

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

Subject Property APN List

408-26-014

409-26-13

408-26-012

408-26011

408-26-009A

408-26-009C

408-26-010

408-26-086A

408-26-088

408-26-004B

408-26-004C

Subject Property Address List

1259 West State Route 89A

105 Elk Road

82 Saddlerock Circle

1335 West State



THE VILLAGE AT SADDLEROCK CROSSING

Concept Review

State Route 89A &
Soldiers Pass Road

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Introduction

This application is being submitted on behalf of The Baney Corporation for the development of The Village at Saddlerock Crossing, a new mixed-use lodging and multi-family residential project in West Sedona at the intersection State Route 89A and Soldiers Pass Road. The Baney Family, founders of The Baney Corporation and the Oxford Collection of hotels, have been in the hospitality business since 1955. In 1988, the Oxford Suites concept was first developed to give the business traveler a place to call home, while away from home. Since then, Oxford Collection of hotels has expanded to fifteen different cities throughout Idaho, Washington, Oregon and California and serve tourists, travelers, and guests of all types at a total of seventeen properties. The common thread that runs through each of the Baney's properties is their commitment to engaging in and improving the communities in which they serve their guests.

The Baney's purchased this site in 2006, with a vision of developing a mixed-use lodging project that would have something to offer both visitors and residents and contribute to the unique community fabric of West Sedona. Over the last fourteen years, the Village at Saddlerock Crossing has evolved through multiple redesigns and revisions, with each iteration improving upon the last with feedback and input of the community, staff, and the Sedona Planning Commission. With the benefit of more than a decade of feedback, local knowledge, careful consideration, and thoughtful design, the Baney's respectfully submit this concept review for a zone change and design review to allow the development of The Village at Saddlerock Crossing.

Site Overview

The subject property is approximately 6.36 gross acres located on the south side of State Route 89A between Elk Road and Saddlerock Circle (the "Property"). See Aerial Map at **Tab 1**. The City of Sedona's Community Plan Future Land Use Map designates the Property for development with Commercial and Multi-Family/High-Density Residential. See Future Land Use Map at **Tab 2**. The Property is currently zoned CO (Commercial) and RM-2 (High Density Multifamily Residential). See Zoning Map at **Tab 3**. The Property is also within the Soldiers Pass Community Focus Area (CFA-5). See CFA-5 Map at **Tab 4**.

The site is bounded by Saddlerock Circle to the west, SR-89A to the north, Elk Road (a private accessway) to the east, and single-family homes to the south. The site slopes down 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 and flows to a culvert at Saddlerock Circle.

To the north of the Property are commercial/retail shopping centers on both the east and west sides of the Soldiers Pass Road zoned a combination of CO (Commercial) and L (Lodging). To the west of the Property are personal services and food and beverage zoned CO and single-family homes zoned RS-10. The RS-10 zoning continues to the south and southeast as part of a large contiguous neighborhood known as Saddlerock Homes. Commercial zoning to the east of the Property along SR-89A is occupied by personal and professional services, tourism, and food and beverage. Also to the east is the Sedona Elks Lodge and the historic Cooks Cemetery, zoned RS-10 and accessed from Airport Road.

Originally the site of Cook's Homestead, the Property has undergone various forms of development for decades and only limited vegetation remains with no preexisting natural grade. As a result of being occupied by a plant nursery for 50 years, several large non-native trees exist on the Property. The site has been cleared of all existing buildings, debris, and invasive vegetation, and has been continually maintained. Eighteen mature trees remain

along with a variety of smaller trees. A portion of the remaining trees along the southern border provide a buffer for the adjacent single-family homes. Mulch and a temporary automatic drip-irrigation system has been installed to maintain all preserved trees.

Request

The Baney Corporation is submitting this application for Development Review and Zone Change to bring a vibrant lodging and residential development to the City of Sedona, in the heart of the Soldiers Pass Community Focus Area (CFA-5). This application proposes a mixed-use lodging and multi-family residential development with a 128-room Oxford Suites-branded hotel and a 44-unit multi-family residential community, together known as The Village at Saddlerock Crossing. See Site Plan at **Tab 5**. The proposed project will provide a unique Sedona experience, intended to become a destination for guests and Sedona residents alike. Walkability, connectivity, a sense of place, and a sense of history are the common threads that run through every element of the proposed project. To achieve this vision, the applicant is requesting to rezone the Property from CO and RM-2 to PD (Planned Development). In conjunction with the proposed rezone, the applicant will also request concurrent Development Review approval.

The proposed project is the culmination of almost fifteen years of input, discourse, design, and collaboration between the development team, the City of Sedona, and the community. The most recent iteration of this project is a significant departure from previous submittals and designs, which focused more heavily on retail and commercial uses balanced with lodging and residential uses. Working closely with the City of Sedona, the current application, in conjunction with the proposed 128-room hotel, is a direct and substantive response to one of Sedona's most urgent needs: multi-family housing inventory.

The passage of SB 1350 in 2016 virtually eliminated all available tools for municipalities to regulate short-term vacation rentals. The effect of deregulating of VRBO, Airbnb, and similar rentals in the State of Arizona was magnified in the City of Sedona. Prior to SB 1350, Sedona already suffered from a significant shortage of quality multi-family housing inventory. The shortage worsened exponentially as short-term rentals - previously prohibited in Sedona's single-family residential districts - exploded. Homes previously leased out as long-term rentals for members of the Sedona workforce rapidly converted to more profitable short-term rentals.

Sedona has a large hospitality workforce that often struggles to find reasonable housing within the city limits. Although new lodging projects in Sedona are expected to provide workforce housing units proportional to their proposed lodging units or contribute to the City's affordable housing fund, in most cases it is a net-negative impact on Sedona's multi-family housing inventory. With substantial guidance and input from the City's Community Development Department, the proposed project will provide the most significant contribution to Sedona's multi-family housing inventory in recent history - particularly in the context of developments with a lodging component.

Project Overview

The proposed project will feature a 128-room Oxford Suites-branded hotel and a 44-unit multi-family-residential community bisected by a connector road that will link Soldiers Pass Road with Saddlerock Circle. Guestrooms for the hotel are divided among three main two-story buildings with 40 guestrooms each and series of 8 "treehouse suites" surrounding an existing 75-foot pine tree. See Hotel Elevations and Floor Plans at **Tab 6**. The one-story lobby is tucked in between the guestroom buildings, accessible via a pull-through driveway and porte

cochere off the connector road. A restaurant and bar with a large rooftop terrace and views of the Sedona red rocks is available for both the public and guests to enjoy. Other hotel amenities include a meeting facility, business center, and fitness center/pool facility. See Lobby, Rooftop Terrace, and Business Amenities Elevations and Floorplans at **Tab 7**.

East of the connector road is a 44-unit multi-family residential community. The northern portion of the residential community along SR-89A is divided into two “quads” of sixteen (16) studio units each. Half of these units will be available at market rate rents, and the other half will be dedicated to workforce housing. On the southern end of the residential community consists of a series of smaller two-story buildings containing twelve (12) market-rate 1-bedroom and 2-bedroom units. In the center of the multifamily community is a sloped landscaped area flanking the ramp to the subterranean parking and a series of light wells to provide natural light for the subterranean parking below. A series of smaller parking lots with 49 total spaces winds through the multi-family development, with two driveways accessing Elk Road to the east and a circular auto court adjacent to the 1-bedroom and 2-bedroom units in the southeast corner of the development. See Multi-Family Elevations and Floor Plans at **Tab 8**.

The Village at Saddlerock Crossing is a balanced mix of lodging and multifamily residential in a pleasant, comfortable environment that highlights and enhances Sedona’s unique natural features through design, materials selection, and meticulous planning. Every element of the Village was thoughtfully designed to align with the Community Visions and Goals of CFA-5. The site design, balance of uses, and amenities provided were developed with careful attention to the CFA-5 Plan, Community Plan, and the context of the built and natural environment.

Soldiers Pass Community Focus Area (CFA-5)

The Sedona Community Plan identifies 13 Community Focus Areas (CFAs) in the City of Sedona with significant opportunities for development or redevelopment. The Property falls within the Soldiers Pass Road CFA (“CFA-5”). The CFA-5 Plan describes the following vision for this area:

“The community’s vision for this CFA is to enhance the already diverse mix of land uses and ensure that new development is compatible with the existing land uses. Improvements to the area should be designed with people in mind, creating a safe and convenient experience. Thus, more people will walk, bike, and use transit which will help reduce traffic congestion. These and other recommendations set forth in this plan are intended to create a dynamic and walkable center of activity for neighbors, visitors, and businesses.”

The proposed project fulfills this vision. Sitting at the intersection of SR-89A and Soldiers Pass Road, the Property is ideally located for a mixed-use, transitional development. The Village at Saddlerock Crossing aligns with the Sedona Community Plan (“Community Plan”) and CFA-5 goals for walkable, efficient, safe and interesting interconnection with other area properties and uses.

Land Use: Complementary and Compatible Land Uses

-
- Complements and coordinates with adjacent properties
 - Commercial Projects - Mitigate the impacts on neighboring residents
 - Balanced mix of land uses (housing and lodging)
-

The Village was carefully designed to fit within the context of Sedona’s built and natural environment both in terms of design and land use. Among the strategies outlined in the CFA-5 Plan to accomplish this goal is the creation of a dynamic area that is not dominated by a single use, and instead offers a balanced mix of land uses. The Village at Saddle Rock Crossing was designed to support this objective with a cohesive mix of lodging and residential uses in an accessible, pedestrian-friendly development.

In West Sedona, the SR-89A frontage consists almost entirely of commercial storefronts, restaurants, and shopping centers of varying intensity, dotted with the occasional hotel or resort property. Absent entirely from the CFA-5 landscape is multi-family residential housing. The only two existing apartment developments in West Sedona are Shadowbrook Apartments and Pinon Lofts, 1.5 miles and 1.9 miles west of the Property, respectively. Multi-family residential housing located within walking distance of popular and desirable shops and restaurants in West Sedona simply does not exist.

The Village at Saddlerock Crossing offers two uses - lodging and multi-family residential - that are complementary to the West Sedona corridor and supportive of the existing commercial-and-retail dominated frontage along SR-89A. Hotel guests and multi-family residents alike will have the opportunity to walk, run, or bike to a variety of nearby stores, restaurants, and other businesses - providing an infusion of customer spending and support for the businesses of West Sedona. The multi-family residential development, in turn, will support the Sedona workforce by providing 44 units of high-quality, convenient, and attainable housing within the City of Sedona.

The CFA-5 Land Use objectives highlight the importance of creating a “complete neighborhood center that is a mix of complementary and compatible uses.” The Village fills a significant gap in the SR-89A streetscape as illustrated by the CFA-5 Land Use Map (Existing and Proposed) at **Tab 9**. The proposed project provides missing piece of the puzzle for the south side of SR-89A in the Soldiers Pass CFA, creating a continuous, walkable corridor from Birch Boulevard to Airport Road. The multi-family units are located along the SR-89A frontage to encourage residents to leave their cars at home as much as possible, with convenient access to the Village retail and food and beverage and the shops and restaurants up and down this stretch of the West Sedona corridor.

The western half of the Village will offer a 128-room boutique hotel, following the CFA-5 guidelines by breaking out the guestrooms into multiple buildings instead of one monolithic structure - preserving sightlines from the residential properties to the south to the red rocks to the north. Being mindful of the single-family residences to the south, the most active and intense portion of the hotel (lobby, restaurant, viewing decks) are located in the interior of the site, away from the homes.

To further mitigate impact of the hotel, the majority of the buildings are buffered from the residences by parking areas with perimeter landscaping, set back a minimum of 60 feet from the south property line.

Land Use: Housing Diversity

-
- Increases the amount of multi-family residential housing in the CFA
 - Commercial Projects - Incorporates housing (workforce, affordable, or multi-family)
-

In the Recommendations section of the CFA-5 plan, “A range of housing options that vary by type, size, and price ranges that offer an alternative to single-family housing” is identified as a Land Use objective. Here, the proposed multifamily component includes 16 workforce housing studio units, 16 market-rate studio units, and 12 1-bedroom and 2-bedroom market rate units for a total of 44 multi-family residential units. Even within the proposed

multi-family residential development there are multiple product types, floor plans, and price points to appeal to a variety of potential residents.

Typically, lodging developments are expected to provide workforce housing units equal to 12% of the proposed lodging units - equal to approximately 14.4 units in this case. Here, 16 workforce studio units are being provided, in addition to 28 market-rate multi-family units. This is a significant overall increase in the multi-family residential housing inventory in West Sedona, in a location that will allow residents to drive less, shop local, and invest in their neighborhood.

Circulation: Traffic Flow and Connectivity

-
- Includes SR-89A street improvements addressing traffic safety and congestion and pedestrian/bicycle safety
 - Provide street connections
 - Connect, consolidate, and share driveways, access, and parking
-

Interconnectivity and walkability are core values of the Village. To improve traffic flow and circulation, the proposed development includes a new roadway connection from Saddlerock Circle to the signalized intersection at Soldiers Pass Road. This roadway connection was first envisioned by the West Sedona Corridor Specific Area Plan in 1996, along with the concept of a continuous, circuitous trail way from the heart of Sedona to the Cultural Park. In the spirit of the West Sedona Corridor Specific Plan and the traffic flow and connectivity recommendations of CFA-5, this roadway connection will be provided to strengthen roadway connectivity and improve traffic circulation. To minimize curb cuts and traffic conflicts on SR-89A, the signal at Soldier's Pass Road is the only point of ingress/egress from SR-89A to the property and will be shared by all elements of the Village.

The roadway connection through the Village will extend the existing bike lane along SR-89A to provide safe and convenient access for bicyclists through the Village and onto Saddlerock Circle. The detached, landscaped sidewalk along SR-89A will be extended along the east side of Saddlerock Circle and on both sides of the roadway connection through the development.

Consistent with the recommendations of the CFA-5 plan, surface parking is minimized and distributed throughout the Village to avoid a "sea of parking". The majority of the parking for the Village is provided by a 108-space subterranean parking structure underneath the multi-family development, which is accessed via ramp on the east side of the connector road, opposite the main entrance to the hotel. The use of subterranean parking allows for more efficient use of the site, providing the opportunity for more landscaped open space areas, reduced use of non-permeable surfaces, and a more pleasant, pedestrian-friendly site. A pedestrian tunnel from the underground garage to the hotel will provide safe, convenient access to the hotel and reduce potential pedestrian/vehicular conflicts on the connector road.

Circulation: Walking and Biking Improvements

-
- Streetscape along SR-89A
 - Pedestrian and bicycle amenities, such as route information and bike racks
 - Transit stop and amenities
 - Sidewalk and trails connectivity
-

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 a mass transit stop. 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 structured walkway through the site from the Saddlerock neighborhood to the signal is also proposed. A meandering 10-foot-wide landscaped multi-use trail is proposed along SR-89A with additional walkway and bikeway links into and through the site to neighboring commercial and residential areas.

Environment: Green Building

- Use of solar energy
 - Waste reduction and recycling methods
 - Dark sky compliant outdoor lighting
 - Xeriscape principles in landscaping reflective of Sedona’s natural environment
 - Green infrastructure to manage stormwater
-

The applicant is in the process of evaluating solar energy systems for the Village. Ultimately, however, any implementation of solar energy systems must align the financial model for the project and meet the applicant’s long-term needs. With respect to waste reduction and recycling methods, the applicant intends to contract with a solid waste management service that incorporates a recycling program into its suite of services and model a ‘good neighbor’ policy for service deliveries and pickups.

Lighting for the Property is fully Dark Sky compliant and meets all applicable codes in the City of Sedona. Light levels for the Village are at or near zero foot-candles at the property line. Landscaping for the Village is fully compliant with the recently adopted Land Development Code and follows xeriscape principles, utilizing an efficient automatic underground irrigation system for low water-use, drought-tolerant trees, shrubs, and ground cover.

Community: Sense of Place

- Preserve scenic views, natural areas, and hillsides by clustering development
 - Complementary design - to surrounding architecture and natural environment
 - Cook’s Cemetery - Improve access, recognition, and setting
 - Reuse historic buildings
-

As noted above, the Village was designed with a careful sensitivity to the surrounding context and environment, with a particular eye toward preserving the unique Sedona character that draws both residents and guests alike to the city. The buildings are clustered and oriented to preserve north/south sightlines and views of the red rocks to the north. Although buildings are diverse in use and form, the underlying principles of scale, form, detail, color and materials are consistent throughout. A historic exhibit for the Cook’s Homestead will be permanently displayed in the hotel lobby featuring proximate history, stories, artifacts, and characters.

Building articulation, mass and general form will be based in Sedona vernacular yet detailed and implemented in a contemporary fashion. The building architecture and landscape design for the Village have been thoughtfully developed to integrate harmoniously with the surrounding environment. The materials palette incorporates natural materials including stone, metal, and wood, which along with a color palette of desert, earthen tones

creates a modern mixed-use development that blends seamlessly into the natural landscape and built environment.

The applicant has been working with local residents to develop a pedestrian connection to the historic Cook's Cemetery to the east. As illustrated on the Site Plan, the east/west Trail Link envisioned for the Village may ultimately connect through the private properties to the east to create a trail walkway to the cemetery and beyond to the CVS trail link and beyond to Cook's Hill Natural Zone.

Lodging: Lodging Limits

-
- The lodging project enhances the commercial area
 - Total amount of lodging in the CFA does not exceed 10 acres
-

The Village offers a unique, pedestrian-oriented mixed-use experience designed to enhance the SR-89A corridor in CFA-5 and make it more walkable and enjoyable for residents and tourists alike. As discussed above, the both the lodging element and residential element of the proposed project will enhance the commercial area by providing support to existing local businesses. A 128-room hotel and 44-unit multi-family residential development will supply a welcome infusion of additional patrons and spending at nearby stores, restaurants, and businesses.

According to City of Sedona Community Development staff, the total amount of lodging area currently in CFA-5 is approximately five (5) acres. While the entirety of the Village site is approximately 6.36 acres, only 3.95 acres of the site are occupied by lodging - staying under the 10-acre cap set by the Soldiers Pass CFA. More importantly, the lodging portion of the project stays within the Lodging Area Limits defined by CFA-5. See Lodging Area Limits Exhibit at **Tab 10**.

Lodging: Mixed Use Lodging

-
- Lodging projects shall include other uses that will benefit both hotel guests and local residents
-

In addition to providing support to surrounding businesses, the proposed hotel will also contribute to the dining options in the area with a yet-to-be-named restaurant and bar that will be open to the public. A large rooftop terrace and bar will sit atop the single-story lobby with abundant outdoor seating and shade provided by a mixture of trees and shade structures. Patrons will enjoy dramatic views of the red rock formations to the north and the east in a comfortable setting that is certain to become a destination for residents and visitors alike.

Lodging: Housing

-
- If property zoned residential is involved, an equivalent number of maximum units allowed under current zoning must be included as multi-family, such as apartments, condominiums, townhomes, or employee housing
-

Approximately 1.06 acres in the southeast corner of the Property is currently zoned RM-2 for medium-density multi-family residential development, allowing up to 12 dwelling units per acre. As described throughout this narrative, the Village will be providing a total of 44 multi-family residential dwelling units on site: sixteen (16)

workforce housing studio units and sixteen (16) market rate studio units in the northwest quadrant of the Property and twelve (12) market rate 1-bedroom and 2-bedroom units in the southeast quadrant of the site.

Lodging: Site Layout

-
- Lodging buildings adjacent to SR-89A shall be aligned perpendicular or at an angle to SR-89A
 - Multiple buildings are preferred to one large buildings
 - Parking is to be located behind the buildings on SR-89A and not visible from a public street or SR-89A
 - Multiple, smaller parking lots are preferred to large parking lots
-

Consistent with the recommendations and guidelines in the CFA-5 Plan, the two lodging buildings adjacent to SR-89A are at non-uniform angles relative to the roadway to provide a more visually interesting north elevation. The narrow sides of the buildings are oriented toward the roadway to avoid a monolithic appearance. As described above, the majority of the parking for the hotel is provided by a 108-space underground garage on the east side of the site. The remaining 72 surface parking spaces are divided among several smaller lots on the interior of the site, screened from SR-89A by the hotel and multi-family residential buildings.

Design

Section 5.3: Grading and Drainage

While no pre-development natural grade and vegetation exist on the property, several considerations factor into the overall site design scheme.

1. Natural grade has been established to be current existing finish grade according to the topographic survey. In the case of anomalies due to specific excavations and other man-made depressions and mounds, natural grade is considered to be a line connected to the edges of these landforms.
2. 18 large non-native trees have been carefully documented, maintained and preserved to become a significant design determinant. Existing grade at their base and dripline has been preserved to protect root zone and insure their post construction survival. They have guided not only the landscape scheme but determined building layout and significant exterior architectural elements such as the public gathering plaza where they also provide an instant mature shade canopy.
3. Transitions to adjacent properties walkways and roadways have been considered in roadway and parking aisle configuration for safe and convenient circulation.
4. A single non-native drainageway traverses the property and exits under Saddlerock Circle. A retention and drainage scheme will ensure adequate rainwater abatement.
5. Building pad elevations have been established to consider drainage as well as minimize visible building height and facilitate drainage away from subterranean parking structure.

An exhibit illustrating the existing grading and a conceptual site section are attached at **Tab 11**.

Section 5.4: Access, Connectivity, and Circulation

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 deceleration 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.

Pedestrian Connectivity: The site design encourages pedestrian use through careful attention to the design and location of walkways. 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 10-foot-wide multi-use trail runs from east to west along SR-89A providing a segment in a Trail that will eventually run from Cook's Hill through West Sedona.

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.

Connectivity with Adjacent Properties: All internal walkways connect to perimeter walkways and sidewalks, 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.

Section 5.5: Off-Street Parking and Loading

Parking for the Property is provided through a series of small surface lots providing 72 parking spaces and a 108-space subterranean parking structure on the east side of the site, accessible via ramp on the east side of the connector road. Per the SLDC a total of 207 spaces are required for the 128-room hotel and 44-unit multi-family residential development. However, with expected reductions for ridesharing and alternative modes of transportation, a total of 180 spaces will be provided to serve the development. An analysis of expected parking demands will be provided in a forthcoming parking study.

Section 5.6: Landscaping, Buffering, and Screening

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. See Landscape Plan at **Tab 12**. 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.

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 plant life, 18 non-native trees ranging from up to 70 feet in height will remain. 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.

Section 5.7: Site and Building Design

The character of the general commercial area at Soldier Pass & Highway 89A has been defined by the development of Old Marketplace, a 1990's rehab/addition of the old Grasshopper Shopper and Sedona Cinema. A master planned mix-use center, it set forth the initial push into West Sedona of consolidating smaller parcels into comprehensive planned development, in a time when it was considered ripe for redevelopment yet dormant and undefined. Along with the first Sedona General Plan, it led the way for the resurrection of West Sedona into the vibrant diverse commercial corridor that it now represents.

The Village at Saddlerock Crossing design scheme is reflective of the building program set forth by the applicants, architect, Community Plan, SLDC, site determinants, and market parameters. The proposed site plan strikes a delicate balance between the myriad of variables, requirements, trends, constituencies and interests at stake in this project. Needs of adjacent commercial and residential neighbors have been canvassed and synthesized as part of the design program. The site and building form have been arranged with neighbors in mind.

The building architecture, site design, and materiality are evocative an outpost at the foot of the red rocks, on the edge of the wilderness, traditional, sophisticated, and accommodating. Both lodging and multi-family residential elements will be drawn from the same detail, color, material and palette, while each creating an individual composition and sense of arrival. Stucco, stone, brick and composite wood elements are meant to form a visual variety of walls, windows, rooves, planters and mature trees. See Preliminary Colors and Materials Palette at **Tab 13**.

Building forms are reflective of their function and relationship to site and other buildings. Meeting functions, lodging amenities, project service and engineering facilities and approximately 50% of parking have been placed underground in the interest of creating more landscape spaces. Special detailing will create an open, daylighted sub-grade parking experience with landscaping, light-wells, and gro-lights. The surface of the grade-level deck will be landscaped with container and vault structures. Additionally, the design of the multi-family structures incorporates raised planter-walls and large vaults for trees as part of their visual composition.

Sedona Community Plan and West Sedona Planning Studies have been considered, as well and resulted in a plan that is integrated into the surrounding context, making valuable connections and solving circulation issues

inherited from another time. An interesting mix of residential and lodging uses along with an interconnection of pathways that lend convenience, safety and added land value to the area.

Section 5.8: Exterior Lighting

As noted above, the proposed lighting plan will be fully Dark Sky compliant and in conformance with all applicable lighting codes for the City of Sedona. All lighting fixture will be appropriately placed and shielded where necessary to minimize or eliminate the impact on surrounding properties. Light levels for the Village are at or near zero foot-candles at the property line.

Section 5.9: Public Art

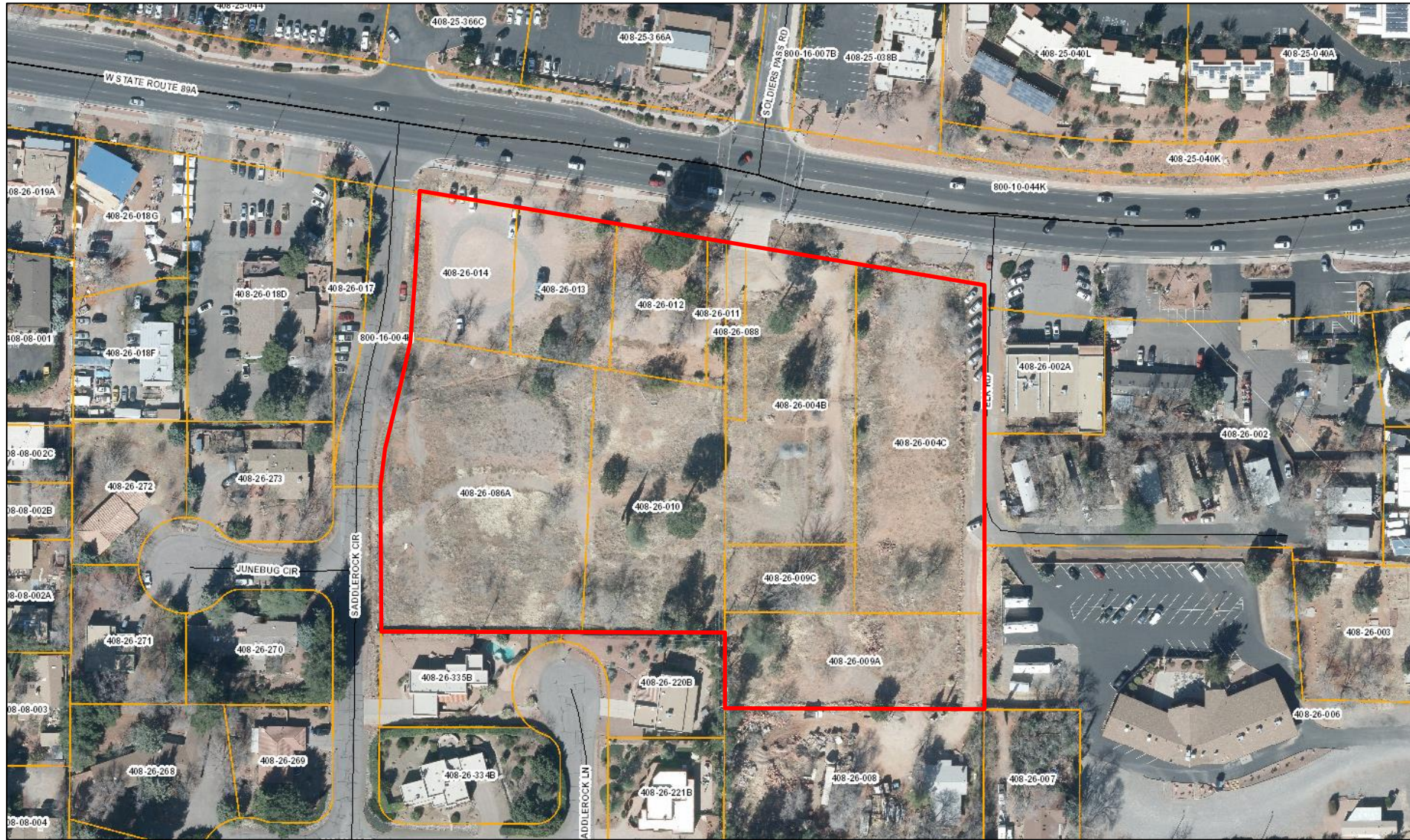
It is the applicant's intention that art pieces by both local and internationally renowned artists be integrated and displayed throughout the project for tenant, guest and public enjoyment. Locations throughout the site will be chosen for their passive and contemplative quality, including the lobby area and on the rooftop terraces. At a minimum the art component will conform to the requirements of Art in Public Spaces, SLDC Article 18.

Summary

The Village at Saddlerock Crossing will have a significant, positive impact on the CFA-5 village and the West Sedona Corridor, providing an exciting mixed-use development that is contextually appropriate for the site and the heart of the Soldiers Pass Community Focus Area. The proposed project addresses all relevant policy goals in the CFA-5 Plan and is consistent with the City's vision for this site and the greater area. Through meticulous planning, careful listening, and thoughtful design, the applicant has developed a project worthy of its location at the heart of the Soldiers Pass CFA and will serve as its vibrant nucleus for decades to come.

TAB 1

Aerial Map

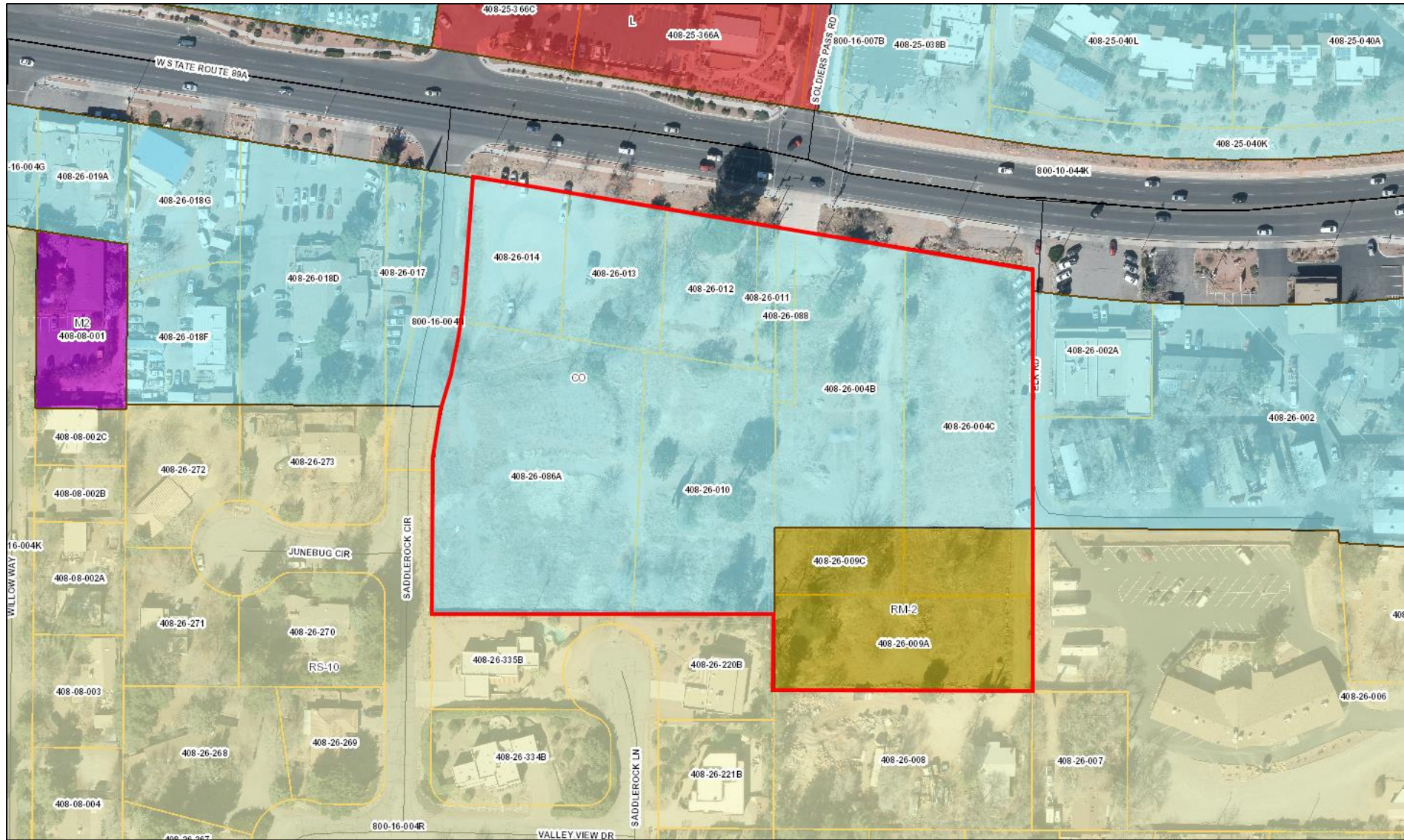


State Route 89A & Soldiers Pass Road – Sedona, AZ



TAB 2

Zoning Map

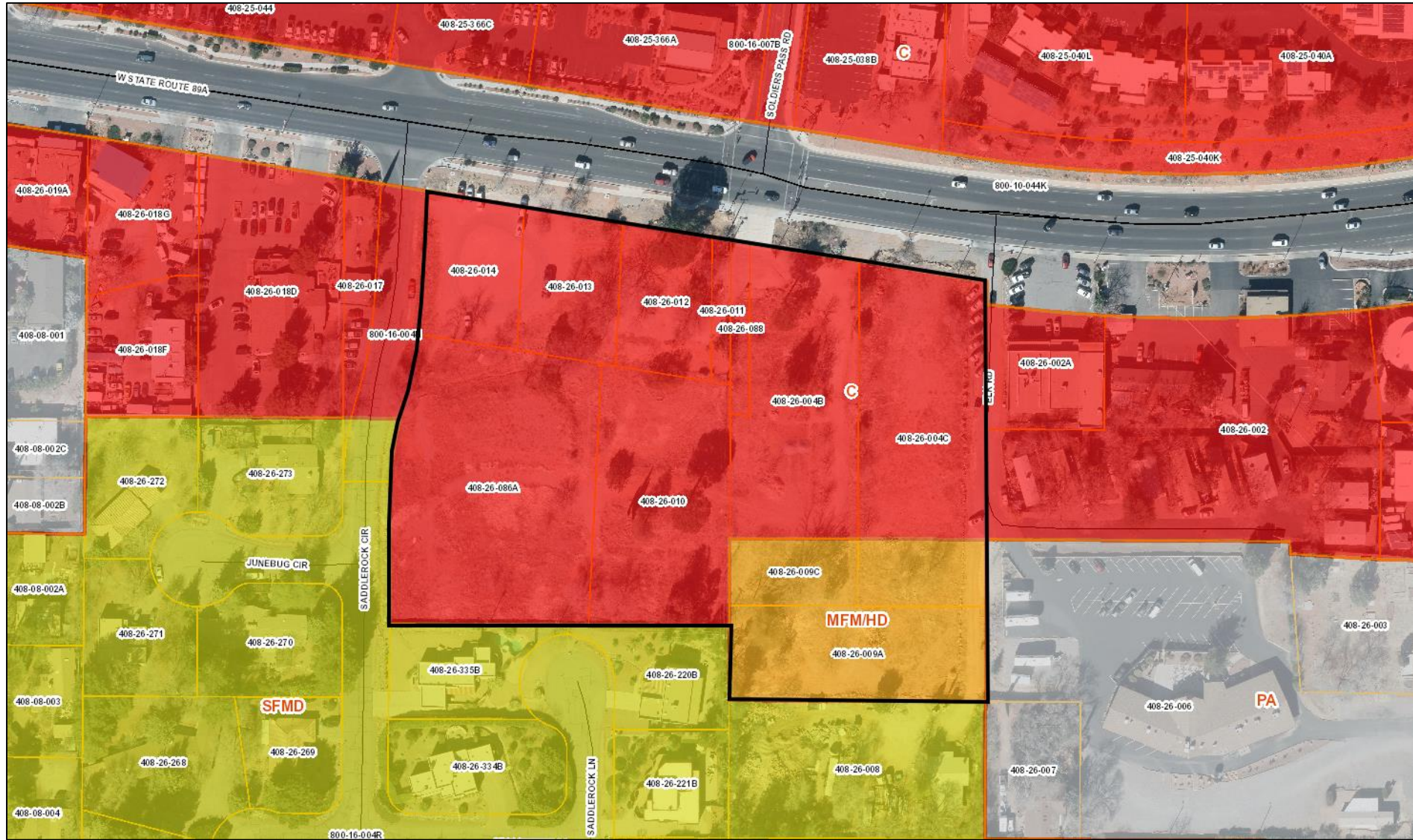


State Route 89A & Soldiers Pass Road – Sedona, AZ



TAB 3

Community Plan Future Land Use Map



State Route 89A & Soldiers Pass Road – Sedona, AZ



TAB 4

CFA -5 Boundary Map



State Route 89A & Soldiers Pass Road – Sedona, AZ



TAB 5

- LOBBY / RESTAURANT**
- HOTEL:** 80 guest rooms.
- HOTEL:** 40 guest rooms
Basement/ Business Center
- HOTEL:** 8 guest rooms.
Treehouse Suites
- MULTI-FAMILY:**
28 units
- MULTI-FAMILY**
16 units (Workforce)

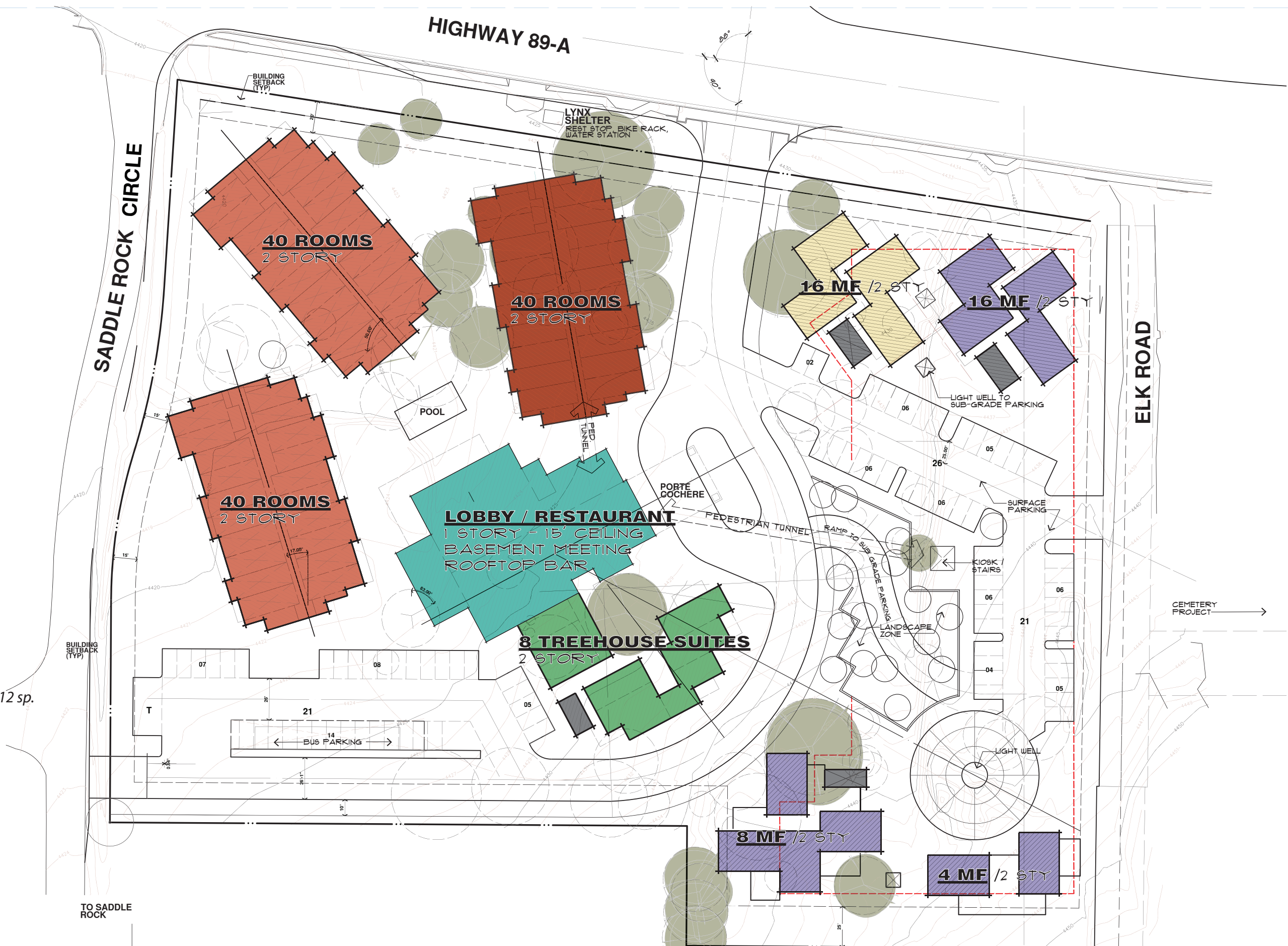
PARKING DATA

Required:

Hotel	148 sp. [128 + 20 sp. (staff)]
Restaurant & Bar	10 sp. (50% public)
Multi-Family	49 sp. (44 + 5)
	207 sp.

Provided:

	108 sp. (sub grade)
	21 sp. + 2 bus (south lot) or +12 sp.
	49 sp. (east lot)
	*180 sp.
	*approx. 10% reduction.

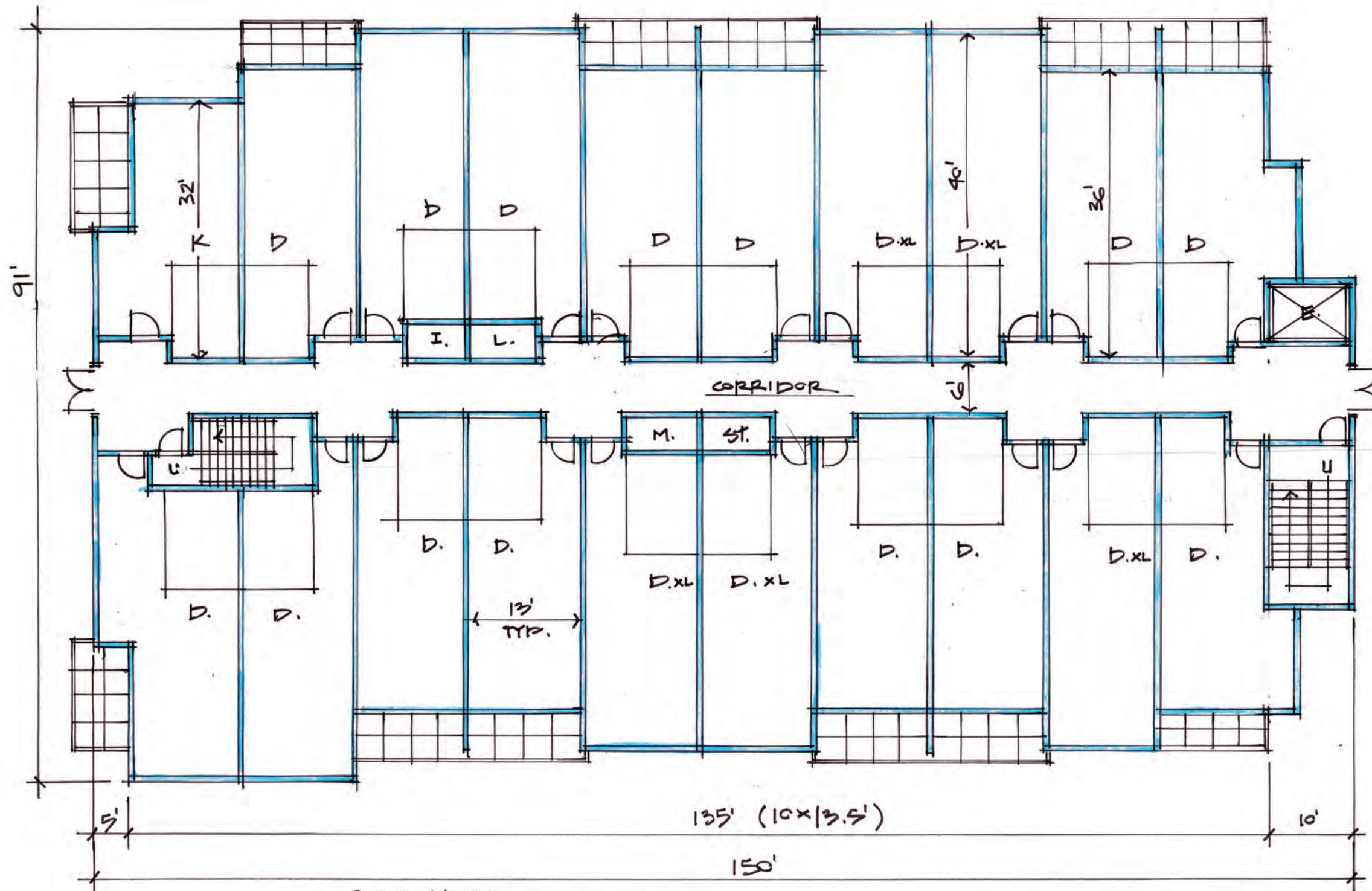


SITEPLAN

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

08/12/2020
 Stephen Thompson Architect. Sedona/Del Mar
 Studio@StephenThompsonArchitect.com
 C: 928.301.5922

TAB 6



ROOM SIZES.

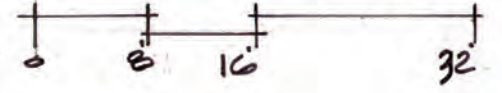
D: DOUBLE ROOM - 13' x 36' — 20

D.XL: DOUBLE ROOM - 13' x 40' — 5

K: KING ROOM - 13' x 32' — 15

40 ROOMS

1st FLOOR PLAN of ROOM BLOCK
(TYPICAL of 3 BUILDINGS) 13,650 S.F.

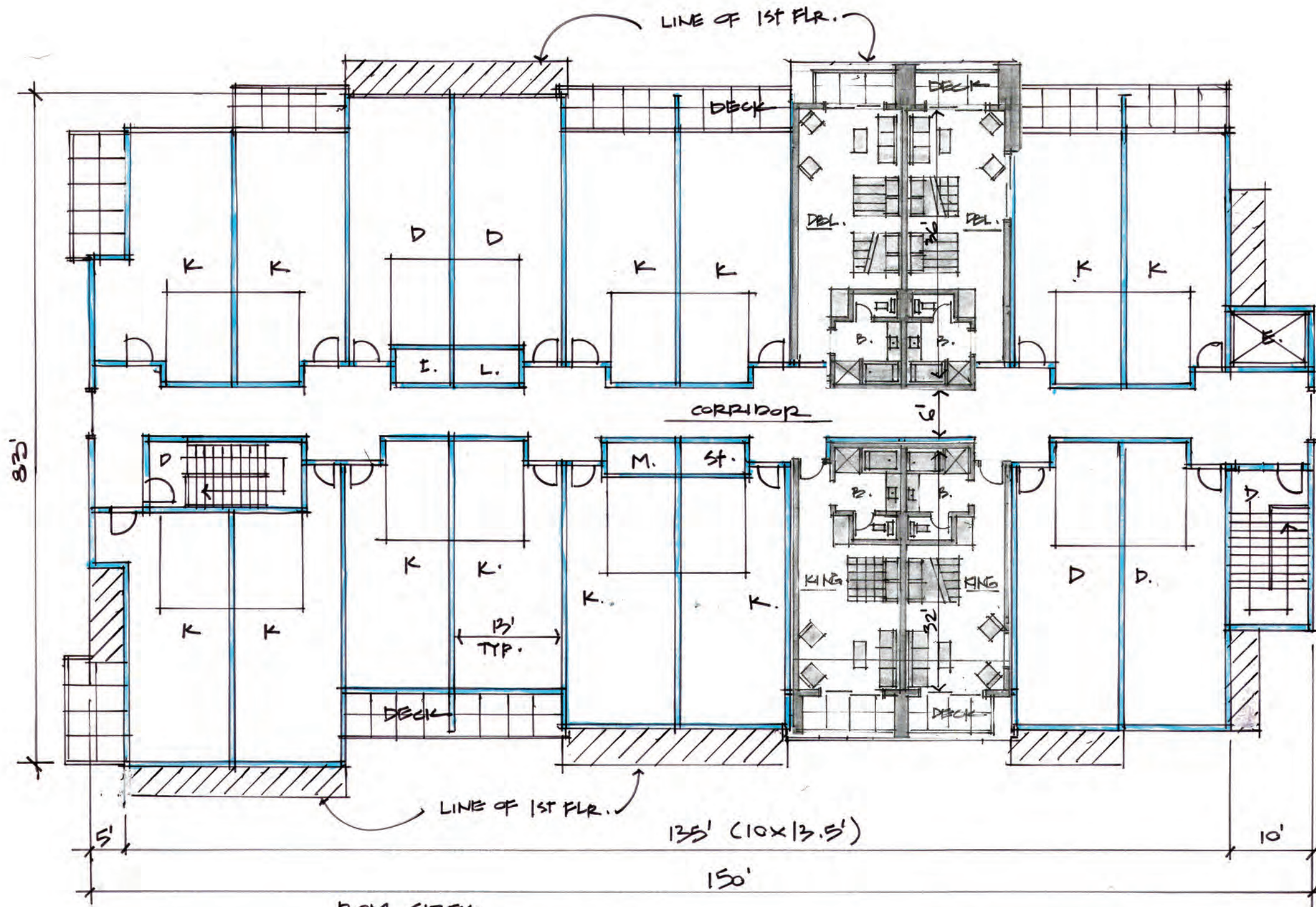


the Village at Saddlerock Crossing
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ROOM SIZES
 D: DOUBLE ROOM - 13' x 36'
 D XL: DOUBLE ROOM - 13' x 40'
 K: KING ROOM - 13' x 32'

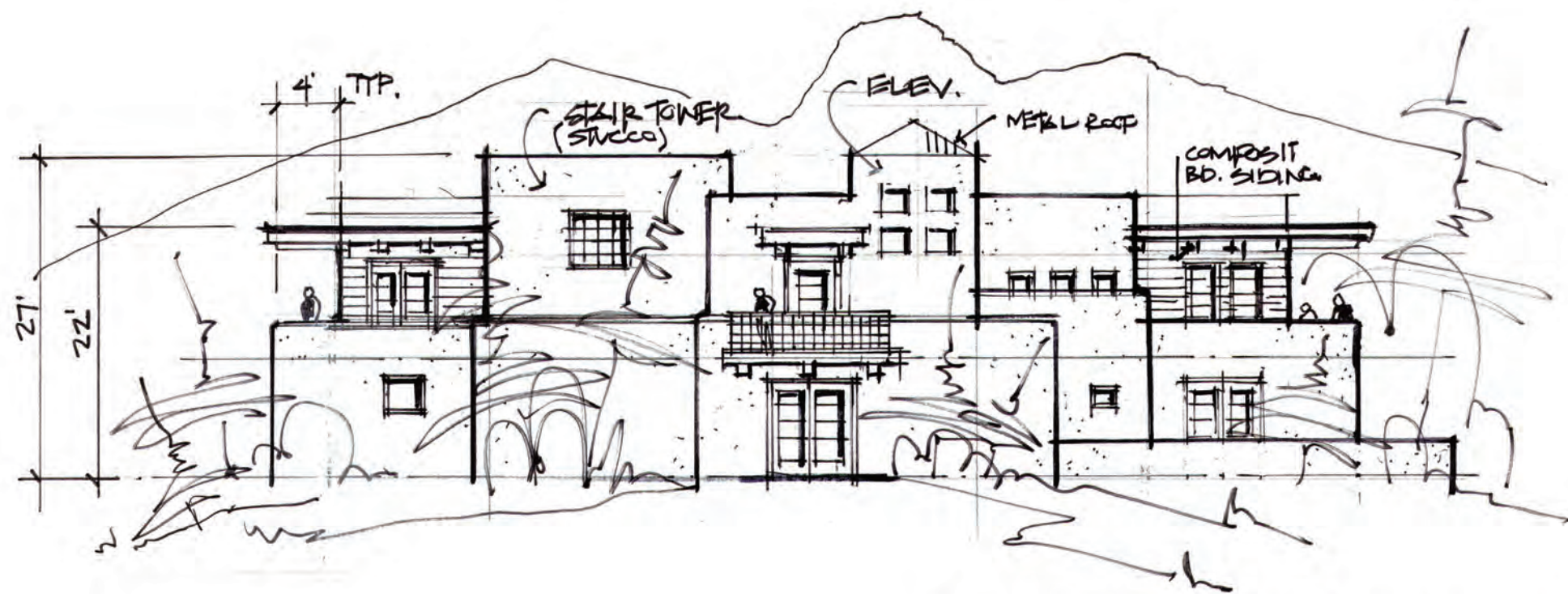
2ND FLOOR PLAN & ROOM BLOCK
 (TYPICAL & 3 BUILDINGS) 12,450 SF.

0 8 16 32'

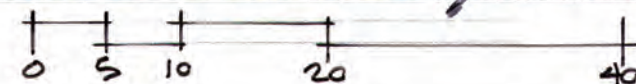
the Village at Saddlerock Crossing
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TYPICAL SIDE ELEVATION / ROOM BLOCK



END ELEVATION / ROOM BLOCK

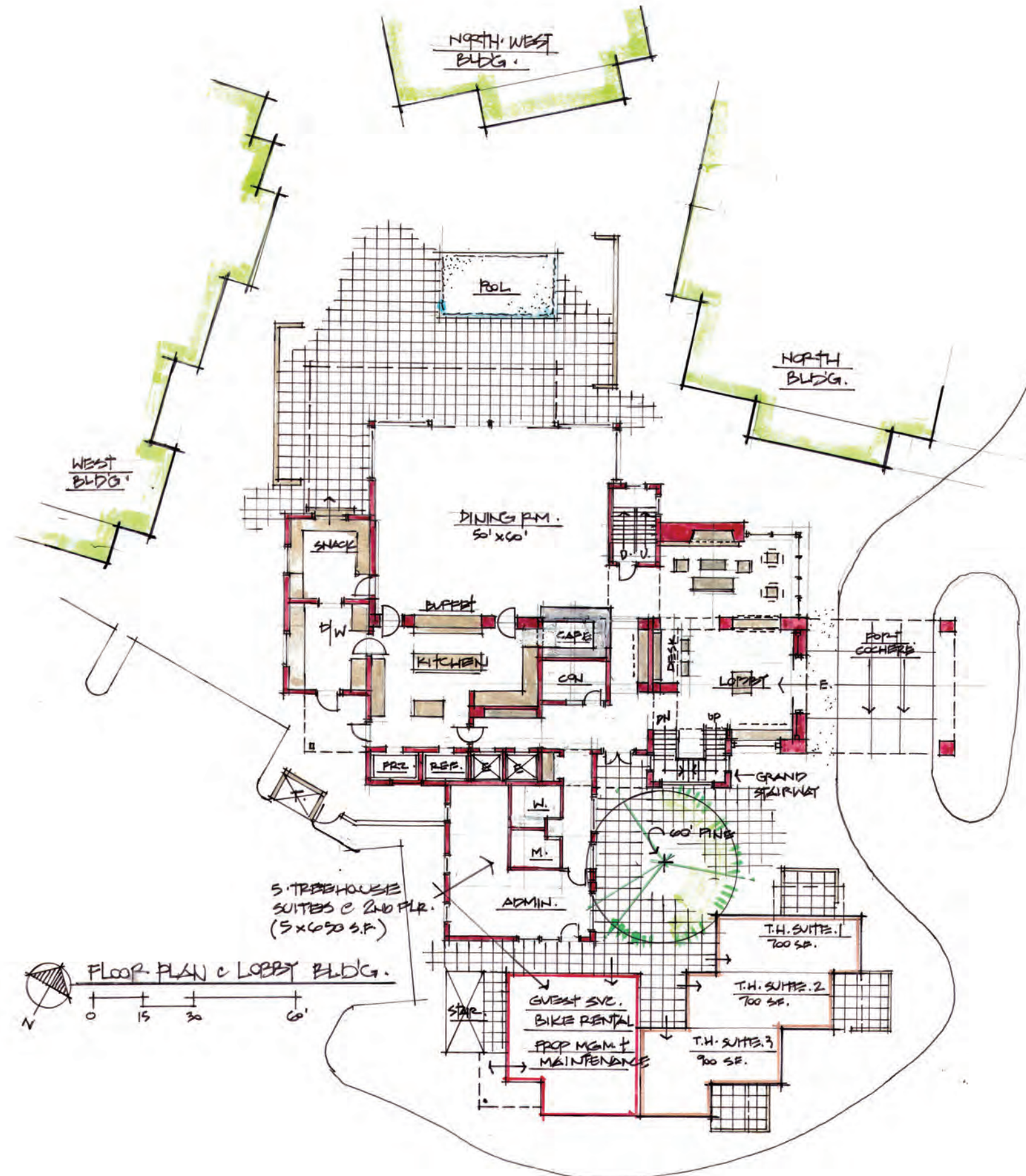


the Village at Saddlerock Crossing
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TAB 7



FLOOR PLAN C LOBBY BLDG.

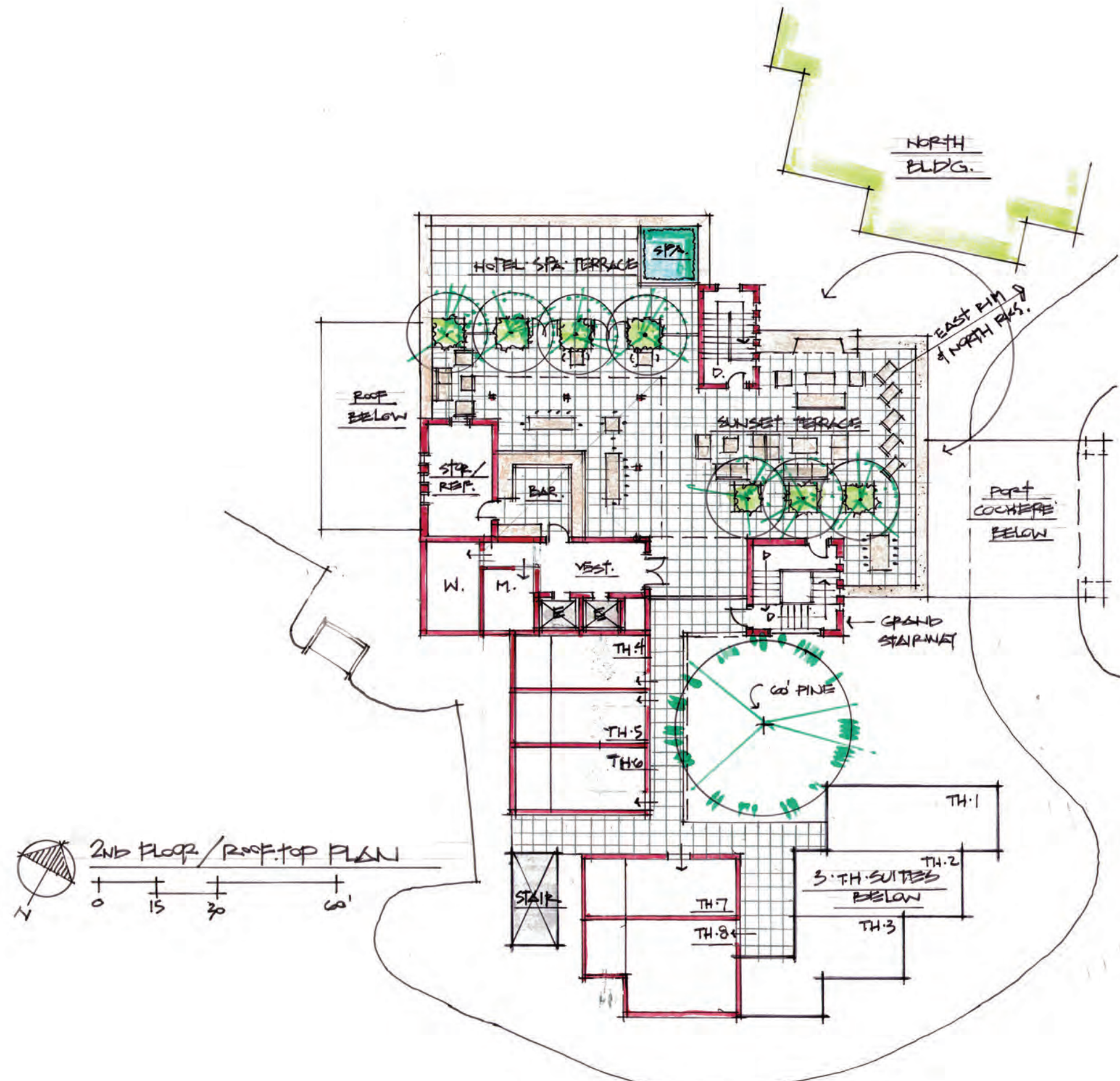
S. TREEHOUSE SUITES C 2ND FLR. (5 x 6050 S.F.)

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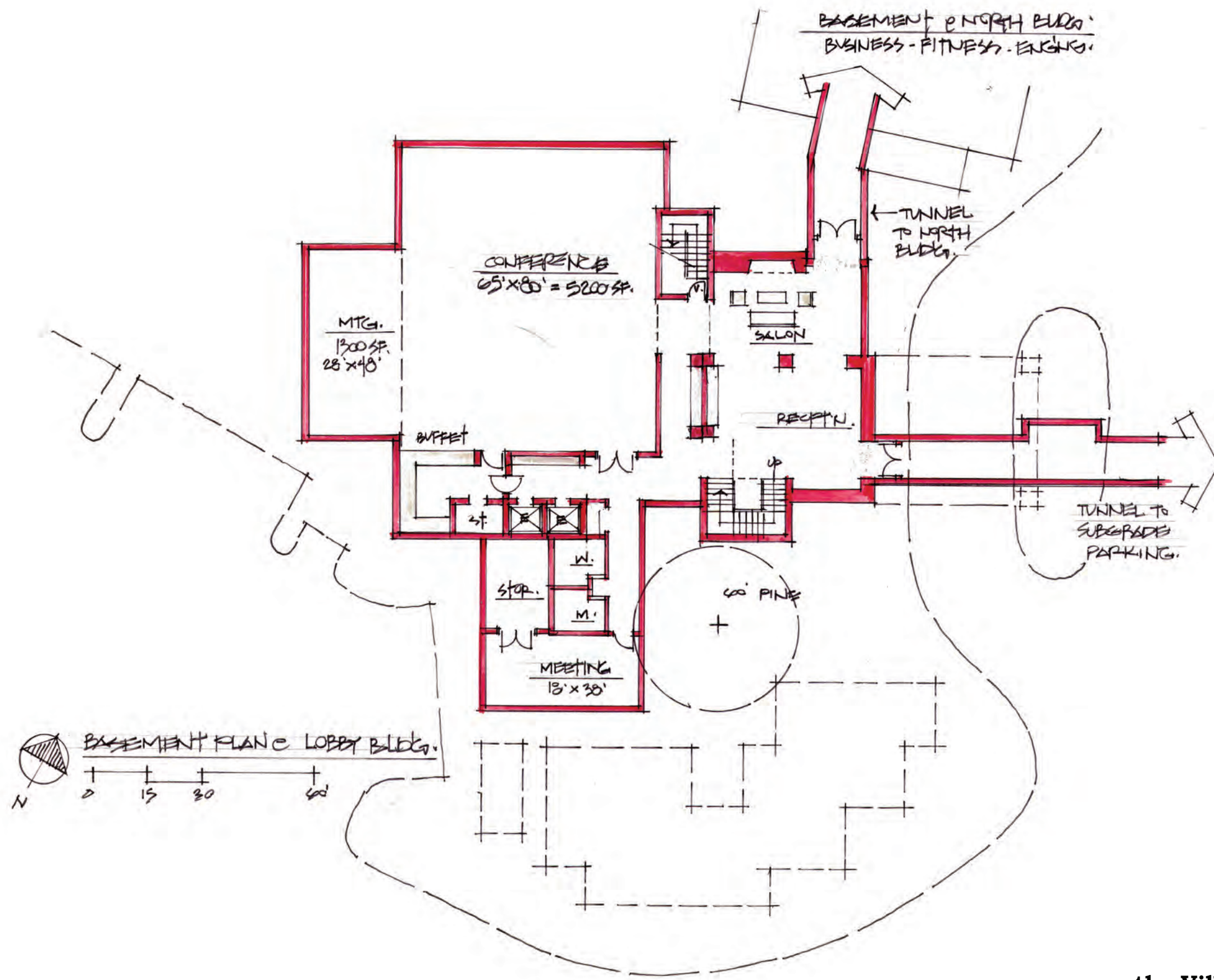


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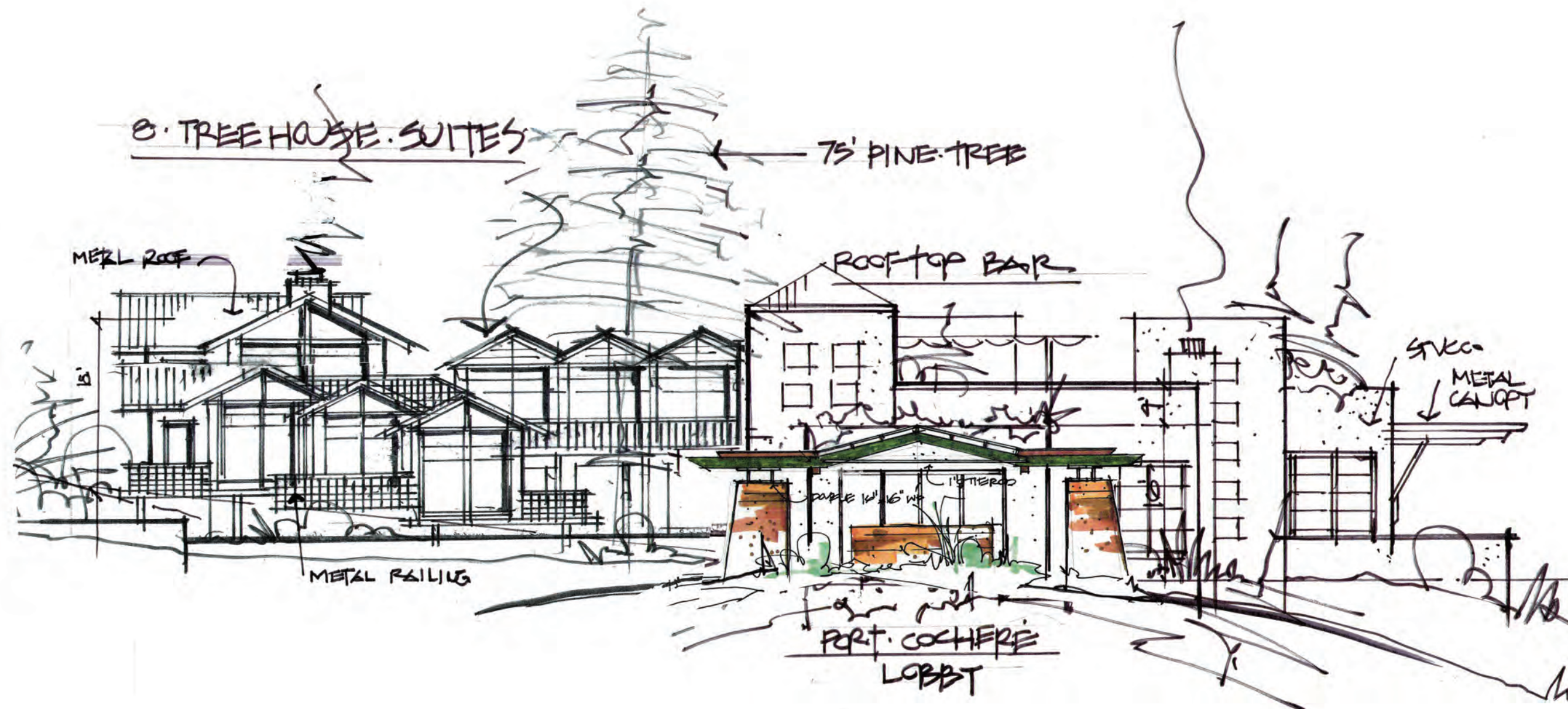
C: 928.301.5922



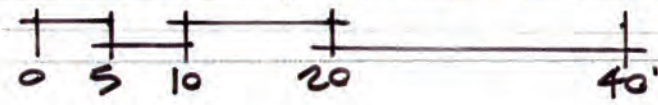
the Village at Saddlerock Crossing
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ELEVATION & LOBBY BUILDING

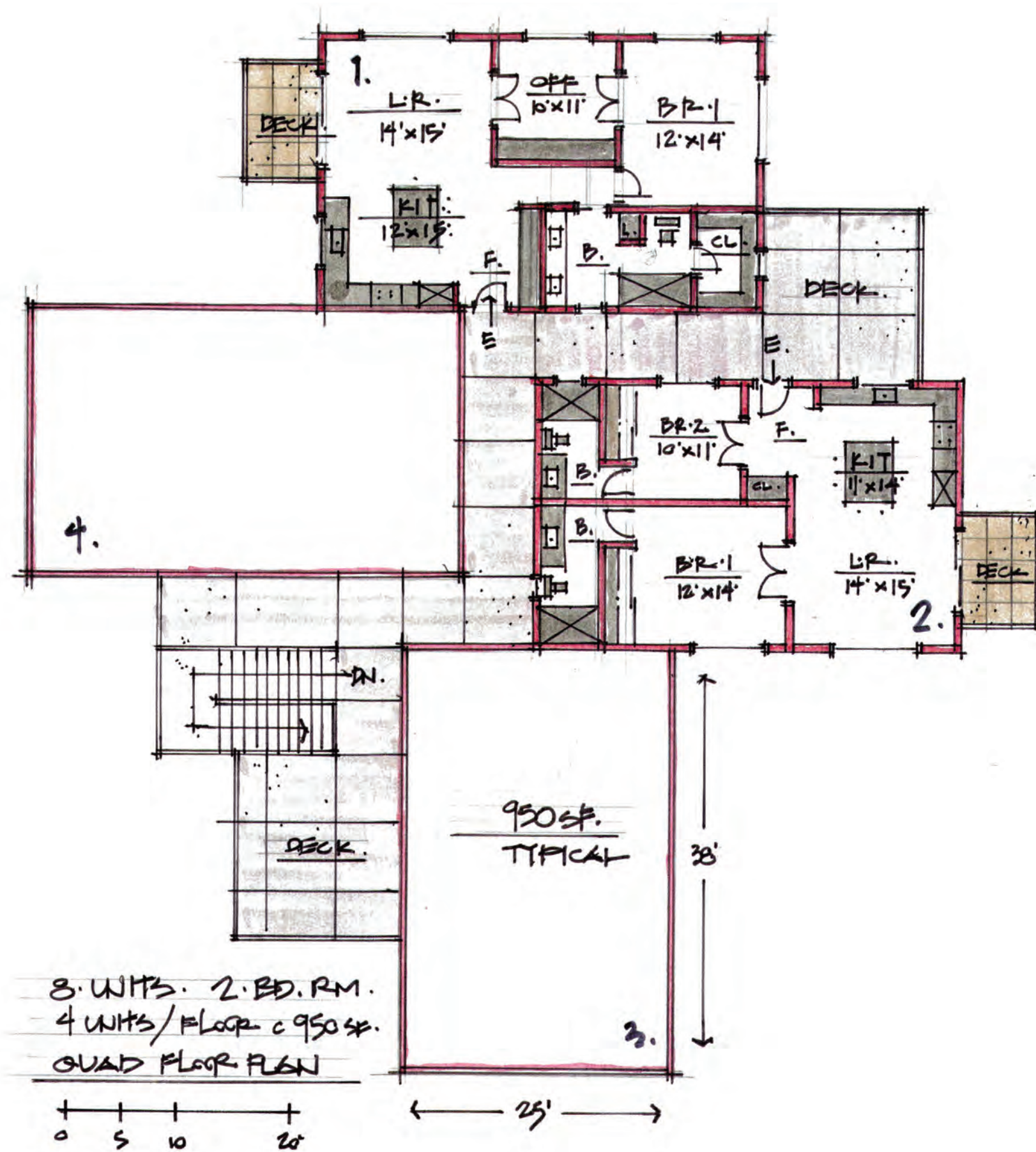


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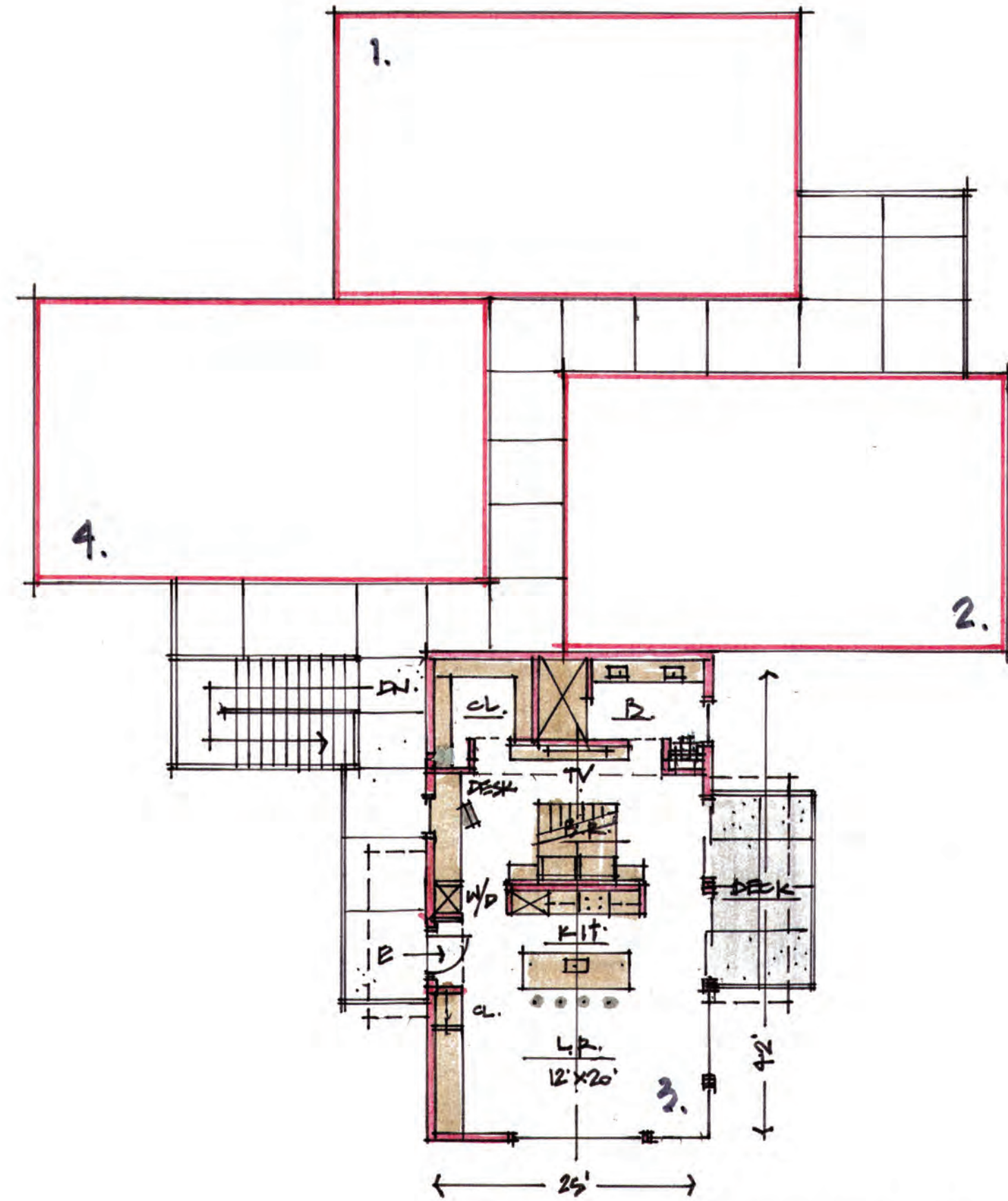
TAB 8



8. UNITS. 2. BD. RM.
 4 UNITS/FLOOR c 950 SF.
 QUAD FLOOR PLAN

MULTI-FAMILY AREA CALCULATIONS:
 Work Force Studios..... 475 s.f.
 Two Bedroom Units..... 950 s.f.
 Luxury One Bedroom Units..... 1050 s.f.

the Village at Saddlerock Crossing
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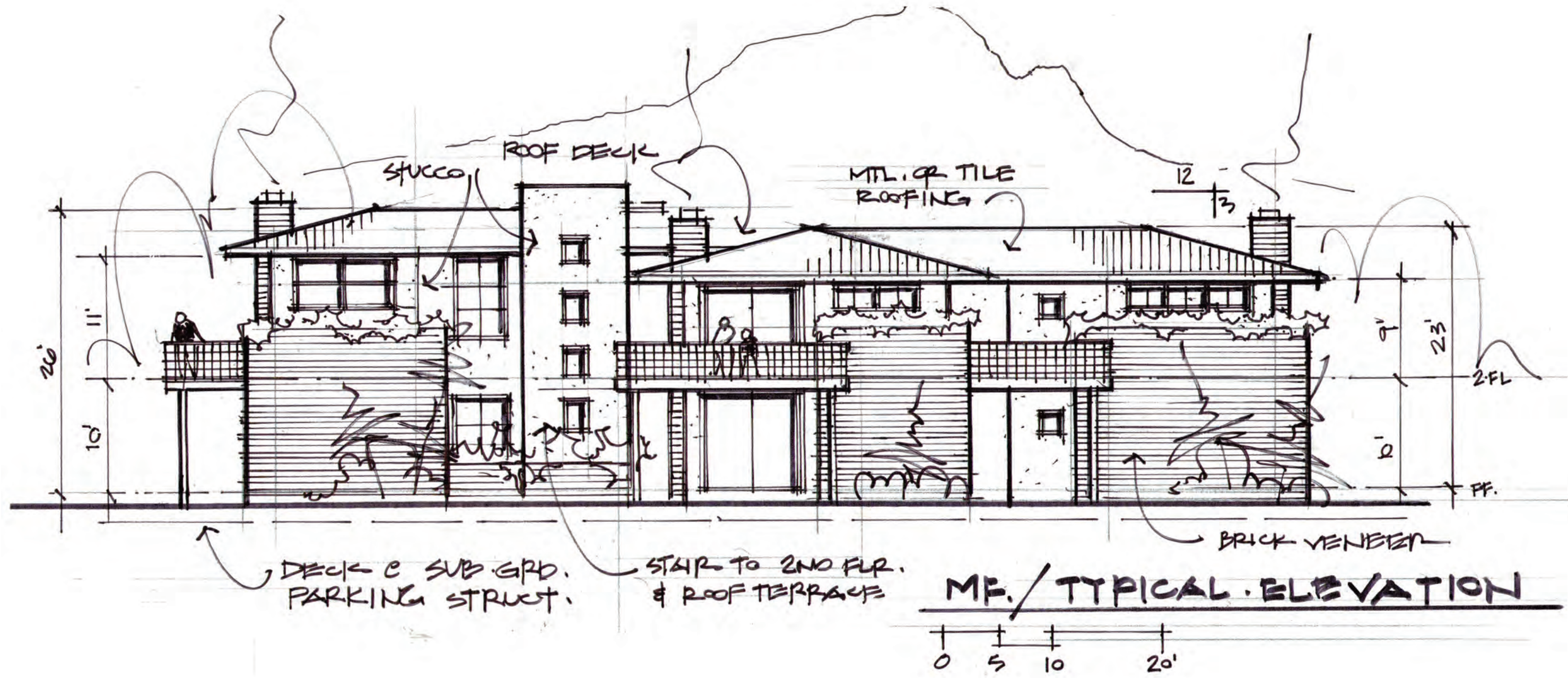
FLOOR PLAN @ UPSCALE I: B.D.R.M.
1050 S.F.

the Village at Saddlerock Crossing
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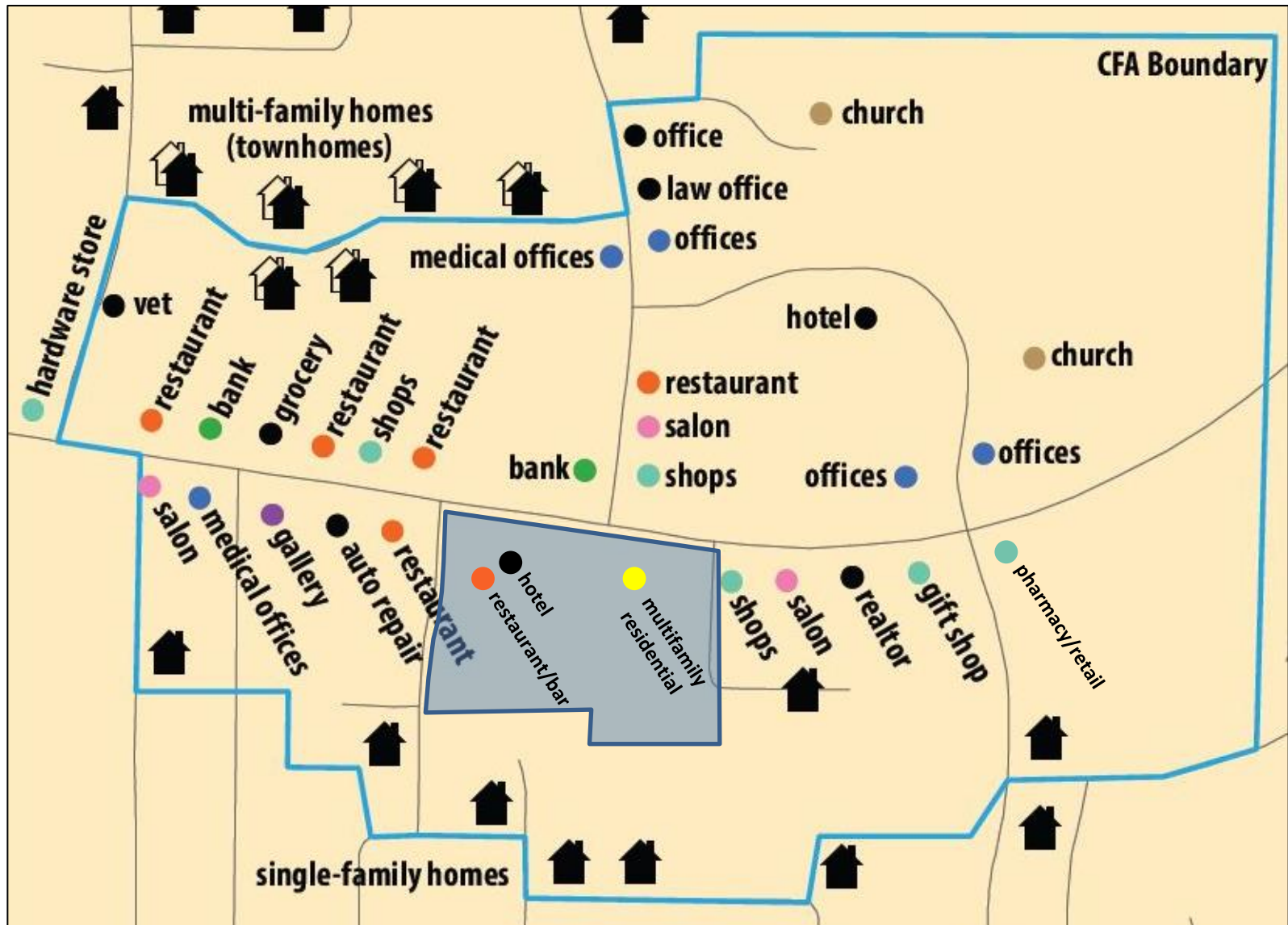
the Village at Saddlerock Crossing
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TAB 9

CFA-5 Land Use Mix Map (Existing and Proposed)

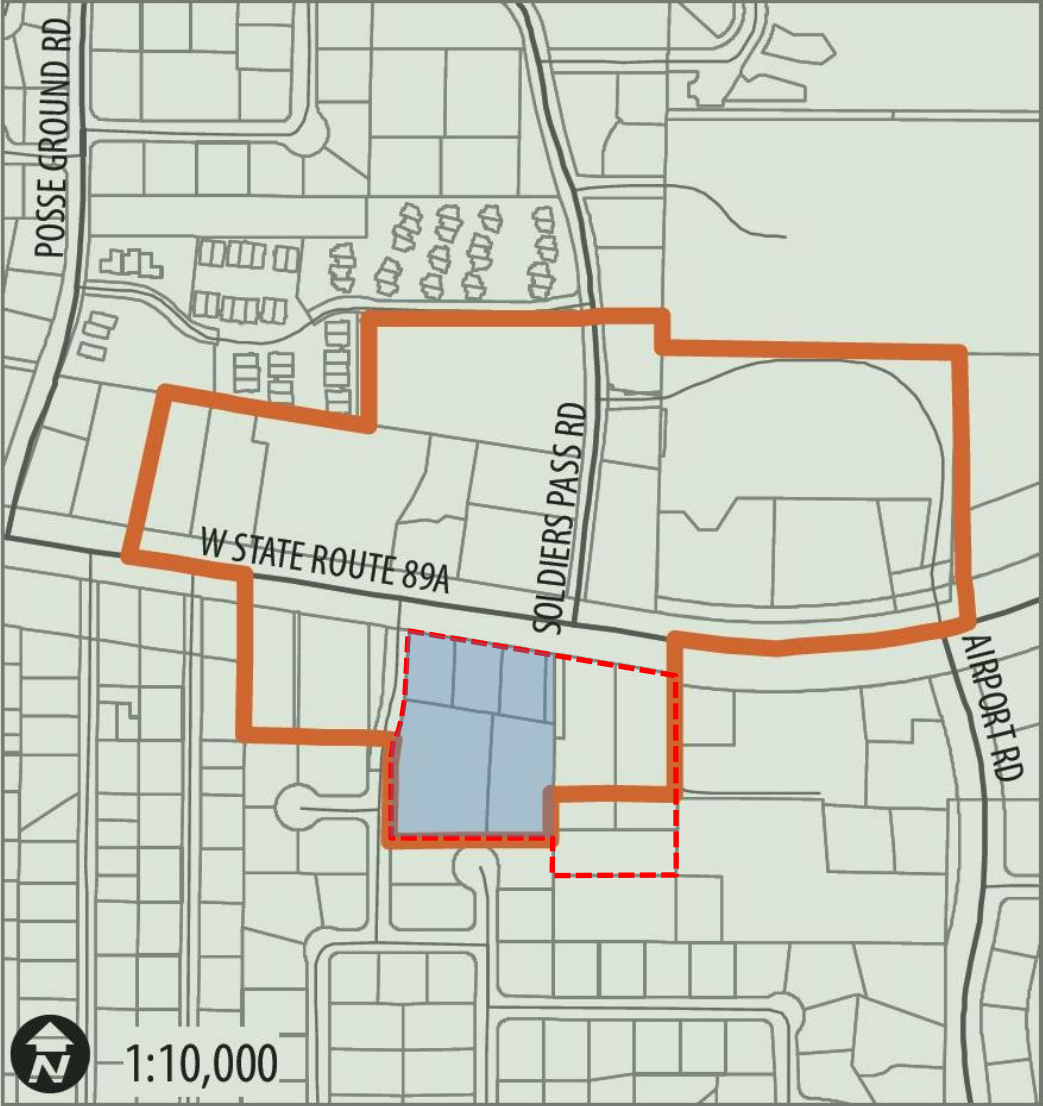




Soldiers Pass Road & State Route 89A – Sedona, AZ



TAB 10

CFA-5 Lodging Area Limits (LAL) Map

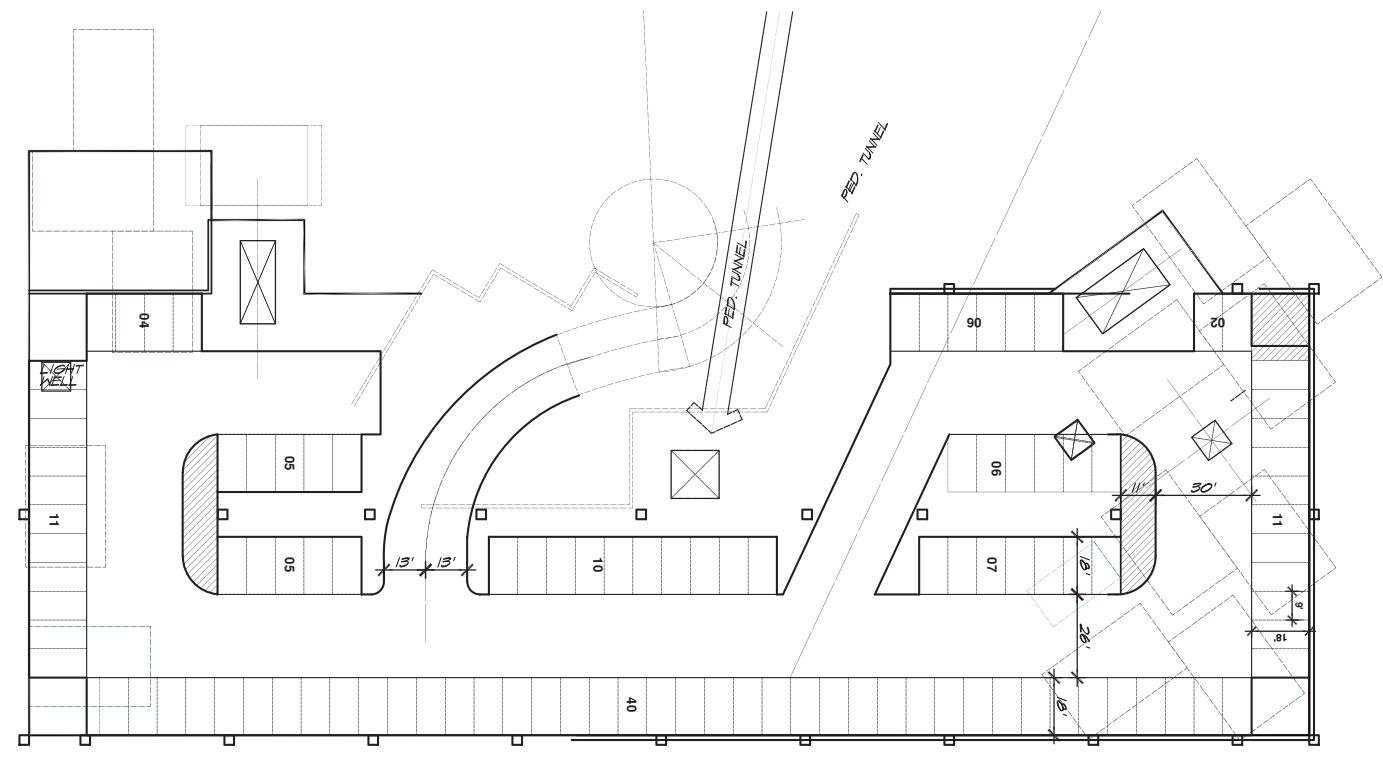


	Site Boundary
	Lodging Area of Site

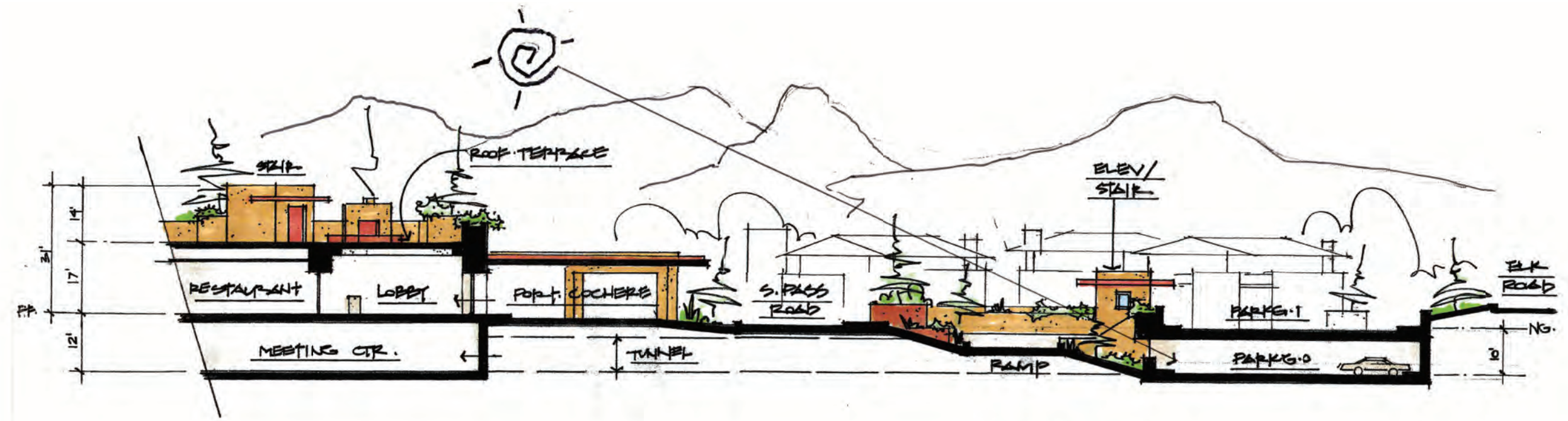
Soldiers Pass Road & State Route 89A – Sedona, AZ




TAB 11




SUBGRADE PARKING PLAN
EAST PARCEL

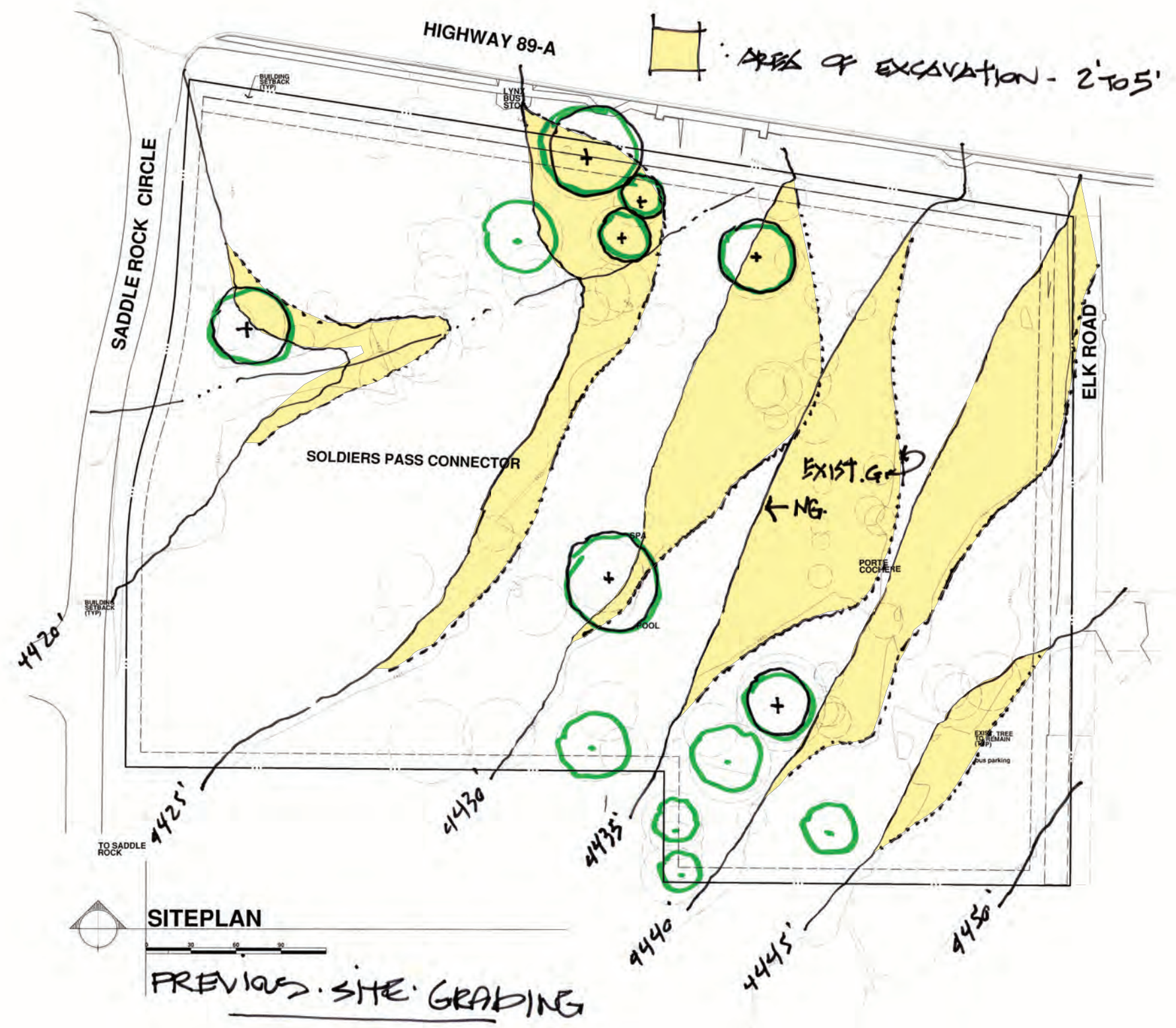



SITE SECTION · A
 0 15 30 60'

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TAB 12

HIGHWAY 89-A

LANDSCAPE ACCENTUATION AT ENTRY AREA

U.S. HWY 89 A STREETSCAPE 550 I.F.

CONCEPTUAL LANDSCAPE LEGEND - PLANT LIST

THE PLANTS TO BE PROPOSED ON THE FUTURE "FINAL LANDSCAPE PLAN" WILL COME FROM THE LIST OF CHOICES, SHOWN IN GROUPS, BELOW. SOME OF THE CHOICES LISTED MAY NOT BE USED. NATIVE VARIETIES ARE INDICATED BY UNDERLINE. REQUESTS WILL BE MADE TO THE "COMMUNITY DEVEL DEPT" TO ALLOW THE USE OF PLANTS ON THIS LIST THAT ARE NOT INCLUDED IN THE "APPROVED PLANT LIST".

symbol botanical name common name size

EXISTING TREES

- LARGE DECIDUOUS SHADE TREES**
- FRAXINUS VELUTINA ARIZONA ASH 15 gal &
 - GLEDITSIA TRIACANTHOS HONEY LOCUST 24" box
 - PISTACIA CHINENSIS PISTACHE
 - PLATANUS WRIGHTII ARIZONA SYCAMORE
 - POPULUS FREMONTII FREMONT COTTONWOOD

- CONIFEROUS EVERGREEN TREES**
- CUPRESSUS ARIZONICA ARIZONA CYPRESS
 - PINUS EDULIS PINON PINE
 - PINUS NIGRA BLACK PINE

ACCENT and FLOWERING TREES

- CHILOPSIS LINEARIS DESERT WILLOW
- LAGERSTROEMIA INDICA CRAPE MYRTLE
- MALUS HOPA FLOWERING CRABAPPLE
- PHOTINIA FRASERI PHOTINIA
- PRUNUS THUNBERGIANA PURPLE LEAF PLUM
- PYRUS CALLERYANA FLOWERING PEAR
- SOPHORA SECUNDFLORA TEXAS MOUNTAIN LAUREL

LANDSCAPE AREAS

MAJOR LANDSCAPE AREAS COMPRISED OF SMALL - LARGE SHRUBS DESIGNED FOR EACH SPECIFIC LOCATION AND WILL BE SHOWN IN DETAIL ON THE FINAL "LANDSCAPE PLAN"

LARGE BROADLEAF EVERGREEN SHRUBS

- ARCTOSTAPHYLOS PUNGENS NATIVE MANZANITA
- COTONEASTER LACTEUS CLUSTERBERRY
- ELAEAGNUS PUNGENS SILVERBERRY
- LEUCOPHYLUM FRUTESCENS TEXAS RANGER
- PHOTINIA FRASERI PHOTINIA
- RHUS OVATA SUGAR SUMAC
- SOPHORA SECUNDFLORA TEXAS MOUNTAIN LAUREL

SMALL - MEDIUM BROADLEAF EVERGREEN SHRUBS

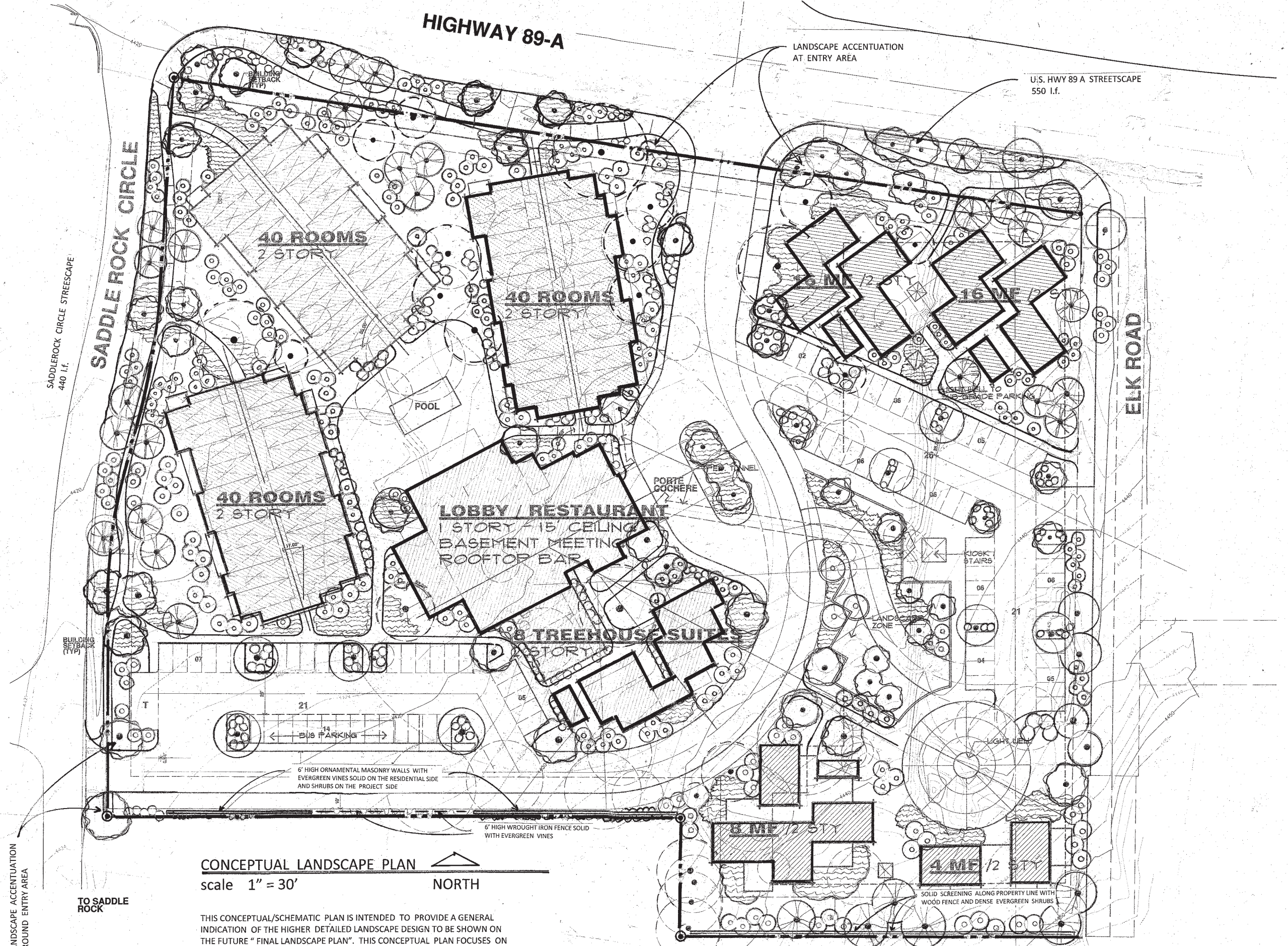
- BERBERIS THUNBERGIANA PYGMY BARBERRY
- CEANOETHUS GREGGI DESERT LILAC
- CERATOIDES LANATA WINTERFAT
- GARRYA WRIGHTII SILK TASSLE
- MAHONIA AQUIFOLIUM OREGON GRAPE HOLLY
- NANDINA DOMESTICA NANDINA
- RHAPHIOLEPSIS INDICA INDIAN HAWTHORN
- ROSMARINUS OFFICIANALIS ROSEMARY
- SALVI GREGGI SALVIA

ACCENT NOT SHOWN ON THIS PLAN

- AGAVE SPECIES AGAVE
- CAESALPINIA YELLOW BIRD OF PARADISE
- LAVANDULA STOACHAS SPANISH LAVANDER
- NOLINA BEARGRASS
- YUCCA SPECIES YUCCA

UNDERSTORY - GROUND COVER NOT SHOWN ON THIS PLAN

- MAHONIA REPENS CREEPING MAHONIA
- TEUCRIUM DWARF GERMANDER
- ROSMARINUS OFFICIANALIS PROSTRATE ROSEMARY



CONCEPTUAL LANDSCAPE PLAN
scale 1" = 30' NORTH

THIS CONCEPTUAL/SCHEMATIC PLAN IS INTENDED TO PROVIDE A GENERAL INDICATION OF THE HIGHER DETAILED LANDSCAPE DESIGN TO BE SHOWN ON THE FUTURE "FINAL LANDSCAPE PLAN". THIS CONCEPTUAL PLAN FOCUSES ON INDICATING THE MAJOR AREAS TO BE TREATED AND WHAT GENERAL TREATMENT IS PROPOSED. THIS CONCEPTUAL DESIGN ADDRESSES THE BASIC "FUNCTIONAL DESIGN REQUIREMENTS" OF * BUFFERING/SCREENING, * STREETSCAPE BEAUTIFICATION, * PARKING AREA VISUAL ENHANCEMENT, * FOUNDATION PLANTINGS AROUND BUILDINGS AND OVERALL BEAUTIFICATION

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

prepared for:
OXFORD HOTEL GROUP
ATT: CURT BANEY, PRESIDENT
475 N.E. BELLVUE DR., STE 201
BEND, OREGON 97701
541-382-2188

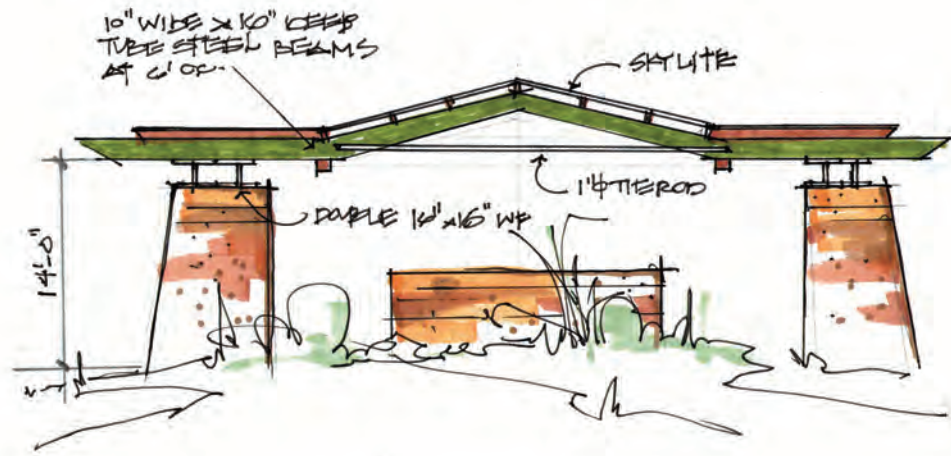
prepared by:
RICHARD HUBBELL, landscape architect
P.O. BOX 1151
SEDONA, ARIZONA 86339
928-282-9477 928-300-6522



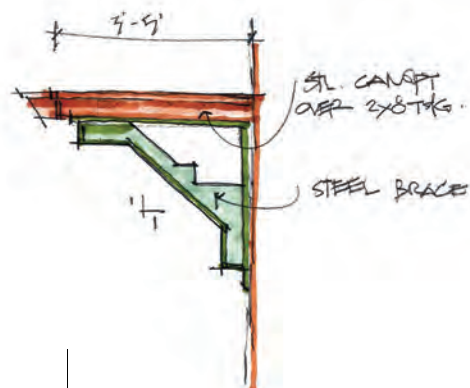
Richard Steven Hubbell
EXPIRES 3/30/21

TAB 13

Preliminary Materials, Colors & Details



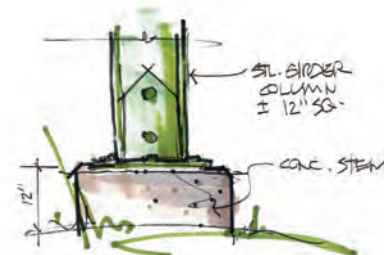
Port Cochere Elevation



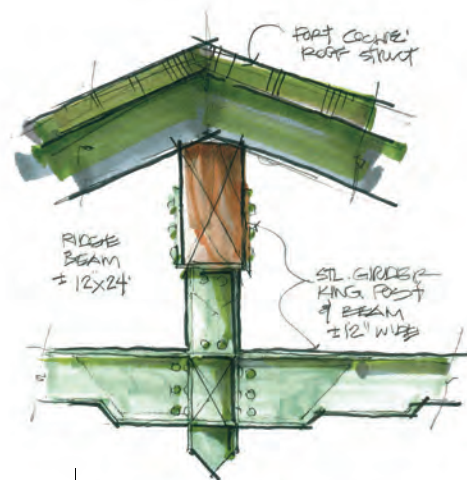
Canopy Brace



Window Detail



Column Base



King Post

Exterior Finish Notes:

- Paint: **Benjamin Moore Paint**
- Stucco: **Synthetic Integral Color, Sand Float Finish**
- Stone Veneer: **Authentic Sedona Native Mix of River Rock & Red Cliff Stone**
- Wood Siding: **10" Composite Horizontal Shiplap w/ Steel Tube Corner and Edge Trim**
- Fascia: **Bronze Aluminum**
- Overhang & Canopy: **2x8 Spruce T&G Decking w/ Steel Tube Edge Trim & Braces**
- Window / Door Frame: **Bronze Aluminum**
- Flat Roof: **Seamless w/ Mineral Cap. Color TBD**
- Pitch Roof: **Powder Coat Seamed Metal w/ Matching Fascia Trim**
- Handrails / Guardrails: **Horizontal Steel Tube**
- Concrete Paving: **Integral Color Exposed Sand Finish w/ Patterned Scoring**
- Regulatory and Directional Signage: **Mounted on Tube Steel Posts to Match Railing Color**
- Lobby Port Cochere Structure: **Heavy Steel Girder w/ Riveted Connections & Cast Concrete Base. Steel Rafters w/ 2x8 Spruce T&G Decking**
- Exterior Lighting: **Fabricated Steel Fixtures**

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