIA ENGELMANNII	ENGELMANN'S PRICKLY PEAR	5 GAL	32
	YUCCA BACCATA	SPANISH BAYONET	5 GAL	85
GRASSES				
	ARISTIDA PURPUREA	PURPLE THREE AWN	1 GAL	245
	BOUTELOUA CURTIPENDULA	SIDEOATS GRAMA	1 GAL	272
MISC.				
	Landscape Areas U.O.N.	2' DEPTH OF SALVAGED INDIGENOUS GRANITE		

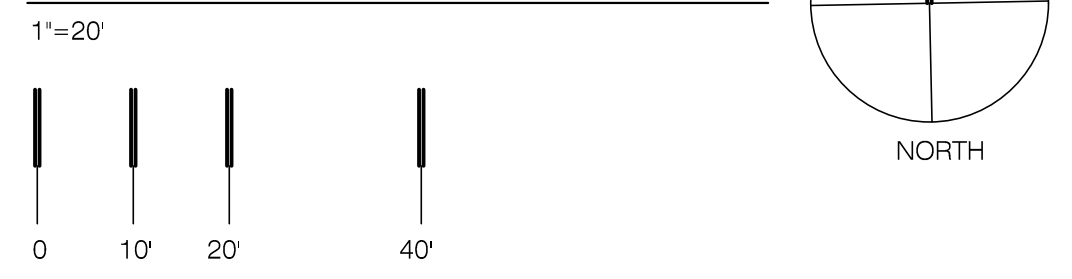
SITE HARDSCAPE LEGEND

SYMBOL	DESCRIPTION
	SITE SALVAGE AND IMPORT BOULDERS
	GABION LANDSCAPE WALL

GENERAL NOTES:

- ALL PLANT MATERIAL WILL BE TREATED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM THAT MAY BE PHASED OUT AFTER 4-5 YEARS WHEN THE PLANTS HAVE REACHED THEIR PERIOD OF ESTABLISHMENT AND NO LONGER REQUIRE SUPPLEMENTAL WATER.
- ALL LANDSCAPE AREAS SHALL BE TREATED WITH TWO APPLICATIONS OF PRE-EMERGENT HERBICIDE FOR WEED CONTROL.
- PRUNING OF PLANT MATERIAL INTO UN-NATURAL GEOMETRIC SHAPES WILL BE PROHIBITED.
- SHRUBS SHALL BE A MINIMUM OF 2'0" TALL AT PLANTING. GROUND COVERS MAY OR MAY NOT REACH 2'0" TALL AT MATURITY DEPENDING ON IRRIGATION WATER WEANING AND ARE GENERALLY ONLY AVAILABLE IN ONE GALLON SIZES.
- 30% OF TOTAL SHRUBS AS INDICATED ARE FROM THE SEDONA LOW WATER USE PLANT LIST AS INDICATED AS EITHER NATIVE PLANTS OR APPROVED ADAPTIVE PLANTS.

PLANTING PLAN



PROJECT

Residence Inn by Marriott
Location
Highway 89A
Sedona, Arizona

CLIENT

Sunridge Hotel Group
Address
7255 E. Hampton Ave., Ste. 122
Mesa, Arizona 85209
Telephone
480.854.1414
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SUBMITTALS

Date 04-20-17

- Revised
- 1 07-19-17 City Comments
 - 2 02-05-18 City Comments

3rd CITY SUBMITTAL

Sheet Number

L1.1a

PLANT LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY
TREES				
	ACER FREMANII	FREEMAN MAPLE	24" BOX	28
	JUNIPERUS OSTEOSPERMA	UTAH JUNIPER	24" BOX	24
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	RHUS TRILOBATA	THREE LEAF SUMAC	5 GAL	101
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	MELAMPODIUM LEUCANTHUM	BLACKFOOT DAISY	1 GAL	147
	OENOTHERA CAESPITOSA	EVENING PRIMROSE	1 GAL	132
	THYMOPHYLLA PENTACHAETA	GOLDEN DOGBANE	1 GAL	408
CACTUS/ ACCENTS				
	OPUNTIA ENGELMANNII	ENGELMANN'S PRICKLY PEAR	5 GAL	32
	YUCCA BACCATA	SPANISH BAYONET	5 GAL	85
GRASSES				
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	BOUTELOUA CURTIPENDULA	SIDEOATS GRAMA	1 GAL	272
MISC.				
	Landscape Areas U.O.N.	2' DEPTH OF SALVAGED INDIGENOUS GRANITE		

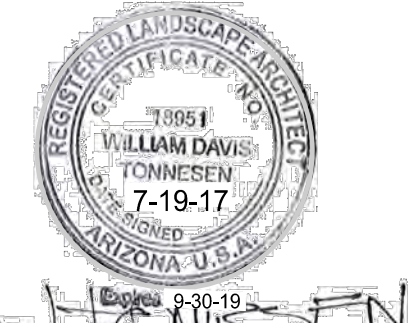
PROJECT

Residence Inn by Marriott Location
Highway 89A
Sedona, Arizona

CLIENT

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Mesa, Arizona 85209
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LANDSCAPING



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SUBMITTALS

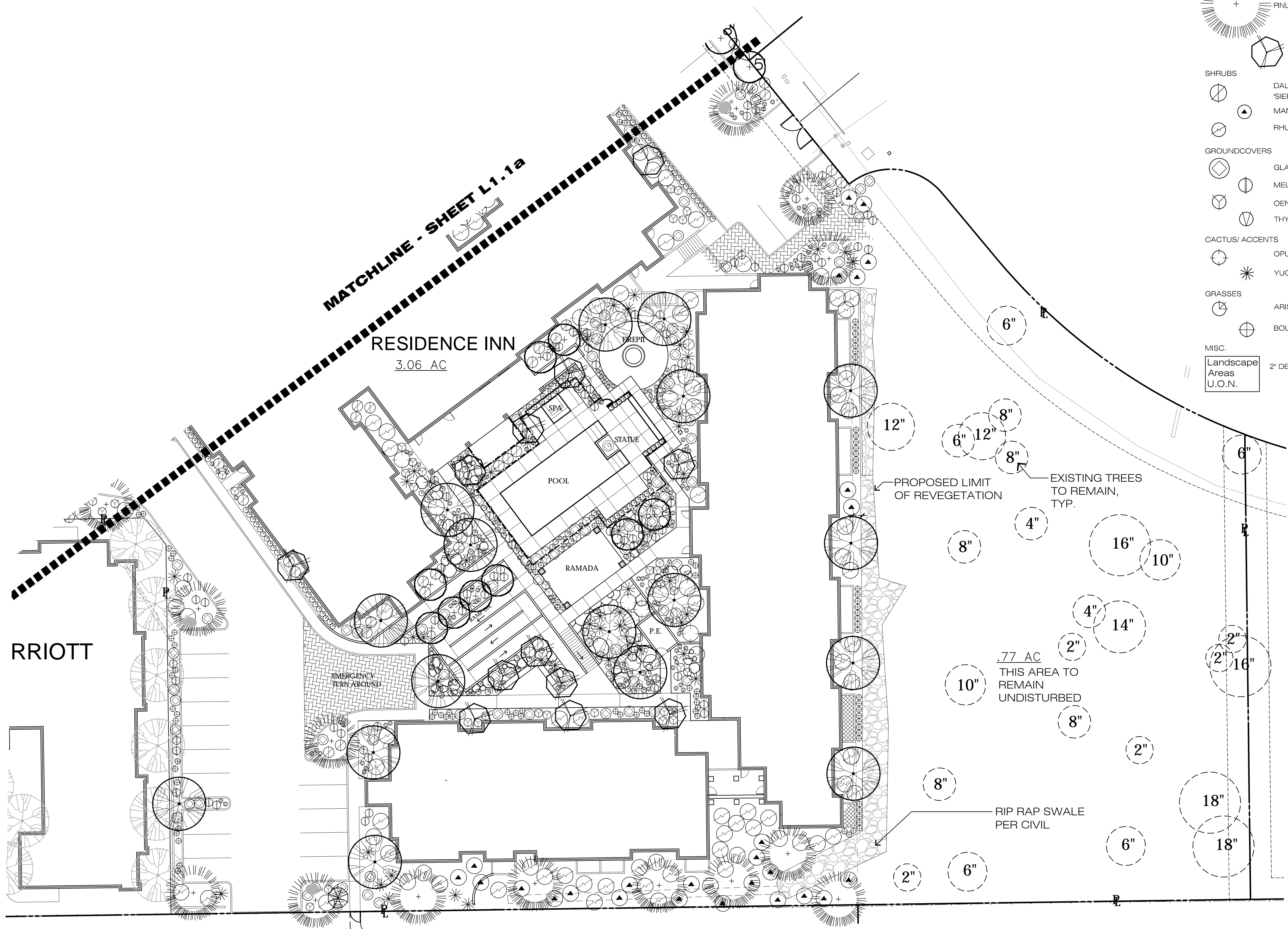
Date 04-20-17

Revised 07-19-17

3rd CITY SUBMITTAL

Sheet
Number

L1.1b



SHRUB AND GROUNDCOVER LEGEND

SYMBOL	DESCRIPTION
	SHRUB AND GROUNDCOVER PLANTINGS; QUANTITIES AND SELECTIONS FROM THE INDIGENOUS PLANT LIST AS INDICATED AT THE RIGHT

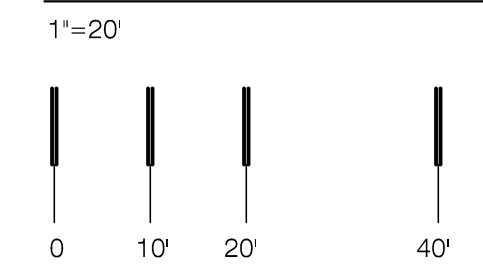
SITE HARDSCAPE LEGEND

SYMBOL	DESCRIPTION
	SITE SALVAGE AND IMPORT BOULDERS
	GABION LANDSCAPE WALL

GENERAL NOTES:

- ALL PLANT MATERIAL WILL BE TREATED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM THAT MAY BE PHASED OUT AFTER 4-5 YEARS WHEN THE PLANTS HAVE REACHED THEIR PERIOD OF ESTABLISHMENT AND NO LONGER REQUIRE SUPPLEMENTAL WATER.
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- PRUNING OF PLANT MATERIAL INTO UN-NATURAL GEOMETRIC SHAPES WILL BE PROHIBITED.
- SHRUBS SHALL BE A MINIMUM OF 2'0" TALL AT PLANTING. GROUND COVERS MAY OR MAY NOT REACH 2'0" TALL AT MATURITY DEPENDING ON IRRIGATION WATER WEANING AND ARE GENERALLY ONLY AVAILABLE IN ONE GALLON SIZES.

PLANTING PLAN



RRIOTT

MATCHLINE - SHEET L1.1a

RESIDENCE INN
3.06 AC

.77 AC
THIS AREA TO REMAIN UNDISTURBED

RIP RAP SWALE PER CIVIL

PROPOSED LIMIT OF REVEGETATION

EXISTING TREES TO REMAIN, TYP.

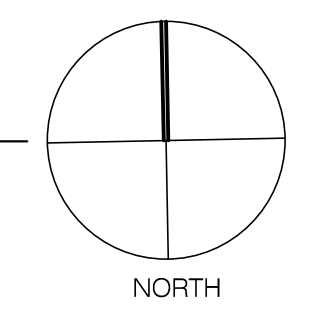
EMERGENCY TURN AROUND

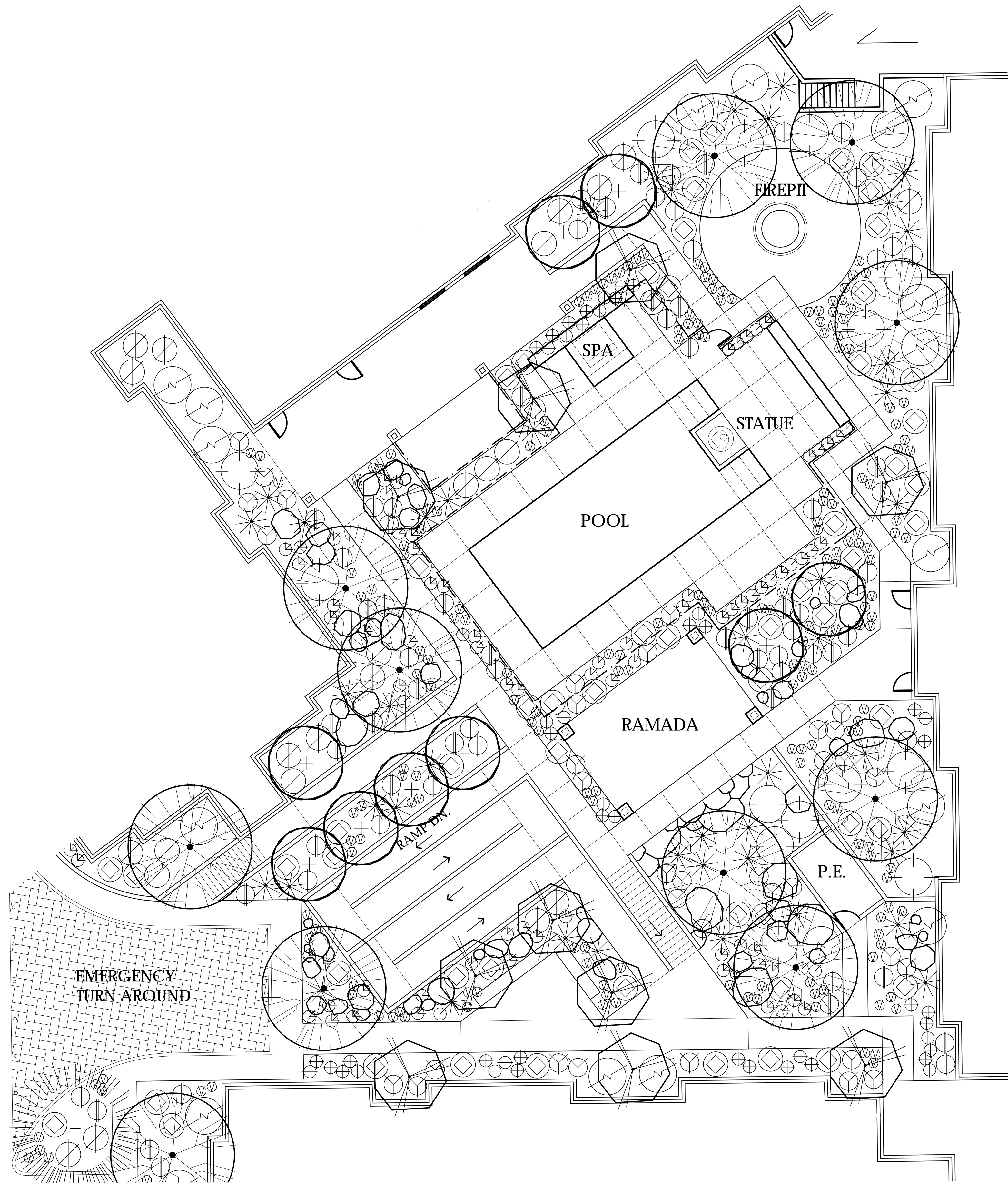
POOL

RAMADA

STATUE

P.E.





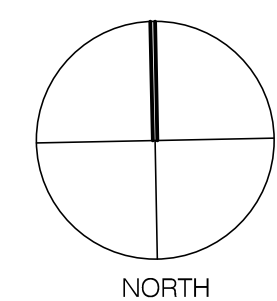
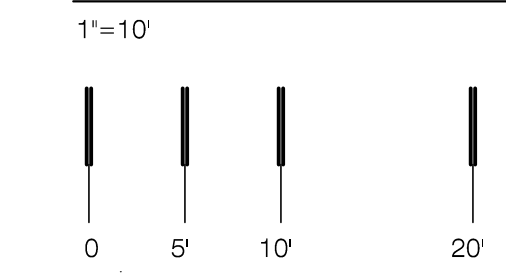
PLANT LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY
TREES				
	ACER FREMANII	FREEMAN MAPLE	24" BOX	28
	JUNIPERUS OSTEOSPERMA	UTAH JUNIPER	24" BOX	24
	PINUS EDULIS	PINION PINE	24" BOX	32
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	DALEA FRUTESCENS 'SIERRA NEGRA'	BLACK DALEA	5 GAL	94
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	BOUTELOUA CURTIPENDULA	SIDEOATS GRAMA	1 GAL	272
MISC.				
	2' DEPTH OF SALVAGED INDIGENOUS GRANITE			

SITE HARDSCAPE LEGEND

SYMBOL	DESCRIPTION
	SITE SALVAGE AND IMPORT BOULDERS
	GABION LANDSCAPE WALL

POOL AREA PLANTING PLAN



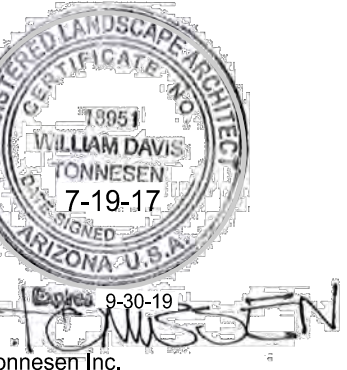
PROJECT

Residence Inn by Marriott
Location
Highway 89A
Sedona, Arizona

CLIENT

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CONSTRUCTION DOCUMENTS

These drawings were prepared specifically for the Sedona Marriott project and are instruments of the landscape architect service. No part thereof shall be duplicated, distributed, disclosed or made available to others except as expressly authorized in writing by Bill Tonnesen. The landscape architect shall be deemed the author of these documents and retains all common law, statutory and copyrights.

SUBMITTALS

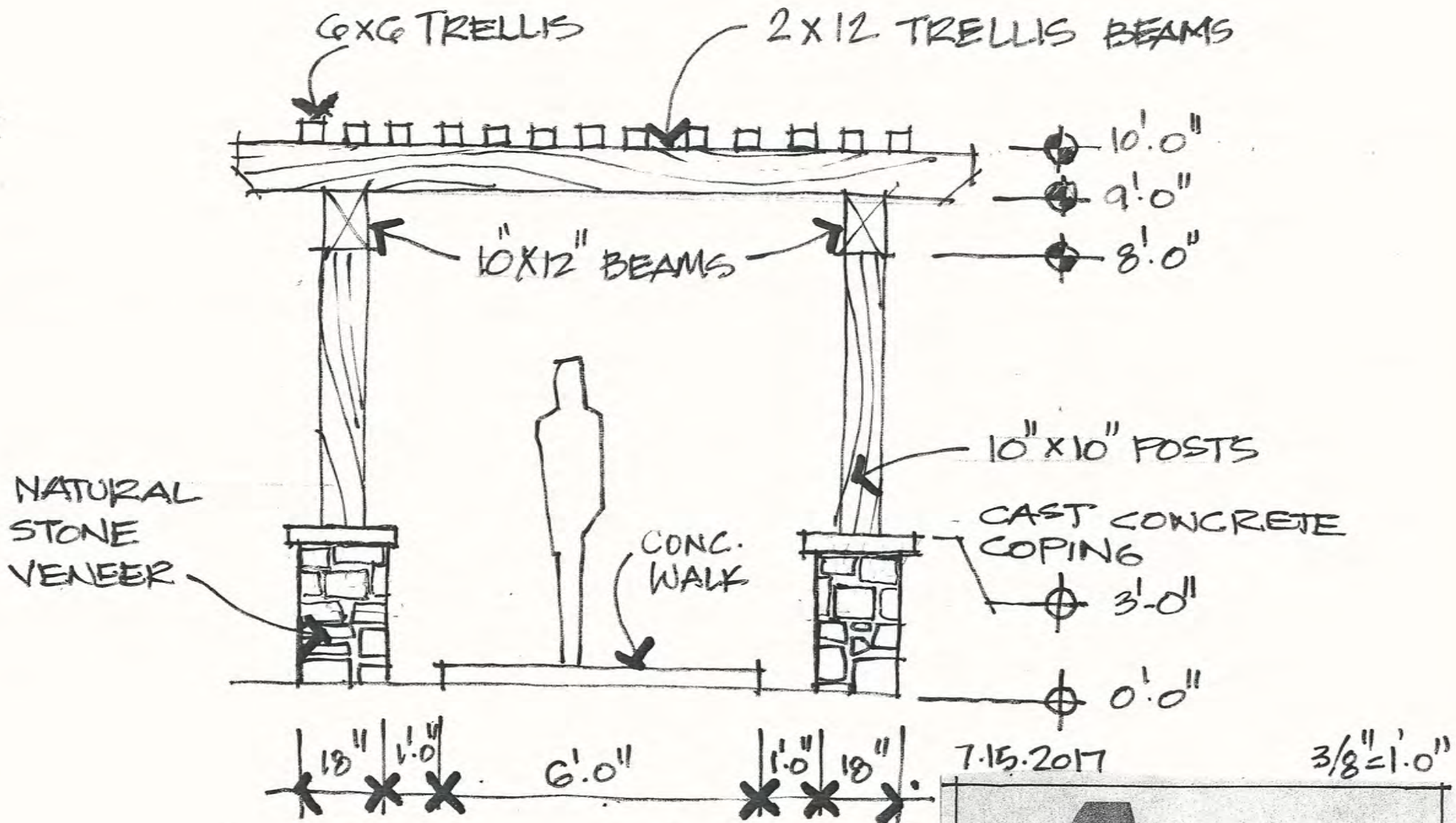
Date 04-20-17

Revised 07-19-17

3rd CITY SUBMITTAL

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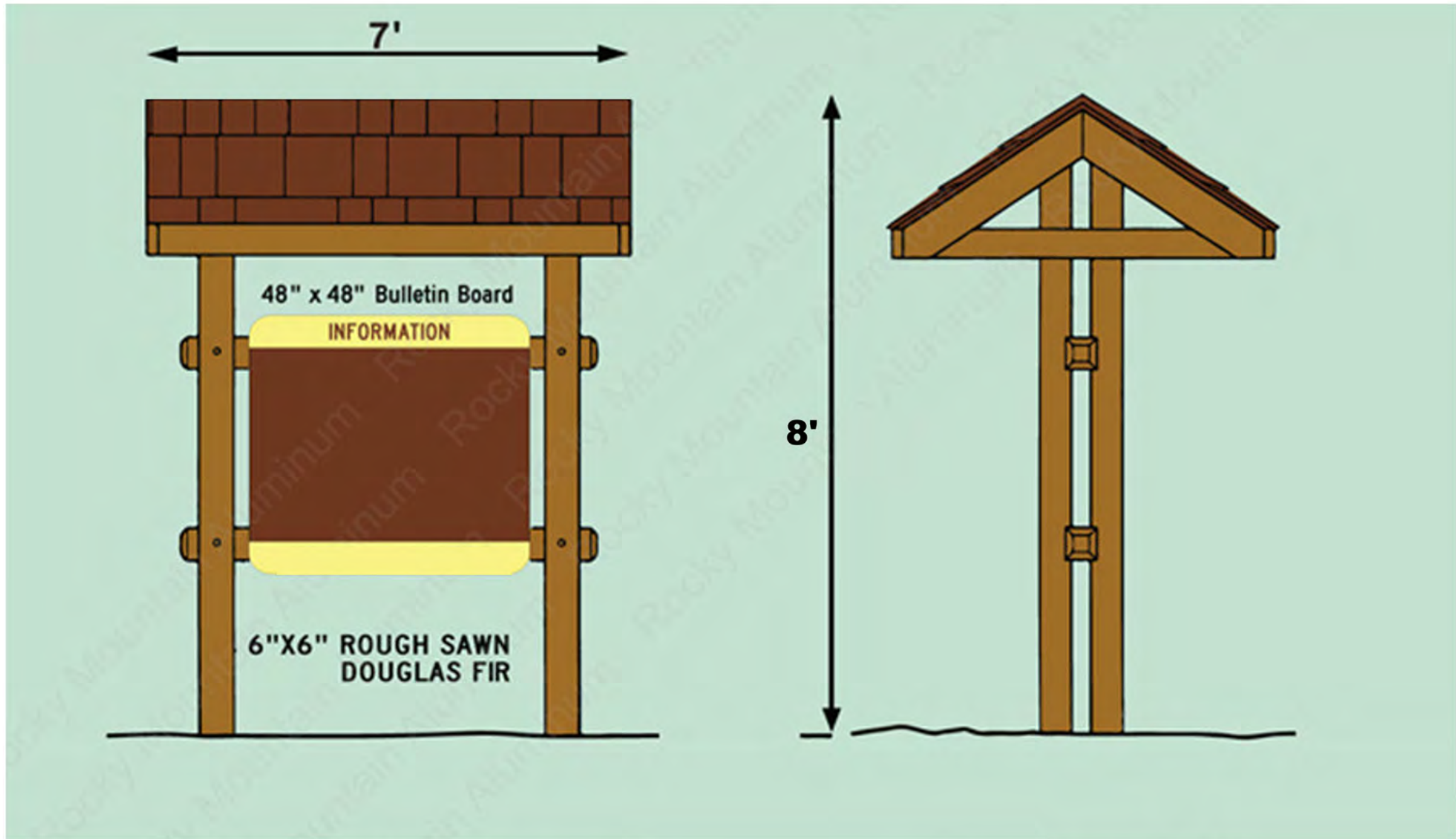
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*Sedona Marriott Residence Inn
Breezeway Trellis Exhibit*

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Trail Signage Exhibit

Residence Inn by Marriott

Sedona, Arizona

N.T.S.

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PZ16-00009 (ZC, DEV, CUP)
Marriott Residence Inn

Attachment 3.a:
Staff Evaluation
Community Plan Checklist

Community Plan Checklist

PZ16-00009

Residence Inn



**City Of Sedona Community
Development Department**

102 Roadrunner Drive Sedona, AZ 86336
(928) 282-1154 · www.sedonaz.gov

This checklist includes all of the Community Plan’s goals. If there are directly applicable policies they will be addressed under the relevant goal. Other important elements of the Community Plan which are summarized in the Community Plan Summary (p. vi) include:

- An inclusive goal of the Plan:
 - Sustainability
- Vision Themes:
 - Environmental Stewardship
 - Community Connections
 - Improved Traffic Flow
 - Walkability
 - Economic Diversity
 - Sense of Place
- Major Outcomes:
 - Commitment to Environmental Protection
 - Housing Diversity
 - Community Gathering Places
 - Economic Diversity
 - Reduced Traffic
 - Access to Oak Creek

Project:	PZ 16-00009 (ZC, DEV, CUP) Residence Inn	Date Submitted:	January 26, 2017
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Is this project in a CFA?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	
Name of the CFA:	Western Gateway (CFA 1 & 2)		
If the project is in a CFA, is there an approved CFA Plan?	<input checked="" type="checkbox"/> Yes	If there is an approved CFA Plan, please refer to the attached CFA Checklist.	
	<input type="checkbox"/> No	If there is no CFA Plan, please address the Community Expectations at the end of this checklist.	

LAND USE, HOUSING, AND GROWTH GOALS		Community Plan, p. 17
1	Grow only within currently established residential and commercial limits.	
	This project is within currently established residential and commercial limits. <i>Policy 4, p. 53: Ensure that the proportion of lodging uses to other commercial uses does not significantly increase by limiting locations for lodging uses and by evaluating the proportional increase in all lodging rezoning applications.</i> This project is located in one of the City’s designated lodging areas Compliance: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> Partial <input type="checkbox"/> No <input type="checkbox"/> Not Applicable	
2	Ensure harmony between the built and natural environments.	
	The site plan uses previously graded and disturbed areas for the parking lot. The building has been designed to follow the slope of the land.	

	<p><i>Policy 5, p. 53: Preserve scenic views, including potential utility undergrounding and view corridor planning, in the consideration of new development and infrastructure, including limits on the approval of multi-story structures.</i></p> <p>The project is setback from the road, which will preserve view corridors along the highway. All utilities will be underground. The development as proposed takes advantage of the slope of the land, stepping the building down with the land so that the bulk of the buildings are hidden from the road. The buildings are no more than two stories tall in any one place and are designed in compliance with the City's height standards.</p> <p><i>Compliance:</i> <input checked="" type="checkbox"/> <i>Yes</i> <input type="checkbox"/> <i>Partial</i> <input type="checkbox"/> <i>No</i> <input type="checkbox"/> <i>Not Applicable</i></p>
3	<p>Reflect a unique sense of place in architecture and design.</p> <p>The project has been designed to complement the existing Courtyard Hotel. .</p> <p><i>Policy 8, p. 53: Require design standards that reflect Sedona's unique historic and cultural heritage and sign standards that provide diversity and prevent "franchise/monoculture" (corporate signature) signs.</i></p> <p>Though the proposal is for a corporate hotel (Marriott), the applicant has proposed a non-corporate design that fits with Sedona's design standards rather than a corporate standard. The proposed wall signs have been modified to comply with Sedona's sign requirements</p> <p><i>Compliance:</i> <input checked="" type="checkbox"/> <i>Yes</i> <input type="checkbox"/> <i>Partial</i> <input type="checkbox"/> <i>No</i> <input type="checkbox"/> <i>Not Applicable</i></p>
4	<p>Provide public gathering spaces that promote social interaction.</p> <p>The project includes community spaces, including a pool and BBQ area and patio areas for guests to interact. While these spaces are designed for use by hotel guests and not the general public, the project includes trail access along with trailhead parking and amenities. These facilities would be available for public use based on the recommended conditions of approval.</p> <p><i>Compliance:</i> <input type="checkbox"/> <i>Yes</i> <input checked="" type="checkbox"/> <i>Partial</i> <input type="checkbox"/> <i>No</i> <input type="checkbox"/> <i>Not Applicable</i></p>
5	<p>Create mixed use, walkable districts.</p> <p>The adopted CFA plan calls for a mixed use, walkable district on the north side of the highway while allowing this property to develop as a mixed used area (though not requiring it). If mixed uses are considered, the CFA plan recommends café, coffee shops, and restaurants. These uses currently exist at the neighboring Courtyard project and the applicant has provided pedestrian connections between the two projects.</p> <p><i>Compliance:</i> <input type="checkbox"/> <i>Yes</i> <input checked="" type="checkbox"/> <i>Partial</i> <input type="checkbox"/> <i>No</i> <input type="checkbox"/> <i>Not Applicable</i></p>
6	<p>Encourage diverse and affordable housing options.</p> <p>While this project is a hotel, it is designed for long-term stays. This will provide housing options for temporary employees and an interim housing solution for new employees moving to Sedona from out of the area while they search for permanent housing. In addition, this project will provide two (2) affordable housing units available to employees of the hotel and contribute \$50,000 to the City's affordable housing fund, which will allow the City to further pursue housing development in other areas of the City.</p> <p><i>Compliance:</i> <input checked="" type="checkbox"/> <i>Yes</i> <input type="checkbox"/> <i>Partial</i> <input type="checkbox"/> <i>No</i> <input type="checkbox"/> <i>Not Applicable</i></p>

CIRCULATION GOALS

Community Plan p. 57

1	<p>Reduce dependency on single-occupancy vehicles.</p> <p>The proposal will provide shuttle service for guests, reducing the number of trips hotels guests take around town in their own vehicles. The project also provides a trail connection, allowing guests to access the trails in the area without using their car. The adjoining Courtyard project also provides a bus stop, allowing for ease of use of the existing public transportation system.</p> <p><i>Compliance:</i> <input checked="" type="checkbox"/> <i>Yes</i> <input type="checkbox"/> <i>Partial</i> <input type="checkbox"/> <i>No</i> <input type="checkbox"/> <i>Not Applicable</i></p>
2	<p>Provide for safe and smooth flow of traffic.</p> <p>The site plan uses existing access points off the highway; no new curb cuts are proposed as part of this project. This existing access to the highway is right-in, right-out. Access is also provided through the Courtyard project</p>

	to Upper Red Rock Loop Road, which intersects with State Route 89A at a signalized intersection. No unprotected left hand turn are needed in order to access this project.
	Compliance: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> Partial <input type="checkbox"/> No <input type="checkbox"/> Not Applicable
3	Coordinate land use and transportation planning and systems.
	Compliance: <input type="checkbox"/> Yes <input type="checkbox"/> Partial <input type="checkbox"/> No <input checked="" type="checkbox"/> Not Applicable
4	Make the most efficient use of the circulation system for long-term community benefit.
	Compliance: <input type="checkbox"/> Yes <input type="checkbox"/> Partial <input type="checkbox"/> No <input checked="" type="checkbox"/> Not Applicable
5	Limit the building of new roads and streets and make strategic investments in other modes of travel.
	Compliance: <input type="checkbox"/> Yes <input type="checkbox"/> Partial <input type="checkbox"/> No <input checked="" type="checkbox"/> Not Applicable
6	Create a more walkable and bike-able community.
	Compliance: <input type="checkbox"/> Yes <input type="checkbox"/> Partial <input type="checkbox"/> No <input checked="" type="checkbox"/> Not Applicable

ENVIRONMENT GOALS		Community Plan p. 71
1	Preserve and protect the natural environment.	
	The northern portion of the site has been heavily graded and disturbed. The applicant has proposed to place the parking lot in this area. The buildings follow the topography of the site as it slopes down to the south. The southern border of the site is adjacent to National Forest property. The applicant has proposed to extend the existing fence along the property boundary (started on the Courtyard project), preventing unauthorized access to Forest Service land. The applicant is also working with the Forest Service to provide a trail connection directly from the property to the established trail system in the area. However, the proposal does include the removal of a number of trees and should be relocated elsewhere onsite.	
	Compliance: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> Partial <input type="checkbox"/> No <input type="checkbox"/> Not Applicable	
2	Ensure a sufficient supply of quality water for the future.	
	Compliance: <input type="checkbox"/> Yes <input type="checkbox"/> Partial <input type="checkbox"/> No <input checked="" type="checkbox"/> Not Applicable	
3	Protect Oak Creek and its riparian habitat.	
	Compliance: <input type="checkbox"/> Yes <input type="checkbox"/> Partial <input type="checkbox"/> No <input checked="" type="checkbox"/> Not Applicable	
4	Reduce the impacts of flooding and erosion on the community and environment.	
	Compliance: <input type="checkbox"/> Yes <input type="checkbox"/> Partial <input type="checkbox"/> No <input checked="" type="checkbox"/> Not Applicable	
5	Promote environmentally responsible building and design.	
	The building has been designed in an efficient manner and will use the previously disturbed areas for parking while allowing the buildings to follow the topography of the land, reducing the amount of grading needed.	
	Compliance: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> Partial <input type="checkbox"/> No <input type="checkbox"/> Not Applicable	

PARKS, RECREATION, AND OPEN SPACE GOALS		Community Plan p. 71
1	Protect and preserve natural open space.	
	The property includes approximately 0.77 acres of land that was previously zoned open space. While this proposal includes the placement of drainage facilities on the open space parcel, no trees are to be removed for the drainage facilities and the remainder of the site will be left in its natural condition. The site also borders Forest Service land to the south and has been designed to take advantage of those views while also controlling access to the land through fencing and a designated trailhead.	
	<i>Compliance:</i> <input checked="" type="checkbox"/> <i>Yes</i> <input type="checkbox"/> <i>Partial</i> <input type="checkbox"/> <i>No</i> <input type="checkbox"/> <i>Not Applicable</i>	
2	Ensure the protection of the environment while providing for responsible outdoor recreation.	
	The project proposes a property line fence along the property line shared with the Forest Service land to prevent unauthorized access. In addition, the project proposes a trail connection directly from the property. This will allow for controlled access to the trails in the area of the hotel.	
	<i>Compliance:</i> <input checked="" type="checkbox"/> <i>Yes</i> <input type="checkbox"/> <i>Partial</i> <input type="checkbox"/> <i>No</i> <input type="checkbox"/> <i>Not Applicable</i>	
3	Provide activities and amenities that allow for community interactions and encourage active and healthy lifestyles.	
	The site plan includes pool, BBQ, and patio areas to promote interactions between the guests. In addition, the project includes a trail connection, which encourages active and healthy lifestyles.	
	<i>Compliance:</i> <input type="checkbox"/> <i>Yes</i> <input checked="" type="checkbox"/> <i>Partial</i> <input type="checkbox"/> <i>No</i> <input type="checkbox"/> <i>Not Applicable</i>	

ECONOMIC DEVELOPMENT GOALS		Community Plan p. 89
1	Support locally owned businesses.	
	<i>Compliance:</i> <input type="checkbox"/> <i>Yes</i> <input type="checkbox"/> <i>Partial</i> <input type="checkbox"/> <i>No</i> <input checked="" type="checkbox"/> <i>Not Applicable</i>	
2	Recruit new businesses and organizations representing different business and institutional sectors that diversify Sedona's economic base.	
	<i>Compliance:</i> <input type="checkbox"/> <i>Yes</i> <input type="checkbox"/> <i>Partial</i> <input type="checkbox"/> <i>No</i> <input checked="" type="checkbox"/> <i>Not Applicable</i>	
3	Preserve and enhance Sedona's tourist based economic sector.	
	This project will add another hotel to Sedona's inventory. The applicant has stated that they believe the Residence Inn model, which is designed for longer stays, is a lodging type not currently offered in Sedona. This may encourage longer stays and give tourists another option when planning their Sedona trip.	
	<i>Compliance:</i> <input type="checkbox"/> <i>Yes</i> <input checked="" type="checkbox"/> <i>Partial</i> <input type="checkbox"/> <i>No</i> <input type="checkbox"/> <i>Not Applicable</i>	
4	Incorporate an assets-based framework into the City's economic development efforts.	
	<i>Compliance:</i> <input type="checkbox"/> <i>Yes</i> <input type="checkbox"/> <i>Partial</i> <input type="checkbox"/> <i>No</i> <input checked="" type="checkbox"/> <i>Not Applicable</i>	
5	Improve the City's transportation, information and communication infrastructure to allow businesses to compete regionally, nationally and globally.	
	<i>Compliance:</i> <input type="checkbox"/> <i>Yes</i> <input type="checkbox"/> <i>Partial</i> <input type="checkbox"/> <i>No</i> <input checked="" type="checkbox"/> <i>Not Applicable</i>	

COMMUNITY GOALS		Community Plan p. 97
1	Cultivate an appreciation and respect for Sedona's distinctive community character.	
	<i>Compliance:</i> <input type="checkbox"/> <i>Yes</i> <input type="checkbox"/> <i>Partial</i> <input type="checkbox"/> <i>No</i> <input checked="" type="checkbox"/> <i>Not Applicable</i>	

2	Ensure that the needs and aspirations of the community now and into the future are met through a variety of cultural activities, opportunities, and facilities.
	Compliance: <input type="checkbox"/> Yes <input type="checkbox"/> Partial <input type="checkbox"/> No <input checked="" type="checkbox"/> Not Applicable
3	Create increased opportunities for formal and informal social interactions.
	The common areas will allow for formal and informal social interaction between guests of the hotel. Compliance: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> Partial <input type="checkbox"/> No <input type="checkbox"/> Not Applicable
4	Enhance opportunities for artistic display, engagement and learning.
	As part of the development, the applicant is required to meet the City's Art in Public Places requirement. The Courtyard project met this requirement by providing art at the corner of Upper Red Rock Loop Road and State Route 89A, creating a gateway entry feature at the west end of town that the public can interact and engage with. While the exact parameters of the art contribution for this project have yet to be determined, the applicant has stated that they would like to further enhance the artwork at the corner, furthering opportunities for artistic display, engagement, and learning. Compliance: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> Partial <input type="checkbox"/> No <input type="checkbox"/> Not Applicable
5	Preserve and celebrate the community's history.
	Compliance: <input type="checkbox"/> Yes <input type="checkbox"/> Partial <input type="checkbox"/> No <input checked="" type="checkbox"/> Not Applicable

WESTERN GATEWAY COMMUNITY FOCUS AREA PLAN

Though the City has adopted a CFA Plan for this area, the lodging designation for this property was in place prior to the adoption of the CFA Plan; therefore, staff's review of the proposal is from the perspective of the spirit of the CFA as intended rather than a literal interpretation.

SOUTHSIDE CHARACTER AREA, MIXED USED COMMERCIAL, LODGING, RESIDENTIAL CFA Plan p. 49

	Lodging options that are designed for extended stays are encouraged and are compatible with the adjacent residential area.
	The Residence Inn is specifically designed for long-term stays. Compliance: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> Partial <input type="checkbox"/> No <input type="checkbox"/> Not Applicable
	Neighborhood links and/or a trailhead to USFS trails will be needed to help address the growing trail use and expanded trail system south of the highway. Trailhead and/or visitor information parking can be incorporated with new development.
	The project proposes a trail access point on the property that would connect to existing trails in the vicinity of the hotel. The access point would include parking availability, a Forest Service kiosk/trail information, and other amenities such as benches and trash cans. Compliance: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> Partial <input type="checkbox"/> No <input type="checkbox"/> Not Applicable
Development Guidelines (page 49)	
1	Future development proposals should include all of the area between the Marriott Hotel and Park Place (approximately 3 acres) in a single development plan and may include additional property within the Park Place development (approximately one acre) through coordinated planning for mixed use development.
	The project includes the approximately 3 acres between the existing Marriott Hotel and Park Place. No additional acreage is included. Compliance: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> Partial <input type="checkbox"/> No <input type="checkbox"/> Not Applicable

2	<p>Compatible Commercial uses: Café, coffee shop, restaurant</p> <p>Though no additional commercial uses are proposed as part of the Residence Inn, the Courtyard Hotel to the west has a café/bistro, is within walking distance of the Residence Inn, and this project provides pedestrian connections to the Courtyard.</p> <p><i>Compliance:</i> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> Partial <input type="checkbox"/> No <input type="checkbox"/> Not Applicable</p>
3	<p>Multi-family should be part of any new development proposal in accordance with the City’s Development Incentives and Guidelines for Affordable Housing.</p> <p>The proposal includes 2 employee housing units and a \$50,000 contribution to the City’s Affordable Housing Fund.</p> <p>The City’s Development Incentives and Guidelines for Affordable Housing recommends that lodging uses provide affordable housing units equal to 12%. For an 88 unit hotel, this would result in 10.56 units.</p> <p><i>Compliance:</i> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> Partial <input type="checkbox"/> No <input type="checkbox"/> Not Applicable</p>
4	<p>Apartments should make up a significant percentage of the housing units.</p> <p>Both proposed housing units are apartments.</p> <p><i>Compliance:</i> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> Partial <input type="checkbox"/> No <input type="checkbox"/> Not Applicable</p>
5	<p>New housing development should include long-term strategies for achieving affordability and availability to address local housing needs. Strategies should address, but are not limited to:</p> <ul style="list-style-type: none"> • Affordability • Primary residence • Owner occupancy <p>The letter of intent states that the two proposed housing units are intended for employees. The details of these units will be worked out in the development agreement and Staff will review the applicant’s proposal to ensure the conditions meet the intent of the DIGAH and CFA plan. Staff is recommending that a Development Agreement be approved that includes, at a minimum, the following:</p> <ol style="list-style-type: none"> i. Both rental units shall be targeted to households earning up to 80% of the area median income adjusted for unit size in Yavapai County. ii. Both rental units shall be a minimum of one (1) bedroom and a minimum size of 600 square feet. iii. The property owner shall adhere to DIGAH’s Eligibility Criteria and Marketing and Application Process when renting the units. iv. The property owner shall agree to, sign and record with Yavapai County a Land Use Restrictions agreement v. The rental units and the property owner shall comply with all applicable development guidelines including, but not limited to: <ol style="list-style-type: none"> a. Tenants are entitled to the use of all on-site amenities, including pool, club house, BBQs, etc. b. Interior finish and quality of construction should be at a minimum be comparable to applicable entry level rental housing in the Verde Valley c. The units shall be available and remain affordable from the date of initial occupancy for as long as the Residence Inn remains a lodging use. vi. Tenant preferences, in addition to income restrictions, shall be made first available to qualified Residence Inn and Courtyard Hotel employees. Second preference is for qualified school district and city of Sedona employees. Third preference is for qualified citizens at large. vii. Any other applicable conditions.

	<p>viii. An annual report shall be submitted to the Community Development Department demonstrating compliance with conditions of approval and the DIGAH</p> <p><i>Compliance:</i> <input checked="" type="checkbox"/> <i>Yes</i> <input type="checkbox"/> <i>Partial</i> <input type="checkbox"/> <i>No</i> <input type="checkbox"/> <i>Not Applicable</i></p>
6	<p>Adequate on-site interior storage space (either joint or individual) should be provided for multi-family units.</p> <p>The housing units are designed in the same style as the Residence Inn units, which are designed to accommodate long-term stays, including storage areas.</p> <p><i>Compliance:</i> <input checked="" type="checkbox"/> <i>Yes</i> <input type="checkbox"/> <i>Partial</i> <input type="checkbox"/> <i>No</i> <input type="checkbox"/> <i>Not Applicable</i></p>
7	<p>Flexibility in density and building height could be explored to accommodate preferred development</p> <p>No flexibility in density or building height has been requested in order to accommodate the CFA's preferred development.</p> <p><i>Compliance:</i> <input type="checkbox"/> <i>Yes</i> <input type="checkbox"/> <i>Partial</i> <input type="checkbox"/> <i>No</i> <input checked="" type="checkbox"/> <i>Not Applicable</i></p>
8	<p>Lodging uses:</p> <ul style="list-style-type: none"> • Adjacent to SR 89A shall be aligned perpendicular or at an angle to SR 89A (not parallel to SR 89A). • Shall include multiple buildings rather than one large building. • Shall have parking located behind the buildings, and not visible from a public roadway or SR 89A (see also page 53 regarding parking structures). • Shall include multiple, smaller parking lots rather than large parking lots (see also page 53 regarding parking structures). • Should provide or subsidize shuttle transportation to trailheads and Uptown. • Should include trailhead parking or trail access and visitor information in coordination with the Forest Service. <p>The building closest to State Route 89A is designed with deep courtyards on the street side of the building, leading to a perceived perpendicular alignment.</p> <p>There are a total of 3 buildings on site.</p> <p>Parking is not located behind the buildings due to the alignment of the existing circulation which this project is extending, the need to include various easements across the front of the property, and the desire to use the areas previously disturbed and graded for parking while placing the buildings on the slopes of the site in order to reduce grading.</p> <p>The main parking lot is in the front of the building, but there are smaller parking lots on the east and west sides of the building with the western parking lot also serving to provide trailhead parking.</p> <p>The hotel will provide shuttle service for guests. In addition, the site provides access to an existing public transit stop.</p> <p>The site provides trailhead parking, trail access, and trail information.</p> <p><i>Compliance:</i> <input type="checkbox"/> <i>Yes</i> <input checked="" type="checkbox"/> <i>Partial</i> <input type="checkbox"/> <i>No</i> <input type="checkbox"/> <i>Not Applicable</i></p>

PZ16-00009 (ZC, DEV, CUP)
Marriott Residence Inn

Attachment 3.b:
Staff Evaluation
Development Standards (LDC Article 9)
Checklist

Development Standards Checklist
 Land Development Code Article 9
 PZ16-0009 Marriott Residence Inn



**City Of Sedona Community
 Development Department**
 102 Roadrunner Drive Sedona, AZ 86336
 (928) 282-1154 • Fax: (928) 204-7124

Article 9 of the Sedona Land Development Code contains specific Development Standards applicable to various commercial projects. This Article sets the minimum criteria for review and approval of all new construction and renovation proposals by the City’s Community Development Department and Planning & Zoning Commission. Applicants of proposed development projects must demonstrate compliance with these development standards.

Review Date: March 29, 2018

Reviewer: Cari Meyer, Senior Planner

Color Coding	Full Compliance	Partial Compliance	Non-Compliance	Not Applicable
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The Marriott Residence Inn proposal includes 3 separate buildings. For sections where the regulations apply to individual buildings, the buildings will be identified as Building A (northern building), Building B (eastern building), and Building C (southern building). See site plan to the right:



903 Height Regulations	
903.03 Height and Massing – Commercial, Public, and Semi-Public Buildings	
903.03.A Overall Building Height	
	<p><i>Evaluation</i></p> <p>Building A:</p> <p>(1) Portions of the building exceed the 22’ from natural grade height limitation. All of these areas can be accounted for using allowances for sloped roofs and elevator towers. Alternate standards are not needed.</p> <p>(2) Small areas of rugged terrain were not used to increase or decrease heights. Drainage channels within the building footprint have been accounted for.</p> <p>(3) The lowest point at natural grade adjacent to the building exterior is approximately 4482. The highest roof ridge or parapet is 4515, for an overall height of 33 feet.</p> <p>(4a) Alternate standards are not needed for the proposed heights.</p> <p>(4b) There are no portions of the building within 10 feet of a front or street side yard setback.</p> <p>(4c) All sloped roofs have been designed at a 3.5:12 pitch. This pitch was taken into account when evaluating the heights and the 5’ allowance permitted in this section was applied.</p> <p>(4d) There are three elevator penthouses/towers/stair towers spread throughout the building. None of these elements exceed 30’ from natural grade (baseline 22’ plus an additional allowable 8’) and total approximately 3.3% of the roof area, below the maximum of 5%. As these elements are for elevators and</p>

stair towers, they are not required to be 6' from the roof edge and were not used to create separate masses for compliance with SLDC 903.03.B.

(4e) The applicant does not propose to use the increased height allowance for 1 of the 3 buildings.

(5) No portions of the building are within 30 feet of a residentially zoned property.

(6) This section requires that 20% of the building footprint be a maximum of 16 feet (or 21 feet for a sloped roof) in height, subject to additional conditions. The site plan states that 40.13% of Building A meets this requirement. However, based on Staff's evaluation, several the areas shown on the roof plan as being under the 16'/21' restriction exceed these heights. Staff has been unable to determine the precise areas of the building the meet this restriction.

While there are areas at the front and back of the building under 16' in height from finished grade, due to the sloping natural grade, a large portion of the roof over the lobby exceeds 16' in height from natural grade and significant portions of the building counted towards meeting this requirement are patio decks and not within the building footprint. In addition, the areas that are used to meet this requirement do not meet the LDC's requirement that they be "unbroken and not separated into smaller areas and shall be visible from both sides of the longest elevation."

As height variations may be approved through the rezoning process, the applicant has requested a modification for the following reasons: (1) The sloping natural grade and the need to provide a level parking lot make it difficult to fit large portions of the building under the 16 foot from natural grade restriction. (2) While not over building area, the roofs over patio areas compose roof site coverage and help provide relief to stepped roof line and massing. (3) Roof height in the front of the building could conform, but a higher height is requested in order to provide parapets of a tall enough height to shield rooftop equipment. (4) The additional height will not create a negative visual impact or block view corridors, and will provide a stair-stepped mass from the lower porte-cochere to the two-story mass in Building A.

In general, Staff is supportive of this assessment, and agrees with the applicant's reasons for requesting a height modification. In addition, decreasing the height on a portion of this building would not have a positive impact on view corridors and the building is significantly setback from the road, minimizing the impact on views from the public right-of-way.

Compliance: Yes Partial No Not Applicable

Building B:

(1) Portions of the building exceed the 22' from natural grade height limitation. These areas can be accounted for using allowances for sloped roofs, elevator towers, and alternate standards.

(2) Small areas of rugged terrain were not used to increase or decrease heights. There is an existing drainage channel within the southern end of the building footprint that was accounted for when evaluating building heights.

(3) The lowest point at natural grade adjacent to the building exterior is approximately 4481. The highest roof ridge or parapet is 4516.0, an overall height of 35.0'.

(4a) Based on the roof plan, alternate standards are needed for the portion of the building south of the southern elevator tower (51 on the roof plan). This area has a height of 4507 and the adjacent natural grade is 4483.5, a height of 23.5 feet. As this is a parapet roof, no additional height is given for a sloped roof. A total of 3 credit points is needed under alternate standards. Please see the evaluation of this building under LDC 405 (Alternate Standards).

(4b) There are no portions of the building within 10 feet of a front or street side yard setback.

(4c) All sloped roofs have been designed at a 3.5:12 pitch. This pitch was taken into account when evaluating the heights and the 5' allowance permitted in this section was applied.

(4d) There are two elevator penthouses/towers/stair towers. Neither of these elements exceed 30' from

natural grade (baseline 22' plus an additional allowable 8') and total approximately 4.97% of the roof area, below the maximum of 5%. As these elements are for elevators and stair towers, they are not required to be 6' from the roof edge and were not used to create separate masses for compliance with SLDC 903.03.B.

(4e) The applicant does not propose to use the increased height allowance for 1 of the 3 buildings.

(5) No portions of the building are within 30 feet of a residentially zoned property.

(6) This section requires that 20% of the building footprint be a maximum of 16 feet (or 21 feet for a sloped roof) in height, subject to additional conditions. The site plan states that 44.8% of Building B meets this requirement. However, based on Staff's evaluation, a few the areas shown on the roof plan as being under the 16'/21' restriction exceed these heights. Staff has been unable to determine the precise areas of the building the meet this restriction.

In addition, the areas that are used to meet this requirement do not meet the LDC's requirement that they be "unbroken and not separated into smaller areas and shall be visible from both sides of the longest elevation," as most of them are simply the lower portions of sloped roofs of the building.

As height variations may be approved through the rezoning process, the applicant has requested a modification for the following reasons: (1) The majority of Building B is hidden by Building A. The most visible elevation (northern elevation), contains the largest concentration of portions of the building that are below the 16'/21' restriction; (2) Building B steps down to the south, following the terrain, further hiding the building from the public right-of-way; and (3) The applicant has worked with the neighbors in the adjoining subdivision (Foothills South) to reduce the heights of the portion of the building closest to their subdivision to the maximum extent possible, resulting in the HOA submitting a letter in support of the project.

In general, Staff is supportive of this assessment, and agrees with the applicant's reasons for requesting a height modification. In addition, decreasing the height on a portion of this building would not have a positive impact on view corridors and the building is significantly setback from the road, minimizing the impact on views from the public right-of-way.

Compliance: Yes Partial No Not Applicable

Building C:

(1) Portions of the building exceed the 22' from natural grade height limitation. These areas can be accounted for using allowances for sloped roofs and elevator towers. Alternate standards do not appear to be needed.

(2) Small areas of rugged terrain were not used to increase or decrease heights. There is an existing drainage channel within the southern end of the building footprint that was accounted for when evaluating building heights.

(3) The lowest point at natural grade adjacent to the building exterior is approximately 4471.5. The highest roof ridge or parapet is 4502, an overall height of 30.5'.

(4a) Based on Staff's evaluation, alternate standards are not needed for the proposed heights.

(4b) There are no portions of the building within 10 feet of a front or street side yard setback.

(4c) All sloped roofs have been designed at a 3.5:12 pitch. This pitch was taken into account when evaluating the heights and the 5' allowance permitted in this section was applied.

(4d) There are two elevator penthouses/towers/stair towers. Neither of these elements exceed 30' from natural grade (baseline 22' plus an additional allowable 8'). These two areas total approximately 5.05% of the roof area, exceeding the maximum of 5%. However, the easternmost tower complies with height requirements without needing the additional allowance given to towers. Therefore, the westernmost tower is the only one that would use the increased height allowance and is approximately 2.96% of the roof area, below the maximum of 5%. As these elements are for elevators and stair towers, they are not required to

be 6' from the roof edge and were not used to create separate masses for compliance with SLDC 903.03.B.

(4e) The applicant does not propose to use the increased height allowance for 1 of the 3 buildings.

(5) No portions of the building are within 30 feet of a residentially zoned property.

(6) This section requires that 20% of the building footprint be a maximum of 16 feet (or 21 feet for a sloped roof) in height, subject to additional conditions. The site plan states that 43.26% of Building C meets this requirement. However, based on Staff's evaluation, a few the areas shown on the roof plan as being under the 16'/21' restriction exceed these heights. Staff has been unable to determine the precise areas of the building the meet this restriction.

In addition, the areas that are used to meet this requirement do not meet the LDC's requirement that they be "unbroken and not separated into smaller areas and shall be visible from both sides of the longest elevation," as most of them are simply the lower portions of sloped roofs of the building.

As height variations may be approved through the rezoning process, the applicant requested a modification for the following reasons: (1) Building C is screened from the public right-of-way by Building A and from the neighboring subdivision by Building B. (2) Due to topography, Building C sits approximately 10 feet lower than Buildings A and B, further limiting the visual impact.

In general, Staff is supportive of this assessment, and agrees with the applicant's reasons for requesting a height modification. In addition, decreasing the height on a portion of this building would not have a positive impact on view corridors and the building is significantly setback from the road, minimizing the impact on views from the public right-of-way.

Compliance: Yes Partial No Not Applicable

903.03.B Required Massing

Evaluation: All buildings are required to have 3 masses in plan view and elevation view.

Building A: Building A exceeds massing requirements in both plan view and elevation view. Due to the various offsets in the building and changing roof lines, there are 5 separate masses in both plan and elevation view.

Compliance: Yes Partial No Not Applicable

Building B: Based on the given building footprint of 10,100 square feet and the requirement that masses be a minimum of 20% of the building, each mass must be a minimum of 2,020 square feet.

Elevation view massing: To qualify for an elevation view mass, in addition to the area requirement (above), separate masses must be separated vertically by a minimum of 3'. The northern and southern sections of the building have a difference in height of 5 feet. Other changes in elevation are do not have a large enough vertical difference, do not cover enough area, or are part of an elevator tower, which cannot be counted as a separate mass (LDC 903.03.A.4.d). Therefore, there are only 2 elevation view masses.

Plan view massing: To qualify for a plan view mass, in addition to the area requirement (above), separate masses must have a minimum offset of 6 feet. There is a 6-foot offset in the middle of the building, creating 2 separate masses. While there is another 6-foot offset in the southern portion of the building, the area of this offset is approximately 1,244 square feet, less than the 2,020 square foot minimum. Therefore, this area is not counted as a separate mass, leaving only 2 plan view masses for Building B.

In both elevation and plan view, 3 separate masses are required and only 2 are shown. The LOI states that the applicant felt the building was getting too busy when additional vertical masses were incorporated. In addition, the LOI states that, though there is not another 6-foot offset that meets massing requirements, they have incorporated multiple 3.5-foot offsets throughout the building. Due to these reasons, they are requesting that the building be approved as currently proposed.

Staff is supportive of this request. Though the building does not meet the technical requirement for massing, the number of offsets in plan view, the gabled roofs in elevations view, and the incorporation of

	<p>balconies and patios along with variations in building materials (stucco and rock), meet the intent of the massing requirements by creating various building planes and shadow lines. In addition, Building B is largely hidden from public view by Building A, which exceeds massing requirements. (See evaluation for Building A above).</p>
	<p>Compliance: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> Partial <input type="checkbox"/> No <input type="checkbox"/> Not Applicable</p>
	<p>Building C: Based on the given building footprint of 6,323 square feet and the requirement that masses be a minimum of 20% of the building, each mass must be a minimum of 1,265 square feet.</p> <p>Elevation view massing: To qualify for an elevation view mass, in addition to the area requirement (above), separate masses must be separated vertically by a minimum of 3'. There are no areas in the building that have enough vertical separation and area to be considered a mass. There are areas with changes in height, but those areas are either elevator towers which cannot be counted as a separate mass or gabled roofs that do not contain sufficient area to be counted as a mass. Therefore, Building C only has one mass in elevation view.</p> <p>Plan view massing: To qualify for a plan view mass, in addition to the area requirement (above), separate masses must have a minimum offset of 6 feet. While there is a 6-foot offset in the eastern portion of the building, the area of this offset is approximately 440 square feet, less than the 1,265 square foot minimum. Therefore, this area is not counted as a separate mass, leaving only one plan view mass for Building C.</p> <p>In both elevation and plan view, 3 separate masses are required and only one is shown. The LOI states that the while not considered as separate masses, the elevator towers provide some vertical relief with the gabled roofs over the patios/balconies providing additional vertical relief. In addition, the LOI states that, though there is not a 6-foot offset that meets massing requirements, they have incorporated multiple 3.5-foot offsets throughout the building. Due to these reasons, they are requesting that the building be approved as currently proposed.</p> <p>Staff is supportive of this request. Though the building does not meet the technical requirement for massing, the number of offsets in plan view, the gabled roofs and elevator towers in elevations view, and the incorporation of balconies and patios along with variations in building materials (stucco and rock), meet the intent of the massing requirements by creating various building planes and shadow lines. In addition, Building C sits at a lower elevation than Buildings A and B and is largely hidden from public view by Building A and B, making this building not visible from public areas with the exception of some potential locations along the trails on Forest Service land to the south.</p>
	<p>Compliance: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> Partial <input type="checkbox"/> No <input type="checkbox"/> Not Applicable</p>
	<p>903.03.C Unrelieved Building Planes</p>
	<p><i>Evaluation:</i> The elevations show that the largest unrelieved building plane is 749 square feet on the south side of Building C (Elevation 4). This has been measured in compliance with the LDC. LDC 903.03.C.3, which states "a break or separation between unrelieved building planes is defined as an interruption of the building wall plan with either a recess or an offset measuring at least 6 feet in depth and at least ¼ of the wall's total length." In addition, the definition of unrelieved building planes states that windows and door do not constitute providing relief unless they project or recede a minimum of 12 inches. Due to this method of measurement, changes in materials, decorative trim around windows, and small balconies do not reduce the overall size of an unrelieved building plane. Therefore, the buildings will appear to have even smaller unrelieved building planes, as changes in materials, balconies and building trim are incorporated throughout the design.</p>
	<p>Compliance: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> Partial <input type="checkbox"/> No <input type="checkbox"/> Not Applicable</p>
	<p>903.03.D Exposed Mass Heights</p>
	<p><i>Evaluation:</i> There are no exposed mass heights of more than 24 feet.</p>
	<p>Compliance: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> Partial <input type="checkbox"/> No <input type="checkbox"/> Not Applicable</p>
	<p>903.03.E Building Separation</p>

	<p><i>Evaluation:</i> Buildings A and B are set at an angle to each other. However, there is only approximately 10 feet of adjacent building length that is less than 20 feet apart, making the separation between Buildings A and B in compliance.</p> <p>Buildings B and C have an adjacent building length of 42 feet. Based on this, the minimum required separation is 17.5 feet. However, the distance between the buildings varies from approximately 12 feet to 27 feet and the portion of the building separation that is less than the required 17.5 feet is approximately 18 feet wide. As buildings with an adjacent length of less than 20 feet only have a minimum separation of 10 feet, Staff believes that the buildings as proposed meet this section of the code.</p> <p>The LOI further states that moving building C to increase the separation would result in the loss of parking near the trailhead and the wider view corridor that would be created would only be visible for those staying at the hotel, not the public.</p>
	<p><i>Compliance:</i> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> Partial <input type="checkbox"/> No <input type="checkbox"/> Not Applicable</p>
903.03.F	Siting and Orientation of Multiple Buildings
	<p><i>Evaluation:</i> Though there are multiple buildings on site, they are not “in a row along any street or highway right-of-way.” Therefore, this section does not apply.</p>
	<p><i>Compliance:</i> <input type="checkbox"/> Yes <input type="checkbox"/> Partial <input type="checkbox"/> No <input checked="" type="checkbox"/> Not Applicable</p>
903.04	Chimney Mass
	<p><i>Evaluation:</i> There are various chimney masses proposed throughout the project. None of the masses are more than 5 feet in height above the highest point of the structure within 10 feet and the chimney pipes do not exceed 12 inches in height.</p>
	<p><i>Compliance:</i> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> Partial <input type="checkbox"/> No <input type="checkbox"/> Not Applicable</p>
903.05	Retaining Walls
	<p><i>Evaluation:</i> Retaining walls will be needed for the drainage work, particularly along the southeastern property line. The tallest retaining wall is 6 feet in height.</p>
	<p><i>Compliance:</i> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> Partial <input type="checkbox"/> No <input type="checkbox"/> Not Applicable</p>
903.06	Posts and Masonry Piers
	<p><i>Evaluation:</i> There are no posts or masonry piers that would be subject to additional restrictions as outlined in this section.</p>
	<p><i>Compliance:</i> <input type="checkbox"/> Yes <input type="checkbox"/> Partial <input type="checkbox"/> No <input checked="" type="checkbox"/> Not Applicable</p>
903.07	Walls and Fences
	<p><i>Evaluation:</i> Screen walls in the front setback are limited to 3 feet in height. The current proposal calls for a 3-foot screen wall on top of a 2-foot berm, for a total height of 5 feet. The increased height is in response to a request from the Planning and Zoning Commission for more substantial screening. As height modifications may be approved through the zoning process, the applicant has requested that this height modification be approved and Staff is supportive of the request.</p> <p>Fences/walls along other property lines will be designed to be compatible with the building and the fencing currently installed at the Marriott Courtyard. These fences do not exceed 6 feet in height.</p>
	<p><i>Compliance:</i> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> Partial <input type="checkbox"/> No <input type="checkbox"/> Not Applicable</p>
903.08	Towers and Antennas
	<p><i>Evaluation:</i> No towers or antennas are proposed.</p>
	<p><i>Compliance:</i> <input type="checkbox"/> Yes <input type="checkbox"/> Partial <input type="checkbox"/> No <input checked="" type="checkbox"/> Not Applicable</p>
903.09	Roof Mounted Screening
	<p><i>Evaluation:</i> All roof mounted equipment will be screened by the building. In some places, the parapets have been designed as an integral part of the building. In sections of the roof that use a hip roof, the center of the hip has been designed to incorporate a recessed area in which equipment may be housed. All screening meets height requirements.</p>
	<p><i>Compliance:</i> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> Partial <input type="checkbox"/> No <input type="checkbox"/> Not Applicable</p>
903.10	Flagpoles

	<i>Evaluation:</i> No flagpoles are proposed.
	<i>Compliance:</i> <input type="checkbox"/> Yes <input type="checkbox"/> Partial <input type="checkbox"/> No <input checked="" type="checkbox"/> Not Applicable
904 Color	
	904.01 Exterior Color Requirements
	<i>Evaluation:</i> The “Monsoon” (DE 6039) and “Cave of the Winds” (DE 6040) colors proposed are acceptable. The lightest color has an LRV of 30%.
	<i>Compliance:</i> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> Partial <input type="checkbox"/> No <input type="checkbox"/> Not Applicable
905 Alternate Standards	
	905 Alternate Standards
	<i>Evaluation:</i> Alternate standards are needed for portions of the building that exceed 22’ above natural grade for flat/parapet roofs (27’ for roofs with slopes of at least 3.5:12). Based on Staff’s evaluation of the proposed buildings (See Section 903.03.A), Buildings A and C do not require alternate standards and Building B requires 3 points under alternate standards. For 3 points under alternate standards, the maximum LRV allowed is 24. The lightest color currently proposed has an LRV of 19. Therefore, based on paint color, the building has sufficient points under alternate standards for the proposed height.
	<i>Compliance:</i> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> Partial <input type="checkbox"/> No <input type="checkbox"/> Not Applicable
906 Materials	
	906.01 Exterior Materials
	<i>Evaluation:</i> No mirrored or reflective surfaces or metallic surfaces are proposed. The proposed materials will not create a high contrast with surrounding areas.
	<i>Compliance:</i> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> Partial <input type="checkbox"/> No <input type="checkbox"/> Not Applicable
	906.02 Driveways
	<i>Evaluation:</i> The materials proposed for the driveways and drive aisles are asphalt and pavers, both of which are acceptable materials. No uncolored concrete will be used.
	<i>Compliance:</i> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> Partial <input type="checkbox"/> No <input type="checkbox"/> Not Applicable
907 Screening Requirements	
	907.01 Equipment Screening
	<i>Evaluation:</i> Ground mounted equipment and trash containers will be screened by walls that are compatible with the building. Roof mounted equipment will be screened by parapet walls or placed within recesses in the roof specifically designed to screen equipment.
	<i>Compliance:</i> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> Partial <input type="checkbox"/> No <input type="checkbox"/> Not Applicable
	907.02 Screening of Uses
	<i>Evaluation:</i> No additional screening due to adjacent uses or zoning districts is required.
	<i>Compliance:</i> <input type="checkbox"/> Yes <input type="checkbox"/> Partial <input type="checkbox"/> No <input checked="" type="checkbox"/> Not Applicable
	907.03 Additional Requirements
	<i>Evaluation:</i> None of the circumstances warranting additional requirements for screening apply to this project.
	<i>Compliance:</i> <input type="checkbox"/> Yes <input type="checkbox"/> Partial <input type="checkbox"/> No <input checked="" type="checkbox"/> Not Applicable
908 Utilities	
	908 Utilities
	<i>Evaluation:</i> All new utilities will be underground.
	<i>Compliance:</i> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> Partial <input type="checkbox"/> No <input type="checkbox"/> Not Applicable
909 Trees	
	909 Trees
	<i>Evaluation:</i> All trees slated for removal are within areas proposed for development. During removal, the trees will be evaluated for transplant potential. Any trees deemed suitable for transplant will be boxed and replanted. The applicant will be using the same transplanting methods as were used during the Courtyard project.
	New trees will be planted as required. The trees shown on the landscape plan meet the tree requirements

	for this building.
	Compliance: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> Partial <input type="checkbox"/> No <input type="checkbox"/> Not Applicable
910 Landscaping	
910.05 General Landscape Requirements and Regulations	
	<p><i>Evaluation:</i> (A) All parts of the site not used for buildings, parking, driveways, walkways, etc., are landscaped.</p> <p>(B) No artificial trees are proposed.</p> <p>(C) All plants proposed are included on the Sedona Plant List or are appropriate to the area due to low water usage, drought tolerance, or freeze resistance.</p> <p>(D) 74% of the trees are evergreen and 100% of the evergreen trees are native. Two of the shrubs included on the plant list are native evergreen species based on the City's approved plant list, comprising a total of 31% of the total shrubs. A variety of plants are used so that no one plant comprises more than 50% of the quantity required.</p> <p>(E) Existing vegetation is not used for any of the required landscaping.</p> <p>(F, G, H, I) The landscaped areas, as designed, are in compliance with code requirements.</p> <p>(J) Landscaping is proposed in the rights-of-way. Permits from the City of Sedona and the Arizona Department of Transportation will be required for work (including landscaping) in the rights-of-way.</p> <p>(K) Natural vegetation has only been preserved within the open space portion of the project. All existing trees within the developed area are slated for removal and will be evaluated for transplant feasibility.</p> <p>(L) The street frontages have been landscaped. Visibility triangles will be maintained where appropriate.</p> <p>(M) Landscaping of the parking areas is provided as required, with sufficient landscaping and peninsulas appropriately spaced.</p> <p>(N) Sufficient landscaping is provided around the building perimeter.</p>
	Compliance: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> Partial <input type="checkbox"/> No <input type="checkbox"/> Not Applicable
911 Outdoor Lighting	
911.05 Outdoor Lighting Standards	
	<p><i>Evaluation:</i> A maximum of 306,000 lumens are permitted. The applicant has submitted a lighting plan showing a total of 64,540 lumens (21% of allowance). The parking lot lights, bollard lights, and wall and ramp niche lights are fully shielded. The proposed "Landscape Spread Light" is not fully shielded but are proposed to be aimed at the screen wall, which could act as partial shielding. The total lumens proposed as landscape spread lights is 2,890, below the permitted 5,500 lumens per acre that may be allowed as partially shielded fixtures.</p>
	Compliance: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> Partial <input type="checkbox"/> No <input type="checkbox"/> Not Applicable
912 Off-Street Parking and Loading Requirements and Standards	
912.03 Parking Spaces Required	
	<p><i>Evaluation:</i> All required parking is provided on-site. No off-site parking or reductions have been requested.</p>
	Compliance: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> Partial <input type="checkbox"/> No <input type="checkbox"/> Not Applicable
912.04 Schedule of Off-Street Parking Requirements	
	<p><i>Evaluation:</i> The proposed 88 room hotel with (including 4 two-bedroom units), 2 employee housing units, and 575 square feet of meeting space requires 108 parking spaces. The site plan shows 112 spaces.</p>
	Compliance: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> Partial <input type="checkbox"/> No <input type="checkbox"/> Not Applicable
912.05 Site Development Standards for Off-Street Parking Areas	
	<p><i>Evaluation:</i> The design of the parking area meets the requirements for parking lot design.</p>
	Compliance: <input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> Partial <input type="checkbox"/> No <input type="checkbox"/> Not Applicable
912.07 Off-Street Loading Requirements	

	<i>Evaluation:</i> Loading and delivery areas have been provided on the west side of Building A.
	<i>Compliance:</i> <input checked="" type="checkbox"/> <i>Yes</i> <input type="checkbox"/> <i>Partial</i> <input type="checkbox"/> <i>No</i> <input type="checkbox"/> <i>Not Applicable</i>
	912.08 Bus and Large Vehicle Parking
	<i>Evaluation:</i> By strict application of the Code, this project would be required to provide 3 parking spaces for buses, recreational vehicles, or oversize vehicles. However, this requirement may be waived under certain circumstances. It is not anticipated that guests will require oversize vehicle parking. In the instance that oversize vehicle parking is required, it may be accommodated in various areas of the parking lot. If hotel creates a greater demand for oversize vehicle parking than anticipated, the City may require designated oversize vehicle parking or signs to restrict oversize vehicle access.
	<i>Compliance:</i> <input checked="" type="checkbox"/> <i>Yes</i> <input type="checkbox"/> <i>Partial</i> <input type="checkbox"/> <i>No</i> <input type="checkbox"/> <i>Not Applicable</i>
	912.09 Accessible Parking
	<i>Evaluation:</i> A 112-space parking lot requires 5 accessible parking spaces. 6 accessible spaces have been provided.
	<i>Compliance:</i> <input checked="" type="checkbox"/> <i>Yes</i> <input type="checkbox"/> <i>Partial</i> <input type="checkbox"/> <i>No</i> <input type="checkbox"/> <i>Not Applicable</i>
Other Considerations	
<p>Signs: As the development review application was submitted prior to the adoption of the new sign ordinance, the project is not required to comply with the new sign ordinance. However, the applicant has amended some items in their sign package to be in closer compliance with the current sign code than would otherwise be required.</p> <ul style="list-style-type: none"> • Wall Sign: The wall sign has been designed to include halo lit letters rather than internally illuminated letters. Under both the previous sign ordinance and the current sign ordinance, the project would be permitted a maximum of 50 square feet of wall signage. The proposed sign is 24.75 square feet, a little less than half the size that would be permitted. This does not consider increased sign size allowances for use of individual letters, which the sign would be permitted. If those bonuses were applied, the sign would be even further below the maximum allowed sign size. In addition, the applicant has proposed two options: one with white letters and one with black letters. As the City does not regulate text color on signs, either option would be permitted. • Monument Sign: The proposed monument sign is 6'0" tall and uses an internally illuminated cabinet. However, only the letters, not the entire sign face, are lit. Under both the previous and current sign ordinance, the height of the sign would be permitted at 8'0". In addition, the area under the previous code would have been measured at a total of 6.5 square feet (20 square feet permitted). Under the current code, the sign would be measured at 26.31 square feet. The permitted sign size in the current code, based on the sign's location in a landscape area and on a property with more than 300 feet of street frontage, is 42 square feet. 	

PZ16-00009 (ZC, DEV, CUP)
Marriott Residence Inn

Attachment 3.c:
Staff Evaluation
Design Review Manual (LDC Article 10)
Checklist



The Design Review Manual (DRM) is the City of Sedona’s acceptable standard and guiding policy document for all development proposals in the City. The DRM, along with the Land Development Code (LDC), forms the basis for the review and approval of all new construction and renovation proposals by the City’s Community Development Department and Planning and Zoning Commission. Applicants of proposed development projects must demonstrate “good faith intent” to comply with the Manual.

Review Date: March 29, 2018

Reviewer: Cari Meyer, Senior Planner

Color Coding	Full Compliance	Partial Compliance	Non-Compliance	Not Applicable
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The Marriott Residence Inn proposal includes 3 separate buildings. For sections where the regulations apply to individual buildings, the buildings will be identified as Building A (northern building), Building B (eastern building), and Building C (southern building). See site plan to the right:



2.0 Site Development	
2.2 Site design	
Sensitivity to natural features	<p><i>Evaluation:</i> The site is designed to utilize the previously disturbed area for parking lots. The buildings will be located in the more topographically challenging portions of the site, with the finished floors of the buildings transitioning lower to the south of the site, following the topography of the property. Further, the building follows the grades of the lot as it drops away from the street/public right-of-way, allowing the bulk of Buildings B and C to be shielded from public view by Building A and the site topography.</p> <p>However, most of the natural vegetation will be removed during the construction process. While the applicant has committed to attempting to transplant as many trees as possible, preservation of trees in place is preferred over transplanting.</p> <p>Compliance: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> Partial <input type="checkbox"/> No <input type="checkbox"/> Not Applicable</p>
Arrangement of spaces	<p><i>Evaluation:</i> The site has been designed to use the existing access at the Courtyard Hotel, no additional curb cuts are required. The internal vehicle circulation patterns have been designed as a continuation of the vehicle circulation patterns at the Courtyard Hotel. The design of the site will also maintain the secondary/emergency access for Park Place and Foothills South. This project provides pedestrian connections that link to the pedestrian walkways along the adjoining streets and the pedestrian pathways at the Courtyard Hotel.</p> <p>The open space portion of the site ensures that a natural buffer will be maintained between this</p>

	<p>development and the neighboring subdivision. Landscape buffers are provided between the hotel and the street.</p> <p>Areas and access for refuse collection have been integrated into the design of the site. Drainage and detention facilities have also been coordinated with the placements of the parking lots and buildings.</p> <p>The buildings have been placed on the site to take advantage of the topography of the lot as is slopes to the south, as the finished floors of the buildings generally follow the natural slope of the property. The buildings have been arranged on the site and designed to create functional spaces for the guest's relaxation, business, and pleasure, with patios integrated into the design of the north side of Building A and a courtyard with a pool and other guest amenities created in the center of the three buildings.</p>
	<p>Compliance: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> Partial <input type="checkbox"/> No <input type="checkbox"/> Not Applicable</p>
	<p>Viewshed Analysis</p> <p><i>Evaluation:</i> The buildings are set back from the road and landscaped sufficiently so that it will not impede views from those driving by the site. Buildings B and C have been located on the site to take advantage of the views of the forest to the south. By placing the parking lot next to the road and the building next to the forest, there will be minimal impact to the views from the highway and the guests at the hotel will be able to enjoy unimpeded views to the south.</p>
	<p>Compliance: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> Partial <input type="checkbox"/> No <input type="checkbox"/> Not Applicable</p>
	<p>Sensitivity to historical sites, structures and roadways</p> <p><i>Evaluation:</i> There are no historical sites, structures, or roadways on this property.</p>
	<p>Compliance: <input type="checkbox"/> Yes <input type="checkbox"/> Partial <input type="checkbox"/> No <input checked="" type="checkbox"/> Not Applicable</p>
<p>2.3 Drainage Way Design</p>	
	<p>Drainage ways, Stormwater detention, Soil Erosion, & Sedimentation Control</p> <p><i>Evaluation:</i> Drainageways have been designed in compliance with City requirements and the recommendations of the DRM. The Courtyard Hotel reused rock from the building excavation to create natural looking swales. This method is intended to be carried forward on this project. The majority of stormwater control will be done through underground detention.</p>
	<p>Compliance: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> Partial <input type="checkbox"/> No <input type="checkbox"/> Not Applicable</p>
<p>2.4 Building Placement and Orientation</p>	
	<p>Relationship to adjacent developments</p> <p><i>Evaluation:</i> There Courtyard Hotel to the west was designed to accommodate additional development on this site. This site uses the same access and driveways alignment as the Courtyard Hotel along with the same gabion screen walls and landscaping palette. The pedestrian and vehicular circulation patterns of the two sites align with each other. In addition, the emergency access points to both of the subdivisions to the east (Park Place and Foothills South) have been incorporated into the site design for this project.</p>
	<p>Compliance: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> Partial <input type="checkbox"/> No <input type="checkbox"/> Not Applicable</p>
	<p>Relationship to public realm</p> <p><i>Evaluation:</i> Sidewalks currently exist along State Route 89A at the project site; no new sidewalks are proposed. However, the development will provide internal pedestrian connections to the existing sidewalks. The project will use existing vehicular access points along Upper Red Rock Loop Road and State Route 89A. The development will also be able to access the bus stop in front of Courtyard and the other public spaces designed with the Courtyard Hotel. The building entry faces State Route 89A and has been designed to be easily identified as the hotel entrance for vehicles or pedestrian is entering the site.</p>
	<p>Compliance: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> Partial <input type="checkbox"/> No <input type="checkbox"/> Not Applicable</p>
	<p>Corner sites</p> <p><i>Evaluation:</i> The project is not located on the corner of this property.</p>
	<p>Compliance: <input type="checkbox"/> Yes <input type="checkbox"/> Partial <input type="checkbox"/> No <input checked="" type="checkbox"/> Not Applicable</p>

	<p>View considerations</p> <p><i>Evaluation:</i> There are no adjacent properties with significant views that will be affected by this development. The site has been designed to minimize view impacts from the road and to maximize views for hotel guests.</p> <p>Compliance: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> Partial <input type="checkbox"/> No <input type="checkbox"/> Not Applicable</p>
	<p>Relationship to topography</p> <p><i>Evaluation:</i> The site is largely flat on the northern portion and begins to slope to the south. In order to reduce grading and to align the site with the Courtyard, the project has been designed to place the parking lot on the flat, northern portion of the site and to place the buildings on the more sloping southern portion of the site. The finished floors of the buildings generally follow the topography, reducing the amount of grading needed for the development and minimizing the buildings' impacts on views.</p> <p>Compliance: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> Partial <input type="checkbox"/> No <input type="checkbox"/> Not Applicable</p>
	<p>Climate considerations</p> <p><i>Evaluation:</i> The main guest courtyard in the center of the three buildings has southern exposure. Ramadas and the surrounding buildings will provide shade opportunities. All of the rooms have patios or balconies that will help shade the rooms from the sun. Landscaping is spread throughout the site and the parking is located on the north side of the building. Sufficient landscaping is provided in the parking lot to provide some shaded parking and the main entrance is covered to create a sheltered area to load and unload cars in inclement weather.</p> <p>Compliance: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> Partial <input type="checkbox"/> No <input type="checkbox"/> Not Applicable</p>
<p>2.5 Linkage and Circulation</p>	
	<p>Relationship to Adjacent Development</p> <p><i>Evaluation:</i> The circulation for the site has been designed based on the circulation patterns established with the Courtyard Hotel and the emergency access points to the neighboring subdivisions.</p> <p>Compliance: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> Partial <input type="checkbox"/> No <input type="checkbox"/> Not Applicable</p>
	<p>Courtyards and Passages</p> <p><i>Evaluation:</i> The development proposes a private courtyard area for guests with a pool and other amenities in the interior of the three buildings. In addition, smaller, more public courtyards are available on the north side of the Building A. These courtyards are proposed to provide BBQ and outdoor dining opportunities for the guests. The development also connects to the Courtyard Hotel, which includes additional courtyards, patios, and a small restaurant. The areas along the highway have been designed to be an extension of the Courtyard streetscape. These were previously designed and completed with the Courtyard Hotel and include sidewalks, a pedestrian rest area, a bus stop, and a public art element at the corner. The applicant is anticipates adding to the public art element at the corner in order to meet the art requirement for this project; no other changes to the streetscape in front of the Courtyard Hotel are planned.</p> <p>Compliance: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> Partial <input type="checkbox"/> No <input type="checkbox"/> Not Applicable</p>
	<p>Parking Lot Walkways</p> <p><i>Evaluation:</i> Landscape islands and peninsulas are provided throughout the parking areas and a walkway will be designated between the highway, the Courtyard, and the Residence Inn. There are no areas that have more than 2 parallel parking lanes, so no additional landscaping or walkways would be recommended by the DRM.</p> <p>Compliance: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> Partial <input type="checkbox"/> No <input type="checkbox"/> Not Applicable</p>
	<p>Vehicular and pedestrian connections</p> <p><i>Evaluation:</i> Driveways connect to the existing parking lot at Courtyard, which connect to existing roads. No new curb cuts are needed. Sidewalks currently exist along all adjacent streets and pedestrian connections are provided between existing sidewalks and the proposed hotel. New sidewalks will be designed to be ADA accessible where required.</p> <p>As part of previous agreements, this property is required to provide access from the two neighboring residential areas, Park Place and Foothills South. Both of these subdivisions have access points along the</p>

	<p>eastern property line of this property. Currently, this access is not specific, but generally requires this property to allow for egress from the subdivisions to Upper Red Rock Loop Road. As a part of this development, a defined egress from the existing access points has been provided, with access through the parking lot to both Upper Red Rock Look Road and State Route 89A. The property owner will be required to record with the county a permanent egress easement for both subdivisions.</p>
	<p>Compliance: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> Partial <input type="checkbox"/> No <input type="checkbox"/> Not Applicable</p>
2.6 Parking	
	<p>Parking area design</p>
	<p><i>Evaluation:</i> The parking lot is proposed to be located in the area that is the most disturbed from prior construction activity. Though the parking lot will be screened by a gabion screen wall and landscaping, most of this landscaping will be new. The applicant is proposing to remove the majority of the existing vegetation. While the applicant has committed to exploring the option of transplanting the trees, transplanting trees is not always successful; it is preferable to leave the natural vegetation in place and design around it. Ultimately, if the trees cannot be saved in place, the trees should be transplanted and incorporated into the overall landscape design.</p>
	<p>Compliance: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> Partial <input type="checkbox"/> No <input type="checkbox"/> Not Applicable</p>
	<p>Parking structures</p>
	<p><i>Evaluation:</i> No parking structures are proposed.</p>
	<p>Compliance: <input type="checkbox"/> Yes <input type="checkbox"/> Partial <input type="checkbox"/> No <input checked="" type="checkbox"/> Not Applicable</p>
2.7 Exterior Lighting	
	<p>General, Parking Area, and Exterior Wall & Building</p>
	<p><i>Evaluation:</i> The applicant has submitted examples of lighting for parking areas, pathways, and the building. The proposed fixtures meet the City's lighting requirements. A total of 306,000 lumens are permitted and 64,540 lumens are proposed (21% of allowance).</p>
	<p>Compliance: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> Partial <input type="checkbox"/> No <input type="checkbox"/> Not Applicable</p>
2.8 Signage	
	<p>Design</p>
	<p><i>Evaluation:</i> The proposed monument sign is 6' tall and located within a landscaped area, which will serve to shield the bottom portion of the sign, reducing the visible height of the sign. Both the freestanding sign and wall sign are below their maximum allowed area. Signs have been designed as an integral part of the design, are not added as an afterthought, and are placed in logical locations based on where the public would expect them to be in order to identify the business. The size of the signs will not be overpowering or dominate the architecture of the building. However, before the monument sign can be installed, the property must be split as the code under which the signs are being reviewed only allows one monument sign per street frontage.</p>
	<p>Compliance: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> Partial <input type="checkbox"/> No <input type="checkbox"/> Not Applicable</p>
	<p>Location</p>
	<p><i>Evaluation:</i> The applicant is proposing to locate the freestanding sign east of the driveway within a landscape area. The wall sign is located on a wall next to the entrance of the building that has been designed for a sign.</p>
	<p>Compliance: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> Partial <input type="checkbox"/> No <input type="checkbox"/> Not Applicable</p>
2.9 Building Equipment and Services	
	<p>Service areas, loading zones and refuse enclosures</p>
	<p><i>Evaluation:</i> The garbage area is located on the northeast end of the property away from State Route 89A and the main entrance of the hotel. This area will be screened using walls that are architecturally compatible with the building.</p>
	<p>Compliance: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> Partial <input type="checkbox"/> No <input type="checkbox"/> Not Applicable</p>

	Mechanical and electrical equipment
	<i>Evaluation:</i> The majority of the mechanical equipment is located on the rooftop. All rooftop equipment is screened by the roof or parapets which are integral architectural elements of the building. A small amount of equipment, including pool equipment, will be ground mounted and screened with walls that architecturally compatible with the buildings.
	<i>Compliance:</i> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> Partial <input type="checkbox"/> No <input type="checkbox"/> Not Applicable
2.10 Fences and Walls	
	Design
	<i>Evaluation:</i> Walls will be used to screen the parking area and mechanical equipment. A fence will also be used along the shared boundary with the forest. All walls will match the walls installed at the Courtyard Hotel. The screen walls will be gabion walls while the fence along the forest boundary would be a metal fence to manage access onto the National Forest lands as well as access to the Residence Inn but not obstruct views of the forest.
	<i>Compliance:</i> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> Partial <input type="checkbox"/> No <input type="checkbox"/> Not Applicable
3.0 Architectural Character and Building Form	
3.1 Architectural Character and Style	
	Character and Style
	<i>Evaluation:</i> The development has been designed to be compatible with the neighboring Courtyard Hotel. While similar architectural themes, materials, and complementary colors will be used, the two hotels will be distinct from each other. The proposed buildings use styles and materials that are appropriate to Sedona. Though a “corporate” hotel, the design of the building is not a corporate standard and does not use a corporate prototype design. As detailed in the following evaluation, this project has been designed within the parameters and recommendations of the Design Review Manual.
	<i>Compliance:</i> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> Partial <input type="checkbox"/> No <input type="checkbox"/> Not Applicable
3.2 Proportions and Scale	
	Proportion
	<i>Evaluation:</i> The buildings have a horizontal emphasis. A few vertical elements are used throughout the buildings for elevators and staircases. However, these vertical elements are minimal and should not significantly impact any views. No storefront glass is used and balconies and patios are incorporated into each hotel room to help to vary the façade.
	<i>Compliance:</i> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> Partial <input type="checkbox"/> No <input type="checkbox"/> Not Applicable
	Scale
	<i>Evaluation:</i> Though the buildings are large, they are significantly set back from the street to reduce their visual impact from the public right-of-way. The primary building visible from the public right-of-way (Building A) is designed with deep courtyards to help reduce the apparent scale of the building, by creating the perception of three separate buildings. The other buildings (Buildings B and C) are significantly set back from the street and are hidden from public view by Building A and the topography. In addition, varied rooflines and building facades, along with balconies and patios, add to the overall human scale of the building.
	<i>Compliance:</i> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> Partial <input type="checkbox"/> No <input type="checkbox"/> Not Applicable
3.3 Building Massing	
	Building Massing
	<i>Evaluation:</i> The buildings incorporate a variety of different masses, both individually and as a collective unit. Based on Staff’s evaluation, though the buildings do not meet the massing requirements of the Land Development Code, the proposal as a whole meets the intent of both the DRM and the LDC by incorporating small offsets throughout the buildings, balconies and patios, architectural detailing around windows, and changes in materials
	<i>Compliance:</i> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> Partial <input type="checkbox"/> No <input type="checkbox"/> Not Applicable

	Horizontal Composition
	<i>Evaluation:</i> The overall buildings are of a primarily horizontal composition. Long and continuous building walls are avoided by the incorporation of different masses, balconies, patios, and a variety of materials. Strong shadow lines should result from the varied building planes and roof lines.
	<i>Compliance:</i> <input checked="" type="checkbox"/> <i>Yes</i> <input type="checkbox"/> <i>Partial</i> <input type="checkbox"/> <i>No</i> <input type="checkbox"/> <i>Not Applicable</i>
	Smaller Scale Components
	<i>Evaluation:</i> The elevations indicate that rock will be used along the building base, which should help anchor the building to the ground. The exterior of the building is proposed to be well landscaped, which should also serve to tie the building to the ground.
	<i>Compliance:</i> <input checked="" type="checkbox"/> <i>Yes</i> <input type="checkbox"/> <i>Partial</i> <input type="checkbox"/> <i>No</i> <input type="checkbox"/> <i>Not Applicable</i>
	Visual Patterns
	<i>Evaluation:</i> The buildings feature a number of recesses, projections, and offsets that help reduce the unrelieved building mass and create more of a shade and shadow affect.
	<i>Compliance:</i> <input checked="" type="checkbox"/> <i>Yes</i> <input type="checkbox"/> <i>Partial</i> <input type="checkbox"/> <i>No</i> <input type="checkbox"/> <i>Not Applicable</i>
	Coherent Building Design
	<i>Evaluation:</i> All sides of the buildings have been designed to the same architectural standard.
	<i>Compliance:</i> <input checked="" type="checkbox"/> <i>Yes</i> <input type="checkbox"/> <i>Partial</i> <input type="checkbox"/> <i>No</i> <input type="checkbox"/> <i>Not Applicable</i>
3.4 Building Materials and Textures	
	Encouraged Materials and Methods of Use: Walls
	<i>Evaluation:</i> The applicant is proposing to use stucco and a natural stone along with wood accents on the exterior walls, complying with the DRM's requirement to limit the number of different materials. The proposed materials will be coarse and highly textured and all colors comply with the City's color requirements.
	<i>Compliance:</i> <input checked="" type="checkbox"/> <i>Yes</i> <input type="checkbox"/> <i>Partial</i> <input type="checkbox"/> <i>No</i> <input type="checkbox"/> <i>Not Applicable</i>
	Encouraged Materials and Methods of Use: Roofs
	<i>Evaluation:</i> The roofs will be a concrete roof tile.
	<i>Compliance:</i> <input checked="" type="checkbox"/> <i>Yes</i> <input type="checkbox"/> <i>Partial</i> <input type="checkbox"/> <i>No</i> <input type="checkbox"/> <i>Not Applicable</i>
	Discouraged Exterior Finishes
	<i>Evaluation:</i> No materials from the list of discouraged materials are proposed.
	<i>Compliance:</i> <input checked="" type="checkbox"/> <i>Yes</i> <input type="checkbox"/> <i>Partial</i> <input type="checkbox"/> <i>No</i> <input type="checkbox"/> <i>Not Applicable</i>
	Encouraged Surface Materials
	<i>Evaluation:</i> The applicant is proposing use of pavers in the parking areas to delineate pedestrian pathways.
	<i>Compliance:</i> <input checked="" type="checkbox"/> <i>Yes</i> <input type="checkbox"/> <i>Partial</i> <input type="checkbox"/> <i>No</i> <input type="checkbox"/> <i>Not Applicable</i>
3.5 Color	
	General Properties, Specific Requirements, Other Conditions
	<i>Evaluation:</i> The colors proposed comply with the City's color requirements, including a reduced LRV on Building B due to the application of alternate standards.
	<i>Compliance:</i> <input checked="" type="checkbox"/> <i>Yes</i> <input type="checkbox"/> <i>Partial</i> <input type="checkbox"/> <i>No</i> <input type="checkbox"/> <i>Not Applicable</i>
3.6 Architectural Details	
	Architectural Details
	<i>Evaluation:</i> Numerous architectural details have been incorporated into the design of the site, including stonework, benches, and balconies. The architectural details area consistent with the DRM and LDC and none of the items listed as undesirable are included.
	<i>Compliance:</i> <input checked="" type="checkbox"/> <i>Yes</i> <input type="checkbox"/> <i>Partial</i> <input type="checkbox"/> <i>No</i> <input type="checkbox"/> <i>Not Applicable</i>

3.7 Design for Climate and Energy Conservation	
Climate and Energy Conservation	
	<i>Evaluation:</i> The balconies and patios provide shade for the lodging units. Landscaping is provided in appropriate places around the building to contribute to climate control. The main public space for guests is provided with southern exposure.
<i>Compliance:</i> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> Partial <input type="checkbox"/> No <input type="checkbox"/> Not Applicable	
4.0 General Landscape Character	
4.2 General Principles of Landscape Design	
Preservation of Existing Vegetation and Topographic Features	
	<i>Evaluation:</i> None of the existing vegetation will be preserved in its current state. While the applicant has committed to transplant trees if possible, preservation is preferred over transplanting. Staff is recommending a condition of approval that will require the applicant to save and transplant the existing trees. The buildings have been sited to follow the topography to the greatest extent possible. However, due to the building and site work, very little of the natural topography will be preserved
<i>Compliance:</i> <input type="checkbox"/> Yes <input type="checkbox"/> Partial <input checked="" type="checkbox"/> No <input type="checkbox"/> Not Applicable	
Natural Landscaping	
	<i>Evaluation:</i> The landscaping plan proposes more than the requirement of native trees and plants.
<i>Compliance:</i> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> Partial <input type="checkbox"/> No <input type="checkbox"/> Not Applicable	
Boundaries and Transitions	
	<i>Evaluation:</i> Landscaping is intended to be used to screen the parking lot from the public right-of-way. For vehicles entering Sedona from the west, this area is the first developed area that they encounter as they enter Sedona after driving through National Forest land. Incorporating a high percentage of native vegetation in the landscape plan of the site will provide a transition from the National Forest land to the west of the City to the developed land within City limits.
<i>Compliance:</i> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> Partial <input type="checkbox"/> No <input type="checkbox"/> Not Applicable	
Landscape Continuity	
	<i>Evaluation:</i> The landscaping proposed is appropriate to this area of town and will integrate with the natural environment, as this is the area where the landscape transitions from National Forest to developed areas. In addition, the landscape will continue the landscape theme from the Courtyard Hotel, leading to more landscape continuity in this area.
<i>Compliance:</i> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> Partial <input type="checkbox"/> No <input type="checkbox"/> Not Applicable	
Other Design Principles	
	<i>Evaluation:</i> The landscaping has been designed to complement the views and not interfere or block any views. Trees and plantings are used throughout the parking lot areas to break up the hardscape. The plants selected are from the Sedona plant list, which will aid in water conservation. Ground mounted signage is located within landscaped areas. Landscaping is provided as a buffer between the developed site and the right-of-way. Visibility triangles are maintained at all driveways and street intersections. The developer/property owner will be responsible for maintenance of the landscaping.
<i>Compliance:</i> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> Partial <input type="checkbox"/> No <input type="checkbox"/> Not Applicable	
4.3 Plant Selection	
Planting Design	
	<i>Evaluation:</i> The landscape plan includes a variety of sizes and types of trees, shrubs, and groundcover. Plants will be planted in the proper manner. Discouraged plants are not included.
<i>Compliance:</i> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> Partial <input type="checkbox"/> No <input type="checkbox"/> Not Applicable	

4.5 Other Landscape Elements and Features	
	Other Landscape Considerations
	<i>Evaluation:</i> No water features are proposed. Walls have been integrated into the landscaping plans. Other considerations from this section will be taken into account when installing the landscaping.
	<i>Compliance:</i> <input checked="" type="checkbox"/> <i>Yes</i> <input type="checkbox"/> <i>Partial</i> <input type="checkbox"/> <i>No</i> <input type="checkbox"/> <i>Not Applicable</i>
4.6 Outdoor Spaces	
	Plazas and Courtyards
	<i>Evaluation:</i> The applicant is proposing an outdoor space for guests in the center of the buildings. Landscaping in this area is provided to complement the natural landscaping in the forest.
	<i>Compliance:</i> <input checked="" type="checkbox"/> <i>Yes</i> <input type="checkbox"/> <i>Partial</i> <input type="checkbox"/> <i>No</i> <input type="checkbox"/> <i>Not Applicable</i>
	Streets and Parking Lots
	<i>Evaluation:</i> Streets and parking lots have been landscaped in accordance with the Land Development Code and the Design Review Manual. Additional landscaping along the street frontages has been provided as requested.
	<i>Compliance:</i> <input checked="" type="checkbox"/> <i>Yes</i> <input type="checkbox"/> <i>Partial</i> <input type="checkbox"/> <i>No</i> <input type="checkbox"/> <i>Not Applicable</i>

PZ16-00009 (ZC, DEV, CUP)
Marriott Residence Inn

Attachment 4:
Staff and Review Agency Comments

- a. City of Sedona Community Development
Department
- b. City of Sedona Public Works
- c. Sedona Fire District
- d. United States Forest Service (USFS)
- e. Arizona Department of Transportation
(ADOT)
- f. UniSource Energy Services
- g. Yavapai County Community Health Services



Note: The following comments are specific to the applicant's submittal of December 5, 2017 and the meeting between Staff, the applicant, and the applicant's architect on December 5, 2017. Staff's comments, provided on November 9, 2017, are still applicable to this project and should be considered in any revisions made to the submittal documents.

- 1. Responses to Comments:** In the past, responses to comments have been provided in a stand-alone document. In order to facilitate the review process going forward, any changes need to be made to the original project document with the intent of replacing the previous submittal documents (e.g., the Letter of Intent needs to be updated, responses should not be included in an addendum/appendix).
- 2. Affordable Housing Contribution:** Please update project documents to discuss the amended affordable housing component discussed during the December 5, 2017 meeting.
- 3. Conditional Use Permit for Drainage Facilities on Open Space portion of property:** The proposed drainage facilities on the open space portion of the property require a conditional use permit. Previous project documents included a section addressing the requirement for a conditional use permit. This section appears to have been removed from the current project documents. Please add back in, ensuring you are addressing the CUP requirements and findings (see LDC 402, Conditional Uses).
- 4. Bus Shelter and Turnout Area:** The bus shelter is listed as a proposed benefit for this project. This was a part of the Courtyard project, is not a part of the current project, and should be removed from the list of benefits provided by this project.
- 5. Required Massing:** No justification is given for the deviations from the City's massing standards. Please see the comments provided on November 9, 2017, for a summary of massing requirements not being met by this project based on Staff's evaluation of the previously submitted plans.
- 6. Unrelieved Building Planes:** The unrelieved building planes are being calculated incorrectly. Based on the City's definition of an unrelieved building plane (see LDC Article 2, Definitions), windows and doors are not considered as providing relief unless the project or recede a minimum of 12 inches. Please adjust your calculations or provide an explanation for the calculation method used.
- 7. Screen Walls:** A modification in allowable height for the screen walls does not require a separate variance process, as it can be approved through the zoning process. However, the letter of intent should include justifications for the increased wall height.
- 8. Signs:** Please submit new sign plans based on the suggested changes made by the applicant during the December 5, 2017, meeting, including the proposed back lit lettering (reverse pan channel lighting). In addition, please include a section in the letter of intent regarding the new proposed signage.



City of Sedona

Public Works Department

102 Roadrunner Drive Sedona, AZ 86336

(928) 204-7111 • Fax: (928) 282-5348; Ryan Mortillaro, EIT (928) 203-5091

PZ16-00009 (DEV)
Marriott Residence Inn
9/12/17

Engineering Comments

For the next level of review:

TRAFFIC

1. Traffic Impact Study: Future traffic counts appear to be understated for the size of the development. The trip generation numbers should be based on the Hotel category rather than Motel. Please review these numbers. Pending revisions to this study, ADOT will also have to review the study.
2. Traffic Impact Study: Please verify the adequacy of the length of the right turn lane into the Marriott site.
3. Traffic Impact Study: The URRLR school traffic was included in the model, however, the data is stated to be collected during June of 2014, when school is not in session. Please update the school traffic data. There are consistent traffic backups due to school traffic.
4. Adjustment of signal timing shall be considered. Further, please analyze the signal timing in the peak AM traffic going westbound on SR89A and turning southbound to URRLR.

DRAINAGE

5. Preliminary Drainage Study: Please show the pre vs post calculations on the impact to the Marriott Courtyard drainage facilities.
6. Preliminary Drainage Study: Please show the pre vs post velocity and flow calculations where the two outlets meet on the south side of the site. Please ensure adequate energy dissipation is installed.
7. Please provide top of wall elevations for the wall on the southeast side of the site. Note: Retaining walls are allowed up to a maximum of 8', or 14' if there are two retaining walls per LDC 903.05.
8. Does the open channel on the southeast side of the site allow for 1' of free board? (LDC 805.06 Table 8.1).

EASEMENTS

9. Why is the proposed emergency access easement from Foothills South reduced from 25' to 20'?
10. Show the proposed City of Sedona Wastewater access easement to our existing odor control facility.
11. Please identify any existing and proposed park place easements.

PARKING LOT AND SITE GRADING

12. The compact parking spaces shall be no less than 18' in length, or may be 16' with a 2' overhang. The overhang curbing shall not exceed 4" in height. (LDC 912.05.J.)
13. For the parking lot, please ensure all turning interior radii are no less than 15' and turning outer radii no less than 35'.
14. At the Foothills South emergency access drive, maximum allowable driveway slope within first 10 feet from the street edge is 6%, and the maximum allowable slope thereafter is 15%.
15. Contour labels have to be chased far out of the site to be read, please attach labels closer and within the developed site contours.

Prior to Issuance of Building Permit the following items must be completed:

- A grease trap/interceptor permit is required for the restaurant/kitchen portion of the development.
- A sewer easement is required by the City of Sedona to access the Odor Control Facility through the Marriott Residence Inn site. This easement shall be recorded PRIOR to issuance of the building permit. Additionally, the existing access easement shall be abandoned and the new emergency access easement shall be secured PRIOR to issuance of the building permit. This will also include any proposed easements for Park Place access.

- The project's estimated grading is more than 5,000 cubic yards, therefore, a haul plan, a dust control plan, a topsoil reutilization plan, a stormwater pollution prevention plan, and a traffic control plan is required. Each must be acceptable to and approved by the City Engineer. (LDC 806.2.1)
- Provide Final Grading and Drainage Plans. The Site Plan shall meet the requirements of LDC Section 803.
- Provide the Final Drainage Report.
- Applicant shall follow the City of Sedona Land Development Code in its entirety.
- SWPPP measures shall be in place prior to the start of construction (LDC Article 8). Storm water quality measures shall also comply with City of Sedona Code requirements (City Code Chapter 13.5)
- Accessible sidewalks and parking areas will need to meet the current US Department of Justice ADA requirements.
- Any new accessible parking/signage shall meet the requirements of City LDC Section 912.09.
- A City Right-of-Way Permit shall be acquired for any work taking place within City Rights-of-Way.



SEDONA FIRE DISTRICT

2860 SOUTHWEST DRIVE · SEDONA, AZ 86336 · TEL: (928) 282-6800 · FAX: (928) 282-6857

Safe...Friendly...Dedicated

May 4, 2017

Ms. Cari Meyer
Associate Planner, Current Planning
City of Sedona Community Development
City of Sedona
104 Road Runner Drive
Sedona, Arizona 86336

Dear Ms. Meyer:

A conceptual review has been completed for the project listed below.

Description: Residence Inn by Marriott
Address: 4105 West State Route 89A, Sedona, Arizona 86336
Case#: PZ16-00009 (ZC, DEV, CUP)
APN: 408-11-430B
Proposal: 92 Room Hotel

NOTE: This is a re-submittal

Based on the submitted information the following fire code requirements shall be applicable.

All previous comments in the letter dated February 8, 2017 shall be applicable.

Sedona Fire District has no additional comments at this time.

These comments shall not be meant to exclude any applicable requirements adopted by the Sedona Fire District or other regulatory agency. The adopted fire code is based on the 2003 edition of the *International Fire Code* with amendments as approved by the Arizona State Fire Marshal and the *International Fire Code*, 2012 edition as adopted by the Arizona State Fire Marshal.

As of February 27, 2008 the Sedona Fire District adopted a fee for service schedule. Service fees include construction plan reviews.

If you have any questions concerning these comments please feel free to contact me at (928) 204-8934 or jdavis@sedonfire.org.

Sincerely,

A handwritten signature in black ink that reads "Jon Davis". The signature is stylized, with the first letters of each name being larger and more prominent.

Jon Davis
Fire Marshal

C: Mr. Mark Fredstrom
Architecture Plus
2929 East Camelback Road
Suite 120
Phoenix, AZ 85016
Mark@Archplusaz.com

Cari Meyer - RE: Marriott Residence Inn

From: "Barnett, Adam -FS" <adambarnett@fs.fed.us>
To: Cari Meyer <CMeyer@sedonaaz.gov>
Date: 2/15/2017 3:25 PM
Subject: RE: Marriott Residence Inn
Cc: "Barnett, Adam -FS" <adambarnett@fs.fed.us>

Hi Cari,

Apologies for the delay in responding. I expect we will keep the trail connection in the proposal. I'm still negotiating with Marriott on funding. Requirements will be that Marriott installs a kiosk at the access point for a trail map and signage, provides a walk-through gate that does not lock so it can be opened from the Forest Service side, and that Marriott sign at least two parking spaces as open to the public for trailhead parking.

The other item to address is boundary fencing. The Forest Service requests that the boundary fencing be the same style and color to match that installed as part of the Courtyard by Marriott project. I can't find the specs that Jennifer Burns provided to the City though. Do you have them on file?

I will provide a letter with this info once details are determined.

Thanks,

Adam



Adam Barnett
Recreation Program Manager
Forest Service
Coconino National Forest, Red Rock Ranger District

p: [928-203-7529](tel:928-203-7529)
adambarnett@fs.fed.us

PO Box 20429
Sedona, AZ 86351

www.fs.fed.us



Caring for the land and serving people

From: Cari Meyer [CMeyer@sedonaaz.gov]
Sent: Thursday, February 09, 2017 10:38 AM

To: Barnett, Adam -FS <adambarnett@fs.fed.us>

Subject: Marriott Residence Inn

Good Morning Adam,

I haven't heard anything from the Forest Service regarding the proposed Marriott Residence Inn. Do you have any comments/requirements for this proposed development, especially since they border Forest Service land? Also, the applicant has stated that they have had conversations with you regarding a trail access point at the south west corner of the project. Is this true and, if so, what is the status of that? Is this something that the Forest Service is going to allow and do you have any requirements for it?

Thanks in advance and let me know if you have any questions.

Cari Meyer, Senior Planner
City of Sedona Community Development

[\(928\) 203-5049](tel:(928)203-5049)



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Cari Meyer - RE: City of Sedona Development Application (Residence Inn)

From: Nathan Reisner <NReisner@azdot.gov>
To: Cari Meyer <CMeyer@sedonaaz.gov>
Date: 9/8/2016 3:51 PM
Subject: RE: City of Sedona Development Application (Residence Inn)
Cc: Audree Juhlin <AJuhlin@sedonaaz.gov>, Warren Campbell <WCampbell@sedonaa...

Please have any applicant proposing any work in the ADOT right of way to contact the local District Office for ADOT requirements.

Nate Reisner, P.E.
 Northcentral District Development Engineer
 1801 S. Milton Road, Flagstaff AZ, 86001
[928-779-7545](tel:928-779-7545)



From: Cari Meyer [CMeyer@sedonaaz.gov]
Sent: Thursday, September 08, 2016 3:02 PM
Cc: Audree Juhlin; Warren Campbell
Subject: City of Sedona Development Application (Residence Inn)

****I use the same distribution list for all new development projects. If the project(s) on this list are not in your county or area of service, do not feel obligated to respond, but feel free to contact me with any questions you have or clarifications you may need.****

The City of Sedona Community Development Department has received the following development application and is requesting your review.

- PZ16-00009 (ZC, DEV) Marriott Residence Inn at 4105 W State Route 89A (APN 408-11-430B).**
 The property is in *Yavapai County*. As a conceptual review, comments should focus on what will be expected in future stages of review and what issues the applicant will need to address in moving this project forward. The applicant is proposing to develop an 88 room Marriott Residence Inn with 4 employee housing units. This project would be on the vacant area of the site currently under construction as a Marriott Courtyard.

Please review the materials at the link below. There will be a review agency meeting for this project on **Tuesday, September 20, 2016, at 8:00 am** in the Schnebly Conference Room at the Community Development Department Office. Comments are due by **Thursday, September 29, 2016**.

Application materials can be found on the City's website at the following link:

<http://www.sedonaaz.gov/your-government/departments/communit-ty-development/development-services/current-projects>

If you are not the correct person in your agency to review these types of projects, please let me know so that I can update my mailing list and get these projects to the correct people to review them. Thank you for your time and please let me know if you have any questions.

Cari Meyer, Senior Planner
City of Sedona Community Development

[\(928\) 203-5049](tel:(928)203-5049)

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Cari Meyer - RE: [EXTERNAL E-Mail] City of Sedona Development Application (Residence Inn)

From: <IFreeman@uesaz.com>
To: <CMeyer@sedonaaz.gov>
Date: 9/12/2016 8:33 AM
Subject: RE: [EXTERNAL E-Mail] City of Sedona Development Application (Residence Inn)

UniSource has no conflicts with this project.

Thanks

Irene

From: Cari Meyer [CMeyer@sedonaaz.gov]
Sent: Thursday, September 08, 2016 3:02 PM
Cc: Audree Juhlin <AJuhlin@sedonaaz.gov>; Warren Campbell <WCampbell@sedonaaz.gov>
Subject: [EXTERNAL E-Mail] City of Sedona Development Application (Residence Inn)

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Cari Meyer, Senior Planner
City of Sedona Community Development

[\(928\) 203-5049](tel:(928)203-5049)

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Cari Meyer - RE: City of Sedona Development Application (Residence Inn)

From: Robert Mumper <Robert.Mumper@yavapai.us>
To: 'Cari Meyer' <CMeyer@sedonaaz.gov>
Date: 9/20/2016 11:46 AM
Subject: RE: City of Sedona Development Application (Residence Inn)
Cc: Monica Kriner <Monica.Kriner@yavapai.us>

Hi Cari,

Here are notes from Yavapai County Community Health Services:

Yavapai County Community Health Services (YCCHS) does not have any concerns with this project. Should the project move forward, plan submission and plan review approvals will be required for the hotel lodging as well as any proposed food service establishment (i.e. breakfast service, restaurant, etc...). Plan submission will also be required to Yavapai County Development Services (Environmental Unit) if a semi-public swimming pool or spa is constructed.

Please forward any questions, concerns or comments to Robert Mumper at [\(928\) 634-6891](tel:9286346891) or robert.mumper@yavapai.us.

Thanks.

Robert Mumper, RS
Environmental Health Specialist III
Yavapai County Community Health Services
[\(928\) 634-6891](tel:9286346891)

From: Cari Meyer [CMeyer@sedonaaz.gov]
Sent: Thursday, September 08, 2016 3:02 PM
Cc: Audree Juhlin; Warren Campbell
Subject: City of Sedona Development Application (Residence Inn)

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If you are not the correct person in your agency to review these types of projects, please let me know so that I can update my mailing list and get these projects to the correct people to review them. Thank you for your time and please let me know if you have any questions.

Cari Meyer, Senior Planner
City of Sedona Community Development

[\(928\) 203-5049](tel:9282035049)

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PZ16-00009 (ZC, DEV, CUP)
Marriott Residence Inn

Attachment 5a:
Public Comments: Comprehensive Review

Cari Meyer - Residence Inn Project Submittal

From: "Barbara Cypher" <Barbara@Cypher.com>
To: <CMeyer@sedonaaz.gov>
Date: 1/30/2017 4:22 PM
Subject: Residence Inn Project Submittal

Hi Cari,

Thank you for your email message. I feel diagram challenged, but I can't see if they added a berm and Blue Ice Cypress trees to their plan. on the owner's side of Linda Vista. I don't have any other plans to use to compare. I apologize for my ignorance. They seemed willing to listen and act during that last meeting. I was very impressed.

Also, have the builders mentioned providing water to the trees which will be planted along Linda Vista.

An other concern is the trash on the trails. Tom and I are primarily the ones that pick it up. Still hope they would have a staff member spend one hour a week helping to monitor the area, and clean if necessary.

Please let me know when you get a chance. All I need is a quick response, I know how outrageously busy you are. Loved the article in the paper about you. Senior Planner, has a nice ring to it.

Warmly,
 Barbara Cypher

----- Original Message -----

From: "Thomas M Cypher" <thomas@cypher.com>
Sent: 1/30/2017 3:22:36 PM
To: "Tom & Barbara Cypher - Starview House" <barbara@cypher.com>
Subject: Fwd: Residence Inn Project Submittal

@font-face{font-family:Calibri;panose-1:2 15 5 2 2 2 4 3 2 4;}

----- Original Message -----

Subject: Residence Inn Project Submittal
From: Cari Meyer <CMeyer@sedonaaz.gov>
Sent: Thursday, January 26, 2017, 6:17 PM
To:
CC:

Good Evening,

You are receiving this email because you requested to be added to the email notification list for the proposed Marriott Residence Inn at 4105 W State Route 89A in Sedona, AZ.

This email is to inform you that the project applicant has submitted their documents for final review of this

project. These documents can be reviewed online at <http://www.sedonaaz.gov/i-want-to-/find-/documents/-cfs-2335>. A hard copy is also available in the Community Development Department Office during regular business hours, Monday - Thursday, 7:00 am to 6:00 pm.

Currently, we do not have any work sessions or public hearings scheduled on this project, but are happy to take any comment or questions the public may have at this time. Please feel free to contact me if you have any questions. Have a great weekend,

Cari Meyer, Senior Planner
City of Sedona Community Development
[\(928\) 203-5049](tel:(928)203-5049)

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Cari Meyer - Marriott Residence Inn and Oxford Hotel

From: Jenny Jahraus <jennyjahraus10@gmail.com>
To: <Cmeyer@sedonaaz.gov>
Date: 11/3/2016 3:44 PM
Subject: Marriott Residence Inn and Oxford Hotel

To Cari Meyer and the Planning and Zoning Commission

Thank you Cari for talking to me a few days ago and giving me such a good overview and clarifying so much about the zoning and stages of review for lodging. I am writing so you can also pass on my concerns to the commissioners about the proposals for a Marriott Residence Inn and Oxford Hotel.

I have many concerns about the newly constructed Marriott Courtyard and the proposed Marriott Resident Inn and Oxford Inn all in West Sedona. I am worried that further lodging development in Sedona will make it seem more like a tourist designation and tourist business city, than looking, feeling and being experienced like a community for people that live here.

West Sedona has been more of the local community centered part of Sedona. I worry that more lodging in Sedona and especially in West Sedona could dominate and crush the possibilities for creating more of a sense of community that people in Sedona have wanted. I have heard the conversation many times about people who live here rarely going to uptown, because locals feel it is so tourist oriented in uptown. I do not want to loose West Sedona to the tourist industry or have it dominate the West Sedona part of our community. It seems to me that by allowing more of this lodging in West Sedona, that this could greatly hinder the creation of more of the sense of community that the people expressed they wanted during the creation of the Community Plan.

I am also worried that more lodging means more visitors and workers living and traveling on our often very crowded roads and visiting our often crowded hiking and swimming spots. Locals are already limiting their travels on the roads and to many outdoor spots. We cannot easily turn this kind of growth around after it has happened. When moving here many years ago, I felt comforted by the fact that residential building seem somewhat limited. Now I realize that the tourist and tourist industry can also have a huge impact on our more rural quality of life and sense of the smaller community that most of us who moved here wanted.

Thank you for your time.

Sincerely,
Jenny Jahraus
Sedona, AZ.
[928 282 1875](tel:9282821875)

Cari Meyer - PZ16-0009 Marriott Residence Inn Proposal

From: Mary Nell Terry <marynellterry@gmail.com>
To: <CMeyer@SedonaAZ.gov>
Date: 11/1/2016 10:43 PM
Subject: PZ16-0009 Marriott Residence Inn Proposal

Re: PZ16-0009 MARRIOTT RESIDENCE INN PROPOSAL

This email is to confirm our discussion with you following the P&Z meeting on 11-01-2016 concerning the Marriott Residence Inn Proposal.

My residence is in Foothills South, and it the house nearest the proposed Residence Inn, therefore we appreciate all information concerning proposals for use of the property between the existing Marriott Courtyard Inn and Foothills South. We have no objection to the change in zoning for this property.

We would strongly object to any zoning changes that might impede the Open Space currently designated.

A few concerns follow:

- (1) Can you please stipulate the building setback lines for the proposed building. It would be helpful if we could view a schematic drawing showing the building's proposed location, both from the streets of El Camino Real and Linda Vista in Foothills South, as well as its location adjacent to the Open Space lot. If this is available in your office, we will be pleased to drop by to view this, and, of course if you can send a scan of the property lines showing the building location, we would appreciate same.
- (2) Can you provide specifics concerning the elevation proposal of the height of the buildings at the eastern corners where they are closest to the Foothills South subdivision in relation to (a) the lot elevation itself, as well as (b) the current elevation of the streets of El Camino Real and Linda Vista, and (c) the elevations of the nearby properties in Foothills South.
- (3) We would not advocate additional parking spaces being changed from the Highway 89-A side to space that would be located closer to Foothills South. The concern of momentarily seeing cars parked near the highway, expressed by a Commission member at this evening's meeting, can be addressed with denser landscape and vegetation between the proposed parking area and Highway 89-A. We do have a concern that sufficient landscape and vegetation barrier is planned blocking views of the buildings and parking spaces currently shown at the northeastern edge of the property (between parking area/buildings located nearest Foothills South). We are aware of the concern for emergency ingress/egress from our subdivision. Might this be a subject which can be discussed at your planned meeting tomorrow with Fire Department representatives (how much density of vegetation/landscaping will the Fire Department allow in considering purely emergency mobility)? The parking spaces that are currently proposed do present a visual impact as well as audible/sound impact, which are negative issues for neighbors, and it appears some of these spaces will accede the very edge of the lot, with no set-back from property lines, and will be in more frequent use as they are located nearest the proposed employee/affordable housing units designated.

(4) We would propose that to lower the negative impacts of the proposed building, not only from the residence lots, but from the effect and shock of its proximity to the many daily drivers on Foothills South's streets, the architect might consider a way to lower the very corner units nearest Foothills South to a single story height.

Thank you for providing specific information as requested above. We appreciate your concerns for the neighbors at Foothills South, while making every effort to adhere to the appreciation of all our values of living and visiting in this extremely beautiful city!

Mary Nell Terry
201 El Camino Real
Sedona, AZ 86336
marynellterry@gmail.com
[928-282-3326](tel:928-282-3326)

Cari Meyer - Re: Sedona Residence Inn Resubmittal

From: "Patricia Fisher" <pjfisher@esedona.net>
To: "Cari Meyer" <CMeyer@sedonaaz.gov>
Date: 5/2/2017 6:47 PM
Subject: Re: Sedona Residence Inn Resubmittal

Dear Cari, As I told you before, I wholeheartedly approve this project. As a resident of Foothills South, I can only imagine the improvement that will be made to that land. The developers have already cleaned it up a bit and according to the previous plans, it undoubtedly will be developed as well as the Marriott. The new plans enhance the rear of Foothills South and that corner that looked so bad for so many years.

Good Luck,
Patricia Fisher

----- Original Message -----

From: [Cari Meyer](#)
Sent: Tuesday, May 02, 2017 6:38 PM
Subject: Sedona Residence Inn Resubmittal

Good Evening,

The applicants for the proposed Marriott Residence Inn have resubmitted their project plans to the City. The most recent submittal is available for review online at the following website: <http://www.sedonaaz.gov/your-government/departments/community-development/projects/development-projects/marriott-residence-inn>. Please review these documents and provide any comments you have to be in writing.

This project is tentatively scheduled for a work session with the Planning and Zoning Commission on Tuesday, June 6, 2017, at 5:30 pm. You will receive another notification once the work session date is confirmed.

You are receiving this email because you had previously expressed interest in this project. Please let me know if you have any questions or wish to be removed from this notification list. Thank you,

Cari Meyer, Senior Planner
City of Sedona Community Development
[\(928\) 203-5049](tel:(928)203-5049)

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How are we doing? Complete our customer service survey and be entered to win our periodic drawings! <https://www.surveymonkey.com/r/CommDevCustomerSurvey>

Marriott Residence Inn

Carl Ritter <azcritter@suddenlink.net>

Fri 4/6/2018 11:26 AM

To: Cari Meyer <CMeyer@sedonaaz.gov>;

Cc: Jon Davis <jdavis@sedonafire.org>;

Dear Ms. Meyer,

Having reviewed the latest Residence Inn proposal and seeing it as a definite improvement, I do support the proposed project, provided there is clear recordation of the ingress/egress FSOA permanent easement across this property for emergency purposes. I do see lines on the proposals and read a short description and I see this as a much improved corridor. To be a lasting feature, platting and recordation needs to be clear. Other improvements have been commented on by our Board President on behalf of the homeowners and they have worked diligently to improve the project which should be an asset to Sedona.

Assuming there is approval from the Fire District, it looks as though issues are being resolved. It does need a permanently recorded easement for FSOA.

Also, the ability to access the gates should have a provision for emergency access from Foothills. Having just had as guests friends from Ventura's gutted Foothills Ondolando Street, which had 2 houses of about 15 homes left, I am aware that the fire shifted and came in at 50 mph and they had a door knock and were told to get in their car and drive, at which time they were in a bumper to bumper crowd of frantic homeowners. The fire got to their street in 3 minutes from the top of the hill where they saw smoke. It now can be seen on Google and looks like a war zone with the toxic asphalt streets spilling black dust over everything. Wrecking equipment is in daily.

So there needs to be a way for Foothills residents to get through the emergency gates and out of Foothills South as we have had 4 fires behind our house on Forest Service land in the last 20 years, one of which had a Sheriff's helicopter come to the aid to get the illegal campers to get it out and leave. The APS transformer below our houses to the South continues to be a lightning rod. So fire invasion is a real concern.

I would like this called to the attention of the Fire District, the Planning and Zoning Board and, of course, the developer. I will be out of state on the date of the hearing.

Susan M. Ritter

From: Carl Ritter <azcritter@suddenlink.net>
To: Cari Meyer <CMeyer@SedonaAZ.gov>
Date: 12/1/2016 5:21 PM
Subject: Residence Inn Proposal-reposable privacy fencing and/or green barrier

To Planning and Development and members of the P and Z Commission:

In the past, a change in zoning next to residential property usually resulted in what has been some 20 to 30' wide green barriers. That, and or privacy fencing. When the Goldsmith medical office was extended into residential land, this was worked out with the neighbors. Other areas expanded into residential areas with new commercial use and lodging have needed green zones and privacy arrangements.

I notice that the CVS property has a nice modest wall—possibly 4 feet or so and an entire row of evergreen trees to protect the view and use of properties up the hill. So why not something like this for the areas of the Marriott property next to Foothills South, since some of this land was single family residential lots left by our then developer, Duane Miller. Has that area zoning even been changed or did they just go ahead and open a trailhead. The residents along the end western end of our subdivision are having difficulties where somehow there is now a trail in use is bordering the residences. There are belligerent hikers, dumping trash and other waste invading the privacy of the owners. To the area closer to Camino Real, to the south of the planned emergency exit there were residential lots. So will there be some privacy fencing—haven't seen what is proposed.

I would ask that there be consideration of how crowded this is going to be with the main building pushed up to the very steep slope which our residents are supposed to be able to drive in the event of a construction need or emergency to evacuate. This is absurd. Just what is the slope of this angle.

Much more planning needs to go in to the boundary areas. Also a condition of approval would be that they repair the areas they have bulldozed on our property and replace the large boulders that defined our roadway. (Although the roadway actually curves, based on the original Foothills I Amended Plat Plan. If you look at the pink boundary marker to the right of the gate, it has all been dug down in order to hook up what was the temp right of way from Park Place to join our road.

They also need to indicate that not only is the roadway up to Foothills a Fire and Emergency Exit, but patrons are not to intrude into private roads.

I am assuming the temp, to be permanent right of way is getting worked out and eventually there will be a further refined plan presented.

Thanks susan ritter

From: Carl Ritter <azcritter@suddenlink.net>
To: Cari Meyer <CMeyer@SedonaAZ.gov>
Date: 4/24/2017 4:00 PM
Subject: Comments on Maarriott Res.Inn Final Plan-ESPECIALLY REGARDING PROTECTING INGRESS/EGRESS AND NEED FOR EVACUATION OR OTHER EMERGENCY USES

1. Looking at Jason O'Brien's Legal description of the land is of it in its entirety and that with other info from the Title Company It appears to be incomplete. There is no mention of the currently in force Temporary Easement Right of Way and Roadway platted when Miller Brothers and Foothills South Owners Association had their legal settlement over this 2nd exit from Foothills South decades before the current purchase or project. (There is a provision from the Settlement that this easement and roadway can be moved in the agreements, and is non-exclusive, previously merging with the Park Place similarly documented easement and temporary roadway However there is no mention of the original easements, or any plan to Plat a permanent emergency exit/roadway easement as mentioned in these documents. Fire Chief Gary Johnson and also Fire Chief Jon Davis, his successor were clear that a permanent emergency easement and roadway had to be platted and recorded. If I am seeing this correctly, the current temporary right must be made useable or another temp roadway and emergency ingress/egress be provided. There still has to be a permanently platted emergency easement and roadway that would have engineering drawings, legal description. I doubt Planning and Zoning wants to approve a proposal to approve construction of a building over an existing encumbrance on the property without a provision for the permanent emergency roadway.

Also, should not the Title Report include the encumbrance, which runs with the land, in their report? There is mention of ADOT's taking for road widening. This land was encumbered many decades ago and was known to the developer. It would be necessary and important to have permanent resolution, documented and recorded for all. Otherwise parking lots get re-designed. It is unclear where Foothills South and Park Place (with its own temporary easement and roadway) would have certainty for continued emergency ingress/egress.(PLUs the other areas to be developed) Copies of the Temporary Easement Agreement Pages 1-7 BK 3682 P876, executed June 14, June, 1999, Roadway were previously submitted to P and Z. There is a more detailed Settlement Agreement, also executed and recorded at the time that make it clear. It is clearly stated that the agreement is limited to the use of the "Access Parcel for ingress, egress and access by emergency, fire, law enforcement and utility-service vehicles and goes on to describe details of periods of time for notice to Grantor when construction activities adversely effect access. This has been interpreted as including road blockages. THE POINT IS THERE NEEDS TO BE A PERMANENT PLATTING OF THE EMERGENCY AND FIRE LANES.

2, On other documents of the developer's Final Submittal, THERE IS A NEED FOR SOME TWEAKING, especially the Context Map, showing a radius of 500 feet WHICH DOES NOT CLEARLY INDICATE THE TRAFFIC VOLUME TO BE EXPECTED. Park Place is shown as originally platted probably 8-10 years ago. There are no condos on the area of Positano Drive until well out of range of 200 feet. That project was never nor will be completed, according to City Planner Audrey Juhlen, and the land at either end, running along the area bordering 89A up to some of Foothills South, Unit One Amended, are currently zoned multi-family and can be sold for high density development contributing to the traffic overall, and because they share part of the emergency easement with Foothills South Owners, contribute to a much higher traffic area than the drawings would suggest. Someone needs to do the math, but I think each end of this original tract could add another 80 multiple family residences, plus the now completed part of Park Place.

I will send an ariel map of Foothills South, showing Unit One Amended, Unit 2, Unit 3, Unit IV and the remainder of tract A, to be Unit 5 The Elements, now zoned for single family development. The traffic involved in ingress/egress emergency, including fire lanes would run up to 209 single family residences. Thus my concern, and others in this subdivision for adequate emergency roadways and exits. DEFINITELY IT IS AN IMPROVED PLAN NOW THAT HAS MULTIPLE EXITS ON UPPER RED ROCK LOOP ROAD, obviously more than 1 exit on 89A has never been ADOT's policy to accommodate the growth in volume.

3.Where IS THE Permanent platting for the EMERGENCY right of way and roadway.

Architecture Plus's Project Data, p. 7 of 8 shows a site plan that only has the gates showing opening inward into the project. There should be a platted easement shown from there to the exits that are indicated. I would expect a recordable and identifiable roadway showing width, at the very least. While there are lines on Site Plan 9 showing Emergency egress, which should show Ingress/Egress there are lines. Mostly we see traffic patterns in the document.

Right now our entry from Linda Vista upper drive looks like it would be a great place to park a van. Some signage, markings to protect this land and that from the Miller development area, which now looks like it runs through the electrical area, needs more definition.

On one multicolored Traffic Pattern Page, the same color is used for parking and roadways. Clearly roadways, especially designated emergency roadways need to be another color. The Orange designations on the Circulation Plan Exhibit Map need fine tuned, but are a real plus over earlier submissions. D 1,2, and 3 do show 40 foot openings which would allow for 2 way traffic, a real plus when cars are fleeing and emergency vehicles trying to get in.

4. Has anyone reviewed the slope of the entry road from FSOA. It looks like it is a sharp descent and ascent and would engineers please review this and suggest a good surface? Regular homeowners will be shooting out of the gate.

5. Speaking of gates, the Fire Chiefs wire and his lock have been removed and it appears the developer has chain link and his own padlock. True emergencies require quick action, not a vote of staff on duty at the hotel. Our gate was blocked last week all but one lane, with paving. Heading out was a game of chicken, with the potential for multiple car build ups going out into 89A. This is an emergency. Also we had another lightning strike that took out the transformer, cutting off power to our gates as well as half of Sedona and the village. A fourth time occurrence, as we were captives until the police responded to a battery generated fire alarm from where a neighbors chimney appears to have been struck—again. Police got the main gates open. An emergency is when you are trapped—may daughter had a child coming home from school.

Susan M. Ritter

From: Carl Ritter <azcritter@suddenlink.net>
To: Cari Meyer <CMeyer@SedonaAZ.gov>
Date: 8/2/2017 7:07 AM
Subject: New Submission Marriott Residence Inn-July 2017

While the new submission appears to be working toward meeting standards, my concern is still the need for permanent recorded emergency access-ingress/egress minimum 25" wide and permanent right of way for residents of Foothills South and the fire and emergency vehicles that are to be provided a permanent easement from the access point referenced in this submission at the boundary of Foothills South owners association and the project submitted to and from Upper Red Rock Loop road. If anything, I have more concern because it appears there is more limited access to 89 A and Upper Red Rock Loop Road than on previous submissions. While this proposal mentions the access needed for the 2 residential areas to the East, I have not found anything on the pages designating the routes and easements. The Sedona Fire District Chief Jon Davis told us in a meeting and further conversations that these new to be permanent easements and right of ways must be platted and recorded. I have not yet found anything that appears to meet this criteria. With the potential hundreds of vehicles coming from just the Foothills South residents, who have approximately 210 homeowners with the last section of Foothills South yet to be developed, and with an unknown quantity of vehicular traffic to come from yet undeveloped areas of the previously platted Park Place area, I do not think planning has been completed that meets the legal agreements as required for both residential areas or fore approval by the Sedona Red Rock Fire District. I would expect to see a page that shows the emergency easements/right of ways as they would be made permanent, not just a reference and notation on site maps of an "Entry Site" for the residential areas. Something showing the proposed right of ways with legal description as well as site plan needs to be included. I will continue to look on the new submission but I am not seeing anything like this.

Susan M. Ritter, resident Foothills South Owners Association.

Cari Meyer - Re: Sedona Residence Inn Resubmittal

From: Carl Ritter <azcritter@suddenlink.net>
To: Cari Meyer <CMeyer@sedonaaz.gov>
Date: 8/4/2017 9:05 PM
Subject: Re: Sedona Residence Inn Resubmittal

Having thoroughly reviewed the new Residence Inn submissions of late July, I must point out that there are very inadequate statements regarding the ingress/egress to be permanently recorded right of way for Foothills South Owners Association. There is brief mention of a traffic study that purports to confirm that only 2 exits from the corner property is needed for the emergency ingress/egress roadways for emergency and construction purposes. No data is given. I see no separate report, making me wonder if this person has even seen the area and what figures he is using for the Architectural Firm. I have satellite pictures showing both all of Foothills South and Park Place, and since no mention is made that the permanent emergency ingress, egress a right of way is for all of Foothills South-which will be ALL FIVE SECTIONS OF THE SUBDIVISION and its Park Place and successor neighbors, I am wondering what volume of traffic this traffic report person is suggesting will occur. Of course the emergency access is to be permanently platted right of way is not just for Foothills South in its entirety, but also for what was the originally platted Park Place, the density of which has not yet been determined since with the failure to complete the original project leaves the remaining 12 to 14 acres open to a much more dense population upon build-out. The Map and Traffic Pattern Exhibits and comments refer only to 2 emergency access "points". We need to get real and understand that this is Fire Trucks in and residents out, all in one time slot that needs to be minutes, not hours, as others in West Sedona would be evacuating as well.

As I commented several days ago, looking at Maps, Exhibits, and traffic patterns there is not even colored lines denoting the pathway; right of way through that corner property. with one hotel completed and another proposed. The temporary easement and right of way granted in a legal settlement and recorded, were blocked during the construction of the Courtyard. Only with an appeal to the Fire District was a way clear post construction.. The Fire District has right of approval and I see nothing about that or Chief Jon Davis and before him Gary Johnson's insistence that a right of way be platted and recorded according to the legal settlement between Miller Brothers and Foothills South, which has been provided to the Planning and Zoning Board. I think the Fire District knows more than some outside paid consultant about what is needed and required.

‘THUS I AM REQUESTING THAT ANY APPROVAL OF THE Marriott Residence Inn PROJECT BE CONDITIONAL UPON THE LEGAL DESCRIPTION AND PLATTING OF A PERMANENT EMERGENCY INGRESS/EGRESS RIGHT OF WAY, PROPERLY APPROVED BY THE SEDONA FIRE DISTRICT, AND RECORDED WITH THE YAVAPAI COUNTY RECORDERS OFFICE, AS WELL AS A PROVISION FOR AN ENGINEERING DESCRIPTION OF WHAT WILL BE THE NEW TEMPORARY INGRESS/EGRESS RIGHT OF WAY FOR THE UPCOMING MONTHS AHEAD. THE ISSUE IS YET TO BE RESOLVED AND FAILURE TO SHOW ANY ROUTE IS A SERIOUS RED FLAG. THIS IS A CROWDED PROJECT AND ONE MUST BE SURE THERE IS A PERMANENT AS WELL AS

TEMPORARY WAY OUT FOR THE 200 PLUS FSOA LOT OWNERS AND OTHER OWNERS TO THE EAST WHO HAVE RIGHTS FOR EMERGENCY INGRESS/EGRESS.

AGAIN THIS SUMMER THERE HAS BEEN LIGHTNING STRIKES JUST BEHIND OUR HOME KNOCKING OUT POWER. PREVIOUS YEARS HAVE HAD US DEALING WITH MULTIPLE FIRES ON THE FOREST SERVICE PROPERTY., some related to lightning, some to illegal campers. HAS THE TRAFFIC CONSULTANT DEALT WITH MASS EVACUATION FROM FOREST FIRES AND KNOW THE LIMITS IN OUR AREA OF ROADWAYS, CREEK AND RIVER CROSSINGS ;AND HOW WINDS CHANGE FIRE DIRECTION ? WE HAVE WATCHED THE LA BARRANCA FIRE HEAD FOR A JUMP CROSS 179 which leads to continuing along the Jacks Canyon and Carroll Canyon routes . WE have PREPARED TO EVACUATE WHEN THE WINDS CHANGED AND SPARED US. WE HAVE SEEN ILLEGAL CAMPERS WITH 40 FOOT HIGH BLAZES CELEBRATING THE SOLSTICE AND HAVE THINGS BECOME SO SERIOUS THE YAVAPAI COUNTY SHERIFF'S DEPT SENT IN A HELICOPTER TO FORCE THEM TO GET THE FIRE OUT AND LEAVE.

WE NEED HELP FROM P AND Z IN MAKING THIS A SAFE PROJECT. I would ask Planning and Zoning, and will speak for the FSOA Architectural Control Committee at the next hearing.

Susan M. Ritter, Former President, VP, Secretary and Historian, FSOA

On Aug 1, 2017, at 2:40 PM, Cari Meyer <CMeyer@sedonaaz.gov> wrote:

Good Afternoon,

The applicants for the proposed Marriott Residence Inn have resubmitted their project plans to the City. The most recent submittal is available for review online at the following website: <http://www.sedonaaz.gov/your-government/departments/community-development/projects-and-proposals/marriott-residence-inn>. Please review these documents and provide any comments you have to me in writing.

Meeting dates with the Planning and Zoning Commission have not yet been set, but you will receive another notification once the work session date is confirmed.

You are receiving this email because you had previously expressed interest in this project. Please let me know if you have any questions or wish to be removed from this notification list. Thank you,

Cari Meyer, Senior Planner
City of Sedona Community Development
[\(928\) 203-5049](tel:(928)203-5049)

<[Mail Attachment.gif](#)> [Like us on Facebook!](#)

How are we doing? Complete our customer service survey and be entered to win our periodic drawings! <https://www.surveymonkey.com/r/CommDevCustomerSurvey>

For the Planning & Zoning Commission Members

Warren Woodward <w6345789@yahoo.com>

Tue 4/10/2018 1:25 PM

To: Audree Juhlin <AJuhlin@sedonaaz.gov>;

Commission Members,

Sedona is full. Consequently, I am against the proposed zoning change and expansion of the Marriott.

Warren Woodward
200 Sierra Road
Sedona



PZ16-00009 (ZC, DEV, CUP)
Marriott Residence Inn

Attachment 5b:
Public Comments: Conceptual Review

Cari Meyer - Meeting Tonight Re Residence Inn at Marriott

From: "Patricia Fisher" <[REDACTED]@esedona.net>
To: <CMeyer@SedonaAZ.gov>
Date: 10/25/2016 7:57 PM
Subject: Meeting Tonight Re Residence Inn at Marriott

Dear Cari,

It was so nice to meet you. And just so you know I have been a resident in Foothills South for over eleven years. The people who spoke tonight do not represent me or my concerns. I think they have forgotten how badly that land has looked for years.

I have owned property here since 1986. And the Marriott has been developed well. I am sure the Residence Inn will be done

well also. I have known the Millers since 1986. As far as the Emergency Gate is concerned, the Fredstroms have thought that out clearly.

And, when I left the meeting we drove up to look at it, and the vegetation and trees along that upper street are huge and plentiful. I

invited friends to attend the meeting with me. He is one of the largest landowners in Arizona. We were amazed by the selfish

comments by one woman and one man at this meeting. I do not know their names...but, they did not speak on my behalf.

As for the fencing....take a look at our gate...why not do a similar design...But you must remember these are the very same people (in Foothills South) who

would not allow me to fence in my own yard after I hired an architect to design it and spending, lots of money and time to get it done. It was

only to protect my precious dog. Even though there are certain properties in here fenced in...There is no sense or value in their selfish comments.

I am absolutely confident and supportive for the city to move favorably on this and wish only success for you and your staff to

handle it confidently and for the Sunridge Hotel Group to move toward completing the project efficiently and beautifully.

Cari, my phone number: [928 282](tel:928-282-) [REDACTED], my address: [REDACTED] Calle del Jefes, Sedona, AZ (a Foothills South resident).....

Sincerely,
Patricia Fisher

From: Carl Ritter <[REDACTED]@suddenlink.net>
To: <CMeyer@SedonaAZ.gov>
Date: 10/27/2016 10:36 AM
Subject: Plans for Residence Inn and Emergency easement and right of way issues

Dear Miss Meyer,

As I mentioned in the Community meeting this past Tuesday with the Marriott developer, architect and staff, there are legal recordation's governing the emergency exit right of way and roadway that apply to the current property of the Marriott developer, including the Marriott Courtyard and proposed Residence Inn. Under the terms of the court agreement of what I believe is 1996 court approved agreement between Miller Brothers and Foothills South Owners Association, there are some long term requirements that apply to successors and heirs of that property. The documents involved are recorded in Yavapai County with provision for a temporary right of way and easement for emergency exit purposes from the top of Camino Real Drive across the corner property to Upper Red Rock Loop Road (which had been moved to line up with Contractor Rd). The plat plan for that temporary easement and roadway was carried out by Landmark Engineering, I believe and is to be found with the documents in the Yavapai County Recorder of Deeds. Foothills has provided copies of these documents to previous members of P and Z, to the previous City Attorney at one point, to the Planners involved, most recently Audrey Julen who worked previously with the Marriott development of the Courtyard. At Marriott's first effort to show what would be a new permanent emergency roadway location—in front of the entry of that hotel, the Fire Chief Kris Kazian stated that the fire truck would take the root off the entry overhang, so I do not know what is currently the thinking on this. Certainly this is to be an official fire/emergency vehicle right of way and serve for emergency purposes for Foothills South.

The Emergency Temporary Right of Way roadway, which is now in terrible disrepair and has been repeatedly blocked during construction, has been used twice so far that I know of. This is once, when ADOT was widening Highway 89A totally blocking the entry to and from Foothills and what is now Park Place, developed by Ben Miller and Miller Brothers. Another time it was being prepared for a fire evacuation, which was not deemed necessary. It has been open for a non-emergency trial use by Foothills residents in a traffic study by NAU students several years ago.

THE PERMANENT EASEMENT AND ROADWAY NEEDS SERIOUS PLANNING BEFORE APPROVAL OF THIS PROJECT. I am concerned about traffic flow and the lack of designation of a 20-25 foot roadway from Upper Red Rock Loop Road to our Western Ingress/Egress. Also I have about how all this works out with the Miller Brothers easement which now shows the temporary roadway joining ours on the land that is being considered for Residence Inn.

It was difficult to see the drawings and to tell if the site plan reflects a plan for a permanent roadway meeting requirements of the Fire Dept and our legal agreement.

I do not think it is good enough to just say that vehicles can just go around one building or another. It needs to be a recorded pathway to RR Look Road, incase 89A is blocked with traffic. It needs permanent marking and signage as a Fire Lane. I am concerned about someone thinking they can park their bus on any open area. I am concerned about the back up of the Residence Inn to a very close proximity to where Foothills traffic, Park Place Traffic and emergency vehicles may all be trying to get through at once. Will there be parking next to the side of that building that will intrude into what is now a 30 foot setback. Or will affordable housing residents think they can park wherever they want since they are staff and no one sees their cars? Will the proposed dumpster space intrude on the merger of traffic from Park Place and surrounding future planned multiple family units and the Foothills traffic; i.e. will there need to be a bigger space at the juncture to the north of these right of ways? Right now I see dumping of rock and an abrupt drop in elevation that appears to be that going to the Temp right of way for Park place and the surrounding properties leaving it unpassible for emergency traffic, or for any utility companies to reach the transformer and water tank areas. The Park Place area is cabled off. Also, I see vehicles -not Foothills South passenger vehicles, but larger trucks eroding our shoulder of Camino Real and moving our decorative and boundary boulders to let all sorts of vehicles through. You should see the tire tracks—it is like Foothills Camino Real is being treated as a service access road, which it is not. It is a private road in a private gated community. The City needs to come look at this area.

Meanwhile, I have e-mailed Spectrum, our management company asking Dave Norton

to provide you with copies of the legal requirements for the temporary and permanent emergency right of ways and roadways and am asking that the Fire Dept be involved in the planning process. If the road is curved around too much, I have concern that fire trucks could be put in an unstable position turning to get around Residence Inn and coming up the hill to Foothills South.

As far as a Residence Inn, I do like these properties and have stayed at them regularly over the years. I do think this building placement crowds the entry of the emergency right of ways as they now exist and want to be sure planning is carried out that meets the requirements and needs of our adjacent neighborhood.

Sincerely,

Susan M. Ritter, Foothills South owner and past President and Secretary and Historian of the Board.

Cari Meyer - Re: Plans for Residence Inn and Emergency easement and right of way issues

From: Carl Ritter <[REDACTED]@suddenlink.net>
To: Cari Meyer <CMeyer@sedonaaz.gov>
Date: 10/27/2016 8:40 PM
Subject: Re: Plans for Residence Inn and Emergency easement and right of way issues

I would be available next Wednesday, morning or afternoon. I do not speak for FSOA and I am no longer a Board member. You may wish to include a member or President Bonnie Golub, or Spectrum Manager Dave Norton. I am speaking as a homeowner and former Board member who served as Secretary at the time of this agreement. There is a great need for further planning of our emergency exit and its permanent location. This means, of course, the Sedona Fire Dept would need to be involved. Before the City Engineer was involved as well for the temporary roadway planning. The emergency access has had a very important role in the disruption of Highway 89A. At the point ADOT widened totally shut down the lane in front of our gate on 89A, we made an exception and allowed Upper Red Rock Loop traffic to be diverted through our subdivision via the temporary roadway. We have had 89A blocked recently with a major vehicular accident down toward Dry Creek Road and several accidents along 89A, including at our entry and at Bristle Comb Pines, in which there was a fatality. There was an 89A fatal accident along 89 A that totally blocked the highway for 5 hours until the coroner would come over from Prescott and view the scene. So alternate/alternate plans are very important. We have not received any notice of a review, but I heard next Tuesday there may be something planned. Would appreciate a notice.
 Susan Ritter

On Oct 27, 2016, at 3:29 PM, Cari Meyer <CMeyer@sedonaaz.gov> wrote:

Hi Susan,

Thank you for your email. I'll definitely include it in the file for this project. You have a lot of questions in this email that I want to take some more time on in order to get you the right answer and some that may be answered as the project is developed. However, I do think it would be helpful for me to meet you out there at some point. Would you be available sometime next Wednesday or Thursday afternoon to meet with me? Please let me know what would work for you.

Thanks and have a great weekend,

Cari Meyer, Senior Planner
 City of Sedona Community Development
[\(928\) 203-5049](tel:(928)203-5049)

>>> Carl Ritter <[REDACTED]@suddenlink.net> 10/27/2016 10:36 AM >>>
 Dear Miss Meyer,

As I mentioned in the Community meeting this past Tuesday with the Marriott developer, architect and staff, there are legal recordation's governing the emergency exit right of way and roadway that apply to the current property of the Marriott developer, including the Marriott Courtyard and proposed Residence Inn. . Under the terms of the court agreement of what I believe is 1996 court approved agreement between Miller

Brothers and Foothills South Owners Association, there are some long term requirements that apply to successors and heirs of that property. The documents involved are recorded in Yavapai County with provision for a temporary right of way and easement for emergency exit purposes from the top of Camino Real Drive across the corner property to Upper Red Rock Loop Road (which had been moved to line up with Contractor Rd). The plat plan for that temporary easement and roadway was carried out by Landmark Engineering, I believe and is to be found with the documents in the Yavapai County Recorder of Deeds. Foothills has provided copies of these documents to previous members of P and Z, to the previous City Attorney at one point, to the Planners involved, most recently Audrey Julen who worked previously with the Marriott development of the Courtyard. At Marriott's first effort to show what would be a new permanent emergency roadway location—in front of the entry of that hotel, the Fire Chief Kris Kazian stated that the fire truck would take the root off the entry overhang, so I do not know what is currently the thinking on this. Certainly this is to be an official fire/emergency vehicle right of way and serve for emergency purposes for Foothills South.

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Meanwhile, I have e-mailed Spectrum, our management company asking Dave Norton to provide you with copies of the legal requirements for the temporary and permanent emergency right of ways and roadways and am asking that the Fire Dept be involved in the planning process. If the road is curved around too much, I have concern that fire trucks could be put in an unstable position turning to get around Residence Inn and coming up the hill to Foothills South.

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Sincerely,

Susan M. Ritter, Foothills South owner and past President and Secretary and Historian of the Board.

Sedona City Hall is open for business Monday through Thursday from 7 a.m. to 6 p.m. and closed on Fridays. The Municipal Court and Wastewater system maintenance remain on a Monday through Friday, 8 a.m. to 5 p.m. schedule. Police and maintenance services are not impacted.

From: Carl Ritter <[REDACTED]@suddenlink.net>
To: Cari Meyer <cmeyer@sedonaaz.gov>
Date: 10/29/2016 9:43 AM
Subject: Easement across Marriott Property

Actually there are 2 easements—the FSOA one and the Park Place one. Ben Miller of Miller Brothers should have that one. His father, the late Duane Miller was a signator and our developer. My concern is the FSOA one and how the exit will work, especially if vehicles from both Park Place and its surrounding Miller properties are merged with ours at a location now platted that is quite close to the Residence Inn building envelope.

I have not located any copies of the recorded Settlement Agreement and Temporary Easement with engineering drawing. There is a descriptions of the required permanent easement which is to be granted in the Documents. They are in your Planning Office with Audrey, out VP Bert Easley told me. The properties for the Courtyard and proposed Residence Inn are involved. In my opinion, the location of our new easement needs platted and protected with markings and signage to be sure it is not blocked.

I did ask Foothills Manager, Dave Norton, to provide you with this since he has all our records on disc

So would we plan to meet Wednesday? Let me know.

Sue Ritter

From: Carl Ritter <[REDACTED]@suddenlink.net>
To: <CMeyer@SedonaAZ.gov>
CC: Dave Norton <[REDACTED]@Gmail.com>
Date: 10/27/2016 1:04 PM
Subject: Latest update on our access at top of Camino Real

It appears rock is being moved to open our emergency exit down the hill from us and new posts and chains by Marriott mark the entry Fire Lane. Our current easement is in place until a permanent one is platted, so this needs taken care of.

There are more rocks removed from the right side of our Camino Real to allow trucks to go to the utilities by driving in on our road. Even more rocks have been removed in the last 48 hours. The ditch preventing Park Place owners from merging with our exit is partially filled it appears that there is another chain and posts and they may be moving the emergency access from the Miller Properties to a position of heading for the highway exit. It is not clear. There still is a rocky step down next to their gate but maybe they won't need it if they send the utilities in from the highway entry. Of course that is not yet happening.

We are running into homeowners who are fed up with walkers from the hotel and their dog poop. Sometimes they just dump it in recycle bins of owners on Camino Real.

The old No Trespassing sign we had up was taken down months ago. I think we need a new NO Trespassing sign.

For Clarity, we do need our emergency exit identified and signed. Also a trail of marking through the hotel property would help.

In trying to correct my earlier e-mail and re-send it to colleagues, it appears both versions were sent.

Susan Ritter

From: Carl Ritter [REDACTED]@suddenlink.net>
To: Cari Meyer <cmeyer@sedonaaz.gov>
Date: 10/29/2016 9:43 AM
Subject: Easement across Marriott Property

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Sue Ritter

From: Carl Ritter <[REDACTED]@suddenlink.net>
To: Cari Meyer <CMeyer@SedonaAZ.gov>
Date: 10/31/2016 4:19 PM
Subject: Thanks for the link for the Marriott Residence Plan and other filings for that project.

I am finding it a bit incomplete. The Title Co portion does not mention any incumbrance on the property by our Settlement Agreement, Temporary Easement and its provision of a 25 foot wide permanent easement for an emergency road. I thought Title Companies noted them in their study. Somehow it gives the impression in the descriptions that it is leaving the emergency access entries ONLY IN PLACE. Actually it appears that the Park Place or adjacent property does to out further in front of the building possibly would not merge with Foothills South Traffic, but not clear how trucks get through to get in..

I do not see a way a 25 foot emergency access easement, which must provide for evacuation to RR Loop road, is in place. The turn to the left is abruptly truncated and there is no roadway showing hat is paved that goes through. In face one encounters the .77 Acres Open Space behind Foothills South Homes. There are so many parking spaces, I question if a hook and ladder could get through. To get in from Red Rock Loop Road means coming around and through the Courtyard and then another turn up the hill.

Has the Fire Chief or City Engineer seen this? I do not see how a Fire Truck and possibly additional emergency vehicles come through and get up the hill. The whole thing needs moved 10 feet south by just casual glance.

There is still a temporary easement and roadway that exists in the recordations, the roadway getting intermittently covered in rock. We are supposed to have a way through.

I think the applicant needs to stake this out for P and Z showing how the connection to and from Red Rock Loop Road is supposed to work.

See you Wed.

Susan M. Ritter, FSOA resident and Past Board President

From: Carl Ritter [REDACTED]@suddenlink.net>
To: Cari Meyer <CMeyer@SedonaAZ.gov>
Date: 11/1/2016 9:30 AM
Subject: Meeting at 5:30 today

My husband Carl will be with me, is he allowed in? Also I see there appear to be parking spaces all along the so-called emergency gate and along the perimeter of the roadway leading to it. Even parking places on the plan near the open not to be developed space. This is a set up for hikers to park all over and interfere with access. I hope I am wrong, parking in the Emergency right of way. Our President has responded and cannot be back until Nov. 14. We know of no agreement for modification for the easement and temporary roadway, which is a fire lane approved by Will Loasch previously Battalion Chief of SFD and Charles Mosley, Engineer.

Fire Chief Kris Kazian is going to have Gary Thompson get in touch with you. They need to approve any change. Right now, it would appear that the Residence Inn Plan is sitting partway on an existing temporary easement and right of way, which cannot be built on until there would be an approved change. This is a recorded emergency exit and fire land. With all the parking, I think getting a large fire truck around the corner to come into Foothills South would not work. But only an engineer and a fire district person can provide turning radius information.

If the parking spaces need reduced, I think the plan would need tweaked. Current plan is an invitation to a jam up and a blocked ingress/egress emergency exit. Will be there at 5:30. I have sent a copy of the relevant part of our Temporary Easement agreement to Marty Losoff, P and Z Chair.
Susan Ritter

Cari Meyer - Re: Meeting at 5:30 today

From: Carl Ritter <[REDACTED]@suddenlink.net>
To: Cari Meyer <CMeyer@sedonaaz.gov>
Date: 11/1/2016 12:38 PM
Subject: Re: Meeting at 5:30 today

I do not believe the current plan shows a right of way easement. Glad you are involved. Not sure if they are aware of our recorded agreement and current temporary easement. So it confuses me—they are seeing gates marked on the plan, but I don't see how they could see the easement.. Where is the permanent easement and roadway marked? Just walked around the gate. Thirty feet down the hill from the boundary is still on an upgrade and this is where the building starts? I think superficially it looks good until you see all the parking and realize that this is ingress and egress. How are all the parties going to get in and out if a fire? We have had 1 behind our house and that of the house next door where the transformer for most of the City power makes a great lightning rod. It was struck and started a fire 2 years ago. It also did this 21 years ago just before we started building. Are they aware the roadway must be a minimum of 25 feet per recorded agreement?

But I hope this is all workable. I am not sure if they realize access must be given from Upper Red Rock Loop Road or have subtracted out the impact of all the parking.
 Sue Ritter

On Nov 1, 2016, at 10:23 AM, Cari Meyer <CMeyer@sedonaaz.gov> wrote:

Susan,

The meeting at 5:30 today in Council Chambers is open to the public and anyone is allowed to attend.

Regarding the access, I can assure you that I work closely with Gary Johnson from the Sedona Fire District and our City Engineering Department on all development projects. They have all reviewed the conceptual site plan and have not expressed any concerns with the way the access is being shown.

I think we all, including the applicant, understand your concerns and are willing to work with the HOA to ensure that any changes to the emergency access are done in a legal manner. I will see you tonight. Thank you,

Cari Meyer, Senior Planner
 City of Sedona Community Development
[\(928\) 203-5049](tel:(928)203-5049)

>>> Carl Ritter <[REDACTED]@suddenlink.net> 11/1/2016 9:30 AM >>>

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Sedona City Hall is open for business Monday through Thursday from 7 a.m. to 6 p.m. and closed on Fridays. The Municipal Court and Wastewater system maintenance remain on a Monday through Friday, 8 a.m. to 5 p.m. schedule. Police and maintenance services are not impacted.

Cari Meyer - Citizen Input on Proposed Residence Inn Adjacent to Marriott Courtyard Hotel

From: "Tom Cypher" <[REDACTED]@Cypher.com>
To: <cmeyer@sedonaaz.gov>
Date: 10/27/2016 5:45 PM
Subject: Citizen Input on Proposed Residence Inn Adjacent to Marriott Courtyard Hotel
Cc: <paul@sunridgeproperties.com>, <mark@archplusaz.com>, <[REDACTED]@esedon...>
Attachments: South from El Camino Real.jpg; South from Corner El Camino Real & Linda Vista.jpg; Southwest from Middle of Linda Vista in Front of Lot 111.jpg; Southwest from Middle of Linda Vista in Front of Lot 107.jpg; West from Corner Linda Vista & El Camino Real.jpg

Hi Cari.

Thank you for the time you gave me to discuss the subject project on the telephone last Monday, October 23rd, and for taking away from your personal time to attend the Sunridge-sponsored Neighborhood Meeting on Tuesday evening at the Marriott. I overheard several comments from my neighbors on how much they appreciated your participation.

During the meeting, you requested that citizen comments be submitted to you in writing to minimize misunderstandings. Great idea. Thanks for the opportunity.

While I have consulted with and attempted to factor input from other Foothills South residents into the following, these comments and observations reflect my opinions and suggestions and are not meant to represent anyone other than myself.

General Concerns & Specific Requests

There appear to be five (5) principal concerns: Light Pollution, Sound Pollution, Traffic Congestion, Visual Pollution, and Resident Communication Channels. Clearly, a fair amount of empirical data is required to accurately determine the extent to which any one of these concerns is warranted. At present not all of these data have been collected and/or presented to the City or the public, so viable conclusions remain contingent on availability of such data.

- ***Light Pollution:*** At the Tuesday, October 24th, meeting, Paul Welker stated that the current Marriott Hotel does fall within the City's dark sky regulations, but there was no further discussion of the impact of the additional lighting from the proposed addition of seventy-one percent (71%) more developed space in that location. Without specific, quantifiable data, citizens are unable to render an opinion or make suggestions concerning potential Light Pollution. **Until that information is available and has been evaluated by both the City and the public for comment, this is to request that the City withhold approvals to proceed with the project (Request 1).**
- ***Sound Pollution:*** Similarly, the measurable, scientific impact of the factors contributing to Sound Pollution are either not yet collected or, at least, not yet available for public review, making informed assessment by citizens of the proposed project's impact impossible. **Until detailed, empirical noise information from comprehensive Traffic Studies and anticipated Marriott Property "events" are available to determine the proposed project's effect on noise levels in the local area, this is to**

request that the City withhold approvals to proceed with the project (Request 2). Incidentally, but of relevance to quality of life in our neighborhood, is the prospect of another year or more of the relatively loud sounds of heavy construction.

- **Traffic Congestion:** As with Light and Sound, the measurable, scientific impact of the iterative variables contributing to Traffic Congestion in both the local area and network-wide have not been collected or, if they have, they haven't been made available for public review and comment. This leaves it impossible for citizens to determine the proposed project's traffic impact. This is especially germane as it concerns access and egress controls to and from the Foothills South main gate. **Until detailed, information from the same Traffic Studies (including volumes, flow rates, weaving distances, traffic types, vehicle idle times, etc) are available to determine the proposed project's effect on traffic movement in both the local area and on the larger city transportation network, this to request that the City withhold approvals to proceed with the project (Request 3).**
- **Visual Pollution:** There are more data currently available to me to address this concern than any of the preceding three. Some of that is included in the five (5) attached photographic files. In my judgment, the photos speak clearly for themselves. They demonstrate that without modification to some aspects of the proposed plan, anyone using the Foothills South roadways (Linda Vista and El Camino Real) near that corner of the subdivision, as well as the seven (7) lots directly overlooking the site, will be subjected to a large, aesthetically incongruous commercial complex in place of the previous, visually more harmonious open space. **This, then, is to request that the City withhold approvals to proceed with the Residence Inn project pending resubmission of site layout and landscaping plans that ameliorate these and other potential Visual Pollution concerns to the satisfaction of the directly impacted Foothills South residents (Request 4). This also reiterates the request made during the Tuesday meeting that Sunridge furnish Foothills South owners with (a) detailed West-Looking Elevations of the property and buildings and (b) a perspective of the entire, completed Marriott property that factually represents what Foothills South owners will see from the various vantage points shown in the accompanying photographs (Request 5.)** Given complete information and reasonable time, I believe Foothills South owners are willing and able to work with Sunridge to develop realistic solutions to these concerns.
- **Foothills South Resident Communication Channels:** As you probably recall, one of the first topics brought up by Foothills South owners at the Tuesday meeting was that of channels for previous and future communications with relevant Foothills South residents. Because this topic arose multiple times (and often passionately) during that meeting, it's reasonable to conclude that Foothills South residents are concerned that they have not been adequately informed of project specifics. When Paul outlined the communication process and channels he and the Sunridge team have employed to share information, residents appeared to agree that existing communication channels, through the Association's contracted manager (Spectrum) and just a couple of the Association's officers, has not been effective in getting needed info to the concerned property owners. Accordingly, this is to **request that the City, Sunridge, Sedona Hospitality, the Marriott, Architecture Plus and all other concerned parties directly include all impacted Foothills South property owners (if not the full membership) in all communications, meetings, decisions, and/or agreements directly or indirectly impacting our subdivision (Request 6).**

Additional Questions, Comments & Requests

During the Tuesday meeting, some additional questions were raised by Foothills South owners. Several more have arisen since then and are also included here. I didn't take notes during the meeting or in subsequent conversations with neighbors, so I'm just reciting the best I can from memory.

- In the Marriott's applications to the City, there is more than one reference to the fact that neighboring residents will benefit from access to the various facilities on the property with the seeming implication that these will be available as a community service (i.e. no cost). Since then, neighbors tell me that is not proving to be the case and that fees are being asked. This, then, is **to request that the City incorporate legally binding guarantees of no-cost access and use of the Marriott site's facilities to the impacted residents, their families and their accompanying guests (Request 7).**
- The legal documentation I've seen from Sunridge and the City identifies Sunridge Hotel Group as the property owner. However, Yavapai County records list Sedona Hospitality Group as the owner. **Request 8 is to clarify legal ownership of the property and the relationship between that owner, Sunridge and all other parties involved in the project.**
- Review of Marriott's initial applications for consideration of the request to increase the Sedona room rental inventory by more than 200 rooms in the Marriott Hotel and another 100 in the proposed Residence Inn rooms, indicates that a key argument in favor of the proposal was that the project(s) would supplement a shortage of short-term stay facilities in Sedona. Since that time, state law concerning short-term rentals has changed substantially and third-party companies in that industry anticipate this change will immediately increase available Sedona short-term rentals in excess of 1000 rooms without any additional cost to Sedona's infrastructure. **Request 9 is that the City re-examine the legitimacy to community welfare of the need to incur the infrastructure and other costs required to execute the proposed project.**
- It looks like the Marriott's property taxes have been waived since 2010. We understand this is largely a County responsibility, but will appreciate **Sunridge's (and the City's, if appropriate) insight into why this was done and how it benefits the Sedona and Foothills South communities (Request 10).**
- **Request 11 is that Sunridge furnish concerned Foothills South owners with review access to all plans and other project-related documentation that it provides to the City and at the same time.**
- In order to quell rumors that we heard at the Tuesday meeting of "behind-the-scenes" deals being cut, this is **to request that the City monitor, participate in and share with all concerned Foothills South owners all past, present and future project-related documents to the maximum extent allowed by law (Request 12).**
- There are places throughout existing documentation that state the Foothills South community is supportive of the proposed Marriott plans. I ask that City officials not interpret "support" to mean the community "wants" this project, but rather "it's a foregone decision over which we have no say, so we either take this or risk something worse."
- The Sunridge proposal highlights the Architectural Characters of both the existing Hotel and proposed Residence Inn as positives. As stated in the Tuesday meeting, many residents believe the character of the new Marriott Hotel is not harmonious with its surrounding. I believe the specific comment was, "It looks like it should be in Colorado." **Request 13, then, is that Sunridge modify proposed new Residence Inn structures to comply much more strictly with the spirit, character and natural materials native to this area.**
- Plans proposed so far by Sunridge state that landscape plants will be both native and adaptive. **To prevent the spread into the forest of potentially invasive non-native species, Request 14 is to restrict future and replacement landscaping on the Marriott site to native plants.**
- Several owners in attendance Tuesday, expressed concerns about foot-traffic access from the project site to Foothills South. **Request 15 is that Sunridge furnish Foothills South owners with a detailed proposal for helping to safeguard our community from unwanted and unauthorized pedestrian traffic to and from the Marriott property.**

Once again, thanks so much, Cari, for your personal and professional involvement in making sure one of the most beautiful and peaceful places on earth stays that way.

Tom Cypher
█ Linda Vista
Sedona AZ 86336-5069
Phone/Text [402.853.█](tel:402.853.█)











Cari Meyer - Re: Citizen Input on Proposed Residence Inn Adjacent to Marriott Courtyard Hotel

From: Paul Welker <paul@sunridgeproperties.com>
To: Tom Cypher <[REDACTED]@cypher.com>
Date: 10/30/2016 10:45 PM
Subject: Re: Citizen Input on Proposed Residence Inn Adjacent to Marriott Courtyard Hotel
Cc: Cari Meyer <cmeyer@sedonaaz.gov>, "mark@archplusaz.com" <mark@archplusaz.com>

Hi Tom,

It was nice to meet you the other night, and thank you for attending. We also appreciate your questions and comments and since you also copied me on this, I will provide responses below.

General Concerns and Specific Requests

1. Light Pollution: Since we are under the City's requirement to maintain the lighting within the City's dark sky ordinance provision, they will calculate the exact requirements for the development of this parcel. We will comply with the lighting requirements and the dark sky ordinance.

2. Sound Pollution: Since this is a lodging facility and extended stay in nature, (Residence Inn) it is residential in nature. It is not a convention center or event driven facility, thereby mitigating sound pollution issues.

The project has been carefully designed so the courtyard area of the hotel, in which the pool and activity area is located, is in the center of the building and completely surrounded by the building. This allows the Foothills South subdivision to be protected from the views and noise of these activity areas.

3. Traffic Congestion: As indicated at the meeting the City requires a licensed engineer to conduct a traffic study reflecting the impact on traffic from our project. This study has been completed and I am sure that the City will thoroughly evaluate this information and share with the residents.

4. Visual Pollution: As demonstrated by the development of the adjacent Courtyard, we will develop a high quality product that is not detracting in any way from the Sedona area and neighborhoods. I can assure you it will not be an "incongruous commercial complex", as demonstrated by our recently completed Courtyard project. While it would be desirable to always have it be open space, we do have the buffer of approx. 3/4 acres that we agreed to have permanently zoned as open space which has been done. This open space provides a buffer to those driving along Via Linda and El Camino Real. Unfortunately we are not able to zone all of this parcel as open space and with the current lodging zoning in place on the developable 3.1 acres and our economic investment, we are thereby requesting the development of the Marriott Residence Inn. Regarding the adjacent homes, I believe it was mentioned that currently the closest home (Terry's) in the Foothills South Subdivision would be more than 300 feet from our site, and the grades of the hotel are significantly lower, thereby placing the Residence Inn below the homes. I do remember your comment Tom, regarding the proposed stone looking like Colorado Stone and the project looking like it should be in Colorado. We will work closely with the Homeowners and the City, to make sure the aesthetics of the building and landscaping are acceptable and blend seamlessly with the community in which we are located. We are

required to submit color boards and actual samples of what the materials will be, which helps to clarify even further what they will look like. Those will be forthcoming during the process.

5. Communication: We will continue to notify the residents and work with the Homeowners Association to make sure we communicate effectively. I was glad to see such a good turnout at our meeting last Tuesday.

Additional Comments Questions and Request:

1. Use of Facilities by Neighbors and Their Guests At No Cost: Not sure what you mean by this, and what we are asking neighbors to pay for that we agreed would be gratis? We agreed to a number of community benefits, which was funding for several items, i.e. low income housing, trail construction, decel lane, bus stop along 89A and etc.. We also agreed to let the City and community use our meeting room several times during the year at no cost and which has already been scheduled for use. Please clarify your specific concerns related to this.

2. Legal Ownership Entity: The owner of the property is Sedona Hospitality Group, LLC. Sunridge Properties Inc., is the managing member of Sedona Hospitality Group, LLC, thus the ownership and control of both entities is the same. Brian Welker and myself (Paul Welker) own 100% of the stock of Sunridge Properties Inc. and thus Sedona Hospitality Group, LLC.

3. Initial Marriott Application: Our initial application was for a 121 unit Courtyard, and our current Residence Inn application is for a 92 unit Residence Inn. The City will evaluate our project with respect to infrastructure demands and etc..

4. Property Tax's: We purchased the property in Dec. 2013, and there has been no waiver of property tax's. All property tax's are current and paid since the time of our purchase.

5. Provide Review Access of Plans to Homeowners: Access to all plans and details will be made available through the City, and through the meetings with Homeowners as well as through the HOA.

6. Rumors of Behind the Scenes Deals Being Cut: We did not hear anything regarding this pertaining to us at Tuesdays meeting. The only thing that was brought up was a lawsuit between the City and the previous landowner, years before we bought the property. I can assure all that there have never been any " Behind the scene deals cut" regarding our development, so I assume no one was talking about our group.

7. Foothills South Support for Project: It is our aim to gain the continued support and trust of the residents of the Foothills South. Tuesday's meeting raised a lot of great questions and we will continue to work to earn support from Foothills South. Many at the meeting came forward at the end of the meeting and were very complimentary of the Courtyard project and also the Residence Inn plans, and were in support of what we presented. They only asked that we would continue to work with them during this process. We will certainly do that.

8. Architectural Characteristics: Tom, this is relative to your comment about the project belonging in Colorado, and this in answered in #4 (Visual Pollution) above. Please refer to this section.

9. Native Plants: We went to great lengths to use native plants and also native landscape material such as rock and etc. on the Courtyard Project, and we will continue this with the Residence Inn.

10. Foot Traffic Access: We indicated at the meeting that we would work with homeowners to establish an acceptable barrier to limit foot traffic into Foothills South, if that is what the homeowners want.

Tom, hopefully the above responses will help answer many of your questions. I would like to thank you for your concerns and participation and we look forward to working with you and all the residents of Foothills South.

Kind Regards,
Paul Welker -CEO
Sunridge Properties Inc.
Sedona Hospitality Group, LLC

On Thu, Oct 27, 2016 at 5:44 PM, Tom Cypher <[REDACTED]@cypher.com> wrote:

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During the meeting, you requested that citizen comments be submitted to you in writing to minimize misunderstandings. Great idea. Thanks for the opportunity.

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Once again, thanks so much, Cari, for your personal and professional involvement in making sure one of the most beautiful and peaceful places on earth stays that way.

Tom Cypher

█ Linda Vista

Sedona AZ 86336-5069

Phone/Text [402.853.█](tel:402.853.█)