



City Of Sedona Community Development Department

102 Roadrunner Drive Sedona, AZ 86336

(928) 282-1154 • www.sedonaaz.gov/cd

PZ18-00007 (DEV) Park Place Comprehensive Review, 2nd Review

Planning Comments, March 14, 2019

Reviewer: Cari Meyer, Senior Planner

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

1. **General Comment:** As the applicant has opted to be reviewed under the new Land Development Code, the project was re-reviewed for compliance with the new code rather than being reviewed for how it addressed previous comments. The comments below are based on the new code, not the old code or the previous comments.
2. **Digital Submittal:** The digital plans submitted do not meet the requirements for digital submittal. When resubmitting, please ensure digital submittal requirements are met, including file size and number of files. Files that do not meet these requirements will not be accepted. Digital submittal requirements are on page 3 of the project application, available online at the following link: <http://www.sedonaaz.gov/home/showdocument?id=25067>. In order to cut down on file size, Staff offers the following suggestions:
 - a) Combine floor plans and roof plans or eliminate sheets with separate roof plans, as they are also shown on the height exhibits
 - b) Furniture plan for clubhouse is not needed
 - c) Lighting plans can be provided at a smaller scale (1/8" scale) and combined into fewer sheets
 - d) Landscape plans: Irrigation plans are not needed for this level of review
 - e) The Geotechnical report, along with numerous attachments for all the engineering reports, appears to have been scanned. Converting these documents from the original digital files rather than scanning them will reduce the file size.
3. **Letter of Intent (LOI)/Written Project Information**
 - a) Page 15 (Land Development Code Standards)
 - i) This project is being reviewed for compliance with Articles 2 & 5, not Articles 2 & 6.
 - ii) Section 2.9 Standards:
 - (1) Rear Setback: A minimum 25 foot rear setback is required. The rear setback would be measured from the southeast property (opposite W State Route 89A frontage). The plans appear to show a 20 foot rear setback. Please ensure a 25 foot rear setback is shown and all buildings are outside of the setback. Allowed encroachments into setbacks are listed in LDC Section 2.24.D(4) and Table 2.4. **Rear setbacks updated**
 - (2) Building Coverage: Please provide an overall calculation for building coverage. The calculations are currently split into existing and proposed. See LDC Section 2.24.F(2) **Table updated**
 - (3) Total Coverage: Please provide a calculation for total coverage. This calculation shall include all impervious coverage, including, but not limited to buildings, garages, carports, sheds, porches, stairways, paved areas, parking areas, and driveways. See LDC Section 2.24.F(1) **Total Coverage added to Table**

- iii) Section 2.24 Measurements and Exceptions: Based on Staff's evaluation of the heights of the buildings, a number of the buildings exceed the 22 foot plane parallel to natural grade. Please review the building height comments below and amend the LOI to reflect the building heights. **Building locations and heights have been updated to meet the parallel plane.**
- b) Page 16: Building length. Based on Staff's evaluation, the 5-unit buildings (8, 9, 16) do not meet the requirements for buildings over 150 feet in length. See building length comments below. **Buildings have been updated. Blding 11 is the only building over 150ft.**
- c) Page 17: Architectural Style & Character: Based on Staff's evaluation, some of the buildings will need to apply alternate standards. The paint color may be required to be darker based on Alternate Standards. **Building 3 is the only one that is requesting the alternate height standard with the updated submittal.**

4. Project Plans

- a) While making changes to the plans based on the following comments, please review LDC Article 5 (Development Standards), specifically LDC Section 5.7.F (Building Design) and ensure all buildings meet all applicable requirements, as changes to meet one requirement may inadvertently cause the building to become non-compliant with another requirement. **Noted**
- b) The cover sheet refers to the City of Flagstaff under Building Codes. While this section is not needed for this level of review, if included, the reference should be to the City of Sedona and applicable codes as adopted by Sedona. **Cover sheet updated**

5. Building Plans:

- a) General comment: Where sloped roofs are used, the slope is called out as 3:12. Additional height allowances are given with a minimum slope of 3.5:12. Therefore, no additional height was given based on roof slope. See LDC Section 2.24.E(3), Exceptions to Height Requirements, Table 2.7. **Blding 3 requesting Alt. Height Standards has been changed to parapet roof Elevation B**
- b) If a building needs to apply alternate standards, please refer to LDC Section 2.24.E(4)b and Table 2.9. If unrelieved building planes will be used, please clearly demonstrate on the elevations where the largest unrelieved building plane is and how large it is. If paint colors will be used, please update the submitted color board. **Largest unrelieved building plane size noted**
- c) Some of the buildings may be eligible for an increase under LDC Section 2.24.E(4)a. If any of the buildings will apply this allowed increase in height, clearly demonstrate where those increases will be applied and show how the increase will meet the limitation of 25% of the building. **Noted**
- d) Clubhouse
 - i) The height exhibit shows the main portion of the building at a height of 4515.08/4517.08, with small roofs on the northeast and southwest elevations at 4527.42, 10-12 feet higher than the rest of the building. The elevations show these roof ridges approximately 2 feet lower than the remainder of the building. Please double check these measurements and ensure both plans show the same building. **Elevations updated**
- e) Building 1 **Building locations and heights have been updated to meet the parallel plane.**
 - i) The highest portion of this building is on the northern "C" unit at 4528.4 over an underlying contour of 4493, an overall height of 35.4 feet above natural grade. With alternate standards a maximum height of 27 feet is permitted and a height of up to 32 feet may be permitted on a portion of the building based on LDC 2.24.E(4)a. This height exceeds what would be allowed with all additional height allowances. Other portions of the building exceed height requirements as well. Please redesign this building to meet height requirements.

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- f) Building 2 **Building locations and heights have been updated to meet the parallel plane.**
- i) The highest portion of this building is the center ridge shared by the units at 4516.58 over an underlying contour of 4487, an overall height of 29.58 feet above natural grade. With alternate standards a maximum height of 27 feet is permitted and a height of up to 32 feet may be permitted on a portion of the building based on LDC 2.24.E(4)a. Other portions of the building would require alternate standards. Please redesign this building to meet height requirements or demonstrate how alternate standards and/or additional height allowances will be applied to this building.
- g) Building 3 **Building locations and heights have been updated to meet the parallel plane.**
- i) The highest portion of this building is the center ridge shared by the units at 4509.08 over an underlying contour of 4485, an overall height of 24.08, which requires 5 points under alternate standards. Please demonstrate how alternate standards will be applied to this building.
- h) Building 8 **Building locations and heights have been updated to meet the parallel plane.**
- i) The highest portion of this building is on the southernmost/easternmost “C” unit at 4512 over an underlying contour of 4483, an overall height of 29 feet above natural grade. With alternate standards a maximum height of 27 feet is permitted and a height of up to 32 feet may be permitted on a portion of the building based on LDC 2.24.E(4)a. Other portions of the building would require alternate standards. Please redesign this building to meet height requirements or demonstrate how alternate standards and/or additional height allowances will be applied to this building.
 - ii) See Comment 5.m for additional comments regarding buildings with a BCCCB configuration.
- i) Building 9 **Building locations and heights have been updated to meet the parallel plane.**
- i) The highest portion of this building is the northernmost/westernmost “C” unit at 4500.02 over an underlying contour of 4476.5, an overall height of 23.7, which requires 4 points under alternate standards. Please demonstrate how alternate standards will be applied to this building.
 - ii) See Comment 5.m for additional comments regarding buildings with a BCCCB configuration.
- j) Building 11 **Building locations and heights have been updated to meet the parallel plane.**
- i) The highest portion of this building is the center ridge shared by the units at 4493.47 over an underlying contour of 4470.5, an overall height of 22.97, which requires 2 points under alternate standards. Please demonstrate how alternate standards will be applied to this building.
- k) Building 16 **Building locations and heights have been updated to meet the parallel plane.**
- i) The highest portion of this building is the southernmost “C” unit at 4517.5 over an underlying contour of 4492, an overall height of 25.5, which requires 7 points under alternate standards. Please demonstrate how alternate standards will be applied to this building.
 - ii) See Comment 5.m for additional comments regarding buildings with a BCCCB configuration.

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- l) Building 21 **Building locations and heights have been updated to meet the parallel plane.**
- i) The highest portion of this building is the northern “C” unit at 4519.9 over an underlying contour of 4492, an overall height of 23.9, which requires 4 points under alternate standards. Please demonstrate how alternate standards will be applied to this building.
- m) Buildings 8, 9, and 16 (BCCCB Configuration) **Blding 11 is the only BCCCB building type which has been updated so 25% unbroken is under 16ft.**
- i) LDC Section 5.7.F(2)d (Building Length) requires that buildings over 150 feet in length have a minimum of 25 percent of the building footprint under 16 feet in height. Further, this portion of the building shall be unbroken and not separated into smaller areas, and shall be visible from both sides of the elevation longer than 150 feet in length. This building is 174 feet long. The portions of this building under 16 feet in height do not meet the requirement of being unbroken and it is not clear whether they meet the 25% requirement. Please clearly show how these requirements will be met. If the buildings do not comply as currently designed, a redesign will be required.
- ii) LDC 5.7.F(2)c.6 states that no roofline along any building elevation shall exceed 50 feet in length without a visual variation. The BCCCB configuration where the “C” units have sloped roofs is 57 feet. Please reduced the ridgeline to no more than 50 feet or incorporated visual variations as outlined in the section above.

6. Landscaping Plans **Landscape Plans updated**

- a) LDC 5.6.C(1)b.1 requires that 50% of the plants be native species. The landscape plan shows a total of 900 plants (272 trees and 628 shrubs). Of those, only 380 (186 trees and 194 shrubs), or 42.2% are included on the City’s plant list as native species. Please amend the landscape plan so that a minimum of 50% of the plants shown are native.



Public Works Department

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

PZ18-00007 (DEV)
Park Place (Comprehensive Review)
3/14/19

Engineering Comments SWI Engineering's Comment Responses attached

Please address all comments by the next submittal:

1. Per LDC Chapter 5.4.H.2.a, sidewalks must connect to adjacent sidewalk systems; Please connect the proposed sidewalk to the existing ROW sidewalk. It can be similar to the main entrance where there is a gated entry.
2. Per LDC Chapter 5.4.H.2.b., sidewalks shall be a minimum of 5' in width.
3. Please notate the outer radius of the passenger car body overhang.
4. There is an access easement in the northeast corner of the property that is not shown, please revise.

Prior to Issuance of Building Permit:

- 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.



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Ryan Mortillaro, EIT
City of Sedona Public Works Department
102 Roadrunner Drive
Sedona, AZ 86336

April 12, 2019
Job No. 17186

Re: PZ 18-00007 (DEV)
Park Place (Comprehensive Review)
Engineering Comments

Dear Mr. Mortillaro:

Below is our response to comments presented on the Engineering Comments for Park Place Conceptual Review dated March 14, 2019. Our response is shown in italics below each comment.

Engineering Comments

1. Per LDC Chapter 5.4.H.2.a, sidewalks must connect to adjacent sidewalk systems; Please connect the proposed sidewalk to the existing ROW sidewalk. It can be similar to the main entrance where there is a gated entry.
A pedestrian gate has been added next to the "Emergency Access Gate".
2. Per LDC Chapter 5.4.H.2.b., sidewalks shall be a minimum of 5' in width.
Sidewalks have been revised to be a minimum of 5' with the exception of the area near the entry where an existing wall that is to remain, the sidewalk narrows to 4'.
3. Please notate the outer radius of the passenger car body overhang.
The outer radius of the passenger car body overhang has been annotated.
4. There is an access easement in the northeast corner of the property that is not shown, please revise.
Legal is working on verifying the significance of the "25' Frontage Easement".

If you have any questions, please do not hesitate to call or email me.

Sincerely,
Shephard – Wesnitzer, Inc.

Arthur H. Beckwith, PE
Vice President

Cc: Jack Kemmerly – Miramonte Homes