

Project Application

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City Of Sedona

Community Development Department

102 Roadrunner Drive Sedona, AZ 86336
 (928) 282-1154 • www.sedonaaz.gov/cd

Application for (check all that apply):

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

Project Information	Project Name			
	Project Address		Parcel No. (APN)	
	Primary Contact		Primary Phone	
	Email		Alt. Phone	
	Address		City/State/ZIP	
Office Use Only	<i>Application No</i>		<i>Date Received</i>	
	<i>Received by</i>		<i>Fee Paid</i>	

Project Description	
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Additional Contact Information: Please complete the following for all companies/people authorized to discuss the project with the City. Please attach additional sheets if necessary.

Contact #1	Company		Contact Name	
	Project Role		Primary Phone	
	Email		Alt. Phone	
	Address		City/State/ZIP	
Contact #2	Company		Contact Name	
	Project Role		Primary Phone	
	Email		Alt. Phone	
	Address		City/State/ZIP	
Contact #3	Company		Contact Name	
	Project Role		Primary Phone	
	Email		Alt. Phone	
	Address		City/State/ZIP	

Park Place Townhomes

Letter of Intent

Final Development Review
April 16, 2019

Park Place Presidio, LLC
Miramonte Homes, LLC

Jack Kemmerly
Miramonte Homes
102 S. Mikes Pikes St.
Flagstaff, Az 86001

Notice of Intent

This submittal is to request the approval to update and complete the Park Place Development located in West Sedona to build 58 new townhome lots instead of the approved remaining 76 condominium units as recorded on the Amended Final Plat July 2, 2007 (Record No. 4151932). Park Place Presidio, LLC and Miramonte Homes, LLC (“Miramonte”, Applicant) have since acquired the previously bankrupt 9.37-acre property and will manage the entitlement, development, sales, and construction processes to complete the project. The proposed Townhomes will be fee-simple lots platted around the 12 existing condominium units previously built by the original developer Miller Bros. Real Estate & Investments, Inc. Instead of the approved 88 condominium units in 3-story condominium buildings, Miramonte is proposing a less dense project totaling 70 residences, 58 new townhomes and the 12 existing condominiums. The new townhomes will consist of 47 one-story and 11 two-story homes ranging from 1,700 to 2,600 square feet in size.

The process in which the new development will be entitled under will follow the City of Sedona’s Final Development Review and subsequent Minor Plat Amendment. The resubmittal dated February 26, 2019 was updated to opt into the new Sedona Land Development code adopted in December 2018. Land development construction activities for the building pads would commence upon Grading Permit approval from City Staff. The project will take approximately 4 years to complete construction and sell all the townhomes. Miramonte will begin construction with the Community Clubhouse, a model home, and 5 spec homes. Architecture and land development will compliment the existing condominium buildings completed in the original development, using similar architectural design elements and building materials. The development’s site design will utilize the same Portofino Way and Positano Place roadway surface improvements as approved in the original Park Place Civil Construction Plans dated August 26, 2005.



Figure 1: Existing Site looking north

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Introduction

Project History

The Park Place Condominiums development was originally a development review application completed by Miller Bros. Real Estate & Investments, Inc and Miller Bros., LLC (“Miller Brothers”) in the early 2000s for 88 condominium units in the High-Density Multifamily District RM-2 Zone. The Settlement and Development Agreements between the City of Sedona and the Miller Brothers were executed on June 8, 2004 allowing the proposed condominium project to proceed. The Miller Brothers had built two buildings (109 & 110 as defined on the approved Final Plat) with 12 total units sold to individual owners before ceasing the development. The existing condominiums are governed by the Condominium Declarations for Park Place Condominium recorded November 16, 2005 (Record No. 3942286). The Homeowners Association has stayed healthy and maintained the property nicely through the original Declarant’s departure and the housing recession. Park Place Presidio, LLC & Miramonte Homes, LLC have since taken title of the property and will entitle, build, & sell Townhome residences per the attached development submittal. The project’s original Civil Engineer, Art Beckwith of Shephard Wesnitzer, Inc has been contracted to complete the project’s design.



Figure 2: Existing Building 110

Homeowners Association

The Park Place Condominium Association Board and HOAMCO - HOA Management Company manage the existing condominiums and their common areas in accordance with the Condominium Declarations. The Association was established in November 2005 and has managed to keep the community financially stable considering the lack of additional planned units to help share the maintenance and reserve expenses. Miramonte has attended numerous Association meetings and presented the proposed development to complete the project. The Association has provided input that Miramonte has incorporated to the submittal package and community’s designs.

Miramonte Homes

Miramonte Homes, LLC (“Miramonte”, Applicant) is one of the largest privately-owned home building and development companies in Arizona established in 1992. Since the company’s inception, it has successfully delivered more than 100 developments (residential, commercial, & industrial land uses) to the State of Arizona. The company strives to deliver quality construction and craftsmanship designed to compliment the built environment of each individual community it serves.



Figure 3: Miramonte home in Oro Valley, Az

Regional Planning

Land Use, Housing, & Growth

The proposed development meets all 6 of Sedona's Land Use, Housing, & Growth Goals¹ listed in the Sedona Community Plan. These Goals are shown below in **bold** with notes of how the proposed development conforms to each:

- 1. Grow only within currently established residential and commercial limits.**
 - The Property is located within a previously established High-Density Multifamily District RM-2 Zone.
 - The site has had all the offsite utilities, front entry gate, and primary drainage structures previously built in the original development. The proposed development is not adding increased capacity to the existing utilities or drainage.

- 2. Ensure harmony between the built and natural environments.**
 - The proposed architecture and landscaping will compliment the existing condominium buildings 109 & 110.
 - Colors & materials used will match the existing buildings, surrounding architectural look & feel, and natural landscape.
 - Landscaping improvements will continue the use of drought tolerant low-water demanding plants native to the City of Sedona and seen in adjacent developments.
 - The new townhomes will feature Dark Sky Compliant fixtures to limit light pollution at night.

- 3. Reflect a unique sense of place in architecture and design.**
 - The development will continue the design features and materials used on the original development.
 - As shown on the Color Board submitted with the development package, existing building colors, stone veneer, roof shingles, window frames, etc on the Condominium buildings have been matched and will be used on the Townhomes.
 - These measures will ensure the Townhome phase of Park Place will continue on Park Place's unique sense of place in architecture and design.

- 4. Provide public gathering spaces that promote social interaction.**
 - The new Community Clubhouse will provide a sense of community and gathering place for the 72 residences.
 - The Clubhouse will feature a jacuzzi, outdoor patio, fitness center, two bathrooms, kitchen, sitting room, and large dining area. The Association will conduct their HOA meetings and events in this amenity.

¹ City of Sedona. *Sedona Community Plan*. Adopted by Sedona City Council November 7, 2013. Assessed from <http://www.sedonaaz.gov/home/showdocument?id=25402>

5. Create mixed use, walkable districts.

- Mixed uses are achieved between the Clubhouse, Townhomes, Condominiums, and open common areas.
- The approved Civil Surface Improvements will be continued and built as approved in Portofino Way & Positano Place, including pedestrian sidewalks flowing through the community.

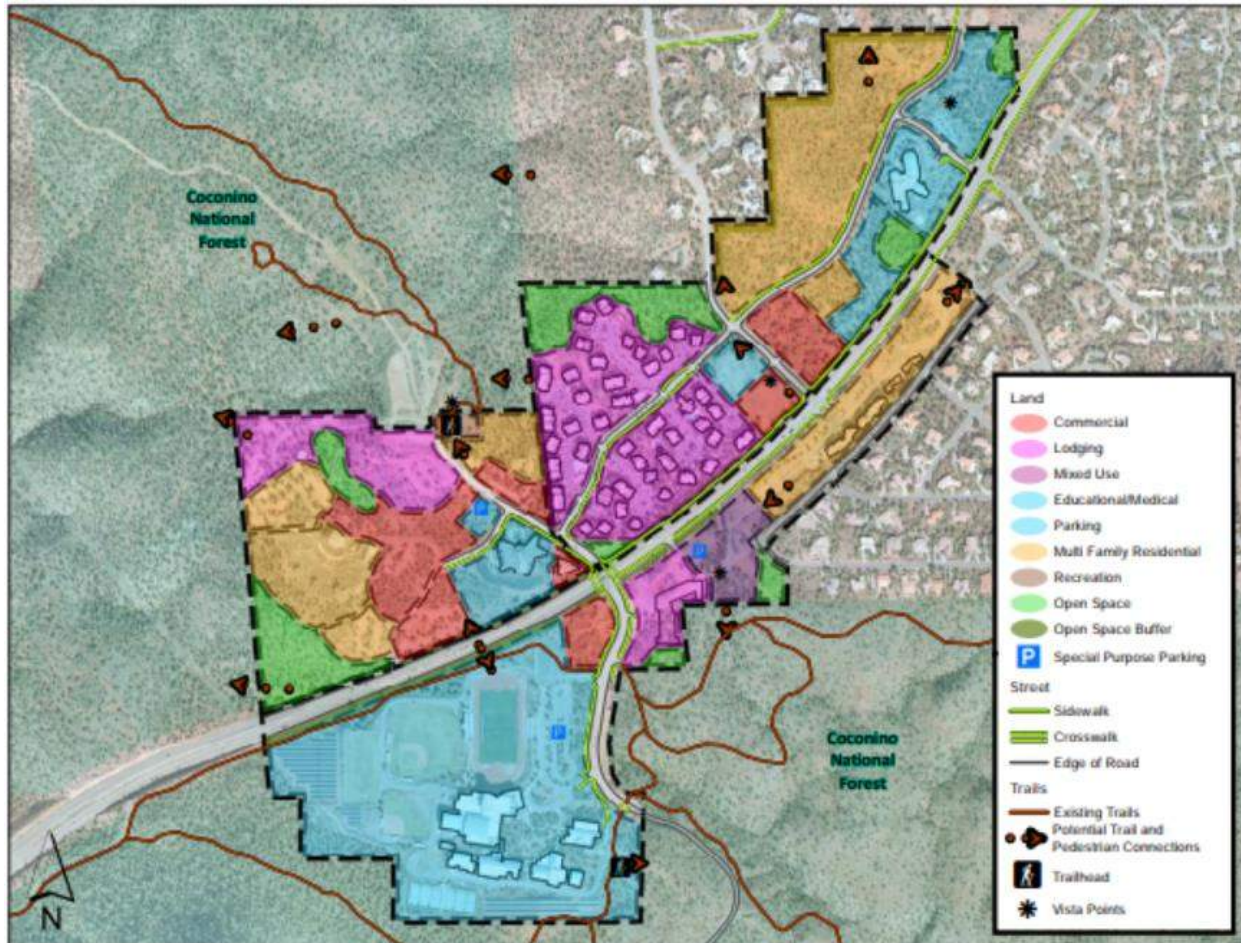
6. Encourage diverse and affordable housing options.

- Diverse housing options are achieved with providing new Townhomes to compliment the existing Condominium residences. These will help add to the only 10 percent of Townhomes/Condos that make up the City's Current Housing Types².
- The original approved development did not have an affordable housing component for this gated community. This will stay consistent with the proposed development.

² City of Sedona. *Sedona Community Plan*. Adopted by Sedona City Council November 7, 2013. Assessed from <http://www.sedonaaz.gov/home/showdocument?id=25402>

Western Gateway Community Focus Area Plan

The Park Place development is to be consistent with the Western Gateway Community Focus Area Plan. The Western Gateway CFA Plan covers two Community Focus Areas: CFA 1 – Cultural Park & CFA 2: Health Services. Park Place is located in the Multi-Family Residential portion of the Western Gateway CFA Map³:



Source: Western Gateway Community Focus Area Plan⁴

Community Expectations

The relevant Community Expectations are listed below with the project's adherence to the CFA Plans described:

4. Preserve natural open space on ridgelines and along highway.

- Miramonte will preserve and add more vegetation to the existing landscape buffer between the north property wall and the ADOT right of way.

³ City of Sedona. *Western Gateway Community Focus Area Plan*. Adopted by Sedona City Council May 24, 2016. Assessed from <http://www.sedonaaz.gov/home/showdocument?id=29273>

6. Strengthen the local health care industry – support wellness, medical treatment and research

- The new development will provide additional housing options for the local health care industry’s employment base. The community will promote a walkable environment for residents employed at the Medical Center living across the highway from their work.

7. Allow for assisted living, mix of housing types, and mixed use commercial center(s).

- A mix of housing types is achieved by adding Townhomes alongside the existing Condominiums.
- A mix of land uses is provided with the Community’s Clubhouse featuring a fitness center and jacuzzi.

8. Provide main highway access only via the established street system.

- The development will continue to access 89A through the existing automatic entry gates built with the original development. This access point is shown on Figure 1.4 of the Western Gateway CFA Plan⁴.

Public & Stakeholder Issues

Other issues (listed below in bold) relevant to Park Place expressed by public and stakeholders during the CFA Planning Process that are addressed with the development completion of Park Place include:

Provide a community recycling site

- The new Townhome residents will feature recycling roll-out cans to be collected once per week.
- The existing Condominiums have recycling dumpster enclosures for existing residents.

Provide joint-use parking for both residents and visitors throughout the planning area

- The proposed development features visitor parking at the Clubhouse and throughout the community.

Housing Objective

The CFA’s primary Housing Objective is a range of housing options that vary by type, size, and price ranges that offer a more affordable alternative to single-family housing and an opportunity to age-in-place. Park Place addresses 2 of the 3 Strategies listed to achieve this objective:

1. A diversity of housing types should be provided, incorporating both ownership and rentals with sizes and price ranges to meet the needs of seniors, singles, workforce, and others who

⁴ City of Sedona. *Western Gateway Community Focus Area Plan*. Adopted by Sedona City Council May 24, 2016. Assessed from <http://www.sedonaaz.gov/home/showdocument?id=29273>

want alternatives to a detached single-family house, including but not limited to mixed use, live/work, and multi-family options.

- The development provides ownership with smaller more affordable market rate units ranging from 1,700 to 2,600 square feet. This will allow a range of price points across the model plans offered in the new Townhomes.

3. Flexibility in development standards, such as density, height, lot coverage, and parking should be provided where view corridors and adjacent neighbors are not impacted and where joint use can reduce parking requirements, if significant housing diversity is included in a development proposal.

- The proposed Townhomes will feature 70 percent one-story homes to limit blocking any viewsheds of the existing Condominium units or the Foothills South neighborhood to the south.

Circulation Goals

Park Place has a single vehicular access point located in the center of the community accessed from highway 89A. Westbound 89A traffic is able to turn south into the community via the existing left-hand turn lane. The eastbound 89A traffic is able to turn south into the community onto a designated ingress lane to the controlled access panel for the automatic gate.

Traffic & Parking

The development will continue to use the established community entrance gates as built in the original development. As found in the attached Traffic Statement dated June 1, 2018, the proposed development will result in 110 less daily trips than the approved 88 total units. Each new Townhome residence will feature a 2-car garage for off-street parking attached to the home. There will be 9 new visitor parking spaces provided at the new Clubhouse near the entrance of the community. There are currently 8 visitor parking spaces provided at the existing Condominium Buildings 109 & 110. There will be new visitor parking spaces provided throughout the new Townhome development's common areas.

Transit

Park Place is located closest to the Verde Lynx Stop #5 at Foothills Drive and 89A. This stop has 10 different pickups per day on the weekdays from 6am to 7pm. On weekends this stop has 7 different pickups per day between 6am and 7pm. The Verde Lynx public transportation system will help connect Park Place residents from Cottonwood to Uptown Sedona & the Village of Oak Creek and promote fewer vehicle trips to work, school, and other daily activities.

Walking & Biking

The development will finish the approved Positano Place & Portofino Way surface improvements as designed on the original development. This will ensure consistency in community character and design while connecting Park Place residents with a community sidewalk along both thoroughfares. Pedestrian gates will be built to access 89A's existing sidewalk for increased

walkability and pedestrian circulation in and out of Park Place. New landscaping will compliment these existing and new sidewalks.

Permanent Emergency Access & Temporary Construction

There is an existing easement to provide emergency and temporary construction access to the southwest corner of Park Place as platted and established on the Development Agreement. This easement is routed through the upcoming Marriott Residence Inn and benefits both the Park Place & Foothills South communities. During Miramonte's community outreach meetings with the two communities, residents expressed concerns regarding emergency access points not being sufficient for both communities. In response, Miramonte has submitted a Right of Way Permit to ADOT and Demolition Permit to the City of Sedona to open the existing wall on the northeast corner of Park Place to construct an additional permanent emergency and temporary construction access point at the northeast corner of the project as shown in the attached Civil Construction Plans.

Environment Goals

Relevant environment goals to the Park Place project are listed below with the project's contribution to the Community Plan:

1. Preserve and protect the natural environment

- The proposed development is building on semi-developed land already zoned RM-2. The project is no longer a greenfield development.

4. Reduce the impacts of flooding and erosion on the community and environment

- The addition of the Park Place Townhomes will utilize the same drainage facilities already installed onsite as part of the original development
- Please refer to the attached Civil Improvement Plans and Preliminary Drainage Report attached to this Final Development Review Submittal.

5. Promote environmentally responsible building and design

- Landscaping will feature drought tolerant plants to limit the use of the automatic drip irrigation system. Surface drainage structures (rip rap & catch basins) will consist of vegetation to passively irrigate the new landscaping.
- Miramonte builds to a minimum of Energy Star & Air Quality Plus building standards and utilizes environmentally friendly products in the construction process.
- The plentiful landscaping to be installed around the Townhomes will create new habitats for the natural environment, ecosystems, and the animals that rely on them.

Parks, Recreation, & Open Space

The applicable goals associated with section 6 of the Community Plan are shown below in **bold** with notes of how the proposed development conforms to each:

2. Ensure the protection of the environment while providing for responsible outdoor recreation.

- The development will begin with the construction of the community Clubhouse that will feature an outdoor patio & deck, large jacuzzi, seating areas, and open space.
- Open space areas include the existing detention basin fully planted with grass built in the original development.

3. Provide activities and amenities that allow for community interactions and encourage active and healthy lifestyles.

- The community Clubhouse consists of a Fitness Center with a wide range of equipment to meet the needs of residents.

Economic Development & Analysis

The Park Place Townhomes will support locally owned businesses through adding to the diversity of housing opportunities within the Sedona city limits for their employees and owners alike. The construction of the project will provide employment opportunities for local companies and trades people for the life of the project. The community will require the contracting of the local service industry to maintain the property and its amenities once construction has been completed and turned over to the Homeowners Association.

Community Goals

The following goals are analyzed on how the proposed development attributes to the Sedona Community Plan:

1. Cultivate an appreciation and respect for Sedona's distinctive community character

- Vertical construction and land development activities associated with the Park Place Townhomes will aid and compliment the existing natural and built environment.
- The materials and landscaping used will match the existing buildings within the community and surrounding common areas.

2. Ensure that the needs and aspirations of the community now and into the future are met through a variety of cultural activities, opportunities, and facilities.

- The Clubhouse amenity will provide a facility for cultural activities and opportunities the community can coordinate and participate in.
- This community gathering place is connected to the community through a network of sidewalks and includes 9 parking spaces along Portofino Way.

3. Create increased opportunities for formal and informal social interactions.

- The Clubhouse increases the opportunities for formal and informal social interactions.
- Formal social interactions include community meetings and events.
- Informal social interactions include exercise activities utilizing the Fitness Center & Jacuzzi, Kitchen, and Sitting Area located in the Clubhouse.
- Other Open Spaces located within the community provide opportunities for social interactions.

Citizen Participation Plan

Miramonte's first step in the development process was meeting with the existing Park Place Condominium Homeowners Association. The below dates and descriptions outline the recent history of citizen outreach to adjacent property owners of the Park Place Townhomes.

Park Place Condominiums Homeowners Association

6/1/17: First HOA Meeting attended by Miramonte. Presented the proposed development's first conceptual development. Discussed the future development in depth with the HOA Board of Directors and Manager.

9/27/17: Second HOA Meeting attended by Miramonte. Board Members discussed the history of the Emergency Access Easement on the Marriott parcel to the southwest of Park Place. The Board notified Miramonte that the original Declarant also had received approved from ADOT to access the site from 89A on the northeast corner of the site. President of the HOA, Ken Marcus, requested a 1-year minimum lease term to be written in the new CC&Rs for the Townhomes to match the existing Condominiums.

9/13/18: Third HOA Meeting attended by Miramonte. Miramonte provided updates to the Board of Directors and homeowners on the SWPPP stabilization measures installed to protect the existing drainage structures at the northeast portion of the project. Miramonte presented the pursuit of an additional permanent emergency and temporary construction access point at the northeast corner of the site onto 89A. Requested the needs and wants of the existing homeowner's for final gym equipment and Clubhouse amenities for Miramonte to finalize architectural designs.

3/25/19: Annual HOA Meeting attended by Miramonte. Miramonte provided updates to the Board and homeowners regarding the entitlement process and upcoming construction activity beginning with the new temporary construction entrance and permanent emergency access driveway at the northwest corner of the project. Discussed the HOA's concerns regarding loud roadway noise from 89A's older asphalt material that was not replaced with the rest of 89A. HOA was proceeding with ADOT and City of Sedona contact directly.

Foothills South Homeowners Association

P&Z Conceptual Review Hearing 7/3/18: Residents from both the Park Place & Foothills South Associations were in attendance. The following notes were taken from speakers representing the Foothills South Association:

Bonnie Gollub - President of Foothills South

Conceptual Issue: Platted Easement that comes from Park Place

Wants to coordinate an Evacuation Plan

Loraine - Board of Directors

Question: Will Miramonte work with Foothills?

Savas Los Angeles - Chairman of Architectural Control Committee

Concerns:

Incomplete Project: concerned with the term “incomplete”

Boulders, Rocks, Outcropping, etc.

Incomplete Property Fence that needs to be finished

Bob Maxwell - Board of Directors

Discussed access from the middle point on the entire property

Construction going through main entrance

HOA Meeting 7/24/18: Two Miramonte representatives were granted 5 minutes to speak at the beginning of the 6pm HOA Meeting at the Courtyard Marriott Hotel. Miramonte presented the HOA with a project update discussing the updates made from the original Conceptual Development Review Submittal.

Going Forward

Miramonte will continue to attend both HOA’s meetings fielding questions, comments, and concerns regarding the upcoming project. The developer will strive to meet the requests of the surrounding neighbors and keep in constant contact as the project progresses towards construction activities. This communication will continue during construction activities through Miramonte’s onsite project management staff.

Land Development Code Standards (Articles 2 & 5 Compliance)

Article 2.9 RM-2: Medium-High Density Multifamily

The townhome buildings will conform to the City of Sedona’s Land Development and the Property’s designated High-Density Multifamily RM-2 Zone. The proposed plan meetings all the setback and lot coverage requirements.

LOT COVERAGE CALCULATION TABLE	
OVERALL PROPERTY = 423,787 SF (9.72 AC)	
PROPOSED BUILDINGS = 145,910 SF (3.35 AC) (34.43%)	
EXISTING BUILDINGS = 17,411 SF (0.40 AC) (4.12%)	
TOTAL BUILDING COVERAGE = 163,321 SF (3.75 AC) (38.54%)	
PAVED AREAS (ROADWAY, C&G, SIDEWALK) = 75,216 SF (1.73 AC)	
PARKING AREAS = 1,375 SF (0.03 AC)	
DRIVEWAYS AND WALKWAYS TO FRONT PORCH = 19,387 SF (0.45 AC)	
TOTAL IMPERVIOUS AREAS = 259,299 SF (5.95 AC) (61.19%)	

Figure 4: Sheet C2 of the Civil Submittal

Article 2.24 Measurements & Exceptions

Building Height conformance with the maximum 25 feet is shown on the attached Site Plan Exhibit which includes a table breaking down each building’s highest point, and how it falls under the Horizontal Plane. Each building also falls under the Parallel Plane across the development. The attached Building Height Site Plan Exhibit utilizes the original pre-development topography as the land stood before the Miller Brother’s mass grading activities in 2004.

Horizontal Plane Height Analysis						
	Tallest Plan Type in Bldg	Highest Orig Grade (OG HP)	Max Allowed Height (25ft above OG HP)	Highest Proposed FFE of Tallest Plan in Bldg	Proposed Height 11/6/19 Submittal	Variance (25ft Max)
Building 1	Ab	4511.38	4536.38	4504.10	4519.60	16.78
Building 2	D	4510.10	4535.10	4498.50	4514.67	20.43
Building 3	Ab	4502.58	4527.58	4497.90	4513.40	14.18
Building 4	Ab	4487.60	4512.60	4490.50	4506.00	6.60
Building 5	Aa	4488.80	4513.80	4487.00	4505.58	8.22
Building 6	Aa	4497.95	4522.95	4486.00	4504.58	18.37
Building 7	Cb	4510.62	4535.62	4494.10	4517.60	18.02
Building 8	Bb	4498.48	4523.48	4488.00	4504.00	19.48
Building 9	Ab	4499.01	4524.01	4489.00	4504.50	19.51
Building 10	Bb	4498.34	4523.34	4483.80	4499.80	23.54
Building 11	Cb	4489.99	4514.99	4476.00	4499.50	15.49
Building 12	Ba	4472.48	4497.48	4472.00	4490.67	6.81
Building 13	Ba	4473.52	4498.52	4474.50	4493.17	5.35
Building 14	Aa	4492.95	4517.95	4493.00	4511.58	6.37
Building 15	Aa	4496.06	4521.06	4494.80	4513.38	7.68
Building 16	Ab	4498.19	4523.19	4498.10	4513.60	9.59
Building 17	Ab	4500.07	4525.07	4499.10	4514.60	10.47
Building 18	Ca	4501.25	4526.25	4496.10	4519.52	6.73
Building 19	Aa	4497.79	4522.79	4493.10	4511.68	11.11
Building 20	Ab	4491.77	4516.77	4490.60	4506.10	10.67
Building 21	Ba	4508.45	4533.45	4494.10	4512.77	20.68
Building 22	Ca	4513.67	4538.67	4499.20	4522.62	16.05
Building 23	Cb	4509.87	4534.87	4496.80	4520.30	14.57
Building 24	Cb	4498.90	4523.90	4491.90	4515.40	8.50

Figure 5: Building Height Analysis table found on Site Plan Exhibit Submittal

Alternative Height Standard: There is only one building requesting an Alternative Height Standard is Building 3 requesting 6 points for 3 feet of additional height. The building will not have an unrelieved plane larger than 300 square feet. It's finish stucco coat will be DMG 8161 Park Place Brown with an LRV of 18 percent as provided in the submission's color board.

Article 5: Development Standards

Parking: Each Townhome will have a 2-car garage enclosed from the exterior, meeting the 1.75 spaces per dwelling unit requirement. 8 guest parking spaces will be provided at the Clubhouse amenity. Other guest spaces will be provided throughout the development.

Landscaping: New landscaping will consist of native plant species that are drought tolerant and compliment the existing landscaping in place around the original condominium buildings. Planting in the right of way along 89A between the highway and existing site wall is also proposed. This right of way permit and the attached Landscape Plan has been submitted to ADOT. Rear & side yard walls are proposed providing homeowners with a back & side yard where applicable not to exceed 6 feet in height.

Building Massing: The Townhome buildings feature at least 3 masses in plan and elevation views and do not exceed 200 feet in length. As noted in the Building Height Exhibit on the proposed Finished Floor (FF) elevations, townhome units will step down at the demising wall and follow the Height Transition section in 5.7.F.

Building Length: No buildings exceed 200 feet in length. The only five-plex at Building 11 that exceeds 150 feet has more than 25 percent of the building unbroken under 16 feet in height (on the end Unit B's) meeting LDC Section 5.7.F(2)d.

Architectural Style & Character: The buildings were designed to compliment the existing condominium buildings taking various architectural elements: windows, roofing, columns, etc; and continue their use in the townhomes. The custom color stucco match completed for the two existing colors meet the maximum LRV requirements as follows: DMG 8161 Park Place Brown LRV 16 percent and DMG 8162 Schaller Brown LRV 27 percent.

Exterior Lighting: The project is proposing 82 percent less outdoor lighting than the 9.37-acre parcel would be allowed to emit. The development team has selected recessed can fixtures and exterior wall mounted lanterns that compliment the existing condominium’s fixtures. All fixtures will house a Sylvania Amber LED and noted in the below table.

Fixture Schedule & Lumen Calculation Table							
Unit Type Breakdown				Fixture Types			
Plan As	28			Recessed Can	Nicor Bronze Recessed Albalite Lens w/ PLT Bulb		
Plan Bs	17			Wall Sconce	The Great Outdoors 8102-A138 Bronze w/ PLT Bulb		
Plan Cs	11			Bulbs in All Fixtures Sylvania A15 4W Amber LED 2200K 380Lumen			
Plan Ds	2						
Type	# of Fixtures	Watts per Fixture	Shielding	Lumens per Fixture	Color Temp (Kelvin)	Per Home Lumen Total	Total Project Lumen Total
Plan A							
Recessed Can	4	4	Full	380	2200	1520	42560
Wall Sconce	2	4	Full	380	2200	760	21280
All Plan A's Total Lumens							63840
Plan B							
Recessed Can	5	4	Full	380	2200	1900	32300
Wall Sconce	2	4	Full	380	2200	760	12920
All Plan B's Total Lumens							45220
Plan C							
Recessed Can	11	4	Full	380	2200	4180	45980
Wall Sconce	1	4	Full	380	2200	380	4180
All Plan C's Total Lumens							50160
Plan D							
Recessed Can	5	4	Full	380	2200	1900	3800
Wall Sconce	2	4	Full	380	2200	760	1520
All Plan D's Total Lumens							5320
Clubhouse							
Recessed Can	6	4	Full	380	2200	2280	2280
Wall Sconce	5	4	Full	380	2200	1900	1900
Clubhouse Total Lumens							4180
Allowed Lumens (100,000 lumens/acre x 9.37 acres)							937000
Proposed Total Project Lumen Output							168720

Project Unit Summary

Park Place Townhomes Unit Summary						
	Plan A	Plan B	Plan C	Plan D	Clubhouse	Total Project
Total Units	28	17	11	2		58
Width	36	42	30	64		
Square Feet	1749	1932	2321	2284	2196	
Gross Square Feet	48,972	32,844	25,531	4,568	2196	114,111
Comment	End	End	Middle	Detached & End		
Bdr	3	3 + Opt Study	3 + Opt 4	3		
Bonus/Opt Space		Opt Study	Loft, Opt Balconies	Opt Study		
Bath	2	2	2.5	2		
Garage	2	2	2	2		

Project Timing & Phasing

Upon Planning & Zoning Commission Development Review and City Council's Minor Plat Amendment Approval, Miramonte will take four (4) years to build and sell the 60 Townhomes. The Applicant has already proceeded with Civil Construction documents at risk and has provided with this submittal. Land development construction activities will begin immediately upon Council's Minor Plat Amendment Approval. Construction will begin with the Community Clubhouse, a model home, and 5 spec homes. The preceding construction starts will rely on actual sales, market trends, and construction progress. Please see the attached for the project's Phasing Plan.

Legal Description

Property Address: 3865 State Highway 89A, Sedona, Arizona

Tax Parcel Number(s): 408-11-455-5, 408-11-456-8, 408-11-457-1, 408-11-458-4, 408-11-459-7, 408-11-460-9, 408-11-461-2, 408-11-462-5, 408-11-463B-6, 408-11-463C-5, 408-11-463D-4, 408-11-463E-3, 408-11-469D-2, 408-11-469E-1, 408-11-469F-0, 408-11-469G-9, 408-11-473-7, 408-11-474-0, 408-11-475-3, 408-11-476-6, 408-11-477-9, 408-11-478-2, 408-11-479-5, 408-11-480-7, 408-11-481-0, 408-11-482-3, 408-11-483-6, 408-11-484-9, 408-11-485-2, 408-11-486-5, 408-11-487-8, 408-11-488-1, 408-11-489-4, 408-11-490-6, 408-11-491-9, 408-11-492-2, 408-11-493-5, 408-11-494-8, 408-11-495-1, 408-11-496-4, 408-11-497-7, 408-11-498-0, 408-11-499-3, 408-11-500-2, 408-11-501-5, 408-11-502-8, 408-11-503-1, 408-11-504-4, 408-11-505-7, 408-11-506-0, 408-11-507-3, 408-11-508-6, 408-11-509-9, 408-11-510-1, 408-11-511-4, 408-11-512-7, 408-11-513-0, 408-11-514-3, 408-11-515-6, 408-11-516-9, 408-11-517-2, 408-11-518-5, 408-11-519-8, 408-11-520-0, 408-11-521-3, 408-11-522-6, 408-11-523-9, 408-11-524-2, 408-11-525-5, 408-11-526-8, 408-11-527-1, 408-11-528-4, 408-11-529-7, 408-11-530-9, 408-11-531-2,

Legal Description:

Units 13-88 Inclusive, PARK PLACE CONDOMINIUM AMENDED, Amended Final Plat, recorded in Book 60 of Maps, pages 50-70 inclusive, records of Yavapai County Arizona.

Together with the proportionate interest in the common elements.

Current Site Conditions (Photos)

Buildings



Building 110 of the existing Park Place Condominiums



Building 109 of the existing Park Place Condominiums

Entry Features



Drainage Structures





Uncompleted drainage structure on the northeast portion of the project.

Utilities



All utilities for the planned original Condominium project are installed and stubbed to the pad locations onsite.



Utilities located at the southwest corner at the shared property line with the Marriott Residence in project within a utility easement.



Existing cable communications utility boxes located throughout the site

Existing APS Service

Miramonte will utilize the existing vacant meter located on the southwestern portion of the Property for the temporary construction trailer for the Superintendent and his Subcontractors.



Mass Grading



The existing site conditions feature the mass grading activities completed during the original development for the Condominium buildings.

Property Walls

Miramonte will continue the property walls as originally installed featuring stucco'd CMU block with stone veneer wrapped columns.



Site Signage



Mail Collection

Miramonte will match the existing mailbox and continue to install matching mail facilities in the same location onsite for the remaining units.



El Camino Real – Foothills South



View of Park Place existing Condominium building 109 from El Camino Real



View from El Camino Real looking northwest



View from El Camino Real, just east of Building 110, looking north into Park Place

Site Plan

Site Design

The site's design is consistent with the original Condominium development. Miramonte will keep the original Portofino Way & Positano Place roadways as designed and build driveways for each Townhome residence starting at the back of curb or sidewalk of the two private roadways. Please refer to the attached Civil Construction Plans.

Drainage Way Design

The proposed development will use the Property's existing drainage facilities built in the original development and add to these drainage facilities per the attached Civil Construction Plans dated November 10, 2018 and Preliminary Drainage Report dated October 2018 completed by Shephard Wesnitzer, Inc Engineering.

Building Placement & Orientation

Buildings are placed in accordance with the most logical locations while keeping the original roadway design for Portofino Way & Positano Place. Existing viewsheds were considered in the building orientation which is most prevalent in the Clubhouse's orientation to achieve the best viewshed looking to the north while still providing guest parking along Portofino Way. The 70 percent one-story project will protect the existing viewsheds of the Park Place Condominium and Foothills South residents.

Linkage & Circulation

As noted in previous sections, the project utilizes the approved private roadways and main entrance gate to access highway 89A. Positano Place & Portofino Way run northeast and southwest flowing through the middle of the community.

Additional Emergency Access

In response to the Park Place & Foothills South HOA's concern of congesting the Emergency Access Easement on the adjacent Marriott property, Miramonte has submitted both a Right of Way Permit to ADOT and Demolition Permit to the City of Sedona to construct a second Permanent Emergency Access point into the community which will be used as a temporary construction access.

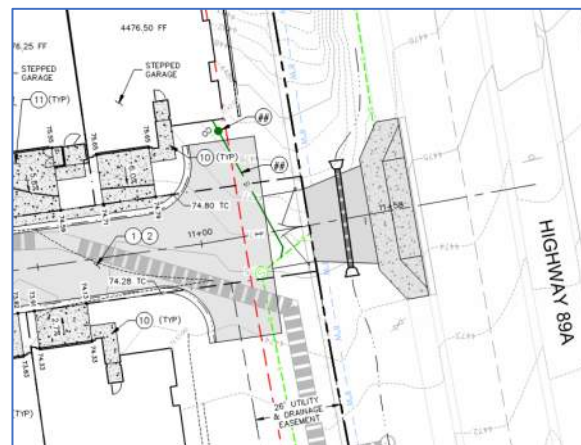


Figure 6: Proposed permanent Emergency Access Driveway

Fences & Walls

Miramonte will finish landscaping the buffer between 89A and the community's existing property wall in accordance with Section 910 of the Sedona Land Development Code.



Existing conditions of the property wall & 89A frontage

Landscaping

The attached Landscape Plan continues the use of existing native vegetation used in the original development of Park Place with tree species including Pinyon Pines, Junipers, Oak trees, Locust trees and features shrubs such as Manzanita's, Agave plants, Daleas, Sage Brush, and Rosemarys to name a few. All landscaping will be installed connected to an automatic drip irrigation system tied into the Townhome's water meter that it serves.

Utilities

All utilities for the previously planned condominium project were installed by the previous developer of the project. Miramonte is working with Franchise Utility Companies and the City of Sedona to determine the most efficient utility updates for the townhome services.

Architecture

Character & Building Form

Miramonte has designed the attached conceptual architectural plans to compliment the existing Condominium buildings 109 & 110. The below sections highlight some of the design features and products to be continued on throughout the new Townhomes.

Building Materials & Texture

Color

The project will feature colors matching or complimenting the original development's architecture. Beginning with the body colors, Miramonte's stucco supplier has completed an exact match to the existing Dunn Edwards colors recently used to paint the Condominium buildings 109 & 110. Miramonte's stone supplier has completed an exact match of the existing drystack stone veneer on the existing buildings. This color match can be seen on the submitted color board with this Development Review package.

Stone Veneer



Figure 7: Building 110 Stone Veneer Elevation

Garage Doors

The Townhomes will feature a rusted flat panel metal garage door to compliment to the desert architecture of the surround homes and Sedona area.



Driveways

All driveway flatwork will be Belgard Cambridge Cobble brick pavers installed per the attached Civil Improvement Plans.



Architectural Details

Windows

The existing Condominiums utilize a combination of arched & nominal windows for their primary elevation's operables. Miramonte will match these window types and bronze color for the new Townhomes:



Figure 9: Existing Park Place Condominium Buildings' windows



Figure 8: Front Elevation view of the proposed Townhomes



Resources

City of Sedona. *Article 9: Development Standards*. Sedona Land Development Code. Adopted May 22, 2018. Assessed from <https://www.codepublishing.com/AZ/Sedona/index.html>

City of Sedona. *Sedona Community Plan*. Adopted by Sedona City Council November 7, 2013. Assessed from <http://www.sedonaaz.gov/home/showdocument?id=25402>

City of Sedona. *Western Gateway Community Focus Area Plan*. Adopted by Sedona City Council May 24, 2016. Assessed from <http://www.sedonaaz.gov/home/showdocument?id=29273>

Exhibits

Working Civil Construction Documents dated 4/15/19

Traffic Impact Statement dated 6/1/18

Preliminary Drainage Report dated 2/26/19

Colored Conceptual Elevations

Floorplans & Elevations for the proposed Townhomes & Community Clubhouse

Phasing Plan dated 11/6/18

Landscape Plan dated 4/8/19

Geotech Report dated 8/28/17

Vicinity Map, Property Ownership List & Mailing Labels

Sedona Fire District Civil Construction Plan Review Letter dated 8/8/2018