

AGENDA

City of Sedona Planning and Zoning Commission Meeting

5:30 PM

Tuesday, August 16, 2016 REVISED

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, August 16, 2016 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. VERIFICATION OF NOTICE
2. CALL TO ORDER, PLEDGE OF ALLEGIANCE, & ROLL CALL
3. ANNOUNCEMENTS & SUMMARY OF CURRENT EVENTS BY COMMISSIONERS & STAFF
4. APPROVAL OF THE FOLLOWING MINUTES:
 - a. May 17, 2016 (R)
 - b. June 7, 2016 (R)
 - c. July 19, 2016 (SV)
5. 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.)*
6. CONSIDERATION OF THE FOLLOWING ITEMS THROUGH PUBLIC HEARING PROCEDURES:
 - a. Discussion/possible action regarding a request for Development Review to remodel the exterior façade of an existing hotel at 2545 State Route 89A (Super 8 Hotel/Andante Inn). The property is approximately 2.66 acres and zoned C-2 (General Commercial). A general description of the area affected includes but is not limited to the south side of the State Route 89A and Andante Drive intersection. APN: 408-24-018. **Applicant:** Railroad Inn LLC/Ned Sawyer **Case Number:** PZ15-00013 (DEV)
7. DISCUSSION REGARDING THE FOLLOWING ITEMS ON THE PLANNING & ZONING COMMISSION'S PUBLIC HEARING AGENDA FOR SEPTEMBER 20, 2016.
 - a. Discussion regarding a request for approval of a Major Amendment to the Sedona Community Plan's Future Land Use Map, re-designating approximately 4.43 acres from Public/Semi-public to Single-family Low Density Residential (.5 to 2 DU/AC) and a proposed rezoning from OP (Office Professional) to RS-18a (Single-family Residential). The property lies along the east side of Racquet Road within the Foothills South subdivision (100 Racquet Road – site of the former Sedona Racquet Club). APN: 408-11-243A Applicant: Elevations at Foothills South, LLC/Ralph Young Agent: SEC, Inc., Neil Johnson Case Number: PZ 16-00004 (Major CPA, ZC)
 - b. Discussion regarding proposed Minor Amendments to the Sedona Community Plan. The Minor Amendments include clarification, housekeeping changes and updates to the document. Case Number: PZ 16-00007 (Minor CPA)
8. FUTURE MEETING DATES AND AGENDA ITEMS
 - a. Thursday, September 1, 2016; 3:30 pm (Work Session)
 - b. Tuesday, September 6, 2016; 5:30 pm (Public Hearing)
 - c. Thursday, September 15, 2016; 3:30 pm (Work Session)
 - d. Tuesday, September 20, 2016; 5:30 pm (Public Hearing)



Scan with your mobile device to access meeting documents online

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

AGENDA

City of Sedona Planning and Zoning Commission Meeting

5:30 PM

Tuesday, August 16, 2016 REVISED

9. 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.

10. ADJOURNMENT

Physical Posting: August 9, 2016 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.

Staff Report

PZ15-00013 (DEV) Super 8/Andante Inn

Summary Sheet: Final Review



Community Development Department

102 Roadrunner Drive Sedona, AZ 86336
(928) 282-1154 • Fax: (928) 204-7124

Meeting Date: **Work Session: August 11, 2016**
Public Hearing: August 18, 2016

Hearing Body: **Planning and Zoning Commission**

Action Requested: Approval of Development Review

Staff Recommendation: Approval, with conditions, of Development Review

Location: 2545 W State Route 89A

Parcel Number: 408-24-018

Applicant: Railroad Inn LLC
7337 E Doubletree #290; Scottsdale, AZ 85258

Project Summary: Façade remodel for existing Super 8 Hotel/Andante Inn

Site Size: ± 2.66 acres

Sedona Community Plan Designation:
Commercial (C)

Current & Proposed Zoning: General Commercial (C-2)

Current Land Use: Super 8/Andante Inn and Golden Goose Restaurant

	<u>Area zoning</u>	<u>Area land uses</u>
East, North, West:	C-2	Existing Commercial
South:	RS-10a	Single Family Residential

Report Prepared By: Cari Meyer, Senior Planner

Project Summary:

The applicant is requesting Development Review approval to remodel the exterior façade of the existing hotel building at 2545 State Route 89A (APN 408-24-018). The property has operated as a Super 8 Hotel for many years and is currently transitioning into an independent hotel, the Andante Inn. The façade remodel is a part of overall property updates being done as a part of this transition. The property is located at the southern side of the intersection of State Route 89A and Andante Drive.

Attachments:

- 1. Vicinity Map & Aerial View 1
- 2. Land Development Code Checklist 3
- 3. Design Review Manual Checklist 8
- 4. Application Documents (provided by the applicant)
 - a. Application and Letter of Intent 13
 - b. Citizen Participation Report 17
 - c. Color and Materials Board 21
 - d. Sign Plans (SP16-00046)..... 22

***Due to file size constraints, the remainder of the Application Documents could not be included in the main packet and are included as separate document – See Attachments A, B, and C.*

- 5. Review Agency Comments (April 2016)
 - a. Community Development Department..... 26
 - b. Public Works Department..... 28
- 6. Public Comments
 - a. Madeline Mahler..... 29

Additional Attachments

- A. *Application Documents: Conceptual Master Plan*
- B. *Application Documents: Large Plans (Part 1 of 2)*
 - I. *Landscape Plans*..... 1
 - II. *Site Plan*..... 4
 - III. *Demolition Plan*..... 5
- C. *Application Documents: Large Plans (Part 2 of 2)*
 - I. *Planting Plan*..... 1
 - II. *Lighting Plan*..... 2
 - III. *Hardscape Details*..... 3

**BACKGROUND**

The applicant is requesting Development Review approval to remodel the exterior façade of the existing hotel building at 2545 W State Route 89A (APN 408-24-018). The property has operated as a Super 8 Hotel for many years and is currently transitioning into an independent hotel, the Andante Inn. The façade remodel is a part of overall property updates being done as a part of this transition. The property is located at the southern side of the intersection of W State Route 89A and Andante Drive.

The applicant began discussion this project with City Staff in Summer 2015. The application was submitted in October 2015. After an initial review by Staff and Review Agencies, the Planning and Zoning Commission held a work session on this item on November 17, 2015. Since the work session, Staff has been working with the applicant to address questions and concerns that came up during the initial review period.

Nonconforming Situations

Yavapai County Records contain the following construction history for this property:

- 1924: Restaurant; 3,474 square feet
- 1965: Clubhouse; 2,304 square feet
- 1974: Office Building; 2,316 square feet
- 1981: Hotel; 21,597 square feet
- 1982: Commercial Yard Improvements

The current application is to make changes to the motel building. Though the hotel building does not meet the City's current development standards, it is staff's understanding that it was legally constructed according to the standards in place at the time of construction. Further, though this building has operated as a hotel since 1981, it was not included in the City-initiated rezonings to Lodging (L) in the late 1990s, as the site did not meet the Community Plan's location criteria for lodging uses. Therefore, this property is considered a legal nonconforming development with a legal nonconforming use and is subject to Land Development Code, Article 12 (Nonconforming Situations), Sections 1202 (Nonconforming Developments) and 1204 (Nonconforming Uses):

In addition to evaluating the proposal for compliance with the City's current development standards, Staff will provide an evaluation of this project's compliance with the restrictions contained in the nonconforming sections cited above.

SITE CHARACTERISTICS (EXISTING)

- The project site consists of 1 parcel for a total of approximately 2.66 acres.
- The site is currently used as a hotel (Super 8) and a restaurant (Golden Goose).
- Based on County Records, the buildings were constructed between 1924 and 1981. Staff cannot verify the accuracy of these dates.
- The property has access off of SR 89A via the traffic light at Andante Drive light as well off of Stutz Bearcat Drive.
- There is no floodplain upon the lot.
- The existing parking lot is paved with asphalt.

- It does not appear there have been any significant changes to the site since the motel was constructed (1981). City permit records have an assortment of minor permits for the property (Tenant Occupancy, Fences/Walls, Signs).

DEVELOPMENT PROPOSAL

The applicant is proposing an exterior façade remodel to the existing hotel building, consisting of the following elements:

- Addition of small balconies/patios to each of the 66 hotel rooms. The balconies/patios would be approximately 48 square feet (6' x 8') with the patios on the first floor surrounded by a masonry wall and the balconies on the second and third floors using a tempered glass railing;
- Replacement of the existing windows with glass doors and sidelights to allow additional natural light into the rooms;
- Repaint the entire building;
- Reconfiguration of the parking lot;
- Construction of a new parking area to replace parking lost due to the reconfiguration;
- Designation of area for future parking expansion if needed;
- Inclusion of additional landscaping;
- Upgrade of the existing lighting.

Phasing

The applicant's plans show two separate phases for the work. Phase 1 consists of minor components of the project that do not require Planning and Zoning Commission approval, such as landscaping and signs. Some of these components have already begun, subject to any required building permits. Phase 2 contains the project components that require Commission approval. Construction of Phase 2 will begin after Commission approval is obtained.

Access and Traffic

- Vehicular access to the site is via SR 89A and Stutz Bearcat Drive. Vehicular traffic has access to the Andante Drive traffic light.
- Based on the changes to the parking lot configuration, the southernmost driveway on Stutz Bearcat would convert from a full access to an exit only driveway.
- The City's Public Works Department has determined that a traffic impact analysis is not required.

Parking

- The changes to the southern side of the building will require changes to the parking lot along the southern property line. The parking in this area will convert from 90° parking to angled parking in order to accommodate the required fire lane. In addition, landscape peninsulas will be added to this area in accordance with the landscaping requirements of the Land Development Code.
- The changes to the parking lot resulted in the loss of 7 parking spaces, which will all be replaced in a new parking area to be built in a vacant area at the southwest corner of the lot. With the addition of the new parking area, there will be no net loss of parking spaces.
- Based on the uses on this site, a total of 129 parking spaces are required, not accounting for any shared parking use between the hotel rooms, hotel meeting space, and the restaurant. The property provides 95 parking spaces, 34 short of the requirement. The site has operated with this amount of parking for many years without an issue. However, if parking demand exceeds supply, the applicant has provided a plan showing how an additional 34 parking spaces may be

accommodated on the vacant land on the western portion of the lot. The expanded parking plan would be implemented should parking demands in the future begin to impact locations off site.

Grading and Drainage

- No significant grading is expected in association with this project. The City's Public Works Department will review all building plans to ensure no negative impacts on grading or drainage occur as a part of this project.

Wastewater Disposal

- The property is currently connected to the City's Wastewater System. No additional sewer capacity fees are anticipated as a result of the project.

Land Development Code and Design Review Manual Compatibility

- A comprehensive evaluation for compliance with the Land Development Code (Attachment 2) and the Design Review Manual (Attachment 3).
- As seen in the Land Development Code Checklist (Attachment 2), there are a number of areas where the project is in partial compliance or not in compliance, including height and massing, building separation and orientation, alternate standards, and lighting. In these categories, the noncompliance is an existing condition and the applicant will be bringing the site into compliance to the greatest extent possible.

Vegetation and Landscaping

- The project will add a significant amount of landscaping to the property, particularly along the SR 89A and Stutz Bearcat frontages. Additional landscaping will also be added to the parking areas and to screen the parking areas from the residential lots to the south.
- Any disturbed or removed landscaping will be replaced.

Signage

- All existing Super 8 signage will be removed.
- As part of the rebranding, Staff has approved a new sign package. The new signs have rusted metal backgrounds with white lettering.
- The new sign plans are included for informational purposes as Attachment 4.d.

Outside Lighting

- All new lighting will be required to meet the requirements of Section 911 (Outdoor Lighting) of the Sedona Land Development Code. The fixtures submitted show some ground mounted uplighting which will not be permitted unless the applicant can show that the lighting meets the screening requirements by other means (building, dense landscaping, etc.). Staff will work with the applicant to ensure all lighting fixtures submitted are in compliance with Code requirements. This is included as a recommended Condition of Approval.

Mechanical Equipment and Trash Dumpsters

- Mechanical equipment and dumpsters are currently screened. No new equipment or screening is anticipated.

Public Input

- Project documents submitted by the applicant were placed on the Current Projects page of the Community Development Department website.

- Staff completed the required public noticing for this project. All notices contain contact information and a way to submit comments.
- Staff has been contacted by one neighbor, who was supportive of the redesign but concerned about potential noise impacts. Staff spoke to this neighbor regarding her concerns. Noise concerns are subject to Sedona City Code, Chapter 8.25. Due to the small size of the balconies and City noise enforcement procedures, Staff did not believe any additional requirements would be needed. The neighbor seemed satisfied with this response and did not submit additional comments.
- The applicant mailed a letter to the neighboring property owners, informing them about the project and inviting them to contact the Hotel General Manager with any questions. In addition, the plans were available for review in the Hotel Office. The applicant received two phone calls regarding this project, both in support of the remodel. No written comments were received. The applicant's Citizen Participation Report is included as Attachment 4.b.

REVIEWING AGENCY COMMENTS AND CONCERNS

The submitted documents were routed to reviewing agencies for comments. Comments on the first submittal of this project were received from the following review agencies:

- Community Development Department, Current Planning
- Public Works Departments (previously Community Development Department, Engineering Services)
- Sedona Fire District
- Arizona Department of Transportation (ADOT)
- Yavapai County Community Health Services

These comments were distributed to the applicant in November 2015 and were included in the Commission's packet for the November Work Session. These comments are not included in this packet but are available at the Community Development Department Office for review if needed.

After the applicant resubmitted the project, the project documents were redistributed to agencies that previously had comments. Comments on the second submittal were received from the following review agencies and are included as Attachment 5:

- City of Sedona Community Development Department
- City of Sedona Public Works Department

All comments received were addressed in the final resubmittal or are incorporated into the recommended conditions of approval.

REVIEW GUIDELINES

The following action is requested from the Planning and Zoning Commission:

DEVELOPMENT REVIEW Approval from the Planning and Zoning Commission

The process for Development Review applications is set forth in Land Development Code Section 401 (Development Review). This section of the code states that Development Review is required for all development projects with the exception of single-family residential projects and projects that only impact the interior of a building. The Code allows the Director to approve small projects, but also gives the Director the discretion to require Commission review for any project based on certain

circumstances. Any project over 2,000 square feet of new building area automatically requires Commission review. Each project under 2,000 square feet is evaluated on a case-by-case basis to determine the proper review procedure.

For this project, even though no square footage is being added, it was determined that Commission review would be required. This decision was primarily based on the nonconforming development and nonconforming use aspects of the site. Though the project did not meet the threshold that would have required full compliance with all aspects of the Code, closer conformance to certain development standards is expected. Since there are a number of different areas where closer conformance can be demonstrated, the Community Development Director felt it was appropriate to have the Commission review the project and weigh in on which areas the applicant should focus on.

With this direction, the Commission held a work session on November 17, 2015 to discuss what the priorities for compliance should be. At that meeting, the general consensus of the Commission was that the following items should be addressed as high priorities:

- Addition Balconies/Improvements to Appearance of the Building
- Increased Landscaping
- Ensuring Adequate Parking

DISCUSSION AND STAFF EVALUATION (NONCONFORMING SITUATIONS)

This property is considered a legal non-conforming property regarding the development and the use and is therefore subject to review under SLDC 1202 (Nonconforming developments) and SLDC 1204 (Nonconforming uses). Staff's evaluation of this project regarding these sections is below.

SLDC 1202 (Nonconforming Developments): Based on the information provided from the applicant regarding the valuation of this project and the property valuation, this project does not meet the 25% threshold that would require full conformance with all development standards. The applicant provided and Staff reviewed a valuation for the hotel building based on recent comparable sales and an estimate of the exterior work to be done. Based on these numbers, the valuation of the work is 12% of the valuation of the building. This number is cumulative, so future work cannot exceed 13% of the building's valuation without the entire site being brought into full conformance with current development standards.

Therefore, this project is evaluated to ensure non-conformities do not increase and to determine where closer conformance to the development standards can be achieved. The SLDC outlines the following categories where the applicant can demonstrate that the project is being brought into closer conformance with code requirements:

- a. **Parking:** This project currently does not provide the required amount of parking. However, the proposal will not increase parking demand and will not result in the loss of any parking spaces. Nevertheless, the applicant has shown how the required amount of parking may be accommodated on a vacant portion of the site should it become necessary in the future. This parking is shown on the site plan as "ghost parking." Given the nature of this project and the fact that there have not been parking issues at this site in the past, Staff did not feel that the parking lot expansion was needed at this time, as it is the City's policy to not pave land unnecessarily. Should demand for parking on this lot change in the future so that the on-site parking no longer meets the demand, the property owner would be required to construct the ghost parking spaces as shown on the site plan. Finally, additional landscaping will be added to

the parking lot and screen walls will be added along the street frontages to screen the property from the ROW.

- b. **Landscaping:** The existing site does not meet landscaping requirements. However, the proposal will bring the site into closer conformance by adding additional landscape areas to the parking lot, and adding additional trees and shrubs to landscape areas along the property lines, street frontages, ultimately bringing the site as a whole into closer conformance with landscaping requirements.
- c. **Color/Light Reflectance Value:** The building currently complies with color requirements and will continue to do so after the remodel.
- d. **Height and Massing:** The site is currently out of conformance and no changes are proposed to the height and massing of the building. However, the proposal to add balconies on both the south and north elevations, will break up the elevations and create more visual interest. The building will also come into closer conformance to the City's requirements regarding the application of alternate standards in regards to unrelieved building planes due to the addition of the balconies to break up the north and south elevations.
- e. **Screening Requirements:** All equipment is currently screened. However, the parking lot is not sufficiently screened from the public ROW. This project will add screen walls and landscaping along the street frontages (89A and Stutz Bearcat) to properly screen the parking areas.
- f. **Lighting:** All new lighting fixtures will be fully compliant and the property owner will be upgrading the parking lot lighting to bring them into compliance with current requirements.
- g. **Signs:** The current signs comply with City requirements. However, all existing signs will be removed and new signs that comply will be installed.

SLDC 1204 (Nonconforming Uses): This property operates as a hotel in a C-2 (General Commercial) zoning district, making this a nonconforming use. No expansion of the hotel use into additional building or land area is proposed. The use has not ceased to operate as a hotel for more than 6 months since becoming a nonconforming use. This project would fall under the guidelines for repair, maintenance, and remodeling of nonconforming uses (SLDC 1204.03). This section of the code specifically states that "Exterior remodeling of buildings and structures is encouraged if the remodeling brings the building or structure into closer compliance with current development standards." As outlined above under SLDC 1202 (Nonconforming Developments), Staff believes this project meets this requirement.

DISCUSSION AND STAFF EVALUATION (DEVELOPMENT REVIEW)

In considering an application for Development Review approval, the review process is guided by the following criteria noted in Section 401.06 of the Land Development Code:

1. *The degree to which all of the applicable provisions of this Code and all other ordinances have been complied with.*

Staff Evaluation: Based on Staff's evaluation of this project, this project is largely in compliance with applicable provisions of the Code (See Attachment 2: Land Development Code Checklist). As pointed out in the Land Development Code Checklist, there are some areas where the project is not in full compliance with Code requirements. These include height and massing, building orientation and siting, alternate standards, and outdoor lighting. However, these are all current conditions, considered to be legal nonconforming, that are out of compliance and have not been changed since the building was originally constructed in 1981. As none of these nonconforming situations are increasing and many are

coming into closer conformance with current development standards, this project is consistent with the regulations for nonconforming developments as outlined in SLDC 1202.

2. *The degree to which the proposed development of buildings, uses or structures conforms to the design standards as set forth by the Design Review Manual.*

Staff Evaluation: Based on Staff's evaluation, this development proposal complies with the design standards as set forth by the Design Review Manual (See Attachment 3: Design Review Manual Checklist).

3. *The degree to which the proposed development integrates the proposed built environment 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.*

Staff Evaluation: The façade remodel does not disturb any area not already occupied by development. The overall height of the building will not change and view corridors will not be obstructed to a greater degree than they currently are. As the site is fully developed, there are no significant natural features to be preserved.

4. *The degree to which the proposed development integrates into, and is 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, and pedestrian and vehicular circulation.*

Staff Evaluation: The overall design of the remodel is consistent with the character and scale of the surrounding area. However, the existing massing and height of the building is significantly different than the other buildings in the area. While the proposed remodel does not decrease the overall height, it significantly increases the architectural details incorporated into the building. This will create more shadow lines and variation in the building façade, helping the building to blend in better to the surrounding built environment and better address the intent of the code.

5. *That the proposed use is in general conformance with applicable goals, objectives and recommendations described in the Community Plan and adopted specific plans.*

Staff Evaluation: By meeting the requirements of the Land Development Code and the Design Review Manual, this project is in general conformance with the goals, objectives, and recommendations in the Community Plan. In addition, the modifications proposed will update the building to be more closely in line with the goals of the Community Plan, such as the following:

- Grow only within currently established commercial limits.
 - Though no new units are proposed, the upgrades to the existing hotel allows for the business's growth within the existing commercial limits.
- Ensure harmony between the built and natural environments.
 - Many of the Land Development Code regulations are in place to ensure that the built environment compliments the natural environment to the greatest extent possible. Bringing the existing building into closer compliance with the Code will enhance the connection between the built and natural environments.

- Reflect a unique sense of place in architecture and design.
 - The existing hotel has operated as a Super 8 for over 30 years. This project is proposed as a part of a rebranding of the hotel, moving away from the Super 8 brand. This project has been planned as a way to give this hotel a unique look and move away from the corporate brand.

6. *The degree to which proposed vehicular ingress, egress, internal traffic circulation, off-street parking facilities, loading and service areas and solid waste collection are designed to promote public safety and convenience.*

Staff Evaluation: The existing parking lot and access areas will not change and the reconfigured and new parking areas comply with all code requirements.

7. *The degree to which pedestrian circulation is facilitated both on and off-site through interconnected passages, pathways and plazas, and is designed to promote public safety and convenience.*

Staff Evaluation: No changes to pedestrian access are proposed as a part of this project.

8. *The degree to which the proposed development addresses concerns cited by participating reviewing agencies with jurisdiction in the areas of public health and safety.*

Staff Evaluation: The application materials have been routed to all applicable reviewing agencies. Comments have either been addressed or are included as recommended conditions of approval.



Staff Recommendation (Development Review)

Based on compliance with all ordinance requirements and satisfaction of the Development Review findings of the Land Development Code, staff recommends approval of case number PZ15-00013 (DEV), Super 8/Andante Inn Façade Remodel, subject to all applicable ordinance requirements, and the attached conditions of approval.

Sample Motions for Commission Use

(Please note that the below 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 Super 8/Andante Inn Facade Remodel as set forth in case number PZ15-00013 (DEV) based on compliance with all ordinance requirements and satisfaction of the Development Review 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 PZ15-00013 (DEV). (Please specify findings)

Conditions of Approval

PZ15-00013 (DEV)

Super 8/Andante Inn Façade Remodel



Community Development Department

102 Roadrunner Drive Sedona, AZ 86336

(928) 282-1154 • Fax: (928) 204-7124

As recommended by Staff

1. Development of the subject property shall be in substantial conformance with the applicant's representations of the project, including the site plan, landscape plan, letter of intent, and all other supporting documents, as reviewed, modified, and approved by the Planning & Zoning Commission. Proposed changes determined to be substantial by the Community Development Director shall require reconsideration by the Planning & Zoning Commission at a public meeting.
2. 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.
3. Storm water quantities and velocities shall not be greater than the historic values at the downstream property line.
4. The exterior colors and materials shall match the colors and materials on the submitted color board and be in compliance with all City color and materials requirements. 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.
5. All exterior mechanical equipment shall be screened and/or painted to the satisfaction of the Community Development Director.
6. The applicant shall obtain Right-of-Way Permits from ADOT and/or the City of Sedona for any work in the Right-of-Way.
7. If parking demand increases to the point where customer parking cannot be accommodated in the existing parking areas, the property owner shall build the additional parking as shown on the site plan.
8. 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. The applicant shall submit Final Landscape Plan demonstrating compliance with all applicable provisions of SLDC 910: Landscaping.
 - b. The applicant shall submit an Outdoor Lighting Plan for review by City Staff. The Lighting Plan shall demonstrate compliance with SLDC 911: Outdoor Lighting for existing fixtures to be modified and all new fixtures. 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. Partially shielded fixtures may be permitted subject to the requirements of SLDC 911.
 - c. The Site Plan shall include the required number of accessible parking spaces.
 - d. The Site Plan shall meet the grading and drainage requirements of SLDC Section 803, Permit Required - Exceptions.
 - e. Sidewalks and parking areas shall meet current United States Department of Justice ADA requirements. Construction of ADA compliant pedestrian facilities shall meet ADA grade tolerances. Additional accessible parking spaces shall be added to the existing parking areas to meet the minimum number of accessible spaces required.
 - f. The applicant shall provide a Storm Water Pollution Prevention (SWPP) Plan along with the Arizona Department of Environmental Quality (ADEQ) Notice of Intent (NOI) (Arizona Pollutant

- Discharge Elimination System [AZPDES] - disturbance area appears to be greater than 1 acre). SWPP measures shall be in place prior to the start of construction (SLDC Article 8). Storm water quality measures shall also comply with City of Sedona Code requirements (City Code Chapter 13.5)
- g. The plans shall delineate oil separators for all paved surfaces prior to its release into the City's storm sewer system. Manufacturer or engineer's specifications and a maintenance schedule shall be provided.
 - h. Provide utility construction details on plans.
 - i. All requirements of the Sedona Fire District shall be satisfied.
9. 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 new 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 from surrounding areas by use of a wall, fence, landscaping or shall be enclosed within a building. All electrical panels shall be located so as not to be visible from public right-of-ways.
 - f. All requirements of the Sedona Fire District shall be satisfied.
 - g. The applicant shall provide copies of all required testing to the Engineering 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.
10. 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.

Vicinity Map

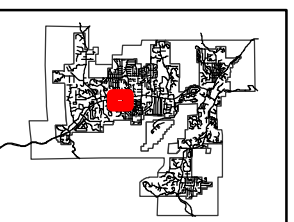
Parcel #
408-24-018
Super 8 Motel

- Parcel #408-24-018
- Zoning Boundary
- Building Footprint
- Parcel Boundary
- Trail
- Street Centerline



0 55 110 Feet

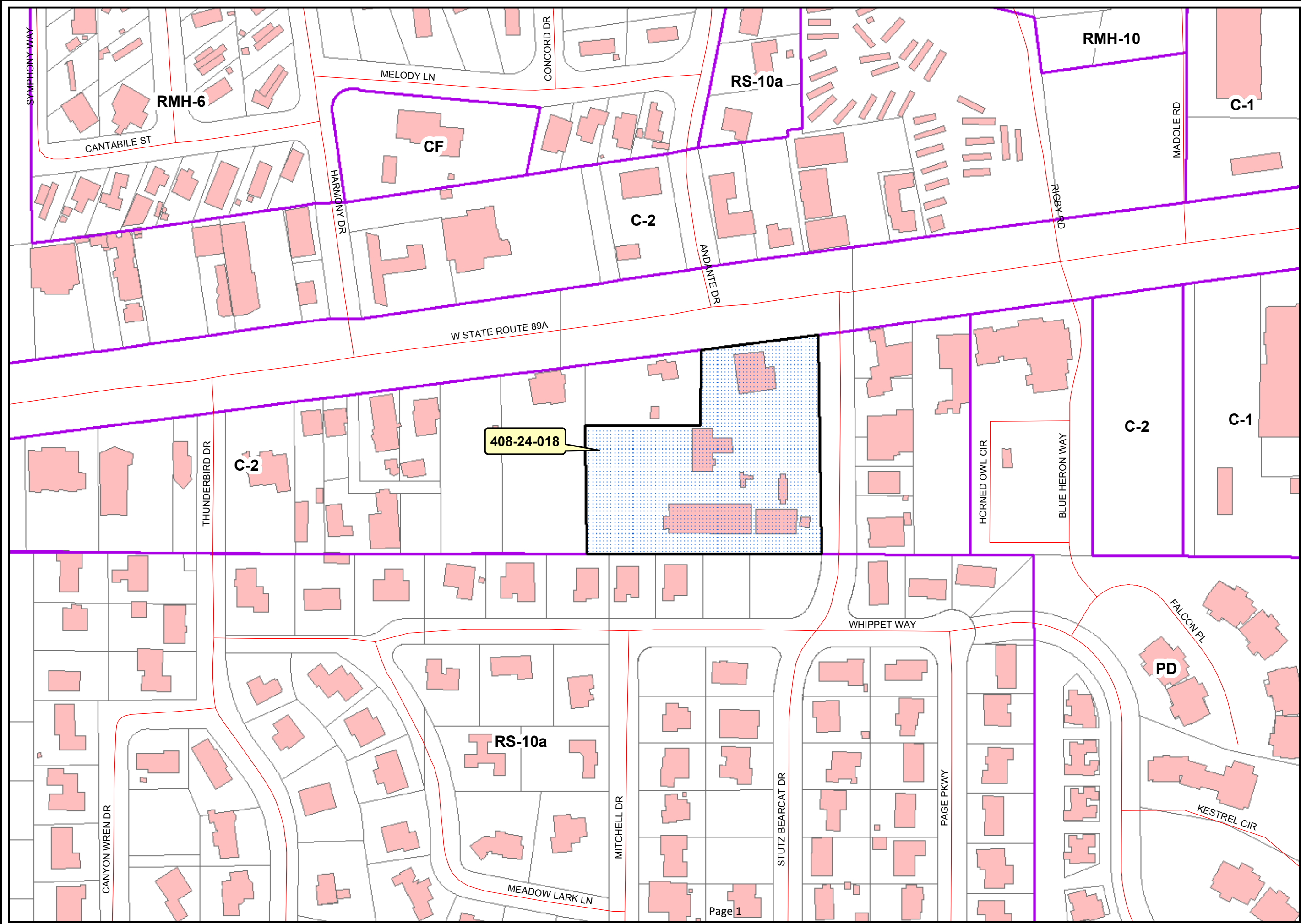
City Index



GIS, City of Sedona
09/05/2015
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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.






408-24-018



Aerial View

Parcel
#408-24-018
Super 8 Motel

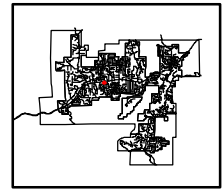
-  Parcel #408-24-018
-  Parcel Boundary
-  Street Centerline



0 15 30 Feet

STUTZ BEARCAT DR

City Index



GIS, City of Sedona
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ednelson_super8/mxd/
408-24-018_aerial.mxd



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Development Standards Checklist
 Land Development Code Article 9
 PZ15-00013 Super 8/Andante Inn



Community Development Department
 102 Roadrunner Drive Sedona, AZ 86336
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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.

Color Coding	Full Compliance	Partial Compliance	Non-Compliance	Not Applicable
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903 Height Regulations	
903.03 Height and Massing – Commercial, Public, and Semi-Public Buildings	
903.03.A Overall Building Height	<p><i>Evaluation:</i> 1. The highest portion of the building is approximately 27 feet above the adjacent grade. The site was graded decades ago and natural grade cannot be determined. Based on the height, alternate standards would be needed if it were a new building. However, this is an existing building, no increases to the height are proposed and all new elements are under the 22 foot limitation. 2. No small areas of rugged terrain are used to increase or reduce building height. 3. The building is approximately 27 feet from the lowest to the highest point. 4a. The building would require alternate standards if it were new construction. Therefore, the applicant is adhering to massing and color requirements to the greatest extent possible with the remodel. 4b. The entire building is more than 10 feet from the setback line. 4c. No pitched roofs are proposed. 4d. No elevator penthouses, mechanical equipment penthouses, towers, or stair towers are proposed. 4e. Though there are 4 buildings on site, the applicant is not proposing to use this section to increase height on any of the buildings. 5. No portions of the buildings are within 30 feet of a residentially zoned parcel. 6. The existing hotel building does not meet the requirement of having 20% of the building at less than 16 feet in height. However, if the adjacent conference center were combined with the hotel, the two buildings together would meet this requirement. In addition, these are existing buildings with no changes to the height proposed. Full compliance with all development standards is not required or feasible in this instance.</p> <p><i>Compliance:</i> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> Partial <input type="checkbox"/> No <input type="checkbox"/> Not Applicable</p>
903.03.B Required Massing	<p><i>Evaluation:</i> The existing building does not meet massing requirements. As there are no changes proposed to the footprint or overall height of the building, the building will continue to be noncompliant with massing requirements. However, the addition of the balconies on both the north and south sides of the building will serve to break up the building planes and create shadow lines where there are currently none.</p> <p><i>Compliance:</i> <input type="checkbox"/> Yes <input type="checkbox"/> Partial <input checked="" type="checkbox"/> No <input type="checkbox"/> Not Applicable</p>
903.03.C Unrelieved Building Planes	<p><i>Evaluation:</i> The building currently has large unrelieved building planes that would not be in compliance with current development standards. However, the proposed redesign will largely fix this nonconformity. The addition of balconies on the north and south sides of the building will serve to break up those unrelieved building planes, which are currently the largest on the building. The eastern side of the hotel building is currently broken up by the conference/meeting facility building. The western wall is the least visible and the landscape plan shows additional trees and landscaping in this area to further break up the building plane.</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.D Exposed Mass Heights	<p><i>Evaluation:</i> The existing building has exposed mass heights in excess of 24 feet on the north, south, and west walls. These nonconforming walls will be mitigated by the addition of balconies on the north and south walls and the addition of landscaping on the west wall.</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.E Building Separation	
	<i>Evaluation:</i> Under current development standards, the hotel building and conference facility would be required to be further apart. However, as these are existing buildings with no changes proposed, they will remain as legal nonconforming in this area.
	<i>Compliance:</i> <input type="checkbox"/> Yes <input type="checkbox"/> Partial <input checked="" type="checkbox"/> No <input type="checkbox"/> Not Applicable
903.03.F Siting and Orientation of Multiple Buildings	
	<i>Evaluation:</i> Under current development standards, the hotel building and conference facility would be required to be sited/oriented slightly differently to be in compliance with this requirement. However, as these are existing buildings with no changes proposed, they will remain as legal nonconforming in this area.
	<i>Compliance:</i> <input type="checkbox"/> Yes <input type="checkbox"/> Partial <input checked="" type="checkbox"/> No <input type="checkbox"/> Not Applicable
903.04 Chimney Mass	
	<i>Evaluation:</i> There are no chimney masses proposed.
	<i>Compliance:</i> <input type="checkbox"/> Yes <input type="checkbox"/> Partial <input type="checkbox"/> No <input checked="" type="checkbox"/> Not Applicable
903.05 Retaining Walls	
	<i>Evaluation:</i> There are no new retaining walls more than 8' in height.
	<i>Compliance:</i> <input type="checkbox"/> Yes <input type="checkbox"/> Partial <input type="checkbox"/> No <input checked="" type="checkbox"/> Not Applicable
903.06 Posts and Masonry Piers	
	<i>Evaluation:</i> The new balconies will use posts for support. However, as there will be a balcony at each level of the hotel (approximately 9' distance floor to floor) with a guardrail at 3'6", the posts will not be approximately 5'6" in unbroken height and in compliance with this section.
	<i>Compliance:</i> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> Partial <input type="checkbox"/> No <input checked="" type="checkbox"/> Not Applicable
903.07 Walls and Fences	
	<i>Evaluation:</i> A new 6' fence is proposed along the rear property line to screen the parking area from the neighboring residential lots. Other low landscape walls are proposed in the front and street side yards to screen the parking areas.
	<i>Compliance:</i> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> Partial <input type="checkbox"/> No <input type="checkbox"/> Not Applicable
903.08 Towers and Antennas	
	<i>Evaluation:</i> No towers or antennas are proposed.
	<i>Compliance:</i> <input type="checkbox"/> Yes <input type="checkbox"/> Partial <input type="checkbox"/> No <input checked="" type="checkbox"/> Not Applicable
903.09 Roof Mounted Screening	
	<i>Evaluation:</i> No new roof-mounted equipment is proposed, therefore no roof-mounted screening is needed. Existing equipment is ground mounted and will remain.
	<i>Compliance:</i> <input type="checkbox"/> Yes <input type="checkbox"/> Partial <input type="checkbox"/> No <input checked="" type="checkbox"/> Not Applicable
903.10 Flagpoles	
	<i>Evaluation:</i> No flagpoles are proposed at this time.
	<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 applicant has submitted a proposed color palette showing colors that meet the City's color requirements. The lightest color proposed has an LRV of 19%
	<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> Though there are no height increases proposed to the building, since the building currently exceeds height requirements, City Staff has asked the applicant to address alternate standards to the greatest extent possible. COLOR: The lightest color is Dunn Edwards 6061 – River Rocks, with an LRV of 19%. Under alternate standards, this would receive the maximum points available for color. UNRELIEVED BUILDING PLANES: The largest unrelieved building planes on the existing building are north and south sides of the building, with each being over 3,300 square feet. The addition of the balconies will largely remedy this, reducing the largest unrelieved building plane on these elevations to approximately 300 square feet.

	<p>For the east and west elevations, the largest unrelieved building plane is on the west elevation and is approximately 550 square feet. In addition, this wall is the furthest wall from the public ROW and not visible from the ROW. Under existing conditions, the building would not receive any alternate standards points for unrelieved building planes. With the remodel, the building would receive 2 points. While still not in full conformance, the remodel will bring the building into close conformance with alternate standards requirements.</p> <p>Compliance: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> Partial <input type="checkbox"/> No <input type="checkbox"/> Not Applicable</p>
906 Materials	
	906.01 Exterior Materials
	<p><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.</p> <p>Compliance: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> Partial <input type="checkbox"/> No <input type="checkbox"/> Not Applicable</p>
	906.02 Driveways
	<p><i>Evaluation:</i> The existing driveway and parking lot are to be asphalt. New and renovated areas will also be asphalt.</p> <p>Compliance: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> Partial <input type="checkbox"/> No <input type="checkbox"/> Not Applicable</p>
907 Screening Requirements	
	907.01 Equipment Screening
	<p><i>Evaluation:</i> All existing equipment is ground mounted equipment and within an enclosure.</p> <p>Compliance: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> Partial <input type="checkbox"/> No <input type="checkbox"/> Not Applicable</p>
	907.02 Screening of Uses
	<p><i>Evaluation:</i> The residential lots directly to the south of this property require additional screening. The applicant is meeting this requirement by installing a 6' wood fence and additional landscaping along the southern property line.</p> <p>Compliance: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> Partial <input type="checkbox"/> No <input checked="" type="checkbox"/> Not Applicable</p>
	907.03 Additional Requirements
	<p><i>Evaluation:</i> None of the circumstances warranting additional requirements for screening apply to this project.</p> <p>Compliance: <input type="checkbox"/> Yes <input type="checkbox"/> Partial <input type="checkbox"/> No <input checked="" type="checkbox"/> Not Applicable</p>
908 Utilities	
	908 Utilities
	<p><i>Evaluation:</i> No new utility service is planned as a part of this project.</p> <p>Compliance: <input type="checkbox"/> Yes <input type="checkbox"/> Partial <input type="checkbox"/> No <input checked="" type="checkbox"/> Not Applicable</p>
909 Trees	
	909 Trees
	<p><i>Evaluation:</i> The landscape plan show the preservation of the majority of existing trees along with the planting of 19 new trees. After the project is complete, the site will meet the tree requirement.</p> <p>Compliance: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> Partial <input type="checkbox"/> No <input type="checkbox"/> Not Applicable</p>
910 Landscaping	
	910.05 General Landscape Requirements and Regulations
	<p><i>Evaluation:</i> The existing landscaping does not meet Land Development Code Requirements. With the implementation of the proposed landscaping plan, the site will come into conformance with landscape requirements. L. Street Frontage: The street frontage is shown on the landscape plan with the appropriate numbers of trees and shrubs. The W SR 89A frontage is required to have 5 trees and 15 shrubs. The plans show 5 trees and over 25 shrubs. The Stutz Bearcat frontage is required to have 11 trees and 33 shrubs. The trees are shown. While the required shrubs are not shown, they are included as a condition of approval and Staff will review the final landscape plans for compliance with code requirements. In addition, the parking lot is not currently screened in accordance with SLDC requirements. The proposed plan will screen the parking areas through a combination of low walls and landscaping. M. The required landscape areas have been provided in all of the new and reconfigured parking areas. The landscape plan does not show the</p>

	<p>correct number of trees and shrubs in each area, but this is included as a condition of approval and Staff will review for compliance prior to issuing a building permit. Existing parking areas where no changes are proposed have incorporated additional landscaping to the greatest extent possible. N. The western wall of the building requires additional landscaping, which is shown on the plans.</p> <p>Compliance: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> Partial <input type="checkbox"/> No <input type="checkbox"/> Not Applicable</p>
911 Outdoor Lighting	
	<p>911.05 Outdoor Lighting Standards</p> <p><i>Evaluation:</i> The existing lighting does not comply with current requirements. The Letter of Intent states that “where possible, lighting will be lowered and revised to be more compliant with the Outdoor Lighting code,” in reference to lowering the parking lot lighting to a compliant height, which will bring the parking lot lighting into compliance. However, the submitted plans also show some new uplighting fixtures. Uplighting is generally not permitted, though partially shielded fixtures may be allowed in very limited circumstances, subject to specific criteria as outline in SLDC 911: Outdoor Lighting. As a condition of approval, the applicant must submit a new Outdoor Lighting Plan showing all new and modified fixtures as a part of the building permit submittal. Staff will review the lighting plan to determine compliance with code requirements. Staff may require modifications to the proposed outdoor lighting plan and an outdoor lighting plan must be approved prior to building permit issuance. Staff will conduct a night inspection to ensure the lighting has been installed in accordance with the approved plans prior to final sign-off on the permit.</p> <p>Compliance: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> Partial <input type="checkbox"/> No <input type="checkbox"/> Not Applicable</p>
912 Off-Street Parking and Loading Requirements and Standards	
	<p>912.03 Parking Spaces Required</p> <p><i>Evaluation:</i> All required parking will be provided on-site.</p> <p>Compliance: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> Partial <input type="checkbox"/> No <input type="checkbox"/> Not Applicable</p>
	<p>912.04 Schedule of Off-Street Parking Requirements</p> <p><i>Evaluation:</i> For parking requirements, the on-site uses of hotel, meeting facility, and restaurant result in a total requirement of 129 spaces. Total parking provided is 95 spaces, a deficit of 34 spaces. However, this is the amount of parking the site has provided for many years without issue. As there is no proposed increase in square footage, the applicant does not anticipate an increase to parking demand. However, the applicant has shown how the additional 34 parking spaces may be accommodated on a vacant portion of the lot if needed in the future.</p> <p>Compliance: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> Partial <input type="checkbox"/> No <input type="checkbox"/> Not Applicable</p>
	<p>912.05 Site Development Standards for Off-Street Parking Areas</p> <p><i>Evaluation:</i> The design of the redesigned and new parking areas meet the requirements for parking lot design.</p> <p>Compliance: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> Partial <input type="checkbox"/> No <input type="checkbox"/> Not Applicable</p>
	<p>912.07 Off-Street Loading Requirements</p> <p><i>Evaluation:</i> The design of the parking lot and connections to adjacent streets allow for accommodation of loading and unloading areas and delivery trucks. In addition, there are areas within the site plan located outside of the required driving lanes that can accommodate loading areas and delivery trucks.</p> <p>Compliance: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> Partial <input type="checkbox"/> No <input type="checkbox"/> Not Applicable</p>
	<p>912.08 Bus and Large Vehicle Parking</p> <p><i>Evaluation:</i> The parking lot capacity is would require 2 bus/large vehicle parking spaces. Though no specific bus/large vehicle parking is provided, there are a number of spaces on the site that could be used to accommodate a bus, primarily by taking up multiple standards spaces. As each of these spaces can count for up to 6 standard spaces, anywhere with 6 contiguous spaces could be used to accommodate a bus. There are multiple such locations on this site.</p> <p>Compliance: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> Partial <input type="checkbox"/> No <input type="checkbox"/> Not Applicable</p>
	<p>912.09 Accessible Parking</p>

Evaluation: Four (4) accessible parking spaces are required. Three (3) are shown on the plans with the space for an additional ADA space behind the Lobby Building. The plans submitted for building permits will be required to show the appropriate number of ADA spaces.

Compliance: *Yes* *Partial* *No* *Not Applicable*

Other Considerations

This property is considered a legal non-conforming property regarding the development and the use and is therefore subject to review under SLDC 1202 (Nonconforming developments) and SLDC 1204 (Nonconforming uses). Staff's evaluation of this project regarding these sections is below.

SLDC 1202 (NONCONFORMING DEVELOPMENTS): Based on the information provided from the applicant regarding the valuation of this project and the property valuation, this project does not meet the 25% threshold that would require full conformance with all development standards. Therefore, it is evaluated to ensure non-conformities do not increase and in regards to where closer conformance to the development standards is being achieved. The SLDC outlines the following categories where the applicant can demonstrate that the project is being brought into closer conformance with code requirements:

- a. **Parking:** This project currently does not provide the required amount of parking. However, the proposal will not increase parking demand and will not result in the loss of any parking spaces. In addition, the applicant has shown how additional parking may be accommodated on a vacant portion of the site should it become necessary in the future. Further, additional landscaping will be added to the parking lot and screen walls will be added along the street frontages to screen the property from the ROW.
- b. **Landscaping:** The existing site does not meet landscaping requirements. However, the proposal will bring the site into closer conformance in regards to parking lot landscaping, property line landscaping, and street frontage landscaping, bringing the site as a whole into closer conformance with landscaping requirements.
- c. **Color/Light Reflectance Value:** The building currently complies with color requirements and will continue to do so after the remodel.
- d. **Height and Massing:** The site is currently out of conformance and no changes are proposed to the height and massing of the building. However, the proposal will add balconies on both the south and north elevations, serving to break up the elevations and create more shadow lines. The building will also come into closer conformance to the City's requirements regarding the application of alternate standards in regards to unrelieved building planes.
- e. **Screening Requirements:** All equipment is currently screened. However, the parking lot is not sufficiently screened from the public ROW. This project will add screen walls and landscaping along the street frontages to properly screen the parking areas.
- f. **Lighting:** All new lighting fixtures will be fully compliant and the property owner will be upgrading a number of the existing fixtures to bring them into compliance with current requirements.
- g. **Signs:** The current signs comply with City requirements. However, all existing signs will be removed and new signs that comply will be installed.

SLDC 1204 (NONCONFORMING USES): This property operates as a hotel in a C-2 (General Commercial) zoning district, making this a nonconforming use. No expansion of the hotel use into additional building or land area is proposed. The use has not ceased to operate as a hotel for more than 6 months since becoming a nonconforming use. This project would fall under the guidelines for repair, maintenance, and remodeling of nonconforming uses (SLDC 1204.03). This section of the code specifically states that "Exterior remodeling of buildings and structures is encouraged if the remodeling brings the building or structure into close compliance with current development standards." As outlined above under SLDC 1202 (Nonconforming Developments), Staff believes this project meets this requirement.

Design Review Manual Checklist
 Land Development Code Article 10
 PZ15-00013 Super 8/Andante Inn



Community Development Department
 102 Roadrunner Drive Sedona, AZ 86336
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The Design Review Manual is the City of Sedona’s acceptable standard and guiding policy document for all development proposals in the City. This Manual, along with the Land Development Code, 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.

Color Coding	Full Compliance	Partial Compliance	Non-Compliance	Not Applicable
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2.0 Site Development	
2.2 Site design	
	Sensitivity to natural features
	<i>Evaluation:</i> The site is flat and has been previously graded. There is a small hill in the vacant area of the site that will remain undisturbed unless additional parking is needed in the future.
	<i>Compliance:</i> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> Partial <input type="checkbox"/> No <input type="checkbox"/> Not Applicable
	Arrangement of spaces
	<i>Evaluation:</i> No changes to the existing arrangement of spaces is proposed with this proposal.
	<i>Compliance:</i> <input type="checkbox"/> Yes <input type="checkbox"/> Partial <input type="checkbox"/> No <input checked="" type="checkbox"/> Not Applicable
	Viewshed Analysis
	<i>Evaluation:</i> The proposal does not include any increases to height. If any viewsheds are impacted, they already are and this proposal will not further impact viewsheds.
	<i>Compliance:</i> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> Partial <input type="checkbox"/> No <input type="checkbox"/> Not Applicable
	Sensitivity to historical sites, structures and roadways
	<i>Evaluation:</i> There are no historical sites, structures, or roadways on this property.
	<i>Compliance:</i> <input type="checkbox"/> Yes <input type="checkbox"/> Partial <input type="checkbox"/> No <input checked="" type="checkbox"/> Not Applicable
2.3 Drainage Way Design	
	Drainage ways, Stormwater detention, Soil Erosion, & Sedimentation Control
	<i>Evaluation:</i> No changes to the existing drainage and grading are required as a part of this proposal.
	<i>Compliance:</i> <input type="checkbox"/> Yes <input type="checkbox"/> Partial <input type="checkbox"/> No <input checked="" type="checkbox"/> Not Applicable
2.4 Building Placement and Orientation	
	Relationship to adjacent developments
	<i>Evaluation:</i> No changes are proposed as a part of this project.
	<i>Compliance:</i> <input type="checkbox"/> Yes <input type="checkbox"/> Partial <input type="checkbox"/> No <input checked="" type="checkbox"/> Not Applicable
	Relationship to public realm
	<i>Evaluation:</i> The property only has is connected to both W State Route 89A and Stutz Bearcat. There is an existing sidewalk along W State Route 89A as well as a Verde Lynx stop. No changes to these connections are proposed as a part of this project.
	<i>Compliance:</i> <input type="checkbox"/> Yes <input type="checkbox"/> Partial <input type="checkbox"/> No <input checked="" type="checkbox"/> Not Applicable
	Corner sites
	<i>Evaluation:</i> While this is a corner site, no changes to building orientation or location of parking lots is proposed as a part of this project.
	<i>Compliance:</i> <input type="checkbox"/> Yes <input type="checkbox"/> Partial <input type="checkbox"/> No <input checked="" type="checkbox"/> Not Applicable
	View considerations
	<i>Evaluation:</i> This project will not negatively impact views to a greater extent than it currently does.
	<i>Compliance:</i> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> Partial <input type="checkbox"/> No <input type="checkbox"/> Not Applicable
	Relationship to topography

	<i>Evaluation:</i> The site is largely flat and no significant grading will be needed for the project.
	<i>Compliance:</i> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> Partial <input type="checkbox"/> No <input type="checkbox"/> Not Applicable
	Climate considerations
	<i>Evaluation:</i> This project will add balconies, which will serve to provide additional shade for the hotel rooms. No covered parking is provided, but landscape is provided in the parking areas that will provide additional shade for cars during the summer.
	<i>Compliance:</i> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> Partial <input type="checkbox"/> No <input type="checkbox"/> Not Applicable
2.5 Linkage and Circulation	
	Relationship to Adjacent Development
	<i>Evaluation:</i> This site does not currently provide connections to neighboring properties. However, the parking lots and buildings are situated in such a way that connections could be realized as the neighboring properties redevelop.
	<i>Compliance:</i> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> Partial <input type="checkbox"/> No <input type="checkbox"/> Not Applicable
	Courtyards and Passages
	<i>Evaluation:</i> No courtyards or passages are provided. However, both the hotel and restaurant offer outdoor areas for the guests and customers to use.
	<i>Compliance:</i> <input type="checkbox"/> Yes <input type="checkbox"/> Partial <input type="checkbox"/> No <input checked="" type="checkbox"/> Not Applicable
	Parking Lot Walkways
	<i>Evaluation:</i> The parking lot size does not require additional pedestrian walkways.
	<i>Compliance:</i> <input type="checkbox"/> Yes <input type="checkbox"/> Partial <input type="checkbox"/> No <input checked="" type="checkbox"/> Not Applicable
	Vehicular and pedestrian connections
	<i>Evaluation:</i> The driveway connects to existing roads. The property connects vehicle and pedestrian traffic with the property to the south and the layout of the site allows for the future potential connection to other adjoining properties.
	<i>Compliance:</i> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> Partial <input type="checkbox"/> No <input type="checkbox"/> Not Applicable
2.6 Parking	
	Parking area design
	<i>Evaluation:</i> There is no significant topography or vegetation that needs to be preserved in the parking lot. The parking lots will be screened by existing buildings, landscaping, and screen walls. The landscaping will reduce the glare from headlights. The existing and new parking lots incorporate landscaping to reduce the amount of uninterrupted pavement.
	<i>Compliance:</i> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> Partial <input type="checkbox"/> No <input type="checkbox"/> Not Applicable
	Parking structures
	<i>Evaluation:</i> No parking structures are proposed.
	<i>Compliance:</i> <input type="checkbox"/> Yes <input type="checkbox"/> Partial <input type="checkbox"/> No <input checked="" type="checkbox"/> Not Applicable
2.7 Exterior Lighting	
	General, Parking Area, and Exterior Wall & Building
	<i>Evaluation:</i> All new lighting will comply with the City's requirements. In addition, the applicant will modify some of the existing fixtures to comply with City requirements.
	<i>Compliance:</i> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> Partial <input type="checkbox"/> No <input type="checkbox"/> Not Applicable
2.8 Signage	
	Design, Location
	<i>Evaluation:</i> All existing signs will be removed and replaced with new signs. New signs will have a rusted metal background with white lettering and will be illuminated.
	<i>Compliance:</i> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> Partial <input type="checkbox"/> No <input type="checkbox"/> Not Applicable
2.9 Building Equipment and Services	
	Service areas, loading zones and refuse enclosures
	<i>Evaluation:</i> Building equipment is currently screened and will remain so. No additional screening is required.
	<i>Compliance:</i> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> Partial <input type="checkbox"/> No <input type="checkbox"/> Not Applicable
	Mechanical and electrical equipment

	<p><i>Evaluation:</i> All mechanical equipment and electrical equipment is currently screened and will remain so. No additional screening is required.</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>
2.10 Fences and Walls	
	<p>Design</p> <p><i>Evaluation:</i> The only new fences and walls proposed are those needed to screen the parking lot. These have been designed to be compatible with the building. None of the materials listed as unacceptable are proposed.</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>
3.0 Architectural Character and Building Form	
3.1 Architectural Character and Style	
	<p>Character and Style</p> <p><i>Evaluation:</i> The building is currently a Super 8 Hotel and is being remodeled to move away from the standard/corporate identity.</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>
3.2 Proportions and Scale	
	<p>Proportion</p> <p><i>Evaluation:</i> The building has a horizontal emphasis. No storefront glass is used. The remodel will incorporate additional elements to break up the building planes.</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>
	<p>Scale</p> <p><i>Evaluation:</i> The building scale is not being altered. The hotel is the tallest building on site and is set back the furthest from the road.</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>
3.3 Building Massing	
	<p>Building Massing</p> <p><i>Evaluation:</i> The existing building does not meet the massing requirements of the Design Review Manual as well as the Land Development Code. The addition of the balconies and site landscaping will serve to break up the building, adding shadow lines, and giving the appearance of smaller masses. While full compliance with the City requirements cannot be realized without a much larger renovation, this proposal seeks to meet the intent of the Design Review Manual and the Land Development Code.</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>
	<p>Horizontal Composition</p> <p><i>Evaluation:</i> The overall building is of a primarily horizontal composition. The massing of the building prevents long and continuous walls. Strong shadow lines will result from the addition of balconies on the north and south elevations.</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>
	<p>Smaller Scale Components</p> <p><i>Evaluation:</i> The landscaping will serve to tie the building to the ground. The balconies will incorporate different materials to further break up the scale of the building.</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>
	<p>Visual Patterns</p> <p><i>Evaluation:</i> The addition of the balconies will incorporate sufficient offsets and overhangs to create good visual patterns.</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>
	<p>Coherent Building Design</p> <p><i>Evaluation:</i> The entire site has been designed as one project. All sides of the building have been designed to the same architectural standard.</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>
3.4 Building Materials and Textures	

	Encouraged Materials and Methods of Use: Walls
	<i>Evaluation:</i> The renovations will use metal, glass, stucco, and masonry. All materials and colors meet the City's requirements.
	<i>Compliance:</i> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> Partial <input type="checkbox"/> No <input type="checkbox"/> Not Applicable
	Encouraged Materials and Methods of Use: Roofs
	<i>Evaluation:</i> No new roofs or roof materials are proposed.
	<i>Compliance:</i> <input type="checkbox"/> Yes <input type="checkbox"/> Partial <input type="checkbox"/> No <input checked="" type="checkbox"/> Not Applicable
	Discouraged Exterior Finishes
	<i>Evaluation:</i> No materials from the list of discouraged materials are proposed.
	<i>Compliance:</i> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> Partial <input type="checkbox"/> No <input type="checkbox"/> Not Applicable
	Encouraged Surface Materials
	<i>Evaluation:</i> The surface materials used are appropriate for their intended purpose.
	<i>Compliance:</i> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> Partial <input type="checkbox"/> No <input type="checkbox"/> Not Applicable
3.5 Color	
	General Properties, Specific Requirements, Other Conditions
	<i>Evaluation:</i> The colors proposed comply with the City's color requirements.
	<i>Compliance:</i> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> Partial <input type="checkbox"/> No <input type="checkbox"/> Not Applicable
3.6 Architectural Details	
	Architectural Details
	<i>Evaluation:</i> Details that the DRM lists as desirable, balconies and columns, have been incorporated into the design of the building. None of the details listed as undesirable are used.
	<i>Compliance:</i> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> Partial <input type="checkbox"/> No <input type="checkbox"/> Not Applicable
3.7 Design for Climate and Energy Conservation	
	Climate and Energy Conservation
	<i>Evaluation:</i> New landscaping and balcony overhangs are provided around the building to contribute to climate control, as outlined by the DRM.
	<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> There is no existing vegetation or topographic features that needs to be preserved.
	<i>Compliance:</i> <input type="checkbox"/> Yes <input type="checkbox"/> Partial <input type="checkbox"/> No <input checked="" type="checkbox"/> Not Applicable
	Natural Landscaping
	<i>Evaluation:</i> The landscaping will use a combination of native and adaptive 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> The landscaping is used to screen the building and parking areas from the public right-of-way.
	<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 is appropriate to this area of town. There are no directly adjacent natural areas which this property would need to consider for landscaping purposes.
	<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> Landscaping will be kept pruned to maintain a visibility triangle at the driveway. No significant views will be impacted by the building or the landscaping. Landscaping is used as a buffer between the site and the right-of-way.
	<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 uses native and adaptive plants that are appropriate for the Sedona area.

		<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>
4.5 Other Landscape Elements and Features		
	Other Landscape Considerations	
	<i>Evaluation:</i> None of the additional landscape features outlined in this section are used in this project.	
	<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>	
4.6 Outdoor Spaces		
	Plazas and Courtyards	
	<i>Evaluation:</i> There is no plaza or courtyard in this project.	
	<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>	
	Streets and Parking Lots	
	<i>Evaluation:</i> New plantings are provided in informal clusters. Canopy trees are provided in the parking lot. The plants used are from the City's approved plant list.	
	<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>	

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:

- | | | | |
|---|---------------------------------------|---|---|
| <input type="checkbox"/> Conceptual Review | <input type="checkbox"/> Final Review | <input type="checkbox"/> Appeal | <input type="checkbox"/> Time Extension |
| <input type="checkbox"/> Development Review | <input type="checkbox"/> Subdivision | <input type="checkbox"/> Variance | |
| <input type="checkbox"/> Conditional Use Permit | <input type="checkbox"/> Zone Change | <input type="checkbox"/> Major Community Plan Amendment | <input type="checkbox"/> Minor Community Plan Amendment |

PROJECT CONTACT:	Ned Sawyer	Phone:		App. #:	
Address:	16420 N. 92nd Street #205, Scottsdale, AZ 85260	Cell Phone:	602-791-4315	Date Rec'd:	
E-mail:	ned@sawyerarch.com	Fax:		Rec'd by:	
PROJECT NAME:	Sedona Super 8 Balcony Addition	Parcel #:	408-24-018	Fee Pd:	
Project Address/ Location:	2545 W. Highway 89A, Sedona, AZ 86336	Acres:	2.66 acres	Zoning:	

Project Description:	Balcony Addition
----------------------	-------------------------

OWNER NAME:	Railroad Inn LLC	APPLICANT NAME:	Railroad Inn LLC
Address:	7337 E. Doubletree #290, Scottsdale, AZ 85258	Company Name:	Railroad Inn LLC
Phone:	480-949-1713	Address:	7337 E. Doubletree #290, Scottsdale, AZ 85258
Cell Phone:		Phone:	480-949-1713
E-mail:	exec@camelbackhotel.com	Cell Phone:	
		E-mail:	exec@camelbackhotel.com
ARCHITECT/ ENGINEER:	Ned Sawyer	AUTHORIZED AGENT/OTHER:	Ed Nelson, Manager
Company Name:	EDWARD B. SAWYER JR AIA ARCHITECT	Company Name:	Sedona Super 8 / Railroad Inn LLC
Address:	16420 N. 92nd Street #205, Scottsdale, AZ 85260	Address:	2545 W. Highway 89A, Sedona, AZ 86336
E-mail:	ned@sawyerarch.com	E-mail:	ed@camelbackhotel.com
Phone:		Phone:	928-282-1533
Cell Phone:	602-791-4315	Cell Phone:	928-821-1606
ID #/Exp. Date:	ARIZONA #8059		
City Business License #:			

LETTER OF INTENT
SUPER-8 HOTEL BALCONY ADDITION 6-20-16

1. Location:

Located in West Sedona at 2545 State Route 89A the project consists of a three story hotel and ancillary functions such as a separate lobby, pool and meeting room. No additional enclosed area will be incorporated. The desire is to upgrade the existing facility and offer the patrons a higher quality experience.

2. Drainage Way Design:

Drainage patterns are existing and will remain the same.

3. Building Placement and Orientation:

The existing structure is oriented with its long axis running East and West, no revisions will be made.

4. Linkage and Circulation:

The Hotel's main entrance is a lighted intersection of AZ-89a and Andante Drive. The site also has access to Stutz Bearcat Dr. adjacent to the restaurant and behind the South side of the Hotel. This drive is proposed to be modified to a one way drive toward the East to allow the remodeling of the South side facade. This drive will be posted and marked as one way.

5. Parking:

The modification to the South side parking created the loss of seven cars which were added back in a new parking area on the west side of the property. All new parking has been designed not to encroach on adjacent property. It should be noted that the owner has a preliminary agreement for an easement that would align with the adjacent existing residence and easement which will allow for additional landscaping. The revision to 45 degree one way parking design created new landscaped areas adjacent to the South property line and the adjacent property will be screened with a new six foot high fence. Landscape islands have been added as required and The balance of the onsite parking

is shared between the Hotel and Restaurant. This arrangement has created no problems to date. Existing and new parking is calculated as follows.

Hotel:	66 rooms = 66+10 = 76
Meeting Room:	2,486/175 = 14
Restaurant:	3,442/100 = 34
Restaurant Patio:	945/200 = 5
Total	129
Parking Provided:	95
	(-34)

The revised Site Plan has provided a location for 34 additional parking should it become necessary.

6. Exterior Lighting:

Where possible lighting will be lowered and revised to be more compliant with the Outdoor Lighting code. The intent will be to decrease any light pollution and provide all necessary shielding. Landscape lighting will be provided to accent new and existing trees where appropriate.

7. Signage:

With the deletion of the Super-8 affiliation the name will be changed and the project signage will be revised to be in accordance with the sign ordinance. They will be designed to incorporate elements of the architecture and landscape design.

8. Building Equipment and Services:

Loading and refuse enclosures are existing and will and will remain. Mechanical equipment is existing and ground mounted within an enclosure.

9. Fences and Walls:

All existing fences and walls to remain such as mechanical enclosure and pool fence. New sandblasted masonry screen walls will be added on the ground floor. A new 6 foot fence along the South property line will be constructed where presently there is none.

10. Architectural Character and Building Form:

The existing Hotel Building is proposed to be remodeled with the addition of steel framed balconies and grey glass guardrails on the North and South sides. The existing tile mansard will be removed and on the ground floor sandblasted masonry patio screen walls will be added. The colors proposed incorporate the colors compatible with the theme of the Sedona community. Steel to be painted in simulated Corten rusted steel paint and the stucco painted in two tones contrasting the natural landscape. All new

colors shall meet or exceed the Light Reflection Values required. The exposed steel balconies and colors are designed to bring an updated and up scaled image to the outdated existing structure. The existing building massing will be improved by the addition of the balconies both by their structure and the shadows they create. The landscape area to the west has been enlarged allowing for larger scaled material to be planted to soften that facade.

11. Landscape:

The landscape is existing around the site and additional new landscape will be added adjacent to the building where the balcony structures occur. Adjacent to the 45 degree parking new planter areas were created to help buffer the adjacent properties. Landscape islands have been added as required in all new parking areas. Additional planters have been added in the parking area between the hotel and restaurant as well as the west side of the hotel. These new landscape areas will soften the parking areas.

12. Article 9 SLDC:

No additional interior square footing has been added and all yards and setbacks to remain with the exception of the new balconies on the South elevation. The overall height of the existing building is 28'-8" to the top of the parapet. The existing mission tile mansard will be removed and a parapet will be added to match existing. The top of the new balcony railing on the third floor will be 21'-6" which is less than the allowable 22'. All major landscaping will remain see landscape plan.

13. Section 401.06 LDC:

This project is not new building only the remodel of an existing building. If design review is required the owner is prepared to provide all necessary review materials.

ENGINEERING COMMENTS:

1. We have retained the 45 Degree parking because it allows for more parking spaces and we are not encroaching on the adjacent property.
3. Distance revised to 26'.
4. Radius revised to 15'.
5. Grading not revised, new parking area to maintain existing flow line to the East.
6. All new parking areas to conform SLDC and all existing parking where possible and not to reduce the existing number of spaces.
7. Oil/Water separator to be installed in new parking areas.
8. End islands at 45 degree parking averages 10' or more as designed.

Cari Meyer - Re: Andante Inn/Super 8

From: "Ned Sawyer" <ned@sawyerarch.com>
To: "Cari Meyer" <CMeyer@sedonaaz.gov>
Date: 7/21/2016 11:00 AM
Subject: Re: Andante Inn/Super 8
Cc: "Dan Campbell" <dan@camelbackhotel.com>
Attachments: SUPER-8 CITIZEN REVIEW LETTER.pdf; CITIZEN CALLS.pdf

CARI – ATTACHED IS THE LETTER THAT WAS SEND TO ALL THE NEIGHBORS WHEN WE MADE THE FIRST SUBMITTAL. WE HAD TWO PHONE CALLS AND THE ONLY PEOPLE THAT MADE CONTACT WERE THE EXISTING NEIGHBOR TO THE SOUTH WHO LIKED THE IDEA OF THE IMPROVEMENTS AND A MR. SAWYER THAT CALLED BECAUSE OF THE OUR SAME NAME. HE WANTED TO KNOW WHERE MY FAMILY WAS FROM. HE ALSO THOUGHT THAT THE IMPROVEMENTS WERE A GOOD THING.

NED

From: [Cari Meyer](#)
Sent: Wednesday, July 20, 2016 12:15 PM
To: dan@camelbackhotel.com
Cc: ned@sawyerarch.com
Subject: Re: Andante Inn/Super 8

Thanks,

In looking through what I have received from you, it appears that I never received a Public Participation Report from you. I need a summary of when you sent out your letters, who responded, what questions they had, and how you answered. I need this as soon as possible, as we cannot have the work session or public hearing unless we receive it. Thank you,

Cari

Cari Meyer, Senior Planner
City of Sedona Community Development
(928) 203-5049

>>> Dan Campbell <dan@camelbackhotel.com> 7/19/2016 9:20 AM >>>
Good for me too.

Thanks,

Dan

On Mon, Jul 18, 2016 at 4:13 PM, Cari Meyer <CMeyer@sedonaaz.gov> wrote:

Good Afternoon,

I wanted to let you know that your project has been scheduled for the following Planning and Zoning Commission meetings:

- Work Session on Thursday, August 11, 2016 at 3:30 pm
- Public Hearing on Tuesday, August 16, 2016 at 5:30 pm

Please confirm that these dates will work for you and your team. Thanks and let me know if you have any questions,

Cari

Cari Meyer, Senior Planner
City of Sedona Community Development
(928) 203-5049

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.

--

Dan Campbell
Camelback Hotel Corp.

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.

SUPER-8 HOTEL REMODEL

The existing Super-8 Hotel located at 2545 State Route 89A is becoming an independent hotel and the owner is planning to upgrade the hotel's image and quality. They propose to add new balconies and patio screen walls. The building will be repainted in colors that reflect the Sedona environment. New landscape planting areas have been designed in the parking area along the south property line.

Drawings of the proposed project will be available for review on The City of Sedona website www.sedonaaz.gov/cd under current projects or on site in the hotel office from 10AM to 4PM Monday thru Friday until October 24th. There will be someone to assist you or I can be contacted directly at the number listed above.

Sincerely,

A handwritten signature in black ink that reads "Edward B. Sawyer Jr." with a stylized flourish at the end.

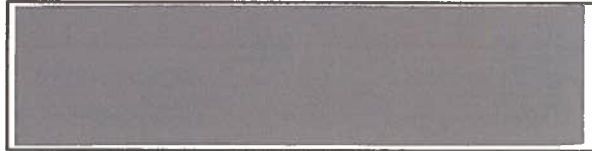
Edward B. Sawyer Jr. AIA

SOUTH SIDE NEIGHBOR: SUPPORTS UP GRADE

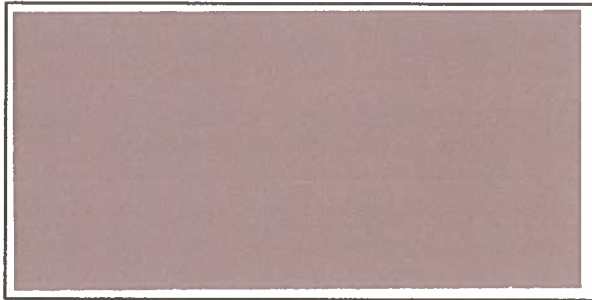
TOM SAWYER: 928-282-6629 SUPPOTS UP GRADE



STEEL STRUCTURE
SIMULATED CORTEN PAINT



GLASS BALCONY RAILING
TEMPERED SOLAR GRAY



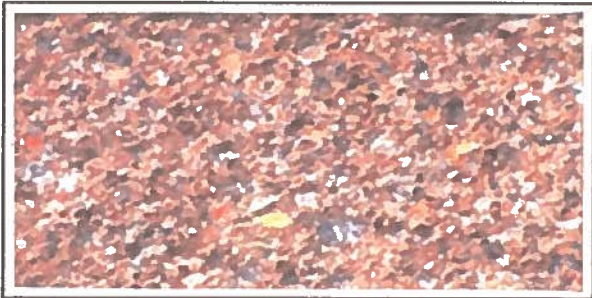
STUCCO WALL

DUNN EDWARDS DE6061
RIVER ROCKS LRV - 19

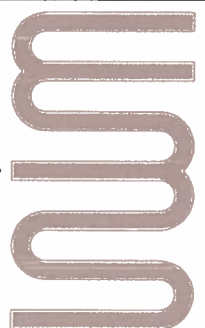
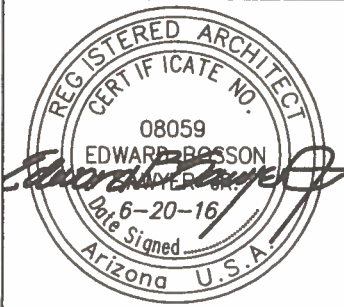


STUCCO ACCENT BAND

DUNN EDWARDS DE6090
WESTERN RED LRV - 17



SANDBLASTED MASONRY

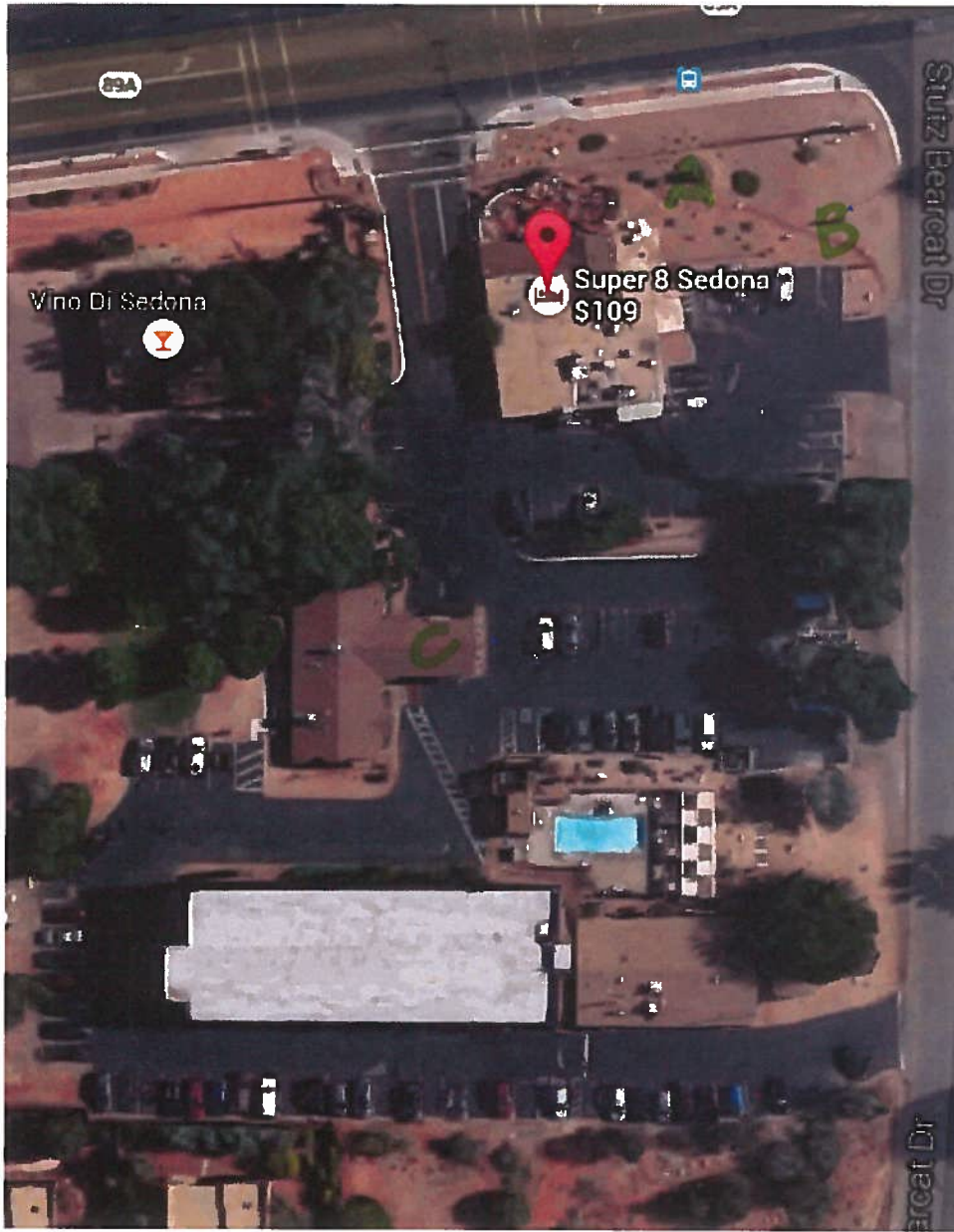


SUPER-8 HOTEL

PROPOSED MATERIALS & COLORS

6-20-16

EXPIRES 6-30-2019



A. Large Monument Sign

B. Small Monument Sign

C. Lobby Andante Inn New Sign

APPROVED

JUL 06 2016

by: *[Signature]*
 08/16/2016
 job copy

Sign locations
 are approximate

Job Name

Andante Inn

Date: 06/30/2016

Notes

CUSTOMER'S APPROVAL

- Approved
- Approved With Changes
- Revise and Proof Again

Signature _____

Date _____

PROPERTY MANAGER'S APPROVAL

- Approved
- Approved With Changes
- Revise and Proof Again

Signature _____

Date _____



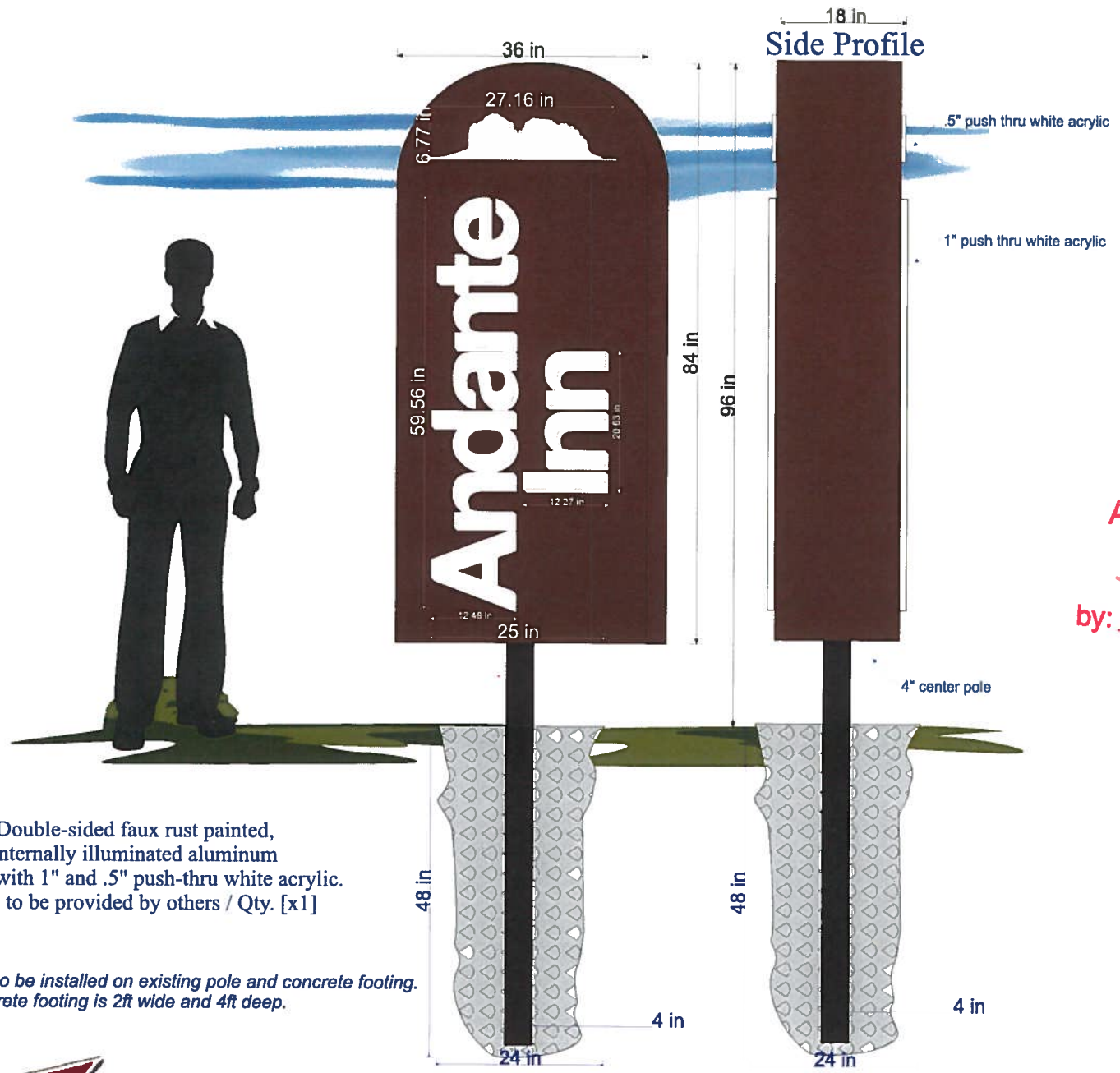
Signarama
 FLAGSTAFF

2333 E. Spruce Avenue, Flagstaff, AZ 86004 · PH (928) 714-0740 · Fax (928) 526-9579 · Email: signarama@sarflagstaff.com · www.SARflagstaff.com



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a



Double-sided faux rust painted, internally illuminated aluminum cabinet with 1" and .5" push-thru white acrylic. Base to be provided by others / Qty. [x1]

Sign cabinet to be installed on existing pole and concrete footing. Existing concrete footing is 2ft wide and 4ft deep.

Job Name
Andante Inn
Date: 06/30/2016

Notes

*** Refer to development review landscape plans.**

APPROVED plans.

JUL 06 2016
by: *[Signature]*

CUSTOMER'S APPROVAL

Approved
 Approved With Changes
 Revise and Proof Again
 Signature _____
 Date _____

PROPERTY MANAGER'S APPROVAL

Approved
 Approved With Changes
 Revise and Proof Again
 Signature _____
 Date _____



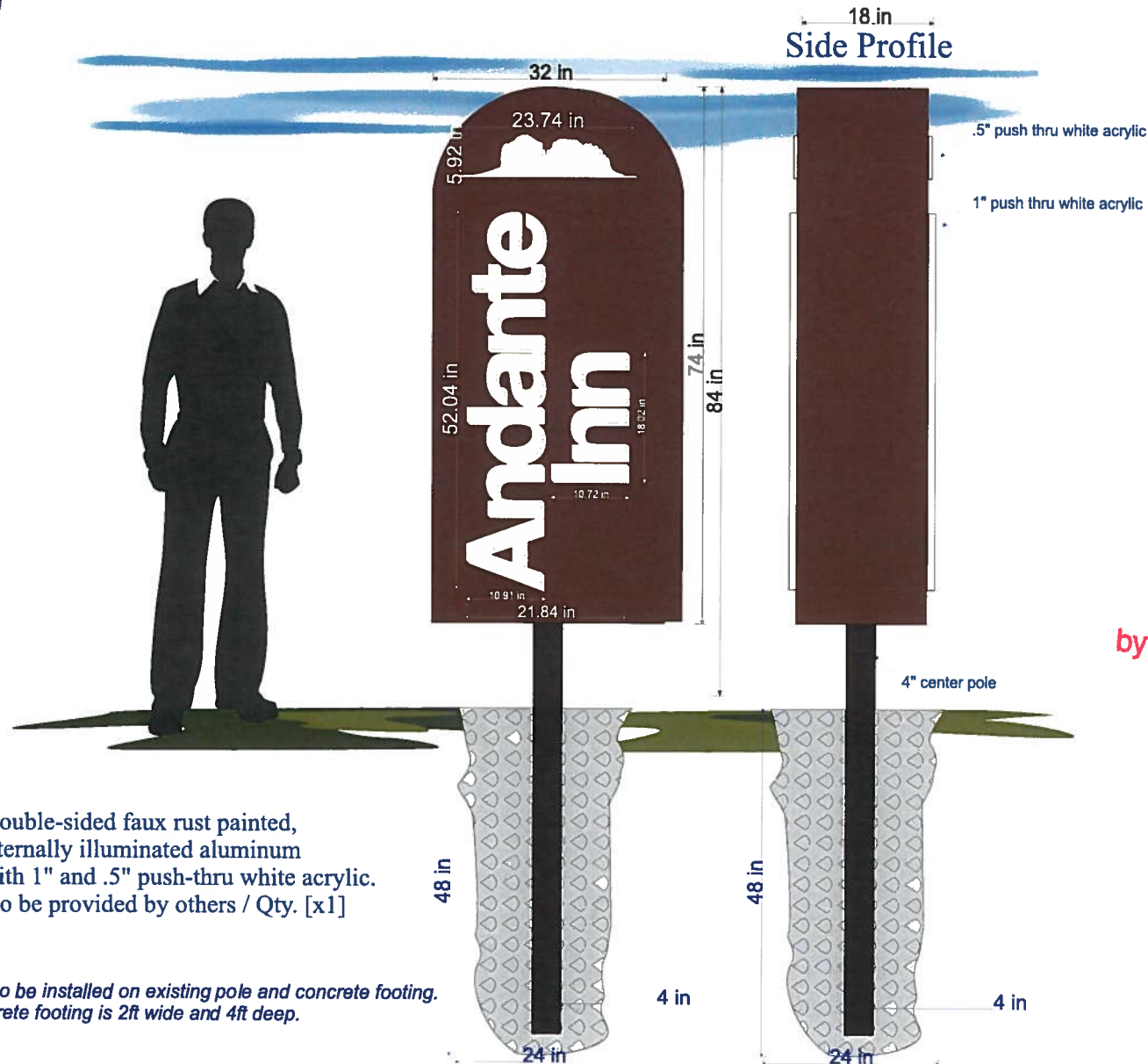
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b



Double-sided faux rust painted, internally illuminated aluminum cabinet with 1" and .5" push-thru white acrylic. Base to be provided by others / Qty. [x1]

Sign cabinet to be installed on existing pole and concrete footing. Existing concrete footing is 2ft wide and 4ft deep.

Job Name
 Andante Inn
Date: 06/30/2016

Notes

*** Refer to development review landscape plans.**

APPROVED
 JUL 06 2016
 by: *JM*

CUSTOMER'S APPROVAL

- Approved
- Approved With Changes
- Revise and Proof Again

Signature _____
 Date _____

PROPERTY MANAGER'S APPROVAL

- Approved
- Approved With Changes
- Revise and Proof Again

Signature _____
 Date _____



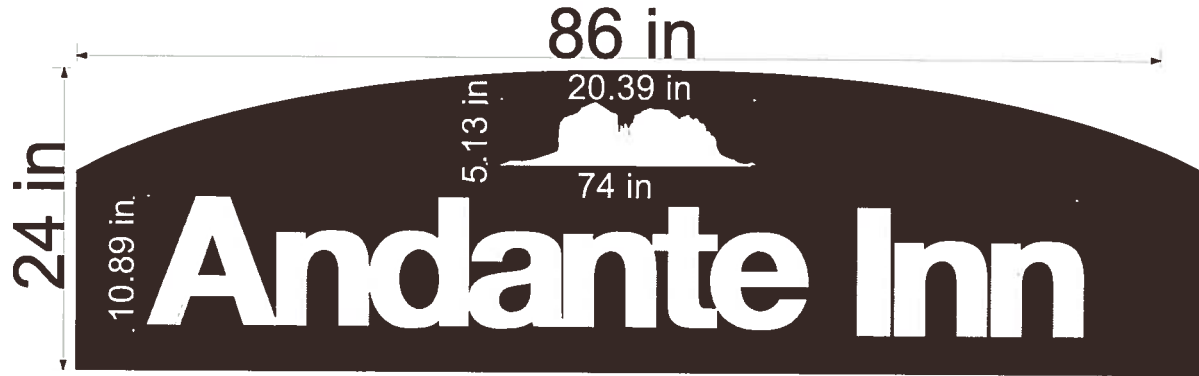
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C



Side Profile



.5" push-thru white acrylic lettering

1" push-thru white acrylic lettering

4" faux rust aluminum cabinet

Finished backside,

Single-sided faux rust painted, internally illuminated aluminum cabinet with 1" and .5" push-thru white acrylic. / Qty. [x1]

Job Name

Andante Inn

Date: 06/30/2016

Notes

APPROVED
 JUL 06 2016
 y: *[Signature]*

CUSTOMER'S APPROVAL

- Approved
- Approved With Changes
- Revise and Proof Again

Signature _____
 Date _____

PROPERTY MANAGER'S APPROVAL

- Approved
- Approved With Changes
- Revise and Proof Again

Signature _____
 Date _____



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 FLAGSTAFF



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City Of Sedona Community Development Department

102 Roadrunner Drive Sedona, AZ 86336

(928) 282-1154 • Fax: (928) 204-7124

PZ15-00013 (DEV) Super 8 Façade Remodel

Current Planning Comments

Reviewer: Cari Meyer, Senior Planner

(928) 203-5049; cmeyer@sedonaaz.gov

The following comments have been previously provided and not sufficiently addressed in the resubmittal. Additional clarifying statements are included in **bold italic** font.

1. COMMENT: All comments need to be addressed prior to scheduling a public hearing for this project.
2. COMMENT: Staff acknowledges that this is a façade remodel and does not change the basic layout of the site. However, this site is also legal non-conforming in a number of ways, including, but not limited to, use (hotel in a C-2 zone), building height, building massing, landscaping, and screening. While it is understood that full compliance in some of these areas is impractical, new areas of the site (such as parking areas) are required to be in full compliance and existing site elements must be brought into closer compliance with City regulations wherever possible. Please be aware that any significant redevelopment of the site in the future could result in the entire site being required to be brought into full conformance with all code requirements.
3. Letter of Intent:
 - a) The Letter of Intent (LOI) needs to be expanded to address how this application complies with applicable sections of the Sedona Land Development Code (SLDC) and the Design Review Manual (DRM). The application instructions contain a list of various categories that should be addressed. Specific comments include the following:
 - i) Parking: The new layout must comply with all parking requirements, including dimensions, configuration, and landscaping. ***The new parking layout does not include the required landscape peninsulas.***
 - ii) Exterior Lighting: Please address whether the current exterior lighting complies with current City requirements (SLDC 911: Outdoor Lighting). If it does not, address how the lighting could be updated to be brought into compliance. ***Please provide details of how the existing lighting will be brought into conformance.***
 - iii) Architectural Character and Building Form, SLDC Article 9 and SLDC Article 10: The LOI needs to address how this project is addressing the requirements of these sections. As previously stated, it is understood that full compliance may not be possible due to the existing conditions. However, the LOI needs to demonstrate how this project will be more in compliance with these sections than the existing building. ***This section should reference specific sections of the Land Development Code sections listed above.***
 - iv) SLDC 401.06: Even though this project is not new, it remains subject to a Development Review. You must address the required findings for Development Review approval. ***This has not been done.***

-
- v) ***Though no new square footage is being added, this project is still subject to Development Review. The LOI needs to address applicable section of the Land Development Code, including Article 4, Article 9, and Article 10.***
4. Site Plan:
- a) The site plan shows that the curb and reconfigured parking areas at the south end of the site encroach onto the neighboring property. All improvements must be located completely within the subject property. Please adjust plans accordingly. ***A portion of the curb is shown on the neighboring property. Please move or show proof that this is permissible.***
 - b) Please note that changes made based on other comments may require the site plan to be changed as well.
5. Proposed Color and Materials Board:
- a) The color proposed for the exterior wall does not comply with the City's Color Requirements. In addition, due to the height and the non-conformity of the existing building, it has been determined that the color cannot have an LRV (Light Reflectance Value) of more than 21% based upon the table found in Section 904, Color, SLDC. Please provide a new color sample for review. In addition, please provide a color sample of the existing building for comparison purposes. ***A new color has not been provided.***
6. Landscaping: Please provide a new landscape plans for all new/redesigned areas of the site. These plans must show compliance with SLDC 910: Landscaping. The existing development does not comply with City landscaping requirements. All new/redesigned areas of the site, including the new parking area and the reconfigured angled parking along the south side of the building must comply. Modifications should be made to existing areas to bring them into compliance wherever possible. In particular, please pay attention to the following sections:
- a) SLDC 910.05.M.1: Parking lots are required to have a 4' wide landscape strip along property lines. The area along the entire length of the southern property line does not comply with this requirement.
 - b) SLDC 910.05.M.2: Parking lots are required to have landscape peninsulas every 7 spaces. New parking areas must meet this requirement and existing parking areas should be modified to meet this requirement wherever possible.
 - c) Though no changes are specifically proposed to the street frontage and building perimeter at this time, please examine whether additional landscaping can be provided to bring the site into closer conformance with SLDC 910.05.L & N.
 - d) ***A landscape plan has not been provided.***
7. Prior to scheduling a public hearing, the applicant must provide Staff with their Citizen Participation Report. For requirements regarding what needs to be included in the report, please refer to SLDC 408: Citizen Review Process.



City of Sedona Public Works Department

102 Roadrunner Drive Sedona, AZ 86336

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

PZ15-00013 (DEV)

Super 8 Parking Lot and Improvements (Revised Conceptual Review)

Engineering Comments

For the next level of review:

1. Southern parking spaces encroach past the property line. It is recommended to decrease the angle to 30 degrees to ensure that the property line is not encroached, and to provide adequate spacing between the parking spaces and the new concrete curb. The minimum required aisle width for 30 degree angle parking spaces is 12'.
2. Please refer to the City Land Development Code Section 912.08 to view other options.
3. In the new southwestern parking area, the two sets of parking spaces show a 25' distance between them, the minimum is 26'.
4. Interior curb radius is shown as 10'. Minimum interior radius per Land Development Code 9.12 is 15'.
5. Provide Preliminary Grading and Drainage Plans.
6. Note: All parking areas shall meet the requirements of the City Land Development Code Chapter 9 (aisle width, radii, parking space size, etc.). Any asphalt or solid concrete parking surfaces will require permanent water quality measures. (City Code Chapter 13.5).
7. An oil/water separator is required to be installed in the new impermeable parking areas.
8. Ends of island parking stalls where angled parking is provided shall be a minimum of 10 feet average width per Land Development Code 912.05.J.16.

Prior to Issuance of Building Permit:

- Provide Final Grading and Drainage Plans. The Site Plan shall meet the requirements of LDC Section 803.
- Sidewalks and accessible parking areas will need to meet current US Dept. of Justice ADA requirements.
- Applicant shall provide a Storm Water Pollution Prevention Plan. SWPP 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 current US Dept. 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.

Cari Meyer - City of Sedona Comment Box Submission

From: <DoNotReply@sedonaaz.gov>
To: <lbrowne@sedonaaz.gov>
Date: 2/26/2016 5:09 PM
Subject: City of Sedona Comment Box Submission

A new entry to a form/survey has been submitted.

Form Name: Citizen Engagement Comment Box
Date & Time: 02/26/2016 5:09 PM
Response #: 1
Submitter ID: 35
IP address: 47.215.227.97
Time to complete: 12 min. , 22 sec.

Survey Details

Page 1

1. What comments and concerns would you like to share with the City?

This is regarding the current project under final review: PZ15-00013 (DEV), Super 8 Façade Remodel.

As neighbors who share a property line with this structure, we are thrilled and excited to see improvements in the works. Our only concern, as backyard neighbors to the structure, is the balcony aspect of the project. While the landscaping, parking, and other improvements are much anticipated and appreciated by us as neighbors, the proposed balconies on floors 2 and 3 are a dreaded aspect of this plan -- not so much for privacy concerns, but for noise potential and problems.

I don't expect our comment to be a factor in the outcome of your final review of the project. But while it is still under review, I thought a quick note might be in order nonetheless.

Thank you for reading.

2. Would you like to be followed up with regarding this comment or concern? If so, please provide your email and phone number.

Email: taurusmjm@yahoo.com
Phone: [928-554-4610](tel:928-554-4610)

Thank you,
City of Sedona



City Of Sedona Community Development Department

102 Roadrunner Drive Sedona, AZ 86336

(928) 282-1154 • Fax: (928) 204-7124

Memorandum

DATE: August 2, 2016

TO: **Planning and Zoning Commission**

FROM: Michael Raber, Senior Planner
Cari Meyer, Senior Planner

MEETING DATE: **August 11, 2016**

SUBJECT: Work Session – Major Amendment to Sedona Community Plan and Zone Change – PZ16-00004 – Elevations at Foothills South

Summary

The City has received an application for a Major Sedona Community Plan amendment and zone change to allow for the residential re-development of the former Sedona Racquet Club site within the Foothills South subdivision. By state law, Major Community Plan amendments are considered once a year. The Planning and Zoning Commission will consider this request in a public hearing on September 20, 2016. The City Council is scheduled to consider it in a public hearing on October 26, 2016. Prior to the public hearings, work sessions will be held to provide an opportunity for the Commission to discuss this request and convey to staff and the applicant, any questions, comments and requests for additional information. The first work session and site visit will be held on August 11, 2016. An additional work session is tentatively scheduled for September 15, 2016, if necessary.

Major Community Plan Amendment/Zone Change request:

The applicant is requesting a Major Community Plan Amendment and Zone Change to re-develop the site of the former Sedona Racquet Club with Single-family Low Density Residential lots. A conceptual layout for a nine (9) lot subdivision has been provided, but a subdivision application has not been submitted and is not under review at this time. The requested RS-18a zone would conform to the requested Single-family Low Density Residential Community Plan designation and also match the zoning of the surrounding subdivision.

PZ 16-00004 (Major Community Plan Amendment/Zone Change): Elevations at Foothills South

- Location: 100 Racquet Road (APN 408-11-243A) – Site of the Former Sedona Racquet Club
- Owner/Applicant: Elevations at Foothills South, LLC/Ralph Young
- Agent: SEC, Inc., Neil Johnson
- Acres: 4.43
- Current Community Plan Designation: Public/Semi-public
- Current Zoning: OP (Office Professional)
- Requested Community Plan Designation: Single-family Low Density Residential (.5-2 dwelling units per acre)

- Requested Zoning: RS-18a (Single-family Residential)
- Current Land Use: Abandoned racquet club including clubhouse, parking and tennis courts

Surrounding Properties

	Subdivision	Community Plan Designation	Zoning
NORTH	Foothills South	Single-family Low Density Residential	RS-18a
SOUTH	Foothills South	Single-family Low Density Residential	RS-18a
WEST	Foothills South	Single-family Low Density Residential	RS-18a
EAST	Keller Tract	Single-family Low Density Residential	RS-35
EAST	National Forest	NF	NF

Need for Major Amendment to the Sedona Community Plan

According to the Major Amendment criteria (Chapter 9) in the Community Plan, a Major Amendment is required when there is a proposed change in the Future Land Use Map from Public/Semi-public to any residential designation. If approved, the Single-family Low Density Residential designation would allow for the rezoning from OP (Office Professional) to RS-18a (Single-family Residential), the same zoning as the Foothills South subdivision.

Background

1991

Sedona Racquet Club was designated Public/Semi-public with the adoption of Sedona’s first Community Plan.

- This was intended to provide a land use designation that was compatible with the existing Racquet Club.
- The Racquet Club site was zoned Residential and Services, a Yavapai County zoning district that was included in the City’s Interim Zoning Ordinance. This zone allowed residential uses and private clubs and lodges, but also allowed service commercial, offices, hospitals, clinics and nursing homes.
- The Community Plan’s Public/Semi-public designation was compatible with the Racquet Club, but not supportive of additional commercial uses.

1995

Racquet Club site and other Residential and Services zones re-designated as OP (Office Professional) upon the adoption of the Sedona Land Development Code.

- The OP zone was similar to the County’s previous Residential and Services zone.
- The Racquet Club site covered approximately 8.4 acres.

2001

Southern, undeveloped 4 acres rezoned to RS-18a and re-designated as Low Density Single-family Residential with 2002 Community Plan Update.

2005

Southern 4 acres subdivided into 8 lots as Foothills South Unit 4.

2016 – Current Application

The application was submitted to address a concern for a more compatible land use adjacent to the existing single-family residential properties. In the applicant's Letter of Intent for the current application:

- The Racquet Club went through bankruptcy during the recession.
- A number of Foothills South residents became concerned that the property could be purchased and developed (under the current OP zone) for a purpose that was incompatible with the perception of a quiet, gated community.
- Several of these residents and members of the HOA Board then formed an LLC and purchased the property out of Chapter 11.

Community Plan Considerations

The current proposal is very similar to the zone change and Community Plan amendment approved in 2001 and 2002 for the adjacent 4 acres to the south of the subject property. At that time, staff comments included:

- Consistency with the surrounding residential zoning (RS-18a) in the Foothills South subdivision.
- That the Public/Semi-public designation was intended for the existing Racquet Club (and not for other uses that could be allowed in the OP zone).
- Changing the zoning to RS-18a brings the area into closer conformance with the residential character of the area.
- Community Plan support for lowest density land uses next to National Forest lands.

Immediately to the west of the Racquet Club lies 20 acres within the Foothills South subdivision that underwent a similar re-designation in the 1998 Community Plan update. With the adoption of the original 1991 Community Plan, these 20 acres were designated as High Density Multi-family Residential (4-12 Dwelling units per acre) on the Community Plan Future Land Use Map and were zoned RM-2 (Multi-family Residential) with the 1995 Land Development Code adoption. This area was similarly zoned through Yavapai County prior to incorporation. In the 1998 Community Plan update, the Future Land Use Map for these 20 acres was changed to Single-family Low Density Residential. In 2003, a zone change request was approved for RS-18a to match the rest of the Foothills South subdivision and the area was subdivided as Foothills South Unit 3. In this case, this 20-acre Multi-family area was not consistent with criteria for multi-family uses in the Community Plan (i.e. direct proximity to shopping and services and highway access via signalized intersections).

The current request can be viewed as consistent with these past actions and is compatible with the Community Plan's general recommendations to maintain lowest densities near the National Forest

and away from highway corridors. The existing OP zone allows for a number of non-residential uses that may not be compatible with the residential character of the area and potentially create more traffic than 9 residential lots. In this case, the proposed single-family, low density residential land use can be considered a community benefit and the rezoning provides consistency with the Community Plan.

Project Review to this Point

The Community Plan amendment/zone change proposal was submitted to City staff on June 2, 2016 and distributed to the Planning and Zoning Commission and City Council on June 7. Staff and review agencies have provided comments and the applicant has submitted their Public Participation Report. Based on comments from staff, the applicant has made minor changes to their Letter of Intent and Public Participation Plan. The revised Letter of Intent and Public Participation Plan and Report are included in your packet for the August 11, 2016 work session. Review agency and public comments are also attached. Please note that these comments are primarily applicable to the future subdivision review process and to building demolition and building permit review. The conceptual subdivision layout is not under review with this Community Plan and Zone Change request and was submitted by the applicant to show the maximum number of lots that could be developed under the requested zoning. This layout could change under future subdivision review.

August 11, 2016 Planning and Zoning Commission Work session expectations:

Staff requests that the Planning and Zoning Commission comment and provide feedback to staff and the applicant regarding the application prior to the September 20, 2016 public hearing.

Attachments

- 1. Vicinity Map & Aerial View 1
- 2. Community Plan Future Land Use Map and Subject Property..... 3
- 3. Application and Letter of Intent 4
- 4. Conceptual Lot Layout 8
- 5. Citizen Participation Plan and Report..... 9
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Vicinity Map

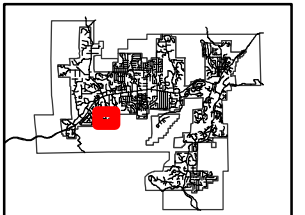
Parcel #
408-11-243A &
408-11-439
Foothills South
Racquet Club
Amendment

- Parcel #
408-11-243A &
408-11-439
- Zoning Boundary
- Building Footprint
- Parcel Boundary
- Trail
- Street Centerline



0 60 120 Feet

City Index

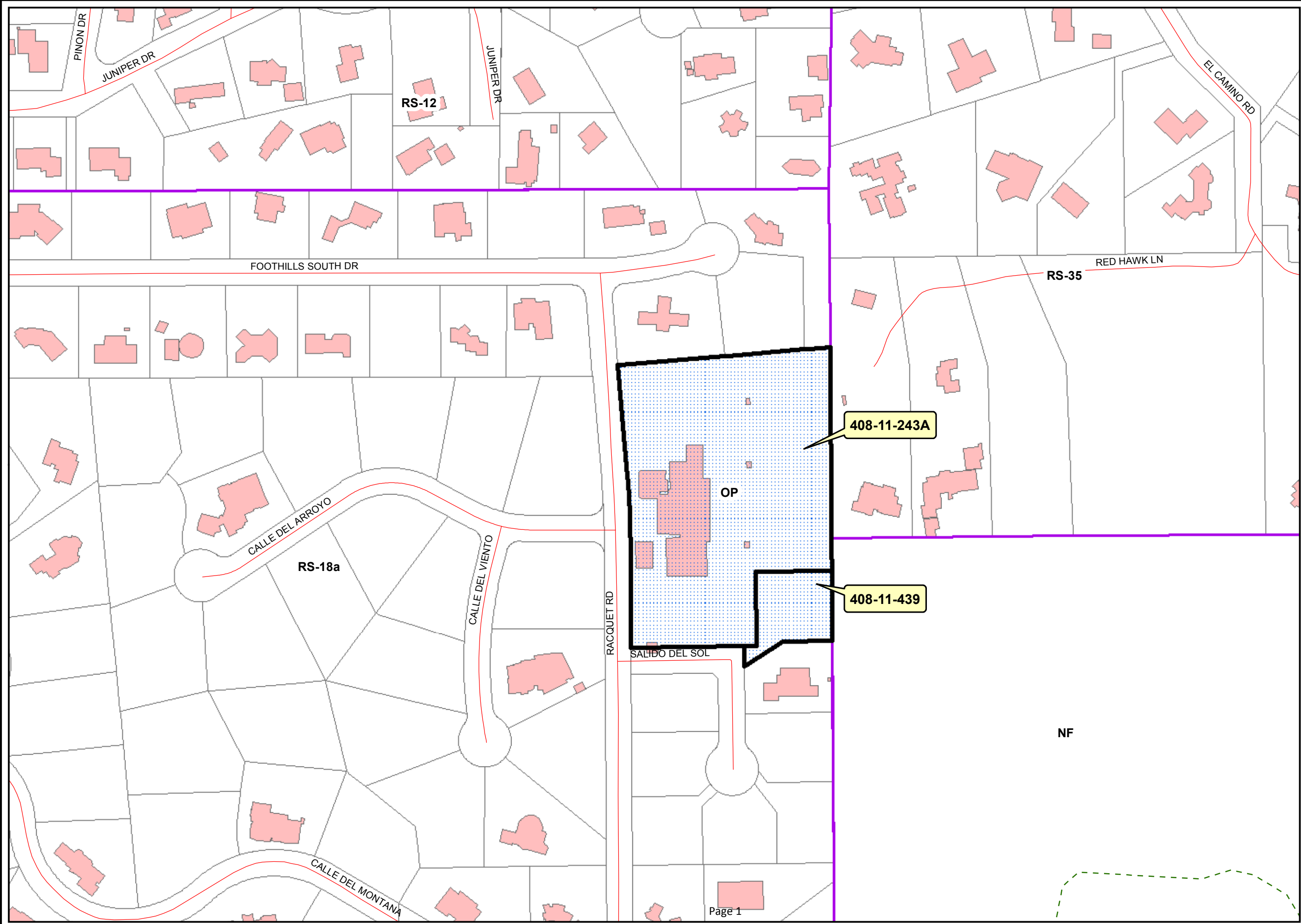


GIS, City of Sedona
05/23/2016
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foothillsrca/mxds/
408-11-243a_439_vicinity.mxd






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Aerial View

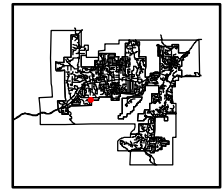
Parcel
#408-11-243A &
#408-11-439
Foothills South
Racquet Club
Amendment

-  Parcel #408-11-243A & #408-11-439
-  Parcel Boundary
-  Street Centerline



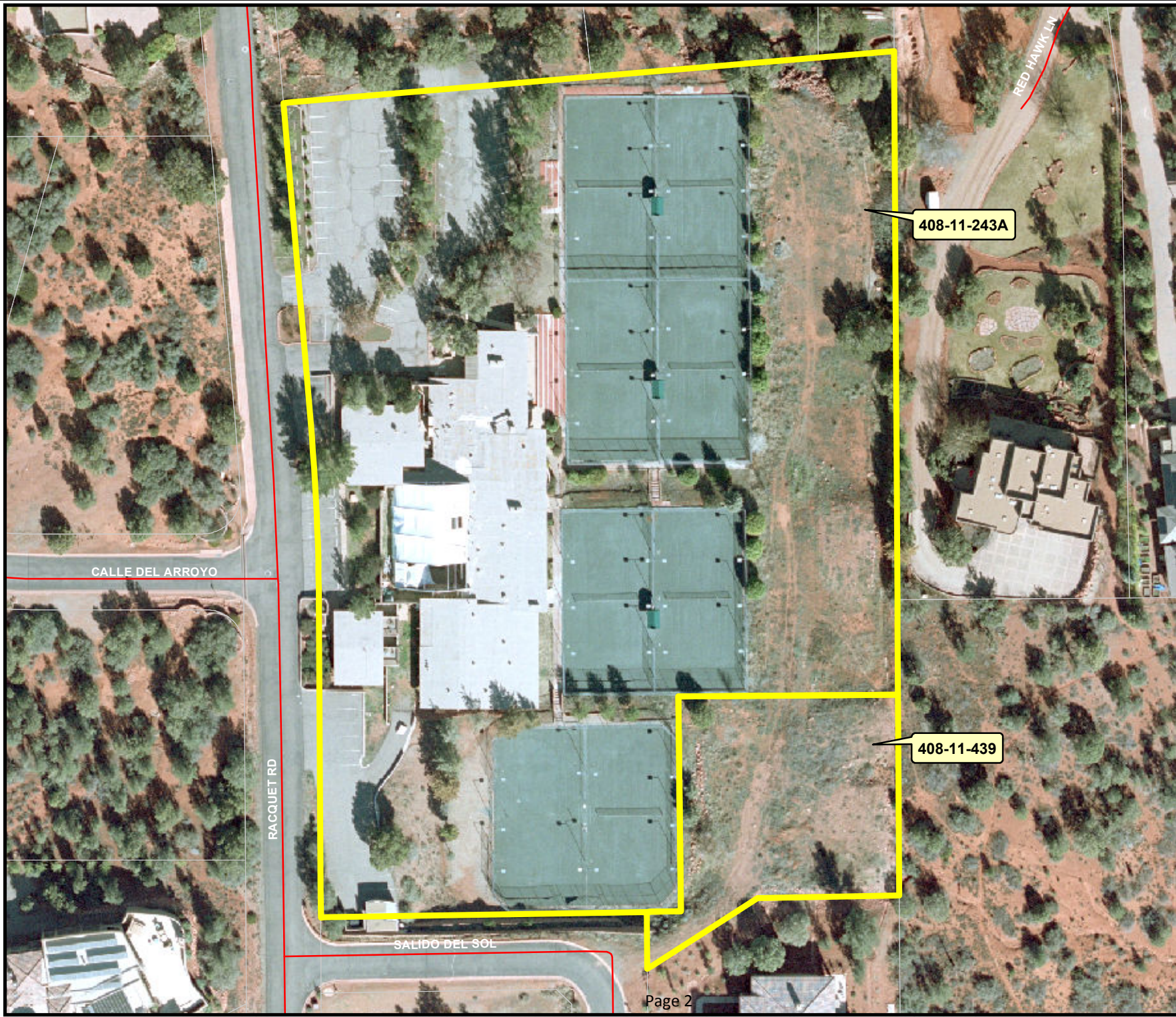
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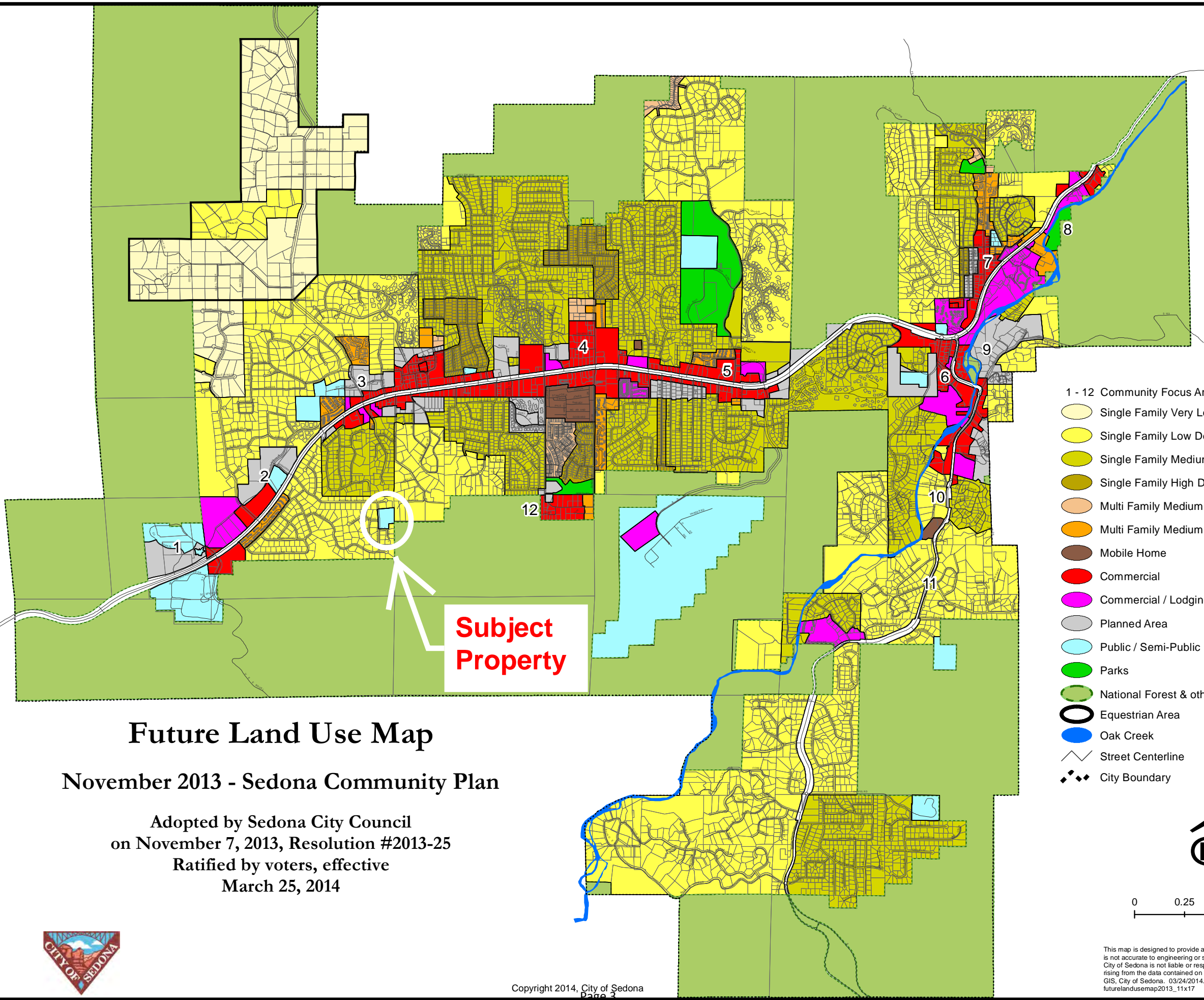
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408-11-243A_439_aerial.mxd

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- 1 - 12 Community Focus Area (CFA)
- Single Family Very Low Density (0 to .5 DU/AC)
- Single Family Low Density (.5 to 2 DU/AC)
- Single Family Medium Density (2 to 4 DU/AC)
- Single Family High Density (4 to 8 DU/AC)
- Multi Family Medium Density (4 to 8 DU/AC)
- Multi Family Medium & High Density (4 to 12 DU/AC)
- Mobile Home
- Commercial
- Commercial / Lodging
- Planned Area
- Public / Semi-Public
- Parks
- National Forest & other Natural Open Space
- Equestrian Area
- Oak Creek
- Street Centerline
- City Boundary

Future Land Use Map

November 2013 - Sedona Community Plan

Adopted by Sedona City Council
 on November 7, 2013, Resolution #2013-25
 Ratified by voters, effective
 March 25, 2014



This map is designed to provide as-is information only. The data is not accurate to engineering or surveying standards. The City of Sedona is not liable or responsible for loss or damages arising from the data contained on this map.
 GIS, City of Sedona, 03/24/2014, g:\maps\communityplanning\mxds\futurelandusemap2013_11x17

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:

- | | | | |
|---|---------------------------------------|---|---|
| <input type="checkbox"/> Conceptual Review | <input type="checkbox"/> Final Review | <input type="checkbox"/> Appeal | <input type="checkbox"/> Time Extension |
| <input type="checkbox"/> Development Review | <input type="checkbox"/> Subdivision | <input type="checkbox"/> Variance | |
| <input type="checkbox"/> Conditional Use Permit | <input type="checkbox"/> Zone Change | <input type="checkbox"/> Major Community Plan Amendment | <input type="checkbox"/> Minor Community Plan Amendment |

PROJECT CONTACT:		Phone:		App. #:	
Address:		Cell Phone:		Date Rec'd:	
E-mail:		Fax:		Rec'd by:	
PROJECT NAME:		Parcel #:		Fee Pd:	
Project Address/ Location:		Acres:		Zoning:	

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

OWNER NAME:		APPLICANT NAME:	
Address:		Company Name:	
Phone:		Address:	
Cell Phone:		Phone:	
E-mail:		Cell Phone:	
		E-mail:	
ARCHITECT/ ENGINEER:		AUTHORIZED AGENT/OTHER:	
Company Name:		Company Name:	
Address:		Address:	
E-mail:		E-mail:	
Phone:		Phone:	
Cell Phone:		Cell Phone:	
ID #/Exp. Date:			
City Business License #:			



**SOUTHWESTERN
ENVIRONMENTAL
CONSULTANTS, INC.**

E-mail: info@sec-landmgt.com
www.sec-landmgt.com

RECEIVED
JUL 14 2016
CITY OF SEDONA
COMMUNITY DEVELOPMENT

CORPORATE OFFICE:
20 STUTZ BEARCAT DRIVE #6
SEDONA, ARIZONA 86336
(928) 282-7787
Fax: 282-0731

BRANCH OFFICE:
825 COVE PARKWAY
COTTONWOOD, ARIZONA 86326
(928) 634-5889
Fax: 634-2222

ADDITIONAL LOCATIONS:
PRESCOTT, ARIZONA
COUNCIL, IDAHO

July 13, 2016

City of Sedona Community Development Department
102 Roadrunner Drive
Sedona, Arizona 86336

Re: Letter of Intent for the redevelopment of Assessor's Parcel Number 408-11-243A also formerly known as the Sedona Racquet Club located within the gated community of Foothills South. The redevelopment will require a Major Community Plan Amendment from public/semi-public to low density residential use and a Zone Change from OP to RS-18A.

To Whom It May Concern

Elevations at Foothills South, LLC is proposing to change the zoning of the above identified property from OP to RS-18A and to move toward the creation of an additional 9 residential lots on this 4.43 acre parcel. The new zoning will be the same as the zoning covering the rest of the Foothills South subdivision and the 9 new lots will be subject to the same CC&R's that govern Foothills South. Converting the zoning of the parcel from Office Professional (OP) to Residential (RS-18a) will require a major amendment to the Sedona Community Plan.

CURRENT USE

The tennis facility that has occupied this parcel for over four decades has effectively been abandoned. The existing buildings are closed and in need of major renovation or removal. The clay tennis courts are no longer playable. It is the applicants' belief that it is time to change to a use that is more consistent with a gated, residential community.

HISTORY

The Sedona Racquet Club was created concurrently with recordation of the Foothills South Subdivision during a period when playing tennis was significantly more popular than it is today. The racquet club enjoyed a period of relatively consistent use and even hosted some minor league WTA professional tennis events. However the racquet club never proved to be financially sustainable and it went through several bankruptcies including a fatal one that occurred during the recent financial crisis. The residents of Foothills South, whether they played tennis or not, witnessed the slow disintegration of the property and became concerned that it could be purchased by outsiders and developed for a purpose that was completely incompatible with their perception of a quiet, gated community. For this reason a number of residents and members of the HOA Board of Directors banded together; formed an LLC; raised the necessary cash; and purchased the property out of Chapter 11. The applicants have met with and consulted with many of the residents of Foothills South and believe that the proposed actions are consistent with the desires of the immediate community.

PROJECT STATISTICS

These statistics assume the new housing will be comparable to existing homes built within the Foothills South subdivision.

Overall Parcel	192,971 sf		
Roadway	13,490 sf	=	7%
Homes	34,500 sf	=	<u>18%</u>
Total Coverage			25%

THE COMMUNITY PLAN

Although the parcel is zoned OP it is identified on Land Use Maps in the Community Plan as public / semi-public. The reasons that the applicant believes that both the existing zoning and the Community Plan Land Use designation are inconsistent uses for this parcel include.

1. It is located at the back of a gated, low density, residential community.
2. The primary access road to the site from SR89A is a low speed, privately maintained, residential street with single family homes along both sides.
3. There is no traffic signal at the intersection of Foothills South Drive and SR89A.
4. The community gates restrict physical access to the parcel and are not open to the general public.

This proposal envisions changing the seemingly incompatible existing zoning and use designation and converting the property to a low density, single family, residential use that is compatible with the rest of the Foothills South Community. It should be noted that the parcel is not included in a community focus area in the current Community Plan and will therefore not be independently evaluated in this regard. The intent of the balance of the Community Plan is not to address specific situations but rather to provide general direction to development of the entire community. The following paragraphs attempt to describe how specific elements of the proposed development will enhance the Community objectives described in the plan.

Preserve scenic views, open space and view corridors (Page 53)

The entire site has been heavily impacted by construction of buildings, parking lots, tennis courts, and other facilities. The Foothills South CC&R's encourage natural landscaping within the subdivision. Repurposing the property for low density residential use will enable a return of much of the area to a more naturally landscaped state.

The houses to be built on the proposed lots will generally be lower in elevation than most of those around them thereby not unduly impacting existing view corridors. All utilities will be underground.

The Land use, housing and growth sections (page 24) states; The preservation and renewal of older neighborhoods is an important consideration for retaining a mix of housing types as well as community character and history.

The original Foothills subdivisions were created in the early 1970's and have since grown and developed along with the rest of Sedona. Over the years Foothills South has developed a reputation for having a very eclectic group of architectural styles. Unique and interesting architectural designs that comply with existing City guidelines have been and will continue to be welcomed.



Growth is inevitable...it's planning that makes the difference.

The plan encourages ...maximum feasible open space buffers (page 26) and ...the lowest density land uses next to the National forest (page 86.)

A short section of the property boundary is adjacent to the Coconino National Forest. The proposed low density zoning is compliant with the stated goals of the community plan for properties adjacent to the national forest. Maximum setbacks adjacent to the National Forest will be preserved and unregulated access to the Forest from existing parking lots will be eliminated.

Create increased opportunities for formal and informal social interactions (page 97)

The desire of the local Foothills South community to see the property re imagined in a way that is consistent with their existing lifestyle has brought the residents together on many levels.

The Community Plan encourages reducing 'traffic to safe and convenient levels via...access control...and incentives for reducing vehicle trips'.

Access to Foothills South is via a single, un-signalized intersection with SR89A. During its most active times the Club hosted approximately 250 visits per day and many, if not most of the visits involved individuals arriving by car. There were approximately 70 parking spaces provided at the old facility for visitors. A formal traffic evaluation has yet to be completed for the proposed change however; it should be evident to even the most casual observer that replacing a facility served by a 70 space parking lot with 9 residential units requiring only 18 parking spots will result in reduced traffic flow both within the subdivision and at the intersection of Foothills Drive and SR89A.

CONCLUSION

In a general sense and among other considerations, the Sedona Community Plan attempts to set a path that melds together the creation of active, livable, and enjoyable residential neighborhoods with community experiences that appeal to both residents and visitors. One of the most difficult aspirations of this effort is allowing residents to develop their own neighborhood sense of place while still adhering to the larger scale goals established in the Community Plan. What the Elevations at Foothills South is attempting to do is allow and enable the residents of an older, relatively close knit residential community to decide what the future character of their neighborhood will be. The defined community benefits listed above are real. The intangible benefits associated with allowing the most effected residents a controlling voice in their own neighborhood are also real. We believe that this proposal is compatible with both the intent and the spirit of the Sedona Community Plan and we request your concurrence in allowing its implementation.

Sincerely



Neil Johnson
SEC Inc.



Growth is inevitable...it's planning that makes the difference.

CONCEPTUAL PLAT
FOOTHILLS SOUTH, TRACT A
CITY OF SEDONA

A PORTION of TRACT "A", FOOTHILLS SOUTH (UNIT ONE AMENDED)
per PLAT RECORDED in Bk. 19 M.&P., Pgs. 18-19 and of LOT 8,
FOOTHILLS SOUTH UNIT 4 per PLAT RECORDED in Bk. 53 M.&P.,
Pgs. 9-10, Y.C.R.O., all LOCATED in SE¼ SECTION 15, T.17N., R.5E.,
G.&S.R.M., YAVAPAI COUNTY, ARIZONA

EXISTING ZONING
OP

THIS DISTRICT IS INTENDED PRIMARILY FOR THE
DEVELOPMENT OF PROFESSIONAL AND ADMINISTRATIVE
OFFICES, WITH SETBACK, LANDSCAPING AND
ARCHITECTURAL REQUIREMENTS DESIGNED TO MAKE
THESE USES RELATIVELY COMPATIBLE WITH RESIDENTIAL
USES.

PROPOSED ZONING
RS-18a

MINIMUM LOT SIZE = 18,000 SQ. FT.
MINIMUM LOT WIDTH AND DEPTH = 100 FT.
MAXIMUM DWELLING UNITS PER ACRE = 2
MAXIMUM LDT COVERAGE = 25%
MINIMUM FRONT YARD SETBACK = 30 FT.
MINIMUM REAR YARD SETBACK = 30 FT.
MINIMUM INTERIOR SIDE YARD SETBACK = 10 FT.
MINIMUM EXTERIOR SIDE YARD SETBACK = 15 FT.

LEGEND

PROPOSED PROPERTY LINE —————
PROPOSED BUILDING ENVELOPE - - - - -

OWNER/DEVELOPER:

ELEVATIONS AT FOOTHILLS SOUTH LLC
220 CALLE DEL NORTE
SEDONA, ARIZONA 86336
928-204-9764

ENGINEERS/LAND PLANNERS/SURVEYORS:

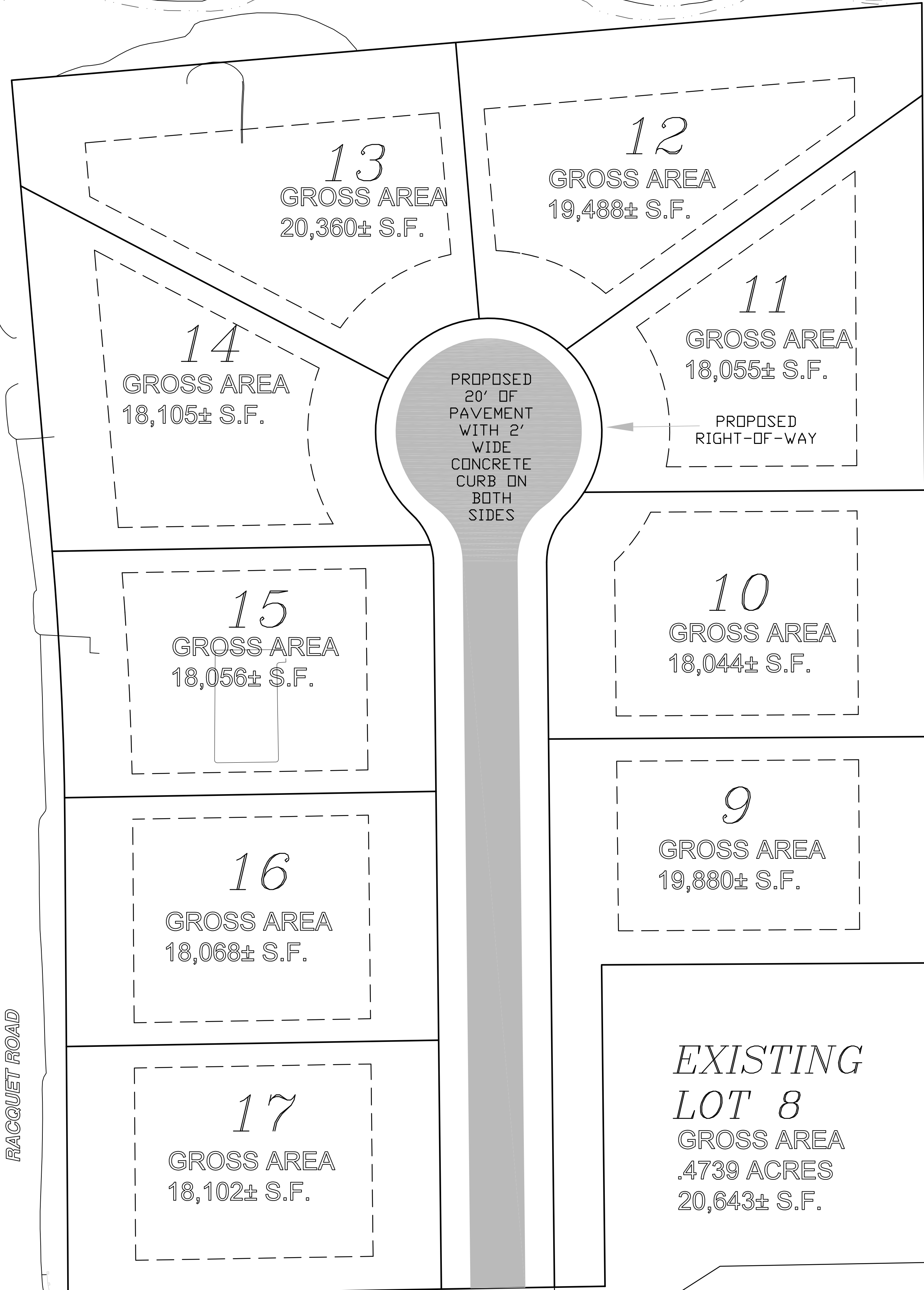
SEC, INC.
20 STUTZ BEARCAT DRIVE #6
SEDONA, ARIZONA 86336
(928) 282-7787 FAX: (928) 282-0731
REGISTRATION NUMBERS:
P.E. 49109
R.L.S. 40829

UTILITIES FURNISHED BY:

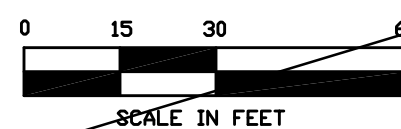
ELECTRIC - ARIZONA PUBLIC SERVICE
NATURAL GAS - UNISOURCE ENERGY SERVICES
TELEPHONE - CENTURYLINK COMMUNICATIONS
EMERGENCY SERVICES - SEDONA FIRE DISTRICT
SOLID WASTE DISPOSAL - WASTE MANAGEMENT
WATER - ARIZONA WATER COMPANY
WASTE WATER - CITY OF SEDONA

RACQUET ROAD

SALIDO DEL SOL

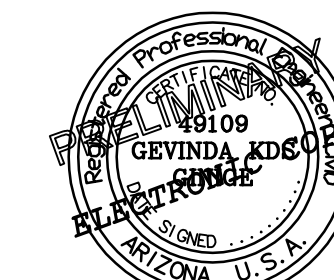


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FOOTHILLS SOUTH TRACT A
CONCEPTUAL PLAT



EXPIRES 3/31/2018



20 STUTZ BEARCAT # 6
SEDONA ARIZONA 86336
(928) 282-7787

SITE MAP SHEET MAP LEGENDS & ABBREVIATIONS		
DATE	DRAWN	SHEET
04/1/2016	NW, NJ	1 OF 1
SCALE	CHECKED	Project No.
NO SCALE	KG	16-0303E

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SOUTHWESTERN ENVIRONMENTAL CONSULTANTS, INC.

E-mail: info@sec-landmgt.com
www.sec-landmgt.com

RECEIVED
JUL 14 2016
CITY OF SEDONA
COMMUNITY DEVELOPMENT

CORPORATE OFFICE:
20 STUTZ BEACRCAT DRIVE #6
SEDONA, ARIZONA 86336
(928) 282-7787
Fax: 282-0731

BRANCH OFFICE:
825 COVE PARKWAY
COTTONWOOD, ARIZONA 86326
(928) 634-5889
Fax: 634-2222

ADDITIONAL LOCATIONS:
PRESCOTT, ARIZONA
COUNCIL, IDAHO

July 13, 2016

City of Sedona Community Development Department
102 Roadrunner Drive
Sedona, Arizona 86336

PUBLIC PARTICIPATION PLAN

The proposed redevelopment of the parcel formerly containing the now defunct racquet club is being driven by and is widely supported by the residents of Foothills South. The owner of record for this parcel is Elevations at Foothills South, LLC (Elevations). The owners of Elevations are homeowners in the Foothills South subdivision and/or they are members of the Foothills South HOA Board of Directors. Their intent throughout this process is to maintain a constant open line of communications with both their fellow Foothills south residents and all property owners within 500' of the parcel.

A notice of public participation and outreach meeting has been mailed to all property owners within 500 feet of the parcel. At this meeting individuals will be afforded the opportunity or review the project, ask questions of the developers and generally have their concerns heard and documented.

The open house will include multiple, brief overview presentations followed by opportunities for questions and comments by the attendees. Drawings and presentation material that explains the proposed project will be available and representative(s) from Elevations, the Foothills South Community and SEC will attend to answer the questions and to record the comments made by participants. After the completion of the public meeting the questions and comments received will be summarized in a written report that will be provided to City Staff in a timely manner.

The Foothills South HOA has formed a committee comprised entirely of residents that is working closely with the owners of Elevations to help ensure comprehensive community input. The following individuals are members of the community and have agreed to make themselves available to answer questions and receive comments from residents throughout the process.

Ralph Young
928-204-9764
elevationsfoothills@gmail.com

Burt Engley
928-204-2355
burt@burtensley.com

Also available to answer questions is a representative of SEC Inc., the Planning and Engineering Firm for the project.

Neil Johnson
928-282-7787 Ext 4211
njohnson@sec-landmgt.com

Access to the subject parcel is and will continue to be only through the Foothills South subdivision. Even though the majority of the impact of the development of this parcel will be on these residents, it is the intent of Elevations to actively seek the input of all property owners within 500' as required by the City.

The public open house has been announced via a mass mailing to all of the addresses provided by the City. A copy of the announcement contained in the mailing is attached.

Sincerely



Neil Johnson
SEC Inc.



Growth is inevitable...it's planning that makes the difference.



**SOUTHWESTERN
ENVIRONMENTAL
CONSULTANTS, INC.**

E-mail: info@sec-landmgt.com
www.sec-landmgt.com

CORPORATE OFFICE:
20 STUTZ BEARCAT DRIVE #6
SEDONA, ARIZONA 86336
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(928) 634-5889
Fax: 634-2222

ADDITIONAL LOCATIONS:
PRESCOTT, ARIZONA
COUNCIL, IDAHO

July 8, 2016

Dear neighbor

As the current owner of the property formerly known as the Sedona Racquet club, Elevations at Foothills South would like to invite you and your neighbors to a public open house so we can present and explain our plans for the property. The Open House will be held on Tuesday, July 26, 2016 between the hours of 4:00 p.m. and 5:30 p.m. at:

Rock of Ages Church
390 Dry Creek Road (at the intersection with Remuda)
Sedona, Arizona 86336

Elevations at Foothills South, LLC is a member owned and managed Limited Liability Company that has been formed primarily by residents of the Foothills South Subdivision specifically to purchase the old racquet club property and thereby control its future development. As you may or may not know, the old racquet club had been struggling for many years and was falling into disrepair. It had been through several bankruptcies and many residents became concerned that the property, which is zoned OP (office-professional), could be purchased by outsiders and developed for a purpose that was completely incompatible with a quiet, gated community such as Foothills South. The proposed amendment to the Community Plan and Zone Change being requested will convert the property to the same RS-18A zoning that covers the rest of Foothills South and ultimately result in the creation of nine new residential lots.

The intent of this open house is to allow Sedona residents an opportunity to review the concept, ask questions and have their comments and concerns heard and documented. If you are unable to attend the open house you can submit written comments to SEC, Inc., 20 Stutz Bearcat #6, Sedona, Arizona 86336.

A conceptual sketch of the proposal is enclosed. We look forward to seeing you at the open house.

Sincerely

Neil Johnson
SEC Inc.

RECEIVED
JUL 13 2016
CITY OF SEDONA
COMMUNITY DEVELOPMENT

**CONCEPTUAL PLAT
FOOTHILLS SOUTH, TRACT A
CITY OF SEDONA**

A PORTION of TRACT "A", FOOTHILLS SOUTH (UNIT ONE AMENDED) per PLAT RECORDED in Bk. 19 M.&P., Pgs. 18-19 and of LOT 8, FOOTHILLS SOUTH UNIT 4 per PLAT RECORDED in Bk. 63 M.&P., Pgs. 9-10, Y.C.R.O., all LOCATED in SE¼ SECTION 16, T.17N., R.6E., G.&S.R.M., YAVAPAI COUNTY, ARIZONA

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QP**

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LEGEND

PROPOSED PROPERTY LINE —————
PROPOSED BUILDING ENVELOPE - - - - -

OWNER/DEVELOPER:

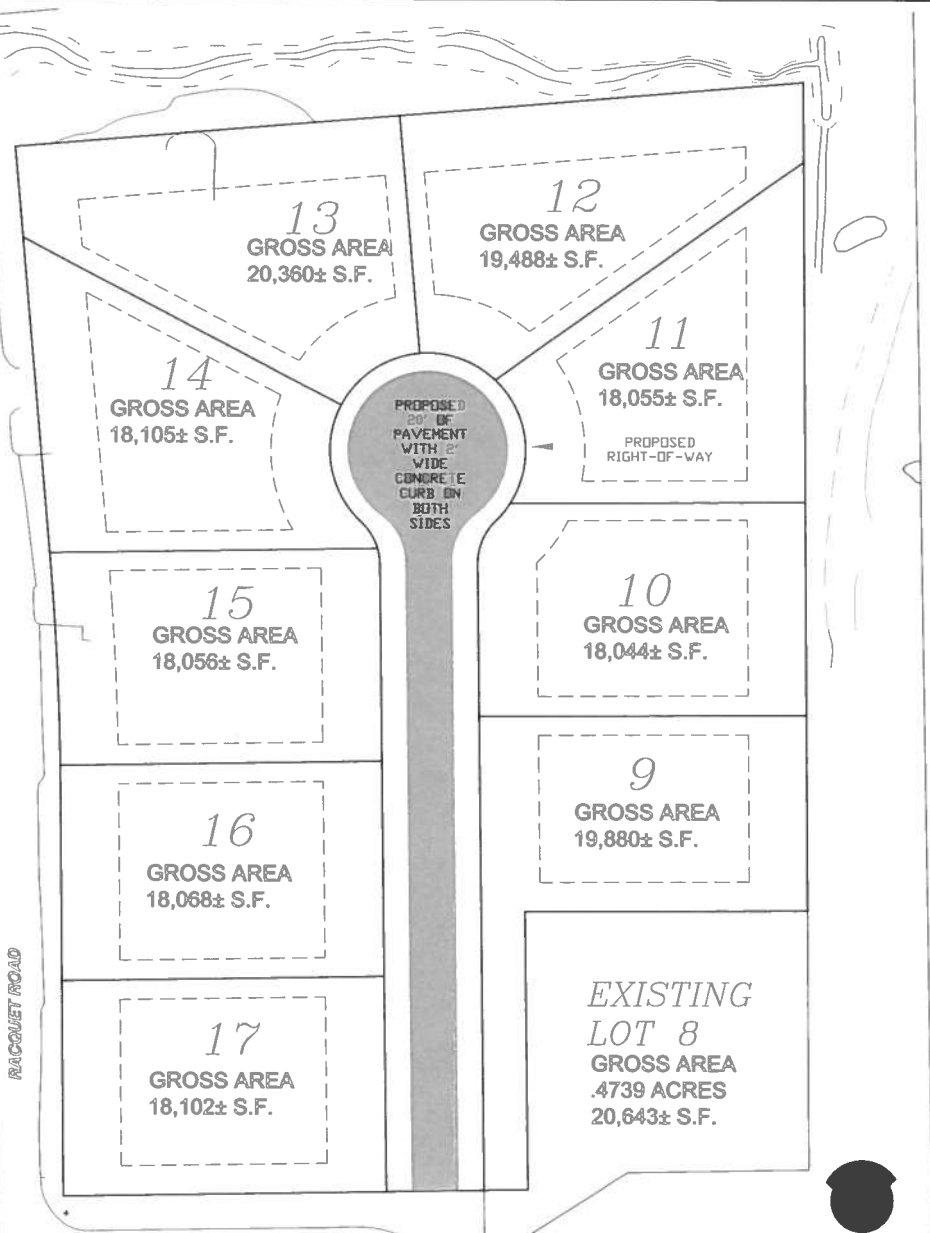
ELEVATIONS AT FOOTHILLS SOUTH LLC
220 CALLE DEL NORTE
SEDONA, ARIZONA 86336
928-204-9764

ENGINEERS/LAND PLANNERS/SURVEYORS:

SEC, INC.
20 STUTZ BEARCAT DRIVE #6
SEDONA, ARIZONA 86336
(928) 282-7787 FAX: (928) 282-0731
REGISTRATION NUMBERS:
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SOLID WASTE DISPOSAL - WASTE MANAGEMENT
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WASTE WATER - CITY OF SEDONA



NOTE:
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NOT FOR CONSTRUCTION. FOR AGENCY REVIEW ONLY

**FOOTHILLS SOUTH TRACT A
CONCEPTUAL PLAT**

SITE MAP SHEET MAP LEGENDS & ABBREVIATIONS		
DATE 04/1/2018	DRAWN HW, NJ	SHEET 1 OF 1
SCALE N/D SCALE	CHECKED KC	Project No. 18-0303C

20 STUTZ BEARCAT # 6
SEDONA, ARIZONA 86336
(928) 282-7787

18-0303C

THIS DOCUMENT IS PREPARED BY LANDMARK ENGINEERING AND SURVEYING, INC. (LES) FOR THE CITY OF SEDONA. THE CITY OF SEDONA HAS REVIEWED THIS DOCUMENT AND HAS APPROVED IT FOR RECORDATION. THE CITY OF SEDONA'S REVIEW IS LIMITED TO TECHNICAL ASPECTS AND DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THE CITY OF SEDONA IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THIS DOCUMENT. THE USER OF THIS DOCUMENT SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THE CITY OF SEDONA'S REVIEW IS LIMITED TO TECHNICAL ASPECTS AND DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THE CITY OF SEDONA IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THIS DOCUMENT. THE USER OF THIS DOCUMENT SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.



**SOUTHWESTERN
ENVIRONMENTAL
CONSULTANTS, INC.**

E-mail: info@sec-landmgt.com
www.sec-landmgt.com

CORPORATE OFFICE:
20 STUTZ BEARCAT DRIVE #6
SEDONA, ARIZONA 86336
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BRANCH OFFICE:
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COTTONWOOD, ARIZONA 86326
(928) 634-5889
Fax: 634-2222

ADDITIONAL LOCATIONS:
PRESCOTT, ARIZONA
COUNCIL, IDAHO

August 1, 2016

City of Sedona Community Development Department
Attn. Cari Meyer and Mike Raber
102 Roadrunner Drive
Sedona, Arizona 86336

Re: Report on the results of a public meeting concerning the redevelopment of Assessor's Parcel Number 408-11-243A also formerly known as the Sedona Racquet Club located within the gated community of Foothills South, Sedona, Arizona.

Mike and Cari

On July 26, 2016 between the hours of 4:00 pm and 5:30 pm Elevations at Foothills South, LLC and SEC Inc., serving as their agent, conducted the public meeting proposed in the previously submitted PUBLIC PARTICIPATION PLAN dated June 2, 2016 and amended July 11, 2016. The meeting was announced in a mass mailing sent July 11, 2016 to all of the property owner addresses provided by the City. Only six of the notifications came back as undeliverable. The Foothills South HOA made an effort to contact these property owners with unknown success. Twenty individuals attended the meeting including several Board Members of the HOA. Eighteen of the attendees identified themselves as residents of Foothills South and two as being associated with Foothills South HOA management.

A brief presentation was made at the beginning of the meeting that covered the high points presented in the Letter of Intent. It was then explained that the primary purpose of the meeting was to allow all residents the opportunity to ask questions and have their concerns regarding the proposed project heard and documented.

The comments received were consistently in favor of the proposal to convert the site to residential lots. The most prevalent concern was that the development should be subject to the provisions of the existing CC&R's. The following sample of public comments/questions and the responses made are representative of a dialog that lasted for an hour and a half.

Comment

We are in support of this proposal as long as it adheres to the CC&R's

Response

The intent is for the new subdivision to be subject to the existing Foothills South CC&R's. Elevations at Foothills South has an agreement to this affect with the HOA.

Comment

The CC&R's require 30' setbacks on all sides of the property and a minimum 2,200 square foot house. The current proposed layout may have to be changed.

Response

The current proposed layout does show setbacks that conform to the zoning rather than the CC&R's. The proposed layout will be revisited to ensure that it complies as completely as possible with the CC&R's. The City generally does not object to covenants that are more restrictive than their ordinance.

Comment

The owner of Lot 7 in Foothills South, Unit 4 stated that he would prefer to have the access road enter the Tract from Racquet Road rather than from Salido Del Sol. The current point of access is in front of his house.

Response

There are technical challenges involved in building a relatively short L shaped road that ends in a cul-de-sac on the types of grades that exist on the site. We will revisit the available options but the ultimate deciding factor may be Fire District ease of access regulations.

Comment

Will the subdivision be flat?

Response

No. The amount of elevation change across the property will require that both the road and the lots have a noticeable slope. The design will conform to City standards.

Comment

Will any Spec houses be built?

Response

A representative of Elevations at Foothills South stated that they have no plans for building houses. They do not want to be competitors with other residents that may be trying to sell their property. Their primary goal is to ensure that the property is developed in a manner that is compatible with the rest of Foothills South.

Comment

Will the "existing lot 8" shown on the proposed layout be part of the new subdivision?

Response

Lot 8 was purchased by Elevations at Foothills South in case it was needed to ensure access or proper development to Tract A. Conversations with the city have revealed that trying to do this type of combination would likely be a complicated and extended process. We are currently attempting to formulate an acceptable design that does not include lot 8 but have not entirely ruled out its use.

Comment

It was my understanding that you were going to demolish the Racquet Club within a year of acquiring it. Is that still the plan?

Response

The representative from Elevations at Foothills South stated that they had contacted seven potential demolition companies and that each had asked difficult questions concerning whether recycling is feasible and how to dispose of the waste material. There was also the question of how to control dust



Growth is inevitable...it's planning that makes the difference.

after the demolition and for how long the dust would need to be controlled. The current thinking is that the demolition should be part of the ultimate construction contract.

Comment

We are in support of this concept as long as the CC&R's are followed. Will you continue to tell us what is happening and is there anything we can do to help?

Response

Input from the residents is an important part of this process. We will be available to answer questions or hear your concerns throughout the proceedings. Our e-mail addresses and phone numbers are shown in the documentation explaining the proposal that is available at the back of the room. In addition we encourage you to attend the Planning and Zoning and City Council meetings that will be held at city hall concerning this proposal.

Comment

Many residents have already gone through a lot of lawyers and money to get to this point. We just want to see it finished.

Response

We are aware of the hassles you have gone through previously and will work to bring this to a conclusion as soon as possible. There is however a well-defined process that will need to be followed to accomplish the end goal. We are committed to working with the residents and with the City to accomplish this goal.

At the conclusion of the meeting we asked whether after hearing what had been said, anyone was opposed the replacement of the Racquet Club with residential lots. No one said a thing.

Copies of the sign in sheets from the meeting are attached. Please do not hesitate to contact us if you have any questions.

Sincerely



Neil Johnson
SEC Inc.



Growth is inevitable...it's planning that makes the difference.

Elevations at Foothills South

Public Meeting at Sedona

July 26, 2016 4:00 P.M.

PLEASE PRINT

Name	Address / E-Mail Address	Telephone Numbers	Lot Owner at Foothills South
Tim Anderson	171 El Camino ^{Fire at NP M} Jessie's Calle E-mail: tim.anderson2@me.com	928-204-2023	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Tim Anderson	3172 Calle del Marbon, Sedona	734 846 5355	yes
Bob/REBECCA MAXWELL	160 SALIDO DEL SOL	928-301-2564	ye YES
Burt Kusley	3183 Calle del Marbon	920-245-2355	Yes
Paul Tiller		928 282 7321	Yr

Elevations at Foothills South

Public Meeting at Sedona

July 26, 2016 4:00 P.M.

PLEASE PRINT

Name	Address / E-Mail Address	Telephone Numbers	Lot Owner at Foothills South
Linda Jensen	500 Foothills South W.	928 282 5256	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Sheldon Golub	118 Linda Vista	928-699-6035	✓
Phil Young	220 Calle Del Norte ^{Sedona} AZ 86336	928-209-9769	✓
Pauline Curry	155 Linda Vista	928-862-2240	L
MARIL SAKELBY	240 ROQUET RD.	928-554-4742	
Susan Kopsch	61 Calle del Arboles	" 282-0270	
SAVAS SOSANGELIS	435 Foothills South	928 282 1245	✓

Elevations at Foothills South

Public Meeting at Sedona

July 26, 2016 4:00 P.M.

PLEASE PRINT

Name	Address / E-Mail Address	Telephone Numbers	Lot Owner at Foothills South
Vanderwater	340 Lake Rd Sedona		<input type="checkbox"/> Yes <input type="checkbox"/> No
Steve + Rene Smith	77 Sunset Rd Sedona AZ 86351	928-234-1234	
Jerry - James + Mary Dell	201 El Camino Real		
Wayne Swart	155 Salido del Sol.		✓



City Of Sedona Community Development Department

102 Roadrunner Drive Sedona, AZ 86336

(928) 282-1154 • Fax: (928) 204-7124

NOTICE OF APPLICATION: MAJOR COMMUNITY PLAN AMENDMENT & ZONE CHANGE

Application materials are available on the City’s website (www.sedonaaz.gov/cd) under Current Projects.



Scan with your mobile device to access project documents online

*The Planning and Zoning Commission is **tentatively** scheduled to review this application at a work session on August 11 and at a public hearing on Tuesday, September 20, 2016. City Council is **tentatively** scheduled to review the application in October. You will receive a public notice from this office prior to the public hearings.*

Your comments, input, and opinions on the proposed project are welcomed. Written comments may be submitted to the City using the comment form on the website or by contacting City Staff using the information below.

- Case Number:** PZ16-00004 (Major CPA, ZC)
- Project Summary:** Request for approval of a Major Sedona Community Plan Amendment and Zone Change in order to pursue the development of the former Sedona Racquet Club as a single-family residential subdivision.
- Property Address:** 100 Racquet Road (Former Sedona Racquet Club)
- Parcel Numbers:** 408-11-243A
- Site Size:** ± 4.43 acres
- Existing Sedona Community Plan Designation:** P/SP (Public/Semi Public)
- Proposed Sedona Community Plan Designation:** SFLD (Single-family Low Density)
- Existing Zoning:** OP (Office Professional)
- Proposed Zoning:** RS-18a (Single-family Residential)
- Owner/Applicant:** Elevations at Foothills South LLC (Ralph Young)
- Authorized Agent:** SEC Inc. (Neil Johnson)
- City of Sedona Contacts:**
 - Michael Raber, Senior Planner
(928) 204-7106; mraber@sedonaaz.gov
 - Cari Meyer, Senior Planner
(928) 203-5049; cmeyer@sedonaaz.gov

Vicinity Map

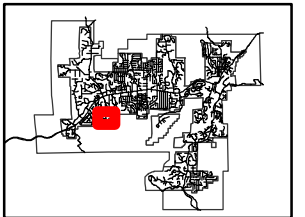
Parcel #
408-11-243A &
408-11-439
Foothills South
Racquet Club
Amendment

- Parcel #
408-11-243A &
408-11-439
- Zoning Boundary
- Building Footprint
- Parcel Boundary
- Trail
- Street Centerline



0 60 120 Feet

City Index

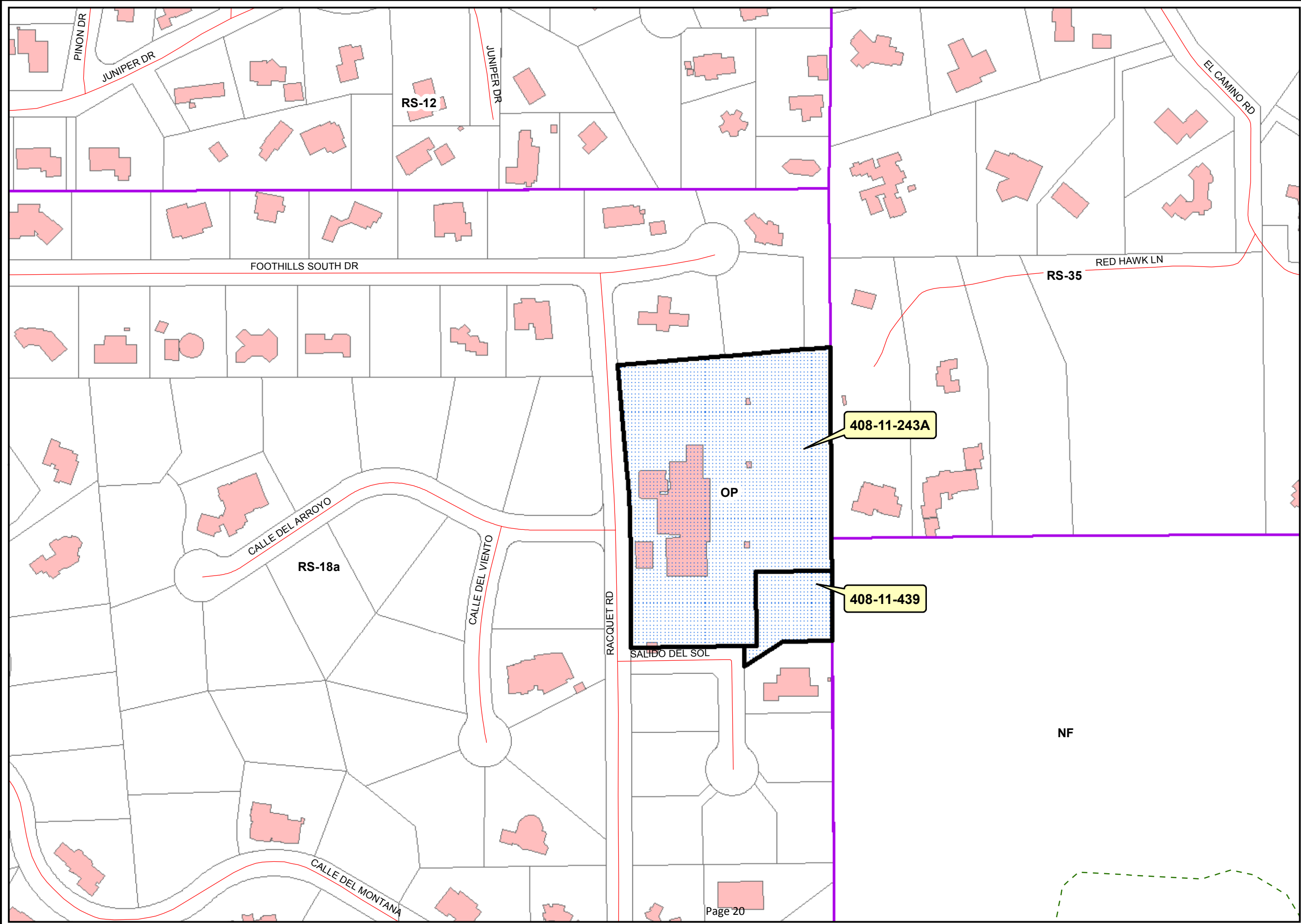


GIS, City of Sedona
05/23/2016
g:/pubreq/projects/sec/
foothillsrca/mxd/
408-11-243a_439_vicinity.mxd



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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.





City Of Sedona Community Development Department

102 Roadrunner Drive Sedona, AZ 86336

(928) 282-1154 • Fax: (928) 204-7124

July 5, 2016

Southwestern Environmental Consultants, Inc.
c/o Neil Johnson
20 Stutz Bearcat Drive #6
Sedona, AZ 86336

RE: Comments, Elevations at Foothills South; PZ16-00004 (Major Community Plan Amendment, Zone Change), 100 Racquet Rd

Dear Mr. Johnson,

On June 2, 2016, on behalf of your clients, you submitted an application for a Major Community Plan Amendment and Zone Change for the property located at 100 Racquet Road, Assessor's Parcel Number 408-11-243A. Your request is to amend the Community Plan designation for this property from P/SP (Public/Semi-Public) to SFLD (Single Family Low Density) and to rezone this property from OP (Office Professional) to RS-18a (Single Family Residential). If approved, these changes would allow for the future development of this parcel as a residential subdivision.

A preliminary review of the submitted materials has been completed. In order to help move your application through the process, we are providing you with the attached comments. Please note that this preliminary review does not constitute a recommendation to approve or deny your request. We have also attached comments received thus far from reviewing agencies. As a reminder, as the project moves through the process, additional questions and comments may be generated. In order to keep this project on schedule for a City Council hearing by the end of the year, please return your responses/revisions by July 25, 2016.

If you have questions about the general process, please contact me at (928) 204-7106 or mraber@sedonaaz.gov. If you have questions regarding a specific comment, please feel free to contact the reviewing agency directly. Contact information is included in each comment letter.

Sincerely,

Mike Raber, Senior Planner

Comment Letters Attached:

1. City of Sedona Community Development (Long Range and Current Planning)
2. City of Sedona Public Works
3. Sedona Fire District
4. Arizona Department of Water Resources
5. UniSource Energy Services



City Of Sedona Community Development Department

102 Roadrunner Drive Sedona, AZ 86336

(928) 282-1154 • Fax: (928) 204-7124

Planning Comments

Reviewers: Cari Meyer, Senior Planner, Mike Raber, Senior Planner

PZ16-00004 (Major Community Plan Amendment, Zone Change) Elevations at Foothills South 100 Racquet Road; APN 408-11-2432A

1. **General Comment:** A subdivision application has not been submitted in conjunction with this project. If your current application is approved, the next step will be to submit a formal subdivision application for the proposed 9-lot subdivision for review and approval.
2. **Letter of Intent:**
 - a) Community Plan references: On pages two and three of the Letter of Intent, there are several quotes from the Community Plan. The majority of these appear to be from the old 2002 Community Plan rather than the current 2013 Community Plan. The Letter of Intent should only reference the current 2013 Plan. Please revise the Letter of Intent accordingly and provide page numbers from the current 2013 Plan for any references. The 2013 Community Plan can be found online at www.SedonaAZ.gov/complan.
 - b) Current Use: Please clarify the statement that “the existing zoning does not in fact cover the current use” of the property. Please explain how this property is currently used.
 - c) Water and sewer usage, traffic: The Letter of Intent references “significant reductions” in demand for water and sewer services and traffic generation. Please explain in greater detail and specify how these conclusions were reached and provide any applicable supporting documentation.
3. **Public Participation Plan**
 - a) In the last paragraph on page one, please clarify how the public open house will “afford all citizens of Sedona an opportunity to review and comment...” You indicate that a mass mailing will be mailed to identified groups, individuals or entities identified as having a special interest. Do you plan on advertising this event to the greater Sedona public?
 - b) The Public Participation Plan (along with the Letter of Intent) seems to focus primarily on how other residents of Foothills South will be informed of and kept up to date on the project. Please keep in mind that the notification radius for this project has been set at 500 feet. This radius includes some properties outside of the subdivision that need to be included in the public participation process.
 - c) Please provide us the date and time of the open house and a copy of the invitation used to notify the public and interested parties.
 - d) The Public Participation Report is due on August 9, 2016.
4. **Planning and Zoning Commission Work Session and Site Visit**
 - a) This project has been scheduled for an initial site visit and work session with the Planning and Zoning Commission on August 11, 2016. The site visit will leave City Hall at approximately 2:00 pm and the work session will begin at 3:30 pm. You and your project representatives will need to meet the Commission at the site and walk them through the project. Please confirm that this date and time will work and provide City Staff with a gate code to allow us to access the project site by July 25, 2016.



City of Sedona Public Works Department

102 Roadrunner Drive Sedona, AZ 86336

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

PZ16-00004 (DEV)

Elevations at Foothills South (Conceptual Review)

6/20/16

Engineering Comments

For the next level of review:

1. Please provide a trip generation report.
2. Please provide a preliminary drainage report.
3. Please provide a geotechnical report.
4. Please provide cut and fill earthwork quantities (in cu. yds.) for the project. If applicable, the applicant shall provide bond assurance, which meets the requirements of the City of Sedona, Land Development Code Section 809, prior to issuance of a building permit.
5. Please provide a slope analysis.
6. Please provide a legal description of the property.
7. Provide a 2-ft contour map of the property.

Prior to Issuance of Building Permit:

- Provide Final Grading and Drainage Plans. The Site Plan shall meet the requirements of LDC Section 803.
- Provide Final Drainage Report.
- Applicant shall follow the City of Sedona Land Development Code in its entirety.
- 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)
- Accessible sidewalks and parking areas will need to meet the current US Dept. of Justice ADA requirements.
- A City Right-of-Way Permit shall be acquired for any work taking place within City Rights-of-Way.
- Provide utility construction details on plans. Provide the actual details with the plans.
- A copy of the ADEQ "Approval to Construct" Water Facilities and Wastewater Facilities shall be provided prior to construction.
- Provide construction details for concrete structures (walls, curb, etc.).
- Applicant shall provide a Storm Water Pollution Prevention Plan along with the ADEQ NOI (disturbance area is greater than 1 acre). 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, Chapter 13.5 requirements.
- Determine the need for a 404 permit from the Army Corps of Engineers for work in watercourse areas prior to disturbance of those areas.
- A City Right-of-Way Permit shall be acquired for any work taking place within City Rights-of-Way. A Traffic Control Plan needs to be submitted with the application.
- No dumping of excavated material is allowed within city limits without prior authorization from the City of Sedona Engineering Department (LDC Chapter 8).
- For projects involving grading of more than 5,000 cubic yards, a haul plan, a dust control plan, a topsoil reutilization plan, a stormwater pollution prevention plan, and a traffic control plan shall be required. Each must be acceptable to and approved by the City Engineer. (LDC Section 806)



SEDONA FIRE DISTRICT

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

Safe...Friendly...Dedicated

July 1, 2016

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: Elevations at Foothills South (Formerly the Sedona Racquet Club)
Address: 100 Racquet Road, Sedona, Arizona 86336
Case#: PZ16-00004 (Major CPA, DEV)
APN: 408-11-343A
Proposal: 9 new residential lots

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

1. Section 503.1: Fire department access roadways shall be provided. Roadways shall meet the listed requirements:
 - A. Roadways shall be at least 20 feet wide.
 - B. Grades shall not exceed 6% for gravel, 12% for blacktop and 15% for concrete surfaces.
 - C. Overhead obstructions shall not be lower than 13 feet 6 inches.
 - D. Obstructions such as low water crossings, security gates and speed bumps require buildings served by such roads to be equipped with automatic fire sprinklers.
 - E. Turning radii shall be no less than 20 feet inside, 40 outside.
 - F. Dead-ends longer than 150 feet shall be equipped with turn-a-rounds.
 - G. Bridges shall be designed to carry the imposed loads of fire apparatus.
 - H. Approved signs shall mark roads by name.
 - I. Vehicles shall not park in a fashion to obstruct fire lanes. No parking signs shall be installed where parking presents such obstructions.

2. Section 903.2: All buildings hereafter constructed shall be equipped with an approved automatic fire sprinkler system. Systems shall be installed in accordance with the National Fire Protection Association's pamphlet #13D, "**Standard for the Installation of Sprinkler**

Systems in One- and Two-Family Dwellings and Manufactured Homes” the 2002 edition.

3. Section 508.1: An approved water supply capable of supplying the required fire-flow shall be provided. Fire hydrants shall be installed in accordance with the local water purveyor and as required by this office. Hydrants shall be situated on at least six-inch mains, eight-inch if dead-end.

NOTE: Required fire-flows shall be made available prior to any combustible construction materials being brought on site. Fire flow is based on the size and construction type of the proposed buildings.

NOTE: A fire hydrant shall be installed between lots 16 and 17.

Fire hydrants shall be installed as directed by this office. An approved water main shall be provided to support the required fire flow for this project. Fire flows are determined by Appendix B, Table B105.1, of the IFC, 2003 edition.

4. Section 506.1: Security gates, if installed, shall be equipped with a Sedona Fire District key over-ride cylinder. This cylinder shall be keyed to the type presently employed by the Sedona Fire District. Operation of the key shall open the gates and the gates shall remain open until such time that the key is returned to its normal position. One clockwise turn shall open the gate. One counterclockwise turn shall return the gate to normal operation. Provide proper key cylinder. This cylinder is available for purchase through this office.

In addition to the key operation, a TOMAR (TOMAR Industries, <http://TOMAR.com>) optical sensor 2091-SD or similar, shall be installed. This sensor allows for emergency apparatus to enter the property having the gate automatically open upon the approach of emergency apparatus. The actuation of the gate is through a signal sent via the strobe lights on the emergency apparatus. The gate will remain open for as long as the signal is being transmitted by the emergency apparatus. Provide proper optical sensor.

A battery backup system shall be provided to open the gate one time upon a power failure. Provide proper battery backup.

5. Section 505.1: Premises-identification shall be clearly posted prior to final occupancy. Numbers shall be visible and legible from the street. Number colors shall be contrasting to their background. Provide proper address numbers.

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.

Inspections required by the fire code, to ensure that these requirements have been satisfied, shall be scheduled through this office. Proof of these inspections shall be submitted by you to the City of Sedona Community Development Department prior to a certificate of occupancy being issued.

As of February 27, 2008 the Sedona Fire District adopted a fee for service schedule. Service fees include construction plan reviews. A construction permit is required to be obtained from this office prior to any commencement of work. Construction permits will not be issued until such time that fee payments are received.

If you have any questions concerning these comments please feel free to contact me at (928) 204-8907 or gjohnson@sedonfire.org.

Sincerely,



Gary J. Johnson
District Fire Marshal

C: Mr. Neil Johnson
SEC
20 Stutz Bearcat Drive
Suite #6
Sedona, AZ 86336

njohnson@sec-landmgt.com

Mike Raber - RE: Major Amendment to Sedona Community Plan

From: Karen Modesto <kmodesto@azwater.gov>
To: "MRaber@sedonaaz.gov" <MRaber@sedonaaz.gov>
Date: 6/22/2016 3:56 PM
Subject: RE: Major Amendment to Sedona Community Plan

Hi Mike,

This is in response to your recent request to Gerry Walker regarding a change to the Sedona Community Plan. Based on the description in your letter (the hyperlinks did not work), please be advised of the following from ADWR's Office of Assured and Adequate Water Supply:

To Whom it May Concern: the change to the Sedona Community Plan that creates nine residential lots on the site of the former Sedona Racquet Club likely requires a determination of Adequate Water Supply from the Arizona Department of Water Resources. For further information and assistance, please contact the Office of Assured & Adequate Water Supply at: [602-771-8599](tel:602-771-8599) or assuredadequate@azwater.gov

Richard B. Obenshain, Manager
Recharge, Assured & Adequate Water Supply Programs
Water Planning & Permitting Division
Arizona Department of Water Resources
1110 W. Washington St., Suite 310 Phoenix, AZ 85007
MAILING ADDRESS: PO BOX 36020, Phoenix, AZ 85067-6020
Phone: [\(602\)771-8622](tel:6027718622)
Fax: [\(602\)771-8689](tel:6027718689)

Please feel free to contact Rick or me if you need additional information.

Regards,
Karen

Karen Modesto
Arizona Department of Water Resources
Statewide Planning
[\(602\) 771-7705](tel:6027717705)
kmodesto@azwater.gov



Cari Meyer - RE: [EXTERNAL E-Mail] City of Sedona Development Application (Elevations at Foothills South)

From: <IFreeman@uesaz.com>
To: <CMeyer@sedonaaz.gov>
Date: 6/13/2016 9:47 AM
Subject: RE: [EXTERNAL E-Mail] City of Sedona Development Application (Elevations at Foothills South)
Cc: <IFreeman@uesaz.com>

Hi Cari

UniSource has no conflicts with this project. We will need to remove the existing service stub that was for the Racquet Club, probably before any demolition. Please have the owners contact us at [928-203-1295](tel:928-203-1295) when they are ready.

Irene

From: Cari Meyer [CMeyer@sedonaaz.gov]
Sent: Thursday, June 09, 2016 4:47 PM
Subject: [EXTERNAL E-Mail] City of Sedona Development Application (Elevations at Foothills South)

****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 applications and is requesting your review.

1. **PZ16-00004 (Major CPA, ZC) Elevations at Foothills South at 100 Racquet Road (APN 408-11-343A). This is the site of the former Sedona Racquet Club.** The property is in *Yavapai County*. As a final review, comments should focus on the accuracy and completeness of all information provided and whether the plans submitted meet your agency's requirements. The applicant is proposing a Major Community Plan Amendment to change the designation on the Future Land Use Map from Public/Semi Public to Single Family Low Density and a Zone Change to change the zoning from OP (Office Professional) to RS-18a (Single Family Residential). These designations would match the designations in the surrounding neighborhood. The property is approximately 4.43 acres and the applicant has not submitted a subdivision application at this time. Please review the materials at the link below. There will be an internal meeting for this project on **Tuesday, June 21, 2016, at 8:00 am** in the Schnebly Conference Room at the Community Development Department Office. Comments are due by **Thursday, June 30, 2016**.



**SOUTHWESTERN
ENVIRONMENTAL
CONSULTANTS, INC.**

E-mail: info@sec-landmgt.com
www.sec-landmgt.com

CORPORATE OFFICE:
20 STUTZ BEACRCAT DRIVE #6
SEDONA, ARIZONA 86336
(928) 282-7787
Fax: 282-0731

BRANCH OFFICE:
825 COVE PARKWAY
COTTONWOOD, ARIZONA 86326
(928) 634-5889
Fax: 634-2222

ADDITIONAL LOCATIONS:
PRESCOTT, ARIZONA
COUNCIL, IDAHO

July 14, 2016

Michael Raber, and Cari Meyer, Senior Planners
City of Sedona
102 Roadrunner Drive
Sedona, AZ 86336

Re: Elevations at Foothills South, redevelopment of the parcel formerly known as the Sedona Racquet Club, Response to comments sent July 5, 2016

Dear Mike and Cari

This letter is intended to address the comments contained in your e-mail sent on January 5, 2016. Our response is shown in Red *italics* after each question. Also attached are a revised LOI, a sample LOI with the changes that have been made in red, and a revised Public Participation Plan

Planning Comments

**Reviewers: Cari Meyer, Senior Planner, Mike Raber, Senior Planner
PZ16-00004 (Major Community Plan Amendment, Zone Change) Elevations at
Foothills South
100 Racquet Road; APN 408-11-2432A**

1. **General Comment:** A subdivision application has not been submitted in conjunction with this project. If your current application is approved, the next step will be to submit a formal subdivision application for the proposed 9-lot subdivision for review and approval. *Understood*
2. **Letter of Intent:**
 - a) Community Plan references: On pages two and three of the Letter of Intent, there are several quotes from the Community Plan. The majority of these appear to be from the old 2002 Community Plan rather than the current 2013 Community Plan. The Letter of Intent should only reference the current 2013 Plan. Please revise the Letter of Intent accordingly and provide page numbers from the current 2013 Plan for any references. The 2013 Community Plan can be found online at

www.SedonaAZ.gov/complan. *The references have been modified and now point to the 2013 version of the Community Plan.*

- b) Current Use: Please clarify the statement that “the existing zoning does not in fact cover the current use” of the property. Please explain how this property is currently used. *The existing zoning comment has been removed and a description of current use added.*
- c) Water and sewer usage, traffic: The Letter of Intent references “significant reductions” in demand for water and sewer services and traffic generation. Please explain in greater detail and specify how these conclusions were reached and provide any applicable supporting documentation. *Reduction in the demand for water and sewer services is not included in the Community Plan and these comments have been deleted. The concept of reduced demand will be addressed during the subdivision application phase of the project. A description of why traffic flow is expected to be reduced has been added to the LOI.*

3. Public Participation Plan

- a) In the last paragraph on page one, please clarify how the public open house will “afford all citizens of Sedona an opportunity to review and comment...” You indicate that a mass mailing will be mailed to identified groups, individuals or entities identified as having a special interest. Do you plan on advertising this event to the greater Sedona public? *The Public Participation Plan has been modified to indicate that everyone identified by the city as being a property owner within 500’ of the parcel has been notified.*
- b) The Public Participation Plan (along with the Letter of Intent) seems to focus primarily on how other residents of Foothills South will be informed of and kept up to date on the project. Please keep in mind that the notification radius for this project has been set at 500 feet. This radius includes some properties outside of the subdivision that need to be included in the public participation process. *The Public Participation Plan has been modified to state that, while it is residents of Foothills South that will be primarily affected all property owners within 500’ will be directly invited to comment.*
- c) Please provide us the date and time of the open house and a copy of the invitation used to notify the public and interested parties. *A copy of the invitation is attached.*
- d) The Public Participation Report is due on August 9, 2016. *Understood.*

4. Planning and Zoning Commission Work Session and Site Visit

- a) This project has been scheduled for an initial site visit and work session with the Planning and Zoning Commission on August 11, 2016. The site visit will leave City Hall at approximately 2:00 pm and the work session will begin at 3:30 pm. You and your project representatives will need to meet the Commission at the site and

Growth is inevitable...it's planning that makes the difference.



walk them through the project. Please confirm that this date and time will work and provide City Staff with a gate code to allow us to access the project site by July 25, 2016. *The date and time are agreeable. The gate code specific to this project is #XXXX.*

Comments from Engineering, ADWR and the utility companies will be addressed during the Subdivision Application phase of the project.

Please feel free to contact me if you have any questions. Thank you for your consideration;

Sincerely



Neil Johnson, Project Liaison
SEC Inc.



Growth is inevitable...it's planning that makes the difference.

Cari Meyer - Re: PZ16-00004

From: Mike Raber
To: wayne swart
Date: 7/28/2016 3:25 PM
Subject: Re: PZ16-00004
Cc: Audree Juhlin; Warren Campbell; Cari Meyer

Hi Wayne:

Thank you for your comments. A conceptual subdivision layout was submitted by the applicant to show the maximum number of lots that could be developed under the requested zoning, but that layout is not currently under review and the applicant has not submitted a subdivision application at this time. If the Community Plan amendment and zone change are approved, the applicant would still need to submit an application for a subdivision where the design, setbacks, lots, access, grading, etc would be evaluated. The current layout could change under that review process. The subdivision process would include public hearings with the Planning and Zoning Commission and City Council as well. The applicant is also preparing a Public Participation Plan that will summarize the comments at the meeting you attended. Your comments will also be included in the packet for the Commission's August 11 work session.

Michael Raber, Senior Planner
City of Sedona
102 Roadrunner Drive
Sedona, AZ 86336

[928-204-7106](tel:928-204-7106)

mraber@SedonaAZ.gov

Visit: www.SedonaAZ.gov

Be a fan on Facebook: www.Facebook.com/CityofSedonaAZ

>>> wayne swart <wswart57@gmail.com> 7/27/2016 1:57 PM >>>

Hello Mike

Yesterday I attended a meeting put on by Neil Johnson of Southwestern Environmental Consultants, in regards to the tennis club. My main concern is that they have configured the property such that access will be off of our street, Salido del Sol. There are currently 3 access points to this property off Racquet Drive into the old tennis club. Ours street is a small side street. To shunt the traffic (initially construction and later residential) thru this side street does not sit well with me. Another concern brought up at the meeting was that the development as presented did not conform to the HOA CC and Rs. The CC and Rs stipulate a 30ft setback and the new lots would only accommodate a 12ft setback.

I suspect this is an ongoing process, but I did want to bring this to your attention. Thank you very much.

Wayne Swart

On Jun 27, 2016, at 7:42 AM, Mike Raber <MRaber@sedonaaz.gov> wrote:

Hi Wayne:

Single-family Low-Density is a single-family residential designation in the Sedona Community Plan with a density of .5-2 units per acre. The RS-18a zoning district is a Single-family Residential zone that conforms to this Sedona Community Plan designation (with a minimum lot size of 18,000 square feet). This RS-18a zoning district is the same zone as the Foothills South subdivision.

Please let me know if you have additional questions.

Thanks

Michael Raber, Senior Planner
City of Sedona
102 Roadrunner Drive
Sedona, AZ 86336

[928-204-7106](tel:928-204-7106)

mraber@SedonaAZ.gov

Visit: www.SedonaAZ.gov

Be a fan on Facebook: www.Facebook.com/CityofSedonaAZ

>>> "wayne swart" <wswart57@gmail.com> 6/24/2016 4:29 PM >>>

I received a mailing regarding the conversion of the former Sedona Racquet Club to housing. Could you please tell me the difference between single family low density and single family residential? Thanks!

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.

Memorandum

PZ16-00007 (Minor Amendments – Sedona Community Plan)



City Of Sedona Community
Development Department

102 Roadrunner Drive Sedona, AZ 86336
(928) 282-1154 · Fax: (928) 204-7124

To: Planning and Zoning Commission
From: Michael Raber, Senior Planner
Meeting Date: August 11, 2016
Re: Discussion regarding Minor amendments to the Sedona Community Plan, PZ16-00007 (Minor CPA)

Since its adoption, staff has identified several Minor Amendments to the Sedona Community Plan including clarification, housekeeping and update items. The August 11 work session provides the Commission the opportunity to discuss the proposed amendments prior to the September 20, 2016 public hearing. The proposed amendments are summarized below and included in the attached pages from the Community Plan.

Clarification:

Page 27 and 28, “Commercial and Lodging Uses”. Staff is proposing a re-organization of these two pages, placing the appropriate, existing text under two new headings: “Planned Areas and Community Focus Areas” and “Lodging Area Limits”. Staff believes that these changes will make the section on lodging uses much easier to follow.

Housekeeping Changes:

- Page 26, under “Public/Semi-Public”, paragraph 3. Delete: “Sedona Fire District fire stations”. These were not included on the Future Land Use Map and incorrectly listed here.
- Page 26, under “Public/Semi-public”, paragraph 3. If the 2016 Major Amendment request is approved, delete the reference to the former Racquet Club site since it would no longer be designated “Public/Semi-public”.
- Page 112, Community Plan Action Program and Detailed Plans. A sentence would be added referencing CFA Plans.
- Page 112, Capital Improvements Program. Delete the last three sentences. This would create consistency with the other implementation actions in this section by focusing on the implementation of the Community Plan rather than internal processes.
- Page 114, Specific Plans. A sentence would be added referencing CFA Plans.

Updates:

Pages 34, 37, 38 and 41. These pages will be updated to reference the recently-adopted CFA Plans (see the attached pages).

LAND USE DESIGNATIONS

Community Focus Areas

- CFAs are outlined on the Future Land Use Map.
- CFAs contain areas that are likely to be re-developed or have new development potential.
- CFAs may play a key role in furthering the community vision
- CFAs are described on page 34.

Clustering:

“Clustering” of residential units means grouping homes together on fairly small lots (often the actual building area or “envelope”) near one another to reserve larger areas of natural open space in the same development. This is an alternative to traditional lot lines and setbacks.

The Future Land Use Map is the graphic depiction of desired future land uses for Sedona. The following are the descriptions of the Future Land Use Map designations.

Residential

Single-family Residential

Clustering of residential units is strongly encouraged for new residential projects in concentrated areas to direct development away from more environmentally sensitive portions of a site. New development adjacent to the National Forest should provide maximum feasible open space buffers to these lands to minimize urban interface impacts.

Multi-family Residential

Includes patio homes, townhouses, condominiums, apartments, single-family attached uses. Multi-family development is also encouraged within commercial areas and mixed use development in Community Focus Areas (CFA).

Mobile Home Parks

This designation includes existing mobile home parks that are not otherwise covered within a Planned Area designation. Since existing mobile home parks provide some of the most affordable housing options to low and moderate income households, retention of this housing is very important. If these areas are re-developed, the same number of houses per acre (dwelling units per acre) should be retained regardless of housing type. The proportion of housing units that remain affordable to low and moderate income households should be in accordance with the City Housing Policy.

National Forest and Other Natural Open Space

National Forest

Includes all National Forest within the City, with the exception of the Chapel of the Holy Cross. The Chapel property has been identified for sale or exchange by the Forest Service.

Other Natural Open Space

Includes the City owned Sugar Loaf and Jordan Park open space, a private area of undeveloped Oak Creek floodplain in the Uptown area, and a private open space area adjacent to the Munds Mountain Wilderness.

Public/Semi-Public

School sites depicted on the Future Land Use Map include the existing West Sedona School, School District Office on Brewer Road, Sedona Red Rock High School, and the Sedona Charter School.

The Airport designation includes the existing Sedona-Oak Creek Airport located on Table Top Mountain. Any potential for expanding the airport is severely limited by its location which already nearly covers the mesa top.

Other Public/Semi-Public uses include the existing U.S. Post Office, KAZM Radio Station, Chapel of the Holy Cross, Adult Community Center, **Sedona Fire District fire stations**, City Hall, library, cemetery, public parking, Sedona-Verde Valley Medical Center, and land next to Foothills South subdivision, site of the former Sedona Racquet Club.

Parks

The Parks designation includes City parks such as the Jordan Historical Park, Posse Grounds Park, and Sunset Park.

Commercial

Commercial uses include retail, office, services, heavy commercial, and light manufacturing uses. With the exception of concept plans approved for Community Focus Areas and Planned Areas, commercial uses should be limited to the areas along SR 89A and SR 179 as designated on the Future Land Use Map. Although additional areas for heavy commercial and industrial uses are generally discouraged, some heavier commercial service uses that serve local needs should be considered within the existing commercial areas if 1) these uses are not located adjacent to the highway; 2) there is no outside storage involved; 3) significant buffering to residential areas can be provided; 4) traffic generation is minimal.

Commercial/Lodging Uses

The Commercial/Lodging designation includes hotels, motels, timeshares, commercial retail and service, and multi-family uses.

Airport

Existing and planned lodging uses at the Sedona Airport are designated on the Future Land Use Map. No additional areas are recommended.

Recreational Vehicle (RV) Parks

The 28 RV spaces within the Rancho

Sedona RV/Mobile Home Park constitute the only RV spaces within the City. There are no other locations identified for RV parks due to screening and traffic congestion concerns.

The Future Land Use Map is located on page 51.

Bed and Breakfasts














Bed and Breakfast uses with up to six units are supported in all commercial areas and in residential locations with street or highway access that do not bring vehicular traffic through single-family residential neighborhoods. Bed and breakfast uses are also generally supported as an incentive to preserve historic landmarks.

Planned Areas and Community Focus Areas

New lodging development may also be approved as part of a Plan within a Community Focus Area or Planned Area (see also Implementation Chapter-Major Amendment Criteria).

Proposed change: Created headings for "Planned Areas and Community Focus Areas" and "Lodging Area Limits", and moved relevant text from "Commercial/Lodging Uses".

Future Land Use Map Legend

	Single Family Very Low Density (0 to .5 DU/AC)
	Single Family Low Density (.5 to 2 DU/AC)
	Single Family Medium Density (2 to 4 DU/AC)
	Single Family High Density (4 to 8 DU/AC)
	Multi Family Medium Density (4 to 8 DU/AC)
	Multi Family Medium & High Density (4 to 12 DU/AC)
	Mobile Home
	Commercial
	Commercial / Lodging
	Planned Area
	Public / Semi-Public
	Parks
	National Forest & other Natural Open Space

Lodging Area Limits

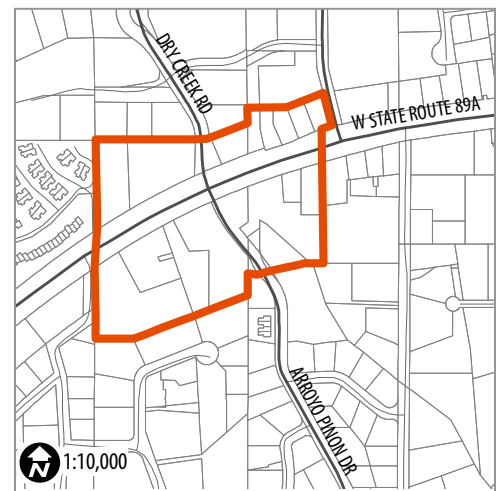
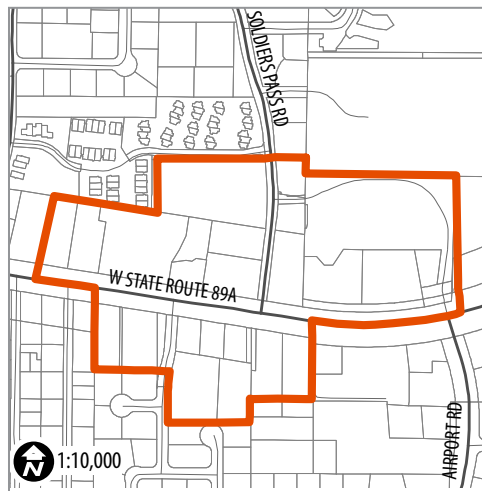
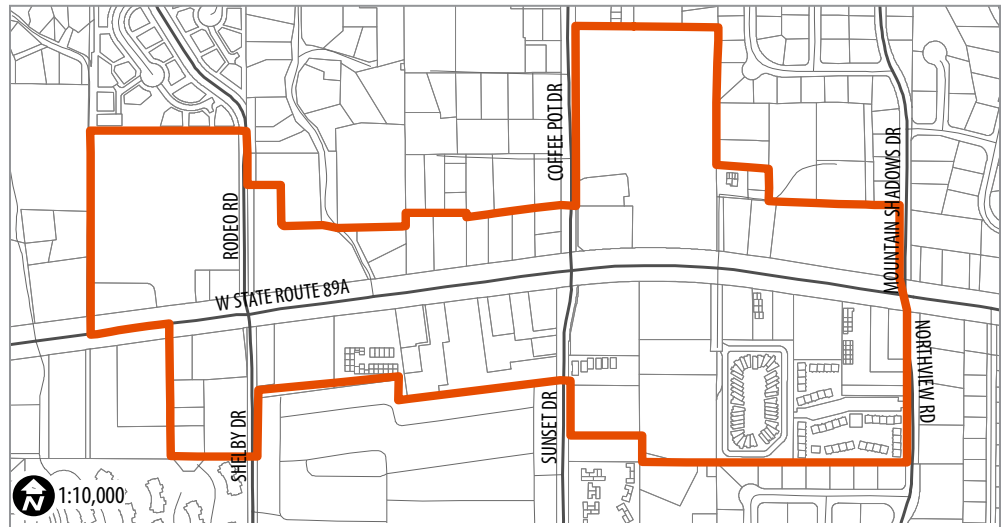
New lodging development is supported within the “Commercial” land use designation if it is within the boundaries on the “Lodging Area Limits” maps (page 28-29 below). Key considerations in determining locations for lodging uses include:

- Avoiding homogeneous or “hotel

strip” development along the highway corridors, and providing commercial diversity and mixed uses.

- Providing locations that have the greatest diversity of commercial uses to encourage pedestrian rather than vehicle trips.
- Providing locations with the best traffic control at the highway.

Lodging Area Limits



Note:
See the Community Focus Area Plan for the Soldiers Pass Rd CFA regarding “Lodging Area Limits” in this area.

COMMUNITY FOCUS AREAS

A Community Focus Area (CFA) is a location where the City will play a proactive planning role to implement the community's vision. With participation from property owners, neighbors, and stakeholders, the City will develop a Specific Plan, including any necessary rezoning, for adoption by the City Council. These Specific Plans may be adopted to bring properties into closer alignment with community expectations as expressed on the following pages. The specific planning process is intended to maintain flexibility for future creativity and innovation. The "Community Expectations" listed on each CFA page describe future conditions for each area that the Plan will strive to achieve over time. These Community Expectations are not intended as definitive requirements, but to provide guidance

for community-level planning efforts. Recognizing the community's need for a town center, the CFAs for the West Sedona Corridor, Uptown, and the Ranger Road area have related public space and mixed use goals. If anchored with civic and community uses, one of these areas could eventually serve as a town center. CFAs:

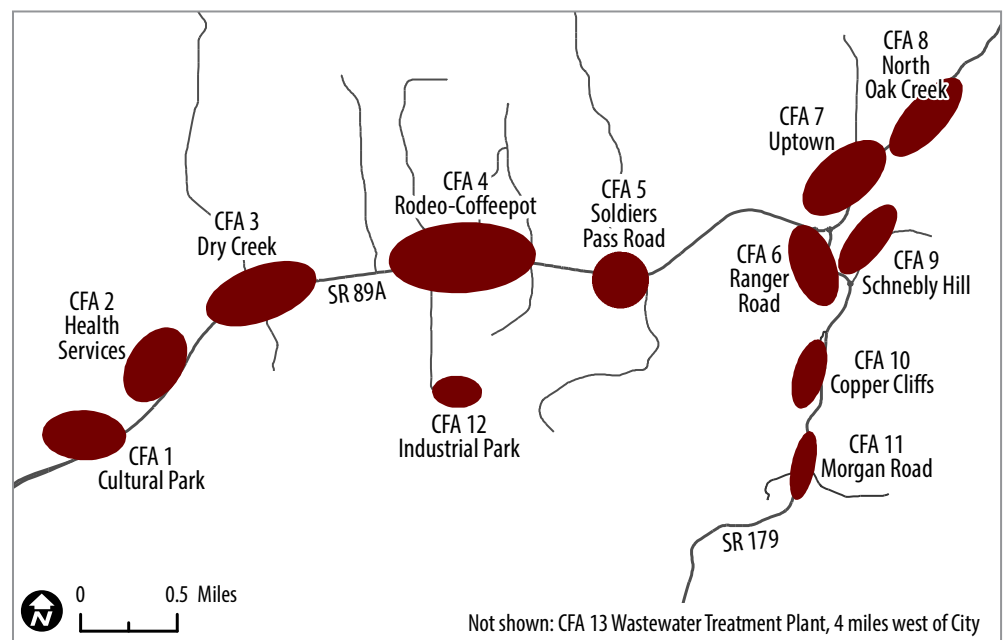
- Can play a key role in furthering the community vision and environmental stewardship while fulfilling community needs and enhancing the experience of visitors.
- Contain properties likely to be re-developed or have new development potential.
- Have natural features or characteristics that should be retained and where there are opportunities for integration of open space within future development.

Community Focus Areas

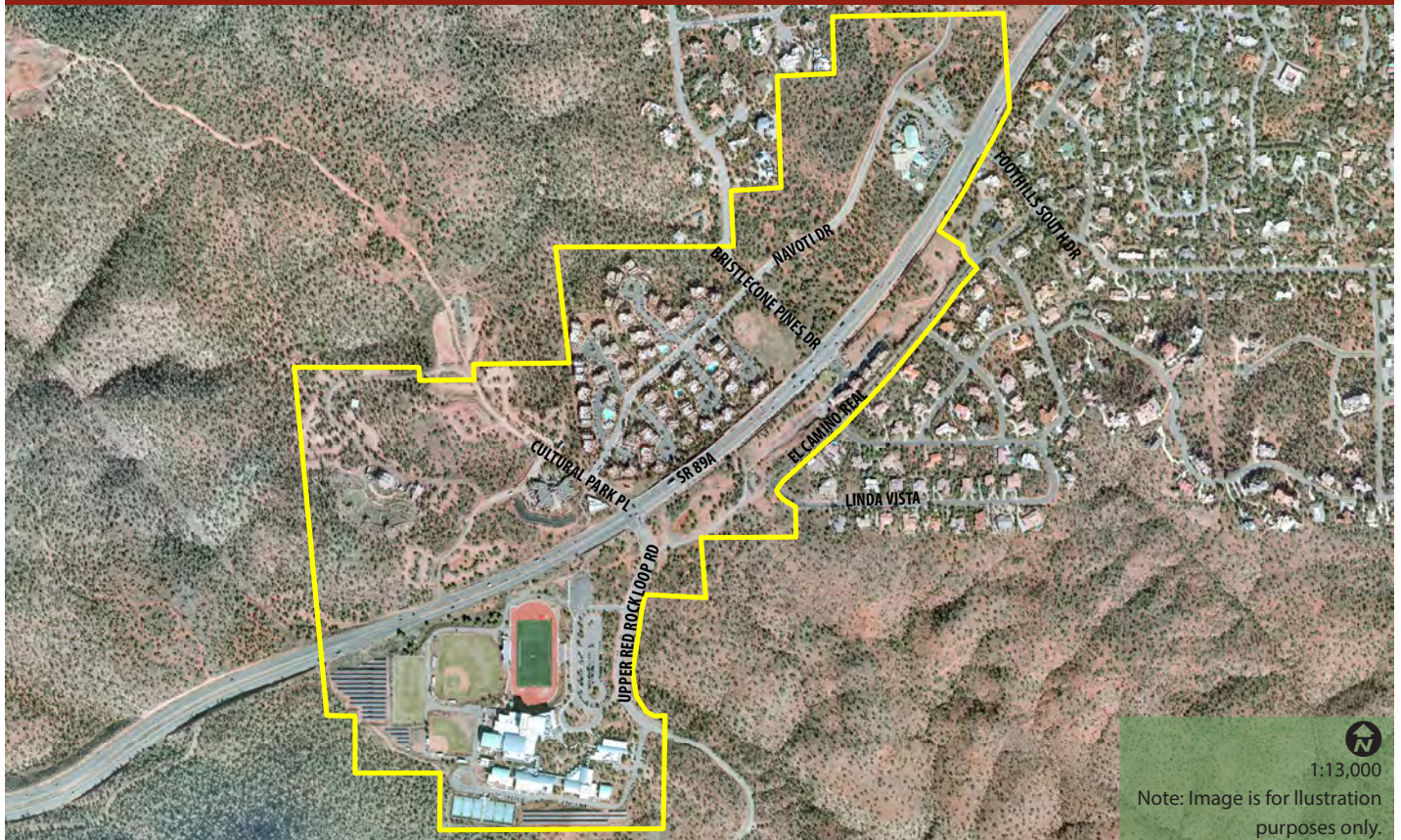
[The Western Gateway Community Focus Area Plan \(CFA 1 and 2\) adopted May 24, 2016, Resolution 2016-18.](#)

[The Community Focus Area Plan for the Soldiers Pass Road CFA \(CFA 5\), adopted April 12, 2016, Resolution 2016-17.](#)

Go to: www.sedonaaz.gov/complan for copies of the completed CFA Plans



Community Focus Area 1: Western Gateway Cultural Park



Attributes

- Site of Yavapai College.
- Former Cultural Park amphitheater (44 acres no longer in use).
- National Forest trailhead.
- Eight undeveloped acres south of SR 89A.

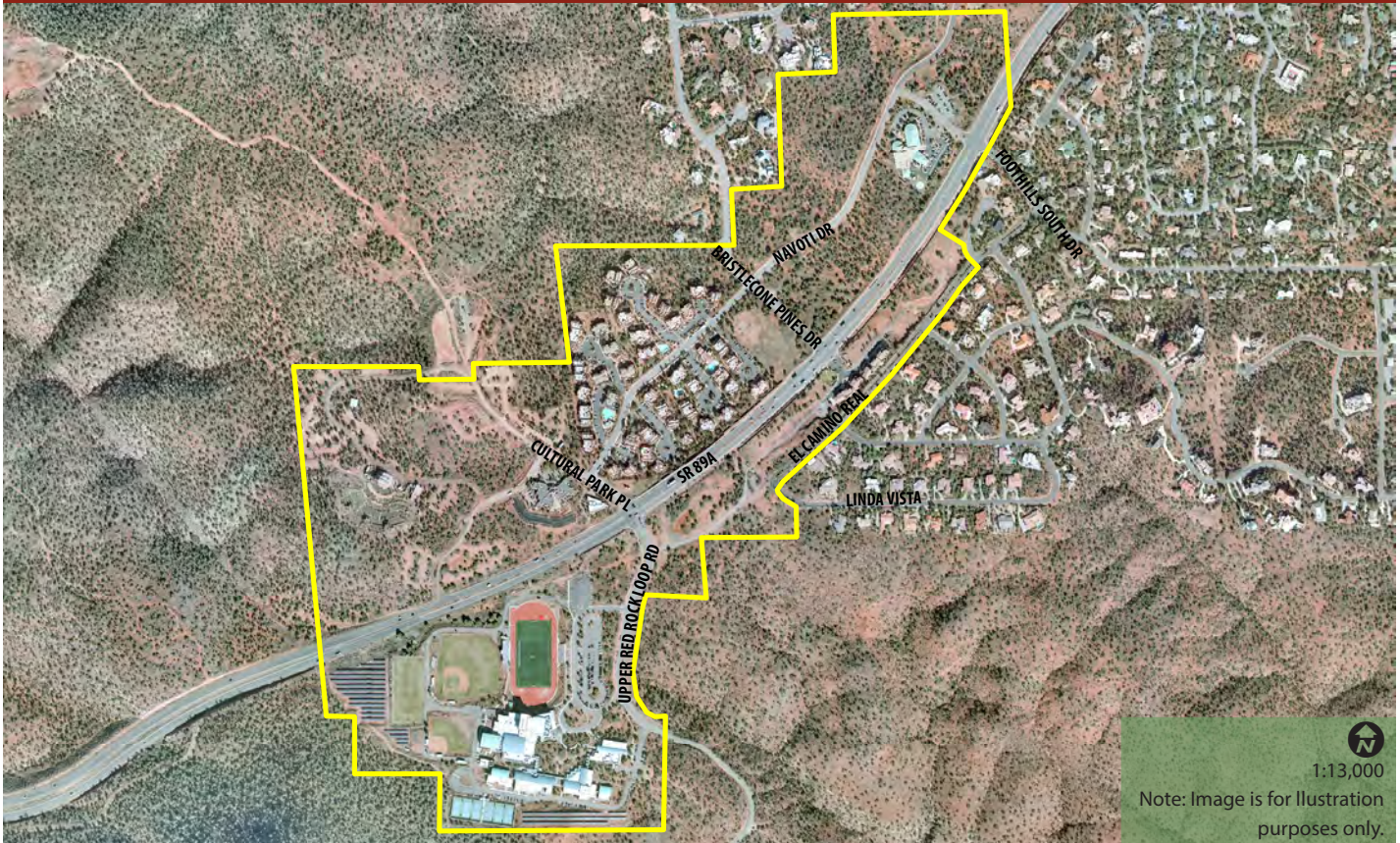
Community Expectations

- Provide a center for education, research, arts, and events. Land use options should remain flexible to further these interests.
- Coordinate objectives between property owners, Yavapai College, and the Sedona Red Rock High School for educational programs.
- Maintain access to National Forest trails.
- Preserve natural open space on ridgelines and along highway.
- Provide visitor information and promote as a Sedona gateway with parking facilities that could also be linked to transit.
- Provide main highway access via Cultural Park Place and Upper Red Rock Loop Road.

[See the Western Gateway Community Focus Area Plan, adopted May 24, 2016 \(Resolution 2016-18\), which combined CFA 1 and 2.](#)

[Go to: www.sedonaaz.gov/complan](http://www.sedonaaz.gov/complan)

Community Focus Area 1: Western Gateway, continued 2: Health Services



Attributes

- Site of Medical Center.
- Remaining area undeveloped.

Community Expectations

- Strengthen the local health care industry—support wellness, medical treatment, and research.
- Allow for assisted living, mix of housing types, and mixed use commercial center(s).
- Preserve natural open space on ridgelines and along SR 89A.
- Provide access to SR 89A only via the established street system.
- Provide significant buffering to adjoining residential areas north of Navoti Drive.

See the [Western Gateway Community Focus Area Plan, adopted May 24, 2016 \(Resolution 2016-18\)](#), which combined CFA 1 and 2.

Go to: www.sedonaaz.gov/complan

Community Focus Area 5: Soldiers Pass Road



Attributes

- Area is nearly all developed.
- Site of a plant nursery and older buildings with potential historic significance on south side of SR 89A.
- Lodging, offices, and churches located on the north side of SR 89A.

Community Expectations

- Provide mixed uses and a more walkable environment.
- Create public gathering spaces.
- New higher density residential or lodging development should be required to address neighborhood traffic circulation and controlled access options to highway.
- Preserve historic resources.
- Provide buffering and land use alternatives as transitions between more intensive commercial and multi-family uses and adjacent single-family neighborhoods.
- Focus on the general needs discussed previously for the West Sedona Corridor (see page 36).
- Create better pedestrian connections between the north and south sides of SR 89A.

[See the Community Focus Area Plan for the Soldiers Pass Road CFA, adopted April 12, 2016 \(Resolution 2016-17\).](#)

[Go to: www.sedonaaz.gov/complan](http://www.sedonaaz.gov/complan)

HOW THE PLAN IS IMPLEMENTED

The Community Plan is:

- An expression of the community's vision
- A guide for future growth
- An assessment of community priorities

The Community Plan is not:

- A capital improvement program budget
- A zoning ordinance
- A subdivision ordinance
- A maintenance and operations plan
- A commitment for expenditures of public funds
- An infringement on private property rights

The Sedona Community Plan is a guide for both the private sector and for strategic public investments over a period of ten or more years. The following outlines the key ways that the Plan can be implemented.

Community Plan Action Program and Detailed Plans

The Plan provides general guidance with goals and policies and a more detailed Action Program. Many of the actions in the Plan call for more specific planning to further define how the goals and policies will be achieved. These more detailed plans may relate to particular geographic areas or topics, such as the SR 89A corridor in West Sedona or planning for a more walkable community. [A Community Focus Area \(CFA\) Plan is an example of a more detailed specific plan \(see pages 34-49\).](#)

Land Development Code

The City of Sedona Land Development Code contains the zoning regulations, subdivision regulations, procedural requirements, and development standards for the City. The provisions of the Land Development Code are to be consistent with and conform to the Community Plan and related specific planning. The Land Development Code and Zoning Map are key tools to implement the Plan.

Private Sector

Many of the Plan recommendations are implemented with new development or redevelopment of existing properties that conforms to the City's Land Development Code and through incentives that may be created in Specific Plans and Planned Areas. In these cases, development flexibility may be provided in conjunction with benefits to the community.

Capital Improvements Program

The Plan also guides the preparation of the City's Capital Improvements Program (CIP), a ten-year plan that identifies the capital projects and equipment and infrastructure investments that will be made by the City along with the priority, projected costs and funding sources for each project. ~~The CIP is updated annually by the City Council with public participation. As provided in Arizona State statutes, the Planning and Zoning Commission then reviews the CIP to determine the conformity of the proposed capital projects with the adopted Community Plan. The City Council then approves the CIP.~~

- B. A modification to the text of the Community Plan that proposes:
1. A change in the density ranges within the residential land use categories or a change in the intensity of use in any land use category.
 2. Substantial changes to goals and policies in the Land Use, Housing and Growth chapter.
 3. Addition of a new land use designation.

Minor Amendments

All amendments to the Community Plan that are not a new or re-adopted Plan or a Major Amendment are considered Minor Amendments. Minor Amendments may be considered and approved at any time by an affirmative vote of the City Council. Minor amendments are subject to public participation procedures adopted by the City Council.

Specific Plans

Specific Plans are addressed in ARS Section 9-461.08 and .09 and provide more detailed planning to allow systematic implementation of the Community Plan through the use of detailed policy direction for smaller areas of the City. In addition to recommending appropriate locations for different land use types, Specific Plans may guide building locations, placement of public facilities and other issues appropriate to the area covered by the Specific Plan. [Community Focus Area Plans are Specific Plans \(see pages 34-49\)](#). Specific Plans may be considered by the Planning and Zoning Commission and City Council at any time and are adopted by a majority of the City Council.

On-going Review

The City should conduct periodic reviews of the Community Plan to evaluate the following.

- Specific Action Items.
- Potential Amendments.
- Actions called out in ARS Section 9-461.07, such as the preparation of an annual report on the progress in applying the Plan.