



City Of Sedona Community Development Department

102 Roadrunner Drive Sedona, AZ 86336

(928) 282-1154 • Fax: (928) 204-7124

Memorandum

DATE: August 2, 2017

TO: **Planning and Zoning Commission**

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

MEETING DATE: **Site Visit: August 10, 2017**
Work Session: August 15, 2017

SUBJECT: Work Session: Major Amendment to Sedona Community Plan, Conceptual Zone Change, and Conceptual Development Review; Pinon/89A Multifamily Project (PZ17-00009)

August 15, 2017 Planning and Zoning Commission Work Session Expectations

The Planning and Zoning Commission Work Session on August 15 is an opportunity for the Commission to provide comments and feedback to staff and the applicant regarding the project prior to the September 19, 2017, public hearing. Comments and feedback should focus on what additional information the Commission will need in order to take action on this project at the public hearing. Comments and feedback should not include an evaluation of the merits of the project or whether the Commission is in support of the project.

Property Summary

- *Address:* 3285 W State Route, Sedona, AZ 86336 (APN 408-11-086A)
- *Owner:* Haven Management & Consulting LLC
- *Applicant/Authorized Agent:* Keith Holben, MK Company, Inc.
- *Acres:* 2.26 (approximate)
- *Current Land Use:* Vacant
- *Surrounding Properties*

	Subdivision	Community Plan Designation	Zoning	Current Land Use
NORTHWEST	Sedona Gardens Condominiums	Multifamily Medium/High Density	PRD	Townhouses
NORTH	No Subdivision	Commercial/Lodging & Commercial	L & C-2	Lodging, Commercial
EAST	No Subdivision	Commercial	C-2 & L	Restaurant, Lodging
SOUTH	Azul Celeste Estados	Single-family Medium Density Residential	RS-12	Residential
SOUTHWEST	Juniper Knolls	Single-family Medium Density Residential	RS-12	Residential
WEST	No Subdivision	Commercial	C-1	Vacant

Summary of Request

The applicant is proposing to develop a 45 unit multifamily complex. In order to accomplish this, the following must be approved:

1. *Major Community Plan Amendment to the Future Land Use Map*, redesignating the property from C (Commercial), within Lodging Area Limits, to MFHD (Multifamily High Density, Greater than 12 DU/acre), outside of the Lodging Area Limits
 - a. The Major Amendment criteria in the Community Plan (Chapter 9) states that a Major Amendment is required when there is a proposed change in the Future Land Use Map where there is an increase in residential density above 12 DU/AC.
 - b. The proposed Community Plan Amendment would be contingent upon approval of a Major Community Plan Amendment to the text of the Land Use, Housing, and Growth Chapter (Chapter 3) to create a Multifamily High Density designation.
 - c. The amendment would also redraw the Lodging Area Limits to exclude this parcel.
2. *Zone Change*, rezoning the property from C-2 (General Commercial) to RM-3 (High Density Multifamily Residential)
 - a. Approval of a Major Community Plan Amendment would only change the Future Land Use Map. While the MFHD designation could support a change in zoning, unless a zone change is approved, the property will remain in the C-2 zoning district. As development of a parcel must comply with the current zoning and multifamily is only permitted in the C-2 zone in conjunction with commercial uses, the multifamily complex would not be permitted unless the zone change from C-2 to RM-3 is also approved.
 - b. As the development is contingent upon approval of a separate Major Community Plan Amendment to the text of Land Use, Housing, and Growth Chapter, the applicant has only requested review of a Conceptual Zone Change application at this time.
 - c. If both Major Community Plan Amendments applicable to this project are approved, the applicant would then submit the complete application packet for a Zone Change application.
3. *Development Review* for a 45 unit apartment complex.
 - a. Multi-residential projects, consisting of 3 or more dwelling units, are subject to review and approval by the Commission prior to issuance of building permits.
 - b. As the development is contingent upon approval of a separate Major Community Plan Amendment to the text of Land Use, Housing, and Growth Chapter, the applicant has only requested review of a Conceptual Development Review application at this time.
 - c. If both Major Community Plan Amendments applicable to this project are approved, the applicant would then submit the complete application packet for a Development Review application.

Community Plan Considerations

The property is located within the Dry Creek Community Focus Area (CFA) in the Sedona Community Plan. As the City has not yet adopted a CFA Plan for this area, the Community Expectations for the

Dry Creek CFA area (Community Plan, page 39) will be used in the evaluation of this request. These include the following:

- Provide mixed uses and a more walkable environment that build on the variety of civic, social, service, and visitor oriented uses already in place.
- Provide buffering and land use alternatives as transitions between more intensive commercial and residential uses and adjacent single-family neighborhoods.
- Preserve natural open space along SR 89A.
- Focus on the general needs discussed for the West Sedona Corridor (see page 36).

While this section provides some specifics for review of this proposal, please note that other sections of the Community Plan may be applicable to this project.

Project Application Materials

The applicant has provided a number of materials as part of their request. These materials are included with this memo as [Attachment 2](#) and include the following items:

- Application, Letter of Intent, Authorization, and Notification
- Exhibits
- Site Plan
- Traffic Impact Statement

Project Review

The application materials were submitted to City staff on June 5, 2017, distributed to the Planning and Zoning Commission and City Council on June 12, 2017, and distributed to review agencies on June 13, 2017. Staff and review agencies have provided comments to the applicant, which are included as [Attachment 3](#). The applicant has not yet submitted revised documents or responses to those comments, but have indicated that they are working on responses and will provide them to Staff prior to the public hearing ([Attachment 4](#)). Any revisions or responses to comments will need to be submitted before the scheduled public hearing along with the applicant’s Citizen Participation Report. As of August 1, 2017, the City has not received any public comments regarding this application.

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Vicinity Map

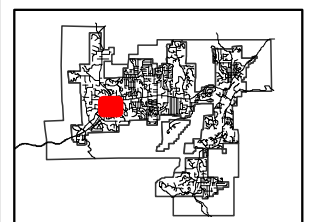
Parcel #
408-11-086A
Sedona
Multi Family

- Parcel #408-11-086A
- Zoning Boundary
- Building Footprint
- Parcel Boundary
- Trail
- Street Centerline



0 50 100 Feet

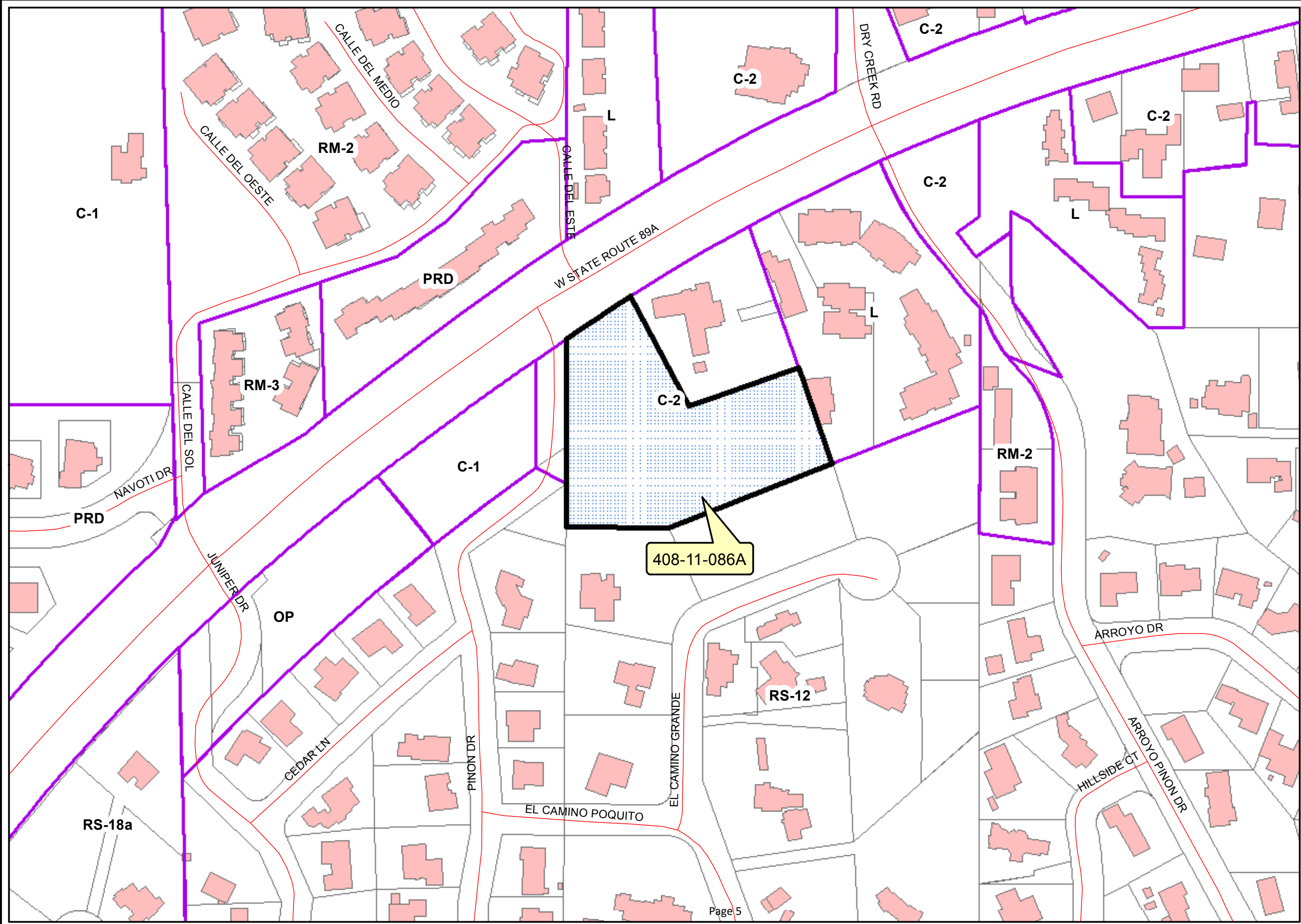
City Index



GIS, City of Sedona
04/24/2017
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This map is designed to provide information about Sedona, and has been prepared for general planning and informational purposes only. It is not necessarily accurate to engineering or surveying standards. Every effort has been made to make this map as complete and as accurate as possible; however, no warranty or fitness is implied.

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



Aerial View

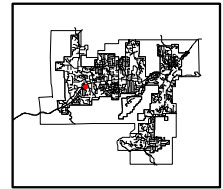
Parcel
#408-11-086A
Sedona
Multi Family

-  Parcel #408-11-086A
-  Parcel Boundary
-  Street Centerline



0 15 30 Feet

City Index



GIS, City of Sedona
04/24/2017
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408-11-086A

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

PROJECT CONTACT:	Keith Holben	Phone:	480-998-2803 x11	App. #:	
Address:	15010 N 78th Way #109 Scottsdale AZ 85260	Cell Phone:	602-390-9401	Date Rec'd:	
E-mail:	kh@mkcompany.com	Fax:	480-443-3711	Rec'd by:	
PROJECT NAME:	TBD	Parcel #:	408-11-086A	Fee Pd:	
Project Address/Location:	3285 W SR 89A, Sedona AZ 86336	Acres:	2.26	Zoning:	

Project Description:	This request is for a Major Amendment to the Sedona Community Plan from Commercial use to Multi-family High Density (Greater than 12 units per acre) residential use. This Major Amendment also includes the request to redraw the Lodging Area Limits to exclude the property subject to this application.
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OWNER NAME:	Haven Management and Consulting LLC	APPLICANT NAME:	Keith Holben
Address:	15200 Rodao Dr. Orland Park IL 60467	Company Name:	MK Company, Inc.
Phone:	708-473-1906	Address:	15010 N 78th Way, #109, Scottsdale, AZ 85260
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E-mail:	jhook@grizzlyjacksresort.com	Cell Phone:	602-390-9401
		E-mail:	kh@mkcompany.com
ARCHITECT/ENGINEER:	Brian Andersen	AUTHORIZED AGENT/OTHER:	Keith Holben
Company Name:	BMA Architecture LLC	Company Name:	MK Company, Inc.
Address:	207 N. Gilbert Rd., Suite 001, Gilbert AZ 85234	Address:	15010 N 78th Way #109, Scottsdale, AZ 85260
E-mail:	brian@bmaarchitecture.com	E-mail:	kh@mkcompany.com
Phone:	480-659-1524	Phone:	480-998-2803 x11
Cell Phone:		Cell Phone:	602-390-9401
ID #/Exp. Date:			
City Business License #:			

Letter of Intent
Application for Major Plan Amendment
&
Conceptual Rezoning and Development Review

Applicant and Project Developer

M. Keith Holben
MK Company, Inc.
15010 N. 78th Way, Suite 109
Scottsdale, Arizona 85260

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Exhibits

Exhibit 1

Exhibit 2

Exhibit 3

Conceptual Site Plan (24 x 36 & 11 x 17)

Vehicular and Pedestrian Circulation Plan

Vicinity Map and Property Owner list, 3 sets of mailing labels

Letter of Authorization

Traffic Impact Statement

LETTER OF INTENT
APPLICATION FOR MAJOR COMMUNITY PLAN AMENDMENT
&
CONCEPTUAL REZONING AND DEVELOPMENT REVIEW

Requested Amendments and Development Plan Discussion

This request is for a Major Amendment to the Sedona Community Plan from Commercial use to Multi-family High Density (greater than 12 units per acre) residential use. This Major Amendment also includes the request to redraw the Lodging Area Limits to exclude the property subject to this application.

The proposed high density multi-family residential use is planned to serve the local community and workforce of Sedona in the form of long-term rental housing. This proposal also includes Conceptual Rezoning and Design Review request from C-2 to RM-3 which will provide for high density multi-family living. It is important to note this project is designed and planned exclusively as long-term rental housing and not short-term lodging, living or rentals.

The Development Proposal is designed to meet a specific need of the Sedona Community providing much needed for rent housing for local employees and full-time residents of Sedona. The lodging and tourism growth of Sedona over the past two decades has left the community short of appropriate rental housing for the local workforce and Sedona residents. This application provides for a quality community of 45 apartment units, in a two-story walk-up configuration, designed as one and two bedroom units.

The applicant commissioned a market study that identified nearly 100 percent occupancy for apartment units in the community of the 391 units that were identified. The location of the Development Proposal is in West Sedona, generally behind the existing Relics Restaurant, on the south side of Highway 89A. The site has narrow frontage along Highway 89A with the cross street and its western border being Pinion Drive, which provides access to the site.

Community Plan Compatibility Discussion

The Sedona Community Plan (effective March 25, 2014) identifies visions, goals and recommendations for the community. The Community Plan was reviewed for its compatibility and benefits provided by this Development Proposal. This Development Proposal meets many of the Community Plan goals and objectives and provides clear benefits to the community. Some sections of the Sedona Community Plan are not applicable to this Development Proposal. In reviewing the Sedona Community Plan in comparison to this Development Proposal there are no conflicting elements between this Development and the Sedona Community Plan. A review of the elements and discussion on the applicability to this Development Proposal in comparison to the Sedona Community Plan are discussed. Several community benefits of this Development Proposal are articulated in the discussion.

Land Use Housing and Growth

This element of the Sedona Community Plan perhaps is the directly most applicable to this Development Proposal. The goals of this section of the Sedona Community Plan are as follows:

- Grow only within currently established residential and commercial limits.
- Ensure harmony between the built and natural environments.
- Reflect a unique sense of place in architecture and design.
- Provide public gathering spaces that promote social interaction.
- Create mixed-use, walkable districts.
- Encourage diverse and affordable housing options.

Reviewing these goals with the requested Development Plan provides a unique opportunity and benefits for the community with this proposed amendment to the Sedona Community Plan as discussed below. Items 1-6 which are all **Community Benefits**:

- 1) The location of the Development Plan/subject site would be described as infill; the adjacent land uses are commercial, medium density residential, single family residential and lodging. The multi-family use will be a transitional use to the surrounding existing residential, commercial and lodging uses. The adjacent single family use is only to the southern border of the property. Highway 89A is the northern border and provides a built transition to the land uses of medium density residential and commercial uses that occur north of Highway 89A. Exhibit 1 illustrates the existing land uses in the area and graphically illustrates these relationships to the proposed Development Plan.

- 2) Harmony between the built environment and natural environments is an element of the Development Proposal. Specifically the Development Plan provides for open space, both passive and active in the southwestern portion of the property that generally has been undisturbed and contains mature clustered juniper trees. The existing built environment of this neighborhood (CFA 3) contains very diverse land uses. In that context, the Development Proposal follows the existing built theme by providing a land use compatible with the area and complementary to existing and planned future uses, which includes transition and buffers to the existing single family residential to the south.
- 3) Reflecting a unique sense of place and design is accomplished by having multiple buildings versus one single building, various building size/massing and layout of each building while using a common design theme within the Proposed Development and adjacent neighborhoods.
- 4) Providing public gathering spaces that promote social interaction. The nature of the density and land use lends itself well to this goal. Gathering spaces are designed into the Proposed Development Plan that encourage and create gathering points and social interaction among residents who reside in the community.
- 5) Create and complement the existing mixed uses in the area. The connectivity to pedestrian access on Highway 89A encourages pedestrian and walkable destinations to the surrounding restaurants, retail and community uses located in close proximity to the Proposed Development as indicated in Exhibit 2.
- 6) Encourage diverse and affordable housing options. The Development Plan is for higher density, multi-family housing which is designed to serve the local workforce and residents of Sedona. Existing multi-family residential consists of about 4% percent of the current housing and about 2% of planned land use in Sedona. According to research commissioned by the applicant, there has been no new apartment developments constructed in the last 10 years, and in fact nearly all the apartment developments are between 20-30 years old. The inventory of apartments earmarked for workforce housing will likely decrease with the conversion of apartments to short-term rentals as provided by recent statute change at the state level. This proposal specifically addressed the identified need in the community for long-term rental housing that serves the community.

Community Focus Area: 3 Dry Creek

The Development Plan falls within Community Focus Area 3 known as Dry Creek. Although the City has not commenced the planning effort in Dry Creek as of yet, the community expectations are as follows as generally identified in the Dry Creek Community Focus Area.

Community Expectations

- Provide mixed uses and a more walkable environment that builds on the variety of civic, social, services, and visitor oriented uses already in place.
- Provide buffering and land use alternatives as transitions between more intensive commercial and residential uses; and adjacent single family neighborhoods.
- Preserve natural open space along SR 89A.
- Focus on the general needs discussed for the West Sedona Corridor.
- The first two Community Expectations are contained within the discussion above (items 5 and 1) respectively and are Community Benefits, Exhibits 1 and 2 provide graphical context to support these expectations of the Dry Creek Community Focus Area.
- Preservation of open space along 89A. This goal is not applicable to the proposed Development Plan. The subject site has very narrow frontage along 89A which has been disturbed in years past and is void of its natural state, has been graded and contains no vegetation. The community expectation would be met further to the west on the south side of Highway 89A where natural open space occurs that has not been disturbed. (Exhibit 3)

Focus on the general needs of the West Sedona Corridor. The West Sedona Corridor identifies various general needs. Specifically this proposed Development Plans meets several of these needs either directly or indirectly and provide Community Benefits as identified. Controls site access to the site utilizing Pinon Drive instead of Highway 89A.

- Establishes a consistent design character for the site from a design perspective and in relation to the built neighborhood. This subject infill parcel is planned as a whole property with a cohesive plan and land use.
- Identifies pedestrian and bicycle access along Highway 89A providing non-vehicular access to community amenities, local government, retail and restaurants and adjacent Community Focus Areas.
- Provides identification of the on-site open space and drainage opportunities as an aesthetic component and transitional planning element.
- Provides diverse, higher density workforce housing greater than 12 units per acre as this Development Proposal is for 20 units to the acre.

Land Use Policies

The Land Use Policies of the Community Plan identify a number of goals for the community. Each goal is identified; it should be noted some are not applicable to the proposed Development Plan but are identified for reference in this section.

- 1) Approve new housing units only if within the City's current overall limit on the total number of homes that can be built under current zoning. The current land use designation is C-2 and the Future Land Use Map, Sedona Community Plan identifies the use as Commercial/Lodging. This application would remove this designation and would be a **Community Benefit** by removing the lodging designation at this location and alternately planning for multi-family residential housing to serve Sedona residents.
- 2) Limit expansion of the existing commercial areas, as represented on the Future Land Use Map, unless supported by an approved plan within a Planned Area Community Focus Area or Planned Area.
 - The proposed Development Plan provides for an appropriate transitional use to the existing commercial, lodging, single family residential and medium density residential uses in the Dry Creek CFA. Furthermore, it is supportive of the existing commercial uses in the Dry Creek CFA, all **Community Benefits**.
- 3) Ensure that a balance of land uses is maintained and identify general areas for concentrated, mixed use development, public gathering places, and land use transitions to provide healthy and sustainable residential neighborhoods and commercial areas and to address specific area needs.
 - The proposed Development Plan provides for greatly needed sustainable residential development in higher densities to support and provide balance to the communities' need of workforce housing and long term rental housing specific to residents of Sedona, a **Community Benefit**.
- 4) Ensure that the proportion of lodging uses to other commercial uses does not significantly increase by limiting locations for lodging uses and by evaluating the proportional increase in all lodging rezoning applications.
 - The existing lodging designation of this site is not supportive of this goal. The proposed Major Plan Amendment will provide a better balance of land use, specifically higher density residential use as supported by the West Sedona CFA being a clear **Community Benefit**.
- 5) Preserve scenic views, including potential utility undergrounding and view corridor planning; in the consideration of new development and infrastructure, including limits on the approval of multi-story structures.

- The proposed Development Plan provides for opportunities to preserve and promote scenic views by providing different building massing and varied building orientation. Existing overhead service lines on the west side of the property may be able to be relocated underground to promote the beautification of the proposed land use. The applicant intends to work with local utility providers in this effort, all being of **Community Benefit**.
- 6) Ensure that proposed land uses are compatible with adjacent aggregate (sand and gravel) resources, if these resources are identified by the State of Arizona. Not applicable.
 - 7) Require parking standards that are consistent with mixed and shared uses, promotes efficient use of space, and minimizes asphalt coverage.
 - This development proposal provides required parking as provided by Sedona ordinance in an efficient manner which minimizes on site streets and driveways, a Community Benefit.
 - 8) Require design standards that reflect Sedona’s unique historic and cultural heritage and sign standards that provide diversity and prevent “franchise/monoculture” (corporate signature) signs.
 - Limited applicability to this Development Proposal given its non-commercial use.
 - 9) Evaluate locations for public gathering spaces and residential services on a neighborhood scale and reflective of unique architectural character for neighborhoods within walking distance and located away from the main commercial areas.
 - For the proposed land use and scale of site, this Land Use Policy has limited applicability.
 - 10) Where supported through citizen participation in a City initiated planning process allow densities greater than 12 dwelling units per acre in mixed-use projects in the West Sedona Corridor.
 - Since this application is applicant initiated, there is limited scope of applicability. Importantly this application does meet the intent of residential densities greater than 12 units per acre as identified in the West Sedona Corridor which is a **Community Benefit**.
 - 11) Provide funding support to help maintain the integrity of older neighborhoods to ensure a diverse range of housing options.

- This application addresses the need for a diverse range of housing options that have very limited availability in Sedona. The funding of this use is through private funding both being a **Community Benefit**.
- 12) Encourage the retention of low to moderate income housing opportunities in the redevelopment of existing mobile home parks through retention of existing densities and other incentives.
- Not applicable.
- 13) Encourage housing for seniors by identifying locations for assisted living, age in place, and other housing options in close proximity to health services and by allowing a wide range of housing choices.
- This application is supportive of allowing a wide range of housing choices which are not readily available for senior residents in the community and a **Community Benefit**.
- 14) Consider new and emerging trends for non-traditional housing developments; such as co-housing, garden apartments, and other alternate housing types.
- The proposed development plan is for 2 story walk up garden apartments and is supportive of this goal and a **Community Benefit**.
- 15) Encourage clustering of residential units to direct development away from more environmentally sensitive portions of a site.
- The subject site has limited vegetation and has historically been used as construction equipment storage or parking. Generally it is devoid of vegetation, and has been previously graded with the exception of a triangular area at the southwest portion of the property. The Development plan preserves the character and juniper vegetation being of **Community Benefit**.
- 16) Establish good communication with community planning groups and public agencies within the Verde Valley region to address land use, circulation, and other regional issues.
- This proposal encompassed public input whether individual or organized groups, a **Community Benefit**. Due to the relatively small size of the property and its infill nature, there is limited applicability to circulation and regional issues.

Circulation

The goals of Circulation from the Community Plan include:

- Reduce dependency on single-occupancy vehicles.
- Provide for safe and smooth flow of traffic.
- Coordinate land use and transportation planning and systems.
- Make the most efficient use of the circulation system for long-term, community benefits.
- Limit the building of new roads and streets and make strategic investments in other modes of travel.
- Create a more walkable and bike-able community.

The Development Plan is supportive of the Circulation goals of the Community Plan.

- Due to the density and infill location of the Development Plan, this proposal will likely reduce commuting traffic for workers in Sedona as a result of more centralized housing options for residents, a **Community Benefit**.
- The Development Plan does not require any additional access points off Highway 89A and utilizes the existing Pinon Drive as access, a **Community Benefit**.
- There will be no new roads built as a part of this Development Plan and will utilize existing built roadways, a **Community Benefit**.
- The location of the property and use are supportive of creating a more walkable and bike-able environment. Specific elements of the Development Plan include bike storage, both inside and outside and promote healthy modes of transportation including biking and walking to area destinations which are in minutes of this use and location. The housing type for this Development Proposal is typical of single resident or a limited number of per-unit residents who can rely more easily on foot and bike transportation within the community than larger families creating **Community Benefits**.

Environment

The Sedona Community Plan identifies 5 primary Goals as follows:

- Preserve and protect the natural environment.
- Ensure a sufficient supply of quality water for the future.
- Protect Oak Creek and its riparian habitat.
- Reduce impact of flooding and erosion on the community and environment.
- Promote environmentally responsible building and design.

The proposed Development Plan is supportive of these goals in the following respects;

- Although in years past the site has been used for storage and has been cleared and graded, the southwest portion of the site provides for a small mature stand of junipers adjacent to a natural drainage. The mature stand of junipers is proposed to be left in natural state. The vast majority of the natural wash will remain in place. This location also provides for aesthetic benefits to Pinon Drive and is transitional to the single family residential to the south all **Community Benefits**.
- The Development Plan will provide for storm water retention (as required by ordinance) and erosion protection located on at the southeastern portion of the site a **Community Benefit**.
- The Development Plan provides for varied building masses and design to complement the existing built and natural environment of West Sedona. Where possible, specific design can include green build components. Landscaping design shall incorporate low water usage materials, being of **Community Benefit**.

Park, Recreation and Open Space

The Sedona Community Plan identifies three goals:

- Protect and preserve natural open space.
- Ensure the protection of the environment while providing for responsible outdoor recreation.
- Provide activities and amenities that allow for community interactions and encourage active and healthy lifestyles.

There is limited applicability to this section of the Community Plan for this Development Proposal. However, it should be noted this Development Proposal does not conflict with any of the goals or policies identified within this section.

Economic Development

This section of the Community Plan identifies 5 goals for the community.

- Support locally owned businesses.
- Recruit new businesses and organizations representing different business and institutional sectors that diversify Sedona's economic base.
- Preserve and enhance Sedona's tourist based economic sector.
- Incorporate an assets-based framework into the City's economic development efforts.
- Improve the City's transportation, information and communication infrastructure to allow business to compete regionally, nationally and globally.

Community Policies identified in this section that are supported by this application;

- Partner with the private sector to build an economically and environmentally attractive community by utilizing the City's unique image to promote new investment.
- This Development Proposal is supportive of this policy by investing in economically in apartment housing that directly supports existing businesses in the community by providing quality housing options providing **Community Benefit**.
- Attract high wage employment opportunities and professional based businesses to diversify the City's economic base and generate positive secondary benefits for the community.

This Development Proposal supports this policy by providing housing options that have not been available to local businesses for several years in Sedona, a **Community Benefit**.

Community

This section of the Community Plan provides for five distinct goals:

- Cultivate an appreciation and respect for Sedona’s distinctive community character.
- Ensure that the needs and aspirations of the community now and into the future are met through a variety of cultural activities, opportunities and facilities.
- Create increased opportunities for formal and informal social interactions.
- Enhance opportunities for artistic display, engagement and learning.
- Preserve and celebrate the community’s history.

Policies of this section that are supported by this application include the following:

- Attract and retain creative professionals, businesses, and educational intuitions that contribute to the arts, cultural, and economic vitality of the community.
- This Development Proposal provides needed housing options to help by supporting those creative professionals and businesses with housing options for themselves, employees and residents of the community who contribute to the vitality of the community a **Community Benefit**.

Proposed Land Use

The existing land use is Commercial with a C-2 zoning designation. The proposed land use is Multi-Family High Density with a zoning designation of RM-3 with 20 density units per acre. The proposed land use is designed as long-term rentals and is not intended for lodging or short-term rental uses as discussed. The Development Proposal consists of 45 units, two story in height with walk-up access which is consistent with the existing themes, height and design of other apartment communities in Sedona. The Development Proposal includes a community pool, outdoor social gathering area with a Ramada and fireplace. Other community amenities include bicycle storage, storage units for residents and covered parking. It is anticipated package delivery will be designed to be an integrated feature in the project with delivery and distribution to a single point in the community.

Mitigation of Impacts on Adjacent Properties

The properties to this application are of varied uses, lodging to the east, residential single family to the south, commercial/restaurant use to the north, undeveloped commercial adjacent to the west. To the northern boundary is Highway 89A. North of Highway 89A is a mix of lodging uses and multi-family. The proposed use of multi-family is potentially less intensive than the existing commercial/lodging designation and provides a transition use at this infill site. The southern border and neighborhood is single family residential. The impacts to this neighborhood are mitigated as follows:

- Varied building setbacks adjacent to the single family residential to the south combined with open space adjacent to the only built single family residence that immediately adjoins the property.
- Building orientation and massing is different for each building on the conceptual site plan to provide interest and differentiation.
- Access is provided from Pinion Drive without the need to drive through existing single family residential properties or neighborhoods.
- The existing hotel use to the east has a very limited border with the subject Development Proposal. The existing use and access to the hotel use is not impacted by access or the proposed use of the Development Plan. Storm water detention will be contained on-site generally as depicted on the site plan.

- The existing restaurant adjacent to the north has relatively little impact from this proposal. The restaurant orients to the north and the rear of the restaurant is used as parking and storage.
- North of Highway 89A there is little if any mitigation necessary given the transportation corridor acting as a buffer.

Economic Analysis/Discussion

- This Development Proposal provides an essential need to the business community providing economic vitality to the Sedona by providing housing for the workforce and local residents who work and live in Sedona.
- The necessity of providing adequate rental housing not only supports the local businesses, but much of the workforce housing supports local residents as they provide services to the local community. For example, local residents utilize the services of people that live in Sedona each and every day, cashiers at the grocery stores, employees at local restaurants who serve residents, employees of the health care industry which serves local residents. In order for Sedona residents to enjoy the services they receive, living accommodations must be made for the service providers.
- Sedona's most recent apartment development project that was constructed was in 2007. Since that time no identifiable multi-family housing has been constructed to serve the local community and residents of Sedona.
- The balance of the apartment communities are 20-35 years old and in very short supply. Providing rental housing is essential for residents in the community who can't afford to purchase or choice to rent. The current vacancy of apartments is less than 1 percent according to a private housing analysis commissioned by the applicant. The business community must have adequate housing options for its workforce and residents which is not satisfied with a vacancy rate of less than 1 percent.
- Apartments provide for the least costly living option for the local workforce and residents which directly supports the business community.
- By providing additional housing for the local workforce, employers will not have to rely as much on other workers from area communities to fill job positions.
- Employers will be able to attract the most qualified applicants with a 45 unit new modern apartment complex available for employees.

Affordable Housing Discussion

- The Development Proposal is designed for the local resident/workforce housing. It is not designed as luxury rentals nor will it have luxury type amenities. A housing study commissioned by the applicant identifies a mix of unit sizing that best serves the local community. The majority of units are one-bedroom, with about 25% designed as “studio” sized. The sizing and design of the small units will provide a competitive price point for local workers and residents whose budget is constrained or otherwise limited. Modern, smaller sized designed units will provide for housing cost price points for the local workforce.
- Lower densities discourage rental housing and do not promote affordable housing. The economic viability of workforce and local resident housing is greatly diminished when densities are below 20 units per acre. This Development Proposal provides for densities appropriate for non-luxury housing at 20 units per acre.
- The unit sizes, a large percentage of smaller one bedroom units provides for lower price point for rental housing. Having smaller unit sizes, efficiently designed, allows for a reduced price point of rent and also importantly provides for smaller utility costs for residents.
- Modern design and interior finishes increase efficiency for residents. For example, all water fixtures are low flow, light fixtures will utilize LED technology, high efficiency HVAC systems, energy efficient appliances and water heaters will reduce the cost of residential living for Sedona residents. This is a welcome addition to the generally inefficient apartments designed and built between 20-35 years ago.
- The context of affordable housing, using the existing City of Sedona’s ordinance, is not economically achievable for the scope of this project or even a limited scope unless greatly subsidized by public funding. Rather, the project itself is designed for the local community and residents and will serve such because of its design, unit mix and product type.
- The development proposal will provide more supply in the community creating a more competitive rental housing market by increasing the supply of apartment units by nearly 12 percent.

Project Timing

The applicant, MK Company, Inc. is an established real estate investment and development company who intends to build and operate the project. MK Company, Inc. has a 25 year history of providing quality communities in Arizona. Locally, MK Company, Inc. developed the community of CR Ranch is the Village of Oak Creek consisting of 88 custom home lots.

Once land use entitlements are completed, the intent is to submit construction documents for approval and permitting to the City of Sedona. Once permitted, construction would then commence. The expected time frame for commencement of construction is the end of the first quarter or second quarter, 2018. The project team has been retained by MK Company, Inc. which includes project architect, civil engineer, mechanical engineer, landscape architect, traffic engineer, lighting consultant and market research firm.

Impact on Community Character

The character of the existing neighborhood and community is diverse. Existing land uses include full-time residents and part-time residents occupying both single family residential homes as well multi-family dwellings, lodging/hotels and commercial uses/services. This Development Proposal continues the same land use themes that exist in the Dry Creek Community Focus Area and West Sedona Corridor. The Community Character is enhanced by providing additional housing choices for the local community. This land use is not introducing a use that does not exist in the immediate neighborhood and is compatible in massing, scale and size. Traffic and circulation follows the objectives and goals identified in the Sedona Community Plan as outlined herein.

Availability of other locations/sites for the proposed use

Very few opportunities are available for the Development Proposal/proposed use at other locations. Existing zoning limitations and the lack of land in appropriate locations for multi-family residential uses exist in the community, especially at the densities of RM-3 which support densities appropriate for rental housing. Lower density land uses such as RM-2 are challenged to provide affordable and appropriate rental housing for the local community. The applicant was unable to provide any other available sites for this use in the community.

General Topographic and Drainage Patterns

An ALTA survey including topography of the site was performed in March 2017 by Superior Survey. According to the survey data the natural ground falls from west to east with an approximate slope of 2.5%. There is a defined wash that enters the site at 103' north of the southwest site corner and exits the site at 165' east of the same southwest corner (at the angle point in the south boundary).

The City of Sedona has produced a flood hazard map which shows a large portion in the center of the site as being in a "100 year Plain". This is based upon a 1994 study conducted by the City. However, according to FEMA, the site is not in a 100-year floodplain. The Flood Insurance Rate Map (FIRM) panel number 04025 C1430G, dated September 3, 2010 indicates that this site falls within Flood Zone "X". Zone "X" is defined by the Federal Emergency Management Agency as:

Areas of moderate flood hazards, usually the area between the limits of the 100-year and 500-year floods, shallow flooding areas with average depths of less than one foot or drainage areas less than 1 square mile.

Infrastructure Availability

The ALTA survey shows a 10' water and sewer easement on the southeast and southern boundaries of the site. The survey shows sewer in this easement, but no water. This sewer line is anticipated to be used for this site. A water line is present in the 89A right-of-way. Two overhead power lines and a telephone line run the full length of the western boundary. Overhead power is also present in the Highway 89A right-of-way. A gas line runs in the Pinon Drive and 89A right-of-ways.

Public Participation Plan and Report

The applicant recognizes the need to involve the neighborhood and community of the proposed Sedona Community Plan Amendment, recognizing the goals of the Public Participation Plan.

- The applicant has identified an area surrounding the property, greater than a 300 foot radius, (300 foot radius is the minimum required) including area Homeowner's Associations, in which notification of property owners which may be affected by Community Plan Amendment. A map of this area is attached.
- The applicant initiated communications with the surrounding community with a letter dated May 9th, 2017 which introduced the proposed Community Plan Amendment and included a draft site plan of the proposed use. Additionally the letter invited the surrounding community of an open house for May 23rd, 2017. The letter also invited the surrounding community to respond with any comments or questions to the applicant with contact information of the applicant.
- Based on this communication the applicant has received emails and phone calls and has actively responded to each inquiry and is keeping detailed notes on each communication. Each inquiry will receive a timely response and follow up, if additional information or questions are raised that cannot be addressed at the time of the communication.
- The applicant has reached out to the property owners who are immediately adjacent to the subject site via telephone and has initiated dialogue with each of the four and will continue discussions on the impacts of the Development Proposal and land use considerations. The applicant believes the adjoining property owners are the most impacted and understands the importance of their comments and input which is best achieved by individual contact with each owner. This however, shall not minimize input, comments or concerns from all parties interested in the application.
- The applicant will use the feedback received from the community and adjacent property owners to address concerns and issues to the extent possible while still preserving the objective of the Community Plan Amendment and The Development Proposal. It is anticipated the draft site plan as presented to the community in the letter of May 9, 2017 will be modified to the extent possible to reflect community comments.

- The applicant will schedule and notify the community/interested parties of the proposed site plan modifications based on community input and applicant initiated changes via written communication. Further, the applicant will schedule one additional open house prior to public hearings to communicate and discuss the proposed changes and solicit additional comments and input. Additional open houses and interested party meetings will be scheduled as necessary to facilitate and communicate with the community.
- The applicant will correspond with all interested parties in face to face individual meetings, e-mail or telephone continually to receive feedback and comments in an effort to address concerns or comments and will keep a record of each communication.
- Following the May 23rd, 2017 open house the applicant will mail the surrounding community follow up correspondence with site plan changes.
- The applicant will provide the Department of Community Development copies of all correspondence on a timely basis. The applicant shall make themselves available to answer questions from Community Development regarding community comments directed to the City of Sedona.
- The applicant will provide a written report of the results of the public participation effort prior to the notice of public hearing.
- The applicant shall continue and encourages input from the community on a continued basis.

Site Data

PROPOSED LAND USE CATEGORY	RM-3
SITE AREA	2.260 ACRES (98,432 SF)
DENSITY ALLOWED	2.260 ACRES x 20 = 45 DU/AC
DENSITY PROVIDED	45 DU / 2.260 ACRES = 19.91 DU/AC
LOT COVERAGE	24,608 SF / 98,432 SF = .25
F.A.R.	49,216 SF / 98,432 SF = .50
REQUIRED PARKING: 45 UNITS	
1 BEDROOM (24 UNITS)	5 DU x 2 = 10 SPACES
	19 DU x1.5 = 28.5 SPACES
2+ BEDROOM (21 UNITS)	5 DU x2.5 = 12.5 SPACES
	16 DU x2 = 32 SPACES
TOTAL REQUIRED	= 83 SPACES
PARKING PROVIDED	= 83 SPACES

LEGAL DESCRIPTION

A tract of land in the Northeast quarter of the Northeast quarter of Section 15, Township 17 North, Range 5 East, Gila and Salt River Base and Meridian, Yavapai County, Arizona, described as follows:

BEGINNING at the point of intersection of the West line of said Northeast quarter of the Northeast quarter of Section 15 and the Southerly right of way line of State Highway U.S. 89A (132 feet wide right-of-way), as marked by a found one inch iron pipe from which, the Northwest corner of the Northeast quarter of the Northeast quarter as marked by a one inch iron pipe lies North 00 degrees, 12 minutes, 27 seconds East 542.83 feet (North 00 degrees, 11 minutes East 541.7 feet per Deed recorded in Book 2720 of Official Records, Pages 606-607 hereafter referred to as "record"), said Point of Beginning being a non-tangent point of curvature, the central point of which lies South 32 degrees, 57 minutes, 23 seconds East, 3753.72 feet;

Thence through a central angle of 01 degrees, 47 minutes, 42 seconds on a curve to the right in a Northeasterly direction an arc length of 117.59 feet (record arc length 118.20 feet) to a found 5/8 inch rebar with obliterated cap on the aforementioned Southerly right-of-way line;

Thence South 27 degrees, 52 minutes, 11 seconds East, 207.22 feet (record South 27 degrees, 50 minutes East 207.0 feet) to a found 1/2 inch rebar, no tag or cap;

Thence North 70 degrees, 56 minutes, 03 seconds East 187.59 feet (record North 70 degrees, 50 minutes East, 188.5 feet) to a found 1/2 inch rebar with plastic cap stamped "Landmark LS 14184";

Thence South 19 degrees, 18 minutes, 02 seconds East 159.95 feet (record South 19 degrees, 05 minutes East 160.00 feet) to a found 1/2 inch iron pipe;

Thence South 68 degrees, 04 minutes, 31 seconds West 283.29 feet (record South 68 degrees, 00 minutes West 284.0 feet) to a set 5/8 inch rebar with plastic cap stamped "SEC RLS 13015";

Thence South 89 degrees, 50 minutes, 42 seconds West 164.68 feet (record North 89 degrees, 59 minutes West 165.0 feet) to a found 1/2 inch rebar with plastic cap stamped "LANDMARK LS 14184" from which, the found one inch iron pipe marking the Northwest corner of the Northeast quarter of the Northeast quarter lies North 00 degrees, 11 minutes, 00 seconds East (record and basis of bearings) a distance of 859.51 feet;

Thence North 00 degrees, 08 minutes, 32 seconds East 316.68 feet (record North 00 degrees, 11 minutes East 316.2 feet) to the TRUE POINT OF BEGINNING.

Parcel 408-11-086A 98,432 Sq. Ft. = 2.260 Acres

April 13, 2017

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

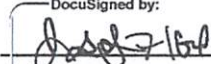
Seller: Joseph Hook, Haven Management & Consulting, LLC
Buyer: Keith Holben, MK Company, Inc.

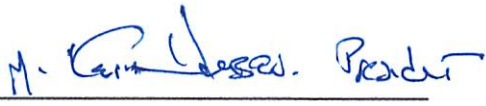
Re: 3285 W. State Route 89A, Sedona, AZ 86336, Yavapai County TPN 408-11-086a

To Whom It May Concern:

The Seller hereby grants the Buyer permission to discuss all development matters necessary pertaining to the future development of the Subject Property listed above with the City of Sedona, and for the City of Sedona to work with the Buyer in order to provide development strategies and permits as necessary for the Buyer's development proposal.

The Buyer hereby authorizes the City of Sedona to be able to discuss the full content of those meetings with the Seller, upon Seller's request.

DocuSigned by:

4/13/2017
Seller BE54645CF1464... Date

 Reader 4/14/17
Buyer Date

cc: Bruce Tobias, Realtor for the Seller
Gerald Gibbon, Realtor for the Buyer

Selected Owners

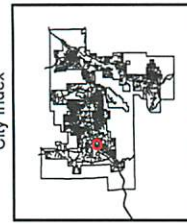
Parcel #408-11-086A Sedona Multi Family

- Parcel #408-11-086A
- Selected Owners
- Parcel Boundary
- Street Centerline



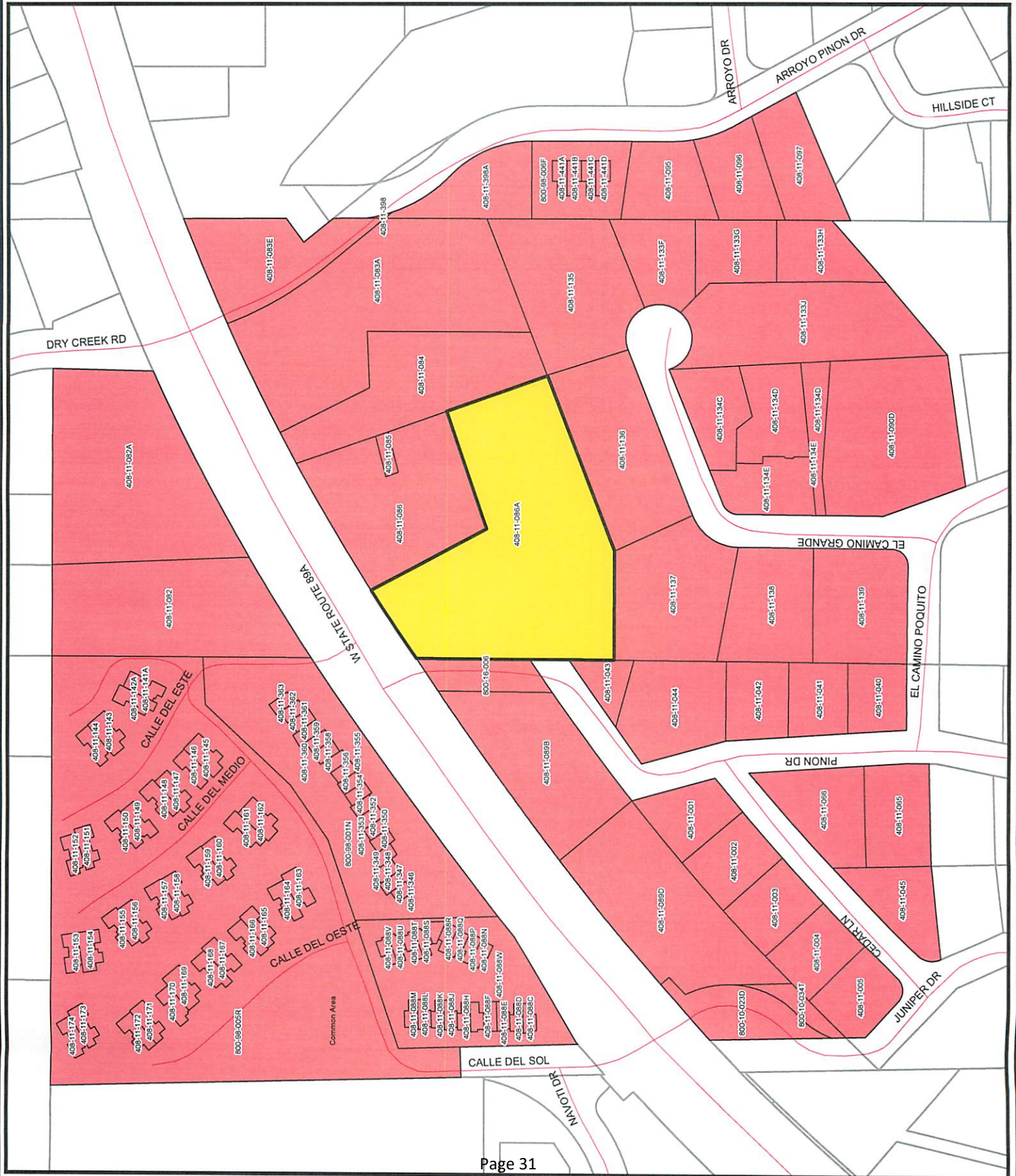
0 65 130 Feet

City Index



GIS, City of Sedona 04/24/2017 g:\pubaregprojects\joannevart mcl\408-11-086a_owners.mxd

This map is designed to provide information about parcels and their owners. It is not intended to be used for legal purposes. The information is provided as a service to the public. The City of Sedona does not warrant the accuracy of the information. The City of Sedona is not responsible for any errors or omissions. The City of Sedona is not responsible for any damages or losses resulting from the use of this information.



**Parcel #408-11-086A = Selected Parcels
Project: Sedona Multi Family**

TPARCEL	OWNER	OSTREET	OCITY	OSTATE	OZIP
408-11-001	PEAKE JOHN S & KATHLEEN R	25 PINON DR	SEDONA	AZ	86336
408-11-002	LUGVIEL GREGG	65 CEDAR LN	SEDONA	AZ	86336
408-11-003	CHAMBERS SHEILA E	5435 CLUB DR	SAN JOSE	CA	951271602
408-11-004	JOHN L HORN LLC	140 E RIO SALADO PKWY UNIT 1006	TEMPE	AZ	852815540
408-11-005	LAPIDUS MICHAEL L & ODILE I TRUST	2572 SUNSET DR	RIVERSIDE	CA	925063470
408-11-040	KRIEGEL TIMOTHY FRANCES & KRISTEN RUTH RS	100 EL CAMINO POQUITO	SEDONA	AZ	863365064
408-11-041	LOCKE GEORGE DAVID & LUCILLE E JT	PO BOX 4389	SEDONA	AZ	863404389
408-11-042	WILSON FAMILY TRUST	380 KACHINA DR	SEDONA	AZ	863364318
408-11-044	EPRIGHT HOLLY C (BD)	40 PINON DR	SEDONA	AZ	863365047
408-11-045	WOLFF MICHAEL S & DARRAH L RS	PO BOX 2158	SEDONA	AZ	863392158
408-11-065	ARMSTRONG SURVIVORS LIVING TRUST	2079 N RAIN TREE RD	FLAGSTAFF	AZ	860049212
408-11-066	EKMANIS ROLFS & SHELLEY FARR RS (BD)	50 CEDAR LN	SEDONA	AZ	863365011
408-11-082	SWI HOTEL LLC	6033 E ABINEAU CANYON DR	FLAGSTAFF	AZ	860047168
408-11-082A	DRY CREEK JOINT VENTURE LLC	22 W BIRCH AVE	FLAGSTAFF	AZ	860014502
408-11-083A	SEDONA MOTEL PROPERTIES LC	95 ARROYO PINON DR	SEDONA	AZ	863364956
408-11-084	SEDONA MOTEL PROPERTIES LLC	95 ARROYO PINON DR	SEDONA	AZ	863364956
408-11-086	DESALVO JOSEPH & KAREN RS	545 S RIVER CLIFF RD	SEDONA	AZ	86336
408-11-086A	HAVEN MANAGEMENT & CONSULTING LLC	15200 RODAO DR	ORLAND PARK	IL	604679705
408-11-088C	URBANEK GERALD & GEORGENE JT	3385 CALLE DEL SOL #1	SEDONA	AZ	86336
408-11-088D	SCADUTO VINCENT AND CAROL A RS	8386 SPRATLING DR	WEST JORDAN	UT	840811750
408-11-088E	HAEBICH SCOTT & GAIL SIMPSON RS	PO BOX 310	ADA	MI	493010310
408-11-088F	CARLSON BRADLEY T & PRESCILLA A RS	3385 CALLE DEL SOL #4	SEDONA	AZ	86336
408-11-088G	BLAKESLEE MEL	3385 CALLE DEL SOL UNIT 5	SEDONA	AZ	863364949
408-11-088H	WHITAKER MONICA ANNE	3385 CALLE DEL SOL	SEDONA	AZ	863364949
408-11-088J	ARCHNET INC	333 MAIN ST N	STILLWATER	MN	550825098
408-11-088K	PEIST STEVEN	39510 N BENT CREEK CT	ANTHEM	AZ	850863619
408-11-088L	FECHTER CHARLES A & RAMONA R RS AKA	701 N SPARKLE CT	OSWEGO	IL	605437942
408-11-088M	BARNES DEBRA E AND	94 GARIBALDI ST	LAKE OSWEGO	OR	970351036
408-11-088N	DILL STEVEN H & ANTONETTA RS	4571 S PECAN DR	CHANDLER	AZ	852484896
408-11-088P	COLE TERRY L & CORI LYNN RS	34185 NANDINA CT	LAKE ELSINORE	CA	925322948
408-11-088Q	AVERY ERIC M & JENNETTE L RS	11230 STONEY MEADOWS DR	HOUSTON	TX	77095
408-11-088R	SKIBO YUJUNG K	3553 E JAEGER CIR	MESA	AZ	852133239
408-11-088S	MCMASTER MICHAEL & SARAH RS	3385 CALLE DEL SOL #15	SEDONA	AZ	86336
408-11-088T	GKMJ PROPERTIES LLC	20539 N BEAR CANYON CT	SURPRISE	AZ	853872804
408-11-088U	CAPITAL RETURN PLUS	22004 N 36TH WAY	PHOENIX	AZ	850508316
408-11-088V	CAPITAL RETURN PLUS	22004 N 36TH WAY	PHOENIX	AZ	850508316
408-11-088W	PIEDRAS DEL ROJO PROPERTY OWNERS ASSOC INC	17814 S 157TH WAY	GILBERT	AZ	85296
408-11-088X	PIEDRAS DEL ROJO PROPERTY OWNERS ASSOC INC	17814 S 157TH WAY	GILBERT	AZ	85296
408-11-089B	HAVEN MANAGEMENT & CONSULTING LLC	15200 RODAO DR	ORLAND PARK	IL	604679705

**Parcel #408-11-086A = Selected Parcels
Project: Sedona Multi Family**

TPARCEL	OWNER	OSTREET	OCITY	OSTATE	OZIP
408-11-089D	HAVEN MANAGEMENT & CONSULTING LLC	15200 RODAO DR	ORLAND PARK	IL	604679705
408-11-090D	HAWLEY SUSAN LINN REVOCABLE TRUST	PO BOX 3021	SEDONA	AZ	863403021
408-11-095	KOHLER DOROTHY A (BD)	155 ARROYO PINON DR	SEDONA	AZ	86336
408-11-096	SELLS MATTHEW (BD)	165 ARROYO PINON DR	SEDONA	AZ	86336
408-11-097	REED CHERYL L	185 ARROYO PINON DR	SEDONA	AZ	863365041
408-11-133F	SCHNEIDER GERALD E	6510 SOUTHCENTER BLVD STE 1	TUKWILA	WA	981882549
408-11-133G	SCHNEIDER GERALD E	6510 SOUTHCENTER BLVD STE 1	TUKWILA	WA	981882549
408-11-133H	SCHNEIDER GERALD E	6510 SOUTHCENTER BLVD STE 1	TUKWILA	WA	981882549
408-11-133J	AAB ENTERPRISES LLC	6109 E DESERT VISTA TRL	CAVE CREEK	AZ	85331
408-11-134C	NAPOLI TRUST	6109 E DESERT VISTA TRL	CAVE CREEK	AZ	853313477
408-11-134D	OSKAY MATTERI 2016 REVOCABLE TRUST	1020 PALOMAR DR	REDWOOD CITY	CA	940623856
408-11-134D	OSKAY MATTERI 2016 REVOCABLE TRUST	1020 PALOMAR DR	REDWOOD CITY	CA	940623856
408-11-134E	COCOROS GLENN EDWARD & KATHY STARR RS	80 EL CAMINO GRANDE	SEDONA	AZ	863365043
408-11-134E	COCOROS GLENN EDWARD & KATHY STARR RS	80 EL CAMINO GRANDE	SEDONA	AZ	863365043
408-11-135	HOLEMAN HASKELL V LIMITED PARTNERSHIP	95 ARROYO PINON DR	SEDONA	AZ	863364956
408-11-136	HOLEMAN HASKELL V LIMITED PARTNERSHIP	95 ARROYO PINON DR	SEDONA	AZ	863364956
408-11-137	YOUNG RICHARD E & MARY L RS	PO BOX 4629	SEDONA	AZ	863404629
408-11-138	ASARO STEPHEN	95 EL CAMINO GRANDE	SEDONA	AZ	863365043
408-11-139	FLORES KATHLEEN C	30 EL CAMINO POQUITO	SEDONA	AZ	863365088
408-11-141A	BARRON DAVID	10 CALLE DEL ESTE	SEDONA	AZ	863364934
408-11-142A	MILLER RANDI	230 MONTAZONA TRL	SEDONA	AZ	863517525
408-11-143	FIANDER LOUISA	PO BOX 9108	HALFAX		
408-11-144	RENTZ JOSEPH E & HEDWIG RS	40 CALLE DEL ESTE #2B	SEDONA	AZ	86336
408-11-145	CASSIDY JAMES & RITA M RS	495 PLEASANT POND RD	TURNER	ME	042823325
408-11-146	BAKER FAMILY TRUST	921 AMOROSO PL	VENICE	CA	902913903
408-11-147	DAWSON JAMES P & NANCY J JT	PO BOX 128	ELIZABETHTOWN	NY	129320128
408-11-148	GOLDBERG BARRY & MARY RS	40 CALLE DEL MEDIO	SEDONA	AZ	863364939
408-11-149	LATCH PHYLLIS L TRUST	70 FRESNO ST	PASO ROBLES	CA	934462024
408-11-150	DEL SOL PROPERTIES LLC	8636 FORREST DR	LITTLETON	CO	801262922
408-11-151	DAVIS JANELLE RUTH	10307 WOODRIDGE LN	OMAHA	NE	681241864
408-11-152	WILSON PATRICIA M SS	300 RED ROCK DR	SEDONA	AZ	863519557
408-11-153	MEYERS JAMES K & DEBRA S JT	107 MOYLAN CT	FOLSOM	CA	956308603
408-11-154	LITTLE WESLEY E & LYNDA J RS (BD)	41163 RIMFIELD DR	PALMDALE	CA	935511212
408-11-155	TAMBURELLO GREGORY J & ANNE E JT	362 PANORAMIC DR	SILT	CO	816529741
408-11-156	FIGLIORE FAMILY TRUST	65 CALLE DEL MEDIO UNIT 8A	SEDONA	AZ	863364940
408-11-157	SMOLLAR JACQUELINE	55 CALLE DEL MEDIO 9B	SEDONA	AZ	86336
408-11-158	YORK FAMILY TRUST	205 ELYSIAN DR	SEDONA	AZ	86336
408-11-159	MASSEY WILLIAM J & MARIA DEL CARMEN JT	16 SEA LN	SAVANNAH	GA	314199553
408-11-160	JEPPERSON THOMAS BYRON JR & SHONDRA T RS	PO BOX 2090	SEDONA	AZ	863392090

**Parcel #408-11-086A = Selected Parcels
Project: Sedona Multi Family**

TPARCEL	OWNER	OSTREET	OCITY	OSTATE	OZIP
408-11-161	WOLF GABRIEL & MIRELA JT	1360 ARBOR AVE	HIGHLAND PARK	IL	600352802
408-11-162	COOPER DAVID M & PATRICIA E RS	115 GALA CIR	DAYTONA BEACH	FL	321242008
408-11-163	PARSONS JOINT TRUST	15195 SOUTHFORK RD APT SWEET	SWEET SPRINGS	MO	653512113
408-11-164	TURNER MCKUNE LIVING TRUST	20 CALLE DEL OESTE	SEDONA	AZ	86336
408-11-165	SMALL CAROL E	PO BOX 10582	SEDONA	AZ	863398582
408-11-166	PRYKE JAMES R & SANDRA D JT	40 CALLE DEL OESTE #13B	SEDONA	AZ	86336
408-11-167	GENNRICH SUSAN M	10 THORNAPPLE CT	SAGINAW	MI	486034802
408-11-168	MORASCA MARGARET C 2007 TRUST	2245 17TH AVE	SAN FRANCISCO	CA	941161828
408-11-169	DENT RANDY L & LINDA L RS	3644 RIDGEVIEW BLVD	WENATCHEE	WA	988019096
408-11-170	DIEDRICK BRENDA & MATHEW RS	558 S PUEBLO ST	GILBERT	AZ	852336938
408-11-171	RENDON ALFONSO & NANCY	8502 CALLE CARABE ST	RANCHO CUCAMONGA	CA	917301909
408-11-172	CARNOW STEVEN & RAMONA RS	5731 E BLUE SKY DR	SCOTTSDALE	AZ	852668610
408-11-173	KRESGE ROBERT B & MICHELLE T 1994 REVOC TRUST	966 STEEPLE VIEW DR	EAGLE	ID	836164718
408-11-174	WAGNER JEFFREY A & PATRICIA R REVOC LIV TRUST	8580 ORR RD	GIRARD	PA	164178833
408-11-346	BROADWAY FAMILY TRUST	448 IGNACIO BLVD APT 306	NOVATO	CA	949496085
408-11-347	CROUNSE MARK S REVOCABLE TRUST	5851 GARDNER RD	ALTAMONT	NY	120094810
408-11-348	GROOMS BRIAN T & LUCY RS	PO BOX 1081	SEDONA	AZ	863391081
408-11-349	WELCH STEVE TRUST	4364 FAIRLAWN DR	LA CANADA	CA	910113115
408-11-350	LOVE CHERYL	3864 S OX BOW LOOP	FLAGSTAFF	AZ	860017015
408-11-351	HARMS DONALD K	3340 W STATE ROUTE 89A UNIT 6	SEDONA	AZ	86336
408-11-352	GIFFORD ADAM	3340 W STATE ROUTE 89A UNIT 7	SEDONA	AZ	863364921
408-11-353	AICARD MELANIE	481 CASNER DR	CLARKDALE	AZ	863243618
408-11-354	MILLER ROBERT N JR	3340 W STATE ROUTE 89A #9	SEDONA	AZ	863364921
408-11-355	FUSS JOSEPH P	3340 W STATE ROUTE 89A #10	SEDONA	AZ	86336
408-11-356	JOHNSON MADELEINE E	8999 EVERGREEN AVE	FONTANA	CA	923355193
408-11-357	GATTO GABRIELA	3340 W STATE ROUTE 89A #12	SEDONA	AZ	86336
408-11-358	WELCH STEVEN TRUST	4364 FAIRLAWN DR	LA CANADA	CA	910113115
408-11-359	3000 W 89A LLC	3000 W STATE ROUTE 89A STE 200	SEDONA	AZ	863365095
408-11-360	BAKER PAULA J	3340 W STATE ROUTE 89A APT 15	SEDONA	AZ	863364923
408-11-361	PAGNETTI ROSEANN (BD)	3340 W STATE ROUTE 89A APT 16	SEDONA	AZ	863364923
408-11-362	PIOTROWSKI 2008 TRUST	2035 N SOUTHERN HILLS DR	FLAGSTAFF	AZ	860048410
408-11-363	BRIDENBAUGH AHNA E	3340 W STATE ROUTE 89A #18	SEDONA	AZ	86336
408-11-398A	JAEGER SONS TRUST UI	840 MOUNTAIN SHADOWS DR	SEDONA	AZ	86336
408-11-441A	135 ARROYO PINON LLC	9144 N FIRERIDGE TRL	FOUNTAIN HILLS	AZ	852685987
408-11-441B	SWERMAN SIDNEY L & KAREN J RS	1367 6TH AVE	FAIRBANKS	AK	997014135
408-11-441C	BURKEY RONALD K & SUZANNE F JT	3115 THUNDER MOUNTAIN RD	SEDONA	AZ	863363800
408-11-441D	STRAINIC PATRICIA	135 ARROYO PINON DR	SEDONA	AZ	863365061

EXHIBIT 1 AREA LAND USES

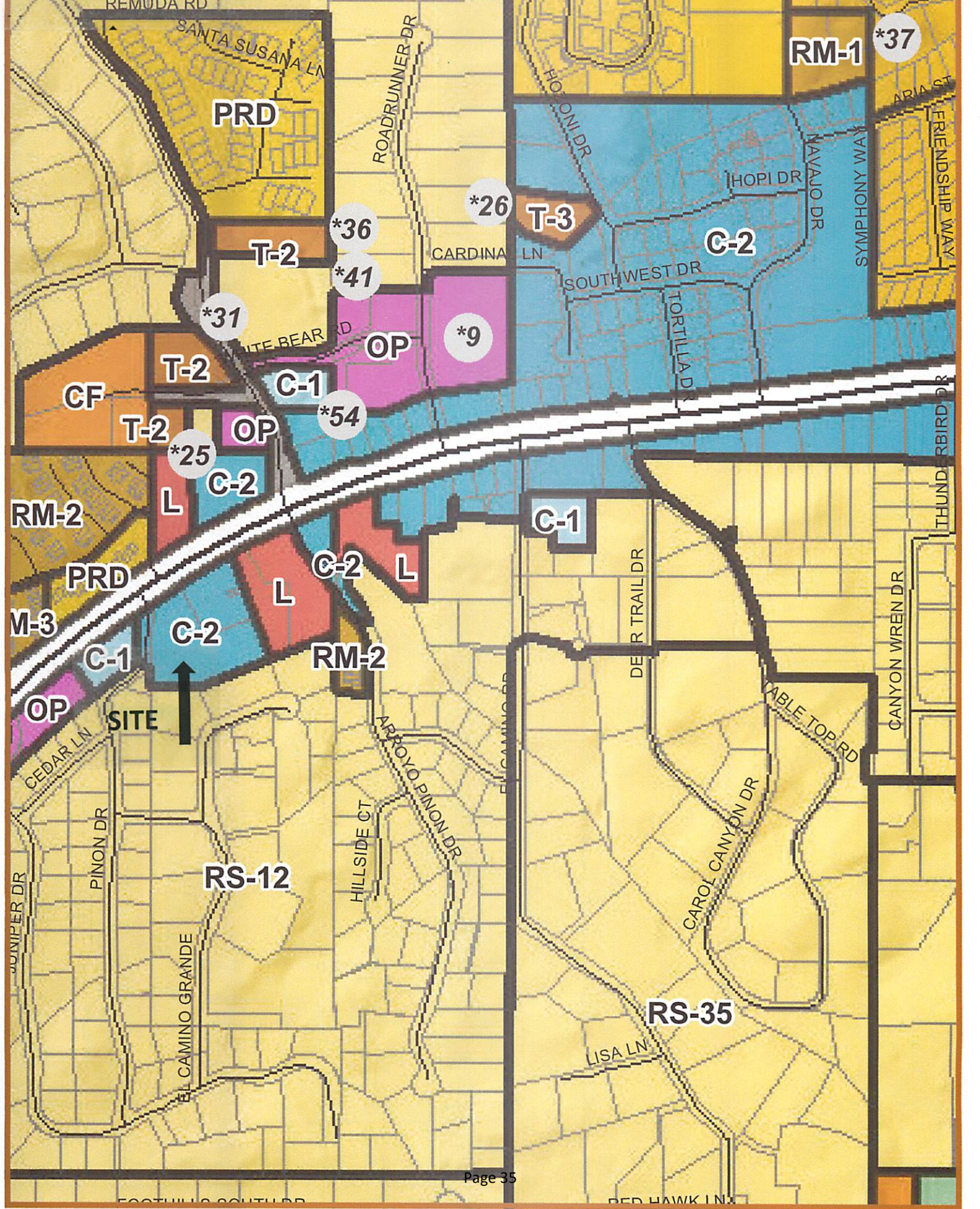
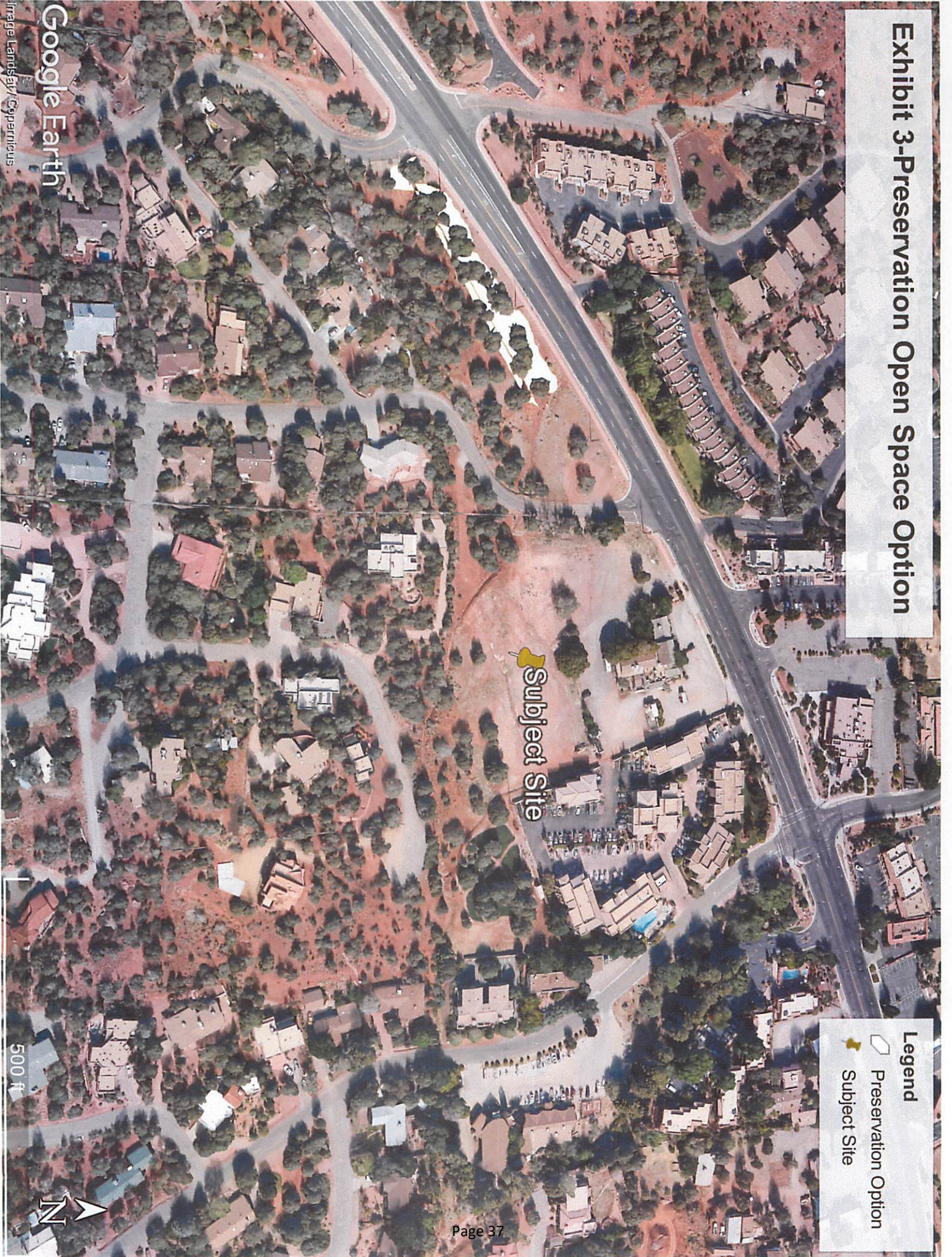


EXHIBIT 2



Sample of Walkable and bike distances with 1.5 miles from Development Proposal (sample and not inclusive)

Location	Distance
Sedona Public Library	.3 miles
City Hall	.3 miles
Safeway	1.1 miles
Restaurants	.1 to 1.5 miles
Starbucks	1.4 miles
Walgreens	1.4 miles

Exhibit 3-Preservation Open Space Option



Legend

-  Preservation Option
-  Subject Site

Subject Site

500 ft

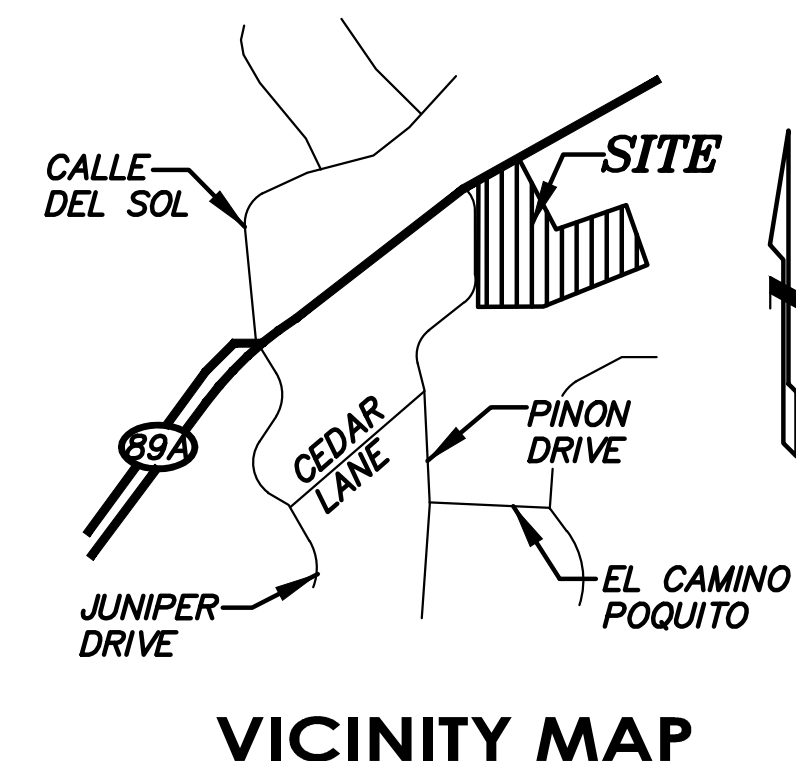


Google Earth

Image Landsat/ Copernicus



PRELIMINARY SITE PLAN
SCALE: 1" = 30'-0"



PROJECT DATA

OWNER: MK COMPANY
15010 N 78TH WAY, SUITE 109
SCOTTSDALE, AZ 85260
ATTN: KEITH HOLBEN

ARCHITECT: BMA ARCHITECTURE
207 N GILBERT RD., SUITE 001
GILBERT, AZ 85234
ATTN: BRIAN M ANDERSEN, AIA

CIVIL ENGINEER: BABBETT NELSON
1140 E GREENWAY ST, SUITE 2
MESA, AZ 85203
ATTN: DARREN SMITH, PE

LANDSCAPE: ANDERSON BARON
50 N MCCLINTOCK DR., SUITE 1
CHANDLER, AZ 85226
ATTN: BRETT ANDERSON

SITE DATA

ADDRESS: 3285 W STATE ROUTE 89A (SR89A)
SEDONA, AZ

APN NUMBER: 408-11-086A

SITE AREA (NET): 2.260 ACRES (98,432 S.F.)

CURRENT ZONING: C-2 (GENERAL COMMERCIAL DISTRICT)

PROPOSED ZONING: RM-3 (HIGH DENSITY MULTIFAMILY RESIDENTIAL DISTRICT)

PROPOSED USE: MULTIFAMILY - APARTMENTS

BUILDING HEIGHT

ALLOWED: 25'-0"

PROVIDED: 2 STORIES
25'-0" MAX HT.

DENSITY:

ALLOWED: 45 UNITS

PROVIDED: 45 UNITS/2.260 ACRES = 19.91 D.U./ACRE

LOT COVERAGE

MAXIMUM: 25%

PROVIDED: 25% (24,608 SF / 98,432 SF)

FLOOR AREA RATIO (FAR)

MAXIMUM: 50%

PROVIDED: 50% (49,216 SF / 98,432 SF)

BUILDING AREA	GROSS AREA	QTY.	USE	CONST TYPE
BUILDING #1	- S.F.	2	R2	VB
BUILDING #2	- S.F.	1	R2/B	VB
GROSS TOTAL	49,216 S.F.	3		

GROSS UNIT MIX

UNIT TYPE	# OF UNITS
1A - 1 BEDROOM / 1 BATH UNIT	9 UNITS
1B - 1 BEDROOM / 1 BATH UNIT	14 UNITS
2A - 2 BEDROOM / 1 BATH UNIT	14 UNITS
2B - 2 BEDROOM / 2 BATH UNIT	4 UNITS
TOTAL	45 UNITS

GROSS PARKING

REQUIRED:	# UNITS	SPACES REQ'D	
1 BEDROOM UNITS (FIRST 5)	5	x 2.0	= 10 P.S.
1 BEDROOM UNITS	20	x 1.5	= 30 P.S.
2 BEDROOM UNITS (FIRST 5)	5	x 2.5	= 12.5 P.S.
2 BEDROOM UNITS	15	x 2.0	= 30 P.S.
REQUIRED TOTAL:			82.5 P.S.

ACCESSIBLE PARKING:

REQUIRED: 1 SPACES

PROVIDED:

REGULAR STALL 9x16'	=	28 P.S.
COMPACT STALL 8x16'	=	4 P.S.
MOTORCYCLE STALL 4x16'	=	2 P.S.
CARPPOOL STALL	=	44 P.S.
GARAGE	=	4 P.S.
ACCESSIBLE VAN STALL 11x16'	=	1 P.S.
PROVIDED TOTAL:		(1.84:1) 83 P.S.

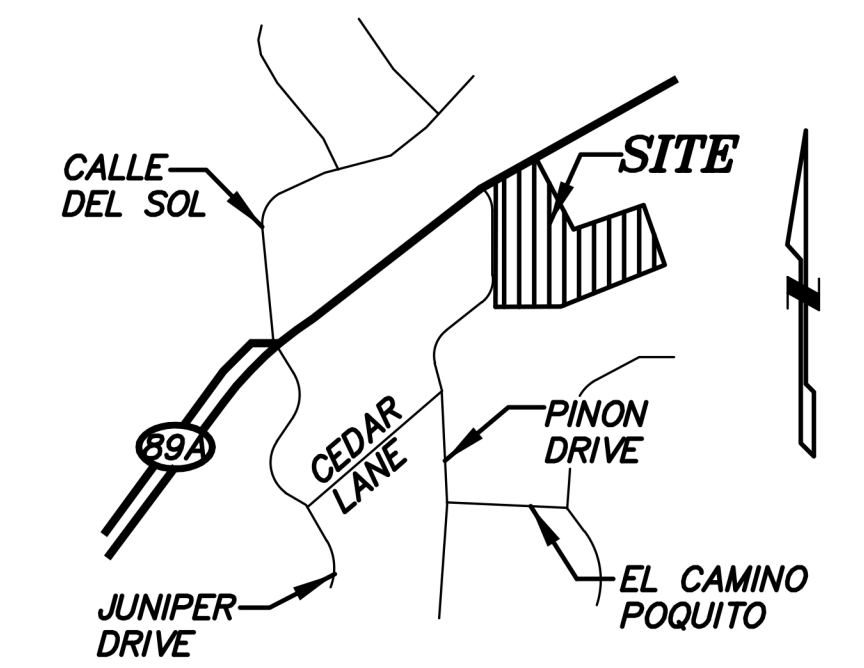
- LEGEND:
- BUILDING NUMBER
 - 1 R2 — OCCUPANCY
 - 10 — PARKING SPACES IN ROW
 - 10 — COVERED PARKING SPACES IN ROW
 - ♿ — ACCESSIBLE UNIT
 - V — VAN ACCESSIBLE PARKING SPACE
 - C — COMPACT PARKING SPACE 8x16'
 - M — MOTORCYCLE PARKING SPACE 4x16'



LEGEND:

- VEHICULAR CIRCULATION
- PEDESTRIAN CIRCULATION
- EMERGENCY VEHICULAR ACCESS ONLY

PRELIMINARY CIRCULATION PLAN
SCALE: 1" = 30'-0"



VICINITY MAP



ARIZONA
TEXAS
NEW MEXICO
OKLAHOMA

To: Ms. Joanne Van Nausdle

From: Paul Guzek, P.E., PTOE

Date: May 31, 2017

Re: Trip Generation Letter – Multi-Family Development on Pinon Drive in Sedona, Arizona

Lee Engineering has prepared this report in order to present the results of our traffic analysis for the proposed garden apartment development situated on the southeast corner of the State Route 89A and Pinon Drive intersection in Sedona, Arizona. The objective of this analysis is to prepare a letter report identifying the estimated trip generation characteristics of the subject site and conduct a general traffic engineering analysis per discussions with Mr. Ryan Mortillaro, Assistant Engineer with the City of Sedona. The letter report uses the attached site concept plan, information within the ITE *Trip Generation Manual* (9th Edition), historical count information to estimate site traffic distribution and assignment volumes, and information from the City of Sedona's Land Development Code (LDC) to evaluate access and on-site vehicle and pedestrian circulation characteristics.

SITE LOCATION

The proposed parcel planned for development is identified as parcel (408-11-086A) having the physical address of 3285 W. State Route 89A (SR 89A) and is situated at the southeast corner of SR 89A and Pinon Drive in the City of Sedona. The parcel is located approximately 3.25 miles west of the SR 89A/SR 179 roundabout and downtown Sedona. **Figure 1** shows a vicinity map of the subject site.

PROPOSED DEVELOPMENT

The client has identified that the subject site will be developed as garden style type apartments consisting of 45 dwelling units. The opening year of the proposed site is anticipated for 2018. Access to the proposed site is planned through a single site driveway located on Pinon Drive approximately 245 feet south of the SR 89A centerline, or 180 feet from the SR 89A Right-of-Way line. The site also indicates an existing paved driveway off of SR 89A on the east side of the property will be converted to an emergency access.

Per the Yavapai County Assessor's website, the parcel has approximately 124 feet of frontage along SR 89A and 232 feet along Pinon Drive encompassing approximately 2.26 acres of currently undeveloped land. The parcel is located in a City of Sedona C-2, General Commercial District zoning area. Adjacent to the subject site, the following land uses are identified:

- East/Northeast – Relics Restaurant and Sedona Reál Inn Hotel
- North – SR 89A, Sedona Garden Condominiums and SWI Hotel (N. of SR 89A)
- West – Pinon Drive and a vacant parcel (C-1 zoning)
- South – Azul Celeste Estados single-family low density residential subdivision

The proposed concept plan of the subject site is provided in **Figure 2**.



Site Location



Enlargement



Not to scale

Multi-Family Development, Sedona - TIS



Vicinity Map

Figure 1



Figure 2

Prop name: CONCEPTUAL SITE PLAN
 Proj # PD 100
 Date: MAY 5, 2017
 BMA# 2017.02
 Log#

PROPOSED MULTIFAMILY FOR:
MK COMPANY
MULTI FAMILY 89A
 SEDONA, AZ.

PM architecture
 1000 W. UNIVERSITY AVENUE, SUITE 100
 SEDONA, AZ 86351
 P: 480.939.1554 | WWW.PMARCHITECTURE.COM

TRIP GENERATION

To estimate the site’s trip generation characteristics, *Trip Generation, Ninth Edition*, published by the Institute of Transportation Engineers (ITE) 2012, was used to calculate average weekday daily total, AM peak hour, and PM peak hour number of trips. Based on information received from the client and review of the ITE Trip Generation Manual, the most appropriate land use code to estimate site trips was Land Use Code 220, Apartments. Based on the number of dwelling units proposed for the site, the average trip generation rates have been used to estimate the site’s trip characteristics.

Site Generated Traffic

Based on client information of 45 total dwelling units for the proposed development, **Table 1** presents the number of vehicle trip ends anticipated to be generated by the site during a typical weekday, and in the AM and PM peak hours. It is expected that all trips will be new network trips generated by automobile. Results indicate a total of 299 daily trips are anticipated, with 23 trip ends occurring in the AM peak hour (5 in, 18 out) and 28 trip ends occurring during PM peak hour conditions (18 in, 10 out).

Table 1: Trip Generation Estimate

		Buildout Condition
Description	Land Use	Apartment
	ITE Land Use Code	220
	ITE Land Use Title	Apartment
	Land Use Variable	Dwelling Units
	Variable Amount (X)	45
Trip Rates	Weekday	6.65
	AM Peak Hour	0.51
	PM Peak Hour	0.62
Inbound %	Weekday	50%
	AM Peak Hour	20%
	PM Peak Hour	65%
Total Trips	Weekday	299
	AM Peak Hour Inbound	5
	AM Peak Hour Outbound	18
	PM Peak Hour Inbound	18
	PM Peak Hour Outbound	10

Source:
1 Trip Generation Manual, 9th Ed, ITE, 2012

DISTRIBUTION AND ASSIGNMENT

From review the land use and roadway network associated with Pinon Drive, it has been assumed that all site generated traffic will be distributed to and from SR 89A. From review of the traffic volumes and pattern on SR 89A, as obtained from historical volumes from ADOT, it is estimated that site vehicles will distribute themselves onto SR 89A in a 56% east, 44% west manner. When applying the distribution percentages to the trip estimates, the daily (boxed) and peak hour traffic assignment volumes (AM/PM) estimated at full build-out are presented in **Figure 3**.

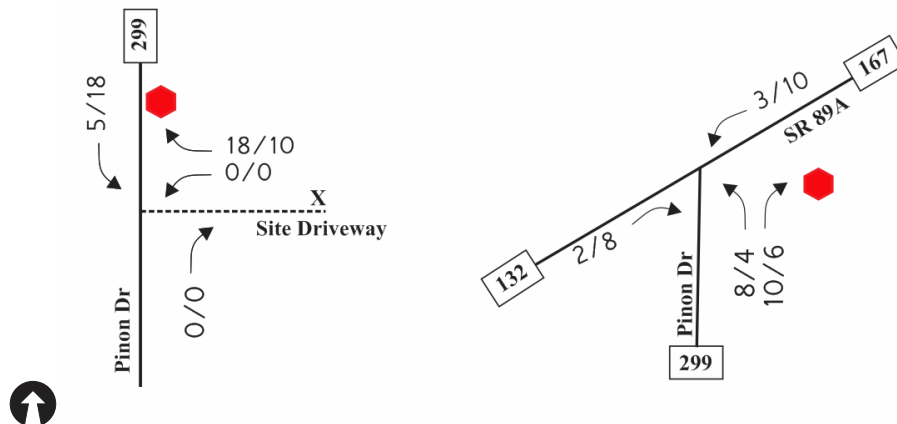


Figure 3. Estimated Peak Hour and Daily Site-Generated Traffic Volumes and Assignment

REVIEW OF EXISTING ROADWAY CONDITIONS

ADJACENT ROADWAY/INTERSECTION CHARACTERISTICS

State Route (SR) 89A

SR 89A is a paved five-lane, two-way roadway with two lanes in each direction and a center two-way left turn lane. Per Google Earth aerial images, the roadway provides bike lanes in both travel directions, beginning just west of Pinon Drive and continuing to the east. Sidewalks are provided on both sides of the street as well. The speed limit on SR 89A near Pinon Drive is in a transitional area, posted 40 mph west of Juniper Drive (divided roadway section) and 35 mph just east of the site prior to the Dry Creek Road signalized intersection. SR 89A provides access to a number of commercial properties and residential roadways in the immediate site vicinity. Per the Yavapai County Assessors webpage and from information on the site plan, SR 89A has a 66-foot half-street right-of-way fronting the site.

Pinon Drive

Pinon Drive is a paved two-lane two-way local roadway originating at SR 89A and terminating approximately 2,000 feet south, providing access to a number of residential properties within the Azul Celeste Estados subdivision. The proposed driveway to the development site is located near the beginning of the Pinon Road curve section just south of SR 89A. The regulatory speed on Pinon Drive is assumed to be 25 mph, however, advisory speed signs of 15 mph are posted prior to the Pinon Drive curve section. The roadway is identified to have a 50-foot ROW width and an approximate roadway pavement width between 18 and 20 feet.

SR 89A / Pinon Drive Intersection

Pinon Drive intersects SR 89A as a minor-street STOP-controlled intersection at an approximate 56 degree angle. The traffic on Pinon Drive at the intersection is assumed to be very low. The Pinon Drive approach to SR 89A provides a single approach lane where left- and right-turn movements can be made. Left turn movements onto Pinon Drive from SR 89A are made via the two-way left turn lane and right turn movement made from the outside (#2) through lane.

SITE ACCESS

LOCATION

The proposed site driveway onto Pinon Drive is located on the east side of the road about 190 feet south of the stop line to SR 89A and near the beginning of the Pinon Drive curve (outside location). From Google Earth Street View near the proposed site driveway, motorists exiting from the site and looking north to the right (Image 1) should have sufficient intersection site visibility to view approaching vehicle from SR 89A. When looking to southwest to the left (Image 2), driver's should have approximately 235 feet of intersection visibility to approaching vehicles. Overall, adequate sight visibility should be available to motorists at the site driveway. The site's Pinon Drive approach should be STOP-controlled.



Image 1 (left). View looking north on Pinon Drive from the approximate site driveway alignment location.

Image 2 (right). View looking southwest on Pinon Drive from the approximate site driveway alignment location.

Due to the low number of residential units Pinon Drive serves (estimated 80 single family residential units) it is unlikely there will be any significant delays associated with vehicles entering or exiting the site. Due to the low volumes, a left or right turn lane on Pinon Drive will not be required.

ACCESS DESIGN

The single site access onto Pinon Drive is the only access point for the proposed garden apartments accommodating all inbound and outbound site traffic. The City of Sedona (LDC Section 912.05C) indicates individual ingress/egress drives shall have a minimum width of 28 feet and for radiused entrances, minimum curb radii shall be 25 feet minimum unless at the discretion of the City Engineer. Per the scaled concept site plan, the driveway width appears to be approximately 26 feet wide with 30-foot radii, meeting City requirements.

The driveway clearance to SR 89A, identified to be approximately 190 feet south of the Pinon Drive stop line, exceeds the minimum 85-foot corner clearance requirement to STOP-sign controlled intersections indicated in Figure 9-45 within the LDC. The site driveway is appropriately located.

A minimum stacking distance for the site driveway is required to be a minimum 40 feet (per LDC Section 912.05J8). The concept plan indicates approximately 45 feet is provided from the Pinon Drive traveled way to the initial parking stall inside the apartment complex, exceeding the minimum driveway throat length requirement.

The following access items are noted that will have to be addressed as the site plan progresses:

- An existing utility pole is located where the proposed access point is to be placed. If the driveway is to remain as located, the utility pole will require relocation.
- An existing culvert with headwalls cross Pinon Drive just south of the existing utility pole and within the proposed site driveway location. If the driveway is to remain as located, realignment of the drainage feature will be required.

ON-SITE CIRCULATION

INTERNAL SITE CIRCULATION / PARKING

The City requires minimum parking stall design to be not less than 9 feet wide by 18 feet long. Parking stalls may be reduced to 16 feet in length to allow for a 2-foot overhang provided that the forward curb is no more than 4 inches in height and the located adjacent to a landscaped area or sidewalk this is a minimum 6 feet

wide. From the site concept plan, it appears the parking stalls are 9 feet wide by 16 feet long with a 26-foot drive aisle (58-foot curb to curb distance). Adjacent to the front end of the parking stalls, a 6-foot wide sidewalk is shown, meeting Section 912.05J1 and J2 of the City’s LDC. The 26-foot drive aisle width matches Figure 9-46, Conventional Parking Design within the LDC for a 2-way aisle with 90 degree parking.

At this stage of development, it is unclear from the site plan as to the exact number of parking spaces that are being provided or if any accessible (handicap) parking spaces are being provided. Per the land development code, at least 1 ADA parking space is required. The parking space design requires an 11-foot wide by 18-foot long stall with a 5-foot wide access aisle and be identified via pavement symbol and sign.

It appears vehicular turn around areas (hammerheads) are provided on the south and north sides of the parking lot. The north turn around area is in-line with the emergency access drive to SR 89A. The length and width of the area appear to meet the City’s 12-foot deep backup-turnaround area on all dead-end parking lanes. Signs or pavement markings should be considered to keep the areas open to unfamiliar drivers that need to conduct a U-turn maneuver and for emergency vehicles.

PEDESTRIAN CIRCULATION

Currently internal sidewalks are indicated on the site plan, but no connection to the sidewalk along SR 89A is provided. It is unclear from City code if a sidewalk along the east side of Pinon Drive is required, however, to promote alternative travel modes and access to adjoining commercial areas, a minimum 5-foot path from the site to the SR 89A sidewalk is recommended.

The proposed site concept plan shows two pedestrian crossing areas through the parking lot area which would provide designated locations for pedestrian to access the on-site amenities. Landscape islands as part of the crossing concept minimizes the width pedestrians must cross within the parking area.

Overall the pedestrian circulation patterns are logical and direct providing access between the parking area and apartment entrances. No unusual vehicular/pedestrian conflict areas are noted.

CONCLUSIONS

The site concept plan provided for review is estimated to generate a total of less than 300 daily trips and 30 peak hour trips. The site layout appears to follow City of Sedona traffic design and vehicle flow concepts. The developer may wish to provide a pedestrian access between the site and the SR 89A sidewalk to promote walking as a travel mode option to residents.

If you have any questions or comments pertaining to the above report, you may call me at 602.955.7206 or email me at pguzek@lee-eng.com to discuss.

Respectfully Submitted,



Paul Guzek, P.E., PTOE

Lee Engineering, LLC



EXPIRES 3-31-18



City Of Sedona Community Development Department

102 Roadrunner Drive Sedona, AZ 86336

(928) 282-1154 • Fax: (928) 204-7124

To: Keith Holben, Project Contact

From: Mike Raber, Senior Planner, (928) 204-7126, mraber@sedonaaz.gov
Cari Meyer, Senior Planner, (928) 203-5049, cmeyer@sedonaaz.gov

RE: PZ17-00009 (Major CPA, Conceptual ZC, Conceptual DEV) Pinon/89A
Multifamily Project
Community Development Department Comments

Date: July 10, 2017

Staff has completed a preliminary review of the submitted materials for the above request and has the following comments. Please note that this preliminary review does not constitute a recommendation to approve or deny the request and does not seek to verify the accuracy of statements made by the applicant.

The following is provided as comments on the initial submittal package for the proposed Major Community Plan Amendment, Conceptual Zone Change, and Conceptual Development Review, focusing on the additional information Staff will need in order to complete the review of the application. As the project moves through the process and we come to a better understanding of the proposal, additional questions and comments may be generated.

1. Project Schedule

As this project involves a Major Community Plan Amendment, the following schedule has been set and must be adhered to in order to process the application in accordance with state requirements. If the project misses a meeting, deadline, or does not provide the required information to City Staff by the specified dates, the project may not be able to move forward and would have to wait until next year to be considered. Please note that for these meeting dates, all applications for Major Community Plan Amendments will be included on the agenda. The order of the agenda is yet to be determined and the agenda will be provided to you a minimum of one week in advance of the meeting.

- a) July 21, 2017: Deadline for additional information to be provided to Staff for inclusion in Planning and Zoning Commission meeting materials for Planning and Zoning Commission Work Session #1. Responses to comments are not required at this time, but will be accepted and provided to the Commission if received by the deadline.
- b) August 10, 2017, 3:30 pm: Planning and Zoning Commission Site Visit
- c) August 10, 2017, 6:00 pm: Deadline to withdraw application and receive a refund of noticing fees (if project is withdrawn after this date, the applicant will be responsible for their share of noticing fees incurred by the City).
- d) August 15, 2017, 5:30 pm: Planning and Zoning Commission Work Session #1

- e) August 24, 2017: Revisions in response to comments and public participation report due to Staff for inclusion in meeting materials for Planning and Zoning Commission Work Session #2 and Planning and Zoning Commission Public Hearing
- f) September 14, 2017, 3:30 pm: Planning and Zoning Commission Work Session #2
- g) September 19, 2017, 5:30 pm: Planning and Zoning Commission Public Hearing
- h) October 11, 2017, 3:00 pm: City Council Work Session
- i) October 25, 2017, 3:00 pm: City Council Public Hearing

2. General Comment

- a) The applicant is requesting approval of a Major Sedona Community Plan Amendment, Zone Change, and Development Review to allow for the development of a 45-unit apartment complex. The subject parcel comprises 2.26 acres at the southeast corner of Pinon Drive and SR 89A (3285 W State Route 89A, Sedona) and is designated as “Commercial” on the Sedona Community Plan’s Future Land Use Map. The major amendment request would re-designate the property as “Multifamily High Density (Greater than 12 DU/AC)” and would exclude the property from the Lodging Area Limits in the Sedona Community Plan. The applicant is also requesting to rezone the property from “C-2 (General Commercial)” to “RM-3 (High density Multi-family Residential – 20 units per acre)” and approval of a Development Review application for the 45 unit apartment complex.
- b) The proposal is located in the Dry Creek Community Focus Area (CFA) in the Sedona Community Plan. The Dry Creek CFA allows for the consideration of projects that include mixed uses and a more walkable environment that builds on the existing civic, social, service and visitor oriented uses, provide for buffering and land use alternatives as transitions between more intensive commercial and residential uses and adjacent single-family neighborhoods, preserve natural open space along SR89A, and focus on the general needs discussed for the West Sedona Corridor.
- c) Please ensure that any changes made based on the following comments are reflected on all applicable pages of the submitted materials.

3. Community Plan Amendment and Zone Change

- a) While the information provided is generally sufficient for the Major Community Amendment, Conceptual Zone Change, and Conceptual Development Review, additional information will need to be provided for the Zone Change and Development Review (see additional comments under Comment 6 – Conceptual Zone Change and Development Review). While the Zone Change and Development Review applications may be separated from the Community Plan Amendment application, development of the proposed apartment complex would not be permitted unless Zone Change and Development Review requests are approved; the standards in place at the time of application submittal will be used in reviewing the Zone Change and Development review request applications.

4. Letter of Intent (LOI)

- a) Please provide proposed strategies for ensuring the housing will be used as long-term rental housing that serves the community and not as short term lodging.
- b) Affordable housing discussion: Please clarify whether the numbers used for the levels of local inventory include only developments within the City limits or whether outlying areas (such as the

Village of Oak Creek) are included as well. In addition, please clarify which types of housing were included in the inventory (apartments, condominiums, mobile home parks, etc.).

- c) Economic Analysis/Discussion (Page 13): Clarify which apartment project was constructed in 2007.
- d) General Topographic/Drainage Impacts (Page 16): Please note that the City-designated floodplains are subject to the same regulations as FEMA-designated floodplains. Please contact the Public Works Department for more information.

5. Trip Generation Letter

- a) The site plan included with the trip generation letter is not the current site plan. Please confirm that the conclusions of the trip generation letter are applicable to the new site plan as well.

6. Conceptual Zone Change and Development Review

Conceptual review of an application requires minimal information but allows for feedback to be provided to the applicant for consideration as they prepare their final application documents. The following are general comments that the applicant should take into consideration while finalizing the Zone Change and Development Review portions of their application.

a) Site Plan

- i) Consider whether the retention basin on the east side of the site could be used for an outdoor amenity for the residents, such as a park.
- ii) Consider providing a sidewalk/pedestrian pathway along Pinon Drive.
- iii) Include the trees to be preserved at the southwest corner of the site. Please consider siting the pool and buildings so that the maximum number of trees may be preserved.
- iv) Indicate whether the trees along Pinon Drive will be preserved.
- v) Clearly show the extent of the City-designated 100 year floodplain and ensure proposed buildings comply with construction requirements for buildings within the floodplain.
- vi) Consider whether moving the northernmost building forward and placing all parking behind the building is possible.

b) Building Plans/Elevations

- i) Please be sure to refer to Land Development Code Section 903.02 (Height and Massing, Multifamily Residential Buildings and Structures) when designing the building. Other sections of Article 9 (Development Guidelines) and Article 10 (Design Review Manual) may be applicable to the building design.
- ii) Depending on the grade of the land and the way the buildings are situated, it appears that alternate standards may be needed.
- iii) The offsets shown in the buildings do not appear to meet the minimum requirements for massing. Please review LDC 903.02.B for massing requirements.
- iv) Please contact Cari Meyer, Senior Planner, at the phone number or email address above with any questions regarding how various sections of the LDC are applicable to this project.

c) Parking

- i) If parking reductions and/or modifications to otherwise applicable requirements will be proposed, please be sure that the information provided clearly supports the request.
- d) Utility Connections
 - i) Letters of Serviceability from all proposed utility connections will be required.
 - e) The information submitted is generally sufficient for conceptual review. Additional information will be required at the next stage of review. Please refer to the Project Application, General Application Requirements for the items that will be required.
- 7. Potential Fees: The project will be charged development impact fees, sewer capacity fees, and drainage fees at the time of building permit issuance. These fees are subject to change and may be waived for deed restricted affordable housing units. The current rates are as follows:
 - a) Sewer capacity: \$7,660.43 per housing unit.
 - b) Development Impact Fees: \$4,829 per housing unit (includes fees for General Government, Parks, Police, and Streets)
 - c) Drainage Fees: \$20 per housing unit (based on the property's location in the Dry Creek Basin)
 - d) Other fees may be applicable and the development will be subject to all fees in place at the time of building permit submittal.



City of Sedona

Public Works Department

102 Roadrunner Drive Sedona, AZ 86336

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

PZ17-00009 (DEV)

Pinon Multifamily (Conceptual Review)

6/22/2017

Engineering Comments

For the next level of review:

1. Please provide a preliminary drainage report.
2. Please provide preliminary grading and drainage plans.
3. Please provide a geotechnical report.
4. Please provide a sewer analysis report.
5. Please ensure the sight distance on Pinon Drive is acceptable with the location of the proposed driveway.
6. For paved parking lots, either an oil water separator device or first flush retention shall be installed on site.
7. Note: If there are significant changes to the proposed land use, a revised traffic generation statement may be required.

Prior to Issuance of Building Permit:

- 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 806.2.I)
- Provide Final Grading and Drainage Plans. The Site Plan shall meet the requirements of LDC Section 803.
- Provide the Final Drainage Report.
- Applicant shall follow the City of Sedona Land Development Code in its entirety.
- 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.
- Any new accessible parking/signage shall meet the requirements of City LDC Section 912.09.



SEDONA FIRE DISTRICT

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

Safe...Friendly...Dedicated

June 28, 2017

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

RECEIVED
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CITY OF SEDONA
COMMUNITY DEVELOPMENT

Dear Ms. Meyer:

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

Description: Conceptual Review
Address: 3285 W State Route 89A, Sedona, AZ 86336
SFD Occ. #: HAVE01
City/County Permit #: PZ17-00009
APN: 408-11-086A
Proposal: Amendment to community plan from commercial use to multi-family use

Based on the submitted information the following comments shall be applicable.

- 1) **Section 109:** The owner/occupant shall comply with all requirements of the Sedona Fire Code as they pertain to this particular type of occupancy or development.
- 2) **Section 106.2:** A fire and life safety inspection by the Fire Department is required, prior to occupancy of the building.
- 3) **Section 501.4:** Required fire apparatus access roads, water supplies, fire hydrants and water mains shall be installed in accordance with 2012 IFC with local amendments as approved by the Office of the State Fire Marshal. Refer to the attached SFD *Access & Water Supply Guide*.
- 4) **Section 505.1:** New and existing buildings shall have approved address numbers, building numbers or approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property.
- 5) New and existing buildings shall require fire sprinkler, fire alarm, standpipes, and other fire protection and alarms systems as outlined in the 2012 IFC with local amendments as approved by the Office of the State Fire Marshal.
- 6) A complete set of engineered construction plans, fire alarm and protection plans, and plans containing fire service features shall be submitted to the Sedona Fire District for review and approval prior to the start of construction. Water flow alarm devices shall be provided on the exterior of the buildings.

- 7) **Section 407:** Provide a Hazardous Materials Inventory Statement (HMIS) and a Hazardous Materials Management Plan (HMMP) when quantities meet or exceed those specified in Section 105.6 of the Sedona Fire Code.
- 8) **Section 510:** Provide **emergency responder radio coverage** in any building with one or more basement or below-grade building levels; any underground building; any building more than five stories in height; any building 50,000 sq. ft. in size or larger; or any building that, through performance testing, does not meet the emergency responder radio coverage requirements.

IT SHALL BE THE RESPONSIBILITY OF THE APPLICANT / DEVELOPER / OWNER TO PROVIDE THE FIRE DISTRICT WITH THE APPROPRIATE PLANS AND DOCUMENTATION FOR REVIEW AND APPROVAL *PRIOR* TO CONSTRUCTION OF THE ACCESS ROADS AND WATER SUPPLIES. SUCH PLANS SHALL BEAR THE STAMP OF AN ARIZONA REGISTERED DESIGN PROFESSIONAL AS CERTIFICATION THAT THE PLANS COMPLY WITH THE SEDONA FIRE CODE REQUIREMENTS AND SPECIFICATIONS.

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

Sedona Fire District Board of Directors adopted a fee for service schedule. Service fees include fire sprinkler system plan reviews. A permit is required to be obtained from this office prior to any commencement of work. 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) 204-8934 or jdavis@sedonafire.org.

Sincerely,



Jon Davis
Fire Marshal

Cc: Keith Holben
MK Company Inc.
15010 N 78th Way Suite #109
Scottsdale, AZ 85260

Brian Andersen
BMS Architecture LLC
207 N Gilbert Road, Suite 001
Gilbert, AZ 85234

City of Sedona
Community Development



Fire & Life Safety Requirements For Fire Department Access and Water Supplies

This brochure is being provided as a resource only.

The items listed inside are the requirements most generally cited on plans for approval.

If these items are included on the plans, the likelihood of a timely approval on the initial review is greatly increased. If questions arise with regard to any of the provisions, please call.

Fire Marshal's Office:

2860 Southwest Dr.
Sedona, AZ 86336
(928) 204-8926

- 1) FIRE APPARATUS ACCESS ROAD DISTANCE FROM BUILDING AND TURNAROUNDS:** Access roads shall be within 150 feet of all portions of the exterior wall of the first story of the building as measured by an approved route around the exterior of the building. An approved turnaround is required if the remaining distance to an approved intersecting roadway, as measured along the fire apparatus access road, is greater than 150 feet. (SFC Sec. 503.1.1)
- 2) ACCESS ROADS ADJACENT TO BUILDINGS:** Access roadways shall not be closer than 20 feet to a structure unless topographical restrictions dictate the location. (SFC Sec. 503.1.1)
- 3) FIRE APPARATUS ACCESS ROAD WIDTH AND VERTICAL CLEARANCE:** Fire apparatus access roads shall have an unobstructed width of not less than 20 feet (14 feet with 12 foot minimum driving surface for one or two dwelling units and out buildings), and an unobstructed vertical clearance of not less than 13 feet 6 inches. (SFC Sec. 503.2.1)
- 4) AERIAL APPARATUS ROAD WIDTHS:** Buildings more than 30 feet in height shall have fire apparatus access roads constructed for use by aerial apparatus with an unobstructed driving surface width of not less than 26 feet. (SFC Appendix D, Sec. D105)
- 5) SURFACE AND LOAD CAPACITIES:** Fire apparatus access roads shall be of an all-weather surface that is easily distinguishable from the surrounding area and is capable of supporting not less than 12,500 pounds point load (wheel load) and 75,000 pounds live load (gross vehicle weight). You may need to provide documentation from a registered engineer that the design will be capable of supporting such loading. Documentation from a registered engineer that the finished construction is in accordance with the approved plans or the requirements of the Fire Code may be requested. (SFC Sec. 503.2.3 and D102.1)
- 6) FIRE APPARATUS ACCESS ROAD GATES:** Gates securing the fire apparatus access roads shall comply with all of the following criteria:
 - The minimum gate width shall be 20 feet.
 - Gates shall be of the swinging or sliding type.
 - Construction of gates shall be of materials that allow manual operation by one person.
 - Gate components shall be maintained in an operative condition at all times and replaced or repaired when defective.
 - Electric gates shall be equipped with a means of opening the gate by fire department personnel for emergency access. Emergency opening devices shall be from the Knox Box Rapid Entry system and shall be approved by the fire code official.
 - Manual opening gates shall not be locked with a padlock or chain and padlock unless they are Sedona Fire District padlocks.
 - Locking device specifications shall be submitted for approval by the fire code official.
- 7) BRIDGES AND ELEVATED SURFACES.** Where a bridge or an elevated surface is part of a fire apparatus access road, the bridge shall be constructed and maintained in accordance with AASHTO *Standard Specification for Highway Bridges*. Bridges and elevated surfaces shall be designed for a live load sufficient to carry the imposed loads of fire apparatus, (75,000 lbs). Vehicle load limits shall be posted at both entrances to bridges when required by the fire code official. Where elevated surfaces designed for emergency vehicle use are adjacent to surfaces which are not designed for such use, approved barriers, approved signs or both shall be installed and maintained when required by the fire code official. (SFC Sec. 503.2.6)

- 8) GRADE:** Private fire apparatus access roadway grades shall not exceed an average grade of 10 percent with a maximum grade of 15 percent for lengths of no more than 200 feet. Intersections and turnarounds shall be level (maximum 5%) with the exception of crowning for water run-off. Public streets shall have a maximum grade of 15%. (SFC Sec. 503.2.7 and D103.2)
- Note:** A 12% grade may be exceeded when an automatic fire sprinkler system is installed, but in no case shall the grade exceed 20 percent.
- 9) TURNING RADIUS:** The inside turning radius and outside turning radius shall be not less than 28 feet and 48 feet respectively, measured from the same center point. (SFC Sec. 503.2.4) – (See diagrams attached)
- 10) DRAINAGE:** When subject to run-off damage, access roads shall be provided with approved drainage. (SFC Sec D103.3.2)
- 11) DEAD END ROADS:** Dead end fire apparatus access roads in excess of 150 feet in length shall be provided with approved width and turnaround provisions. (SFC Sec. 503.2.5 and D103.4) - (see diagrams on back)
- 12) ADDITIONAL ACCESS ROADS:** Developments of more than 30 dwelling units, buildings exceeding three stories in height, buildings exceeding 62,000 square feet, multi-family developments with more than 100 dwelling units, vehicle congestion, adverse terrain conditions or other factors as determined by the Chief of the fire department shall provide not less than two approved means of access to the city/county roadway or access easement. Exceptions may be allowed for approved automatic sprinkler system. (SFC Sec. 503.1.2 and Appendix D)
- 13) NO PARKING SIGNS:** Where fire apparatus roadways are not of sufficient width to accommodate parked vehicles and 20 feet of unobstructed driving surface, "No Parking" signs shall be installed on one or both sides of the roadway and in turnarounds as needed. (SFC Sec. 503.4 and D103.6)
- A.** Fire apparatus access roads 20 to 26 feet wide shall be posted on both sides as a fire lane. (SFC Sec. D103.6.1)
 - B.** Fire apparatus access roads more than 26 feet wide to 32 feet wide shall be posted on one side of the road as a fire lane. (SFC Sec. D103.6.2)
 - C.** Signs shall read "NO PARKING - FIRE LANE" and shall be installed with a clear space above grade level of 7 feet. Signs shall be 12 inches wide by 18 inches high and shall have red letters and border on a white background. (SFC Sec. D103.6) – (See diagram attached)
- 14) PAINTED CURBS:** Where required, fire apparatus access roadway curbs shall be painted red and marked "NO PARKING FIRE LANE" at each 25 feet. Lettering shall have a stroke of not less than one inch wide by six inches high. Lettering shall be white on red background. (SFC Sec. 503.4)
- 15) ACCESS ROAD SIGNAGE:** Access roads, private or public, shall be marked with approved signs in accordance to City or County standards and comply with Arizona Department of Transportation guidelines. (SFC Sec. 503.3)
- 16) WATER SUPPLY:** An approved water supply capable of supplying the required fire flow for fire protection shall be provided to premises upon which facilities, buildings or portions of buildings are hereafter constructed or moved into or within the jurisdiction. (SFC Sec. 508.1)

17) REQUIRED FIRE FLOW: The required fire flow for the building shall not exceed 3,000 gallons per minute (GPM) or the available GPM in the water delivery system at 20 psi, whichever is less. A worksheet for calculating the required fire flow is available from the Fire Marshal's Office. (SFC Sec. 508.3)

18) RURAL BUILDINGS - REQUIRED WATER SUPPLY: Required fire flow for rural buildings shall be calculated in accordance with National Fire Protection Association Standard 1142. Please contact the Fire Marshal's Office for special help and other requirements that will apply. (SFC Appendix B, Sec. B103.3)

19) COMMERCIAL BUILDINGS - FIRE HYDRANTS: No portion of the exterior of a commercial building shall be located more than 400 feet from a fire hydrant when measured in an approved manner around the outside of the building and along an approved fire apparatus access roadway. Any hydrants that are left over from the minimum number of hydrant calculations may be fulfilled by hydrants that are up to 500 feet from any point of the building. (SFC Sec. 508.5.1)

Exception: Buildings equipped throughout with an approved automatic sprinkler system installed in accordance with NFPA 13 or 13R, the distance requirement shall be 600 feet.

20) COMMERCIAL BUILDINGS - MINIMUM NUMBER OF FIRE HYDRANTS: The minimum number of fire hydrants for a building shall be based on the required fire flow prior to giving credit for fire protection systems. (SFC Appendix C, Table C105.1)

21) SUB-DIVISIONS, SINGLE FAMILY DWELLINGS, DUPLEXES AND OUTBUILDINGS - FIRE HYDRANTS: Fire hydrants for single family dwellings, duplexes, sub-divisions and outbuildings classed as Type U occupancy by the IBC, shall be placed at each intersection. Intermediate fire hydrants are required if any portion of a structure exceeds 600 feet from a hydrant at an intersection as measured in an approved manner around the outside of the structure and along approved fire apparatus access roadways. Placement of additional fire hydrants shall be as approved by the Chief. (SFC Sec. 508.5.1)

22) Considerations for placing fire hydrants shall be as follows:

- Fire hydrant placement shall be approved by the fire district. All measurements are as the hose is laid by fire fighting personnel and apparatus.
- Existing hydrants in the area may be used to meet the required number of hydrants; however, hydrants that are over 500 feet away from the nearest point of the subject building shall not contribute to the required number of hydrants.
- Hydrants that are separated from the subject building by divided highway, freeway, or heavily traveled collector streets shall not contribute to the required number of hydrants.
- Hydrants that are accessible only by a bridge shall be acceptable to contribute to the required number of hydrants only if approved by the Chief.
- Private hydrants or public hydrants that are on adjacent private property shall not contribute to the required number of hydrants for the subject building.

Note: The use of hydrants located on other private property may be considered if their locations and access are encumbered in a legal document (such as an easement) by the owners of the involved parcels of property. The encumbrance may be lifted only after approvals by the Chief on behalf of the fire department and any other governmental agencies that may require approval. (SFC Sec. C104)

- Where fire hydrants are subject to impact by a motor vehicle, guard posts or other approved means of protection shall be provided. (SFC Sec. 508.5.6)
 - When evaluating the placement of hydrants at apartment or industrial complexes the first hydrant(s) to be placed shall be at the main entrance and any secondary access to the site. After these hydrants have been placed other hydrants shall be sited to meet the above requirements for spacing and minimum number of hydrants.
 - Fire hydrants shall be placed not more than 15 feet from an approved access roadway unless approved by the chief.
- 23) FIRE HYDRANT/FIRE DEPARTMENT CONNECTION CLEARANCE:** A 3-foot clear space shall be maintained around the circumference except as otherwise required or approved. No parking within 10 feet and no closer than 4 feet from any supporting structure for electrical equipment such as transformers and poles. (SFC Sec. 508.5.5 and 912.3)
- 24) SINGLE FAMILY DWELLINGS, DUPLEXES - REQUIRED FIRE FLOW:** The minimum fire-flow requirements for one- and two-family dwellings having a fire-flow calculation area which does not exceed 3,600 square feet shall be 1,000 gallons per minute. Fire flow and flow duration for dwellings having a fire-flow calculation area in excess of 3,600 square feet shall not be less than that specified in Appendix B, Table B105.1.
- 25) ACCESS AND FIRE FIGHTING WATER SUPPLY DURING CONSTRUCTION:** Approved fire apparatus access roadways and fire fighting water supplies shall be installed, operational and made available by the time combustible material arrives on the site. (SFC Sec. 501.4, 1410.1 and 1412.1)
- 26) FIRE HYDRANT/FIRE DEPARTMENT CONNECTION:** A fire hydrant shall be located within 150 feet of a fire department connection (FDC). Fire hydrants and FDC's shall be located on the same side of the fire apparatus access roadway. FDC locations shall be approved by the Chief. (SFC, Sec. 912.2)
- 27) FIRE DEPARTMENT CONNECTION FOR EACH BUILDING:** Each building shall be provided with its own fire department connection unless approved by the fire code official. (SFC Sec. 912.1)
- 28) FIRE DEPARTMENT CONNECTIONS VISIBLE LOCATION:** Fire department connections shall be located on the street side of buildings, fully visible and recognizable from the street or nearest point of fire department vehicle access or as otherwise approved by the fire code official. (SFC Sec. 912.2.1)
- 29) FIRE DEPARTMENT CONNECTION SIGNS:** A metal sign with raised letters at least 1 inch in size shall be mounted on all FDC's serving fire sprinklers, standpipes or fire pump connections. Such signs shall read: "AUTOMATIC SPRINKLERS" or "STANDPIPES" or "TEST CONNECTION" or a combination thereof as applicable. (SFC Sec. 912.4)

- 30) FIRE DEPARTMENT CONNECTION BACKFLOW PREVENTION:** Potable water supplies to automatic sprinkler and standpipe systems shall be protected against backflow as required by the International Plumbing Code. (SFC Sec. 912.5)
- 31) WATER FLOW ALARMS:** Water flow alarm devices shall be provided on the exterior of the building and shall be a horn/strobe device approved for exterior use. Its location shall be in the vicinity of the fire sprinkler riser and visible from the FDC that supplies that system. (SFC Sec. 903.4.2)
- 32) KNOX BOX:** A Knox Box for building access is required for buildings with fire sprinkler systems, fire alarm systems, elevators or restricted access such as locked gates. Please contact the Fire Marshal's Office for an order form and instructions regarding installation and placement. Orders can be made directly from Knox Box at their website, www.knoxbox.com. Please reference Sedona zip code, 86336 for all orders. (SFC Sec. 506.1)
- 33) ADDRESSING:** New and existing buildings shall have approved address numbers, building numbers or approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Address numbers shall be Arabic numerals or alphabet letters. Numbers shall be a minimum of 4 inches (102 mm) high with a minimum stroke width of 0.5 inch. Flag lot addresses shall be posted on a minimum 4 x 4 post, not less than 4 feet tall, at the entrance to the driveway from the public street. If there is more than one dwelling, the one closest to the public street shall be first from front to back. (SFC 505.1)

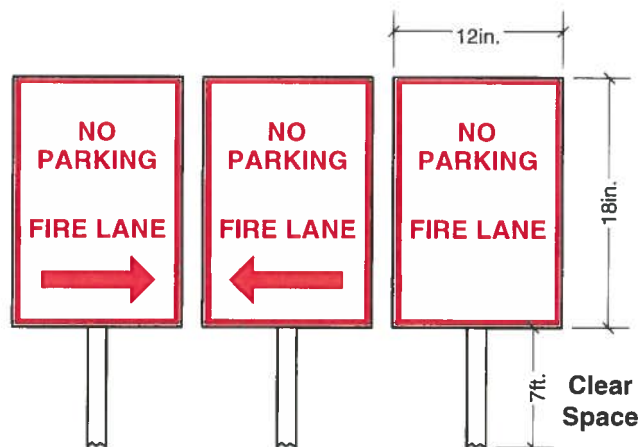
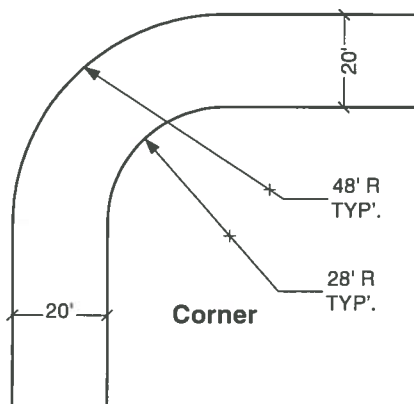
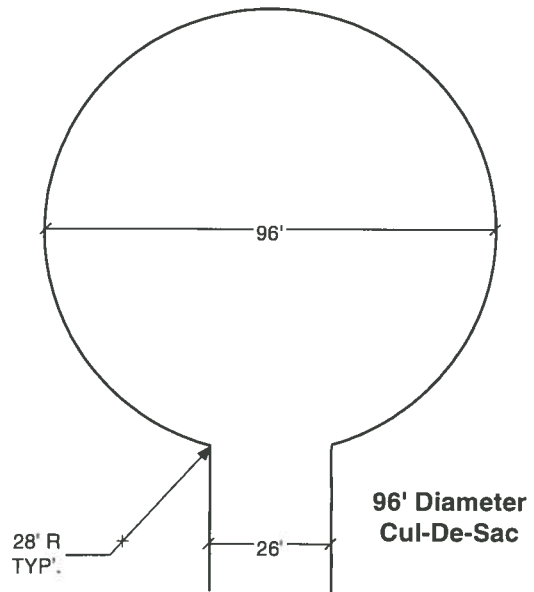
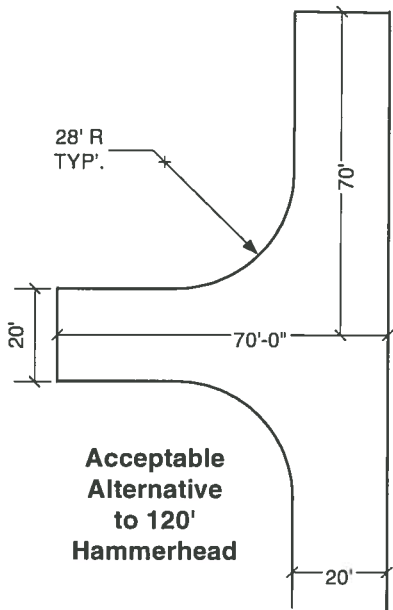
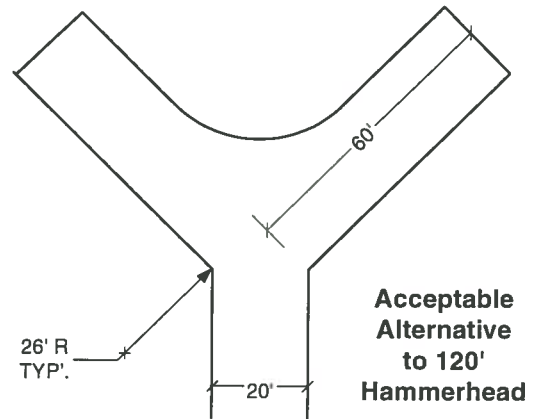
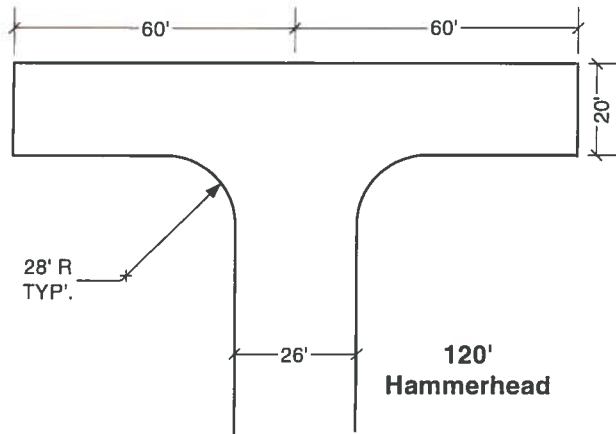
SFC = 2012 Sedona Fire Code

IBC= International Building Code

Commercial Building = All occupancy classes as classed by the Building official other than Residential Group R-3 and Utility/Miscellaneous Group U.

Dwelling Unit = a single-family residential structure, or a single apartment unit.

Dead End, Turning Radius and No Parking Sign Diagrams



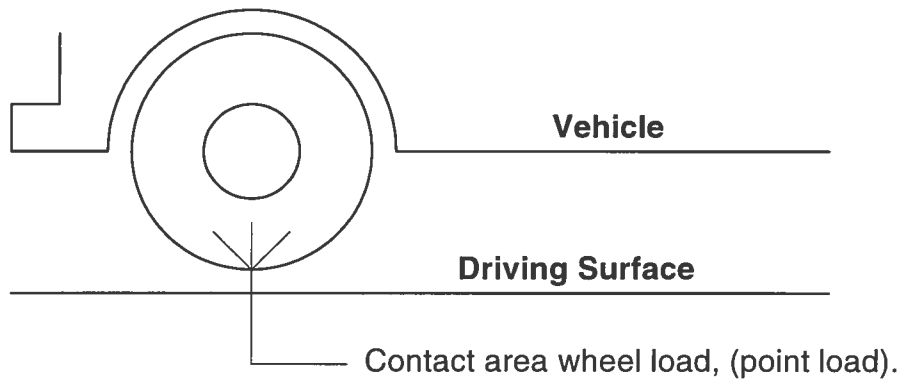
Fire Department Access Criteria

The following requirements have been adopted by Sedona Fire District as established minimum access roadway design criteria for fire apparatus to all proposed and newly constructed structures.

Wheel load

Required access roads and streets shall be constructed to support a minimum of 12,500 pounds wheel point load and a gross vehicle weight of 75,000 pounds. Road design and compaction reports verifying load carrying capacity shall be submitted prior to construction. An inspection may be required for final approval.

Wheel load is weight applied to contact area.



Cari Meyer - RE: [EXTERNAL E-Mail] City of Sedona Major Community Plan Amendments and Development Applications

From: <IFreeman@uesaz.com>
To: <CMeyer@sedonaaz.gov>
Date: 6/13/2017 2:08 PM
Subject: RE: [EXTERNAL E-Mail] City of Sedona Major Community Plan Amendments and Development Applications

Unisource has no conflicts with any of the projects.

Thanks for the info.

Irene

From: Cari Meyer [CMeyer@sedonaaz.gov]
Sent: Tuesday, June 13, 2017 1:41 PM
Cc: Audree Juhlin <AJuhlin@sedonaaz.gov>; Warren Campbell <WCampbell@sedonaaz.gov>
Subject: [EXTERNAL E-Mail] City of Sedona Major Community Plan Amendments and Development Applications

****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.****

Good Afternoon,

Major amendments to the Sedona Community Plan are considered once per year by state law. The City has received three amendment proposals for consideration this year. The Community Development Department is also proposing a Major text amendment. A memo with additional information on these applications is attached and complete application materials are at <http://www.sedonaaz.gov/your-government/departments/community-development/projects>. The following is a summary of the proposals being considered this year:

1. **Sedona Hard Cider (PZ17-00007, Major CPA & ZC); 145 Copper Cliffs Lane (APN 401-26-004).** The property is in *Coconino County*. The applicant is requesting approval of a Major Community Plan Amendment and Zone Change to allow for the production of hard apple cider.
2. **Multifamily High Density Plan Amendment (PZ17-00008, Major CPA).** City-initiated request to amend the Land Use, Housing, and Growth Chapter of the Community Plan to allow for consideration of multifamily densities above 12 units per acre for development project that address housing diversity, affordability, and availability in order to address local housing needs.
3. **Pinon/89A Multifamily Project (PZ17-00009, Major CPA, ZC, DEV); 3285 W SR 89A (APN 408-11-086A).** The property is in *Yavapai County*. The applicant is requesting approval of a Major Community Plan Amendment, Zone Change, and Development Review to allow for the construction of a 45 unit apartment complex. The zone change and development review portions of this project are considered a conceptual review at this point in the process.

4. **Son Silver West Parking Lot (PZ17-00010, Major CPA, ZC); 1535 SR 179 (APN 401-31-011).** The property is in *Coconino County*. The applicant is requesting approval of a Major Community Plan Amendment and Zone Change to allow for construction of a parking lot.

In addition to the above Major Amendments, the City of Sedona Community Development Department has received the following development application. As a final review, your comments should focus on the accuracy and completeness of all information provided and whether the plans submitted meet your agency's requirements.

1. **140 Navajo Drive Zoning Reestablishment (PZ17-00011, ZC); 140 Navajo Drive (APN 408-24-496C).** The property is in *Yavapai County*. The property was originally rezoned from RMH-10 to RM-1 in 2002 in conjunction with a proposed multifamily project. The multifamily project was never completed and the zoning was never vested. A new development review and zoning was approved in 2013 for an apartment project. Again, the project was never completed and the zoning was not vested. The applicant is requesting approval of a Zone Change (ZC) to confirm the RM-1 zoning for this property and allow future development of the property to occur under the RM-1 standards. No development is proposed at this time. This project site is approximately 1.00 acres and is located at the northeast corner of the terminus of Navajo Drive.

Please review the materials at the link below. There will be a review agency meeting for these projects on **Wednesday, June 21, 2017, from 8:00 am to 10:00 am** in the Schnebly Conference Room at the Community Development Department Office. Comments are due by **Friday, June 30, 2017**.

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

<http://www.sedonaaz.gov/your-government/departments/community-development/projects> (Please note this is a new link... please update any bookmarks you may have)

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

Cari Meyer, Senior Planner
City of Sedona Community Development

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



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<https://www.surveymonkey.com/r/CommDevCustomerSurvey>

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

Cari Meyer - Consolidated Comments -Pinon Multi-family

From: "Keith Holben" <kh@mkcompany.com>
To: <cmeyer@sedonaaz.gov>, <mraber@sedonaaz.gov>
Date: 7/27/2017 2:30 PM
Subject: Consolidated Comments -Pinon Multi-family
Cc: "Brian Andersen" <brian@bmaarchitecture.com>

Hello Cari and Mike-

I wanted to let you know we are working on addressing the comments from your correspondence dated July 10, 2017. We have had a couple of team meetings, correspondence with staff on the drainage comments and fire emergency access issues. We anticipate dialogue will continue on some of the comments relative to drainage and fire access until those issues are fully flushed out. We are in the process of incorporating the comments into the site plan and feel these will make for a better site plan and further community compatibility. We are in the process of addressing the LOI comments as well.

Anyway, just wanted to give you a short update and we be providing responses to the staff comments prior to the August 24th deadline including the public participation report.

Please let me know if you have any questions or comments in the meantime.

Thanks,



M. Keith Holben
MK Company, Inc.
15010 N. 78th Way, Suite 109
Scottsdale, AZ 85260

[480-998-2803, ext. 11](tel:480-998-2803)