

Staff Report
 PZ16-00013 (ZC, DEV)
 Village at Saddlerock Crossing
Summary Sheet: Conceptual Review



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

Meeting Date: September 28, 2017

Hearing Body: Planning and Zoning Commission

Action Requested: Conceptual Review of Zone Change and Development Review Application

Staff Recommendation: None at this time

Location: 1335 West State Route 89A

Parcel Numbers: 408-26-004B, -004C, -009A, -009C, -010, -011, -012, -013, -014, -086A, & -088

Owner: Robin and Curt Baney
 1550 East Williamson Boulevard; Bend, OR 97701

Authorized Agents: Stephen Thompson
 2015 North 11th Street; Phoenix, AZ 85006
 Withey Morris PLC, Jason Morris
 2525 East Arizona Biltmore Circle, A-212; Phoenix, AZ 85016

Project Summary: Conceptual Review of a mixed use project consisting of 126 lodging units (Oxford Suites), 12 condominium units, 5 employee housing units, a restaurant, retail space, a new public road, and associated site improvements and public amenities

Site Size: ± 6.28 acres (entire site)

Sedona Community Plan Designation: Commercial and Multi-family Medium/High Density) (MFM/HD)

Current Zoning: General Commercial (C-2) and High Density Multifamily Residential (RM-2)

Proposed Zoning: Planned Development (PD)

Current Land Use: Vacant

Surrounding Properties:

	<u>Area zoning</u>	<u>Area land uses</u>
North:	L & C-2	General Commercial
East:	C-2 & RS-12	General Commercial & Elks Lodge
South:	RS-12	Residential (Saddlerock Homes)
West:	C-2 & RS-12	General Commercial & Residential (Saddlerock Homes)

Report Prepared By: Cari Meyer, Senior Planner

Attachments¹:

1. [Vicinity Map & Aerial View11](#)
2. [Application Documents](#)

¹ Some items that are not relevant to the review of the project, such as letters of authorization, title reports, and letters of serviceability, are not included in the packet but are available for review at the Community Development Department office.

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Staff Report

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Village at Saddlerock Crossing

Conceptual Review



City Of Sedona Community

Development Department

102 Roadrunner Drive Sedona, AZ 86336

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PURPOSE OF A CONCEPTUAL REVIEW

The purpose of the Conceptual Review is to give review agencies, Staff, the Planning and Zoning Commission, and the general public an opportunity to familiarize themselves with, and provide comments on, a development proposal in its early, conceptual stage of design. The process also affords the applicant an opportunity to become aware of major issues, concerns and suggestions prior to the completion of more detailed plans for comprehensive development review. This creates a more timely mechanism through which early design concepts may be revised to address areas of concerns.

At the Conceptual Review stage of a project, Staff does not evaluate for full conformance with specific code sections or provide a recommendation on the project. *However, Staff comments are noted in italics throughout this Staff Report.* Staff comments generally refer to future requirements or comments that have already been provided to the applicant.

PROJECT SUMMARY

The applicant is seeking review of a Conceptual Zone Change and Conceptual Development Review with the expressed intent of developing a mixed use project, including lodging units, multi-family housing units, retail and restaurant space, and a new public road.

SITE CHARACTERISTICS (EXISTING)

- The project site is eleven (11) separate parcels totaling approximately 6.28 acres, based on City GIS records.
- Approximately one (1) acre of the site is designated Multi-family Medium/High Density Residential in the Community Plan and is zoned High Density Multi-family Residential (RM-2). The multi-family portion of the site covers all or part of three (3) parcels. The remainder of the site (approximately 5.28 acres) is designated Commercial, within the Lodging Area Limits, in the Community Plan and is zoned General Commercial (C-2).
- The property is currently vacant, but was previously developed as an outdoor center/plant nursery (Biddle's Outdoor Center). The property owner has obtained a number of demolition permits over the past two (2) years, resulting in the removal of all structures from the property.
- The property is not part of any subdivision.
- There is existing vehicular and pedestrian access to the site from two public roads (State Route 89A and Saddlerock Circle) and one private road (Elk Road).
- There is a City designated floodplain along the northern (State Route 89A) property line.
- The existing vegetation consists of a mixture of mature trees and shrubs.

BACKGROUND

The property proposed for development is currently zoned General Commercial (C-2) and High Density Multi-family Residential (RM-2). While the property is vacant, it was previously developed with an outdoor center/plant nursery (Biddle's Outdoor Center). The property owner obtained a number of demolition permits over the past two (2) years to remove all previously existing buildings, resulting in the current vacant status of the property.

The property owner is proposing to develop the site as a mixed use development, including a hotel (Oxford Suites), multi-family units (condominiums and apartments), a restaurant, retail space, and a new public road.

The applicant initially submitted a conceptual application for development of this site in October 2016. Staff reviewed that submittal and provided comments to the applicant. After reviewing those comments, the applicant chose to place the application on hold to allow time to modify the plans in response to Staff comments. Since that time, the applicant has acquired an additional property and made revisions to incorporate that property into the development plan.

Development of this site is permitted in accordance with the Land Development Code (LDC) requirements, including Article 6 (District Regulations), Article 9 (Development Standards), and Article 10 (Design Review Manual). As the zoning designations of C-2 and RM-2 do not permit hotels/lodging uses with more than six (6) rooms, a zone change application is required. The applicant has proposed a zoning of Planned Development (PD) to allow for the mixed use concept presented. The current proposal will require approval of the following applications:

1. Zone Change from General Commercial (C-2) and High Density Multi-family Residential (RM-2) to Planned Development (PD)
2. Development Review for all proposed buildings
3. Additional applications may be deemed necessary as review of the project progresses
 - a. For example, inclusion of condominium units would require approval of a subdivision application.

PUBLIC INPUT

- The applicant has conducted two neighborhood meetings with the residents of the Saddlerock Homeowner's Association. A summary of those meetings is included on pages 23-25 of the Letter of Intent.
- Project documents submitted by the applicant were placed on the Projects and Proposals page of the Community Development Department website (<http://www.sedonaaz.gov/projects>)
- Property owners within 500 feet of the subject properties, along with all homeowners in the Saddlerock Homes Subdivision, were notified of the Conceptual Review Public Hearing.
- The property was posted with a Notice of Public Hearing and a notice was published in the Red Rock News on September 13, 2017.
- All notices contain contact information or a way to submit comments. Written comments received by Staff are included as [Attachment 4](#).

REVIEWING AGENCY COMMENTS AND CONCERNS

Conceptual Review plans are routed to reviewing agencies for comments. At this stage, comments generally involve what each review agency will expect to see in the submittal packet for comprehensive review. Comments were received from the following agencies and are included as [Attachment 3](#):

1. City of Sedona Community Development
2. City of Sedona Public Works
3. Sedona Fire District
4. Yavapai County Community Health Services

5. UniSource Energy Services
6. City of Sedona Arts and Culture (comments provided for original submittal)
7. Arizona Department of Transportation (comments provided for original submittal)

These comments have been provided to the applicant. As this is a conceptual review, the applicant is not expected to make changes to their project prior to the conceptual public hearing.

COMMUNITY PLAN

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

However, the primary document that should be used in evaluating the request is the [Soldiers Pass Community Focus Area \(CFA\) Plan](#). This plan was adopted by the City Council on April 12, 2016, and is available for review online at the following link:

<https://www.sedonaaz.gov/home/showdocument?id=29245>.

This plan provides more specific guidance for future development of the area and includes the following vision for the area:

“This is a dynamic and walkable center of activity for neighbors, visitors, and businesses. The already diverse mix of land uses will be enhanced and new development will complement existing land uses. People will walk, bike and use transit more as improvements will be designed with people in mind by improving connectivity, safety, and convenience.”

In addition to the vision for the CFA, the plan lists a number of specific objectives. While projects are not expected to fully address all of the objectives, all of the objectives should be considered in the development and review of a project within the CFA. These objectives are listed on page 9 of the plan and include the following:

- Land Use
 - A complete neighborhood center that is a mix of complementary and compatible land uses.
 - A range of housing options that vary by type, size, and price ranges that offer an alternative to single-family housing.
- Circulation
 - Improved safety and reduced traffic congestion on State Route 89A.
 - Improved safety, convenience, and experience for walking and bicycling.
 - A connected network of sidewalks and trails that link neighborhoods and lodging to businesses and destinations such as parks, National Forest trails, and the West Sedona School.
- Environment
 - Conservation practices are incorporated into building and landscape design, construction, and maintenance.

- Community
 - An identifiable area recognized for its natural features and the design quality of its built features.
 - A neighborhood center with appealing and accessible community spaces that reflect a sense of community.

DEVELOPMENT PROPOSAL

The applicant is proposing a new mixed use development consisting of the following:

- ± 126 lodging units (Oxford Hotel)
 - ± 92,000 square feet
- Hotel Meeting Space
 - ± 8,750 square feet
- 12 condominium units
 - ± 9,000 square feet
- 5 employee housing units
 - ± 2,700 square feet
- Retail space
 - ± 9,500 square feet
- Restaurant
 - ± 4,400 square feet
 - *Square footages for the outdoor dining areas have not been provided*
- A new public road connecting Saddlerock Circle to the signalized intersection at Soldiers Pass Road
- Associated site improvements and public amenities

There are discrepancies in the submitted documents regarding numbers presented in the development proposal, including number of lodging units and square footage of retail and restaurant space. Staff has asked the applicant to verify the numbers presented in the proposal and provide clarification regarding the percentage of area devoted to each use.

Phasing

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

Access and Traffic

- Vehicular access to the site is proposed via State Route 89A, Saddlerock Circle, and Elk Road. The access to State Route 89A is at an existing signalized intersection (Soldiers Pass Road).
- A new public road is proposed to provide a connection between Saddlerock Circle and the signalized intersection at Soldiers Pass Road.
 - *The City's Public Works Department has reviewed the conceptual plans and provided comments to the applicant regarding what will need to be done to allow the proposed road to be accepted as a public street.*
- *A traffic impact study will be required at the next stage of review. The applicant will be working with the Public Works Department to determine the parameters and scope of that study. Initial comments regarding what should be evaluated in the traffic impact study are included in the Public Works Department's comments.*

Pedestrian Traffic and Connectivity

- There is an existing sidewalk along the northern (State Route 89A) property line.

- The proposal includes a new sidewalk along Saddlerock Circle, extending south towards Valley View Drive.
 - *Staff has asked for clarification regarding how far south the sidewalk will be extended.*
- The proposal includes internal walkways between the various project elements.
- *The applicant has been asked to provide sidewalks along the proposed public street from Saddlerock Circle to Soldiers Pass Road.*

Parking

- The applicant has provided preliminary parking calculations resulting in a total requirement of 243 spaces. 215 parking spaces have been provided on site.
 - *Staff has asked for clarification on the parking calculations, as it does not appear that all proposed areas have been accounted for and it does not appear that the correct parking ratios were used in calculating parking.*
 - *Parking requirements may change based on requested clarifications regarding the number of lodging units and amount of retail/restaurant space.*
 - *The applicant has not provided any justifications for the discrepancy between the required parking and proposed parking.*
- *Parking must meet all applicable requirements of the Land Development Code (LDC 912). A complete review for compliance with these requirements will be completed during comprehensive review.*

Preliminary Grading and Drainage Report and Plan

- *There is a City designated floodplain along the northern property line (State Route 89A). Buildings in this area will have to meet City requirements for construction within a floodplain. Preliminary comments regarding what will be required are included in the Public Works Department's comments.*
- *A preliminary grading and drainage report and plan will be required for comprehensive review.*

Wastewater Disposal

- *The property has the ability to connect to the City's Wastewater System.*
- *A sewer analysis report will be required for comprehensive review.*

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

- The applicant has stated that they intend to comply with the City's height and massing requirements.
- In order to allow for buildings up to 3 stories in height, the Letter of Intent indicates that the ground floor will be depressed 4 to 7 feet into the existing grade.
 - *Based on the information provided, it appears that alternate standards will need to be used to achieve the proposed heights.*
 - *The City's LDC requires that all heights be measured from natural grade. There has been significant disturbance to the site over the years and no record of natural grade exists. Therefore, the existing grades will be used to measure heights. If the applicant wishes to propose a different method of measurement, that information needs to be provided to Staff for review and approval prior to submittal for comprehensive review.*
- *A comprehensive evaluation for compliance with the Land Development Code and the Design Review Manual will be conducted at the next stage of review*

Vegetation and Landscaping

- The applicant has shown proposed landscaping areas on the site plan and submitted a conceptual landscape plan.
- The conceptual landscape plan includes the preservation of some of the existing trees.
- *A comprehensive evaluation for compliance with City landscaping requirements and the applicant's representations will be conducted at the next stage of review*

Signage

- The site plan includes a 27 foot tall monument sign.
 - *The City's Sign Ordinance does not allow for a monument sign at this height.*
- *A master sign plan will be required for comprehensive review.*

Outside Lighting

- *A full lighting plan will be required for comprehensive review.*

Mechanical Equipment

- Mechanical equipment will be screened by parapets or screen walls.
- Dumpsters will be enclosed within screen walls in accordance with LDC requirements.

Utilities

- All required utilities exist in the area.
- *Staff has suggested that the applicant ensure each utility company understands the densities proposed and the levels of service required.*

PUBLIC COMMENT

The following is a summary of the comments received by Staff:

- Concerns about traffic, particularly the impact of a new public road and the impact traffic from this development could have on the Saddlerock Homes Subdivision.
- Concerns about light and noise pollution from the new hotel.
- Whether the site can support the amount of development proposed.
- Whether the current proposal is reflective of the "park like" environment that the applicants presented to the neighbors during public outreach efforts.
- Concerns about drainage and potential flooding concerns for the homes closest to the project site.
- Support for the proposal, linking neighborhoods, and potential traffic solutions the proposal could offer.

All written comments received by Staff are included as [Attachment 4](#).

REVIEW GUIDELINES

The following is requested from the Planning and Zoning Commission at this time:

ZONE CHANGE	Conceptual Review of Proposal
DEVELOPMENT REVIEW	Conceptual Review of Proposal

DISCUSSION (ZONE CHANGE)

The zone change component of this project proposes to rezone the property from General Commercial (C-2) and High Density Multi-family Residential (RM-2) to Planned Development (PD). While the applicant is only requesting conceptual zoning review at this time, the following will be used to evaluate the Zone Change application.

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

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

Soldiers Pass Community Focus Area

This site is within the [Soldiers Pass Community Focus Area \(CFA\) Plan](#) Area. A CFA Plan for this area was adopted by City Council in April 2016 and provides guidance for future development of the area. This plan, its guidelines, and recommendations should be used as a reference document when evaluating this proposal.

Staff Recommendation

None at this time (Conceptual Review). This is an opportunity for the Commission to provide feedback to the applicant and staff regarding the project.

DISCUSSION (DEVELOPMENT REVIEW GUIDELINES)

While the Commission is not being asked to take action on this project at this stage, the following is included to inform the Commission about the scope of and guidelines for review of this project. In considering an application for Development Review approval, the review process is guided by the following criteria noted in Article 4, (Review Procedures), Section 401.06 of the Land Development Code:

1. *The degree to which all of the applicable provisions of this Code and all other ordinances have been complied with.*
2. *The degree to which the proposed development of buildings, uses or structures conforms to the design standards as set forth by the Design Review Manual.*
3. *The degree to which the proposed development integrates the proposed built environment into the natural environment with minimal disturbance to view corridors, existing native vegetation and/or established landscaping, the natural topography of the site, natural drainage ways, known wildlife habitats, rock outcrops, and other natural features.*
4. *The degree to which the proposed development integrates into, and is compatible with, the built form of surrounding properties and existing developments with regard to building height and character, landscaping, signage, building materials, historical structures or features, and pedestrian and vehicular circulation.*
5. *That the proposed use is in general conformance with applicable goals, objectives and recommendations described in the Community Plan and adopted specific plans.*







6. *The degree to which proposed vehicular ingress, egress, internal traffic circulation, off-street parking facilities, loading and service areas and solid waste collection are designed to promote public safety and convenience.*
7. *The degree to which pedestrian circulation is facilitated both on and off-site through interconnected passages, pathways and plazas, and is designed to promote public safety and convenience.*
8. *The degree to which the proposed development addresses concerns cited by participating reviewing agencies with jurisdiction in the areas of public health and safety.*

Staff Recommendation

None at this time (Conceptual Review). This is an opportunity for the Commission to provide feedback to the applicant and staff regarding the project

Vicinity Map

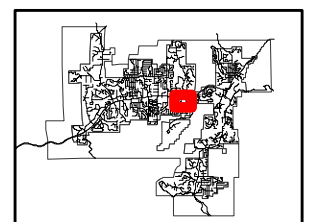
Selected
Parcels
Village at
Saddlerock

-  Selected Parcels
-  Zoning Boundary
-  Building Footprint
-  Parcel Boundary
-  Trail
-  Street Centerline



0 55 110 Feet

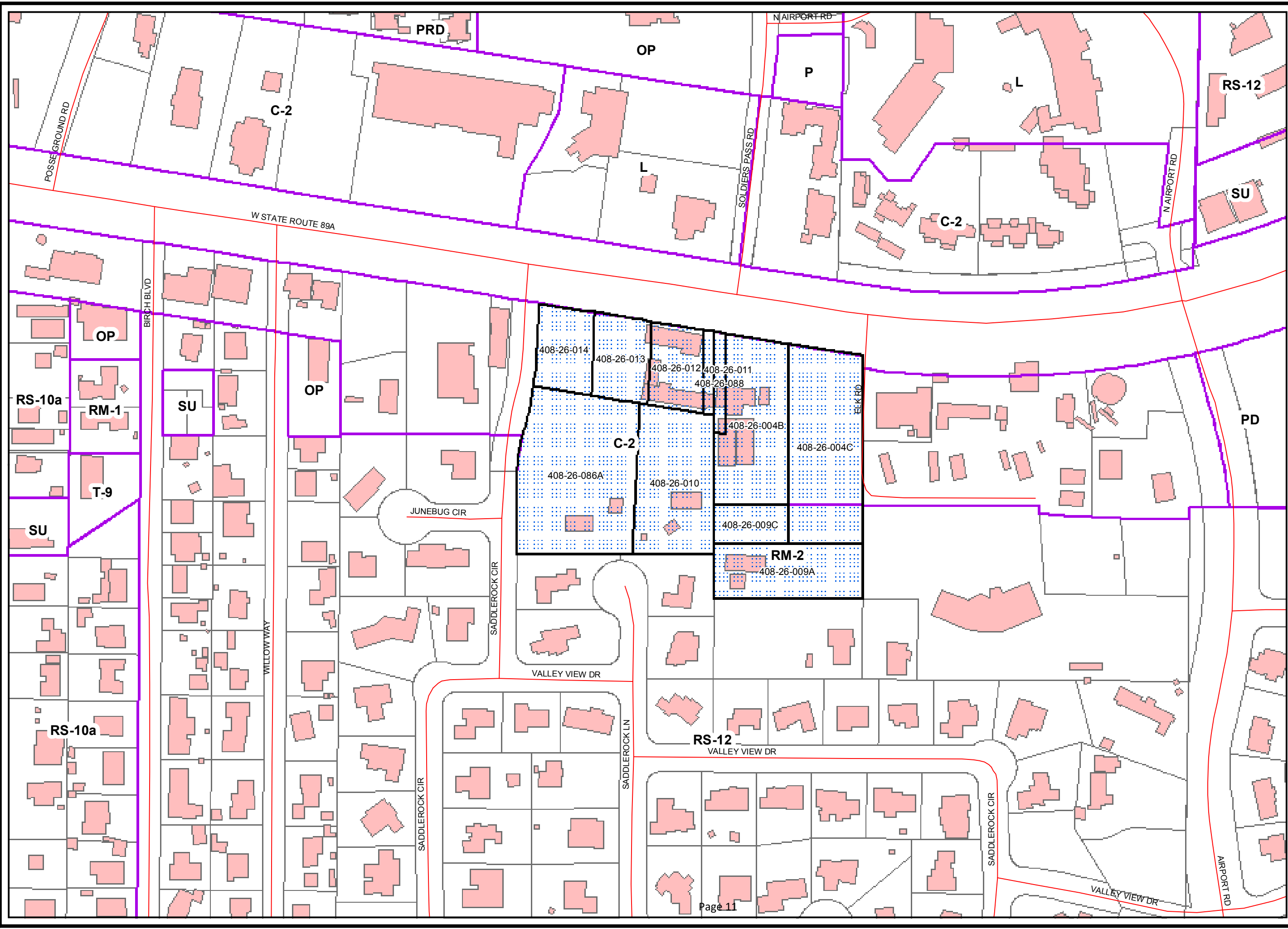
City Index



GIS, City of Sedona
07/12/2017
g:/pubreq/projects/stevenhompson/
villageatsaddlerock/mxd/
selectedparcels_vicinity.mxd




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



Aerial View

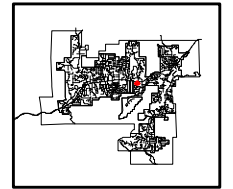
Selected Parcels Village at Saddlerock

-  Selected Parcels
-  Parcel Boundary
-  Street Centerline



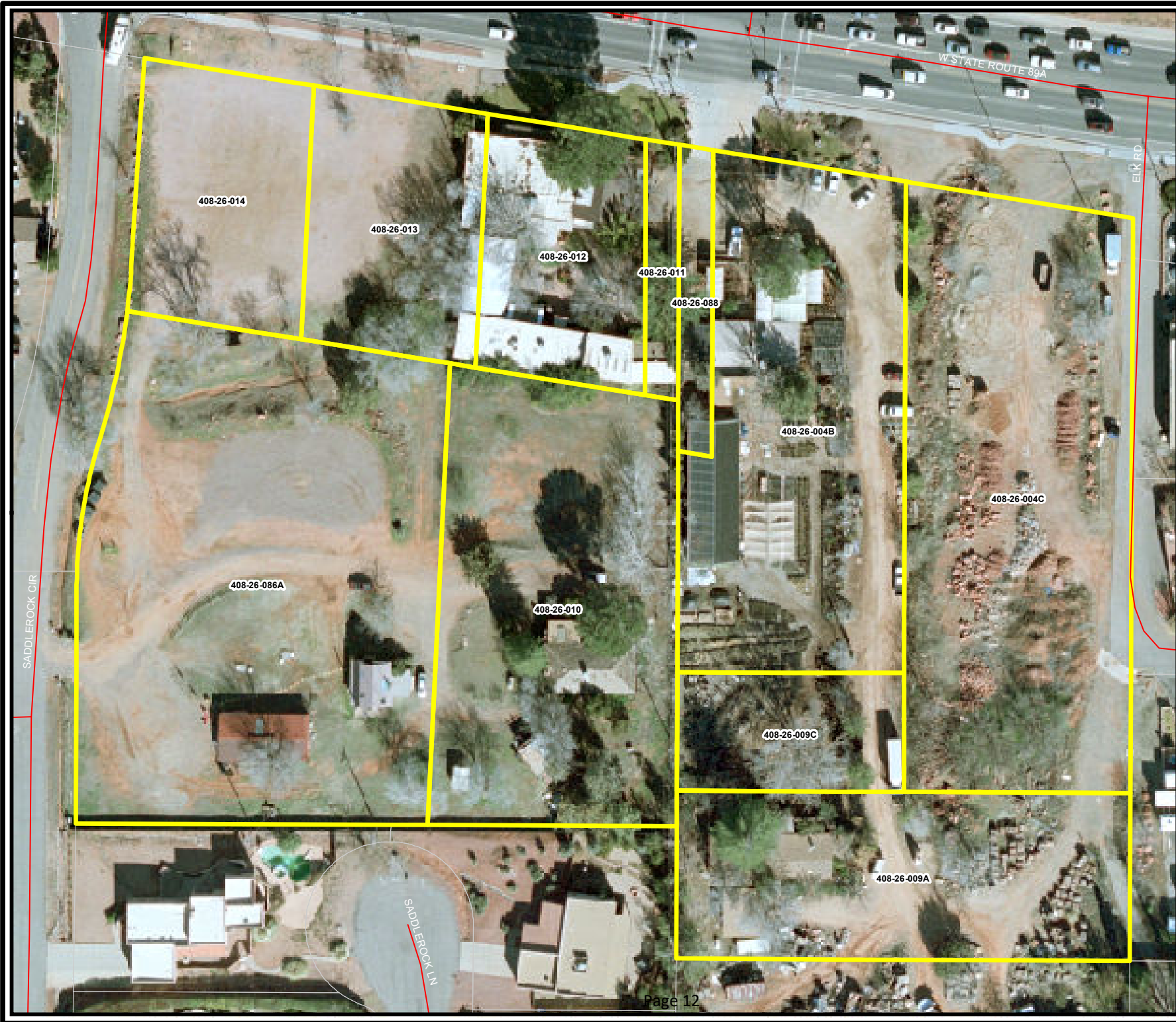
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City Index



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07/12/2017
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selectedparcels_aerial.mxd

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Project Application



City Of Sedona

Community Development Department

102 Roadrunner Drive Sedona, AZ 86336

(928) 282-1154 • Fax: (928) 204-7124

The following application is for:

- Conceptual Review
 Final Review
 Appeal
 Time Extension

- Development Review
 Subdivision
 Variance
 Conditional Use Permit
 Zone Change
 Major Community Plan Amendment
 Minor Community Plan Amendment

PROJECT CONTACT:	Stephen Thompson	Phone:	928.301.5922	App. #:	
Address:	2015 N. 11th St., Phx. 85006	Cell Phone:		Date Rec'd:	
E-mail:	studio@stephenthompsonarchitect.com	Fax:		Rec'd by:	
PROJECT NAME:	Oxford Hotel / Sedona	Parcel #:	408-26-013 et. al.	Fee Pd:	
Project Address/ Location:	Soldiers Pass Rd. and SR89A	Acres:	5.9	Zoning:	

Project Description:	A mix-use development on approx. 6 acres, which will include a 120-room hotel, Restaurant/Bar, Retail 'shells' w/ multi-family residences above. Employee apartments above restaurant.
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OWNER NAME:	Robin and Curt Baney	APPLICANT NAME:	Owner
Address:	1550 E. Williamson Blvd., Bend, OR 97701	Company Name:	
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		E-mail:	
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Cell Phone:		Cell Phone:	
ID #/Exp. Date:	#11569 / Exp. 9/2018		
City Business License #:			



PHONE: 602-230-0600

FAX: 602-212-1787

2525 E. Arizona Biltmore Circle, Suite A-212, Phoenix, AZ 85016

July 13, 2017

Planning and Zoning Commission
Sedona City Hall
102 Roadrunner Drive
Sedona, Arizona 86336

Re: Resubmittal of Letter of Intent for Development Review Application and Zoning
for the Village at Saddlerock Crossing

Dear Planning and Zoning Commission Members:

This firm represents Baney Corporation ("Applicant") regarding its proposal to develop a mixed-use lodging and commercial retail development, the Village at Saddlerock Crossing, at the southwest corner of Soldiers Pass Road and Highway 89A, Sedona ("Property"). The Property addresses are 1259 West State Route 89A, 105 Elk Road, 82 Saddlerock Circle, and 1335 West State Route 89A which include Assessor Parcel Nos. 408-26-014, 409-26-13, 408-26-012, 408-26011, 408-26-088, 408-26-004B, 408-26-004C, 408-26-009A, 408-26-009C, 408-26-010, and 408-26-086A.

Attached hereto is the resubmittal of the rezoning and development review applications for the Village at Saddlerock Crossing, the product of many months of diligent work by our design team. We believe this application incorporates direction from City Staff provided in initial application review comments.

Following your review of the resubmittal, please advise us of any additional information you may need. We look forward to working with the City and the community on this unique lodging development that incorporates an important part of Sedona's history into the project.

Sincerely,
WITHEY MORRIS P.L.C.

By  Jason Morris

JBM/jt
Enclosures

the Village at Saddlerock Crossing
Soldiers Pass Road & Highway 89A
Sedona Arizona

Stephen Thompson Architect. Sedona/Del Mar



LETTER OF INTENT: July 13, 2017

City of Sedona Zone Change and Development Review Application

A request to change approximately 6 Acres from Commercial (C-2) and High Density Multi Family Residential (RM-2) to Planned Development (PD).

South Side SR 89A, Elk Road to Saddlerock Circle.

Owners Business Philosophy and Project Statement

THE VILLAGE AT SADDLEROCK CROSSING

OVERVIEW

Our vision for The Village at Saddlerock Crossing is an open, lively space for the community to gather.

Local artists provide a glimpse into the creativity found in this corner of the desert; their art featured throughout The Village allows community members to reflect with each other and the environment. Saddlerock Crossing's park-like setting lends itself to be a safe space, both nurturing and restorative, and it is our hope that our neighbors will congregate here to reflect on Sedona's history, enjoy the present and dream for the future.

To capture the essence of community, something very important to us, our intent is to provide guests and the general public with a unique and viable Sedona experience. Community is about connection. Saddlerock Crossing will be designed to provide numerous opportunities for connection. Connect with nature. Connect with history. Connect with creativity. Connect with friends.

DESIGN PRINCIPLES

As part of our goal of providing a place of gathering, we value your input and insight as this process unfolds.

Our vision is to offer a consistent building design theme/character. Borrowing from Sedona's rich history and tradition of building with native forms and materials, the envisioned design ethos will blend modern functionality with classic high-desert archetypes.

Reflecting the solidity and stability of earthen dwellings, we plan to use glass discretely recessed to capture natural light or a specific viewshed. Detailing will honor the timelessness of the everpresent sedimentary cliffs. Roof shapes are intended to be predominantly horizontal, with an occasional shed accent to invoke the pragmatism of basic pioneer shelter. Steel framing and overhead shade elements provide a filtered shade effect for environmental cooling. Colors will conform to the Sedona LRV standards, blending with the natural surroundings.

"My vision for the Lodge is to hint at traditional style and detail while maintaining sophistication."

- Stephen Thompson, Architect

COMMUNITY

OVERVIEW

The Baney Family, founders of Oxford Corporate, have been in the hospitality business since 1955. Since our inception, and true to our roots as a family-owned company, giving back to the communities we're a part of has been and always will be of great importance to us.

INVOLVEMENT AT-A-GLANCE

We connect with every community we serve. A small example of what we do can be demonstrated through our involvement in the Bend, Oregon community. Bend's The OXFORD hotel is owned by the Baney family. As diligent and aware community members, we support a variety of causes and charities that positively impact our community.

Music Education: Through our annual jazz series, Jazz at the Oxford, we bring world-class musicians to downtown Bend and host a free, open workshop for local musicians to talk with, learn from and play with.

Local Arts: The hotel showcases local art throughout its halls, year-round. We also participate in Bend's First Friday Art Walk, where we host a monthly reception and exhibit for local print artists to visit with the community while their work is on display in our lobby. Additionally, we support Bend Film Festival: a celebration of independent cinema and its creators.

Youth Health and Wellness: We sponsor the annual Oxford Classic, the Northwest's premier

cross-country running event hosted by Bend High School in downtown Bend's Drake Park. We also give back to the sports programs for all three of Bend's high schools to provide opportunities for our next generation to get moving.

At-Risk Youth and Families: We are the title sponsor of the Oregon High Desert Classics, a two-weekend event of premier AA hunter/jumper competitions held in Bend every summer. Proceeds from this event benefit five agencies parented by J Bar J Youth Services, a local non-profit that serves at-risk and homeless families in the area.

Collaboration and Sharing of Ideas: As a sponsor of TEDxBend, we enjoy the opportunity to bring new, engaging, thought-provoking ideas to the Bend community for discussion and contemplation.

Women's Empowerment: We support the annual MUSE Women's Conference in Bend, connecting women with internationally recognized artists, authors, athletes, entrepreneurs, activists and social change leaders to celebrate International Women's Day and kick off Women's History Month.

Creativity: It's our pleasure to host and support the annual Bend Design Conference: a celebration of design culture in the modern world. Attendees are encouraged to embrace creativity in everything and anything.

Innovation and Entrepreneurship: Our support of the annual Bend Venture Conference allows the most promising startups to emerge and take the path towards success.

There are many other causes that we support; this is just a few of many and a small sampling of what we do in the communities we serve. We're proud to give back and be active participants towards creating a better, brighter future. Together, we can make a difference and make a lasting impact. We look forward to joining the Sedona community and working together to keep this city a beautiful, special place.

Project Overview

The subject property is located in the City of Sedona on the south side of SR 89A between Elk Road and Saddle Rock Circle, encompassing approximately 6 Acres (the 'Property'). This application requests Development Review and Zone Change for a proposed mix of uses including Lodging, Restaurant/Bar, Retail, Multi-Family Residential and Efficiency Housing Apartments.

The overall goal of the proposed development is to create a destination lodging facility that provides a unique and viable Sedona experience, is 'walkable' and affords a vibrant mix of experiences for both guests and the general public. The Restaurant, Retail and Efficiency Housing uses are envisioned as amenities to lodging guests and employees, providing economy and convenience while minimizing automobile trips outside the facility. The Restaurant/Bar will be open to the public.

The Property is within the Soldiers Pass Community Focus Area (CFA-5), and as such close attention has been paid to the goals set forth as a dynamic and walkable activity zone for neighbors, visitors, patrons and employees in developing the proposed plan. Elements have been incorporated that enhance the prospect of walking, biking and using mass transportation. Site uses and amenities have been proposed that are safe, convenient, interesting and provide a connection to adjacent properties.

The **lodging element** in the proposed plan consists of 124 (114 rooms in main lodge and 10 elite rooms), meeting facilities for lodging guests only, a business/exercise facility, pool, and sauna. It is sited south of the proposed commercial uses to provide a buffer to adjacent residences bordering to the south. Landscape screening and a parking area separate the lodge from residences by approximately 80-feet. The central pool terrace, courtyard, cabana and adjacent three-story lodging structures are depressed 4- to 7-feet into grade to minimize visual/noise/light impact and allow for compliance with the requirements for building height and massing set forth in the Sedona Land Development Code (SLDC) Article 9, Section 903.03. Additionally, commercial uses along the SR 89A frontage provide a distance buffer to the lodging element from highway disturbances.

The **restaurant/bar element** is intended for both lodging guests and public use. It is attached to the **hotel lobby** for efficiency of Staff management. An open-air terrace is located on the north side behind landscape and screen walls. A sidewalk bistro is located in the Lobby area and opens to the trail-link. The **meeting facility** is located in the basement below Lobby and Restaurant and is

for lodging guests use only. This proximity also allows for efficient food service from the food preparation element located directly above in the Restaurant Kitchen.

Five efficiency dwelling units are located above the Kitchen area and are intended for use as Employee/Staff apartments.

The **retail/public gathering plaza** is located at the corner of Soldiers Pass and SR 89A, containing approximately 8,500 sq. ft. of 'Shell' space for future tenants. 6-mature shade trees have been preserved from the demolished Spa Store site providing an instant shade canopy. Water Fountain, Seating and Rest Room facilities are provided for public use. An interior 600 square foot historic display space and interpretive garden is proposed in a reconstructed stone building, featuring localized information and cemetery facts.

The individual Retail spaces vary from 800 to 1500 sq. ft. to attract small-scale, 'Village' users that will provide goods and walk-up services to a more local, pedestrian clientele. They are 1 & 2-story in height. Neighbors have suggested they would like to see a Restaurant/Bar, Bistro, Café, Bike Shop, Barber/Beauty Shop, Newspaper Stand, Snack Bar, Gift Shop & Historic/Art Gallery.

Twelve multi-family dwelling units, located in a complex with **10 elite lodging units at SR 89A & Saddle Rock Circle**, are of similar floor plan layout to add market flexibility and **at a minimum** replace the 12 multi-family dwelling units that could have been developed on the parcel with the existing RM-2 zoning. Combined with the **five efficiency units**, the mixed housing units provided totals 17.

A new roadway connection from Saddle Rock Circle to the signalized intersection at Soldiers Pass Road and SR 89A will provide safe and efficient access to and from the residential areas to the south for vehicles and pedestrians. This new roadway connection is proposed to be a dedicated right-of-way.

All main service elements, deliveries, loading/unloading, trash and food service, are located in the northeast corner of the site within an 8-foot enclosure/screen wall. Pick-up/delivery schedules will be in accordance with Neighbor desires and City of Sedona standards. All housekeeping service circulation will be by electric or hand carts.

Summary of Request

This proposal seeks a change in existing zoning of approximately 6.4-acres of land from C-2 and RM-2 zones to a Planned Development (PD) zone. This application is for a mixed use development that will be constructed in a single phase of development with all buildings, facilities, landscaping, off-site, and on-site

elements being built to minimize disturbances of both lodging guests and adjacent neighbors.

The attached conceptual design drawings contain specific plan and elevation information and in some cases list specific configuration and quantities. As the planning/architectural design and approval process evolves, and more public and owner comments on record, they will become guidelines for the final design and approval submittal along with the Sedona Land and Development Code and Building Code.

Existing Property Conditions

The site is bounded by Saddlerock Circle to the west, SR 89A to the north, Elk Road (a private accessway) to the east and the Saddlerock Subdivision and an undeveloped residential lot to the south. The site slopes from the southeast corner to the northwest corner. There is a non-natural drainageway that bisects the westerly portion of the site and is designated as Profile 3600 on the City of Sedona Flood Boundary Map. It flows to a culvert at Saddlerock Circle.

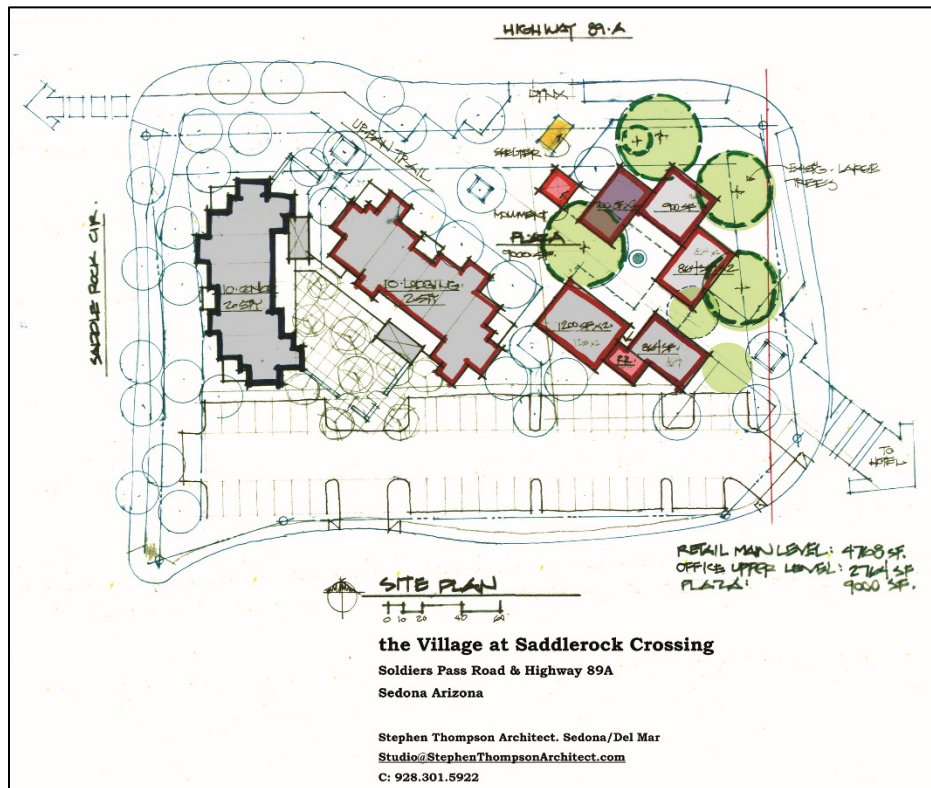
Originally the site of Cook's Homestead, the property has seen various forms of site grading and development for decades with no pre-existing natural grade and vegetation remaining. Having been a plant nursery for 50 years, several extremely large non-native trees exist ranging from 30- to 90-feet in height and forming a substantial visual impression. They are easily among the tallest trees in Sedona. To date, all existing buildings, trash, litter and invasive vegetation have been removed from the property. Eighteen mature trees remain along with a variety of smaller trees (see Site Plan and Landscape Plan for locations). A substantial line of existing trees remains along the southern border providing a visual screen to adjacent residences. It is proposed that these trees remain and become part of an enhanced buffering element. Mulch and a temporary automatic drip-irrigation system has been installed to all preserved large non-native trees.

The site has promoted a 'lushness' and forested ambience that has become a characteristic of the area. Combined with the Old Marketplace landscape scheme to the north across SR 89A, a 'green space' zone exists on the West Sedona Commercial Corridor that provides a unique visual presence. This proposal views the lush character zone as an asset to the Lodging development, as well as a public benefit. The development scheme embraces the preservation and further facilitation of landscaping of this nature.

Three existing residences border the property to the south; two have some vantage to red rock views. Also to the south is an undeveloped Residential (RS-12) parcel, currently used for landscape material storage. To the east across Elk Road are Commercial uses, a Mobile Home Park and Elks Lodge. Service elements have been located in the northeast corner of the site, away from the residences to the south.

Public Gathering Space/Plaza

A public gathering space/plaza is located at the intersection of two pathways. One running north/south from Saddle Rock Subdivision to the signalized intersection and the other an east/west link in what will eventually become a trail from Cooks Hill to West Sedona. The location is highly visible from Highway 89A and will serve as a constant reminder, inviting social interaction and patronization of the projects public amenities.



The Plaza is approximately 9,000 sq. ft. formed on three sides by small village retail spaces and public bathrooms. The public transportation stop lies at the northwest

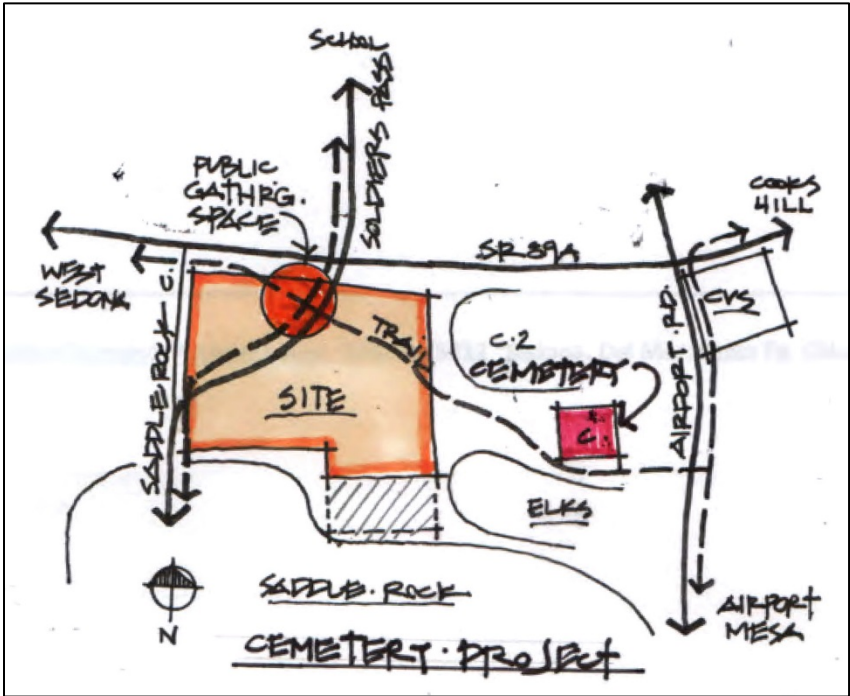
Studio@StephenThompsonArchitect.com 928.301.5922 Sedona. Del Mar. Santa Fe. Chicago

end and is an integrative part of the plaza with mature shade trees, bike rack and an enhanced staging shelter. Six large canopy trees have been preserved in the area to provide instant shade for the plaza area which will contain mixed-media art by local artists, an historical interpretive element tied to the Sedona Cemetery, public restrooms, water fountain, bike racks and seating opportunities.

The plaza is the site of the project's monument sign providing identity and orientation to both lodging guests and visitors. As with all buildings, site elements, signage and landscaping, the plaza will be integrative, imageable, impactful and useful. The plaza will be fenced and secured after-hours by the use of articulating panels that 'disappear' during daylight hours inviting visitors to enjoy passive interactions with the plaza environment. Ten-parking spaces have been designated for public use in close proximity to the plaza.

The Sedona Cemetery Project

Although not contiguous to the project site, the Cemetery will become an integrative element to the project program. It is located approximately 100 yards east of the site along a suggested trail link. A narrative will be developed in concert with local interested public and private parties along with project

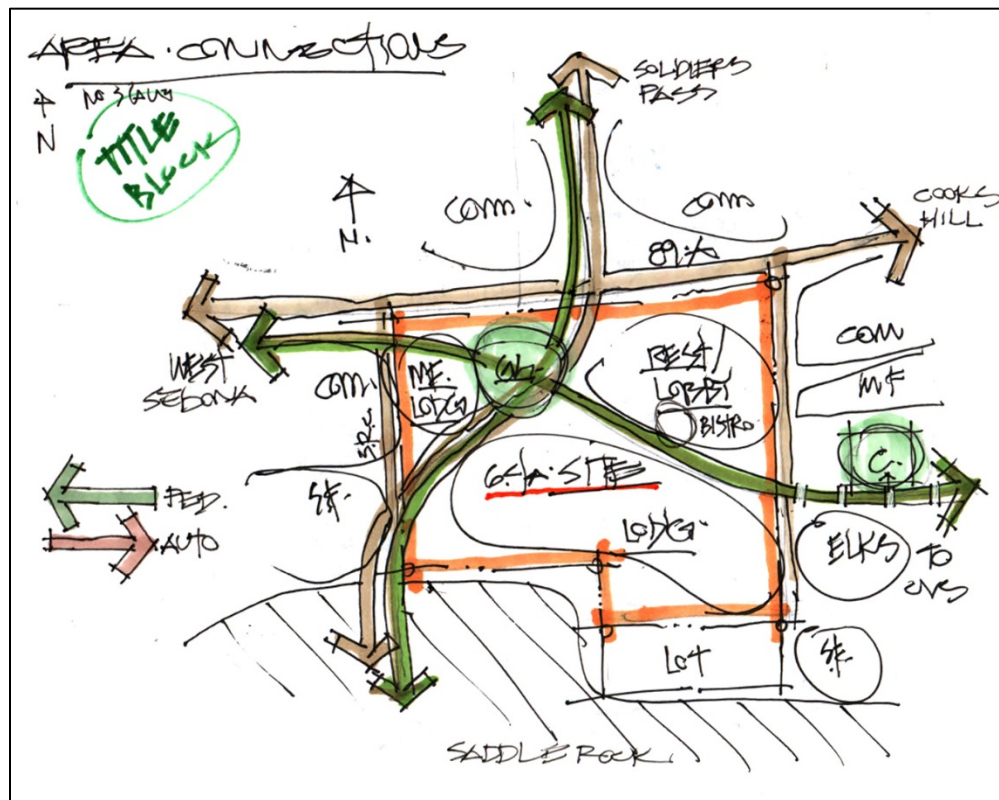


planners and architect to form a vision for its restoration and enhancement. The grave of Sedona Schnebly will be a part of this restoration, as well.

An interpretive display and small museum will be integrated into the Public Plaza along with a trail map highlighting its location, means of access and historic significance. The project will be funded as part of the scope of the overall project.

Relationship to Adjacent Properties

The property's location is adjacent to commercial and residential uses, ideal for a mixed use, transitional development. At the signalized intersection of SR 89A and Soldiers Pass Road, it occupies the southern half of the hub of CFA-5. It forms a critical link in the manifestation of both the Sedona Community Plan ("Community Plan") and CFA-5 goals for walkable, efficient, safe and interesting interconnection with other area properties and uses. (See Area Connections Exhibit below). The lodging use is listed as a compatible use within the CFA-5 zone. The proposed lodging element, occupying less than 5-acres of the property, falls

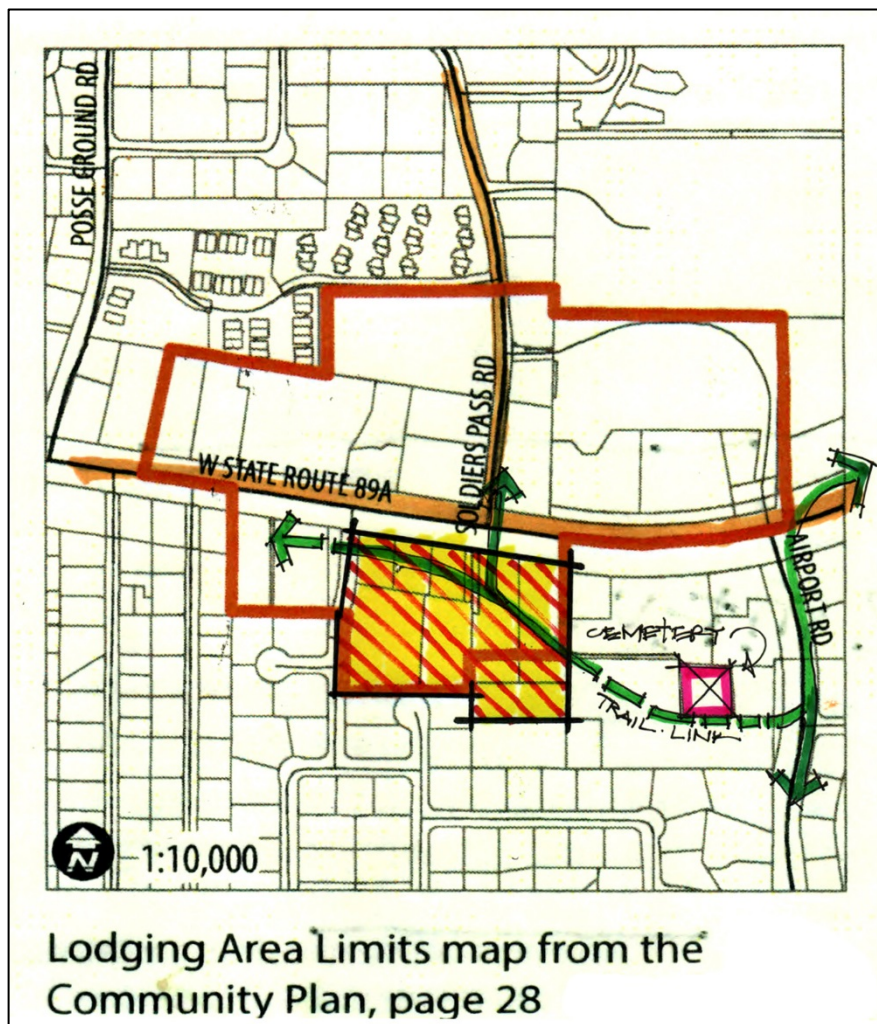


within suggested lodging limitations with the exception of approximately 1-acre in the southeast corner of the property.

Consistency with Community Plan and CFA-5 Goals

The proposed development is consistent with the Community Plan Land Use Map, which designates most of the site for commercial use.

The Community Plan supports new lodging development “within the Commercial Land Use Designation if it is within the boundaries of the Lodging Area Limits Map” with consideration for possible expansion outside the limit boundary. The proposed lodging element is located substantially within the boundaries of the Lodging Area Map (See Lodging Area Limits Map below). The Community Plan states “new lodging development may also be approved as part of a plan within a Community Focus Area”. The addition of the proposed approximate 3.9-acres



designated for lodging use will render a total of less than 10 Acres of lodging use in the entire CFA-5 zone.

The proposed development is consistent with the goals of the CFA-5 zone. The Community Plan and CFA's encourage development of 'areas of compact, mixed use and walkable development'. The proposed development provides another link in the pathway concept established by the CVS Pharmacy proposal that envisions a continual trail traversing private property that will one-day connect Cook's Hill with all of West Sedona. The proposed segment of the 'Trail Link' runs from the east property boundary through the site with a public plaza, shaded rest stops, connection to mass transit stop and adjacency to supporting commercial uses such as a Restaurant/Bar, Café and Coffee Terraces, Art Sites, and other proposed future retail uses. It provides a future opportunity to connect to the Sedona Cemetery, CVS Pharmacy and beyond to Cook's Hill Open Space.

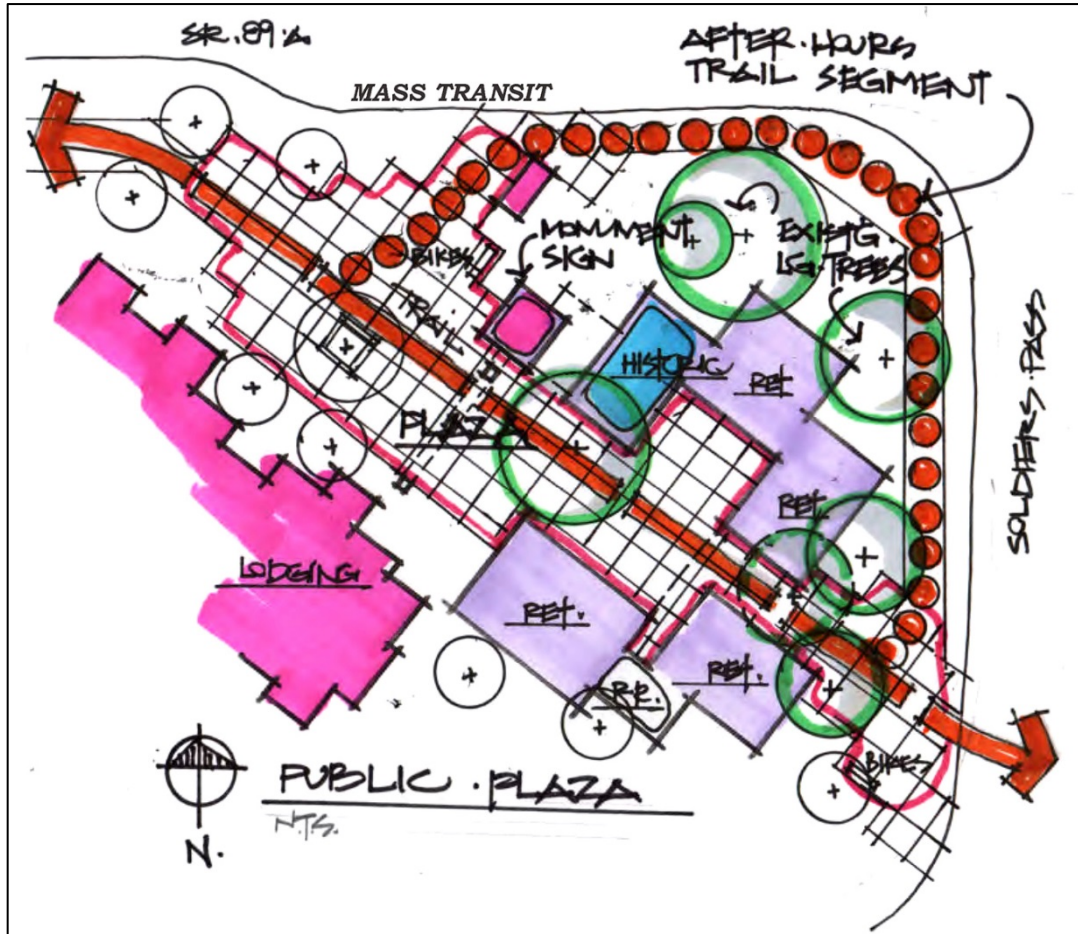
Consistency with Community Expectations of CFA-5:

1. Provide mixed uses and a more walkable environment.

The site design encourages use by pedestrians through a system of internal walkways that promote interaction among the internal uses, as well as with the community at large. A segment of a potentially continuous trail from Cook's Hill and the Historic Sedona Cemetery to West Sedona is proposed along with shaded rest stops, a café, coffee shop, restaurant, a view of the tallest tree in Sedona, mass transit stop and art elements. A structured walkway through the site from the Saddle Rock Neighborhood to the signal is also provided. A winding, landscaped sidewalk is proposed along SR89A with several walkway links into the site.

2. Create public gathering spaces.

Alongside the Trail Link are shaded terraces at a café, coffee shop and restaurant. A shaded rest stop/public plaza with water fountain, benches, public rest rooms and bike rack are located in close proximity to the mass transit stop. Seating and bike racks will be integrated into the landscape scheme providing casual use of public areas. Additionally, 8,500 square feet of small-scale retail space forms the public plaza on three sides and provides the opportunity for supplementary uses. A 600 square foot interpretive historic element will display local history and feature the Historic Sedona Cemetery.



3. New higher density residential or lodging developments should be required to address neighborhood traffic circulation and controlled access options to Highway.

A public right-of-Way is proposed that connects Saddlerock Circle to the signal at SR 89A to provide a safe, structured connection to the Highway. This is the only access point to the property on the entire 640 lineal feet of highway frontage.

4. **Preserve historic resources.**
5. There are no historic structures or other features on the property. A 600 square foot interpretive historic element within the public plaza will display localized history and feature the Sedona Cemetery. **Provide buffering and land use alternatives as transitions between more intensive commercial and multi-family uses and adjacent single family neighborhoods.**

Eighty feet wide zones of parking and landscape buffer line the entire south side of the site, adjacent to the residential neighborhood. The Lodging structures form an additional separation for the neighborhood from commercial uses along SR 89A.

6. Focus on general needs discussed previously for the West Sedona Commercial Corridor.

- **'Creation of incentives and priorities for development and re-development that achieve a broad range of land use'.**

The proposed development includes land uses ranging from Lodging and Retail Commercial to Restaurant and Multi-Family elements and employee housing.

- **'Identification of locations for desired land uses'.**

The CFA-5 Lodging Standards suggest a mix of commercial uses to accompany Lodging uses to benefit Guests and the public and minimize the need for vehicle use.

- **'Coordination of access control planning and relief of congestion at the Corridor'.**

The proposed development includes a new right-of-way connection from Saddlerock Circle to the signalized intersection at Soldiers Pass Road. The signal is the only point of ingress/egress from SR 89A to the property.

- **'Establishment of consistent design themes or character'.**

The development has been designed with a common theme of material, color massing and detail although individual buildings vary in subtle ways to form a 'village' fabric. The buildings of varying size and function, convey a contemporary look at Sedona vernacular. Their form reflects an array of functional determinants along with passive and technical means of addressing environmental elements. The landscape scheme remains consistent throughout the development with both functional and aesthetic purpose.

- **'Establishment of safe and convenient access for pedestrians, bicycles and those with disabilities'.**

An organized system of pathways and walkways traverse the development connecting the various elements of use with site elements,

providing rest stops, benches, bike racks, shaded areas and access to a café, coffee shop, mass transit stop and restaurant. Additionally, a Trail Link bisects the site from east to west providing the potential for safe circulation, shaded and separated from SR 89A that will eventually run from Cook's Hill into West Sedona. All surfaces are in compliance with ADA Standards. To date this Trail Link has been incorporated into the site plan of CVS Pharmacy at Airport Road and SR 89A.

- **'Creation of strong connections between CFA's in the West Sedona Corridor, including good pedestrian links between neighborhoods and CFA's.'**

The site plan provides for a right-of-way connecting Saddlerock Circle with the signalized intersection at SR 89A which includes a pedestrian walkway. A Trail Link is proposed through the site that will eventually connect Cook's Hill and West Sedona.

- **'Provision of park-and-ride or park-and-walk opportunities.'**

On-site parking is intended primarily for facilities patron use with 10 designated public parking spaces. Pedestrian walkways will provide access to mass transit along with a shaded rest/waiting area with water fountain, benches and bike rack is for public use, as well as other interesting pedestrian supported elements.

- **'Identification of key open space needs'.**

The open spaces provided are a combination of public and private landscape elements. A depressed pool, cabana, and terrace area embraces large existing trees and green landscape. The lush nature of the CFA-5, established and defined by this site, is to be facilitated through a landscape scheme that screens buildings and parking areas from residential areas, shades buildings and walkways and provides public amenities in the form of safe and organized circulation paths.

- **Identification of aesthetic components such as landscaping and other key beautification components, as well as street furniture such as benches.'**

Public walkways will be landscaped, shaded, accessible, lighted and accommodating of public access to mass transit. Interpretive elements and art elements.

- **'Flexibility of building height where view corridors are least impacted and where multiple stories may be the best option to develop mixed uses that address the Community Expectations for the area.'**

The proposed mixed use development of Lodging, Restaurant and Retail uses is appropriately buffered from the adjacent residences through landscaping and building setbacks. Additionally, 3-story Lodging structures are depressed 4- to 7-feet below grade to minimize height impact and provide occasional vistas to the Red Rocks on the north horizon.

- **'Create better pedestrian connections between the north and the south sides of SR 89 A.'**

The CFA-5 specifically lists 'mixed uses and a more walkable environment'. This development scheme is laced with interconnecting walkways that serve the development, neighborhoods to the south, and an east/west 'Trail Link' segment that is parallel yet circuitous to SR 89A. The fabric of pedestrian walkways are connected to the crosswalks at the Soldiers Pass traffic signal forming a structured and safe means of accessing north and south sides of the Highway. Expanded pedestrian plazas at the intersection provide safe, shaded staging/waiting areas, set back from traffic.

Project Description

1. Conceptual Site Plan

The Site Plan has been developed in consideration of the Community Visions and Goals for CFA-5. Both uses and intensities have been derived from a careful analysis of the Owners' desires and aspirations for a Sedona Lodging facility, site determinants, market analysis, the Sedona Community Plan and impacts on neighboring elements. A mix of uses has been proposed that meet these Visions and Goals with the intent of contributing to the Commercial Corridor in a unique and positive way.

Restaurant and Retail uses are sited along the north highway frontage and are seen as uses compatible with the Lodging element. A Lobby with basement Meeting Facility for Lodging Guests only is adjacent to the Restaurant/Bar for efficiency of staffing and service. The Restaurant/Bar is for Lodging Guests and the public. It is located in the northeast corner of the site. Five Efficiency Dwelling Units are located above the Kitchen,

intended as employee/Staff housing. 6-Multi-Family Dwelling Units are located above the Retail Element. The 120 Room Lodging Element occupies the center of the property and has a landscaped pool terrace that is depressed 6 feet into the ground. Parking is situated throughout the development forming convenient access to facilities, including disabled guests and visitors. Access is primarily from the signalized intersection at Soldiers Pass and SR 89A with secondary access from Saddle Rock Circle. Vehicular access from Elk Road will be minimized and discouraged with signage. The proposed development includes a right-of-way that forms a connection from Saddle Rock Circle to the signal at SR 89A for vehicles and pedestrians (see the Site Plan).

2. Building Placement and Orientation

Buildings have been sited within the development according to the needs specific to each Element and relationships to one another. Access, functional efficiencies, view orientation and proximity to adjacent property uses have determined the proposed Site Plan regime. Restaurant and Retail Elements are located along the north/SR 89A frontage for exposure and to screen adjacent parking from Highway view. The Lobby and Basement Meeting Facility are adjacent to the Restaurant for efficiency of service and staffing. Five Efficiency Dwelling Units are located above the Kitchen for Employee/Staff accommodations. 6-Multi-Family Dwelling Units are located above the Retail Element. The Lodging Element, housed in two structures, is located in the center of the site, separating the Highway Commercial uses from the Residences to the south. It is setback approximately 80 feet from the south property line by means of parking and landscape screening. Although a portion of the Lodging structures are 3-stories in height, the ground floor is depressed 4- to 7-feet into grade to reduce height impact and comply with building height and mass requirements of SLDC Article 9, Section 903.03 (see West Wing Elevation).

3. Parking

Parking is designed to insure adequate and convenient accommodations for Guests, Visitors and the Disabled. Parking aisles are also designed for service, delivery and emergency vehicle access to all parts of the site. Parking quantities have been calculated by specific use and reflect an adequate number of spaces (see Quantities Schedule on the Site Plan). Parking at Retail and Restaurant Elements is screened from Highway view by the buildings. At the south side, parking and landscaping screens are

used to form an approximately 80 feet wide separation from adjacent residences. Landscaping within the field of parking will contain shade trees providing screening and protection from direct sunlight. The concept of “Ghost Parking” will be studied with areas of future parking spaces being landscaped.

4. Screening of Mechanical and Other Roof Mounted Equipment

All mechanical and roof mounted equipment will be screened from view by architectural screening elements that are integrated parts of the building design. Equipment penthouses, chimneys and other roof projections will be architecturally integrated.

5. Vehicular Access and Circulation

Vehicular access is provided through a system of primary and secondary connections to adjacent streets. The main point of access is by way of the signalized intersection at Soldiers Pass Road and SR 89A. A decel-lane is proposed for eastbound right turns from the Highway. No additional curb cuts are proposed along SR 89A. Lane design for northbound traffic on to the Highway will allow for designated left turns, through traffic and right turns. A right-of-way is proposed connecting Saddle Rock Circle to the signalized intersection, allowing for a safe and efficient access to the Highway for both left and right turns, as well as providing traffic relief to SR 89A. In addition to improving the signalized intersection, off-site improvements will be made at both Saddle Rock Circle and Elk Road, including curb, gutter and sidewalks. A sidewalk will extend south along the east side of Saddle Rock Circle to the next intersection. It is to be noted that all elements of vehicle circulation on and access to public rights-of-way are subject to review and approval by Arizona Department of Transportation.

6. Pedestrian Connectivity

The site design encourages pedestrian use through careful attention to the design and location of walkways and Trail Link. A fabric of internal walks, patterned crosswalks, and shaded rest area connect all elements of the project as well as form connections to adjacent neighborhoods and the signalized intersection at SR 89A. A Trail Link runs from east to west through the site providing a segment in a Trail that will one-day run from Cook’s Hill

through West Sedona. The addition of this proposal to the already completed link at CVS Pharmacy will set an example for other Commercial Corridor development to contribute to this Community Plan Vision. As the shaded Trail Link traverses the site, it will pass adjacent to Restaurant, Café, Coffee Shop Terraces, art exhibits, interpretive elements and Sedona's tallest tree. A sidewalk, curb & gutter will run approximately 200 feet south along the east side of Saddle Rock Circle providing a structured connection and access to the on-site walks and trail.

7. Connectivity Across SR 89A

An existing signalized crosswalk at the intersection of Soldiers Pass Road and SR 89A provides safe crossing and promotes pedestrian connections with Commercial elements along the north side of the Highway. Corner zones for crosswalk waiting and staging will be studied to accommodate needs of pedestrians, such as shade and expanded paving to better remove pedestrians from close proximity to traffic.

8. Connectivity with Adjacent Properties

All internal walkways connect to perimeter walkways, sidewalks and the Trail Link providing the option for casual and passerby users to take advantage of a more interesting, enlivened and shaded route through the property. It also gives neighbors the advantage of accessing the signalized intersection through a variety of safe and structured options.

9. Architectural Design Theme

The essence of the project design lies in the notion of a Village. Although buildings are diverse in use and form, the underlying principles of scale, form, detail, color and materials are consistent throughout. Building articulation, mass and general form will be based in Sedona vernacular yet detailed and implemented in a contemporary fashion.

10. Building Massing and Articulation

Lodging and Restaurant Elements. The lodging element is housed in four separate structures forming east and west wings. Corporate room design, efficiency, function and serviceability drive this regime. A basement houses utility, housekeeping and exercise/spa facilities. The motif is one of a contemporary rendition of traditional forms, massing, details, colors and materials. The Lobby is detached from the Lodging Units and adjacent to the Restaurant/Bar. Both have low-pitched roofs to recall simple pioneer

shelters of a century ago. A basement houses a Meeting Facility. A café and sidewalk bistro are located in the lobby space and are proposed as public and private uses. The Lobby and Restaurant are dynamic spaces designed to reflect the early Sedona Lodge era with friendly accommodating features rendered in a modern way. They open up to landscaped casual dining and passive terraces. A consistent theme throughout the project is one of a vernacular flavor yet contemporary style (see the Lodging and Restaurant floor plans and elevations).

By virtue of its economy, efficiency and function, the Lodging Element Units are aligned with a central corridor and common plumbing/mechanical walls. In an attempt to mitigate perceived building mass and visual scale, a careful analysis of the room-end elevations has been undertaken with the express purpose of creating a varying composition of walls, windows, doors, balconies, roof structures, parapets, colors and shading elements. In plan, end walls of units are off-set in pairs to create occasional returns of elevation elements forming shadows and a more pronounced 3rd dimension. Intermediate stairwell structures are open-air and form a separation of building masses with the intent of further diminishing the scale.

Retail/Public Plaza. The Retail Element contains 8,500 square feet of 'shell' commercial spaces on the ground floor and is partially 2-stories in height. The Monument Sign and Public Plaza are integral parts of the Retail Element. The building design is driven by smaller 'Village'-sized leasable spaces that are 800 to 1,500 square feet in size. A 600 square foot traditional-style space will be provided for localized historic display. The perimeter walls are broken up with a series of recessed windows framing Red rock vistas and allowing natural light into the spaces. Balconies and shade structures form smaller perceived masses of walls. Low walls create a site integration with landscaping. The motif is contemporary yet recalls Sedona vernacular in materials and colors. Steel framing and overhead shade structures provide filtered shade and cooling. Six mature trees have been preserved in this area providing instant shade.

11. Landscaping

The proposed landscape design will provide a cohesion of character throughout the site and enhance the visual aspect of the project from the Community's perspective. It is based on both functional and aesthetic design determinants. Landscape provides a context for the buildings that

important to a successful design scheme. Functional landscaping will provide screening and buffering, shading and cooling and provide borders and boundaries for organized walkways and comply with SLDC Section 910.07. Aesthetic landscaping will address visual enhancement and beautification facilitate the creation of the unique lodging experienced desired by the Owner.

Preservation of Existing Trees. The Site Plan has taken into consideration the existing substantial trees that exist on site. Although site scarification has cleaned up all existing structures, litter, trash and invasive plantlife, 18 non-native trees ranging from up to 70 feet in height will remain (See the Site Plan and Landscape Plan). Due to their size and the fact they are rooted in rock subsoil, any relocation is not feasible. The site design seeks to preserve as many as possible without adversely affecting the project yield. In addition, a substantial line of trees along the south property line will be preserved. Mulch and a temporary drip-irrigation system has been installed at all preserved non-native trees and shrubs.

There are no existing natural topographic features on the property.

Plant Selection. All plant selections, native and adaptive, will be in compliance with the City of Sedona Approved Plant List. They will be drought tolerant, low-water use species. A summary chart indicating conformance to the percentage of native to adaptive plants will be listed on the final Landscape Plan. An automatic, underground irrigation system that is to be deactivated within a 4-5 year period, or when plants are established (see the Landscape Plan), will be installed.

12. Outdoor Spaces

A large depressed, open pool terrace and courtyard will preserve an oasis effect that is characteristic of the former Plant Nursery and an imageable character trait of the CFA-5. A proposed 4- to 7-foot depression into grade will be part of the 3-story height abatement and screen adjacent neighbors from ambient noise and lights in the pool area. It is intended for Lodging Guest use only. Terraces at the Public Plaza, Café, Coffee Shop and Restaurant provide casual outdoor seating and are for public use. The Public Plaza forms a shaded gathering area and rest stop along the trail link, with historic display, benches, a water fountain, a bike rack and public rest rooms. It is an integral part of the public transit plaza.

13. Project Signage

Project monument signage, on-site directional/regulatory signage and tenant signage will comply with the Sedona Sign Code, SLDC Article 11. Materials and details will be compatible with the architectural theme of the project. The monument sign has been designed as an integral part of the Public Plaza. A Sign Plan will be developed and presented as part of a future submittal.

14. Public Art

It is the Owners' intention that art pieces by both local and internationally renowned artists be integrated and displayed throughout the project for tenant, guest and public enjoyment. The Public Plaza will be the site of most art pieces, however other locations throughout the site will be chosen for their passive and contemplative quality. At a minimum the art component will conform to the requirements of Art in Public Spaces, SLDC Article 18.

15. Grading and Drainage

Grading and drainage will take advantage of the existing grade that slopes from east to west. A storm drain system will be developed to convey storm runoff from rooftops and paved areas into a detention basin located in the central depressed courtyard. Outflow from the basin will be metered so as not to adversely impact downstream properties. The storm drain system will conform to the requirements of the City of Sedona Land Development Code.

16. Utilities

The property is located in an area where all necessary utilities for the project exist and the main line to SR subdivision traverses the site in a north/south direction. Water is available from Oak Creek Water Company on three sides of the property. Sewer is available from the City of Sedona and is located along SR 89A and Saddle Rock Circle. Power and telephone are available from APS and CenturyLink, respectively and exist within the site. All overhead utilities will be placed underground as part of this proposal. Gas is available from Unisource and is located on SR 89A and Saddle Rock Circle.

17. Traffic Impact Statement

The site is adjacent to three public rights-of-way and has a signalized intersection at Soldiers Pass road and SR 89A at roughly the midpoint of the north property line. This property is the sole user of the intersection other than the right of way provided as a connection to Saddle Rock Circle. A trip generation letter will be prepared at a later date to estimate the traffic to be generated by the proposed project. Included will be a scoping portion to be reviewed and approved by the City of Sedona and ADOT prior to the preparation of the Traffic Impact Analysis.

18. Neighborhood Information Plan

A plan will be developed describing a series of public presentations to be scheduled throughout the design and approval process to inform neighbors about the project plans and to gather comments and responses for incorporation into the continuing evolution of the design. Comments, data and findings will be compiled in a report to become part of the future submittal requirements.

Saddlerock Residents:

THE VILLAGE AT SADDLEROCK CROSSING

**Proposed 6-Acre Development
Saddlerock Circle & SR 89A**

**Please join us for a Planning Event
Thursday, 19 January 2017 at 5:30PM
Hampton Inn. 1800 West SR 89A. Sedona**

**Bring your ideas & interests
The Project Team will be listening
Beverages & light snacks are served**

OXFORDSUITESSEDONA.COM

To date, two Saddle Rock HOA presentations have been made to the most proximate homeowners, on January 17, 2017 and on May 2, 2017. The project proposal was welcomed by most with excitement and a desire to become implemented soon. Lists of their comments and concerns are included below as notes from the meetings.

Neighborhood Information Session.1. 17 January 2017. Hampton Inn

Noticed through SRHOA administration. Approximately 50 attendees.

Comments & Concerns.

1. Cut-thru traffic to Airport Road.
2. Restrict access to Saddle Rock Circle.
3. Trash collection time/location.
4. Place Saddle Rock Lot #'s on Site Plan.
5. Dark Night preservation.
6. View preservation.
7. Traffic/parking concerns.
8. When will it be finished?
9. Unsightly RS-12 Lot at southeast corner.
10. Walk into SR along Saddle Rock Circle.
11. No loud music at open-air terraces.
12. Place all power poles underground.
13. Provide story poles ahead of next meeting.
14. Concerns if a straight C-2 development.
15. Okay with lodging element.

Neighborhood Information Session.2. 02 May 2017. Elks Lodge

Noticed through SRHOA administration. Approximately 40 attendees.

Comments & Concerns.

1. Preserve large trees.
2. No outdoor music.
3. Low profile/low intensity exterior lighting.
4. No early AM trash/deliveries.
5. Cemetery restoration with Historical Society. Exhibit at Public Plaza.
6. Address drainage issues.
7. Mixed opinions on Saddle Rock Circle connection to signal. Traffic!?
8. Secure Public Plaza at night.
9. General concerns: Traffic, Noise, Views, Lights, UG power poles.
10. Desires: CFA-5 goals, Casual 'Village' retail uses, café, walk-up services.
No need to cross SR 89A, Cemetery rehab, Pedestrian environment.

19. Community Benefit

The proposed mixed use project provides for a viable use by a nationally known and recognized independent hotelier that will continue the transformation of CFA-5 that the Old Marketplace initiated 15 years ago. It is one of the more interesting and unique of the focus areas along SR 89A and one that has set the stage for the transformation of West Sedona. Consistent with visions and goals of the Sedona Community Plan, CFA-5, Commercial Corridor Study, this proposal provides the following community benefits.

- a. The project is an assemblage of smaller parcels combined under one ownership and one comprehensive proposal.
- b. The proposal provides for dedicated vehicle access to the signal at SR 89A and eliminates the need for multiple driveways onto the highway.
- c. The proposal provides for a deceleration lane at SR 89A.
- d. The proposal provides facilities for a Mass Transit Stop at SR 89A
- e. The proposal provides for the connection of Saddle Rock Circle to the signalized intersection at Soldiers Pass and SR 89A.
- f. The proposal provides for 10 dedicated parking spaces for public use,
- g. The project proposes the extension of the new sidewalk along Saddle Rock Circle be extended southward into the Saddle Rock Subdivision.
- h. The project encourages and provides for pedestrian circulation throughout the site and into adjacent areas.
- i. The project provides for bicycle paths and parking areas.
- j. The project provides for a safe and structured means of accessing and crossing SR 89A.
- k. The project minimizes direct vehicular access to and from SR 89A.
- l. The project preserves existing tall trees and promotes an 'oasis' ambience that is unique to CFA-5.
- m. The project provides for a shaded public gathering space with an historic historical display, water fountain, public rest rooms, benches and bike rack adjacent to a mass transit stop.
- n. The project provides for another 'Trail Link' segment in a parallel yet separated pathway along SR 89A.


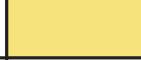










- o. The project provides a 'village' mix of uses that are interconnected, compatible with the lodging use, of benefit to lodgers/visitors; the project should reduce traffic trips on SR 89A.
- p. The project provides for 5 efficiency dwelling unit Apartments for Employee/Staff use.
- q. The project provides for a lodging use that conforms with the desires of the Public and City Council to limit lodging in CFA-5 to a total of 10 Acres (revised to 5-acres).

Conclusion

The proposed project conforms with and promotes the goals and objectives of the Sedona Community Plan and Soldiers Pass CFA-5. The application supports compatible development with surrounding land uses and helps further define area character. The mixed use development will be beneficial to both Lodging guests and the general public. The project will be designed detailed in the spirit of the grand lodges of the 20th Century that exemplified arrival to a unique and mystical destination. Places that seemed to be a part of the land and landscape.

This philosophy exemplifies the business model of the Owner, an independent hotelier whose projects includes popular, unique destination lodging facilities in very unique settings. It is to be noted that Trip Advisor recently rated their Bend Oregon hotel (one of 20+ properties owned and operated by Oxford) in the top five most popular hotels nationally in customer experience and satisfaction. It is their desire that a reputation for customer satisfaction along with Sedona's allure and the development of an interesting and unique facility will attract a quality business and leisure market.

SITE PLAN ELEMENTS:

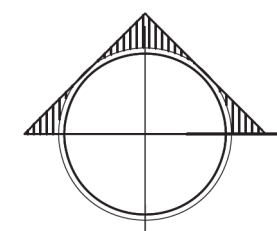
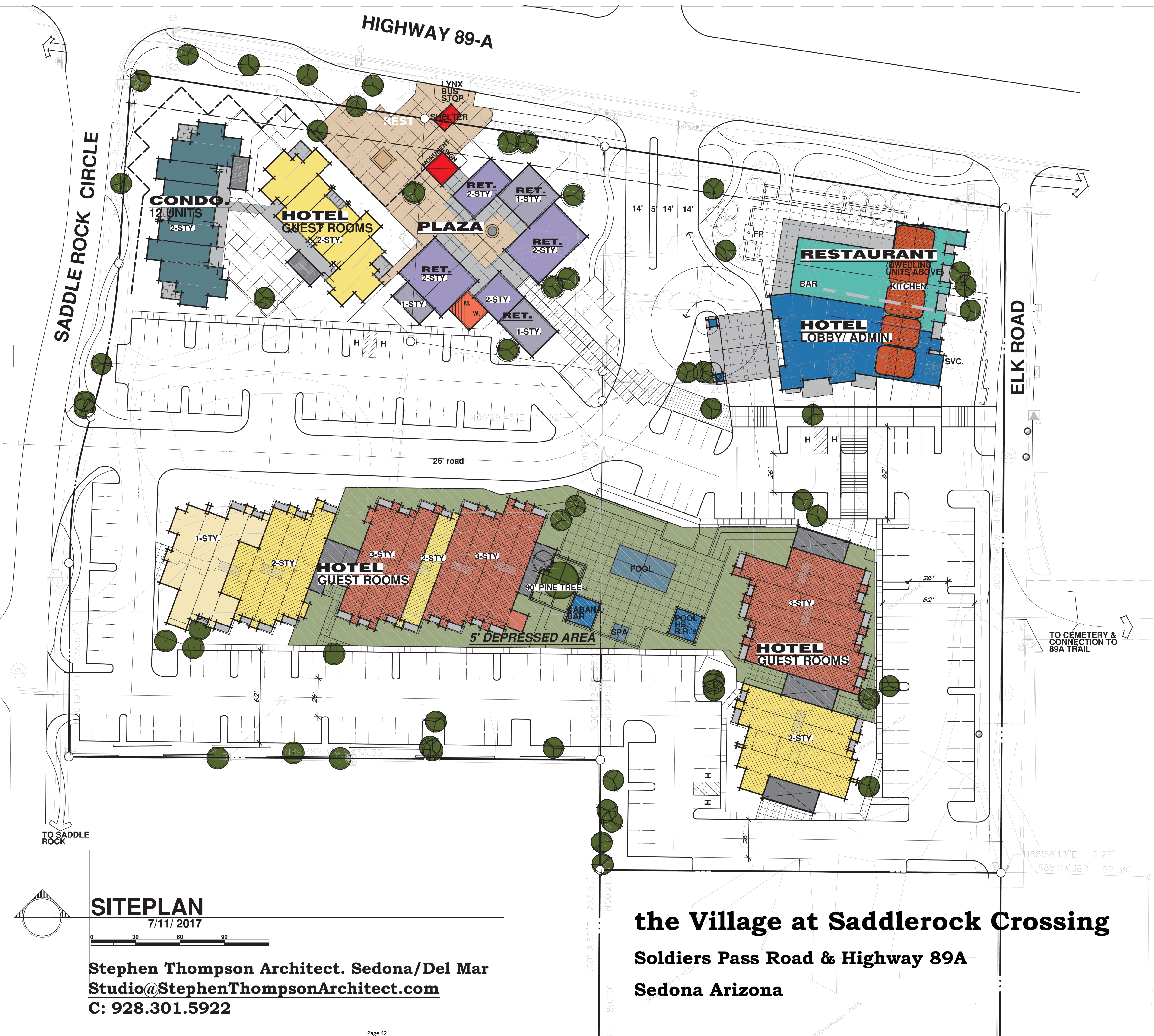
-  Lodging, 115 Rooms, 1, 2 & 3 Story
-  Lodging, 10 Rooms, 2 Story
-  Multi-Family Residential, 12 Units, 2 Story
-  Retail, 1 & 2 Story, 9500 sq. ft.
-  Lobby, 1 Story.
-  Restaurant / Bar, 1 Story.
-  5 Employee Housing Units, 2nd Floor
-  Public Rest Rooms, 1 Story, 360 sq. ft.
-  Monument Sign, 27 feet high.
-  Transit Shelter
-  Public Plaza, 9,000 sq. ft.
-  Large Trees to be Preserved

INDEX OF DRAWINGS:

- 1. ALTA SURVEY
- 2. SITE PLAN
- 3. LANDSCAPE PLAN
- 4. FLOOR PLAN (MAIN LEVEL)
- 5. FLOOR PLAN (BASEMENT & UPPER LEVEL)
- 6. CONCEPTUAL ELEVATIONS
- 7. WEST WING FLOOR PLAN
- 8. EAST WING FLOOR PLAN
- 9. GYM/SPA/SERVICE BASEMENT
- 10. CONCEPTUAL ELEVATION
- 11. SITE/ FLOOR PLAN
- 12. CONCEPTUAL ELEVATION

PROJECT DATA:

Building/Description:	Units	Unit Area (s.f.)	Total Area (s.f.)	Parking required
Northeast Building				
Hotel Lobby-Admin-(1st floor)		5,725 s.f.	N/A	0 sp.
Restaurant - Bar-(1st floor)		4,400 s.f.	1 space / 100 s.f.	44 sp.
Restaurant - Bar-(Ext. Terrace)		-	-	0 sp.
Hotel Meeting Space-(Bsmt.)		5,800 s.f.	N/A	0 sp.
Hotel Support Space-(Bsmt.)		2,950 s.f.	N/A	0 sp.
Dwelling units -(2nd floor)	5	2,700 s.f.	2 space / unit	10 sp.
Total		21,575 s.f.		
Northwest Building				
Retail -(1 & 2 story)		9,500 s.f.	1 Space/250 s.f.	38 sp.
Lodging units -(2 Story)	10	Lodging Units 7,800 s.f.	1 space / unit;	10 sp.
Condo units -(2 Story)	12	Resid. Units 9,000 s.f.	2 space / unit;	10 sp.
Total	10 Lodging Units	26,300 s.f.	1.5 spaces after 5 units	8 sp.
West Building				
Hotel Guest Rooms - King & 2 Queen			64 Units plus employees	74 sp.
1 story	6 Lodging Units	3,200 s.f.		
Stairs/Stor./Circulation		7,200 s.f.		
2 story	16 Lodging Units	8,700 s.f.		
3 story	42 Lodging Units	21,300 s.f.		
Total	64 Lodging Units	40,400 s.f.		
East Building				
Hotel Guest Rooms - King & 2 Queen			49 Units	49 sp.
1 story	0 Lodging Units	- s.f.		
Stairs/Stor./Circulation		6,700 s.f.		
Service Basement (est.)		6,286 s.f.		
2 story	16 Lodging Units	8,200 s.f.		
3 story	33 Lodging Units	16,800 s.f.		
Total	49 Lodging Units	37,986 s.f.		
Total Bldg Area:		126,261 s.f.	Parking Required: 243 sp.	
Total Lodging Units:	123 Lodging Units		Parking Provided: 215 sp.	



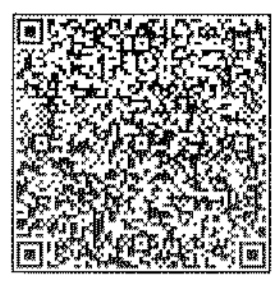
SITEPLAN
7/11/ 2017

Stephen Thompson Architect. Sedona/Del Mar
Studio@StephenThompsonArchitect.com
 C: 928.301.5922

the Village at Saddlerock Crossing
 Soldiers Pass Road & Highway 89A
 Sedona Arizona

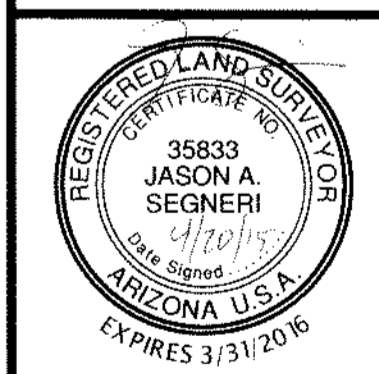
FOUND GLO BRASS CAP FLUSH
EAST 1/4 CORNER, SEC. 12

7301 EAST EVANS ROAD
SCOTTSDALE, AZ 85260
PHONE (480) 922-0780
FAX (480) 922-0781
WWW.SIGSURVEY.AZ.COM



SIG
SURVEY INNOVATION
GROUP, INC
Land Surveying Services

**ALTA/ACSM LAND TITLE SURVEY
SEDONA BIDDLE PROPERTY
SEDONA, ARIZONA**



REVISIONS:

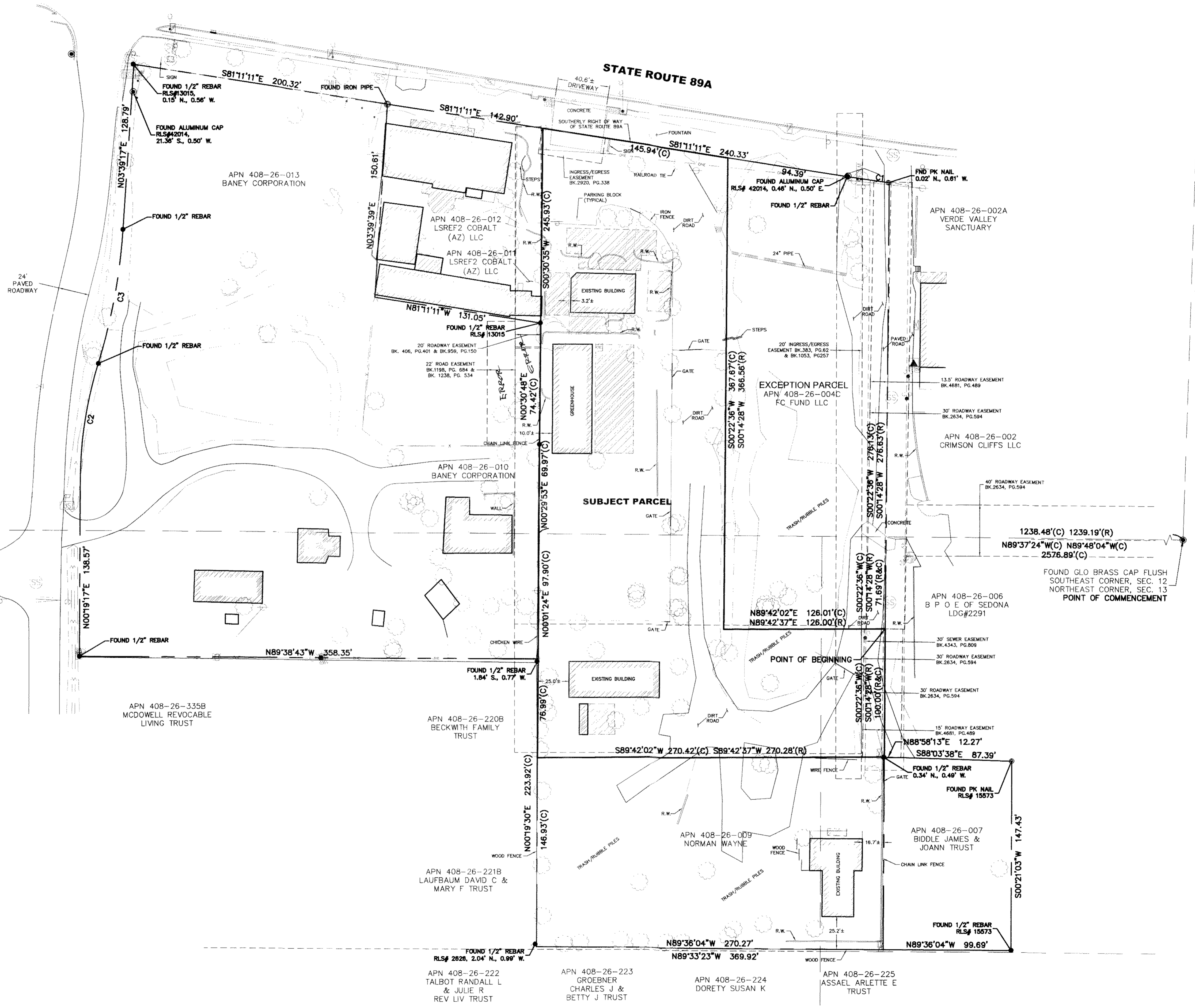
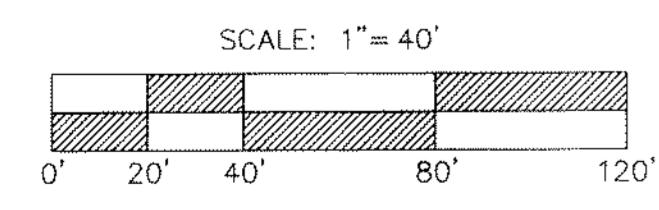
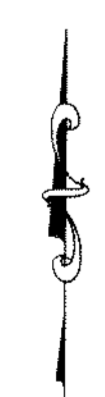
DRAWING NAME:
2012-095 ALTA
JOB NO. 2012-095
DRAWN: RMH
CHECKED: JAS
DATE: 04/20/15
SCALE: 1"=40'
SHEET: 2 OF 2

LEGEND

- FOUND MONUMENT AS NOTED
- FOUND 1/2" REBAR AS NOTED
- FOUND PK NAIL
- WATER VALVE
- FIRE HYDRANT
- WATER METER
- SEWER MANHOLE
- SEWER CLEANOUT
- CATCH BASIN
- ▲ ELECTRIC TRANSFORMER
- ▲ ELECTRIC JUNCTION BOX
- UTILITY POLE
- GUY WIRE
- TRAFFIC SIGNAL WITH MAST
- TRAFFIC SIGNAL JUNCTION BOX
- TELEPHONE RISER
- TELEPHONE MANHOLE
- FIBER OPTIC LINE MARKER
- GAS METER
- SIGN
- CONCRETE ELEVATION
- TOP OF CURB / GUTTER ELEVATION
- NATURAL GROUND ELEVATION
- MANHOLE RIM ELEVATION
- TREE / DENSELY VEGETATED AREA
- ▨ EXISTING STRUCTURE
- ▨ CANOPY / BUILDING OVERHANG
- R.W. RETAINING WALL
- RETAINING WALL
- RETAINING WALL
- RETAINING WALL
- RETAINING WALL
- CHAIN LINK FENCE
- RETAINING WALL

SOUTH 1/4 CORNER, SEC. 12
NORTH 1/4 CORNER, SEC. 13
NOTHING FOUND OR SET
SHIRT
LINKS EVERYTHING
UP

CURVE TABLE				
CURVE	DELTA	RADIUS	ARC	CHORD
C1	1°07'58"	1666.00	32.94	S81°45'10"E 32.94



N01°42'22"E 2632.46'

NOTES

ANY UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND REQUESTED UTILITY DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED.

THE SURVEYOR HAS RELIED SOLELY ON INFORMATION SUPPLIED TO THE SURVEYOR FROM EITHER THE CLIENT OR THE TITLE COMPANY AND HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER MATTERS THAT MAY AFFECT THE SUBJECT PROPERTY.

ON-SITE PLANT INFORMATION SHOWN HEREON IS FOR REFERENCE ONLY. SURVEYOR ASSUMES NO LIABILITY FOR THE EVALUATION, SALVAGE ABILITY, REMOVAL AND/OR RELOCATION OF ON-SITE PLANT MATERIALS. CONTACT A LANDSCAPE PROFESSIONAL FOR MORE INFORMATION.

LEGAL DESCRIPTION

PARCEL NO. 1

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 17 NORTH, RANGE 5 EAST, GILA AND SALT RIVER MERIDIAN, YAVAPAI COUNTY, ARIZONA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A GLO BRASS CAP AT THE SOUTHEAST CORNER OF SAID SECTION 12, FROM WHICH A BLM BRASS CAP AT THE EAST QUARTER CORNER OF SECTION 13, TOWNSHIP 17 NORTH, RANGE 5 EAST, GILA AND SALT RIVER MERIDIAN BEARS S01'23'26"W AT A DISTANCE OF 2,589.00 FEET;

THENCE N89'37'24"W, ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 12 AS DEFINED ON AN UNRECORDED ALTA/ACSM LAND TITLE SURVEY PREPARED BY SEC, INC., JOB NO. 93- 12075, DATED 12/28/93, FOR A DISTANCE OF 1,509.55 FEET TO A POINT ON THE EAST LINE OF THAT PARCEL DESCRIBED IN BOOK 4371 OF OFFICIAL RECORDS OF YAVAPAI COUNTY, PAGE 256, SAID POINT BEING THE POINT OF BEGINNING;

THENCE N00'29'53"E, ALONG SAID EAST LINE, FOR A DISTANCE OF 69.97 FEET TO AN ANGLE POINT IN SAID EAST LINE;

THENCE N00'30'35"E, ALONG SAID EAST LINE, FOR A DISTANCE OF 74.43 FEET;

THENCE S89'37'24"E FOR A DISTANCE OF 20.00 FEET TO A POINT ON A LINE 20 FEET EAST OF AND PARALLEL WITH SAID EAST LINE OF THAT PARCEL DESCRIBED IN BOOK 4371 OF OFFICIAL RECORDS OF YAVAPAI COUNTY, PAGE 256;

THENCE N00'30'35"E, ALONG SAID PARALLEL LINE AND ITS NORTHERLY PROLONGATION, FOR A DISTANCE OF 168.54 FEET; TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF US 89A AS DESCRIBED IN BOOK 165 OF DEEDS, PAGE 335, YAVAPAI COUNTY RECORDS;

THENCE S81'11'11"W, ALONG SAID SOUTH LINE, FOR A DISTANCE OF 220.11 FEET TO THE BEGINNING OF A CURVE, CONCAVE TO THE NORTH, THE CENTER OF WHICH BEARS N08'48'49"E AT A DISTANCE OF 1,666.00 FEET;

THENCE EASTERLY, ALONG SAID SOUTH LINE AND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 01'07'58" FOR A DISTANCE OF 32.94 FEET TO A POINT ON THE WEST LINE OF THAT PARCEL DESCRIBED IN BOOK 4438 OF OFFICIAL RECORDS OF YAVAPAI COUNTY, PAGE 410;

THENCE S00'22'36"W, ALONG SAID WEST LINE AND THE WEST LINE OF THAT PARCEL DESCRIBED IN BOOK 1207 OF OFFICIAL RECORDS OF YAVAPAI COUNTY, PAGE 221, FOR A DISTANCE OF 448.46 FEET TO A POINT ON A WOOD FENCE LINE RUNNING IN A EAST-WEST DIRECTION;

THENCE N88'58'13"E, ALONG SAID FENCE LINE, FOR A DISTANCE OF 12.27 FEET TO AN ANGLE POINT IN SAID FENCE LINE;

THENCE S88'03'38"E, ALONG SAID FENCE LINE, FOR A DISTANCE OF 87.39 FEET TO A CORNER OF SAID FENCE;

THENCE S00'21'03"W, ALONG A WOOD FENCE LINE RUNNING IN A NORTH-SOUTH DIRECTION, FOR A DISTANCE OF 147.43 FEET TO A POINT ON A WOOD FENCE LINE RUNNING IN AN EAST-WEST DIRECTION;

THENCE N89'33'23"W, ALONG SAID FENCE LINE, FOR A DISTANCE OF 369.92 FEET TO A CORNER OF SAID FENCE;

THENCE N00'20'14"W, ALONG A WOOD FENCE LINE RUNNING IN A NORTH-SOUTH DIRECTION, FOR A DISTANCE OF 80.00 FEET TO A POINT ON THE NORTH LINE OF SADDLEROCK HOMES AS RECORDED IN BOOK 20 OF PLATS, PAGE 58 YAVAPAI COUNTY RECORDS;

THENCE N00'21'35"E, ALONG SAID NORTH LINE, FOR A DISTANCE OF 143.21 FEET TO AN ANGLE POINT IN SAID NORTH LINE AND THE SOUTHEAST CORNER OF THAT PARCEL RECORDED IN SAID BOOK 4371 OF OFFICIAL RECORDS OF YAVAPAI COUNTY, PAGE 256;

THENCE N00'29'53"E, ALONG THE EAST LINE OF SAID PARCEL, FOR A DISTANCE OF 98.21 FEET TO THE POINT OF BEGINNING.

PARCEL NO. 2

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 17 NORTH, RANGE 5 EAST, GILA AND SALT RIVER MERIDIAN, YAVAPAI COUNTY, ARIZONA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A GLO BRASS CAP AT THE SOUTHEAST CORNER OF SAID SECTION 12, FROM WHICH A BLM BRASS CAP AT THE EAST QUARTER CORNER OF SECTION 13, TOWNSHIP 17 NORTH, RANGE 5 EAST, GILA AND SALT RIVER MERIDIAN BEARS S01'23'26"W AT A DISTANCE OF 2,589.00 FEET;

THENCE N89'37'24"W, ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 12 AS DEFINED ON AN UNRECORDED ALTA/ACSM LAND TITLE SURVEY PREPARED BY SEC, INC., JOB NO. 93- 12075, DATED 12/28/93, FOR A DISTANCE OF 1,509.55 FEET TO A POINT ON THE EAST LINE OF THAT PARCEL DESCRIBED IN BOOK 4371 OF OFFICIAL RECORDS OF YAVAPAI COUNTY, PAGE 256;

THENCE N00'29'53"E, ALONG SAID EAST LINE, FOR A DISTANCE OF 69.97 FEET TO AN ANGLE POINT IN SAID EAST LINE;

THENCE N00'30'35"E, ALONG SAID EAST LINE, FOR A DISTANCE OF 74.43 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING N00'30'35"E, ALONG SAID EAST LINE, FOR A DISTANCE OF 19.91 FEET; TO AN ANGLE POINT IN SAID EAST LINE;

THENCE N81'11'11"W, ALONG SAID EAST LINE, FOR A DISTANCE OF 131.05 FEET TO AN ANGLE POINT IN SAID EAST LINE;

THENCE N03'39'39"E, ALONG SAID EAST LINE, FOR A DISTANCE OF 150.61 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF US 89A AS DESCRIBED IN BOOK 165 OF DEEDS, PAGE 335, YAVAPAI COUNTY RECORDS;

THENCE S81'11'11"E, ALONG SAID SOUTH LINE, FOR A DISTANCE OF 142.90 FEET;

THENCE S00'30'35"W, ALONG THE NORTHERLY PROLONGATION OF A LINE 20 FEET EAST OF AND PARALLEL WITH SAID EAST LINE OF THAT PARCEL DESCRIBED IN BOOK 4371 OF OFFICIAL RECORDS OF YAVAPAI COUNTY, PAGE 256, FOR A DISTANCE OF 168.54 FEET;

THENCE N89'37'24"W FOR A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING.

BASIS OF BEARING

THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 17 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, SAID LINE BEARS N01'42'22"E.

TOPOGRAPHIC SURVEY SEDONA BIDDLE/BANEY PROPERTY

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 12 AND THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 17 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

LEGAL DESCRIPTION

PARCEL NO. 3

A PARCEL OF GROUND LYING IN SECTION 12 AND 13, TOWNSHIP 17 NORTH, RANGE 5 EAST, GILA AND SALT RIVER BASE AND MERIDIAN, YAVAPAI COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE E-W-W 1/256 CORNER OF SECTION 12 AS MARKED BY A FOUND 1949 G.L.O. BRASS CAP MONUMENT FORM WHICH, A FOUND 1949 G.L.O. BRASS CAP MONUMENT AT THE SOUTHEAST CORNER OF SECTION 12 LIES SOUTH 89 DEGREES, 44 MINUTES, 58 SECONDS EAST (BASIS OF BEARINGS PER DOCUMENT RECORDED IN BOOK 1154 OF OFFICIAL RECORDS, PAGE 429-430 HEREAFER REFERRED TO AS R1), A DISTANCE OF 4187.63 FEET;

THENCE SOUTH 89 DEGREES, 44 MINUTES, 58 SECONDS EAST, 1610.87 FEET TO A POINT FOR THE CALCULATED POSITION OF THE SOUTH QUARTER CORNER OF SECTION 12 AS PERPETUATED FROM PREVIOUS SURVEYS;

THENCE CONTINUING SOUTH 89 DEGREES, 44 MINUTES, 58 SECONDS EAST, 708.93 FEET (RECORD 709.75 FEET PER R1 ALSO, 710.50 FEET RECORD PER DOCUMENT RECORDED IN BOOK 587 OF OFFICIAL RECORDS, PAGE 51-52 HEREAFER REFERRED TO AS R2) TO A FOUND 1/2 INCH REBAR WITH PLASTIC CAP STAMPED "LS 5541" AT THE TRUE POINT OF BEGINNING;

THENCE NORTH 00 DEGREES, 05 MINUTES, 44 SECONDS WEST, 40.34 FEET (RECORD NORTH 00 DEGREES, 14 MINUTES, 01 SECONDS EAST 40.46 FEET PER R1) TO A FOUND 1/2 INCH REBAR WITH PLASTIC CAP STAMPED "MINGUS RLS 5541" AT A POINT OF CURVATURE;

THENCE THROUGH A CENTRAL ANGLE OF 16 DEGREES, 57 MINUTES, 36 SECONDS ALONG AN ARC LENGTH OF 92.30 FEET ON A CURVE TO THE RIGHT WITH A RADIUS OF 311.81 FEET, THE CHORD OF SAID CURVE BEARS NORTH 09 DEGREES, 03 MINUTES, 03 SECONDS EAST, 91.96 FEET, (RECORD LENGTH 91.91 FEET, RADIUS OF 311.81 FEET, CENTRAL ANGLE 16 DEGREES, 53 MINUTES, 17 SECONDS PER R1) TO A FOUND 1/2 INCH REBAR AT A POINT OF REVERSE CURVATURE;

THENCE THROUGH A CENTRAL ANGLE OF 13 DEGREES, 30 MINUTES, 14 SECONDS ALONG AN ARC LENGTH OF 105.05 FEET ON A CURVE TO THE LEFT WITH A RADIUS OF 445.72 FEET, THE CHORD OF SAID CURVE BEARS NORTH 09 DEGREES, 58 MINUTES, 20 SECONDS EAST, 104.81 FEET (RECORD LENGTH 105.45 FEET, RADIUS OF 445.72 FEET, CENTRAL ANGLE OF 13 DEGREES, 30 MINUTES, 14 SECONDS PER R1) TO A FOUND 1/2 INCH REBAR WITH PLASTIC CAP STAMPED "MINGUS RLS 5541" FROM WHICH, A FOUND 1/2 INCH REBAR, NO TAG OR CAP, LIES NORTH 77 DEGREES, 44 MINUTES, 08 SECONDS EAST 0.72 FEET;

THENCE NORTH 03 DEGREES, 33 MINUTES, 56 SECONDS EAST, 129.02 FEET (RECORD NORTH 03 DEGREES, 34 MINUTES, 01 SECONDS EAST, 129.12 FEET PER R1) TO A SET 5/8 INCH REBAR WITH PLASTIC CAP STAMPED "SEC RLS 13015" ON THE SOUTHERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 89A FROM WHICH, A FOUND 1/2 INCH REBAR WITH CAP STAMPED "LANDMARK LS 14184" LIES NORTH 81 DEGREES, 18 MINUTES, 28 SECONDS WEST (RECORD NORTH 81 DEGREES, 18 MINUTES, 49 SECONDS WEST PER R1) A DISTANCE OF 364.79 FEET;

THENCE SOUTH 81 DEGREES, 18 MINUTES, 28 SECONDS EAST, 200.84 FEET (RECORD SOUTH 81 DEGREES, 18 MINUTES, 49 SECONDS EAST, 200.84 FEET PER R1) TO A FOUND A.D.O.T. ALUMINUM CAP IN CONCRETE AT STATION 1053+00;

*THENCE SOUTH 81 DEGREES, 19 MINUTES, 46 SECONDS EAST, 3.29 FEET (RECORD SOUTH 81 DEGREES, 48 MINUTES, 00 SECONDS EAST PER R2 3.35 FEET PER RESULTS OF SURVEY PLAT PREPARED BY JOE JONES, RLS, JOB NO. 88-53) TO A FOUND 1 INCH IRON PIPE;

THENCE SOUTH 03 DEGREES, 32 MINUTES, 22 SECONDS WEST, 150.61 FEET (RECORD SOUTH 03 DEGREES, 34 MINUTES, 01 SECONDS WEST 150.50 FEET PER R1) TO A SET 5/8 INCH REBAR WITH PLASTIC CAP STAMPED "SEC RLS 13015";

THENCE SOUTH 81 DEGREES, 18 MINUTES, 28 SECONDS EAST, 131.05 FEET (RECORD SOUTH 81 DEGREES, 48 MINUTES, 00 SECONDS EAST, PER R2 AND 129.90 FEET PER DOCUMENT RECORDED IN BOOK 1239 OF OFFICIAL RECORDS, PAGE 515 HEREAFER REFERRED TO AS R3) TO A SET 5/8 INCH REBAR WITH PLASTIC CAP STAMPED "SEC RLS 13015" FROM WHICH A FOUND 3/4 INCH IRON PIPE LIES NORTH 00 DEGREES, 13 MINUTES, 22 SECONDS EAST, 151.70 FEET (RECORD 151.50 FEET PER R3);

*THENCE SOUTH 00 DEGREES, 13 MINUTES, 22 SECONDS WEST, 20.62 FEET (RECORD SOUTH 20.90 FEET PER A RESULTS OF SURVEY PREPARED BY LEROY GABERAL, P.E. SEALED ON JULY 19, 1971);

THENCE SOUTH 00 DEGREES, 23 MINUTES, 18 SECONDS WEST 94.34 FEET (RECORD SOUTH 94.91 FEET PER R2) TO A FOUND 1/2 INCH REBAR;

THENCE SOUTH 00 DEGREES, 19 MINUTES, 53 SECONDS WEST, 169.80 FEET (RECORD SOUTH 168.70 FEET PER R2) TO A FOUND 1/2 INCH REBAR FROM WHICH, A FOUND 1/2 INCH REBAR WITH CAP STAMPED "LS 2626" LIES NORTH 01 DEGREES, 56 MINUTES, 28 SECONDS EAST 3.50 FEET;

THENCE NORTH 89 DEGREES, 18 MINUTES, 17 SECONDS WEST, 139.66 FEET (RECORD NORTH 9 DEGREES, 58 MINUTES, 00 SECONDS WEST 140.00 FEET PER R2) TO A FOUND 1/2 INCH REBAR;

THENCE NORTH 89 DEGREES, 33 MINUTES, 49 SECONDS WEST, 217.93 FEET (RECORD NORTH 89 DEGREES, 43 MINUTES, 59 SECONDS WEST 218.34 FEET PER R1) TO A FOUND 1/2 INCH REBAR;

THENCE NORTH 00 DEGREES, 05 MINUTES, 44 SECONDS WEST, 98.10 FEET (RECORD NORTH 00 DEGREES, 14 MINUTES, 01 SECONDS EAST 98.10 FEET PER R1) TO THE TRUE POINT OF BEGINNING.

THE SURVEYOR BELIEVES THE CALLS MARKED WITH AN "" ARE REFERENCE CALLS AND NOT LINES ALONG THE PROPERTY BOUNDARY.

BENCHMARK

NGS PID ES0652, DESIGNATION Y 492, NGS BENCHMARK DISK SET IN ROCK OUTCROP ELEVATION=4439.46' (NAVD'88)

FLOOD ZONE

ACCORDING TO THE FLOOD INSURANCE RATE MAP #04025C14356, DATED SEPTEMBER 3, 2010, THIS PROPERTY IS LOCATED IN FLOOD ZONE "X".

CERTIFICATION

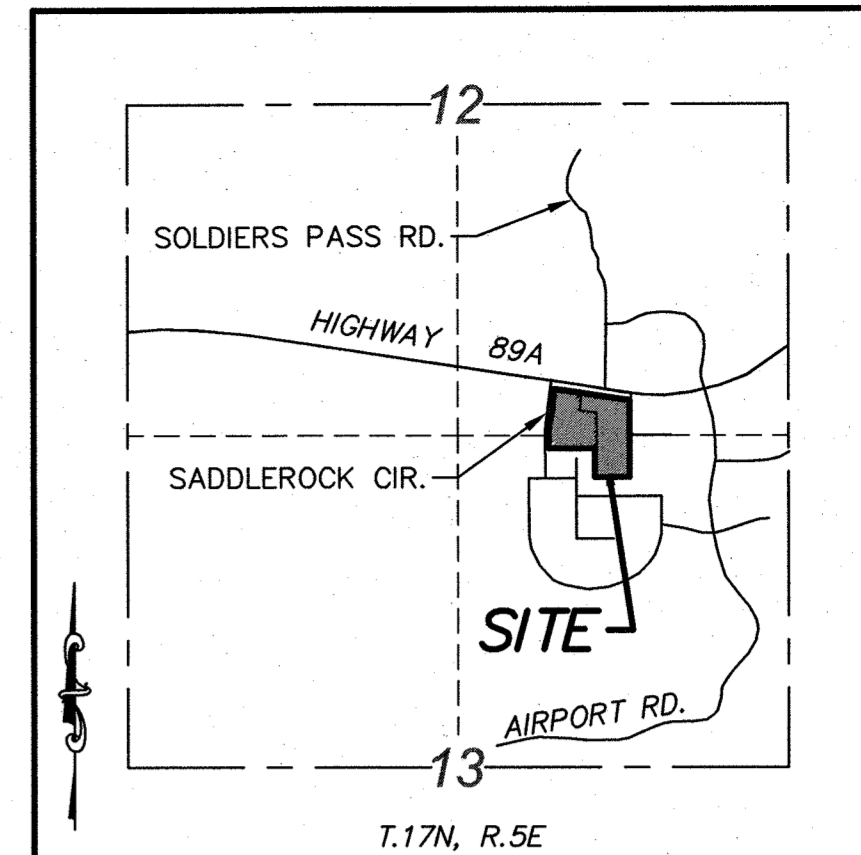
THIS IS TO CERTIFY THAT THIS MAP CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION DURING THE MONTH OF MAY, 2014, AND THAT THE SURVEY IS CORRECT AND ACCURATE TO THE BEST OF MY KNOWLEDGE.

JASON SEGNERI DATE

TREE DATA TABLE

Table with 4 columns: TREE NUMBER, TREE TYPE/SPECIES, TRUNK DIAMETER (INCHES), CANOPY (FEET). Lists trees 271-284 and 291-584.

Table with 4 columns: TREE NUMBER, TREE TYPE/SPECIES, TRUNK DIAMETER (INCHES), CANOPY (FEET). Lists trees 2049-3017.



VICINITY MAP N.T.S.

7301 EAST EVANS ROAD SCOTTSDALE AZ 85260 PHONE (480) 922-0780 FAX (480) 922-0781 WWW.SIGSURVEYAZ.COM



SIG SURVEY INNOVATION GROUP, INC Land Surveying Services

TOPOGRAPHIC SURVEY SEDONA BIDDLE/BANEY PROPERTY SEDONA, ARIZONA

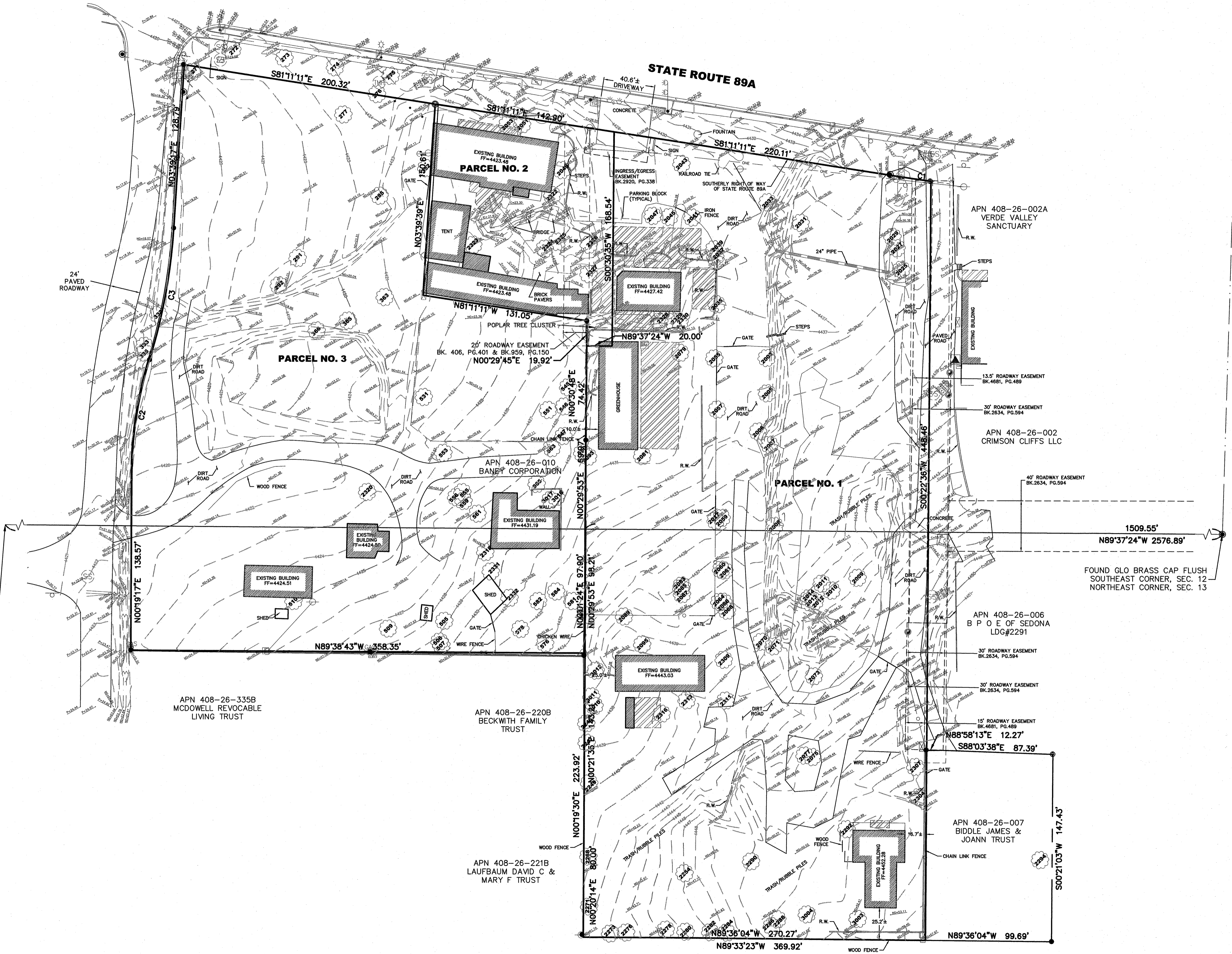


REVISIONS:
DRAWING NAME: 2012-095 TOPO
JOB NO. 2012-095
DRAWN: RMH
CHECKED: JAS
DATE: 5/10/14
SCALE: N.T.S.
SHEET: 1 OF 2

FOUND GLO BRASS CAP FLUSH
EAST 1/4 CORNER, SEC. 12

LEGEND

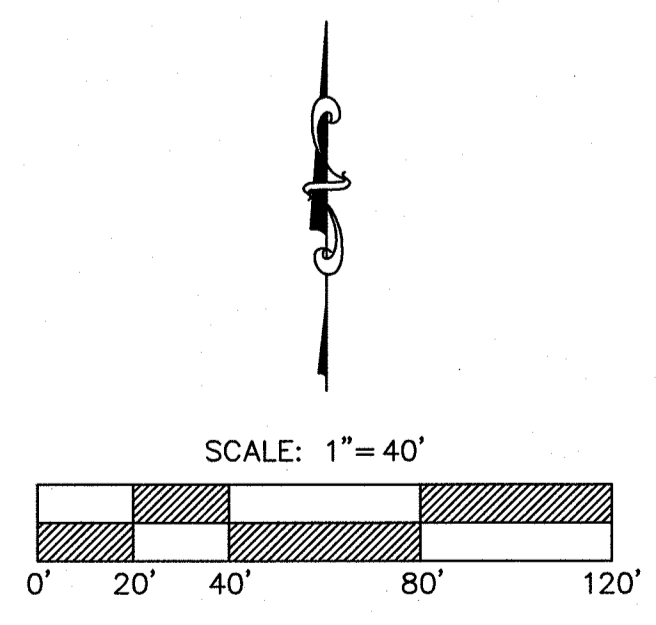
- FOUND MONUMENT AS NOTED
- FOUND 1/2" REBAR AS NOTED
- FOUND PK NAIL
- ⊕ WATER VALVE
- ⊕ FIRE HYDRANT
- ⊕ WATER METER
- ⊕ SEWER MANHOLE
- ⊕ SEWER CLEANOUT
- ⊕ CATCH BASIN
- ⊕ ELECTRIC TRANSFORMER
- ⊕ ELECTRIC JUNCTION BOX
- ⊕ UTILITY POLE
- GUY WIRE
- ⊕ TRAFFIC SIGNAL WITH MAST
- ⊕ TRAFFIC SIGNAL JUNCTION BOX
- ⊕ TELEPHONE RISER
- ⊕ TELEPHONE MANHOLE
- ⊕ FIBER OPTIC LINE MARKER
- ⊕ GAS METER
- ⊕ SIGN
- CONCRETE ELEVATION
- TOP OF CURB / GUTTER ELEVATION
- NATURAL GROUND ELEVATION
- MANHOLE RIM ELEVATION
- TREE / DENSELY VEGETATED AREA
- ▨ EXISTING STRUCTURE
- ▨ CANOPY / BUILDING OVERHANG
- R.W. RETAINING WALL
- 2320 TREE NUMBER
- RETAINING WALL
- RETAINING WALL
- RETAINING WALL
- RETAINING WALL
- CHAIN LINK FENCE
- RETAINING WALL



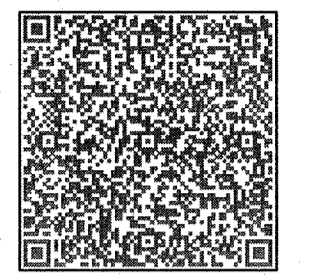
SOUTH 1/4 CORNER, SEC. 12
NORTH 1/4 CORNER, SEC. 13
NOTHING FOUND OR SET

FOUND GLO BRASS CAP FLUSH
SOUTHEAST CORNER, SEC. 12
NORTHEAST CORNER, SEC. 13

CURVE TABLE				
CURVE	DELTA	RADIUS	ARC	CHORD
C1	1°07'58"	1666.00	32.94	S81°45'10"E 32.94
C2	16°53'17"	311.81	91.91	S08°45'56"W 91.57
C3	13°33'17"	445.72	105.45	N10°25'56"E 105.20



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SCOTTSDALE, AZ 85260
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FAX (480) 922-0781
WWW.SIGSURVEYAZ.COM



SIG
SURVEY INNOVATION
GROUP, INC
Land Surveying Services

**TOPOGRAPHIC SURVEY
SEDONA BIDDLE/BANEY PROPERTY
SEDONA, ARIZONA**



REVISIONS:

DRAWING NAME: 2012-095 TOPO
JOB NO. 2012-095
DRAWN: RMH
CHECKED: JAS
DATE: 5/10/14
SCALE: 1"=40'
SHEET: 2 OF 2

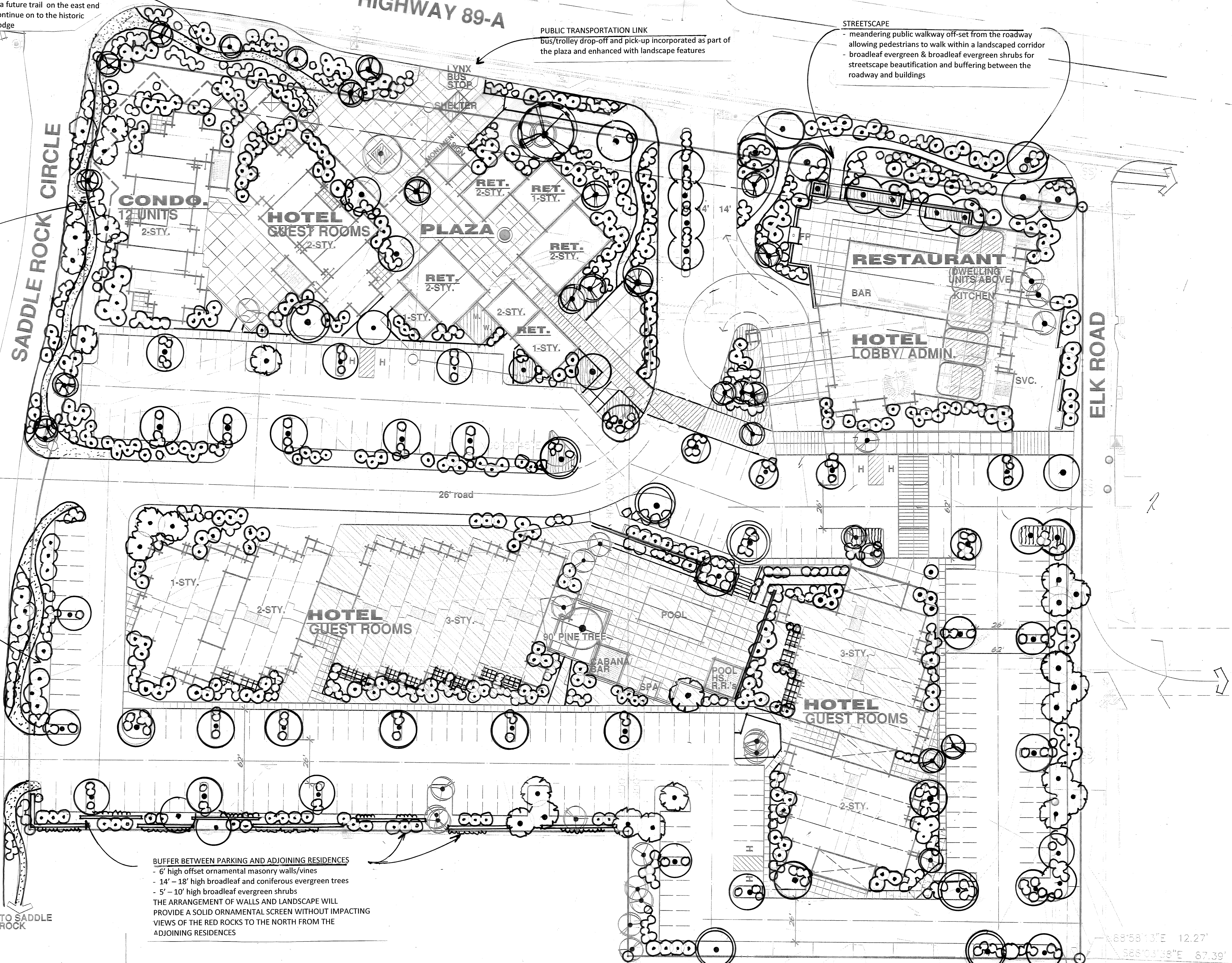
URBAN TRAIL SYSTEM
 passes through the entire project, including the plaza area, providing a link to a future trail on the east end of the project that will continue on to the historic cemetery near the elks lodge

HIGHWAY 89-A

PUBLIC TRANSPORTATION LINK
 bus/trolley drop-off and pick-up incorporated as part of the plaza and enhanced with landscape features

STREETSCAPE
 - meandering public walkway off-set from the roadway allowing pedestrians to walk within a landscaped corridor
 - broadleaf evergreen & broadleaf evergreen shrubs for streetscape beautification and buffering between the roadway and buildings

STREETSCAPE
 - meandering public walkway off-set from the roadway allowing pedestrians to walk within a landscaped corridor
 - broadleaf evergreen & broadleaf evergreen shrubs for streetscape beautification and buffering between the roadway and buildings



LANDSCAPE LIST/LEGEND:

NATIVE VARIETIES ARE INDICATED BY UNDERLINE

symbol	botanical name	common name	size
EXISTING TREES			
	ASSORTMENT OF EVERGREEN AND DECIDUOUS VARIETIES		12'-25' dia
LARGE SHADE TREES			
	FRAXINUS VELUTINA	ARIZONA ASH	15 gal & 24" box
	PISTACIA CHINENSIS	PISTACHE	
	PLATANUS WRIGHTII	ARIZONA SYCAMORE	
	SALIX MATSUDANA	NAVAJO GLOBE WILLOW	
ACCENT / FLOWERING TREES			
	CHILOPSIS LINEARIS	DESERT WILLOW	15 gal & 24" box
	FRAXINUS ANGUSTIFOLIA	RAYWOOD ASH	
	LAGERSTROEMIA INDICA	CRAPE MYRTLE	
	MALUS HOPA	FLOWERING CRABAPPLE	
	PHOTINIA FRASERII	PHOTINIA	
	PYRUS CALLERYANA	FLOWERING PEAR	
	SOPHORA SECUNDIFLORA	TEXAS MOUNTAIN LAUREL	
EVERGREEN TREES			
	CUPRESSUS ARIZONICA	ARIZONA CYPRESS	5 gal
	PINUS EDULIS	PINON PINE	
	PINUS JAPONICA	BLACK PINE	
LARGE EVERGREEN SHRUBS			
	COTONEASTER LACTEUS	CLUSTERBERRY	5 gal
	ELAEAGNUS PUNGENS	SILVERBERRY	
	GARRYA WRIGHTII	WRIGHT'S SILVERBERRY	
	LEUCOPHYLLUM FRUTESCENS	TEXAS RANGER	
	PHOTINIA FRASERII	PHOTINIA	
	SOPHORA SECUNDIFLORA	TEXAS MOUNTAIN LAUREL	
MEDIUM EVERGREEN SHRUBS			
	ARCTOSTAPHYLOS PUNGENS	POINTLEAF MANZANITA	5 gal
	BERBERIS	BARBERRY	
	CAESALPINNIA GILLIESII	YELLOW BIRD OF PARADISE	
	CEANOTHUS GREGGI	WILD LILAC	
	CERATOIDES LANATA	WINTERFAT	
	ERICAMERICA LARICIFOLIA	TURPENTINE BUSH	
	LEUCOPHYLLUM FRUTESCENS	TEXAS RANGER	
	MAHONIA AQUIFOLIUM	OREGON GRAPE HOLLY	
	NANDINA DOMESTICA	NANDINA	
	RAPHIOLEPIS INDICA	INDIA HAWTHORN	
	ROSMARINUS OFFICINALIS	ROSEMARY	
	SANTOLINA	SANTOLINA	
	SALVIA CLEVELANDII & GREGGI		
UNDERSTORY-GROUND COVER			
	BACCHARIS PILULARIS	COYOTE BRUSH	1-5 gal
	LAVANDULA STOECHAS	LAVANDER	
	POTENTILLA FRUTESCENS	CINQUEFOIL	
	ROSMARINUS OFFICINALIS	DWARF ROSEMARY	
	TEUCRIUM CHAMAEDRYS	GERMANDER	
	VINCA	COMMON MYRTLE	
		SEASONAL FLOWERS	
ACCENT SHRUBS			
	AGAVE PARRYII	AGAVE	5 gal
	CEANOTHUS INTEGERRIMUS	DEERBRUSH	
	FOUQUIERIA SPLENDENS	OCOTILLO	
	NOLINA MICROCARPA	BEARGRASS	
	YUCCA BACCATA & ELATA	YUCCA	
VINES			
	CAMPIS RADICANS	TRUMPET CREEPER VINE	5 gal
	LONICERA JAPONICA	HONEYSUCKLE	
	TRACHEOSPERMUM	STAR JASMINE	

BUFFER BETWEEN PARKING AND ADJOINING RESIDENCES
 - 6' high offset ornamental masonry walls/vines
 - 14' - 18' high broadleaf and coniferous evergreen trees
 - 5' - 10' high broadleaf evergreen shrubs
 THE ARRANGEMENT OF WALLS AND LANDSCAPE WILL PROVIDE A SOLID ORNAMENTAL SCREEN WITHOUT IMPACTING VIEWS OF THE RED ROCKS TO THE NORTH FROM THE ADJOINING RESIDENCES

INTRODUCTORY STATEMENT

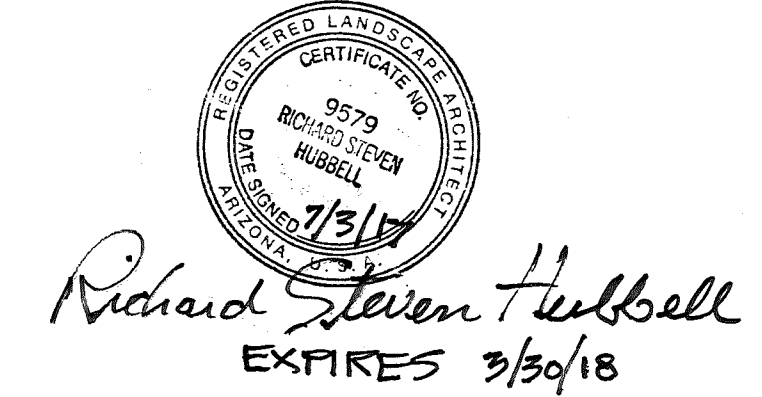
THIS "CONCEPTUAL LANDSCAPE PLAN" INDICATES THE INITIAL GENERAL LANDSCAPE DESIGN INTENT TO BE DEVELOPED FURTHER AND FINALIZED TO BECOME THE "FINAL LANDSCAPE PLAN" WHICH WILL BE SUBMITTED FOR CITY APPROVAL. THIS PLAN INDICATES AND DESCRIBES THE LANDSCAPE LAYOUT TO SATISFY THE FUNCTIONAL DESIGN SOLUTIONS FOR: SCREENING OF THE PARKING AREAS AND ADJOINING RESIDENCES, BUFFERING BETWEEN PEDESTRIANS ON WALKWAYS AND ADJOINING ROADWAYS, BUFFERING AND VISUALLY SOFTENING OF BUILDING MASSES, ACCENTUATION OF PEDESTRIAN AND VEHICULAR INTERSECTIONS, SPACIAL DEFINITION OF OUTDOOR ACTIVITY AREAS, STREETSCAPE DEVELOPMENT, GENERAL BEAUTIFICATION AND VISUAL ENHANCEMENT OF THE OVERALL SITE.

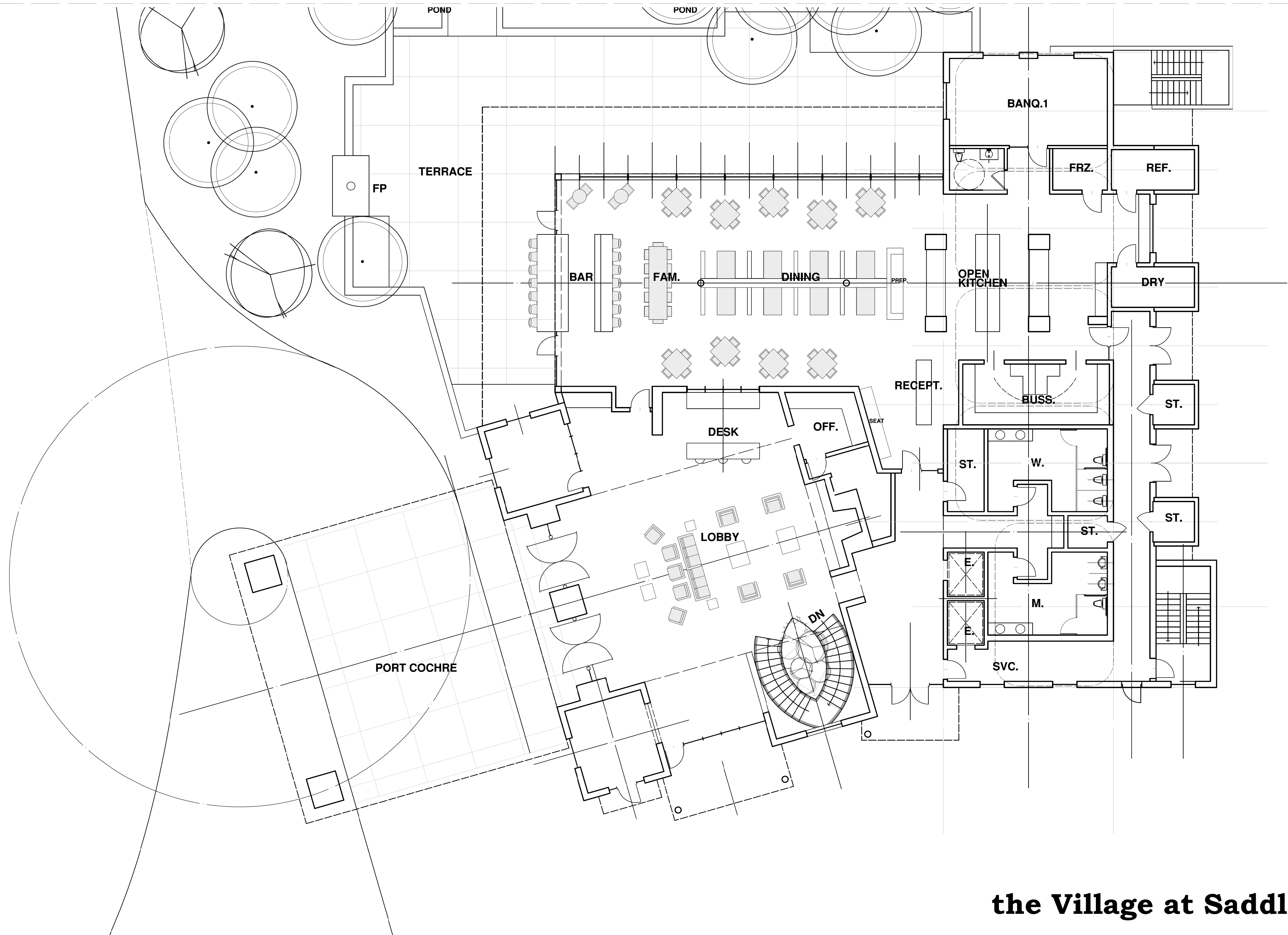
THE PLANT MATERIALS SELECTED HAVE BEEN SYMBOLIZED AND GROUPED TO REPRESENT THE VARIOUS TYPES AND SIZES OF TREES, SHRUBS, VINES AND GROUND COVERS PROPOSED FOR USE. THESE PLANT GROUPS ARE INDICATED IN THE "LANDSCAPE LEGEND" FOLLOWED BY THE PLANT SELECTIONS PROPOSED FOR USE UNDER EACH PLANT GROUP SHOWN. THE "FINAL LANDSCAPE PLAN" WILL INDICATE THE SPECIFIC PLANT PROPOSED FOR SPECIFIC LOCATIONS. THE LOCATION AND QUANTITY OF PLANTS SHOWN WILL CONFORM TO ALL CITY CODES FOR ALL PLAN QUANTITIES, TYPES, SIZE AND USAGE.

CONCEPTUAL LANDSCAPE PLAN
 JULY 2017

STEPHEN THOMPSON ARCHITECT SEDONA, DEL MAR, CHICAGO, SANTA FE, C. 928.301.5922 www.StephenThompsonArchitect.com
 RICHARD HUBBELL & ASSOCIATES LANDSCAPE ARCHITECTS

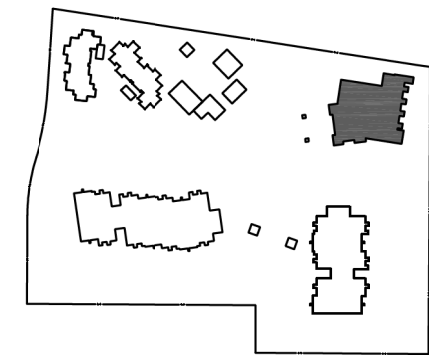
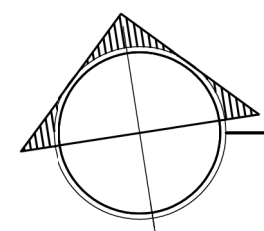
the Village at Saddlerock Crossing
Soldiers Pass Road & Highway 89A
Sedona Arizona





MAIN LEVEL FLOOR PLAN
7/11/2017

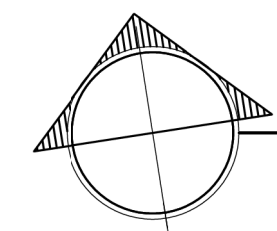
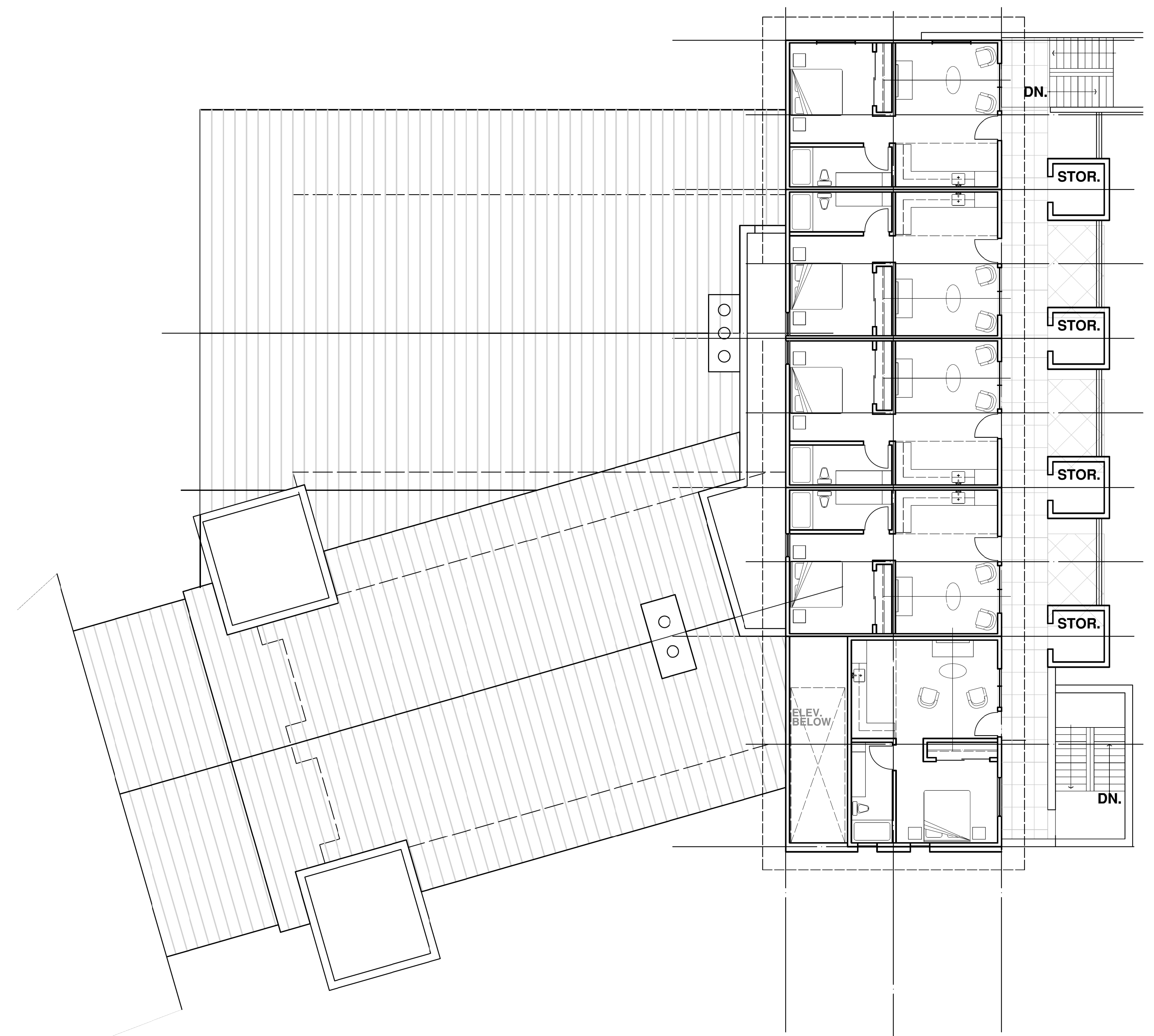
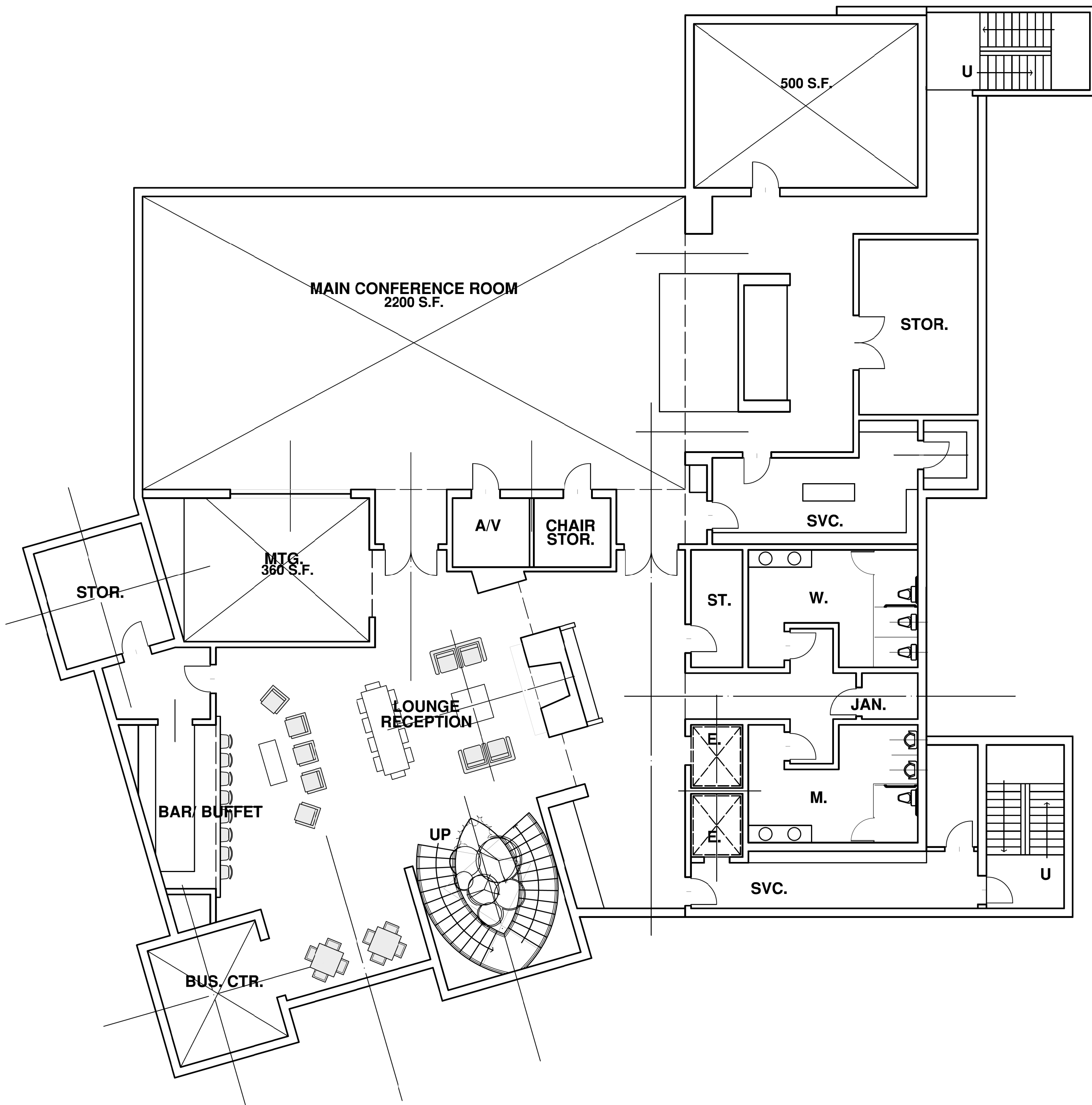
RESTAURANT/ LOBBY



the Village at Saddlerock Crossing
Soldiers Pass Road & Highway 89A
Sedona Arizona

Stephen Thompson Architect. Sedona/Del Mar
Studio@StephenThompsonArchitect.com

C: 928.301.5922

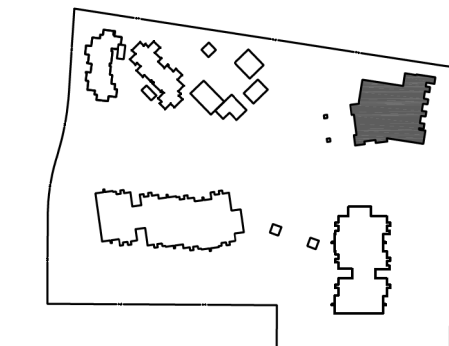


BASEMENT/ UPPER FLOOR PLAN

7/11/2017



RESTAURANT/ LOBBY



the Village at Saddlerock Crossing

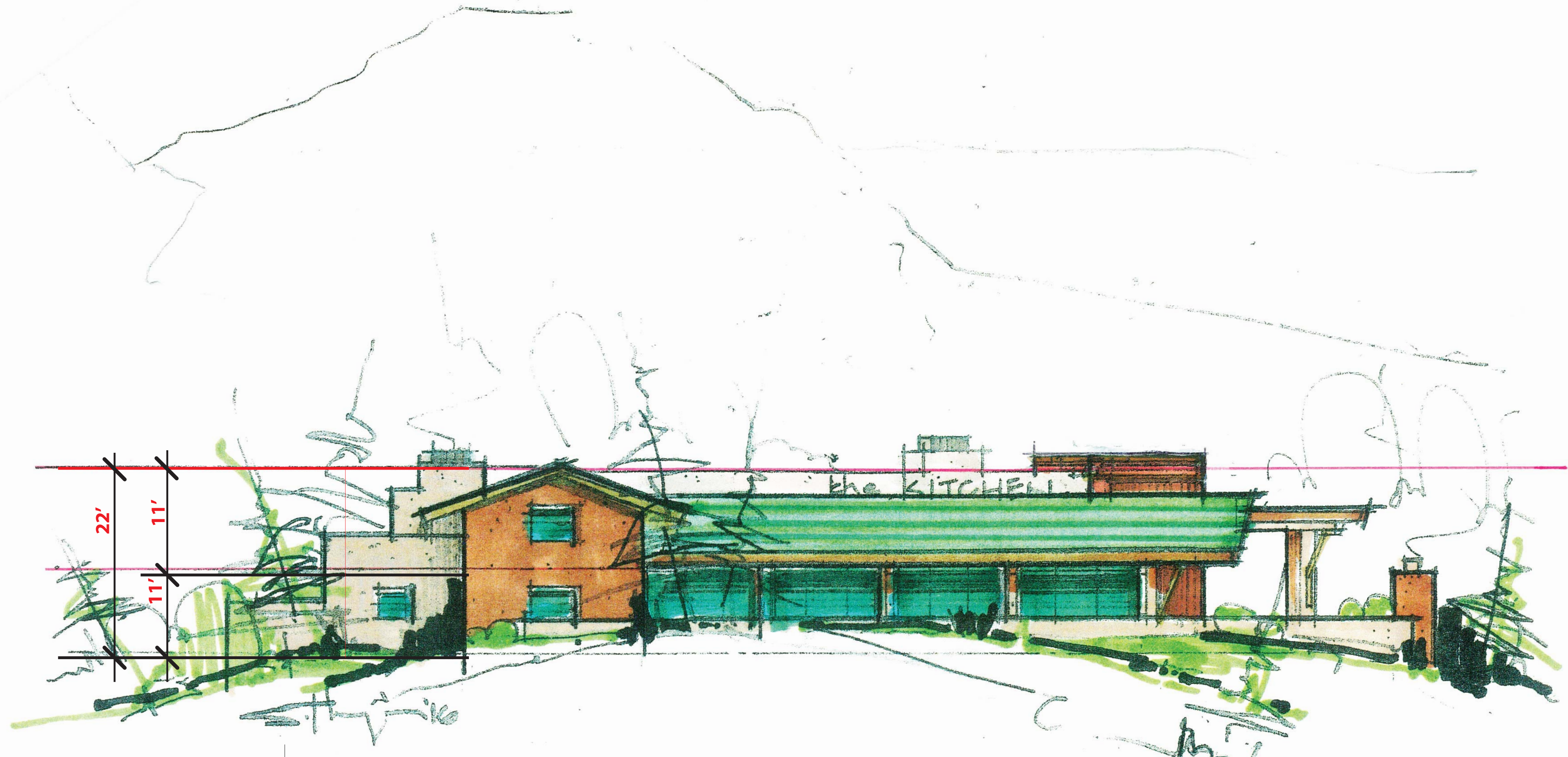
Soldiers Pass Road & Highway 89A

Sedona Arizona

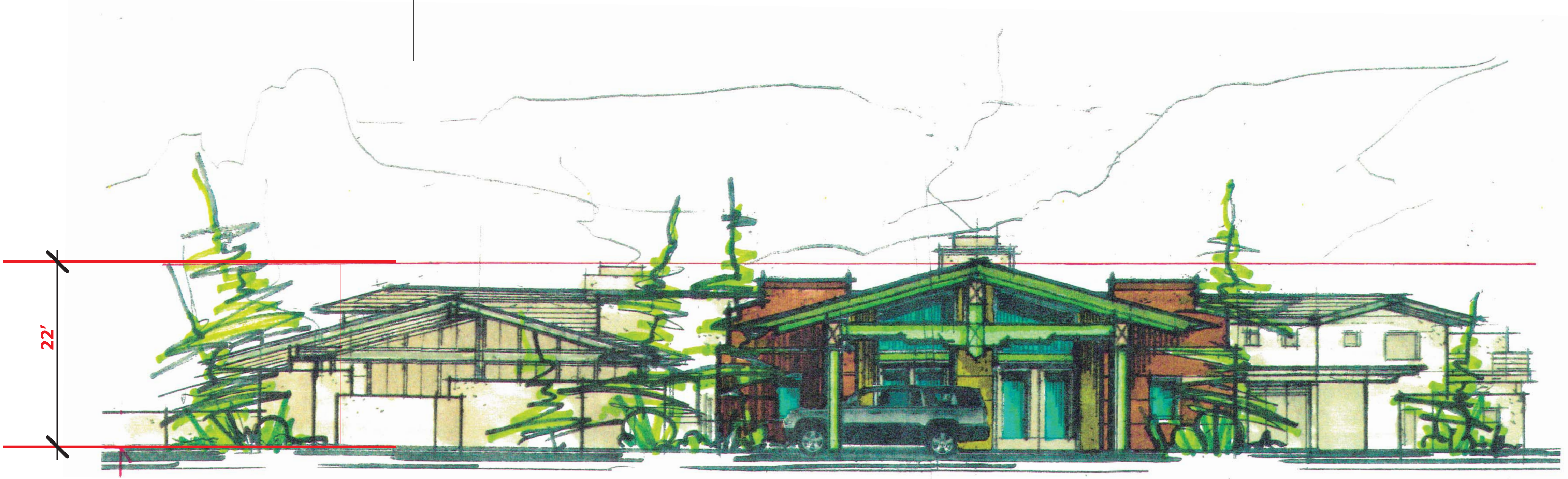
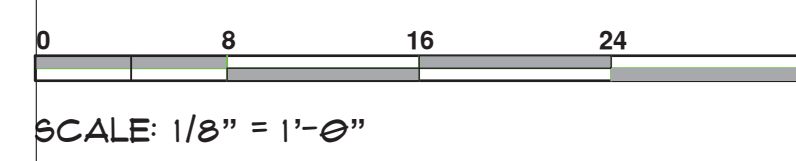
Stephen Thompson Architect. Sedona/Del Mar

Studio@StephenThompsonArchitect.com

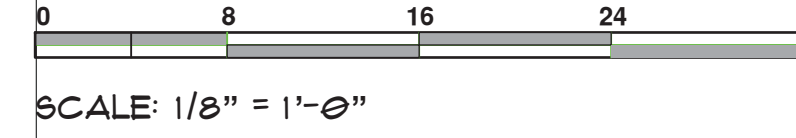
C: 928.301.5922



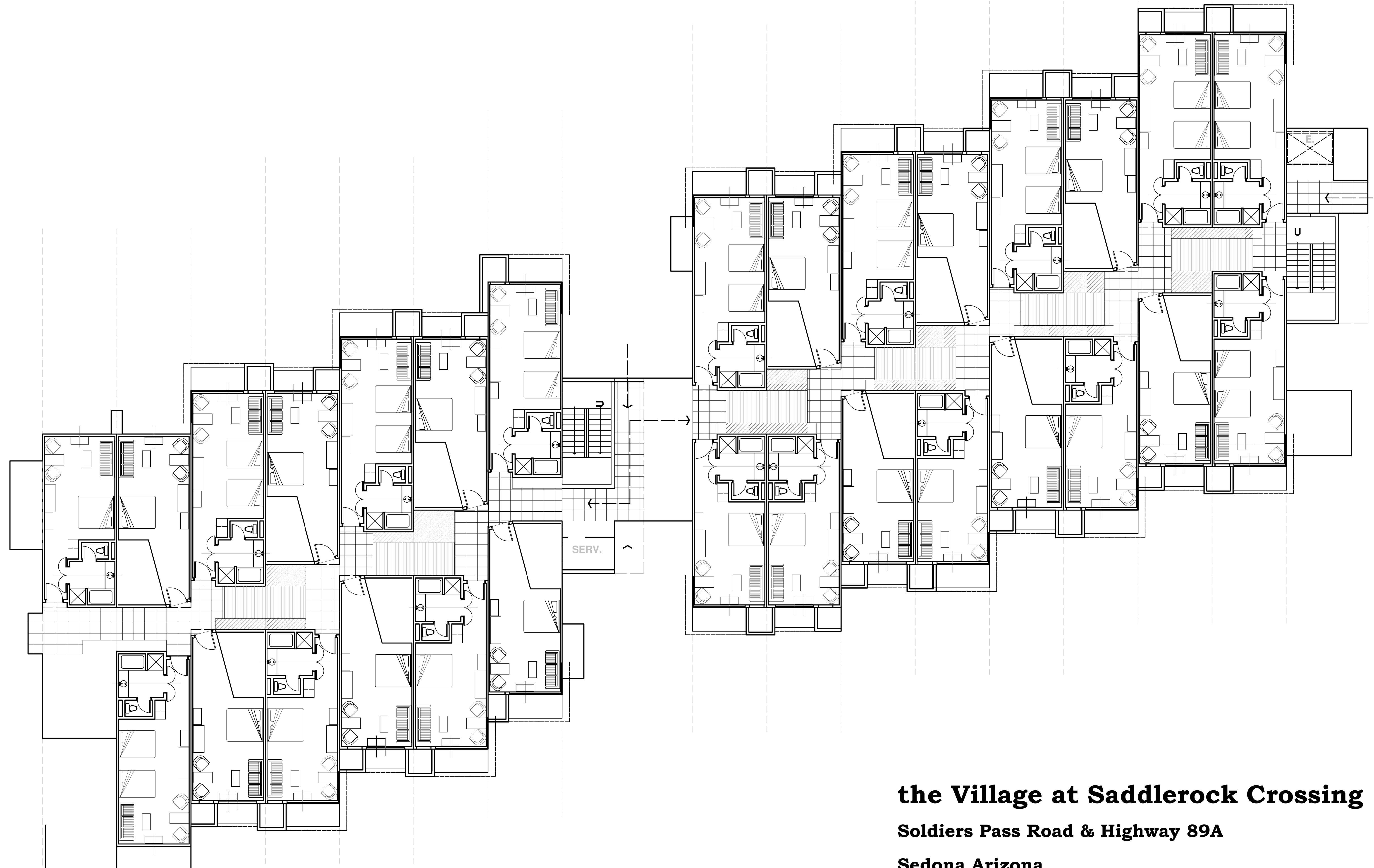
North Elevation at Restaurant



West Elevation at Lobby / Restaurant Element

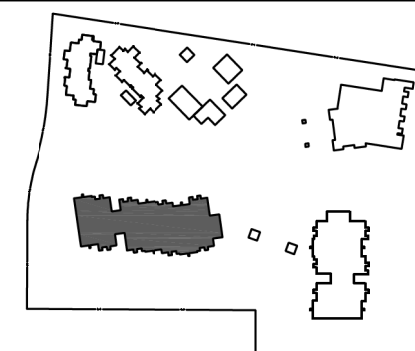
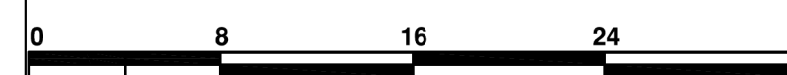
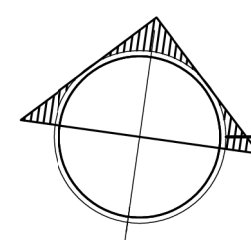


the Village at Saddlerock Crossing
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 7/11/2017
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MAIN LEVEL FLOOR PLAN
7/11/2017

HOTEL GUEST ROOMS
(WEST BUILDING)



the Village at Saddlerock Crossing

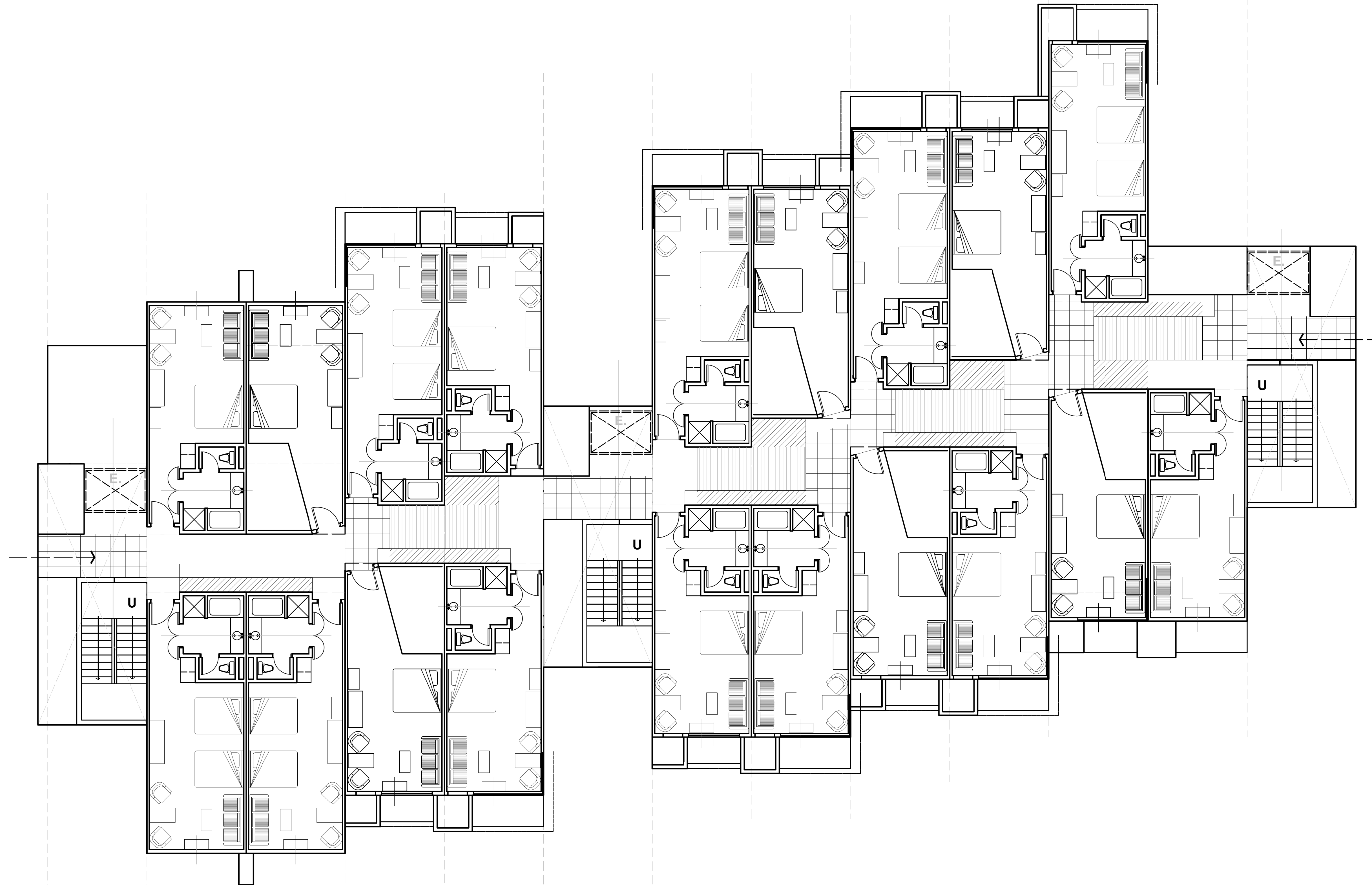
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the Village at Saddlerock Crossing

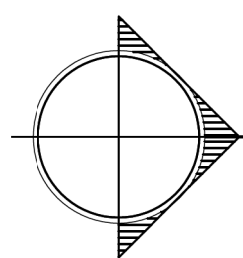
Soldiers Pass Road & Highway 89A

Sedona Arizona

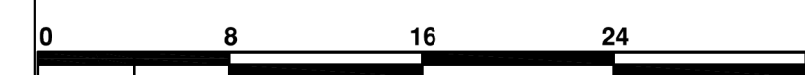
Stephen Thompson Architect. Sedona/Del Mar

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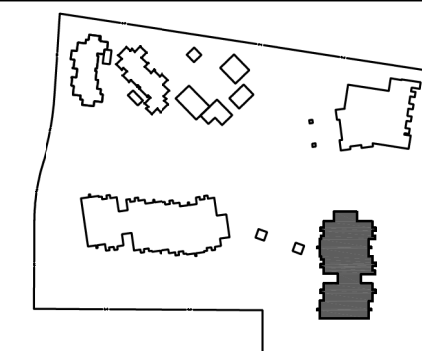
C: 928.301.5922

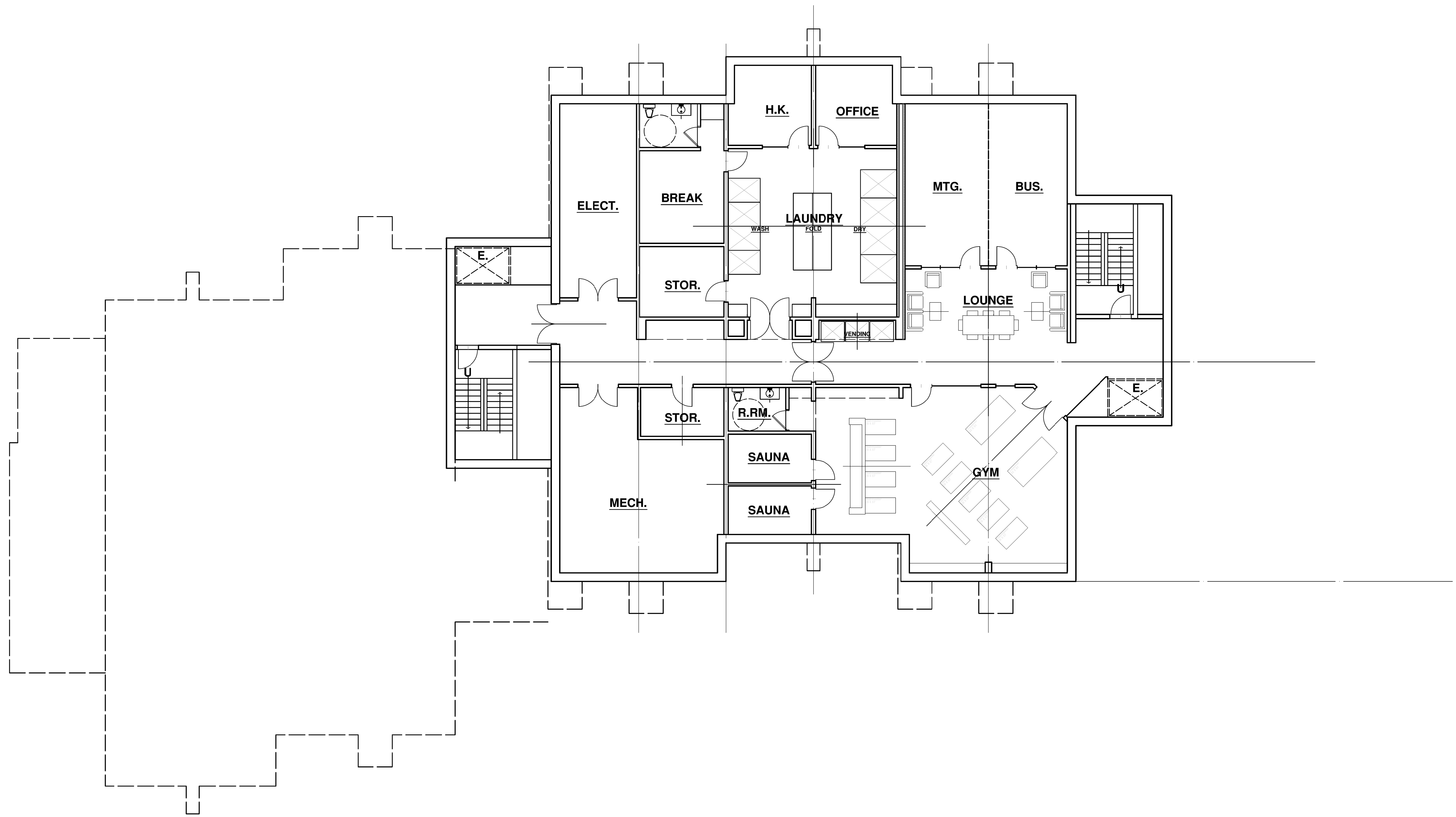


MAIN LEVEL FLOOR PLAN
7/11/2017



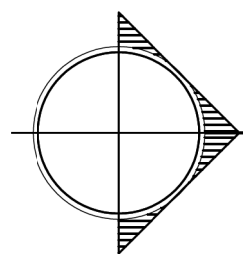
HOTEL GUEST ROOMS
(EAST BUILDING)





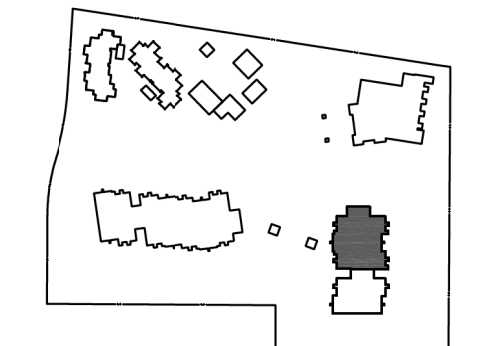
the Village at Saddlerock Crossing
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Sedona Arizona

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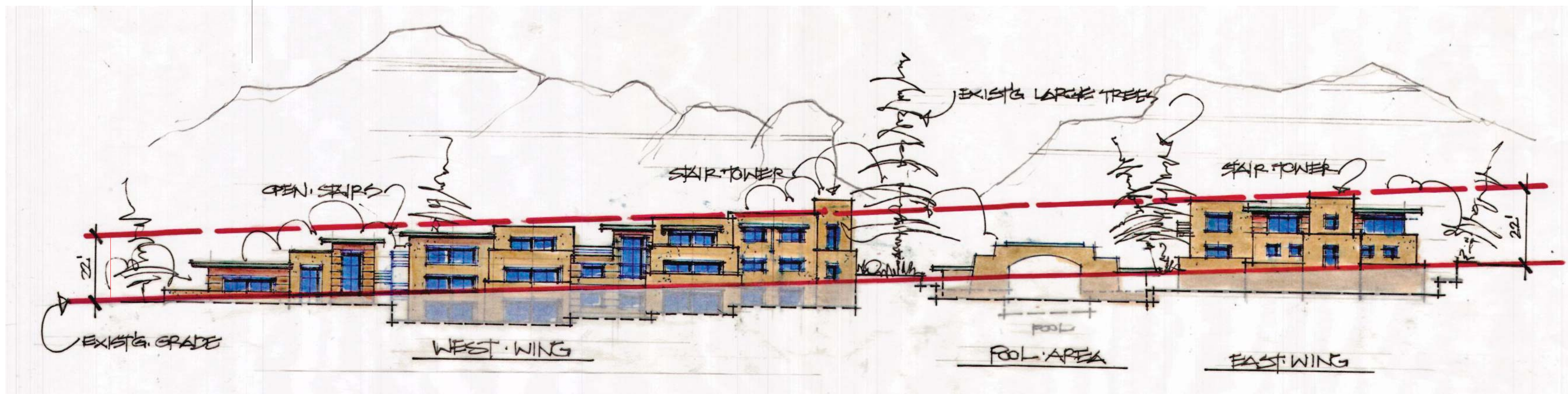
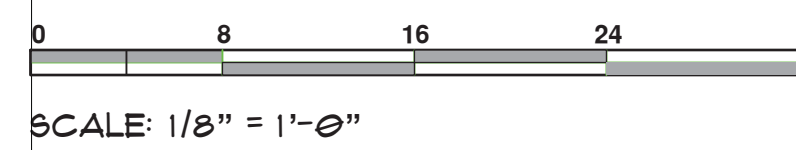
BASEMENT PLAN AT EAST WING
 7/11/2017

HOTEL GUEST ROOMS
(EAST BUILDING)

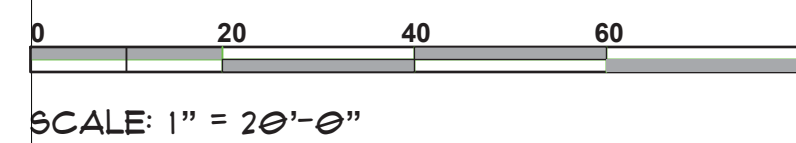




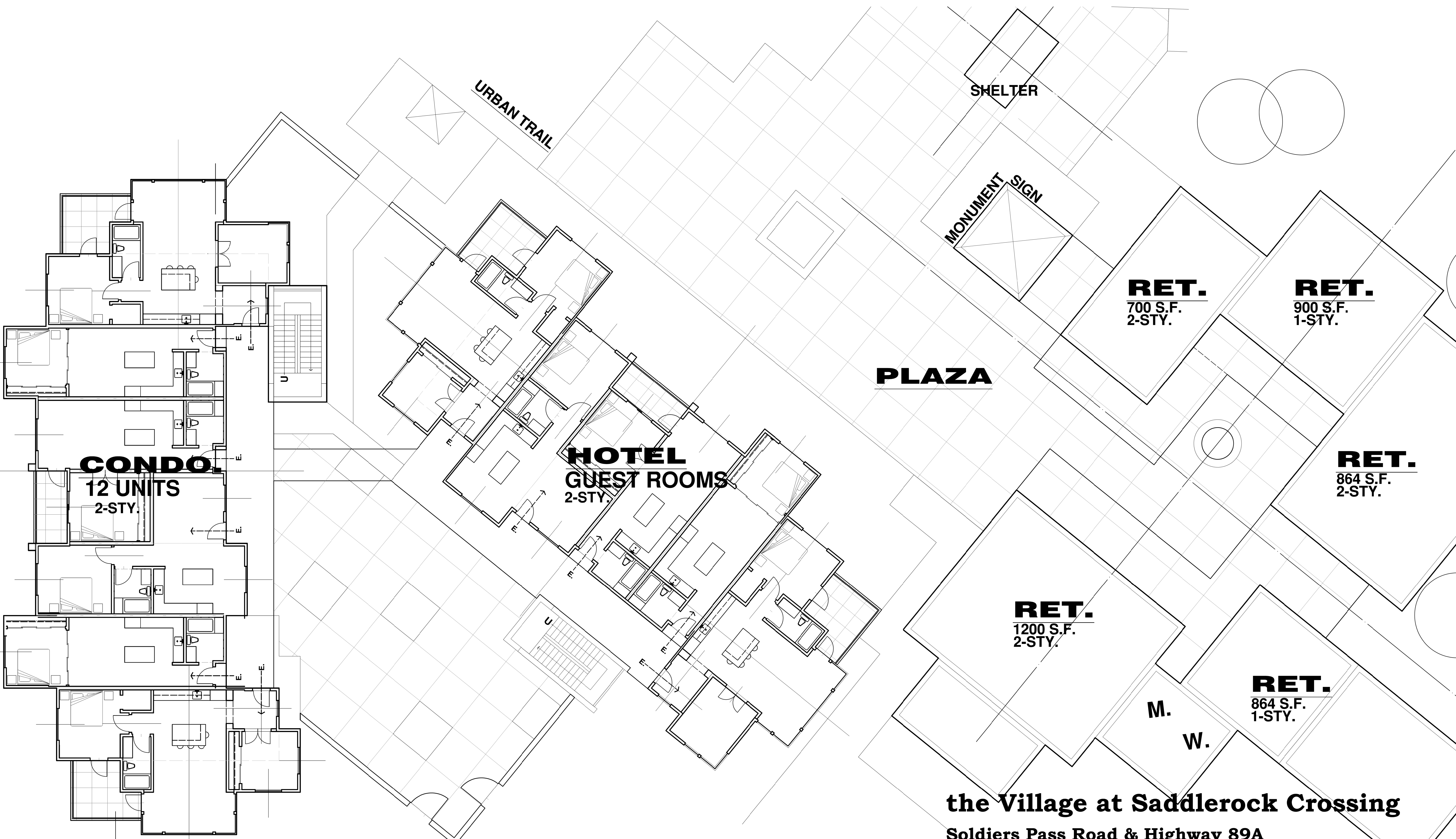
North Elevation at West Wing Guest Rooms



South Elevation at Lodging Element



the Village at Saddlerock Crossing
 Soldiers Pass Road & Highway 89A
 Sedona Arizona
 7/11/2017
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CONDO
12 UNITS
2-STY.

HOTEL
GUEST ROOMS
2-STY.

SHELTER

MONUMENT SIGN

PLAZA

RET.
700 S.F.
2-STY.

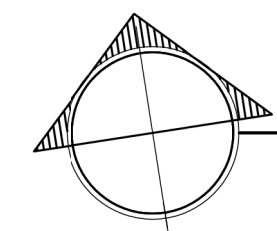
RET.
900 S.F.
1-STY.

RET.
864 S.F.
2-STY.

RET.
1200 S.F.
2-STY.

RET.
864 S.F.
1-STY.

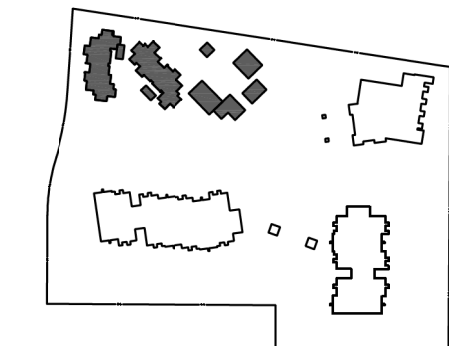
M.
W.



SITE / FLOOR PLAN
7/11/2017



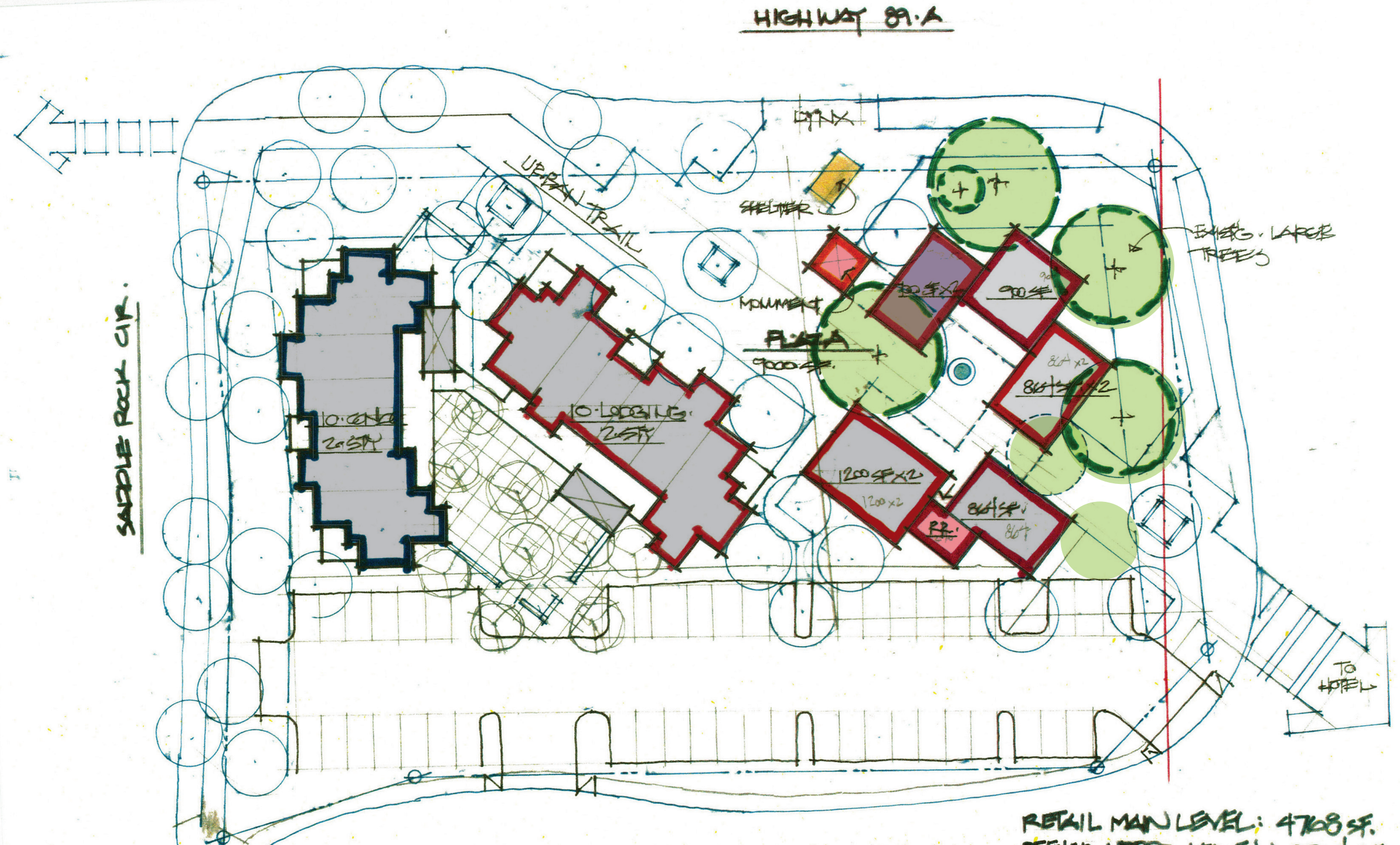
NORTHWEST BUILDINGS



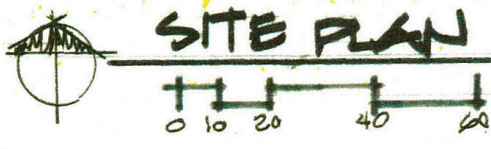
the Village at Saddlerock Crossing
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Sedona Arizona

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RETAIL MAIN LEVEL: 4708 SF.
 OFFICE UPPER LEVEL: 2764 SF.
 PLAZA: 9000 SF.



the Village at Saddlerock Crossing

Soldiers Pass Road & Highway 89A

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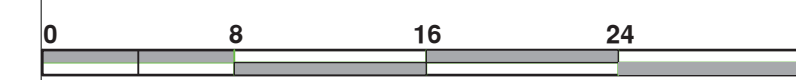
**Northeast Elevation at Retail Element /
Public Gathering Space**



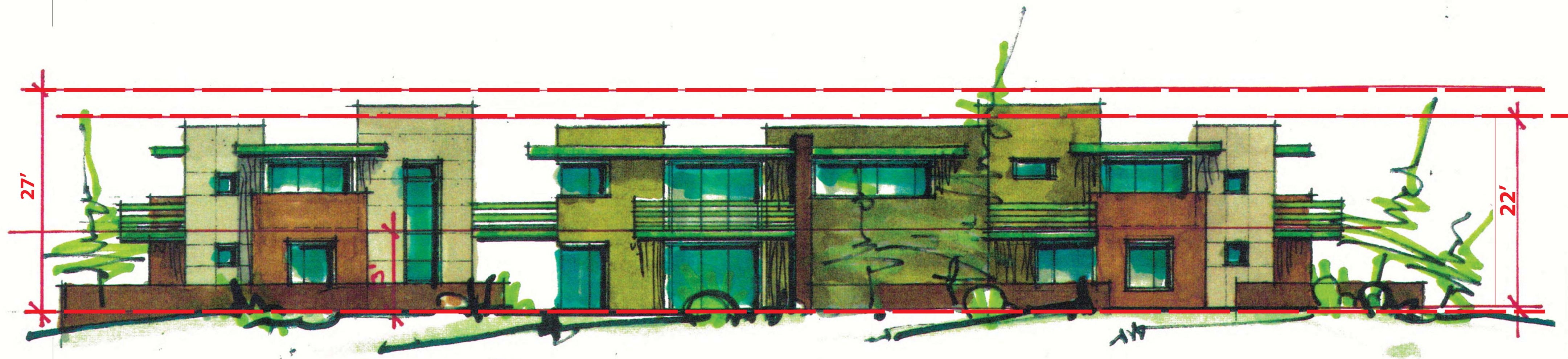
SCALE: 1/8" = 1'-0"



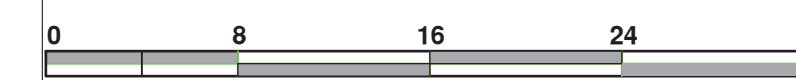
**Concept Elevation at Condominiums
(NW Lodging similar)**



SCALE: 1/8" = 1'-0"



**Elevation at NW Lodging
(Condominium similar)**



SCALE: 1/8" = 1'-0"

the Village at Saddlerock Crossing

Soldiers Pass Road & Highway 89A

Sedona Arizona

7/11/2017

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C: 928.301.5922



1. Conceptual Review

- a) Based on the initial review of the materials submitted, Staff is concerned how this proposal fits within the recommendations of the Soldiers Pass Community Focus Area Plan and other sections of the Community Plan.
- b) The information provided is sufficient for Conceptual Review. The following comments can be seen as advisory regarding what the City will be looking for in the Comprehensive Review packet.
- c) As additional information and clarifications are provided, Staff may have additional comments.
- d) Future Submittals: Additional information and documents will be required for the next stage of review (comprehensive review). Please carefully review the submittal requirements in the project application packet and contact the following Staff members if you have any questions regarding what will be required:
 - i) Cari Meyer, Senior Planner, cmeyer@sedonaaz.gov, (928) 203-5049, for questions regarding development standards, submittal requirements, and the review process.
 - ii) Cynthia Lovely, Senior Planner, clovely@sedonaaz.gov, (928) 203-5035, for questions regarding the Community Focus Area (CFA) plan and Community Plan.

2. Community Plan and Soldiers Pass CFA Plan

- a) This property is within the Soldiers Pass Community Focus Area (CFA). This application should demonstrate compliance with the CFA Plan. Please carefully review the CFA Plan to ensure the project clearly demonstrate how it meets the CFA Plan's objectives and strategies.
- b) In addition to the CFA Plan's goals and objectives, there may be other sections of the Community Plan that are applicable to this project. Please review the Community Plan and address any applicable sections.

3. Discrepancies in Submitted Materials

It appears there are a number of discrepancies and contradictory statements in the submitted materials. Please carefully review application materials to ensure all statements, site plans, elevations, etc., are consistent with each other. The following are examples of discrepancies identified by Staff, but are not meant to be a comprehensive list.

- a) There appear to be a number of discrepancies within the LOI. For example:
 - i) The design is referred to as "recall[ing] simple pioneer structures of a century ago" (pages 19-20) and "detailed in the spirit of the grand lodges of the 20th century that exemplified arrival to unique and mystical destination" (page 27). Simple pioneer structures are generally not compatible with the design of grand lodges.
 - ii) The Baney Corporation is described as being a "family-owned company, giving back to the communities" (page 3), while also stating that "Corporate room design, efficiency, function and serviceability drive this regime" (page 19).
- b) There appear to be a number of discrepancies between the LOI and the conceptual site plans. For example:
 - i) The LOI and Site Plan show different numbers of rooms and square footage of retail.

- ii) The smaller site plans showing the condos, elite lodging units, and retail buildings do not match the overall site plan.
- c) There appear to be a number of discrepancies within the submitted plans. For example:
 - i) The scales used on the elevations are not consistent and do not appear to be accurate.
 - ii) Number and location of trees to be retained are different on different plans.

4. Potential project components: In order to implement the vision of the CFA plan, consider including the following components as the project moves forward (comprehensive review).

- a) Changes to Saddlerock Circle: Due to the new road connection, explore potential changes to Saddlerock Circle to improve overall traffic flow.
- b) Incorporation of green building practices, which is an objective on page 19 of the CFA Plan.
- c) Incorporation of historic materials into the design of the buildings.
- d) Incorporation of a sculpture walk, art garden, or performance space.
- e) Walkability is an important component of both the Community Plan and CFA Plan. Please ensure that the site design provides adequate pedestrian connections between all amenities and along the roadway.

5. Application

- a) Please provide an updated Project Application that reflects the current project, including contacts, project name, acreage, and project description.

6. Project Components

- a) Lodging Units
 - i) There are conflicting numbers regarding the number of proposed lodging units.
 - ii) Please show the boundaries of what is considered to be the lodging element on the site plan.
- b) Meeting Facilities: Please explain the concept of a meeting facility that is limited to lodging guests only and how that fits with the goals and visions of the CFA plan.
- c) Restaurant/Bar: Consider whether the restaurant can have a stronger connection to the other non-hotel uses, including having a separate entrance and not being accessed through the hotel lobby.
- d) The Letter of Intent (LOI) mentions a sidewalk bistro, café, coffee shop, and restaurant – please clarify if these are all separate components and where on the site plan each is located.
- e) Employee Housing Units:
 - i) Consider how the employee housing may be integrated into the rest of the site and indistinguishable from other multifamily units.
 - ii) Please provide details of how the applicant is proposing to ensure that these units are used for employee housing.
- f) Multifamily Units:
 - i) Due to the potential for the multifamily (condos) units being used as short term rentals, consider strategies for ensuring the units are used for long term rentals.
 - ii) Please explain the statement that the multifamily units along with the 10 elite lodging units will add “market flexibility.”

- iii) Please indicate how many bedrooms each unit will have. For multifamily units, parking is based on the number of bedrooms in the unit.
- g) Retail Uses:
 - i) The LOI states that the retail will contain approximately 8,500 square feet. The Site Plan shows 9,500 square feet.
 - ii) The potential uses listed in the LOI may have higher parking requirements than then 1/250 used in the parking calculations.
- h) Public Plaza:
 - i) Bike Racks: Please include details on the proposed bike racks (number, capacity, etc.).
 - ii) Please explain the concept of “an enhanced staging shelter”.
 - iii) Please provide more details on the proposed historic exhibit/interpretive display/small museum that is proposed for the public plaza.
 - iv) Please explain the concept of a plaza that is to be fenced, secured, and locked up at night and how that fits with the goals and visions of the CFA plan.
 - v) A detention basin for storm runoff is mentioned as being “in the central depressed courtyard” – please clarify if this is located in the plaza or elsewhere.
- i) Loading Areas: Please indicate where the loading areas will be for the retail uses.
- j) Sedona Cemetery Project: Please indicate whether the proposed cemetery project has been discussed with the property owner (Sedona Historic Society) and what their level of support and participation in the project will be.
- k) Public Parking Spaces: Please provide an explanation as to the purpose of the proposed 10 public parking spaces, how that number was reached, and how will they be designated.
- l) Pathway Concept: Please indicate whether the applicant has contacted the surrounding property owners regarding continuing the pathway beyond the boundaries of this project.
 - i) A “Trail Link” is frequently referred to; please clarify the details of this route (on and off the property).
 - ii) Please clarify how the public plaza will safely accommodate an urban trail.
 - iii) There is a discrepancy as to how far the sidewalk will extend south on Saddlerock Circle.
- m) Landscaping: The site plan and the landscaping plan are inconsistent regarding which of the existing trees will be retained.

7. Letter of Intent (LOI)

- a) Zone Change Application: The application is for a rezoning to PD (Planned Development). The LOI should include a section addressing how this proposal is meeting the requirements of the PD District (LDC 624).
- b) Lodging:
 - i) Please explain how this proposal meets the CFA criteria for placing lodging outside of the lodging area limits.
 - ii) The Lodging Area Limits map included on page 11 should have a key to indicate what is being shown. In addition, it should be clear what has been added by the applicant, and what is shown on the map included in the Community Plan/CFA Plan.

- c) Pages 11-16: Consistency with Community Expectations of CFA 5
 - i) It is suggested that the CFA Plan's goals and objectives are emphasized over the Community Expectations.
 - ii) Please provide a calculation of percent of floor area devoted to each use.
 - iii) Page 15, 3rd bullet point: Clarify which key open space needs will be public and which will be private.
- d) Page 16: Project Description
 - i) The project description does not appear to describe the current proposal.
- e) Page 17: Parking
 - i) The parking described in the LOI mentions the potential inclusion of "Ghost Parking". Please clarify how and where ghost parking could be provided.
- f) Page 22: Utilities
 - i) The applicant should ensure that the utility companies understand the densities proposed and levels of service required when requesting the letters of serviceability. While the utility company may be able to provide service, the scope of work to make that connection may vary greatly depending on the utility.
- g) Page 23: Traffic Impact Statement: Please note that Elk Road is not a public right-of-way.
- h) Page 26, Item D: Mass Transit Stop: The transit stop should be integrated into the design of the courtyard or designed to match the other transit shelters installed throughout the City. Staff can provide contact information for the manufacturer of the other transit shelters in the City.

8. Site Plan

- a) Please review the City's Land Development Code, including development standards (LDC Article 9), Design Review Manual (LDC Article 10), and Sign Regulations (Article 11) and provide sufficient information to allow for review the project to determine compliance with these requirements.
- b) Parking Data
 - i) Parking and square footage calculations have not been provided for the exterior patio of the restaurant.
 - ii) The numbers in the parking table do not match the numbers in other places in the application documents.
 - iii) The floor plans for the elite lodging units show suites/apartments. Lodging units with more than 2 rooms (including living rooms) require additional parking to be provided.
 - iv) The LOI states that an additional 10 spaces will be provided for public use. Those 10 spaces do not appear to be included in the parking calculations.
 - v) The parking table states that 243 spaces are required (based on the applicant's current calculations) and 215 spaces are provided.
 - vi) The site plan shows 212 parking spaces, not the 215 the parking table states are provided.
- c) The entrance to the site and layout of the hotel lobby/porte-cochere could potentially create traffic conflicts.

- d) The ALTA Survey shows a roadway easement along the eastern property line (Elk Road) that does not appear to be reflected in the site plan.
- e) The majority of the parking is located behind the hotel (southern portion of the site) while the uses that require the most parking are located along W State Route 89A (northern portion of the site). Consider locating parking in closer proximity to the uses it will be serving.
- f) The smaller site plan showing the condos, elite lodging units, and retail buildings does not match the overall site plan.
- g) Please provide total building footprint area.
- h) Please provide a precise calculation for total lot area, both with and without the proposed new public street.
- i) Project Signage: The site plan refers to a 27 foot tall monument sign. Monument signs are limited to 8 feet in height.

9. Building Design

- a) The City's LDC requires that all heights be measured from natural grade. While it is understood that significant disturbance to the site has occurred over the years, no record of the natural grade of the site exists. Therefore, Staff will be using the existing grades to measure heights. If the applicant wishes to propose a different method of measurement, that information needs to be provided to Staff for review and approval prior to the building being designed.

10. Elevations

- a) The elevations provided appear to show different buildings. For example, the north and south elevations of the lodging building.
- b) Different color palettes were used on different elevations. All elevations should use consistent colors, which should resemble the proposed colors and materials as closely as possible.

11. ALTA Survey

- a) The ALTA Survey should be updated to show the current conditions of the property. The survey submitted includes buildings that have been demolished.

12. Art in Public Places: This project will be required to comply with the City's Public Art Ordinance (LDC Article 18). The current rate is set at 50.54 cents per square foot of development and is adjusted on July 1 of every year based on CPI. The applicant is encouraged to consider what art could be incorporated into the development.

13. Development Impact Fees:

- a) The following are current rates for Development Impact Fees. These rates are subject to change and the rates in place at the time of building permit submittal will be charged for this project. Final fees will be calculated during the building permit review and additional fees may apply to this project.
 - i) Citywide Development Fees: \$3,054 per lodging unit; \$4,829 per apartment; \$3.37 per square foot of commercial development.
 - ii) Sewer Capacity Fees: Please contact the Public Works Department to determine the sewer connection fees for this development.

- iii) Storm Drainage Fees: This property is in the Coffee Pot Drainage Basin. Storm drainage fees for this basin are \$432 per housing unit; \$251 per lodging room; and \$0.13 per square foot of other nonresidential development.



City of Sedona
Public Works Department

102 Roadrunner Drive Sedona, AZ 86336
(928) 204-7111 • Fax: (928) 282-5348; Ryan Mortillaro, EIT (928) 203-5091

PZ16-00013 (DEV)
The Village at Saddlerock Crossing (Oxford Hotel) (2nd Review)
9/14/17

Engineering Comments

For the next level of review:

1. A traffic impact study is required for this development, as a new street is proposed. Due to the proposed development impact on ADOT Right-of-Way, the traffic impact study will be reviewed by ADOT, in addition to the City of Sedona review and is subject to meet the study requirements by both agencies. As such, an ADOT Category 1 Traffic Impact Analysis should be prepared. ADOT Category 1 TIA requires analysis of the opening year, 3 years after opening, all site access driveways, and adjacent signalized intersections and major unsignalized intersections within ½ mile. Please consult with ADOT to confirm traffic impact study requirements, including analysis intersections, prior to initiating the study.
2. TIA shall evaluate the need for implementing right-in/right-out movements at intersection of Saddle Rock Circle and SR 89A.
3. TIA shall evaluate left turn lane storage requirements at intersection of SR 89A / Solider Pass Road. Traffic should recognize the shift in neighborhood traffic to Solider Pass Road / SR 89A intersection.
4. Evaluate circulation impacts of the hotel lobby drop off. At a minimum, the Solider Pass Road median should be extended further south to prevent left-in movements into the hotel lobby drop off area. The City requires relocation of the hotel lobby drop off to provide a minimum of 175' from SR89A.
5. The most western driveway along the southern part of the proposed roadway is too close to the intersection with Saddle Rock Circle. The driveway spacing is a minimum of 75' from the intersection (or eliminating the connection to the proposed roadway).
6. A minimum stacking distance of 40 feet shall be provided at all ingress/egress parking lot access drives intersecting with a street.
7. Please provide a public sidewalk along the new public road through the development to SR89A.
8. Due to the impact of the proposed development, it appears the road will need to be designated a public street to offset the impact on public infrastructure. The minimum ROW width is determined by the Average Daily Traffic (ADT). Counts above 2500 ADT, require a 60ft minimum ROW. Streets with an anticipated average daily traffic (ADT) of 2,500 or less shall have a minimum right-of-way width of 50 feet. The City Engineer may allow a minimum right-of-way width less than 50 feet based on unique site and design characteristics inherent to the design and layout.
9. It appears that the proposed lobby drive-through and turn-around will cause traffic conflicts. It is the City's preference that this be relocated.
10. It appears that the roadway width and shoulders may be inadequate per the City of Sedona LDC section 706.04E. Please provide more details such as curb and gutter.
11. Please provide a preliminary drainage report.
12. Please provide preliminary grading and drainage plans.
13. Please provide a geotechnical report for the proposed development area.
14. Please provide a preliminary sewer analysis report.
15. The restaurant appears to have a seating capacity of 100 persons or more and shall be required to install a grease interceptor with a minimum 1,000-gallon holding capacity. Additionally, it is required to provide proper and accessible inspection points for sampling discharge from interceptor. Owners of facilities exceeding the aforementioned seating capacity may require larger interceptors or traps and shall contact the city to determine the appropriate size required.
16. Impermeable parking areas shall install an oil-water separator or provide first-flush retention areas.

17. Building finished floor elevation within the 100-year flood plain shall be no less than 1' above Base Flood Elevation unless all buildings within the flood plain have been flood proofed per FEMA requirements or the floodplain has been contained within extensive drainage improvements.
18. A portion of the development lies within a 100-year flood plain; Non-residential fully enclosed areas below the lowest floor and/or Base Flood Elevation (BFE), other than a basement, which are subject to flooding shall meet the following criteria:
 - A minimum of two openings, on a minimum of two sides of the enclosed area, having a total net area of not less than one square inch for every square foot of enclosed area, shall be provided.
 - The bottom of all openings shall be no higher than one foot above finish grade.
 - Openings may be equipped with screens, louvers, valves, or other coverings or devices provided that they permit the automatic entry and exit of flood waters.
 - A "Non-conversion Agreement" form shall be completed, filed and recorded with the county.

Prior to Issuance of Building Permit:

- All parking areas shall meet the requirements of the City Land Development Code Chapter 9 (aisle width, radii, parking space size, etc.).
- An ADEQ permit is required.
- 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.
- A City Right-of-Way Permit shall be acquired for any work taking place within City Rights-of-Way.
- Property lies in a floodplain. An elevation Certificate from an Arizona Registered Land Surveyor may be required.



SEDONA FIRE DISTRICT

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

Safe...Friendly...Dedicated

August 9, 2017

Stephen Thompson
2015 N 11th Street
Phoenix, AZ 85006

studio@stephenthompsonarchitect.com

Dear Mr. Thompson:

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

Description:	Oxford Hotel
Address:	1259 W State Route 89A, Sedona, AZ 86336
SFD Occ. #:	OXFO01
City Permit #:	PZ16-00013
APN:	408-26-013 et. al.
Proposal:	Conceptual / Development Review

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) Due to the scope of this project a pre-construction meeting with the Fire Marshal shall be required.
- 4) **Section 404.2:** Prepare and maintain a fire safety and evacuation plan. Plans are to be submitted to the fire department for review and approval prior to occupancy.
- 5) **Section 501.4:** Required fire apparatus access roads, water supplies, fire hydrants and water mains shall be installed and made serviceable prior to and during the time of onsite combustible construction.
- 6) **Section 503.1.1:** Fire apparatus access roads shall be provided for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction when any portion of the facility or any portion of an exterior wall of the first story of the building is located more than 150 feet from fire apparatus access as measured by an approved route around the exterior of the building or facility
 - a) Plans for the fire apparatus access roads shall be submitted for review and approval by the appropriate County Road Department / City of Sedona, where required, **prior to construction. Provide copies of approved plans to the Sedona Fire District.**

- b) **Section 503.2.1:** Fire apparatus access roads shall have an unobstructed width of not less than 20 feet and an unobstructed vertical clearance of not less than 13 feet 6 inches. Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet.
- c) **Section 503:** Buildings or portions of buildings or facilities exceeding 30 feet in height above the lowest level of fire department vehicle access shall be provided with approved fire apparatus access roads capable of accommodating fire department **aerial apparatus**. Overhead utility and power lines shall not be located within the aerial fire apparatus access roadway. Aerial fire apparatus access roads shall have a minimum unobstructed width of 26 feet in the immediate vicinity of any building or portion of building more than 30 feet in height. At least one of the required access routes meeting this condition shall be located within a minimum of 15 feet and a maximum of 30 feet from the building, and shall be positioned parallel to one entire side of the building.
- d) **Section 503.2.3:** 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.
- e) **Section 503.2.4:** The inside turning radius and outside turning radius shall not be less than 28 feet and 48 feet respectively, measured from the same center point.
- f) **Section 503.2.6:** 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.
- g) **Section 503.2.7:** Whether temporary or permanent, no fire apparatus access roadway grade shall exceed 6 percent unless the roadway is paved hard and smooth with materials such as asphalt. Grades shall not exceed 12 percent unless the roadway is constructed of concrete. Grades shall not exceed 15 percent unless written request is made to and approved by the Fire Marshal. for private driveways. Intersections and turnarounds shall be level (maximum 5%) with the exception of crowning for water run-off.
- 7) **Section 503.2.5:** Dead end fire apparatus access roads in excess of 150 feet in length shall be provided with an approved turnaround. Dead-end fire apparatus access roads may be up to 300 feet to buildings protected by an automatic fire sprinkler system in accordance with **Section 903.3** of this code.
- 8) **Section 503.3 & D103.6:** 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 for private access roads and yellow curbing as per city or county road standards for public access roads.
 - a) **Section D103.6.1:** Fire apparatus access roads 20 to 26 feet wide shall posted on both sides as a fire lane.

- b) **Section D103.6.2:** 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.
 - c) **Section D103.6:** 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.
- 9) **Section 503.3:** 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.
 - 10) **Section 503.1.2 & Appendix D:** 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. (A single dwelling unit constitutes a single-family residential structure, or a single apartment unit.)
 - 11) **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. 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 at the entrance to the driveway from the public street. **ADDRESS NUMBER, DESIGN, AND LOCATION TO BE APPROVED BY FIRE MARSHAL PRIOR TO INSTALLATION**
 - 12) **Section 505.2:** Streets and roads shall be identified with approved signs. Street names shall be checked and approved with the Public Safety Answering Point, (PSAP – 911 Dispatch Center), covering the geographic area which includes the Sedona Fire District. Approval is required to avoid duplication and/or similar sounding street names to prevent the possible delay of emergency service response.
 - 13) **Section 902.4:** This building shall be equipped with a Sedona Fire District / Knox key box. Tenant shall provide key(s) for placement in this box.
 - 14) **Section 508.1:** 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.
 - a) **Section 508.2:** Water supply shall consist of reservoirs, pressure tanks, elevated tanks, water mains or other fixed systems capable of providing the required fire flow.
 - b) **Section 508 & Appendix C:** Municipal Water Supply - Provide fire hydrants capable of supplying required fire flow.
 - 15) **Section 508.5.1:** 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.

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.

- a) **Appendix C C103.1 & C105.1:** The minimum number of fire hydrants for a commercial building shall be based on the required fire flow and spacing limitations.
 - b) **Section 508.5 & Appendix C:** Fire hydrant placement shall be approved by the fire district. All measurements are as the hose is laid by firefighting personnel and apparatus.
 - c) **Section 508.5 & Appendix C:** 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.
 - d) **Section 508.5 & Appendix C:** Fire hydrants that are separated by divided highway, freeway or heavily traveled collector streets shall not contribute to the required number of hydrants.
 - e) Hydrants that are accessible only by a bridge shall be acceptable to contribute to the required number of hydrants only if approved by the Fire Code Official.
 - f) **Section 508.5 & Appendix C:** Private hydrants or public hydrants that are on adjacent private property shall not contribute to the required number of hydrants for the subject building.
 - g) **Section 508.5.6 & 312:** Where fire hydrants are subject to impact by a motor vehicle, guard posts or other approved means of protection shall be provided.
 - h) **Section 508.5 & Appendix C:** 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 requirements for spacing and minimum number of hydrants.
 - i) **Section 508.5 & Appendix C:** Fire hydrants shall be located not more than 15 feet from an approved fire apparatus access roadway.
 - j) **Section 508.5.5:** A 3-foot clear space shall be maintained around the circumference of fire hydrants. 4-feet from any supporting structure for electrical equipment, such as transformers and poles.
- 16) **Section 903.3.5:** Water mains and their appurtenances shall be installed in accordance with the National Fire Protection Association's pamphlet #24, "**Standard for the Installation of Private Fire Service Mains and Their Appurtenances**" the 2010 edition. Plans and specifications shall be submitted for review and approval prior to any installation. **This installation requires a separate construction permit through this office.**
- 17) **Section 901.4:** Provide an approved automatic fire sprinkler system. A complete set of engineered plans, to scale, including specification (cut sheets) for all equipment to be installed in the fire sprinkler system, shall be submitted to the Sedona Fire District for review and approval.
- a) Water flow alarm devices shall be provided on the exterior of the buildings.
- 18) Provide an approved fire alarm system. A complete set of engineered plans, to scale, including specification (cut sheets) for all equipment to be installed in the fire alarm system, **prepared by a**

NICET Level III or IV design professional, shall be submitted to the Sedona Fire District for review and approval. (SFC Sec. 907)

- 19) **Section 912:** Fire department connections (FDC) shall be installed in accordance with the NFPA standard applicable to the system design.
- A. Provide FDC within **150 feet of a fire hydrant**. Consult with SFD for placement.
 - B. FDC's 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.
 - C. A 3-foot clear space shall be maintained around the FDC 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.
- 20) **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 has adopted a fee for service schedule. Service fees include fire sprinkler system, fire alarm system, and construction 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: City of Sedona
Community Development

Enclosure

Cari Meyer - RE: City of Sedona Development Applications

From: Robert Mumper <Robert.Mumper@yavapai.us>
To: 'Cari Meyer' <CMeyer@sedonaaz.gov>
Date: 7/18/2017 10:43 AM
Subject: RE: City of Sedona Development Applications
Cc: Monica Kriner <Monica.Kriner@yavapai.us>

Hi Cari,

Below are the comments from Yavapai County Community Health Service (YCCHS) for the proposed projects:

- (1) The Village at Saddlerock Crossing (Oxford Hotel); PZ16-00013 (ZC, DEV); 82 Saddlerock Circle/1259 W State Route 89A (APN 408-26-004B, 004C, 009A, 009C, 010, 012, 011, 013, 014, 086A, & 088).**

If the project moves forward, plans must be submitted and approvals must be obtained from Yavapai County Community Health Services (YCCHS) for the proposed hotel lodging and any food related establishments (i.e. restaurant, cabana bar & any retail spaces with potential food service operations). The construction of any semi-public swimming pool or spa will require plan review approvals from the Arizona Department of Environmental Quality (ADEQ). Lodging standards must meet the requirements outlined in the Arizona Administrative Code Title 9, Ch.8, Article 13. Hotels, Motels, and Tourist Courts. Food establishment standards must meet the requirements outlined in the 2009 Food Code and Yavapai County Health Code and Ordinance. Please forward any questions or concerns to Robert Mumper at Robert.mumper@yavapai.us or [\(928\) 634-6891](tel:9286346891).

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

Cari Meyer - RE: [EXTERNAL E-Mail] City of Sedona Development Applications

From: <IFreeman@uesaz.com>
To: <CMeyer@sedonaaz.gov>
Date: 7/25/2017 10:24 AM
Subject: RE: [EXTERNAL E-Mail] City of Sedona Development Applications

Hi Cari

UniSource Energy has no problems with these projects.

Irene

From: Cari Meyer [CMeyer@sedonaaz.gov]
Sent: Tuesday, July 18, 2017 8:10 AM
Cc: Audree Juhlin <AJuhlin@sedonaaz.gov>; Warren Campbell <WCampbell@sedonaaz.gov>
Subject: [EXTERNAL E-Mail] City of Sedona 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,

The City of Sedona Community Development Department has received the following development applications.

1. **The Village at Saddlerock Crossing (Oxford Hotel); PZ16-00013 (ZC, DEV); 82 Saddlerock Circle/1259 W State Route 89A (APN 408-26-004B, 004C, 009A, 009C, 010, 012, 011, 013, 014, 086A, & 088).** The property is in *Yavapai County*. As a conceptual review, comments should focus on what will be expected in future stages of review and what issues the applicant will need to address in moving this project forward. The applicant is proposing to develop a 125 room Oxford Hotel with meeting space, retail/restaurant space, 12 multi-family apartment units, 5 employee housing units, and associated site improvements. This project was originally submitted in October 2016, but was placed on hold at the request of the applicant. The updated proposal includes additional parcels and modifications to the proposed land uses.
2. **Whole Foods Market Open Air Business; PZ17-00012 (CUP); 1420 W State Route 89A (APN 408-25-044 & -044A).** The property is in *Yavapai County*. As a final review comments should focus on the accuracy and completeness of all information provided and whether the plans submitted meet your agency's requirements. The applicant is requesting approval of a Conditional Use Permit for outdoor display of merchandise, outdoor entertainment, outdoor BBQ service, and display of additional signs.

Please review the materials at the link below. There will be a review agency meeting for these projects on **Wednesday, August 2, 2017, at 8:30 am** in the Schnebly Conference Room at the Community Development Department Office. Comments are due by **Wednesday, August 9, 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-and-proposals>

(Please note this is a new link... please update any bookmarks you may have)

To: Cari Meyer
From: Nancy Lattanzi
Date: November 8, 2016
Re: Oxford Hotel Development Property

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

1. **PZ16-00013 (ZC, DEV) Oxford Hotel at 1259 W State Route 89A (APN 408-26-004B, 004C, 009A, 009C, 010, 013, 014, 086A, & 088)**. The property is in *Yavapai County*. As a conceptual review, comments should focus on what will be expected in future stages of review and what issues the applicant will need to address in moving this project forward. The applicant is proposing to develop a 120 room Oxford Hotel with meeting space, 12,000 square feet of retail/restaurant space, 11 multi-family apartment units, and associated site improvements. This project is located on the south side of W State Route 89A at the Soldiers Pass intersection between Saddlerock Circle and Elk Road.

Please review the materials at the link below. There will be a review agency meeting for this project on **Tuesday, November 1, 2016, at 8:00 am** in the Schnebly Conference Room at the Community Development Department Office. Comments are due by **Wednesday, November 9, 2016**.

ARTS & CULTURE COMMENTS/RECOMMENDATIONS

1. Sedona lacks and much needs a decent sized central place for our community to gather. Developing a focal place for local people to come together to meet, relax and hear music, would bring more people out to connect. Of importance is the location, with the center of the property being ideal as the hub. The buildings could surround this space and absorb sound. This could be a place to draw experienced acoustic musicians, actors, poets and other performance artists and would include an indoor/outdoor space. The indoor space could be a dedicated coffee house, that could book sought after acts, as well as local talent year round and would be unaffected by weather. Outdoor space could be landscaped grounds with gardens and benches designed and positioned to maximize interacting. There would also be lawn space for people to bring blankets and/or chairs to accentuate and encourage community socializing.
2. Highly recommend commissioning local artists to provide a range of art work to enhance the wall inside the hotel, such as large paintings, stained glass, photographs. Outdoor mural work could lend itself to separating areas, as well as installing outdoor sculptures by local artists. A sculpture walk could be included in the design of the property. I have a list of reputable, talented artists that would be particularly interested in pitching for these commissions.
3. Strongly recommend leaving pathways open to Cooks Hill and Elks Club, so that one day when the Historical Society, who owns the cemetery has funds to upgrade the property and build a museum, there would be easy access from multiple points. Locals and tourists would be drawn to visit this area to honor the spirit of our founders buried here and learn more about the history of Sedona. It is also in lines with our community plan, connecting areas and creating more pedestrian friendly paths.

Cari Meyer - RE: City of Sedona Development Application (Oxford Hotel)

From: Nathan Reisner <NReisner@azdot.gov>
To: Cari Meyer <CMeyer@sedonaaz.gov>
Date: 10/20/2016 4:18 PM
Subject: RE: City of Sedona Development Application (Oxford Hotel)
Cc: Vernon Dumbeck <VDUMBECK@azdot.gov>

The property owner will need contact the ADOT Northcentral District for access conditions into their site. I recommend contacting sooner rather than later in the development stage.

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



From: Cari Meyer [CMeyer@sedonaaz.gov]
Sent: Thursday, October 20, 2016 3:56 PM
Cc: Audree Juhlin; Warren Campbell
Subject: City of Sedona Development Application (Oxford Hotel)

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

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

1. **PZ16-00013 (ZC, DEV) Oxford Hotel at 1259 W State Route 89A (APN 408-26-004B, 004C, 009A, 009C, 010, 013, 014, 086A, & 088).** The property is in *Yavapai County*. As a conceptual review, comments should focus on what will be expected in future stages of review and what issues the applicant will need to address in moving this project forward. The applicant is proposing to develop a 120 room Oxford Hotel with meeting space, 12,000 square feet of retail/restaurant space, 11 multi-family apartment units, and associated site improvements. This project is located on the south side of W State Route 89A at the Soldiers Pass intersection between Saddlerock Circle and Elk Road.

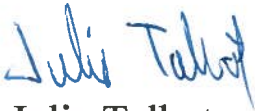
Public Comments Received for Current Submittal

(August 2017 –
September 2017)

Projects and Proposals

Regarding the Village At Saddlerock Crossing: I live in Saddlerock on lot #3 which backs up to the planned development. My concern and hope is that when the development takes place, the power pole at the back corner of my lot and lot #2 and power lines as well as the unsightly maimed pine trees will be taken down and the power lines put underground.

Another concern is that the proposed connector road through the upper part of Saddlerock and adjoining communities should not be built. I cannot see that it would benefit anyone but the construction companies.



Julie Talbot
57 Valley View Drive

282-0806

RECEIVED
AUG 09 2017
CITY OF SEDONA
COMMUNITY DEVELOPMENT

Cari Meyer - Re: SHS Endorsement of the Village at Saddlerock Crossing

From: Mitch Laurich <mitchlaurich@yahoo.com>
To: Cari Meyer <CMeyer@sedonaaz.gov>
Date: 9/8/2017 2:25 PM
Subject: Re: SHS Endorsement of the Village at Saddlerock Crossing
Attachments: IMAGE.gif

Hello Cari,

Thank you, this is helpful information. No need to take your time to forward comments to the applicant, Jeanine of SHS added the topic to the agenda for the next board meeting to take place in less than 2 weeks. I think SHS will contact the developer if they wish their name to be removed or not used in this way, though their priority is the historical importance of obtaining the artifacts from the buildings that were torn down. For me personally, I want to feel like the information presented to gain community support is transparent and accurate.

We would like to meet with you or talk with you at some point I think. Who's vision is the Sedona community plan? Everyone I speak with does not want the Sedona that is intended in the plan. I don't understand the direction the city is taking and its future goals - it appears to be for maximum growth and maximum revenue which I feel is not in the best interest of Sedona and it's residents. Ultimately if it goes too far it will cannibalize tourism and reach a breaking point with adverse impact. Sedona's future direction seems to be away from everything that made it special and attracted tourism in the first place... other than the red rock formations of course. The city has identified traffic as a huge issue and proposes to spend a lot of money to try to address this problem ... millions to shave off a few minutes here and there... but all these mass developments and high density housing proposals only make traffic worse. And Sedona doesn't have the human capital to staff these developments, nor the housing and wages to support them. You can't build enough mass housing complexes. Ultimately this development is contradictory to the resolution of the problems Sedona currently faces in my opinion. And the many realtors I've spoken with say that Sedona is already mostly built out. At what point is enough enough?

We purchased our home and retired here as full-time residents last year. Brigitte's family has lived in Sedona since 1978. Our plan was to live here for the rest of our lives. But now we are having to reevaluate Sedona as the wonderful place to live that we originally thought. Even Brigitte's family has begun talking about relocating after all these many years depending on the impact of all these massive growth projects. It's very distressing.

Mitch Laurich

From: Cari Meyer <CMeyer@sedonaaz.gov>
To: Mitch Laurich <mitchlaurich@yahoo.com>
Sent: Thursday, September 7, 2017 2:36 PM
Subject: Re: SHS Endorsement of the Village at Saddlerock Crossing

Hi Mitch,

Thank you for your questions. Hopefully the following will provide some answers for you:

- The project is a different project with different applicants than then one that was proposed in 2014. The 2014 project had two different applicants/property owners that were coming in with a joint application. One of the applicants for the current project is the same as 2014, but the 2nd applicant from 2014 is no longer involved.

- The City considers the current proposal a new project from the 2014 proposal. However, this proposal was originally submitted at the end of last year (2016) under the name Oxford Suites. Though they have changed the name and added an additional property, the proposal currently under consideration is considered the same project as the one submitted in 2016 (same project number, etc.).
- We will not be carrying forward any public comments from the 2014 proposal, but will be carrying forward any comments received since the current proposal was submitted.
- The project is currently undergoing "conceptual" review, which is supposed to focus on "big picture" ideas and not necessarily the details of the site. There are a number of steps left in the review and we will be accepting public comment throughout the review. Therefore, there is no set deadline for comments as of now. Of course, sooner is always better.
- I had not seen the website, which is something the applicant appears to have developed for the project, so thank you for pointing that out. It is unclear to me when the website was last updated, so it may be a holdover from 2014? Is this something that the applicant sent to you as a place to follow the project?
- The Sedona Historical Society endorsement refers to the DeRito/Baney project, which is the 2014 project and this endorsement has not been provided to the City as a part of this proposal. While we cannot control what they put on their own private website, if they were to provide something to us, we would ensure that the proposal the endorsement is referring to is the current proposal.

I hope that answers your questions, but if I missed something or if you have additional questions, please let me know.

For your information, the City's website for this project is at the following link:

<http://www.sedonaaz.gov/your-government/departments/community-development/projects-and-proposals/the-village-at-saddlerock-crossing-oxford-hotel>.

Current plans can be reviewed on this web page. If you would prefer to review the plans in person rather than on a computer screen, I do have hard copies at the office and you can stop by at anytime during business hours (Monday - Thursday, 7 am - 6 pm) to review the plans. If you want to come by and let me know when you're planning on being here, I can reserve a room for you to review them in and make sure that I'm around to answer any questions you may have.

I will also add your email address to the notification list for this project so that you will receive email updates on this project (upcoming meetings, etc.).

Finally, with your permission, I can forward your email to the applicant regarding your concerns with the SHS Statement of Support. If you would prefer that come through the SHS, I understand. However, either way, we will keep a record of your comments below and any other comments that are submitted and provide them to the Planning and Zoning Commission and/or City Council as a part of any packet they receive for review of this project.

Please feel free to contact me if you have any additional comments, questions, or concerns. Thank you,

Cari Meyer, Senior Planner
 City of Sedona Community Development
[\(928\) 203-5049](tel:9282035049)

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

>>> Mitch Laurich <mitchlaurich@yahoo.com> 9/7/2017 1:45 PM >>>
 Hi Cari,

It's my understanding that the proposed development at Saddlerock Crossing was revised and renamed, and accordingly is legally a new development. I understand that property owners in the Saddlerock neighborhood impacted by this development need to resubmit any questions, concerns and comments to the City and developer because legally it's a new development - is this correct? What is the new deadline for this please?

Also, I visited the website for the new proposal of the Village at Saddlerock Crossing at <http://www.oxfordsuitessedona.com/>. I noticed it prominently promotes that the development is endorsed by the Sedona Heritage Society. But the pdf posted of the Resolution endorsing the development is from 2014. As you know it's a very different plan and a different project legally from what was proposed in 2016 let alone 2014. This seems inappropriate and deceptive to me.

I contacted SHS to ask if they still endorse the new development. I spoke with SHS historian Jeanine who said SHS was unaware of any of this, and unaware that SHS was publicly being used to promote the development. Jeanine will bring this matter before the next SHS Board meeting. Personally I think SHS will likely still decide to endorse the new project in exchange for artifacts, but at least everything will be above board.

I hope the developer will remove this endorsement claim from their website until a new SHS endorsement of the new plan can be obtained.

Best regards,

Mitch Laurich
 mitchlaurich@yahoo.com
 160 Saddlerock Ln
[951.741.2989](tel:9517412989)

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 - Saddlerock proposed road.

From: Steve Thomas <stevesedona@gmail.com>
To: Cari Meyer <CMeyer@sedonaaz.gov>
Date: 9/11/2017 9:24 AM
Subject: Saddlerock proposed road.

Hi Cari,

I am a resident and owner in Saddlerock subdivision and am concerned for traffic issues thru-out Sedona.

I am also concerned that there will be opposition to the proposed linking of neighborhoods.

I am in favor of the proposals as I believe we all need to give a little to help alleviate some of the traffic issues.

You to often only hear from the opposition and not the supporters.

Please let me know when there is an opportunity to speak in favor of the plan.

Thanks

Steve

--

Steve Thomas

Planet Fitness Franchisee Arizona

Direct line [928-274-8116](tel:928-274-8116)

Cari Meyer - City of Sedona: Comment on Development Proposal

From: <donotreply@sedonaaz.gov>
To: <cmeyer@sedonaaz.gov>, <wcampbell@sedonaaz.gov>
Date: 9/2/2017 7:07 PM
Subject: City of Sedona: Comment on Development Proposal

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

Form Name: Comments on Development Proposals
Date & Time: 09/02/2017 7:07 p.m.
Response #: 6
Submitter ID: 261
IP address: 174.22.229.72
Time to complete: 17 min. , 51 sec.

Survey Details

Page 1

We want to hear what you think. Please share your thoughts below.

If you have questions about the project, please enter your contact information so that we can respond.

1. Project Name:

The Villages at Saddlerock Crossing

2.

What are your comments, concerns, ideas, and suggestions about this project?

I along with several of our neighbors in "Saddlerock" are concerned about the lack of large trees and mature shrubs planned for this development. At the very first meeting with Steve Thompson and the owners we were promised a "park like" environment when the development was completed - not 10 or 15 years later.

The number of trees included in the most recent proposal when viewed along with the span of parking spaces does not begin to equal a "park like" environment.

My understanding is that for every 7 parking spaces the developer must provide a small "peninsula" with the minimum of 2 or 3 shrubs and one tree with a minimum diameter trunk of 2 inches. The small diameter trees are more likely to resemble immature "patio trees" more appropriate for potting than planting on tiny "peninsulas". Such small immature trees will do little to provide the environment we were promised. The peninsulas should have mature trees with trunks of at least 10 to 12 inches in diameter and not less than 10 feet tall. The developer should also be required to leave all of the current mature trees now on the site. I strongly

object to any "project" going forward that creates another massive parking lot with several large buildings facing 89A at the entrance to our neighborhood without the mature trees included in any "park".

3. Your contact information

Name: Elizabeth Yancey
E-mail: ynia@commspeed.net
Mailing Address: 430 Saddlerock Circle, Sedona, AZ 86336

4.

Would you like to receive notices about this project, such as public meeting dates?

(o) Yes

Thank you,
City of Sedona

This is an automated message generated by the Vision Content Management System™. Please do not reply directly to this email.

Cari Meyer - City of Sedona: Comment on Development Proposal

From: <donotreply@sedonaaz.gov>
To: <cmeyer@sedonaaz.gov>, <wcampbell@sedonaaz.gov>
Date: 8/31/2017 12:06 PM
Subject: City of Sedona: Comment on Development Proposal

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

Form Name: Comments on Development Proposals
Date & Time: 08/31/2017 12:06 p.m.
Response #: 3
Submitter ID: 256
IP address: 184.101.226.186
Time to complete: 16 min. , 6 sec.

Survey Details

Page 1

We want to hear what you think. Please share your thoughts below.

If you have questions about the project, please enter your contact information so that we can respond.

1. Project Name:

The Village at Saddlerock Crossing

2.

What are your comments, concerns, ideas, and suggestions about this project?

It is my understanding that the city wants to make some connecting roads(streets?) from several neighborhoods over to the neighborhood I reside in(Saddlerock) in order for residents not to use 89A. The proposed route sends residents through quiet neighborhoods and would increase traffic, and increase potential safety hazards, not to mention accidents and liability to the city. I think the city has forgotten that we residents do pay taxes that help run this city and that the shops and restaurants and other businesses that we all use line 89A. Rerouting through neighborhoods will not decrease traffic on 89A if this is your goal.

Not wanting to be a person who complains about city government only, I offer this suggestion, in lieu of the proposed re routing and connecting of neighborhoods: The city could offer an in-town shuttle that makes stops every 3-4 blocks to let people(residents and tourists) on and off. You can name it Sedona In Town Shuttle or SITS for short. It could end at the high school and go to uptown Sedona(maybe even to Tllaquapague) and circle back. Large cities(Scottsdale for one) have these shuttle for their citizens and tourists; perhaps Sedona could also. You could charge a daily and weekly rate.

Because Sedona is a "destination" city I believe this shuttle would only enhance the wonderful atmosphere we

all enjoy.

Deborah Ketcham

3. Your contact information

Name: Deborah Ketcham
E-mail: Ketcham3@aol.com
Mailing Address: Not answered

4.

Would you like to receive notices about this project, such as public meeting dates?

(o) Yes

Thank you,
City of Sedona

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Cari Meyer - Saddlerock Crossing

From: Debbie Obradovich <debbie.obradovich@gmail.com>
To: Cari Meyer <cmeyer@sedonaaz.gov>
Date: 8/23/2017 5:33 PM
Subject: Saddlerock Crossing

Hi,

Thanks for our conversation the other day. I am a homeowner in The Saddlerock Subdivision. I am very concerned that there will be a public road off of Saddlerock Rd. Having a public roadway will greatly impact the traffic and quiet and safety of our neighborhood. i feel the same way about having a hotel so close to our homes. I am concerned about light and noise pollution as well as view obstruction. We all purchased homes in the subdivision to enjoy all that Sedona has to offer and it feels like this land is being over built and over improved and feels much too dense. I feel it is changing the complexion of Wes Sedona in an adverse way. It is way too commercial and not necessary!!

Thanks of your consideration of my thoughts on the project. I look forward to meeting with you in October and viewing the plans in person. I will contact you before I stop in.

Best,

Debbie

Debbie Obradovich
Licensed Real Estate Consultant

@properties Elmhurst

130 W. Park Ave.
Elmhurst, Il. 60126
[630-935-8106](tel:630-935-8106)
debbieobradovich@atproperties.com

Stop looking, start finding
atproperties.com

From: Carl Ritter <azcritter@suddenlink.net>
To: Cari Meyer <CMeyer@SedonaAZ.gov>
Date: 8/13/2017 10:25 AM
Subject: Village at Saddlerock Crossing

Reviewing the New Plan at the recent Saddlerock HOA Meeting, it appears that this Condo building will be a possible problem. The Tower would possibly block views of the Red Rocks for our residents, and the parking for such a building of 12 units would probably require 24 spaces. With the Hotel just by it, I do not believe the parking area is adequate for these two populations, along with all of the Plaza commercial units. I am wondering, also about traffic and if the Condo would be better suited along Elk Road or in the underutilized/as yet to be planned area.

Drainage is still a concern, even after reading the plan. Without further discussion about how this goes into an existing drainage culvert, I must say that it looks as if drainage would run down hill toward June Bug circle, which has its problems already with existing Saddlerock Circle drainage flowing into June Bug thanks to efforts of many to build moats around corner houses to protect them, which I have discussed with both City Engineers. Such diverted water flows down June Bug but not all to the pipe to the drainage culvert, a lot swirls into my driveway and is cutting a path across the yard. While the developer speaks of a drainage containment pond which would slow the flow, I am not sure this gives me the answer to where is all the water going. So much of this area is building and parking occupied that I do not see any absorption possibilities. While the project may fall within how much of the land is covered criteria, I do not think there is enough green space to absorb the run off and better to spread out things more.

Traffic remains a concern and while it is a plus that the main outlet is to be through the Soldier Pass Light, I relieve the issue of volume exiting Saddlerock Circle at 89A is still a worry. I assume word has spread in City planning that the City appears to be planning to . put a connector road down into Saddlerock Circle . Evidently the owner of Lots 37 and 38 has been contacted by someone from the city about buying these lots and putting a road through from above. So is Saddlerock HOA supposed to put up with this? The response to this possibility at the meeting was definitely negative and the only question was how to get heard at any hearings on this issue. The HOA is a restricted platted community, established decades ago. These lots are restricted for single family residential use. The HOA CC and R's would, I am told by our former Foothills South Real Estate Specialist Attorney who addressed this type of issue some years ago, prevail in court. Needless to say, this seems bizarre since the lots are offset. I would guess more land would be needed. So is someone planning to eminent domain our subdivision? Would assume this would get very legal. Does the developer of Saddlerock Crossing have any awareness of this.?

Meanwhile, I still have reservations about the Village Project, although it is much improved. But I assume if traffic pours into the subdivision from up above, Saddlerock Circle would need widened and I think the close proximity of the Village's sidewalks and greenery might be taken along that roadway down below.

Sincerely, Susan Ritter, co-owner Lot 52 Saddlerock HOA

Public Comments Received for Original Submittal

(October 2016 – March 2017)

Cari Meyer - Marriott Residence Inn and Oxford Hotel

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

To Cari Meyer and the Planning and Zoning Commission

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

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

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

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

Thank you for your time.

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

Cari Meyer - Oxford Hotel Planned Construction

From: Mary Laufbaum <dcpamom@msn.com>
To: "CMeyer@sedonaaz.gov" <CMeyer@sedonaaz.gov>
Date: 11/10/2016 11:05 AM
Subject: Oxford Hotel Planned Construction

Dear Ms. Meyer,

I am the owner of 30 Saddlerock Lane, Sedona. The property I own sits behind the planned Oxford Hotel. I would like to submit the following for your consideration.

Per the covenant in the Saddlerock community we enjoy the ability to see Thunder Mountain without obstruction. The plan, according to the site plans provided to us, shows that the Oxford Hotel will be a 3 story construct. This will significantly reduce the visibility of the mountain, which is one of the main reasons bought this home.

Originally, our understanding was that a boutique hotel would be placed on this site and the buildings would be no higher than 2 stories along with casitas toward the back of our property.

Additionally, an additional road into the property on Saddlerock Lane will cause substantial increased traffic. Families in our area enjoy walking to the market and local restaurants. My concern is that with additional traffic comes additional accidents. There is a light where the old Biddles was and I think that should be used as the access to this Hotel.

As we are out of the area, I hope you will consider the above concerns as you make final design changes.

Best Regards,
David and Mary Laufbaum
30 Saddlerock Lane
[732-586-8769](tel:732-586-8769)

Please send any correspondence to the address below.
(Home address: 12752 W. Auburn Drive
Peoria, AZ 85383)

**Mary Laufbaum Pictures
30 Saddlerock Circle
November 11, 2016**



From: Carl Ritter <azcritter@suddenlink.net>
To: Cari Meyer <CMeyer@SedonaAZ.gov>
Date: 11/10/2016 11:38 AM
Subject: Oxford Hotel Plan: Issue from Susan M. Ritter, co-owner with Chris and ELizabeth Rhode Lot 84 Saddlerock

Dear Cari

As a half owner of Lot 84, we are aware that the Submitted proposal fails to mention that what appears to be its main and possibly only vehicular entrance is directly across from the June Bug Circle cul de Sac, the initial area of Saddlerock Homes(SHOA) a restricted single family residential subdivision . Of course the maps submitted by developer do not point out that children from June Bug Circle have friends around the corner. It is a lot of traffic for a kid on a bike to negotiate, particularly my grandson Connor. That is a lot of cars going in and out on Saddlerock Drive. Should there be a traffic study?

I would ask that the developer be encouraged to have an opening at the light at Soldier Pass or go out to Elks Road. At least a useable secondary axis.

The design, as you may have figured out by now, is sending hundreds of cars to play Russian roulette with 89A Traffic, especially those wanting to turn left. For those going across the street to the Marketplace and Chase Bank will find it challenging.

For safety reasons, I am asking that access be moderated.

Sincerely,
Susan M. Ritter

This is an improvement from the last effort, but needs to consider this is a neighborhood with families and it certainly does impact Saddlerock more than is indicated.
Please send this on to the developer and P and Z.

Cari Meyer - Fwd: Hotel Development Update - New Meeting Agenda Item

From: SHOA <srockhoa@yahoo.com>
To: Cari Meyer <cmeyer@sedonaaz.gov>
Date: 11/12/2016 12:57 PM
Subject: Fwd: Hotel Development Update - New Meeting Agenda Item
Cc: John and Carol Rizzi <rizz@npgcable.com>

Cari,

Please add the comments and email below to your list for updates.

Sent from my iPod

Begin forwarded message:

From: "Carol Rizzi" <rizz@npgcable.com>
Date: November 12, 2016, 10:41:08 AM MST
To: "Saddlerock HOA \ (SHOA\)" <srockhoa@yahoo.com>
Subject: Re: Hotel Development Update - New Meeting Agenda Item

Here are a few concerns regarding the new proposed development:

- 1) Lighting – ensure a low height requirement, downward facing and low level brightness for any lamp posts on the property
- 2) Signage – downward faced lighting and of minimal impact in brightness and size
- 3) Cutouts in the sidewalk along 89A and along Saddlerock Circle for entry and egress to the development.
- 4) 3 story hotel? - I believe the documentation states they will dig down but how can they dig down that low without it affecting drainage and sewer? Will they be going over a height requirement and adversely affecting our community?
- 5) Sewer – Can the existing sewer system and wastewater treatment plant accommodate this project?

Thank you for passing on our concerns and issues.
 Carol and John Rizzi

From: Saddlerock HOA (SHOA)
Sent: Thursday, November 10, 2016 9:40 AM
To: David Long ; Bill Conway ; Ee620w
Subject: Hotel Development Update - New Meeting Agenda Item

Dear SHOA Members,

The **annual meeting** on Saturday at 11:00 am at the Sedona Elks' Lodge will include an **additional agenda item**: discussion of the conceptual proposal from the developer who intends to build a hotel on the old Saddlerock Barn property.

The developer has submitted an application for Conceptual Review, available for review on the City's website at the following link:

<http://www.sedonaaz.gov/i-want-to-find-documents/-cfs-2355>. The key documents to click on are the Letter of Intent which is a 15-page verbal description of the developer's concept and the Submittal Package which provides the graphic depiction of the conceptual design. The City is presently reviewing both documents to ensure that the Letter of Intent is in accordance with City Development requirements and that the graphic depiction is a true and consistent representation of the intent.

The City will schedule a public conceptual hearing once they have completed their review. Saddlerock will be notified by mail (to their official mailing address on file with the County). The Community Development Division is also developing a list of people who want to be notified by email. If you submitted your thoughts to the city when the last proposal was presented in 2014 you are already on their list. If you didn't, write to Cari Meyer at the email below to be added to her list. She also welcomes your comments on the proposal at this time saying that she would rather have them to guide to the developer before he begins developing plans rather than when he's already done several revisions. One item to be aware of: this proposed development is contiguous to our neighborhood at only 3 lots, Lots 1 & 2 and Lot 116 (5, 10 and 30 Saddlerock Lane). There is a parcel of land that runs behind Saddlerock Lots 4-8 (95 Valley View Drive to 175 Valley View Drive) that is zoned for 6 single-family homes and is not part of this development plan.

Cari Meyer, Senior Planner
City of Sedona Community Development
CMeyer@sedonaaz.gov
(928) 203-5049

We will discuss this at some length at the annual meeting but if you are not able to attend we urge you to review the material and submit your comments promptly.

We hope to see you Saturday.

Regards,

Robin Jones
SHOA Secretary/Treasurer

From: John Baumann <baumann@lovesedona.com>
To: <cmeyer@sedonaaz.gov>
CC: "Robin Jones, SHOA Secretary/Treasurer " <srockhoa@yahoo.com>, <dlong060...>
Date: 11/14/2016 4:24 PM
Subject: View obstruction by tall trees at Oxford Hotel

Hi Cari,

It is of concern to residents of Saddlerock subdivision that some of the trees planned for Oxford Hotel will grow to heights that will inevitably obstruct the wonderful views that Saddlerock now has looking toward the north.

If you look at page 3 of the Submittal Package located at <http://www.sedonaaz.gov/Home/ShowDocument?id=30095> you will see that some of the trees listed will eventually grow to be very tall. For example, an Arizona Sycamore tree can grow to a height of 70 ft, and a Navajo willow can grow almost as tall, just to mention two examples.

In Sedona we restrict building heights so that the marvelous views available in our town will not be compromised. In order to keep these views, any trees planted on the Oxford Hotel property should, at maturity, not exceed the height of the hotel itself.

John Baumann
580 Saddlerock Circle

From: Harold Amsbaugh <hamsbaugh@me.com>
To: <CMeyer@sedonaaz.gov>
Date: 11/12/2016 7:30 AM
Subject: Oxford Hotel Plan

Hello Cari:

My wife and I live at 45 Valley View Drive in West Sedona and have just started to review the site plan for the Oxford Hotel. The site plan does not appear to show scale so I am unable to determine the location of the 1 story and 3 story portions of the hotel in relationship to Saddle Rock Circle. What I am asking is how many feet from the east edge of Saddle Rock Circle does the 1 story portion of the hotel lie and how many feet from the east edge of Saddle Rock Circle does the 3 story portion of the hotel lie? Without precise information I am unable to determine whether our view of Thunder Mountain will be obstructed by the hotel. This information is of vital importance to my wife and myself.

Also I note that access to the Oxford Hotel is from Saddle Rock Circle. I find this unacceptable. There is already a bottleneck from local traffic getting onto 89A from Saddle Rock Circle. Placing the access to the hotel from Saddle Rock Circle will only worsen an existing problem.

I'm certain I will have additional questions and comments regarding the proposed Hotel, but would like to clarify the issue of the exact location of the 1 story and 3 story parts of the hotel as soon as possible. I am most willing to come down to your office to look at additional drawings if this would answer my questions.

Yours truly

Harold Amsbaugh

Cari Meyer - Fwd: Proposed Project adjacent to Saddlerock

From: Carl Ritter <azcritter@suddenlink.net>
To: Cari Meyer <CMeyer@SedonaAZ.gov>
Date: 3/9/2017 9:14 AM
Subject: Fwd: Proposed Project adjacent to Saddlerock

The water went across the yard, sweeping a wide path. Forgive type.

Begin forwarded message:

From: Carl Ritter <azcritter@suddenlink.net>
Subject: Proposed Project adjacent to Saddlerock
Date: March 9, 2017 at 9:00:38 AM MST
To: Cari Meyer <CMeyer@SedonaAZ.gov>

Unable to attend the recent meeting, I do want to respond on this project. It seems to me it is overcrowded and I doubt all the venues planned would have adequate parking. Traffic on Saddlerock Drive and the so-called Art Festivals along 89A and overflow parking have, at times made it impossible for Fire trucks to get through;

Also there is a problem with people parking on June Bug Circle, where I have a home jointly owned and occupied by my daughter and family. Can June Bug Circle be "Resident's parking only" which is being tried here in Sedona. Safety is a concern, as well as having the road jammed up. I can see employees trying to use June Bug as their parking lot. The previous development proposal had the party involved wanting to do underground parking. As I responded, this is in a floodplain.

Most recently, Saddlerock Drive has had, as well as the corners on Valley View, some flooding problems. This has occurred in past years and the home on June Bug on the Corner of Saddlerock Drive, toward 89A, diagonally from our lot 84 has been flooded 4 times since we purchased 35 June Bug Circle. The City tried to dredge a natural rock curb into the edge of the road which has had limited success as the home is below Saddlerock Drive in part.

The Saddle Rock Drainage Easement runs down the side of our lot and on into the subdivision. We have had water up to 3 feet from the house. The last torrential rain found us with a newly formed drainage path sweeping in our driveway and across the years into the Saddlerock Drainage easement which is supposed to be draining from the area toward the airport, not from Saddlerock Drive. How is all this supposed to work? There is a wash on the boundary left from the days when Saddlerock Ranch was a ranch for pioneer ranchers that would come on across the property in question too.

There does not seem to me to be enough planning on traffic, drainage and parking. It seems overcrowded at best and I wonder if the main entrance at Soldier Pass will really be used much. Also, why are we letting property not designed for lodging be re-zoned and bump into a residential area. Something commercial along the highway may work, but you are talking overcrowding, view blocking, privacy

intrusion and a zoning change on the back part of the property that does not make sense to me.

I hope this letter will be shared with the Planning and Zoning Commission.

Susan M. Ritter, co-owner Lot 84 Saddlerock Homes.

Cari Meyer - Proposed Oxford Hotel Complex - Saddlerock Crossing

From: John Steinbrunner <jasac2ary@hotmail.com>
To: "cmeyer@sedonaaz.gov" <cmeyer@sedonaaz.gov>
Date: 2/19/2017 8:54 AM
Subject: Proposed Oxford Hotel Complex - Saddlerock Crossing
Cc: Ann Steinbrunner <annsteinbrunner330@hotmail.com>, "srockhoa@yahoo.com" ...

Dear Ms. Meyer - I am a long-term resident of the Saddlerock Circle development. I have kept abreast of the proposed Oxford Hotel Complex at the intersection of Saddlerock and State Route 89A through the efforts of our Homeowners Association, and through reading through the materials posted on the sedonaaz.gov website.

I am impressed with the effort that has gone into turning the proposed multi-acre plot from a current eyesore into a (potentially) vibrant retail area, with a significant upgrade in the aesthetic look of that land. Given the fact that all City guidelines on view preservation, height & lighting restrictions, traffic flow, etc. will be rigorously followed, and that neighbors who would be most directly affected have stated that they are comfortable with the proposed plans, I would like to compliment the City, the Oxford Group and the developers for their efforts, and for working in partnership with our Homeowners Association.

I am in favor of this proposed development.

John A. Steinbrunner
400 Saddlerock Circle
Sedona, AZ 86336
[\(928\) 203-9560](tel:9282039560)

Cari Meyer - Re: Proposed Oxford Hotel Project

From: Julie Talbot <juliertalbot@msn.com>
To: Cari Meyer <CMeyer@sedonaaz.gov>
Date: 2/10/2017 3:12 PM
Subject: Re: Proposed Oxford Hotel Project

I do have some concerns:

The drawings we have seen for the hotel look motel-like, modern, and boring without any southwestern character.

My lot (#3) backs up to hotel property and no one has contacted me to come here to check sight lines.

Like everyone else, I am concerned about noise and traffic.

Julie Talbot

From: Cari Meyer <CMeyer@sedonaaz.gov>
Sent: Tuesday, January 31, 2017 6:55 AM
Subject: Proposed Oxford Hotel Project


Good Morning,

As you may know, the owner of the property on the south side of the W State Route 89A and Soldiers Pass Road intersection in Sedona (former Biddle's property) has submitted a conceptual application proposing a new hotel/restaurant/retail development. While this project is in the early/conceptual phase, I am compiling an email notification list for the project.

You are receiving this email because the last time a project was proposed on this site (2014), you had requested to receive email notifications. If you are interested in receiving email notifications for the project currently being proposed, please respond to this email indicating that is the case. Please let me know if you have any questions.

Thank you,

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

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Cari Meyer - Re: Proposed Oxford Hotel Project

From: Ranney Moss <ranney@ranneymoss.com>
To: Cari Meyer <CMeyer@sedonaaz.gov>
Date: 1/31/2017 11:50 AM
Subject: Re: Proposed Oxford Hotel Project

Thank you for notifying those of us who live in the Saddle Rock subdivision. Yes I would very much want to be notified of any further meetings or developments.

I am most concerned about two things, one is the height of the proposed buildings and the other is how will the additional traffic affect our egress from Saddle Rock Circle onto 89A?

Ranney Moss

ranney@ranneymoss.com

On Tue, Jan 31, 2017 at 7:55 AM, Cari Meyer <CMeyer@sedonaaz.gov> wrote:

Good Morning,

As you may know, the owner of the property on the south side of the W State Route 89A and Soldiers Pass Road intersection in Sedona (former Biddle's property) has submitted a conceptual application proposing a new hotel/restaurant/retail development. While this project is in the early/conceptual phase, I am compiling an email notification list for the project.

You are receiving this email because the last time a project was proposed on this site (2014), you had requested to receive email notifications. If you are interested in receiving email notifications for the project currently being proposed, please respond to this email indicating that is the case. Please let me know if you have any questions.

Thank you,

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



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