



City Of Sedona Community Development Department

102 Roadrunner Drive Sedona, AZ 86336

(928) 282-1154 • Fax: (928) 204-7124

To: Francis J. Slavin, Esq. and Heather N. Dukes, Esq., Project Contacts
Linda Rose Robson and William B. Robson, Property Owners

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

RE: PZ17-00011 (Major CPA, ZC) Son Silver West Parking Lot
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 and Zone Change, 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- c. August 10, 2017, 6:00 pm: Deadline to withdraw application and receive a refund of noticing fees (if project is withdrawn after this date, the applicant will be responsible for their share of noticing fees incurred by the City).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 Comments

- a. The applicant is requesting approval of a Major Sedona Community Plan Amendment and Zone Change to allow for the development of a parking lot to serve an adjacent conditionally allowed commercial use. The subject parcel comprises 0.48 acres along the west side of SR 179 (1535 State Route 179, Sedona; Broken Arrow Subdivision , Tract 40) and is designated "Single-family Low-density (0.5-2DU/AC)" on the Sedona Community Plan's Future Land Use Map. The major amendment request would re-designate the property as "PA (Planned Area)" on the map. The applicant is also requesting to rezone the property from "RS-18b (Single-family Residential)" to "P (Parking)".
- b. The proposed parking area (Tract 40) would provide a support use to the existing, adjacent single-family residential lot, with a conditionally allowed commercial use (Tracts 41 and 42). These residential tracts are all within the Morgan Road Community Focus Area (CFA) in the Sedona Community Plan. The Morgan Road CFA allows for the consideration of projects with non-residential uses if key public or neighborhood amenities are provided (e.g. good pedestrian access to neighborhoods, open space retention, or enhancement next to the highway) and provides that new non-residential development can be considered only if compatible with the character of the neighborhood.
- 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 portion of the application, additional information will need to be provided for the Zone Change portion of the application (see additional comments under Comment 5 –4.e Site Plan). While the Zone Change application may be separated from the Community Plan Amendment application, the development of the proposed parking lot would not be permitted unless a Zone Change request is approved; the standards in place at the time of application submittal will be used in reviewing the Zone Change request application.

4. Letter of Intent (LOI)

- a. General Comments
 - i. Discussion related to Covenants, Conditions & Restrictions (CC&Rs) are included in the LOI and provided as an exhibit. These documents do not fall within the City's review and enforcement authority and will not be considered as part of the review and approval process for either the Major Community Plan Amendment or Zone Change application.
 - ii. The application submitted requests that the Major Community Plan amendment and Zone Change request applications be considered concurrently. However, the Zone Change portion of the application is incomplete. See Comments 5 (Site Plan) and 6 (Zone Change Application) for additional submittal requirements.
- b. Page 1

- i. Introductory Paragraph: The LOI provides detailed history of Tracts 41 and 42 but does not provide an explanation as to why the existing Son Silver West Gallery properties/operations are not included in this application. It is recommended that the LOI address the reason behind the decision to only include Tract 40 in this application.
- c. Page 2
 - i. It does not appear that the landscaping meets minimum requirements. Please provide a landscape plan that matches the landscaping described in the LOI.
- d. Page 3
 - i. It is recommended that the history for Tract 40 be included in the LOI.
- e. Page 4/5
 - i. 1st Paragraph: Point of clarity: The CUP permitted a total of 5,000 square feet of outdoor display, not an additional 5,000 square feet.
 - ii. 1st Paragraph: Parking: Please provide the parking required in accordance with the LDC for the approved uses in the 1992 CUP.
- f. Page 19
 - i. The text states there are 19 spaces (Tracts 41 and 42) on site but the map states/shows 18 spaces. The new parking lot (Tract 40) has proposed 40 new spaces, but the text states a total of 58 spaces (18 + 40). Please clarify whether “19” is a typo.
- g. Page 24
 - i. Please provide more detail on the proposed “substantial landscaping” described in the LOI and whether this is existing or new landscaping (or a combination). See comment 4.c.i.
- h. Page 26
 - i. In order to address the circulation policy of pedestrian and bicycle improvements, bike racks should be considered in the new parking lot.
 - i. Page 28: Community Element/Community Goals/Preserve and celebrate the community’s history
 - i. The LOI states that Son Silver West Gallery provides art pieces created by the Robsons and other local artists. Please provide additional information regarding this statement, e.g. how many other local artists are represented and what percentage of inventory provided by local artists, other than the business owners.

5. Site Plan

- a. The site plan provided is sufficient for the Major Community Plan Amendment application but not for the Zone Change application. Therefore, a complete and thorough review cannot be completed at this time. A complete, detailed site plan with complete dimension and landscape information will be required for the zone change application. Once that is submitted, staff may have additional comments or requests for additional information. While a complete review is not possible at this time, based on the conceptual information submitted, the following items will need to be addressed/further detailed:
 - i. Show all existing easements on the site plan.

- ii. The information provided on the landscape plans is insufficient for complete review. Please refer to LDC Article 910 (Landscaping) for all landscape requirements.
- iii. The parking lot is shown going all the way to the southern property line. It is our understanding that there is a 20 foot wide ingress/egress easement along this property line that is shared with the lot to the south (Tract 39), with 10 feet on each property. The parking lot, including landscaping, should not encroach into the easement.
- iv. For comments regarding the area shown as the private driveway at the southwest corner of the lot associated with Tract 49, please see Public Works comments.
- v. The site plan needs to identify existing trees that will remain and those that are proposed to be removed. This information will be reviewed for compliance with LDC Article 909 (Trees).
- vi. Please provide plant species to be used as part of the landscape plan. Plant species should be chosen from the City's Approved Plant List (Design Review Manual, Appendix A) and meet the requirements of LDC 910.05.D.
- vii. It appears that the landscaping shown along the street frontage on the site plan does not meet the minimum requirements for street frontage landscaping. Additionally, it does not appear to reflect the applicant's statements that substantial, mature landscaping will be provided along the street frontage to enhance the streetscape/pedestrian experience along this stretch of SR 179. See Land Development Code (LDC) Section 910.05.L for street frontage landscaping requirements.
- viii. It appears that the landscaping plan does not show the required 3 foot tall landscape berm or decorative wall between the parking lot and street. (LDC 910.05.L.2, LDC 910.08.A, LDC Figure 9-41)
- ix. It appears that the landscaping shown along the southern and western property lines does not meet minimum requirements. (LDC 910.05.M.1)
- x. It appears that the landscaping shown in the peninsulas does not meet minimum requirements. (LDC 910.05.M.2)
- xi. Please review LDC Section 912.05 (Site Development Standards for Off-Street Parking Areas) and ensure the proposed parking lot meets all applicable requirements.
- xii. A 40 space parking requires a minimum of 2 ADA parking spaces and a ADA path of travel from the spaces to the use being served by the parking spaces. (LDC 912.09)

6. Zone Change Application

- a. In addition to providing the additional information requested for the Site Plan (see above), the Zone Change portion of the application requires the following information:
 - i. Sign plan (if new signs are proposed)
 - ii. Lighting plan
 - iii. Development phasing/proposed timing schedule
 - iv. Title Report or ALTA Survey



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

PZ17-00010 (DEV)

Son Silver West Parking Lot (Conceptual Review)

6/29/2017

Engineering Comments

For the next level of review:

1. Provide a preliminary grading and drainage plan to address impacts of property improvements.
2. For paved parking lots, either an oil water separator device or first flush retention shall be installed on site, per Article 912.02.G of the Land Development Code.
3. In the event that additional ADA parking stalls are required, an accessible route must be identified and designed to meet ADA standards, per Article 912.09.C of the Land Development Code.
4. Show all existing easements on the site plan. It appears that easements are either omitted or abandoned, however it's not clearly stated so on the site plan. Please clarify the intent. The City's comments do not reflect approval to abandon or relocate said easements, where intent is not expressly stated.
5. Technical information appears to be misrepresented by professional registrant and corporate endorsement, please clarify. Furthermore, technical data appears to be in violation of Board of Technical Registration requirements, as it is missing the appropriate registrant information.
6. Per Article 600.4 of the Land Development Code, all lots shall have vehicular access on a dedicated street, unless other permanent vehicular access has been approved by the Director. For the proposed 12' wide private driveway access, please clarify the following:
 - a. Is this driveway for vehicular use? If so, it will need to be approved by the Director.
 - b. The gate appears to restrict existing public utility easements. Are there utilities at this location? Have utilities approved this restriction of utility access?
 - c. What type of material will the driveway be composed of?
 - d. How often will it be used?
 - e. If it is being proposed for vehicular access, how will vehicles access the driveway (there appears to be curbing, landscaping and parking stalls that would limit access)?

Prior to Issuance of Building Permit:

- Applicant shall follow the City of Sedona Land Development Code in its entirety.



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
JUL 03 2017
CITY OF SEDONA
COMMUNITY DEVELOPMENT

Dear Ms. Meyer:

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

Description: Zone Change-Major Community Plan Amendment
Address: 1535 State Route 179, Sedona, AZ 86336
SFD Occ. #: SONS01
City/County Permit #: PZ17-00010
APN: 401-31-011
Proposal: Change from Single Family to Planned area to accommodate 40 additional parking spaces for existing Son Silver West Gallery

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) 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.
- 5) **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.

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,

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

Jon Davis
Fire Marshal

Cc: Francis J. Slavin, PC
2198 E Camelback Road #285
Phoenix, AZ 85016

Richard Hubbell
Richard S. Hubbell & Assoc.
80 Soldiers Pass Road
Sedona, AZ 86336

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)

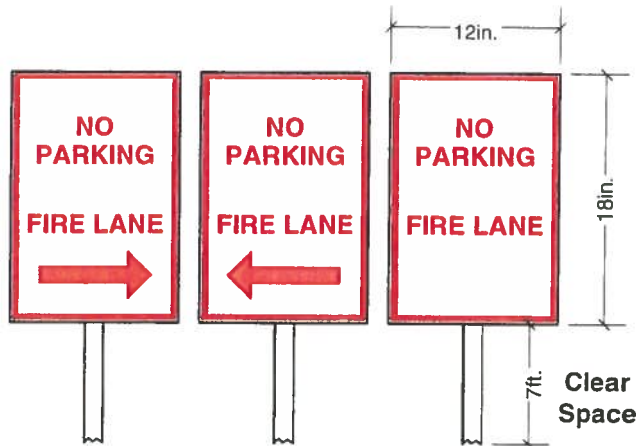
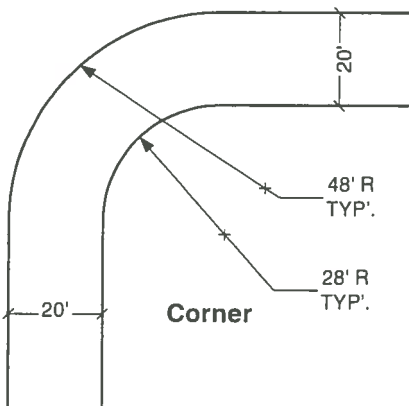
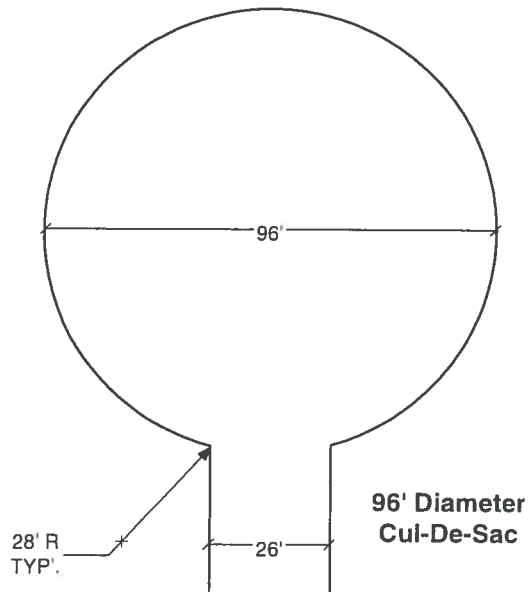
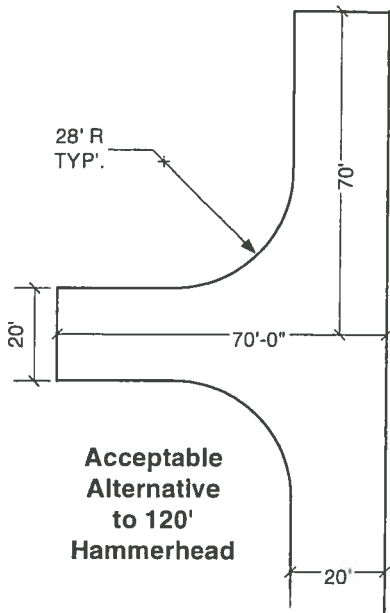
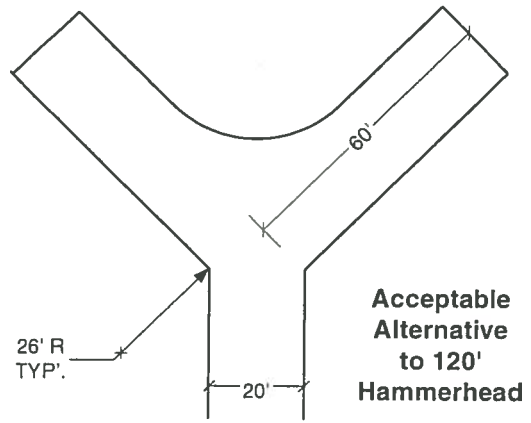
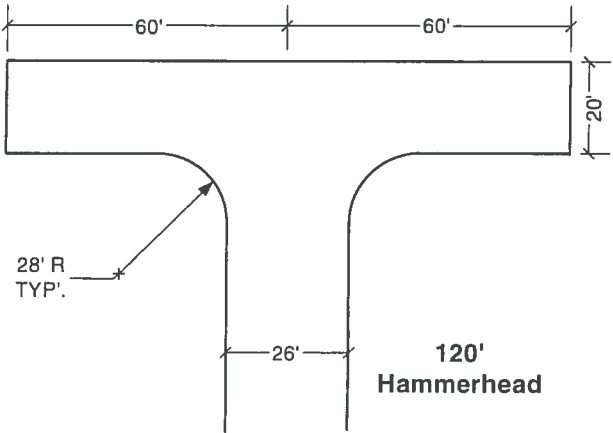
SFC = 2012 Sedona Fire Code

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



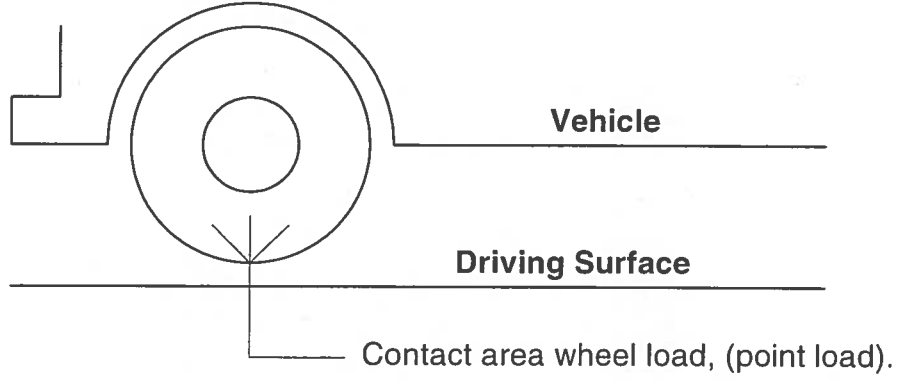
Fire Department Access Criteria

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.