

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	

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| <input type="checkbox"/> Zone Change | <input type="checkbox"/> Conditional Use Permit | <input type="checkbox"/> Variance | |

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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	



Letter of Intent & Conceptual Site Plan

Application for Major Amendment to Sedona Community Plan

March 1, 2021

(Updated May 18, 2021)

Applicant and Project Developer Miramonte Homes, LLC

Charity Lee

Land Acquisition & Development Manager

Miramonte Homes, LLC

102 S. Mikes Pike

Flagstaff, AZ 86001

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- 1A. Updated Conceptual Site Plan
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- 5. ALTA Survey
- 6. Legal Description
- 7. Letters of Authorization

Requested Amendment to Sedona Community Plan

This request is for a Major Amendment to the Sedona Community Plan, which is necessary to allow the applicant, Miramonte, to build 84 high quality apartments for long-term rental housing. The project will be called Jordan Lofts.

Miramonte seeks to amend the Future Land Use Plan to allow this Multi Family Medium/High Density project on 6.5 acres comprised of two parcels of undeveloped property on Jordan Road currently designated in the Plan for “Single Family Low Density” and “Multi Family Medium & High Density.” Supplemental to this Letter of Intent and Conceptual Site Plan (Exhibit 1A), Miramonte intends to seek a zoning map amendment changing Parcel 401-05-004A from current zoning classification RS-18 (Single Family Residential) to RM-2 (Multi Family Residential High Density). Parcel 401-58-001A is already zoned RM-2. These zoning designations, together with Miramonte’s commitment to designate 12% of the units (i.e., 10 units) as affordable under City guidelines, will permit an 84-unit apartment community.

Initially, Miramonte proposed to rezone both parcels to RM-3 (Multi Family Residential High Density), which would allow density up to 20 dwelling units per acre, or up to 130 units across the project site. However, Miramonte seeks to construct 84 units and no more. In response to feedback gained in the neighborhood meeting process, Miramonte has scaled back its density request to RM-2. An RM-2 designation, together with density allowances for affordability, will permit an 84-unit community while also assuring the surrounding neighborhood that additional units will not be added in the future.

Miramonte’s proposal is designed exclusively as long-term rental housing and not short-term lodging or vacation rentals. In this way, the application is designed to meet a specific need of the Sedona community by providing much needed rental housing for local employees and full-time residents of the City. As explained in greater detail within this Letter of Intent, apartments fill a critical need for greater housing diversity and affordability, yet they comprise only a small percentage of Sedona’s current housing options. This application provides for a quality community of 84 apartment units, in a two-story, loft configuration, designed as one, two and three-bedroom units.

The location of the property is in Uptown Sedona. The parcels are bordered by three different use designations, including the use for which Miramonte seeks approval: Multi Family Medium & High Density (north, west and south) – specifically, RM-2 & RM-3; Single Family Low Density (north and east) (RS-18); and Single Family Medium Density (south) (RS-10). Miramonte is thus not introducing any new use into the

neighborhood. Instead, it seeks to adjust the preexisting boundary lines of uses already determined to be desirable under the Community Plan and Zoning Code. The Jordan Road location for this type of development will be materially helpful to those who live and work in Uptown Sedona, and the business they help to support.

In addition to providing much needed workforce housing situated in a strategic location within Uptown Sedona, Miramonte's application also includes a voluntary dedication by Miramonte of twelve percent of the planned apartment units as Affordable Housing Units.

Community Plan Compatibility Discussion

The Sedona Community Plan identifies outcomes, visions, goals, policies and recommendations for the community. The Community Plan was reviewed for its compatibility with, and benefits provided by, Miramonte's application. Miramonte's application meets many of the Community Plan outcomes, visions, goals, policies and recommendations, including providing clear benefits to the community. In comparing the Community Plan to Miramonte's application, there are no conflicting elements between the Plan and this proposed project. Some sections of the Community Plan are inapplicable to Miramonte's application.

I. Land Use, Housing and Growth

This element of the Community Plan is probably the most applicable to Miramonte's application. The goals of this section of the Plan are as follows:

- Grow only within currently established residential and commercial limits.
- Ensure harmony between the built and natural environments.
- Reflect a unique sense of place in architecture and design.
- Provide public gathering spaces that promote social interaction.
- Create mixed-use, walkable districts.
- Encourage diverse and affordable housing options.

Reviewing these goals in connection with Miramonte's application demonstrates unique opportunities and benefits for the community, as discussed below.

The location of Miramonte's project is infill. The adjacent land uses range from low density to high density residential. Miramonte's application would not introduce a new use, but instead would adjust boundaries of uses already approved in the

neighborhood. The subject parcels already border other RM-2 or even RM-3 zoned property along Jordan Road. The Vicinity Map, updated and attached as Exhibit 2A, illustrates the existing land uses in the area. An Area Map and Mailing Labels, which were provided by the City, are attached as Exhibit 2B.

Harmony between the built environment and natural environments is an element of Miramonte's application. Specifically, Miramonte's plans leave ample room for open space, both passive and active, especially within the sloped portion of the property on its eastern side. The existing built environment of this neighborhood contains diverse land uses. In that context, Miramonte's application follows the existing built theme by providing a land use compatible with the area and complementary to existing and planned future uses, including greater than required transitions and buffers to the existing single family residential uses north and south.

Reflecting a unique sense of place and design is accomplished by having multiple buildings versus one single building, various building size/massing and layout of each building while using a common design theme within Miramonte's project and adjacent neighborhoods.

Providing public gathering spaces that promote social interaction. The nature of the density and land use lends itself well to this goal. Gathering spaces are designed into Miramonte's plans that encourage and create gathering points and social interaction among residents who reside in the community.

Create and complement the existing mixed uses in the area. The connectivity to pedestrian access on Jordan Road encourages pedestrian and walkable destinations to nearby restaurants, retail and community uses located in close proximity to the subject property as indicated in Exhibit 2A. Importantly, many of the Uptown Sedona businesses would be accessible by foot or bike to owners and employees living within Miramonte's apartments.

Encourage diverse and affordable housing options. Miramonte's application is for higher density, multi-family housing, which is designed to serve the local workforce and residents of Sedona. At the time of adoption of the Community Plan, only two percent (2%) of land use in Sedona was multi-family residential, and among all housing types, only four percent (4%) was apartments. This despite the City's recognition within the Community Plan that apartments help to address a Key Issue, namely, a "Need for greater housing diversity and affordability."

"Single-family detached homes comprise 82 percent of Sedona's total housing units. In

contrast, apartments make up 4 percent of Sedona’s housing units compared with the statewide average of 22 percent. Apartments provide a versatile housing type from the point of view of both individuals and developers. Individuals may prefer an apartment lifestyle, as it affords more flexibility and lower maintenance costs than home ownership. From a land use perspective, apartments require a smaller footprint that can be conveniently located adjacent to commercial areas to create a vibrant community setting.” (See Community Plan, page 24)

II. Community Focus Area: 7 Uptown

The subject property is not within a Community Focus Area, but it is north of CFA 7 Uptown. Although the City has not concluded the planning effort in Uptown as of yet, the community expectations are as follows as generally identified in Community Plan as it relates to the Uptown Community Focus Area.

A. Community Expectations

- Maintain close coordination with circulation and parking planning and planning in the North Oak Creek CFA.
- Provide short-term and long-term parking solutions.
- Enhance control of pedestrian crossings.
- Retain historic character and small-scale buildings.
- Encourage resident oriented and arts and cultural related uses.
- Implement Main Street Program Character District Guidelines.
- Improve coordination between pedestrian and vehicle movement.

For the most part, the Community Expectations focus on the commercial character and uses in Uptown. In that sense, they do not apply directly to Miramonte’s application. Miramonte’s plans, though, are consistent with the Community Expectations and further some of them. For example, traffic and parking are aided by this project that will enable walking and biking to work and for access to Uptown amenities. When vehicular access to Uptown is required, Highway 89A may be avoided entirely. Fundamentally, the Uptown CFA seeks to preserve and foster the character and accessibility of Uptown businesses and art and cultural related uses. By enabling workforce housing in close proximity to these uses, Miramonte’s application furthers the Community Expectations overall.

Some of the specific Community Benefits provided by Miramonte’s application viewed through the lens of the Uptown CFA, include:

- ✓ Identifying pedestrian and bicycle access along Jordan Road providing non-vehicular access to community amenities, retail and restaurants in the adjacent Community Focus Area.
- ✓ Providing identification of on-site open space and drainage opportunities, and appropriately scaled buildings, preserving the character of the neighborhood surrounding the CFA.
- ✓ Providing diverse, higher density workforce housing greater than 12 units per acre to support services, attractions and businesses within the CFA.

III. Land Use Policies

The Land Use Policies of the Community Plan identify a number of goals for the community. Each goal is identified; it should be noted some are not applicable to Miramonte's application but are identified for reference in this section.

1. Approve new housing units only if within the City's current overall limit on the total number of homes that can be built under current zoning.

The current land use designation is RS-18 and RM-2, and the Future Land Use Map identifies residential uses. This application would permit higher density, but appropriately scaled, residential use. This will be a Community Benefit by preserving the character of the neighborhood while increasing its efficiency on addressing Sedona's severe housing shortage, especially for those who seek to live and work in the City.

2. Limit expansion of the existing commercial areas, as represented on the Future Land Use Map, unless supported by an approved plan within a Planned Area Community Focus Area or Planned Area.

This policy does not apply to Miramonte's application directly, but the proposed development helps maintain an existing commercial area by improving workforce access, which is a Community Benefit.

3. Ensure that a balance of land uses is maintained and identify general areas for concentrated, mixed use development, public gathering places, and land use transitions to provide healthy and sustainable residential neighborhoods and commercial areas and to address specific area needs.

Miramonte’s application provides for greatly needed sustainable residential development in higher densities to support and provide balance to the communities’ need of workforce housing and long-term rental housing specific to residents of Sedona, a Community Benefit.

4. Ensure that the proportion of lodging uses to other commercial uses does not significantly increase by limiting locations for lodging uses and by evaluating the proportional increase in all lodging rezoning applications.

This policy is not applicable.

5. Preserve scenic views, including potential utility undergrounding and view corridor planning, in the consideration of new development and infrastructure, including limits on the approval of multi-story structures.

Miramonte’s application provides for opportunities to preserve and promote scenic views by providing different building massing and varied building orientation. Importantly, the plans preserve substantial open space east of the housing units, thus protecting the most scenic parts of the subject property. Miramonte will work with local utility providers to minimize the visual intrusion of any utility installations.

6. Ensure that proposed land uses are compatible with adjacent aggregate (sand and gravel) resources, if these resources are identified by the State of Arizona.

This policy is not applicable.

7. Require parking standards that are consistent with mixed and shared uses, promote efficient use of space, and minimizes asphalt coverage.

Miramonte’s application provides required parking as set forth by Sedona ordinance in an efficient manner to minimize on site streets and driveways, a Community Benefit.

8. Require design standards that reflect Sedona’s unique historic and cultural heritage and sign standards that provide diversity and prevent “franchise/monoculture” (corporate signature) signs.

This policy has limited applicability to Miramonte’s application given its non-commercial use.

9. Evaluate locations for public gathering spaces and residential services on a neighborhood scale and reflective of unique architectural character for neighborhoods within walking distance and located away from the main commercial areas.

For the purposed land use and scale of site, this Land Use Policy has limited applicability. That said, residents of Miramonte's development will have pedestrian, bicycle and brief vehicular access to Uptown amenities without need to put more cars on Highway 89A, which is a clear Community Benefit.

10. Where supported through citizen participation in a City initiated planning process allow densities greater than 12 dwelling units per acre in mixed-use projects in the West Sedona Corridor.

This policy does not apply to Miramonte's application.

11. Provide funding support to help maintain the integrity of older neighborhoods to ensure a diverse range of housing options.

Miramonte's application supports this policy in three ways. First, Miramonte's plans involve undeveloped, infill property that will not subtract from neighborhoods surrounding the subject parcels. Second, the proposal increases housing options in a category critically needed by the City overall and in Uptown specifically. And third, these policies are met through Miramonte's private funding, without need to significant new infrastructure from the City. These are all Community Benefits.

12. Encourage the retention of low to moderate income housing opportunities in the redevelopment of existing mobile home parks through retention of existing densities and other incentives.

Not applicable.

13. Encourage housing for seniors by identifying locations for assisted living, age in place, and other housing options in close proximity to health services and by allowing a wide range of housing choices.

This application is supportive of allowing a wide range of housing choices, which are not readily available for senior residents in the community. This is a Community Benefit.

14. Consider new and emerging trends for non-traditional housing developments; such as co-housing, garden apartments, and other alternate housing types.

Miramonte proposes two-story, townhome-style, loft apartments, which is directly supportive of this goal and is a Community Benefit.

15. Encourage clustering of residential units to direct development away from more environmentally sensitive portions of a site.

The subject site is an infill location already designated for residential use. The environmentally interesting portions of the site are being preserved. This is a Community Benefit achieved by also fulfilling another stated outcome of this policy, which is to cluster residential units. Miramonte's application stringly supports this policy and is thus a Community Benefit.

16. Establish good communication with community planning groups and public agencies within the Verde Valley region to address land use, circulation, and other regional issues.

Miramonte's Citizen Participation Plan will facilitate communication and input from the constituencies identified in this policy.

17. Allow densities greater than 12 dwelling units per acre through consideration of projects with strategies for achieving housing diversity, affordability and availability to address local housing needs in areas designated for Multi-family High Density.

Miramonte's application strongly supports this policy. It does not change the character of the neighborhood, as a portion of the subject property is already designated in the Community Plan, and zoned, for medium to high density residential use. The intensity of Miramonte's plans (RM-2 zoning) for all of the project is the same as, or less than, immediately adjacent uses in place. By allowing higher density residential use, the other outcomes of this policy are achieved: (a) housing diversity – long-term rental property significantly underrepresented in Sedona's current housing stock; (b) affordability – permitting a project of sufficient size so that the developer can participate in increasing the City's affordable housing resources; and (c) availability – placement of workforce-priced housing right where Sedona needs its workforce to be.

IV. Circulation

The goals of Circulation from the Community Plan include:

- ✓ Reduce dependency on single-occupancy vehicles.
- ✓ Provide for safe and smooth flow of traffic.
- ✓ Coordinate land use and transportation planning and systems.
- ✓ Make the most efficient use of the circulation system for long-term, community benefits.
- ✓ Limit the building of new roads and streets and make strategic investments in other modes of travel.
- ✓ Create a more walkable and bikeable community.

Miramonte's application is supportive of the Circulation goals of the Community Plan.

- ✓ Due to the density and infill location of the subject property, this proposal will likely reduce commuting traffic for workers in Sedona as a result of more centralized housing options for residents, a Community Benefit.
- ✓ Miramonte's application does not require any additional access points off Jordan Road or Highway 89A, a Community Benefit.
- ✓ There will be no new, unplanned roads built as a part of Miramonte's application, which instead will utilize existing built roadways, a Community Benefit.
- ✓ The location of the property and use are supportive of creating a more walkable and bikeable environment. Specific elements of Miramonte's application include bike storage and promotion of healthy modes of transportation including biking and walking to area destinations which are within minutes of this use and location.

V. Environment

The Community Plan identifies 5 primary Goals as follows:

- Preserve and protect the natural environment.
- Ensure a sufficient supply of quality water for the future.
- Protect Oak Creek and its riparian habitat.

- Reduce impact of flooding and erosion on the community and environment.
- Promote environmentally responsible building and design.

Miramonte’s application is supportive of these goals in the following respects:

- ✓ The vast majority of the natural slope will remain in place. Miramonte’s application will provide for storm water retention (as required by ordinance) and erosion protection located on at the southeastern portion of the site a Community Benefit.
- ✓ Miramonte’s application provides for varied building masses and orientation to complement the existing built and natural environment of this Uptown neighborhood. Where possible, specific design can include green build components. Landscaping design shall incorporate low water usage materials, being of Community Benefit.

VI. Park, Recreation and Open Space

The Community Plan identifies three goals:

- Protect and preserve natural open space.
- Ensure the protection of the environment while providing for responsible outdoor recreation.
- Provide activities and amenities that allow for community interactions and encourage active and healthy lifestyles.

There is limited applicability to this section of the Community Plan for Miramonte’s application. High density residential development decreases pressure to allow sprawling residential options. Placement of high density residential development in proximity to employment cents, such as Uptown, encourages walkability and bikeability. These are Community Benefits that go hand in hand with clustered residential development.

VII. Economic Development

This section of the Community Plan identifies five goals for the community.

- Support locally owned businesses.
- Recruit new businesses and organizations representing different business and

institutional sectors that diversify Sedona's economic base.

- Preserve and enhance Sedona's tourist based economic sector.
- Incorporate an assets-based framework into the City's economic development efforts.
- Improve the City's transportation, information and communication infrastructure to allow business to compete regionally, nationally and globally.

Community Policies identified in this section that are supported by this application:

1. Partner with the private sector to build an economically and environmentally attractive community by utilizing the City's unique image to promote new investment.
 - Miramonte's application is supportive of this policy by investing in economical apartment housing that directly supports existing businesses in the community by providing quality housing options providing Community Benefit.
2. Attract high wage employment opportunities and professional based businesses to diversify the City's economic base and generate positive secondary benefits for the community.
 - Miramonte's application supports this policy by providing housing options that have historically been underrepresented in Sedona's housing stock, a Community Benefit.

VIII. Community

This section of the Community Plan provides for five distinct goals:

- Cultivate an appreciation and respect for Sedona's distinctive community character.
- 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.
- Create increased opportunities for formal and informal social interactions.
- Enhance opportunities for artistic display, engagement and learning.
- Preserve and celebrate the community's history.

Policies of this section that are supported by this application include the following:

1. Attract and retain creative professionals, businesses, and educational intuitions that contribute to the arts, cultural, and economic vitality of the community.
- ✓ Miramonte’s application provides needed housing options for the creative professionals and businesses sought by the City, for themselves and for their employees, thus contributing to the vitality of the community, a Community Benefit.

Proposed Land Use

The existing land use is residential, with RS-18 and RM-2 zoning designations. The proposed land use is Multi Family Medium/High Density with a zoning designation of RM-2. Miramonte’s application plans for just under 13 units per acre across the 6.5 acre site (including 10 affordable-designated units). The proposed land use is designed as long-term rentals and is not intended for lodging or short-term rental uses. Miramonte’s application consists of 84 units spread among 14 buildings planned as two stories in height with walk-up access.

Community amenities include bicycle storage, and a dog park.

Mitigation of Impacts on Adjacent Properties

The subject parcels are bordered by three different use designations, including the use for which Miramonte seeks approval: Multi Family Medium & High Density (north, west and south) – specifically, RM-2 & RM-3; Single Family Low Density (north and east) (RS-18); and Single Family Medium Density (south) (RS-10). Miramonte is thus not introducing any new use into the neighborhood. Instead, it seeks to adjust the preexisting boundary lines of uses already determined to be desirable under the Community Plan and Zoning Code.

The impacts to this neighborhood are mitigated as follows:

- ✓ As illustrated on the Conceptual Site Plan (Exhibit 1A), the buildings bordering neighboring residential property will have varied building setbacks, all of which are significantly greater than the minimum setback requirements. These large setbacks improved with careful landscaping will maximize privacy for neighbors.
- ✓ Primary access is provided from Jordan Road into the central corridor through

the project, so there is no need to drive through existing single family residential properties or neighborhoods.

- ✓ **The target market for these apartments will be local residents seeking long term rental housing. Short term vacation rentals will be prohibited, thereby reducing turnover and noise that can sometimes accompany short term occupancy.**

Economic Analysis/Discussion

Miramonte's application promotes economic vitality by helping to fill an essential need of the business community through the provision of housing for local residents who work and live in Sedona. The Community Plan recognizes that housing forms the backbone of the areas economic vitality and sustainability.

A sustainable community offers a range of housing types by providing opportunities for people to live near jobs, shopping, and services, which enable shorter trips, the use of alternative transportation, and a reduction in traffic congestion. There are also economic benefits associated with a diversity of housing choices, such as the ability to attract and retain businesses and employees. A lack of choices may mean a loss in revenue when employees choose to live in another community that has more housing options, where they spend their income outside the City.

The Community Plan notes key essential jobs do not pay enough for workers to afford the median-priced home in Sedona. At the same time, apartments comprised only 4% of available housing types, compared to an average of 22% across the state. Creating quality housing for those who wish to work and live in Sedona helps them, their employers, and all of the other businesses patronized by a locally housed workforce that otherwise would spend their incomes in the home communities apart from Sedona.

Affordable Housing Discussion

Miramonte's planned development is designed for local resident/workforce housing. It is not designed as luxury rentals, nor as vacation rentals. Miramonte proposes 84 units overall, comprised of 12 one-bedroom units, 60 two-bedroom units, and 12 three-bedroom units. The sizing and design of the units will provide a competitive price point for local workers and residents whose budget is limited.

Modern design and interior finishes increase efficiency for residents. For example, all water fixtures are low flow, light fixtures will utilize LED technology, high efficiency HVAC systems, energy efficient appliances and water heaters will reduce the cost of residential living for Sedona residents. This is a welcome addition to the generally inefficient apartments designed and built between 20-35 years ago.

In a real sense the entire project is intended to be affordable to those living and working in Sedona. Additionally, Miramonte supports efforts by the City of Sedona to address what the City describes as “one of the top priorities of City Council and one of the community benefits recommended in the Sedona Community Plan. (See Development Incentives & Guidelines for Affordable Housing). Therefore, Miramonte’s application includes dedication of 12% of the project, or 10 units, as Affordable Housing Units.

Consistent with the City’s Guidelines for Affordable Housing, the Affordable Housing Units will be targeted to households earning up to 80% or less of area median income. A Land Use Restriction Agreement will secure across time the on-site, affordable housing contribution offered by Miramonte. Additionally, these affordable housing goals will be further delineated and enforceable through a development agreement to be entered into between Miramonte and the City.

Beyond formal affordable housing terms, Miramonte also proposes to protect the project for its intended market with the following:

- ✓ The entirety of the project will be restricted to lease terms of no less than 90 days for the initial lease term.
- ✓ Tenants will not be permitted to sublease unless approved by management. Any sublease shall prohibit short term rentals.
- ✓ The policies and rules will be formulated in such manner to be consistent with all local, state and federal housing regulations including the Landlord Tenant Act, Fair Housing Equal Opportunity and the HUD Fair Housing Act.

As stated, Miramonte will work with City of Sedona staff to document these policies into the project approval(s) in a manner satisfactory to both the City of Sedona and the applicant.

Project Timing

The applicant, Miramonte, is an established residential developer with deep roots in Northern Arizona, including Sedona. Most recently, Miramonte assumed responsibility for and is successfully completing the once bankrupt Park Place Townhome development. Miramonte will be the developer of the project it is proposing on the subject property. The project will be built in a single phase.

Once land use entitlements are completed, the intent is to submit construction documents for approval and permitting to the City of Sedona. Once permitted, construction would then commence. The expected time frame for commencement of construction is in the first half of 2022.

Impact on Community Character

The character of the existing neighborhood and community is diverse. Existing land uses include full-time residents and part-time residents occupying both single family residential homes as well multi-family dwellings, with nearby lodging/hotels, restaurants, retail other commercial uses/services. Miramonte's application continues the same land use themes that exist in the Uptown area and in the neighborhood of the subject property in particular. Community character is enhanced by providing additional housing choices for locals. This land use is not introducing a use that does not exist in the immediate neighborhood and is compatible in massing, scale and size. Traffic and circulation follows the objectives and goals identified in the Community Plan as outlined herein.

Availability of Other Locations/Sites for the Proposed Use

Very few opportunities are available for Miramonte's application/proposed use at other locations. Existing zoning limitations and the lack of land in appropriate locations for multi-family residential uses exist in the community.

General Topographic and Drainage Patterns

An ALTA survey including topography of the site was performed in 2008 and is attached as Exhibit 5. In addition, the Conceptual Site Plan attached as Exhibit 1A sets forth topography. According to the survey and plan, the natural ground falls from northwest to east.

Infrastructure Availability

As shown on the Conceptual Site Plan, the site is served by an existing 30-foot-wide ingress/egress and public utility easement, as well as a 20-foot-wide roadway and water easement, both running north-south along Quail Tail Trail in the center of the project.

Public Participation Plan

Miramonte recognizes the need to involve the neighborhood and community with this proposed Community Plan amendment. Attached as Exhibit 3A is Miramonte’s draft Citizen Participation Plan, which it will implement upon filing of this application. Based on discussions with City staff at a pre-application meeting, Miramonte understands the City will provide identification of and addresses for surrounding properties to be contacted directly as part of this application.

Upon completion, and in advance of notice of the first public hearing on this application, Miramonte will submit a detailed report of its Citizen Participation efforts, the feedback it has received, and changes or proposed changes to the project based on that feedback.

Site Data

Proposed Land Use Category	RM-2
Site Area	6.519 acres
Density Allowed	6.519 acres x 12 = 78 units
Density Proposed	74 units plus 10 DIGAH affordable units
Lot Coverage	40.0%
F.A.R.	21.8%
Required Parking based on intended unit mix	141 spaces
Parking Proposed	148 spaces



Letter of Intent

Application for Zoning Map Amendment & Development Review

April 15, 2021

(Updated May 18, 2021)

Applicant and Project Developer
Miramonte Homes, LLC

Charity Lee
Land Acquisition & Development Manager
Miramonte Homes, LLC
102 S. Mikes Pike
Flagstaff, AZ 86001

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3. Concept Drainage Report
4. Grading & Utilities Concept Plan
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6. Floor Plans, Elevations, Roof
7. Sample Color Elevation
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- 9A. Updated Citizen Participation Plan - Zoning
10. Traffic Statement
11. ALTA Survey
12. Legal Description
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14. Letters of Serviceability
15. Material Sample Board (original to be delivered separately from this Letter of Intent)

I. Requested Amendment to Sedona Zoning Map

Previously, the applicant has submitted an Application for Major Plan Amendment, which is currently under review by the City of Sedona. The request of this new Letter of Intent and application is for a zoning map amendment and development review, as allowed under Section 8.3(C)(10)(c)(2) of the Land Development Code. The requested zoning map amendment and development review are necessary to allow the applicant, Miramonte, to build 84 high quality apartments for long-term rental housing. The project will be called Jordan Lofts.

Miramonte seeks to develop the Jordan Lofts project on 6.5 acres comprised of two parcels of undeveloped property on Jordan Road currently designated in the Community Plan for “Single Family Low Density” and “Multi Family Medium & High Density.” To this end, Miramonte seeks a zoning map amendment to up zone one parcel so that both are RM-2 (Multi Family Residential High Density). This zone change, together with Miramonte’s commitment to designate 12% of the units (i.e., 10 units) as affordable under City guidelines, will permit an 84-unit apartment community.

Initially, Miramonte proposed to rezone both parcels to RM-3 (Multi Family Residential High Density), which would allow density up to 20 dwelling units per acre, or up to 130 units across the project site. However, Miramonte seeks to construct 84 units and no more. In response to feedback gained in the neighborhood meeting process, Miramonte has scaled back its density request to RM-2. An RM-2 designation, together with density allowances for affordability, will permit an 84-unit community while also assuring the surrounding neighborhood that additional units will not be added in the future.

Miramonte’s proposal is designed exclusively as long-term rental housing and not short-term lodging or vacation rentals. In this way, the application is designed to meet a specific need of the Sedona community by providing much needed rental housing for local employees and full-time residents of the City. As explained in greater detail within this Letter of Intent, apartments fill a critical need for greater housing diversity and affordability, yet they comprise only a small percentage of Sedona’s current housing options. This application provides for a quality community of 84 apartment units, in a two-story, loft configuration, designed as one, two and three-bedroom units.

The location of the property is in Uptown Sedona. The parcels are bordered by three different use designations, including the use for which Miramonte seeks approval: Multi Family Medium & High Density (north, west and south) – specifically, RM-2 & RM-3; Single Family Low Density (north and east) (RS-18); and Single Family Medium

Density (south) (RS-10). Miramonte is thus not introducing any new use into the neighborhood. Instead, it seeks to adjust the preexisting boundary lines of uses already determined to be desirable under the Community Plan and Zoning Code. The Jordan Road location for this type of development will be materially helpful to those who live and work in Uptown Sedona, and the business they help to support.

In addition to providing much needed workforce housing situated in a strategic location within Uptown Sedona, Miramonte's application also includes a voluntary dedication by Miramonte of twelve percent of the planned apartment units as Affordable Housing Units.

II. Vicinity and Context

A Vicinity Map is attached as Exhibit 2A. The location of the property is in Uptown Sedona. The parcels are bordered by three different use designations, including the use for which Miramonte seeks approval: Multi Family Medium & High Density (north, west and south) – specifically, RM-2 & RM-3; Single Family Low Density (north and east) (RS-18); and Single Family Medium Density (south) (RS-10). The subject site is an infill location without existing structures.

The subject parcel is along the residential portion of Jordan Road, surrounded predominately by developed one and two story single family parcels and townhome residences, with undeveloped property to the east. The Jordan Lofts will be apartments designed and constructed as two-story loft apartments, with a townhome look and feel. Because the apartments will be only two stories in height, they will not impact viewsheds, and as shown on the accompany material sample board, they will blend in the neighborhood with compatible colors, materials and landscaping.

III. Discussion of Approval Criteria

Under Section 8.3(E)(5) of the Land Development Code, the proposed development, together with the pending Application for Major Plan Amendment, are highly supportive of the City's objectives for this property.

A. Generally

As required by the Code, this application is submitted for City review and action by decision-making bodies.

B. Prior Approvals

The project site is not currently part of a subdivision or subject to an active plat for development. The City approved Final Plats in 2012 for a project that failed. The plats were not recorded, and financial assurances were not given. Miramonte will seek to abandon that prior action.

C. Consistency With Sedona Community Plan

The Sedona Community Plan identifies outcomes, visions, goals, policies and recommendations for the community. The Community Plan was reviewed for its compatibility with, and benefits provided by, Miramonte's application. Miramonte's application meets many of the Community Plan outcomes, visions, goals, policies and recommendations, including providing clear benefits to the community. In comparing the Community Plan to Miramonte's application, there are no conflicting elements between the Plan and this proposed project. Some sections of the Community Plan are inapplicable to Miramonte's application.

1. Land Use, Housing and Growth

This element of the Community Plan is probably the most applicable to Miramonte's application. The goals of this section of the Plan are as follows:

- Grow only within currently established residential and commercial limits.
- Ensure harmony between the built and natural environments.
- Reflect a unique sense of place in architecture and design.
- Provide public gathering spaces that promote social interaction.
- Create mixed-use, walkable districts.
- Encourage diverse and affordable housing options.

Reviewing these goals in connection with Miramonte's application demonstrates unique opportunities and benefits for the community, as discussed below.

The location of Miramonte's project is infill. The adjacent land uses range from low density to high density residential. Miramonte's application would not introduce a new use, but instead would adjust boundaries of uses already approved in the neighborhood. The subject parcels already border other RM-2 or RM-3 zoned property along Jordan Road. The Vicinity Map, attached as Exhibit 2A, illustrates the existing land uses in the area.

Harmony between the built environment and natural environments is an element of Miramonte's application. Specifically, Miramonte's plans leave ample room for open space, both passive and active, especially within the sloped portion of the property on its eastern side. The existing built environment of this neighborhood contains diverse land uses. In that context, Miramonte's application follows the existing built theme by providing a land use compatible with the area and complementary to existing and planned future uses, including greater than required transitions and buffers to the existing single family residential uses north and south.

Reflecting a unique sense of place and design is accomplished by having multiple buildings versus one single building, various building size/massing and layout of each building while using a common design theme within Miramonte's project and adjacent neighborhoods.

Providing public gathering spaces that promote social interaction. The nature of the density and land use lends itself well to this goal. Gathering spaces are designed into Miramonte's plans that encourage and create gathering points and social interaction among residents who reside in the community.

Create and complement the existing mixed uses in the area. The connectivity to pedestrian access on Jordan Road encourages pedestrian and walkable destinations to nearby restaurants, retail and community uses located in close proximity to the subject property as indicated in Exhibit 2A. Importantly, many of the Uptown Sedona businesses would be accessible by foot or bike to owners and employees living within Miramonte's apartments.

Encourage diverse and affordable housing options. Miramonte's application is for higher density, multi-family housing, which is designed to serve the local workforce and residents of Sedona. At the time of adoption of the Community Plan, only two percent (2%) of land use in Sedona was multi-family residential, and among all housing types, only four percent (4%) was apartments. This despite the City's recognition within the Community Plan that apartments help to address a Key Issue, namely, a "Need for greater housing diversity and affordability."

"Single-family detached homes comprise 82 percent of Sedona's total housing units. In contrast, apartments make up 4 percent of Sedona's housing units compared with the statewide average of 22 percent. Apartments provide a versatile housing type from the point of view of both individuals and developers. Individuals may prefer an apartment lifestyle, as it affords more flexibility and lower maintenance costs than home ownership. From a land use perspective, apartments require a smaller footprint that can

be conveniently located adjacent to commercial areas to create a vibrant community setting.” (See Community Plan, page 24)

2. Community Focus Area: 7 Uptown

The subject property is not within a Community Focus Area, but it is north of CFA 7 Uptown. Although the City has not concluded the planning effort in Uptown as of yet, the community expectations are as follows as generally identified in Community Plan as its relates to the Uptown Community Focus Area.

Community Expectations

- Maintain close coordination with circulation and parking planning and planning in the North Oak Creek CFA.
- Provide short-term and long-term parking solutions.
- Enhance control of pedestrian crossings.
- Retain historic character and small-scale buildings.
- Encourage resident oriented and arts and cultural related uses.
- Implement Main Street Program Character District Guidelines.
- Improve coordination between pedestrian and vehicle movement.

For the most part, the Community Expectations focus on the commercial character and uses in Uptown. In that sense, they do not apply directly to Miramonte’s application. Miramonte’s plans, though, are consistent with the Community Expectations and further some of them. For example, traffic and parking are aided by this project that will enable walking and biking to work and for access to Uptown amenities. When vehicular access to Uptown is required, Highway 89A may be avoided entirely. Fundamentally, the Uptown CFA seeks to preserve and foster the character and accessibility of Uptown businesses and art and cultural related uses. By enabling workforce housing in close proximity to these uses, Miramonte’s application furthers the Community Expectations overall.

Some of the specific Community Benefits provided by Miramonte’s application viewed through the lens of the Uptown CFA, include:

- ✓ Identifying pedestrian and bicycle access along Jordan Road providing non-vehicular access to community amenities, retail and restaurants in the adjacent Community Focus Area.

- ✓ Providing identification of on-site open space and drainage opportunities, and appropriately scaled buildings, preserving the character of the neighborhood surrounding the CFA.
- ✓ Providing diverse, higher density workforce housing greater than 12 units per acre to support services, attractions and businesses within the CFA.

3. Land Use Policies

The Land Use Policies of the Community Plan identify a number of goals for the community. Each goal is identified; it should be noted some are not applicable to Miramonte's application but are identified for reference in this section.

1. Approve new housing units only if within the City's current overall limit on the total number of homes that can be built under current zoning.

The current land use designation is RS-18 and RM-2, and the Future Land Use Map identifies residential uses. This application would permit higher density, but appropriately scaled, residential use. This will be a Community Benefit by preserving the character of the neighborhood while increasing its efficiency on addressing Sedona's severe housing shortage, especially for those who seek to live and work in the City.

2. Limit expansion of the existing commercial areas, as represented on the Future Land Use Map, unless supported by an approved plan within a Planned Area Community Focus Area or Planned Area.

This policy does not apply to Miramonte's application directly, but the proposed development helps maintain an existing commercial area by improving workforce access, which is a Community Benefit.

3. Ensure that a balance of land uses is maintained and identify general areas for concentrated, mixed use development, public gathering places, and land use transitions to provide healthy and sustainable residential neighborhoods and commercial areas and to address specific area needs.

Miramonte's application provides for greatly needed sustainable residential development in higher densities to support and provide balance to the communities' need of workforce housing and long-term rental housing specific to residents of Sedona, a Community Benefit.

4. Ensure that the proportion of lodging uses to other commercial uses does not significantly increase by limiting locations for lodging uses and by evaluating the proportional increase in all lodging rezoning applications.

This policy is not applicable.

5. Preserve scenic views, including potential utility undergrounding and view corridor planning, in the consideration of new development and infrastructure, including limits on the approval of multi-story structures.

Miramonte's application provides for opportunities to preserve and promote scenic views by providing different building massing and varied building orientation. Importantly, the plans preserve substantial open space east of the housing units, thus protecting the most scenic parts of the subject property. Miramonte will work with local utility providers to minimize the visual intrusion of any utility installations.

6. Ensure that proposed land uses are compatible with adjacent aggregate (sand and gravel) resources, if these resources are identified by the State of Arizona.

This policy is not applicable.

7. Require parking standards that are consistent with mixed and shared uses, promote efficient use of space, and minimizes asphalt coverage.

Miramonte's application provides required parking as set forth by Sedona ordinance in an efficient manner to minimize on site streets and driveways, a Community Benefit.

8. Require design standards that reflect Sedona's unique historic and cultural heritage and sign standards that provide diversity and prevent "franchise/monoculture" (corporate signature) signs.

This policy has limited applicability to Miramonte's application given its non-commercial use.

9. Evaluate locations for public gathering spaces and residential services on a neighborhood scale and reflective of unique architectural character for neighborhoods within walking distance and located away from the main commercial areas.

For the purposed land use and scale of site, this Land Use Policy has limited applicability. That said, residents of Miramonte's development will have pedestrian, bicycle and brief vehicular access to Uptown amenities without need to put more cars on Highway 89A, which is a clear Community Benefit.

10. Where supported through citizen participation in a City initiated planning process allow densities greater than 12 dwelling units per acre in mixed-use projects in the West Sedona Corridor.

This policy does not apply to Miramonte's application.

11. Provide funding support to help maintain the integrity of older neighborhoods to ensure a diverse range of housing options.

Miramonte's application supports this policy in three ways. First, Miramonte's plans involve undeveloped, infill property that will not subtract from neighborhoods surrounding the subject parcels. Second, the proposal increases housing options in a category critically needed by the City overall and in Uptown specifically. And third, these policies are met through Miramonte's private funding, without need to significant new infrastructure from the City. These are all Community Benefits.

12. Encourage the retention of low to moderate income housing opportunities in the redevelopment of existing mobile home parks through retention of existing densities and other incentives.

Not applicable.

13. Encourage housing for seniors by identifying locations for assisted living, age in place, and other housing options in close proximity to health services and by allowing a wide range of housing choices.

This application is supportive of allowing a wide range of housing choices, which are not readily available for senior residents in the community. This is a Community Benefit.

14. Consider new and emerging trends for non-traditional housing developments; such as co-housing, garden apartments, and other alternate housing types.

Miramonte proposes two-story, townhome-style, loft apartments, which is directly supportive of this goal and is a Community Benefit.

15. Encourage clustering of residential units to direct development away from more environmentally sensitive portions of a site.

The subject site is an infill location already designated for residential use. The environmentally interesting portions of the site are being preserved. This is a Community Benefit achieved by also fulfilling another stated outcome of this policy, which is to cluster residential units. Miramonte's application stringly supports this policy and is thus a Community Benefit.

16. Establish good communication with community planning groups and public agencies within the Verde Valley region to address land use, circulation, and other regional issues.

Miramonte's Citizen Participation Plan will facilitate communication and input from the constituencies identified in this policy.

17. Allow densities greater than 12 dwelling units per acre through consideration of projects with strategies for achieving housing diversity, affordability and availability to address local housing needs in areas designated for Multi-family High Density.

Miramonte's application strongly supports this policy. It does not change the character of the neighborhood, as a portion of the subject property is already designated in the Community Plan, and zoned, for medium to high density residential use. The intensity of Miramonte's plans (RM-2 zoning) for all of the project is the same as, or less than, immediately adjacent uses in place. By allowing higher density residential use, the other outcomes of this policy are achieved: (a) housing diversity – long-term rental property significantly underrepresented in Sedona's current housing stock; (b) affordability – permitting a project of sufficient size so that the developer can participate in increasing the City's affordable housing resources; and (c) availability – placement of workforce-priced housing right where Sedona needs its workforce to be.

4. Circulation

The goals of Circulation from the Community Plan include:

- ✓ Reduce dependency on single-occupancy vehicles.
- ✓ Provide for safe and smooth flow of traffic.

- ✓ Coordinate land use and transportation planning and systems.
- ✓ Make the most efficient use of the circulation system for long-term, community benefits.
- ✓ Limit the building of new roads and streets and make strategic investments in other modes of travel.
- ✓ Create a more walkable and bikeable community.

Miramonte’s application is supportive of the Circulation goals of the Community Plan.

- ✓ Due to the density and infill location of the subject property, this proposal will likely reduce commuting traffic for workers in Sedona as a result of more centralized housing options for residents, a Community Benefit.
- ✓ Miramonte’s application does not require any additional access points off Jordan Road or Highway 89A, a Community Benefit.
- ✓ There will be no new, unplanned roads built as a part of Miramonte’s application, which instead will utilize existing built roadways, a Community Benefit.
- ✓ The location of the property and use are supportive of creating a more walkable and bikeable environment. Specific elements of Miramonte’s application include bike storage and promotion of healthy modes of transportation including biking and walking to destinations which are within minutes of this use and location.

5. Environment

The Community Plan identifies 5 primary Goals as follows:

- Preserve and protect the natural environment.
- Ensure a sufficient supply of quality water for the future.
- Protect Oak Creek and its riparian habitat.
- Reduce impact of flooding and erosion on the community and environment.
- Promote environmentally responsible building and design.

Miramonte’s application is supportive of these goals in the following respects:

- ✓ The vast majority of the natural slope will remain in place. Miramonte’s application will provide for storm water retention (as required by ordinance) and

erosion protection located on at the southeastern portion of the site a Community Benefit.

- ✓ Miramonte's application provides for varied building masses and orientation to complement the existing built and natural environment of this Uptown neighborhood. Where possible, specific design can include green build components. Landscaping design shall incorporate low water usage materials, being of Community Benefit.

6. Park, Recreation and Open Space

The Community Plan identifies three goals:

- Protect and preserve natural open space.
- Ensure the protection of the environment while providing for responsible outdoor recreation.
- Provide activities and amenities that allow for community interactions and encourage active and healthy lifestyles.

There is limited applicability to this section of the Community Plan for Miramonte's application. High density residential development decreases pressure to allow sprawling residential options. Placement of high density residential development in proximity to employment cents, such as Uptown, encourages walkability and bike-ability. These are Community Benefits that go hand in hand with clustered residential development.

7. Economic Development

This section of the Community Plan identifies five goals for the community.

- Support locally owned businesses.
- Recruit new businesses and organizations representing different business and institutional sectors that diversify Sedona's economic base.
- Preserve and enhance Sedona's tourist based economic sector.
- Incorporate an assets-based framework into the City's economic development efforts.
- Improve the City's transportation, information and communication infrastructure to allow business to compete regionally, nationally and globally.

Community Policies identified in this section that are supported by this application:

1. Partner with the private sector to build an economically and environmentally attractive community by utilizing the City's unique image to promote new investment.
- Miramonte's application is supportive of this policy by investing in economical apartment housing that directly supports existing businesses in the community by providing quality housing options providing Community Benefit.
2. Attract high wage employment opportunities and professional based businesses to diversify the City's economic base and generate positive secondary benefits for the community.
- Miramonte's application supports this policy by providing housing options that have historically been underrepresented in Sedona's housing stock, a Community Benefit.

8. Community

This section of the Community Plan provides for five distinct goals:

- Cultivate an appreciation and respect for Sedona's distinctive community character.
- 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.
- Create increased opportunities for formal and informal social interactions.
- Enhance opportunities for artistic display, engagement and learning.
- Preserve and celebrate the community's history.

Policies of this section that are supported by this application include the following:

3. Attract and retain creative professionals, businesses, and educational intuitions that contribute to the arts, cultural, and economic vitality of the community.
- ✓ Miramonte's application provides needed housing options for the creative professionals and businesses sought by the City, for themselves and for their employees, thus contributing to the vitality of the community, a Community Benefit.

D. Compliance With Land Development Code

The existing land use is residential, with RS-18 and RM-2 zoning designations. The proposed land use is Multi Family Medium/High Density with a zoning designation of RM-2. Miramonte's application plans for just under 13 units per acre across the 6.5 acre site (including 10 affordable-designated units). The proposed land use is designed as long-term rentals and is not intended for lodging or short-term rental uses. Miramonte's application consists of 84 units spread among 14 buildings planned as two stories in height with walk-up access.

Therefore, with the exception of a requirement for a Major Plan Amendment, upon which this application is contingent, the proposed develop should fully conform to all applicable standards of the Land Development Code as well as other applicable regulations. No waivers or variances are being requested.

E. Mitigation of Impacts on Adjacent Properties

The subject parcels are bordered by three different use designations, including the use for which Miramonte seeks approval: Multi Family Medium & High Density (north, west and south) – specifically, RM-2 & RM-3; Single Family Low Density (north and east) (RS-18); and Single Family Medium Density (south) (RS-10). Miramonte is thus not introducing any new use into the neighborhood. Instead, it seeks to adjust the preexisting boundary lines of uses already determined to be desirable under the Community Plan and Zoning Code.

The impacts to this neighborhood are mitigated as follows:

- ✓ As illustrated on the Preliminary Site Plan (Exhibit 1A), the buildings bordering neighboring residential property will have varied building setbacks, all of which are significantly greater than the minimum setback requirements. These large setbacks improved with careful landscaping will maximize privacy for neighbors.
- ✓ Primary access is provided from Jordan Road into the central corridor through the project, so there is no need to drive through existing single family residential properties or neighborhoods.
- ✓ **The target market for these apartments will be local residents seeking long term rental housing. Short term vacation rentals will be prohibited, thereby**

reducing turnover and noise that can sometimes accompany short term occupancy.

F. Intergovernmental Agreements

The applicant has identified no Intergovernmental Agreements that will be impacted by this proposed development.

G. Minimizing Adverse Environmental Impacts

The applicant has identified no anticipated adverse environmental impacts as a result of this proposal. Drainage requirements have been taken into account in the design of the site, as shown on Exhibit 3.

H. Minimizing Adverse Fiscal Impacts

Miramonte's application promotes economic vitality by helping to fill an essential need of the business community through the provision of housing for local residents who work and live in Sedona. The Community Plan recognizes that housing forms the backbone of the areas economic vitality and sustainability.

A sustainable community offers a range of housing types by providing opportunities for people to live near jobs, shopping, and services, which enable shorter trips, the use of alternative transportation, and a reduction in traffic congestion. There are also economic benefits associated with a diversity of housing choices, such as the ability to attract and retain businesses and employees. A lack of choices may mean a loss in revenue when employees choose to live in another community that has more housing options, where they spend their income outside the City.

The Community Plan notes key essential jobs do not pay enough for workers to afford the median-priced home in Sedona. At the same time, apartments comprised only 4% of available housing types, compared to an average of 22% across the state. Creating quality housing for those who wish to work and live in Sedona helps them, their employers, and all of the other businesses patronized by a locally housed workforce that otherwise would spend their incomes in the home communities apart from Sedona.

The applicant has identified no adverse fiscal impacts on the City that will result from the proposal.

I. Compliance With Utility, Service and Improvement Standards

The applicant will comply with utility, service and improvement standards applicable to the project. Utility service is confirmed as indicated in Exhibit 14.

J. Adequacy of Road Systems and Traffic Mitigation

The site plan indicates use of an existing road system, primarily Jordan Road, to provide access. No new roads are required by the proposed development. Impact on traffic loads is small, well below traffic impact analysis thresholds, as indicated in the traffic statement attached as Exhibit 10. Also, as discussed in the Community Plan analysis above, as an infill project within walking and biking distance to Uptown businesses, this project may reduce traffic on Jordan Road and Highway 89A by allowing its residence alternate means to access their work locations.

K. Adequacy of Public Services and Facilities

The applicant understands it will pay development impact fees as part of the permitting process. These fees go toward roads, parks, general government, and police. Therefore, the project should pay its fair share for these services.

L. Project Timing

The applicant, Miramonte, is an established residential developer with deep roots in Northern Arizona, including Sedona. Most recently, Miramonte assumed responsibility for and is successfully completing the once bankrupt Park Place Townhome development. Miramonte will be the developer of the project it is proposing on the subject property. The project will be built in a single phase.

Once land use entitlements are completed, the intent is to submit construction documents for approval and permitting to the City of Sedona. Once permitted, construction would then commence. The expected time frame for commencement of construction is in the first half of 2022.

IV. Affordable Housing Discussion

Miramonte's planned development is designed for local resident/workforce housing. It is not designed as luxury rentals, nor as vacation rentals. Miramonte proposes 84 units overall, comprised of 12 one-bedroom units, 60 two-bedroom units, and 12 three-bedroom units. The sizing and design of the units will provide a competitive price point for local workers and residents whose budget is limited.

Modern design and interior finishes increase efficiency for residents. For example, all water fixtures are low flow, light fixtures will utilize LED technology, high efficiency HVAC systems, energy efficient appliances and water heaters will reduce the cost of residential living for Sedona residents. This is a welcome addition to the generally inefficient apartments designed and built between 20-35 years ago.

In a real sense the entire project is intended to be affordable to those living and working in Sedona. Additionally, Miramonte supports efforts by the City of Sedona to address what the City describes as "one of the top priorities of City Council and one of the community benefits recommended in the Sedona Community Plan. (See Development Incentives & Guidelines for Affordable Housing). Therefore, Miramonte's application includes dedication of 12% of the project, or 10 units, as Affordable Housing Units.

Consistent with the City's Guidelines for Affordable Housing, the Affordable Housing Units will be targeted to households earning up to 80% or less of area median income. A Land Use Restriction Agreement will secure across time the on-site, affordable housing contribution offered by Miramonte. Additionally, these affordable housing goals will be further delineated and enforceable through a development agreement to be entered into between Miramonte and the City.

Beyond formal affordable housing terms, Miramonte also proposes to protect the project for its intended market with the following:

- ✓ The entirety of the project will be restricted to lease terms of no less than 90 days for the initial lease term.
- ✓ Tenants will not be permitted to sublease unless approved by management. Any sublease shall prohibit short term rentals.
- ✓ Miramonte is evaluating giving priority for a percentage of the units to

employees currently working within City limits or with a written offer of employment within the City.

- ✓ The policies and rules will be formulated in such manner to be consistent with all local, state and federal housing regulations including the Landlord Tenant Act, Fair Housing Equal Opportunity and the HUD Fair Housing Act.

As stated, Miramonte will work with City of Sedona staff to document these policies into the project approval(s) in a manner satisfactory to both the City of Sedona and the applicant.

V. Public Participation Plan

Miramonte recognizes the need to involve the neighborhood and community with this proposed application. Attached as Exhibit 9A is Miramonte’s draft Citizen Participation Plan, which it will implement upon filing of this application. Based on discussions with City staff at a pre-application meeting, Miramonte understands the City will provide identification of and addresses for surrounding properties to be contacted directly as part of this application.

Upon completion, and in advance of notice of the first public hearing on this application, Miramonte will submit a detailed report of its Citizen Participation efforts, the feedback it has received, and changes or proposed changes to the project based on that feedback.

VI. Site Data

Proposed Land Use Category	RM-2
Site Area	6.519 acres
Density Allowed	6.519 acres x 12 = 78 units
Density Proposed	74 units plus 10 DIGAH affordable units
Lot Coverage	40.0%
F.A.R.	21.8%
Required Parking based on intended unit mix	141 spaces
Parking Proposed	148 spaces

Exhibit A

PARCEL NO. 1:

The Southwest quarter of the Southeast quarter of the Southwest quarter of the Southwest quarter; and the Southeast quarter of the Southwest quarter of the Southwest quarter of the Southwest quarter of Section 5, Township 17 North, Range 6 East, Gila & Salt River Base and Meridian, Coconino County, Arizona;

EXCEPT the West 44 feet thereof; and

EXCEPT any part thereof lying within Block 10, STRAWBERRY COURT OF THE ORCHARDS, TRACT NO 1188, as shown on the plat thereof recorded in Case 3, Map 27, records of Coconino County, Arizona; and

EXCEPT that part of Wilson Canyon Road lying within Section 5, as shown on plat of SIERRA VISTA SUBDIVISION recorded in Case 1, Map 83, and on a Resubdivision of a portion of SIERRA VISTA recorded in Case 2, Map 20, records of Coconino County, Arizona, and subsequently quitclaimed by Coconino County in deeds recorded in Docket 1192, Page 848, Docket 1192, Page 852, and Docket 1192, Page 980, records of Coconino County, Arizona.

PARCEL NO. 2:

That parcel shown on "Orchards Reversionary Plat" recorded in Document No. 3845469, and Affidavit of Correction recorded in Document No. 3847364, records of Coconino County, Arizona, being a portion of the Southwest quarter of the Southwest quarter of Section 5, Township 17 North, Range 6 East, Gila & Salt River Base and Meridian, Coconino County, Arizona;

Formerly described of record as:

Lots 1 through 9, inclusive and Tract A, Block 10, STRAWBERRY COURT OF THE ORCHARDS, TRACT NO 1188, as shown on the plat thereof recorded in Case 3, Map 27, records of Coconino County, Arizona.

Garry J. Shuster No. 2 Family LLP
2200 N Central Avenue, Suite 105
Phoenix, AZ 85004
(602) 253-1812

December 31, 2020

Don Walters, President
Northern Arizona Division
Miramonte Homes
102 South Mikes Pike St.
Flagstaff, AZ 86001

Re: ±6.4 Acres, Jordan Road, Sedona, AZ
Coconino County Parcel Numbers 401-58-001A and 401-05-004A

Dear Mr. Walters:

Miramonte Homes is hereby authorized to file an application with the City of Sedona for a major amendment to the Sedona Community Plan on the above referenced property on behalf of the owner, Garry J. Shuster No. 2 Family LLP.

Please feel free to contact me if you have any questions.

Sincerely,

A handwritten signature in cursive script that reads "Garry J. Shuster". The signature is written in black ink and is positioned above the typed name and title.

Garry J. Shuster
General Partner



Cari Meyer – Senior Planner
City of Sedona
Community Development Department
102 Roadrunner Dr.
Sedona, AZ 86336

Cari,

This letter is to document that Miramonte Homes has retained the services of Shepherd Wesnitzer, Inc. (SWI) and Aspey Watkins & Diesel, PLLC. (AWD) to assist in the development process for the 6.4 acre property located on Jordan Road just North of the Navahopi Road alignment in Sedona, Arizona. The property is identified as Coconino County Parcel Numbers 401-58-001A and 401-05-004A.

The lead person for SWI is Art Beckwith and the lead person for AWD is Whitney Cunningham. They will be working with my team and I on the Major Amendment to the Sedona Community Plan for these parcels.

Please let me know if there is any other team member, etc. documentation needed.

Thank you,

Don

Donald B. Walters, Jr.



Miramonte Homes, LLC

President, Northern Arizona Division

102 S. Mike's Pike

Flagstaff, AZ 86001

Main: 928.774.0028 ext.2014

Cell: 928.606.6808

Fax: 928.774.4073

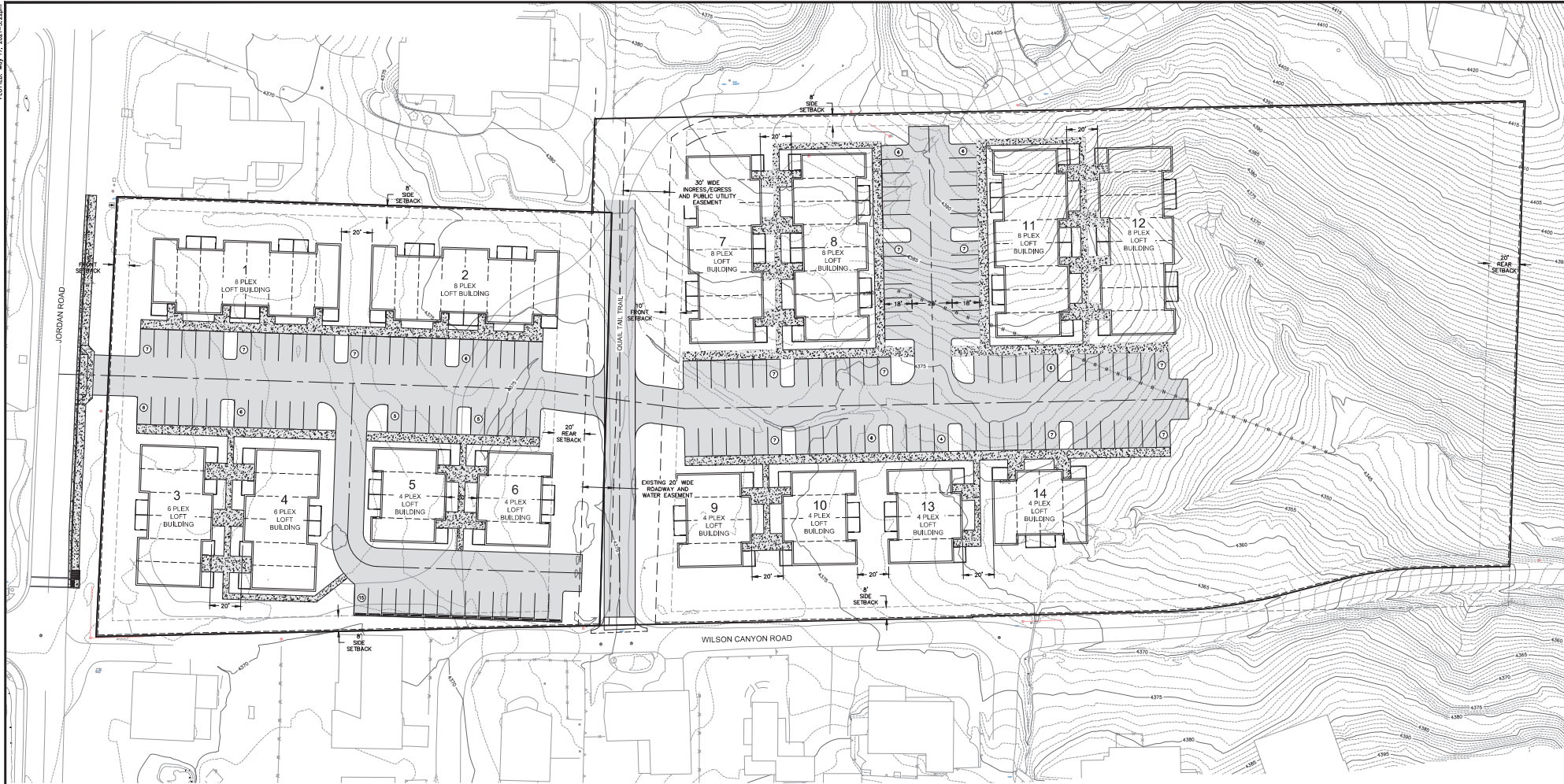
dwalters@miramontehomes.com

No offer to sell or lease may be made or to purchase or lease may be accepted prior to issuance of an Arizona Public Report. A Public Report is available at the State Real Estate Department website www.azre.gov. Miramonte Arizona, LLC ROC# 241199. Copyright © 2020 Miramonte Homes. All rights reserved.

NORTHERN AZ OFFICE - 102 S. Mikes Pike • Flagstaff, AZ 86001 • Phone: 928.774.0028 • Fax: 520.774.4073
www.miramontehomes.com

ROC 241199 KB 01

PLOTTED: May 17, 2021 - 3:22pm



ASSESSOR'S PARCEL NUMBERS	AREA	EXISTING ZONING	PROPOSED ZONING	PARKING
401-58-001A	2.056 AC.	RM-2	SAME	84 UNITS x 1.75 = 147 SPACES REQUIRED
401-05-004A	4.461 AC.	RS-18	RM-2	SPACES WEST 64 SPACES
DENSITY UNITS	UNITS/AC.			SPACES EAST 84 SPACES
401-58-001A	36			TOTAL PROVIDED 148 SPACES
401-05-004A	48			
OVERALL DENSITY	84			
BUILDING COVERAGE	21.8%			
PARKING COVERAGE	18.5%			
OPEN SPACE	60.0%			



FILE: P:\2020\SEDONA\DRAWINGS\WP1-20208_Alt_3.dwg, MAKING

Contact Arizona 811 at least two full working days before you begin excavation.

 Call 811 or click Arizona811.com

REVISIONS			
NO.	DESCRIPTION	DATE	BY

SWI
 Shephard & Wesnitzer, Inc.
 75 Kallaf Place
 Sedona, AZ 86336
 928.282.1061
 928.282.2058 fax
 www.swisz.com

JOB NO: 20208
 DATE: MAY 21
 SCALE: 1"=30'
 DRAWN: MWJ
 DESIGN:
 CHECKED:

SEDONA LOFTS
 SEDONA ARIZONA
SITE PLAN

DRAWING NO. **EX1**
 SHEET NO. 1 OF 1

DRYVIT EIFS

	LRV	
#113 AMARILLO WHITE	62	
#447 BOSTON CREAM	54	
#444a CAMEL	43	
#410b INDIAN CLAY	34	
#364b TOTEM POLE	39	
#355a MUCKY DUCK	36	

CMI CORRUGATED METAL PANELS





COPPER-TEN™ RAW



COR-TEN AZP® RAW

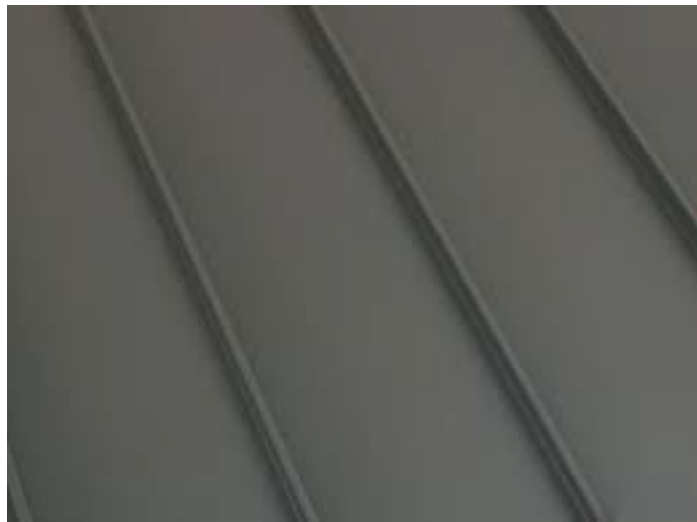


MANSARD BROWN



DARK BRONZE

ARTISAN ROOFING STANDING SEAM METAL ROOFING



EXTERIOR FINISH:

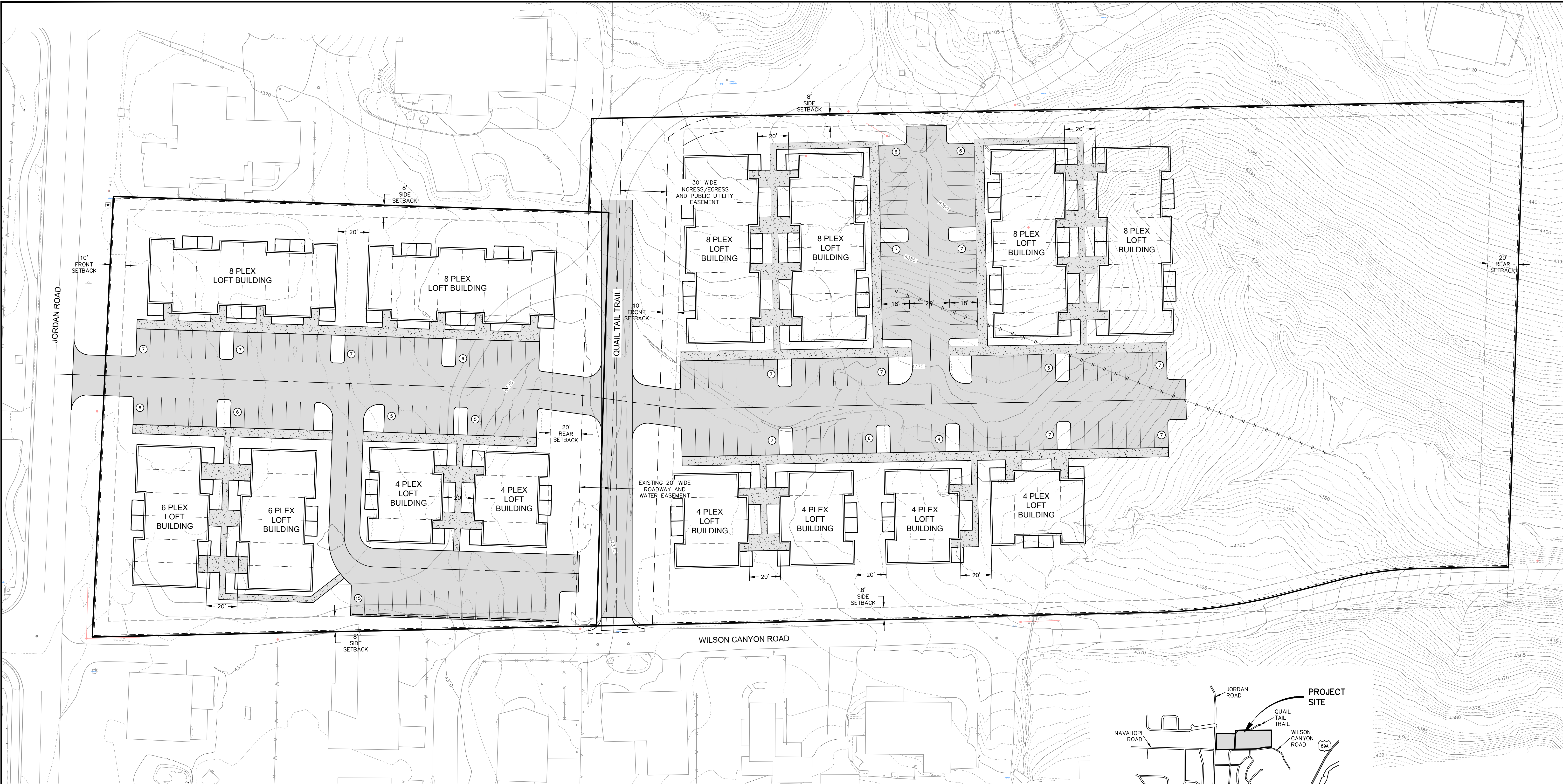
ARTISAN ROOFING 500 PVDF PAINT SYSTEM, FLUOROPOLYMER TWO COAT SYSTEM - 0.2 MIL PRIMER WITH -0.8 MIL 70 PERCENT PVDF FLUOROPOLYMER COLOR COAT, AAMA 621, MEETING SOLAR REFLECTANCE INDEX REQUIREMENTS.

	ISR	EMI	SRI
MANSARD BROWN	0.27	0.86	26
BARK BRONZE	.026	0.84	24
COPPER-TEN RAW	0.45	0.88	51
COR-TEN AZP RAW	0.32	0.89	34

SEDONA LOFTS MATERIAL BOARD

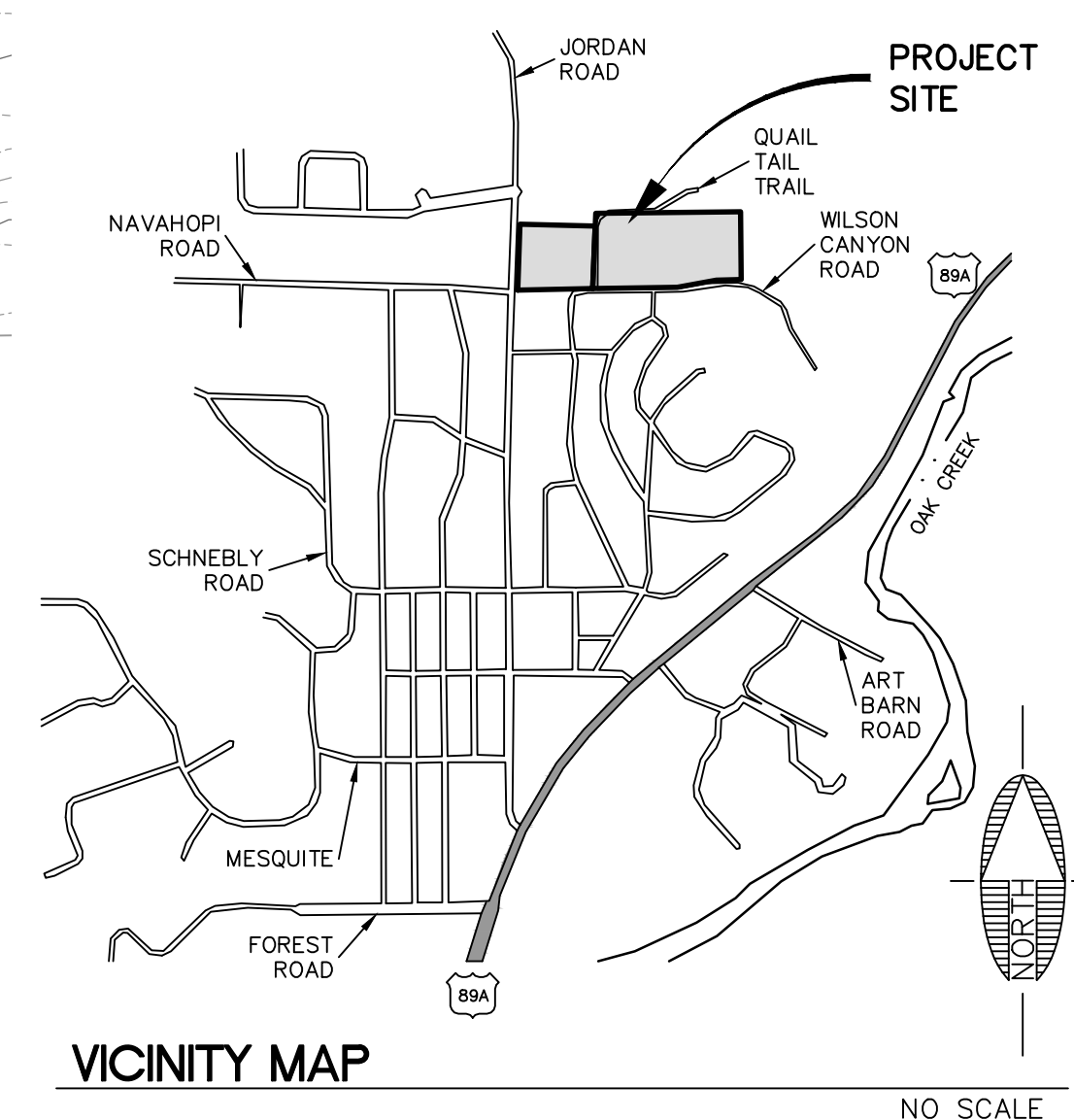
JORDAN RD. SEDONA, AZ





ASSESSOR'S PARCEL NUMBERS	AREA	EXISTING ZONING	PROPOSED ZONING
401-58-001A	2.056 AC.	RM-2	RM-3
401-05-004A	4.461 AC.	RS-18	RM-3
DENSITY	UNITS	UNITS/AC.	
401-58-001A	36	17.51	
401-05-004A	48	10.76	
OVERALL DENSITY	84	12.89	
BUILDING COVERAGE	21.8%		
PARKING COVERAGE	18.5%		
OPEN SPACE	60.0%		

PARKING
84 UNITS x 1.75 = 147 SPACES REQUIRED
SPACES WEST 64 SPACES
SPACES EAST 84 SPACES
TOTAL PROVIDED 148 SPACES



Contact Arizona 811 at least two full working days before you begin excavation

Call 811 or click Arizona811.com

REVISIONS			
NO.	DESCRIPTION	DATE	BY

SWI
Shephard Wesnitzer, Inc.

75 Kalliof Place
Sedona, AZ 86336
928.282.1061
928.282.2058 fax
www.swiaz.com

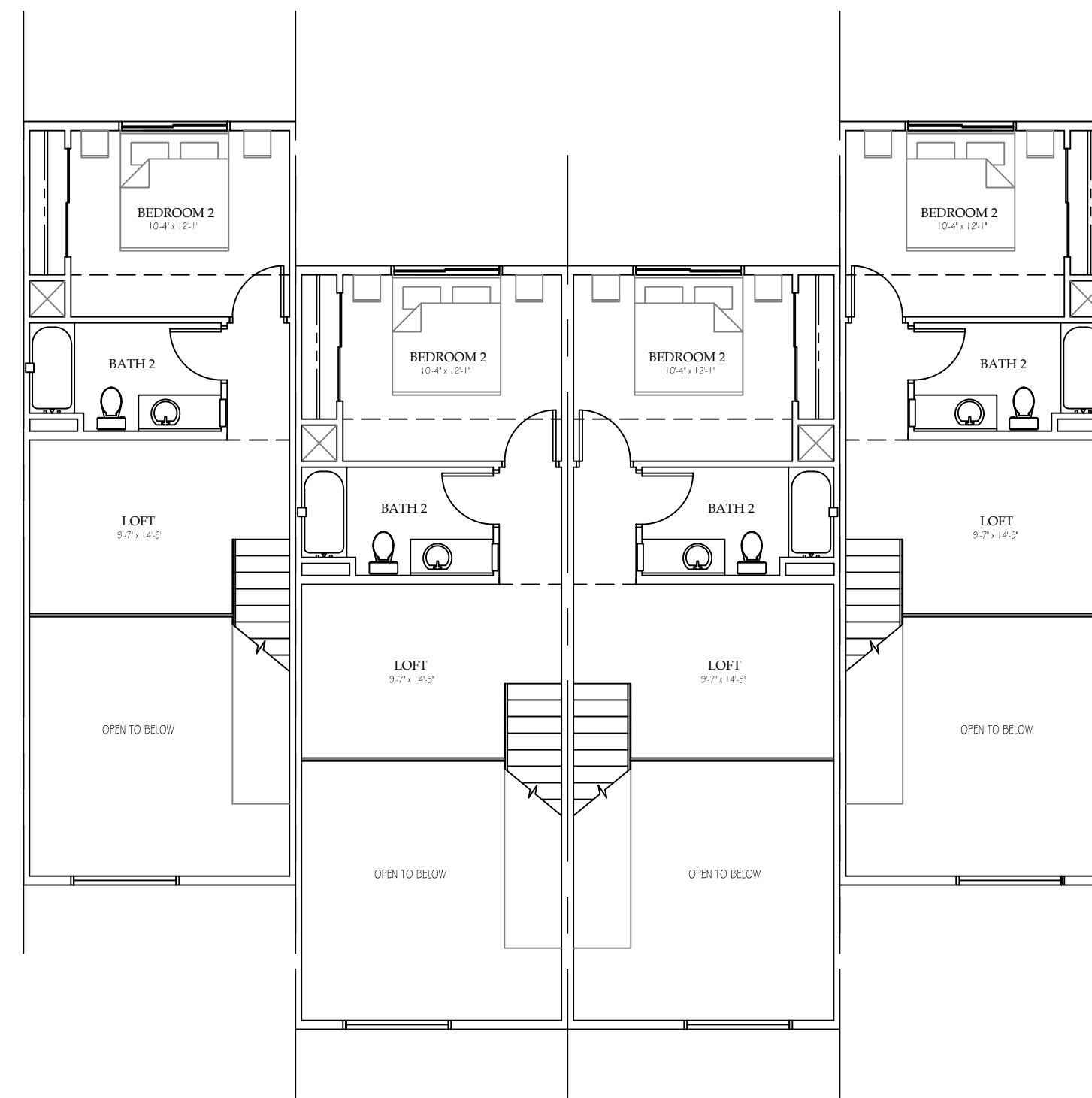
JOB NO: 20206
DATE: FEB 21
SCALE: 1"=30'
DRAWN: MWJ
DESIGN:
CHECKED:

JORDAN LOFTS
SEDONA ARIZONA

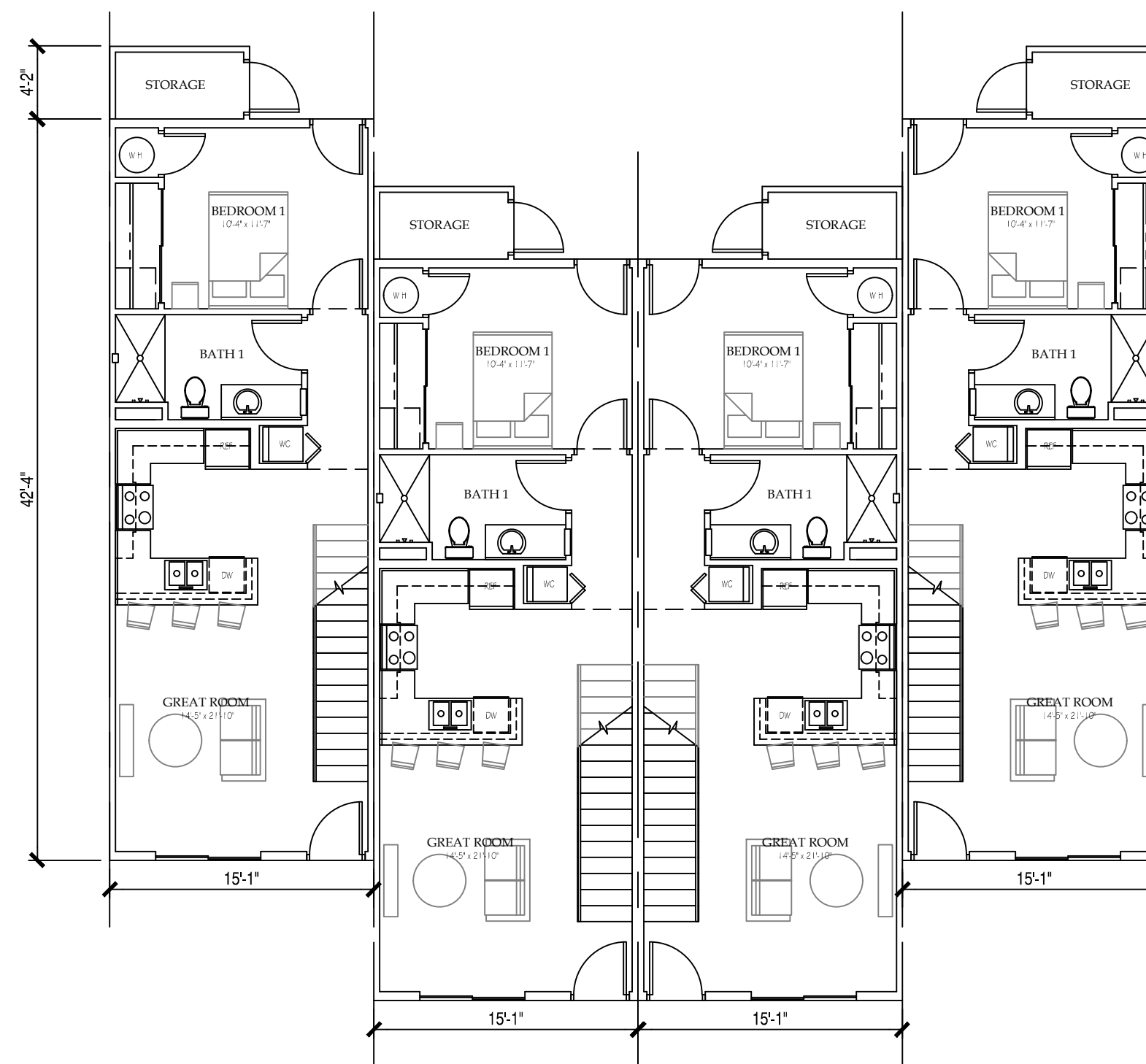
SITE PLAN

DRAWING NO. **EX1**

SHT NO. 1 OF 1



2 Upper Level Floor Plan
A1.0 Scale 1/8" = 1'-0"



1 Main Level Floor Plan
A1.0 Scale 1/8" = 1'-0"



2492 E. RIVER ROAD S-100 TUCSON, AZ 85718 (520) 615-8900

4 PLEX FLOOR PLANS

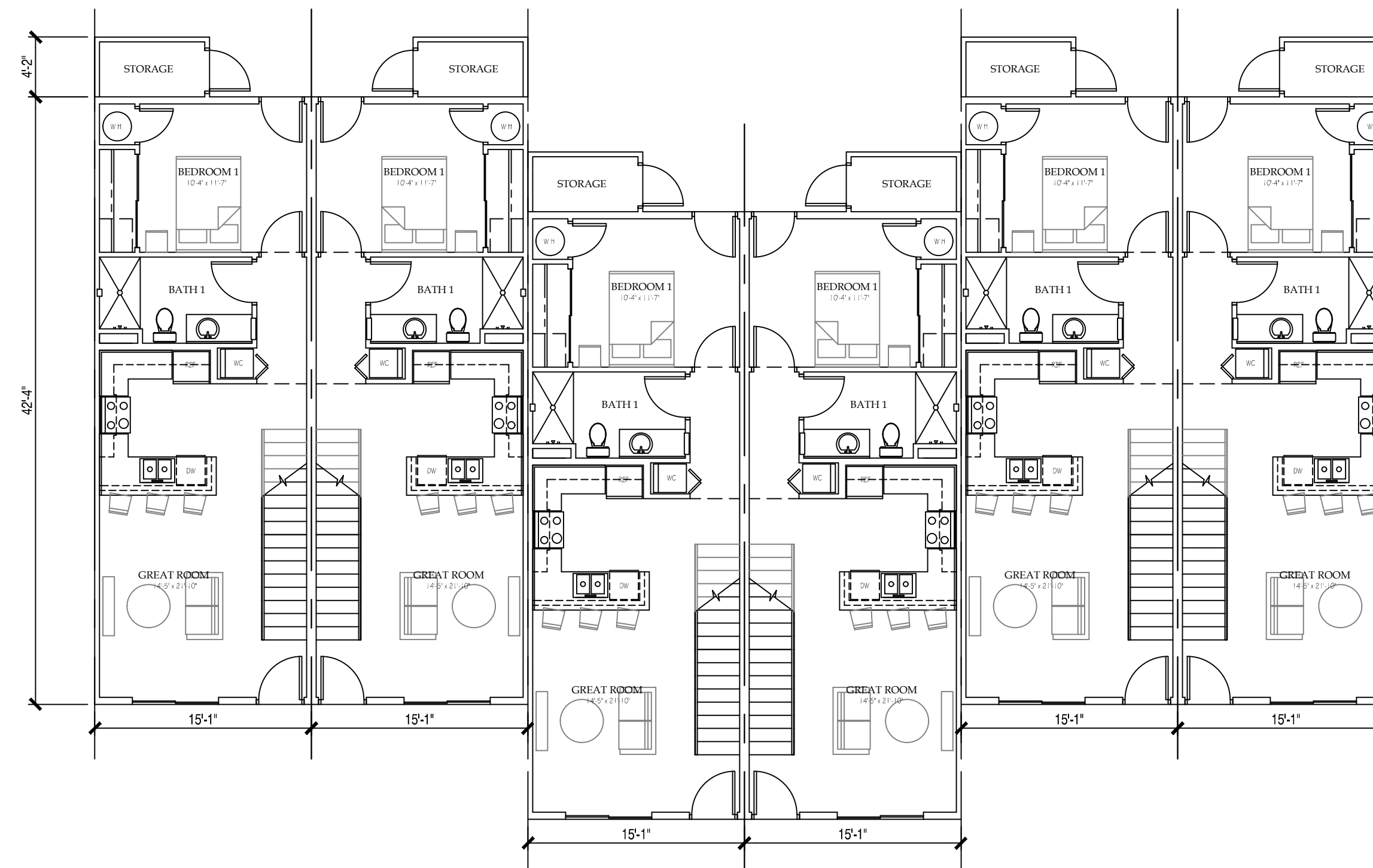
TOTAL
SQ. FT.
1414

JORDAN ROAD
SEDONA

A1.0



2 Upper Level Floor Plan
A1.1 Scale 1/8" = 1'-0"



1 Main Level Floor Plan
A1.1 Scale 1/8" = 1'-0"



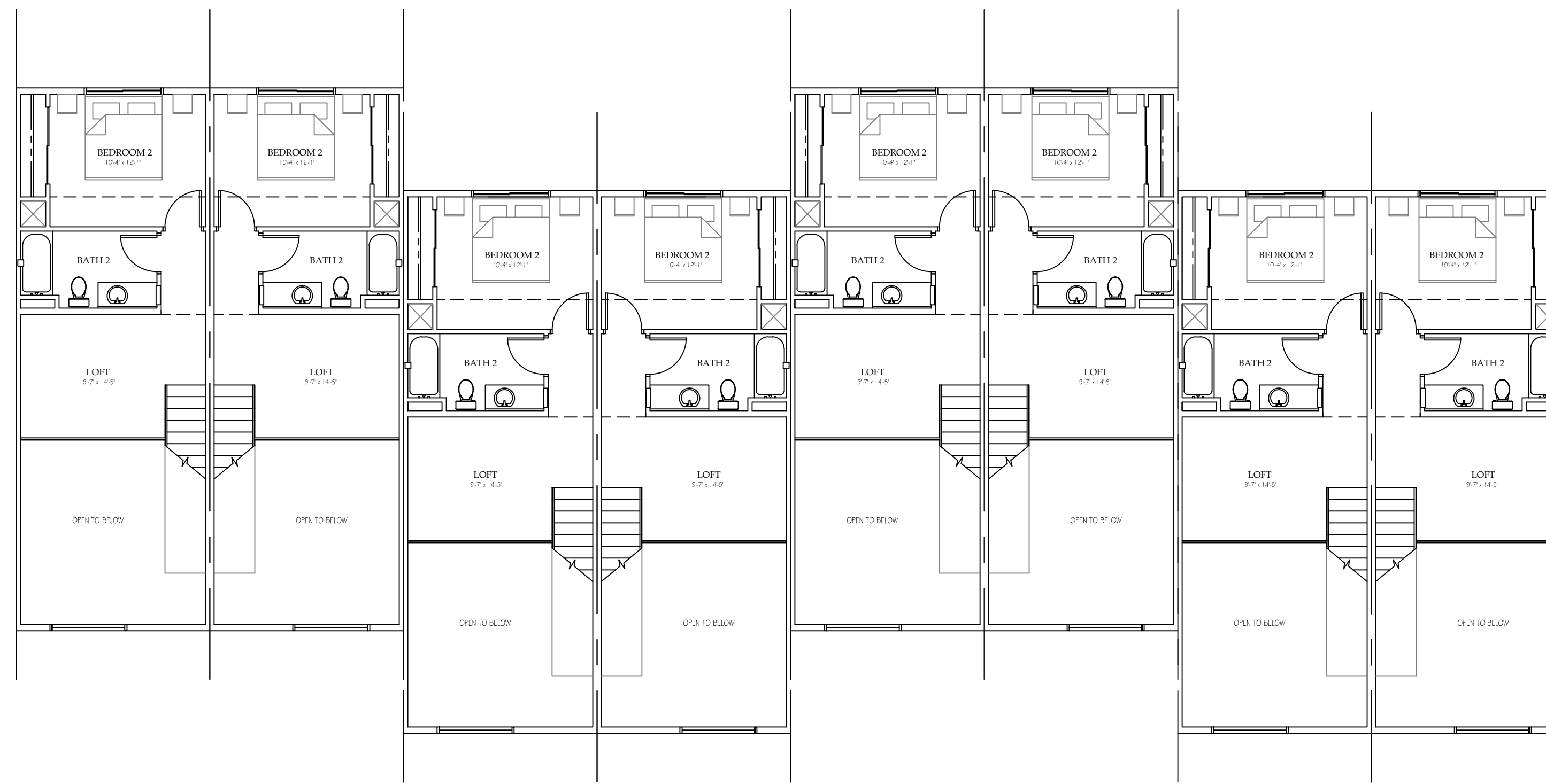
2492 E. RIVER ROAD S-100 TUCSON, AZ 85718 (520) 615-8900

6 PLEX FLOOR PLANS

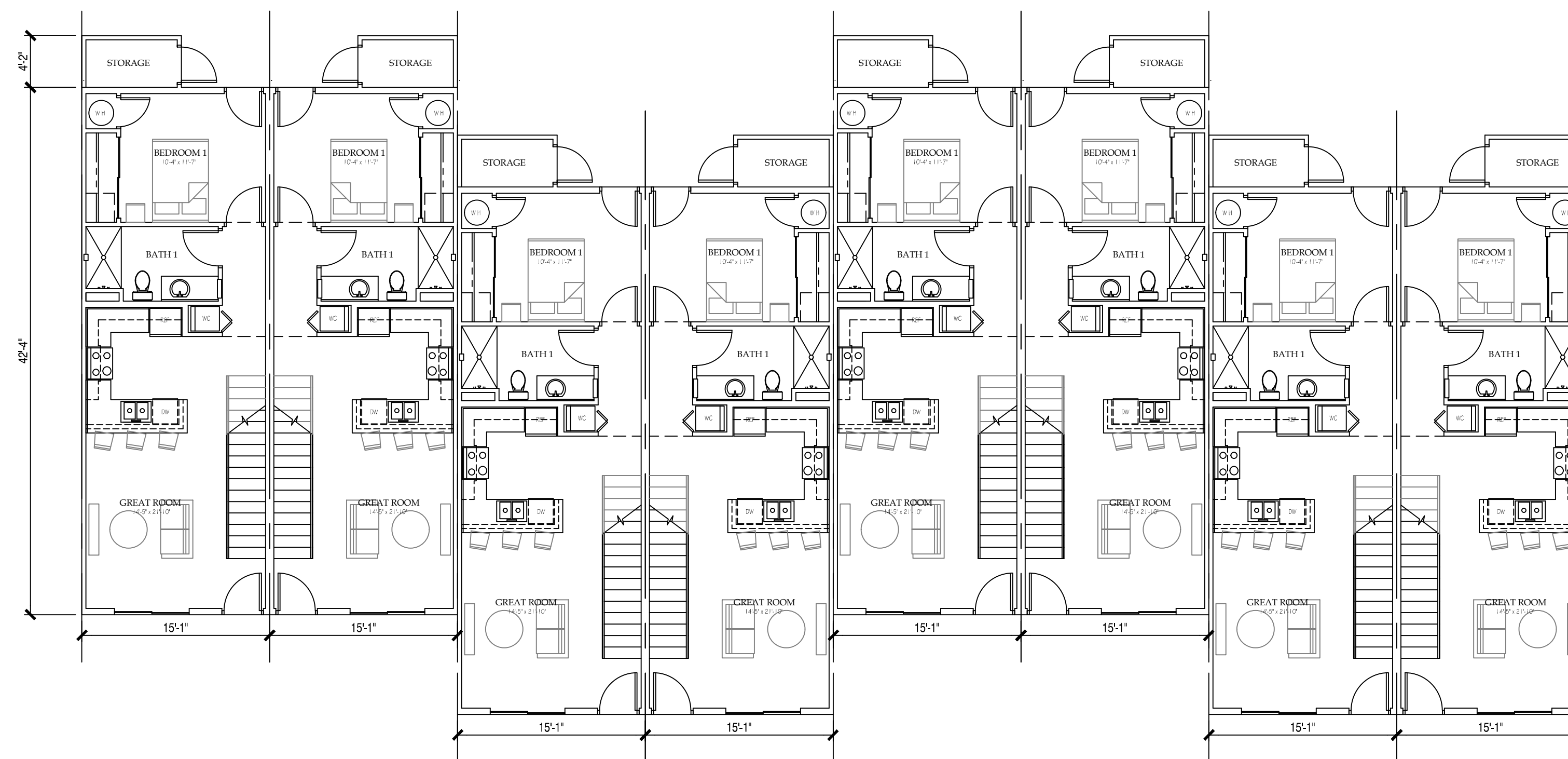
TOTAL
SQ. FT.
1414

JORDAN ROAD
SEDONA

A1.1



2 Upper Level Floor Plan
 A1.2 Scale 1/8" = 1'-0"



1 Main Level Floor Plan
 A1.2 Scale 1/8" = 1'-0"



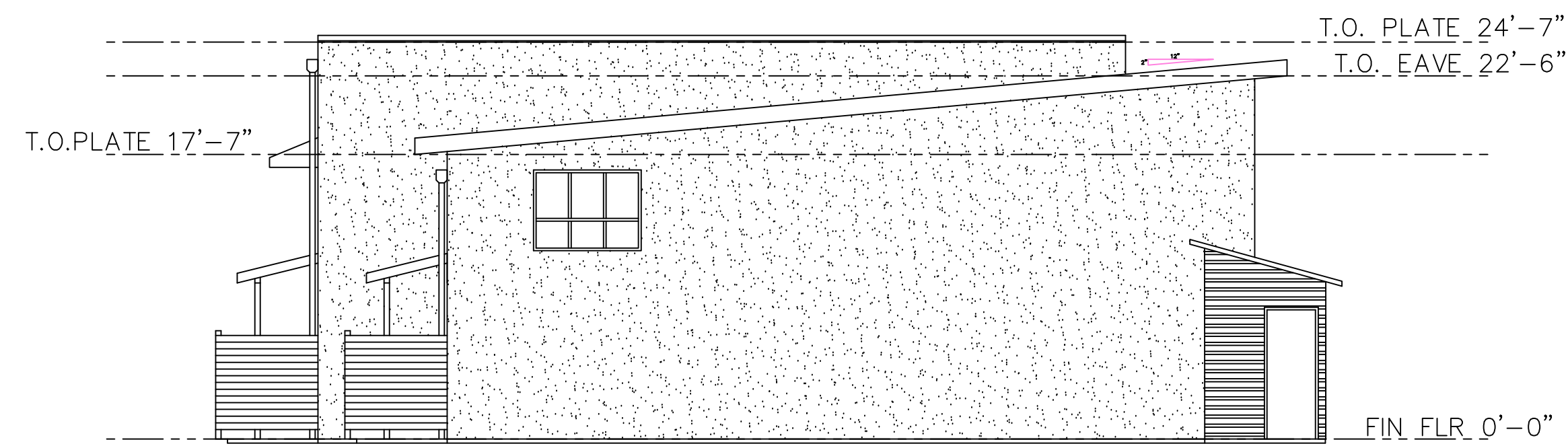
2492 E. RIVER ROAD S-100 TUCSON, AZ 85718 (520) 615-8900

8 PLEX FLOOR PLANS

TOTAL
SQ. FT.
1414

JORDAN ROAD
SEDONA

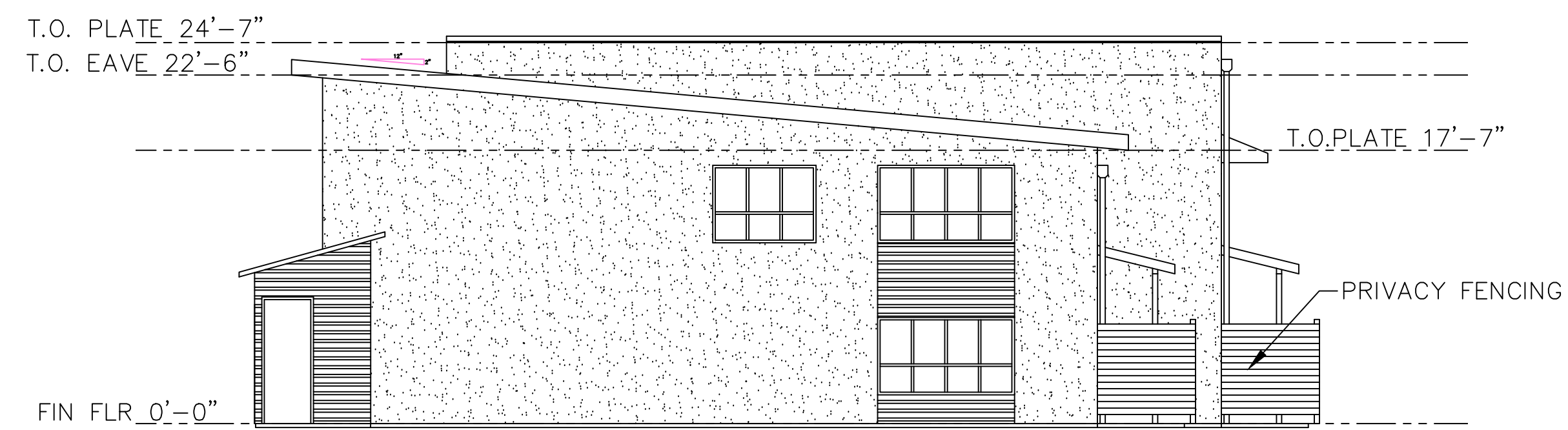
A1.2



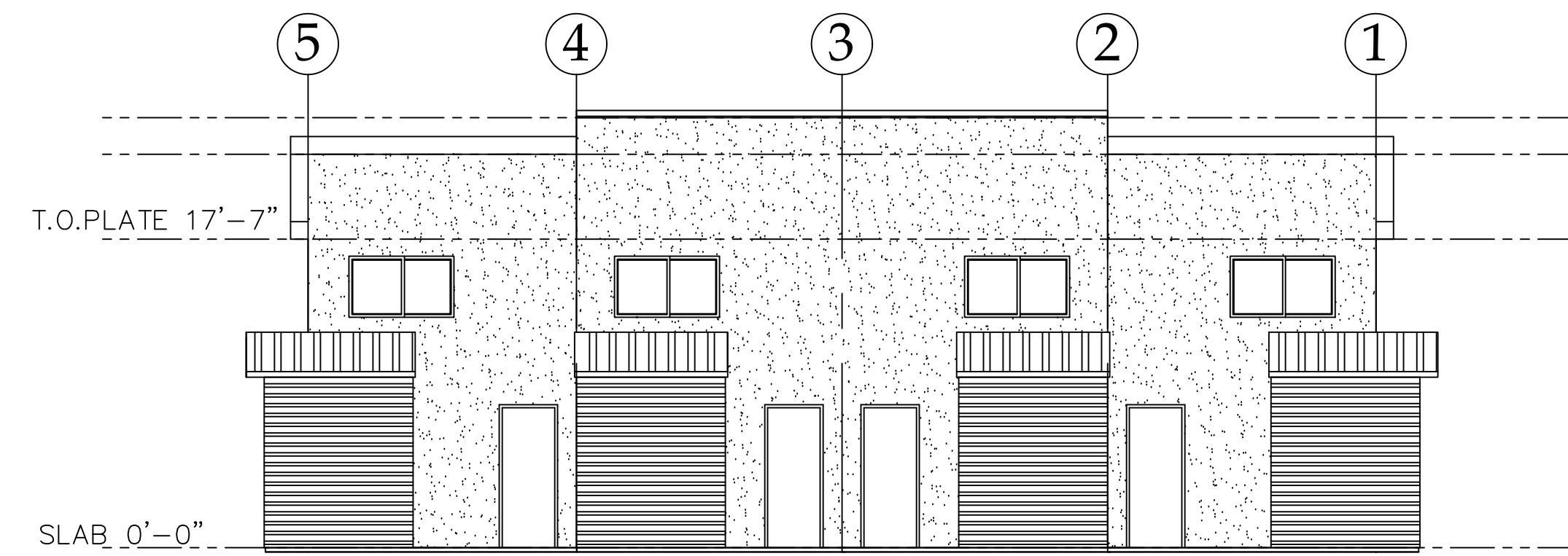
1
A2.0 Side Elevation
Scale 1/8" = 1'-0"



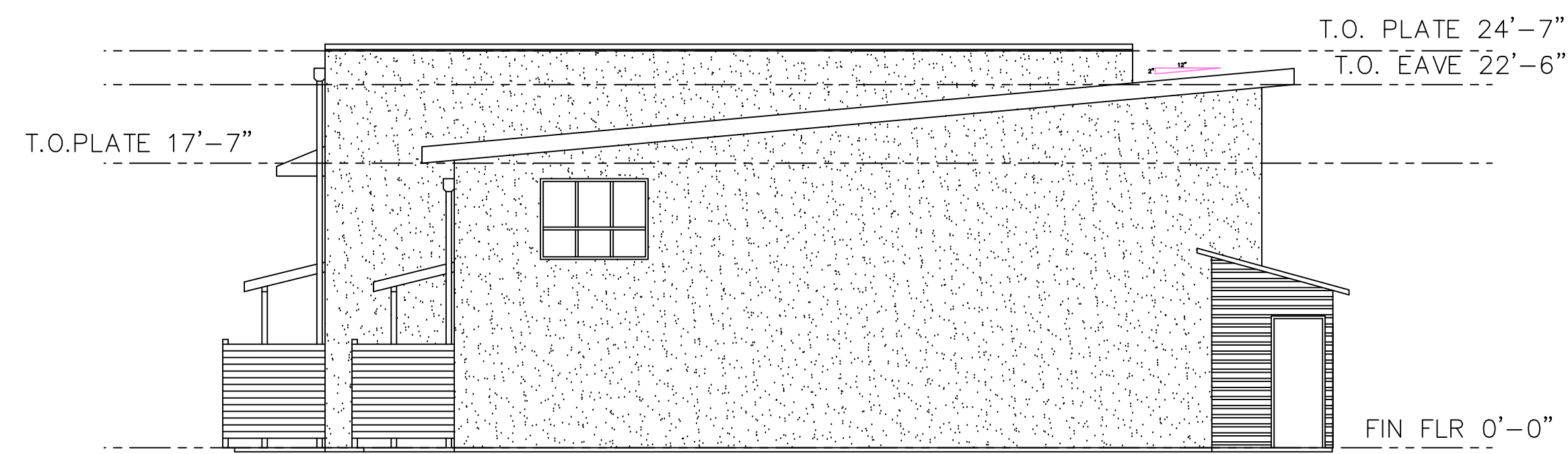
2
A2.0 Front Elevation
Scale 1/8" = 1'-0"



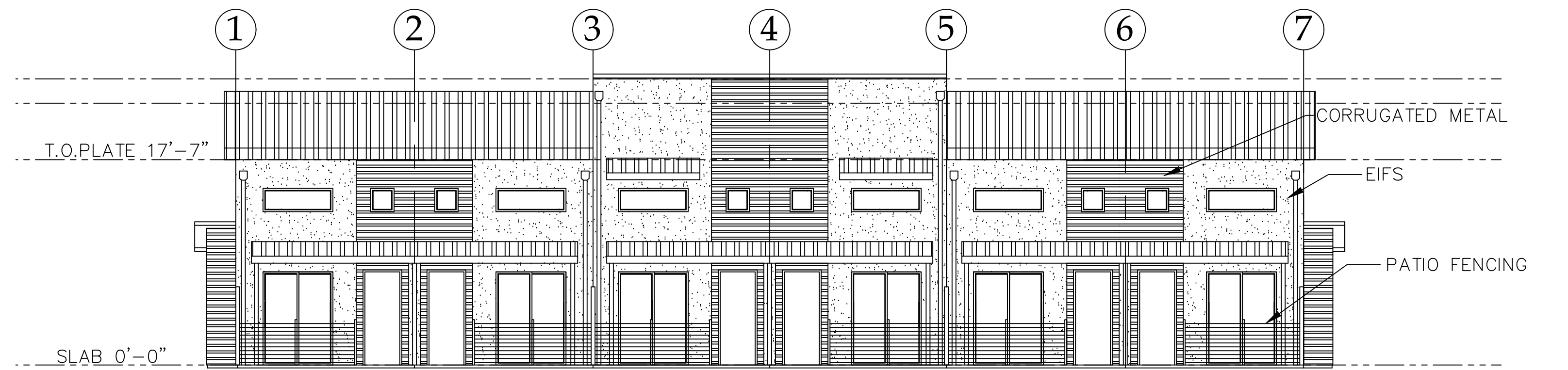
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A2.0 Street Side Elevation
Scale 1/8" = 1'-0"



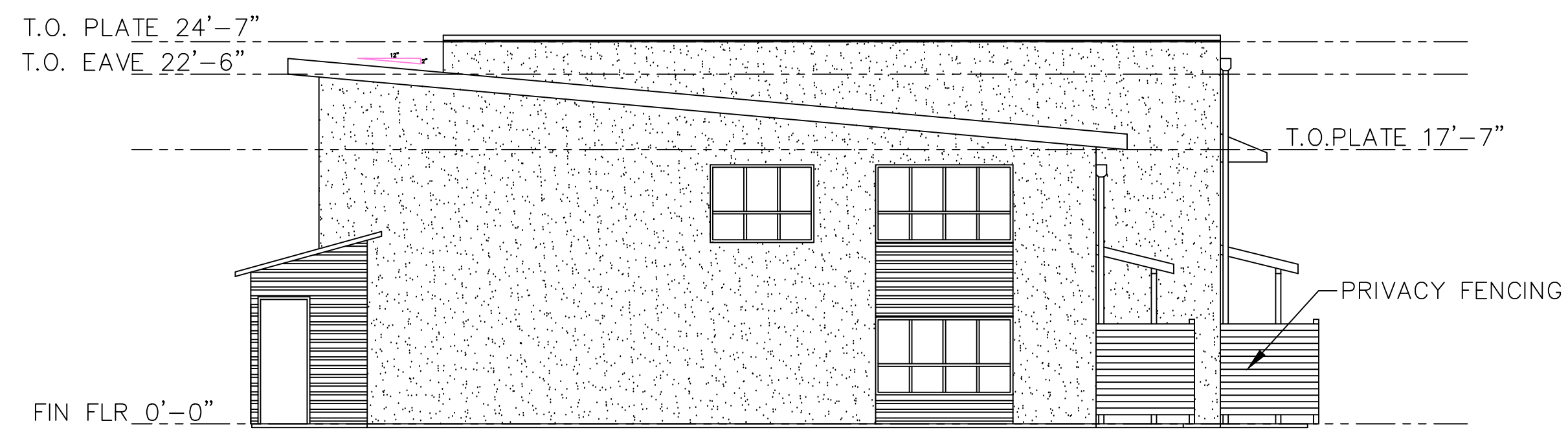
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A2.0 Back Elevation
Scale 1/8" = 1'-0"



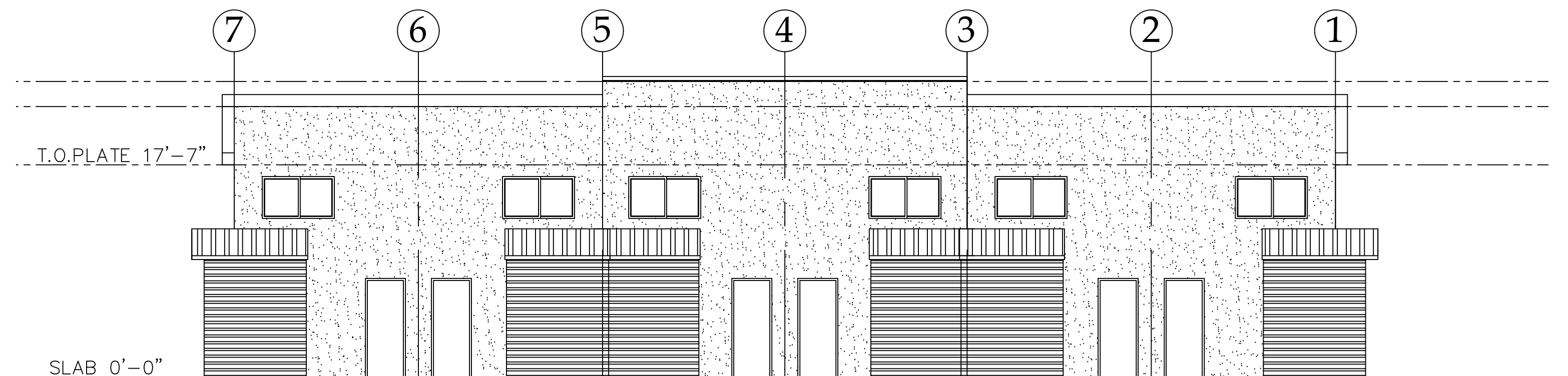
1 Side Elevation
A2.1 Scale 1/8" = 1'-0"



2 Front Elevation
A2.1 Scale 1/8" = 1'-0"



3 Street Side Elevation
A2.1 Scale 1/8" = 1'-0"



4 Back Elevation
A2.1 Scale 1/8" = 1'-0"

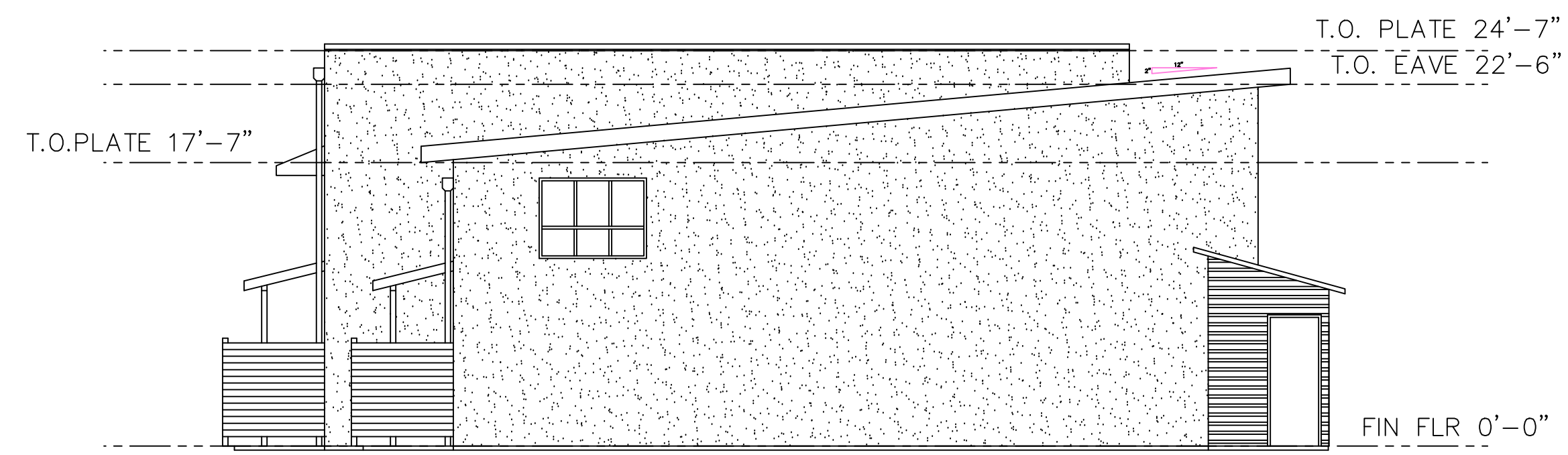


6 PLEX ELEVATIONS

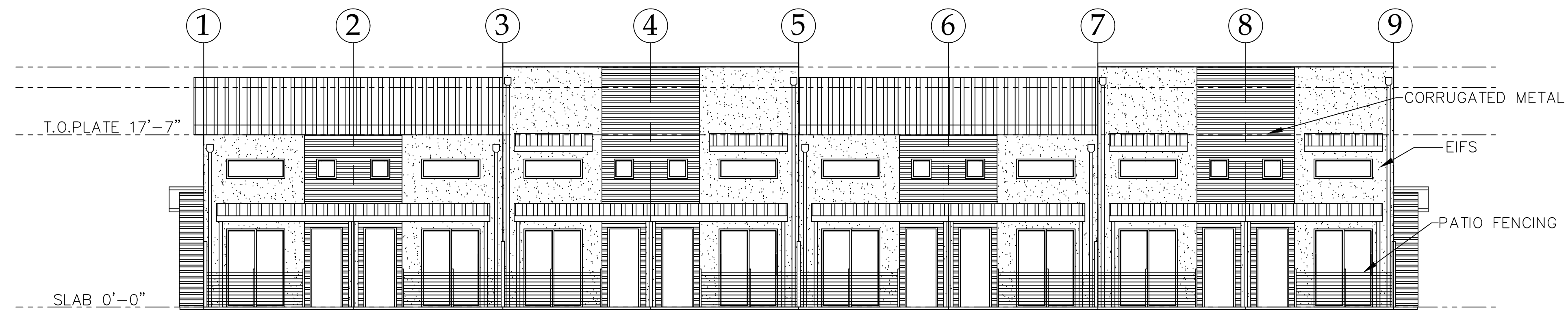
TOTAL
SQ. FT.
1414

JORDAN ROAD
SEDONA

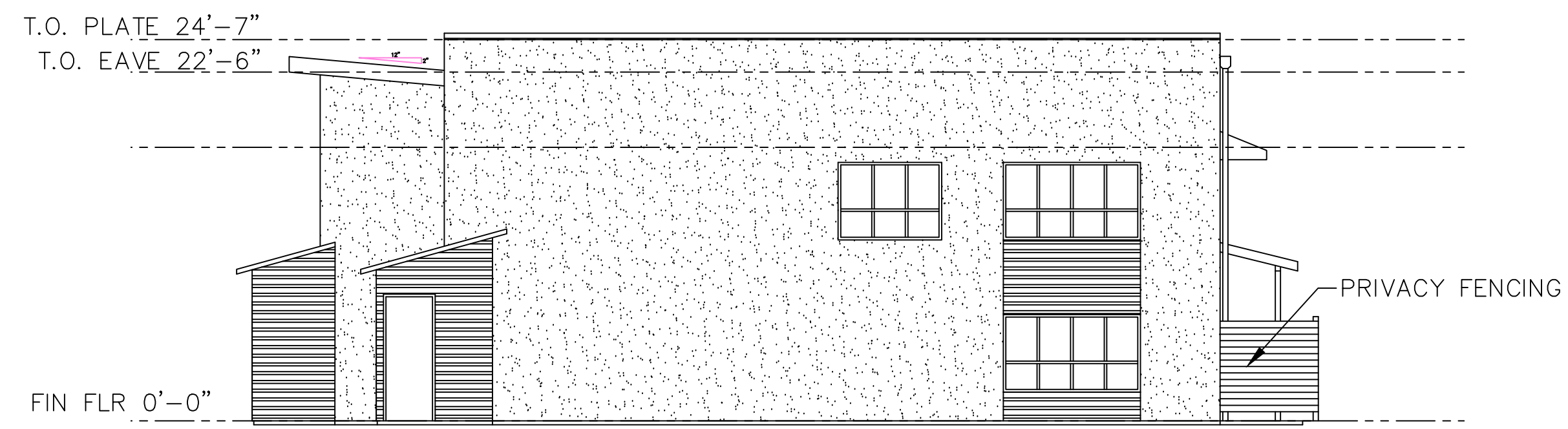
A2.1



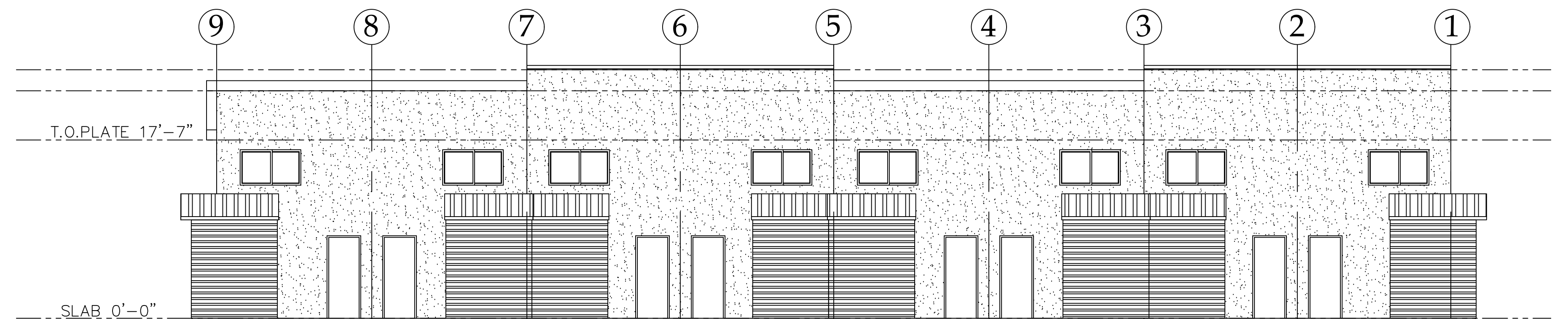
1 Side Elevation
A2.2 Scale 1/8" = 1'-0"



2 Front Elevation
A2.2 Scale 1/8" = 1'-0"



3 Street Side Elevation
A2.2 Scale 1/8" = 1'-0"



4 Back Elevation
A2.2 Scale 1/8" = 1'-0"



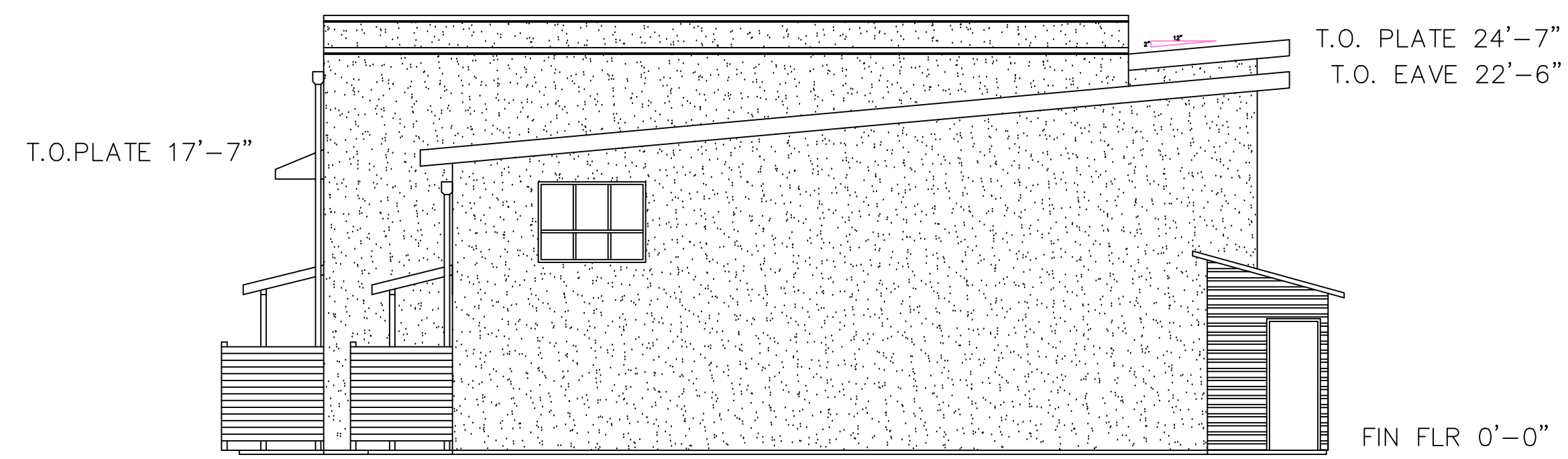
2492 E. RIVER ROAD S-100 TUCSON, AZ 85718 (520) 615-8900

8 PLEX ELEVATIONS

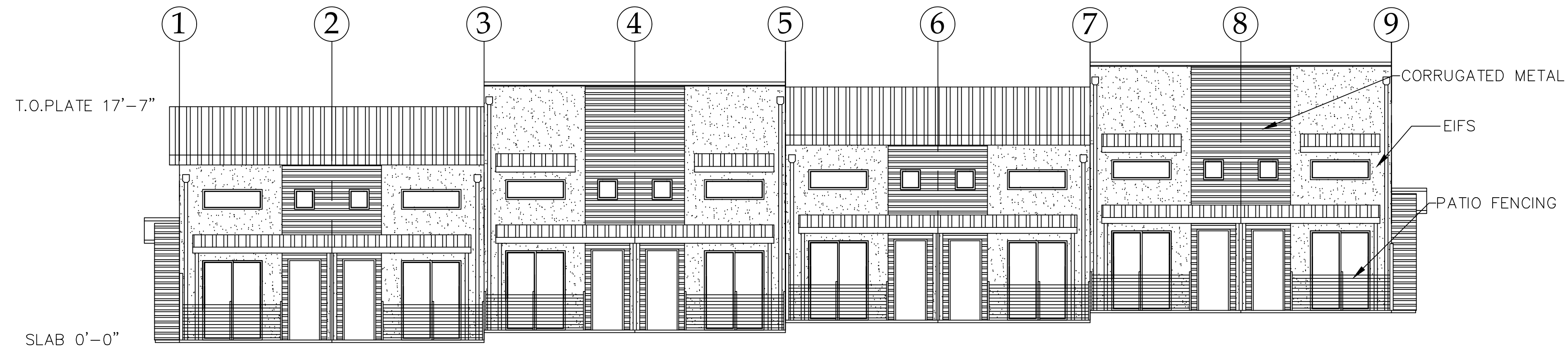
TOTAL
SQ. FT.
1414

JORDAN ROAD
SEDONA

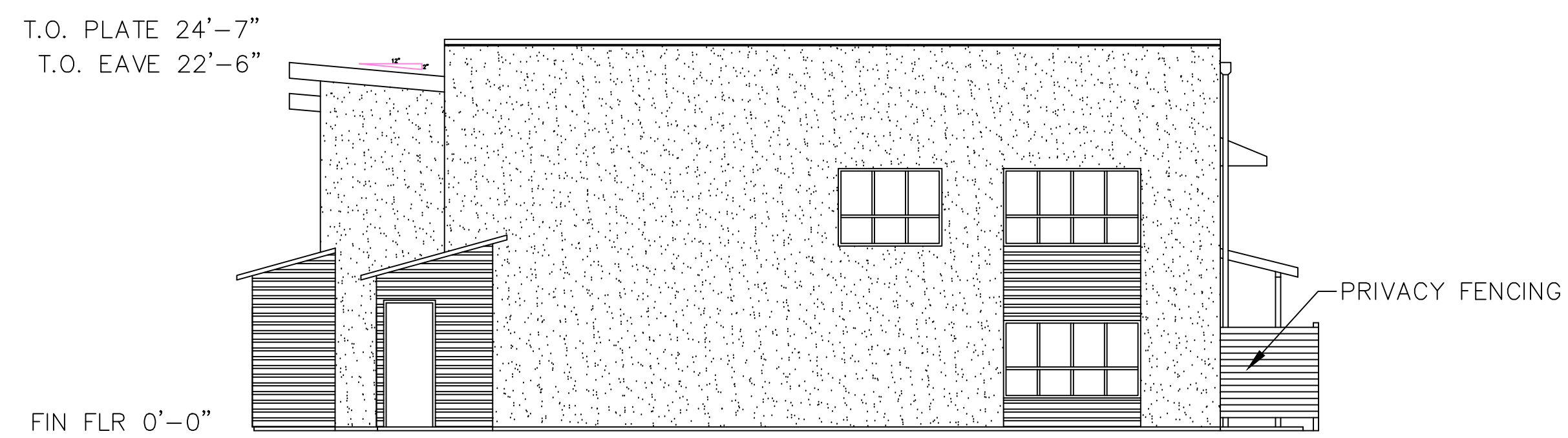
A2.2



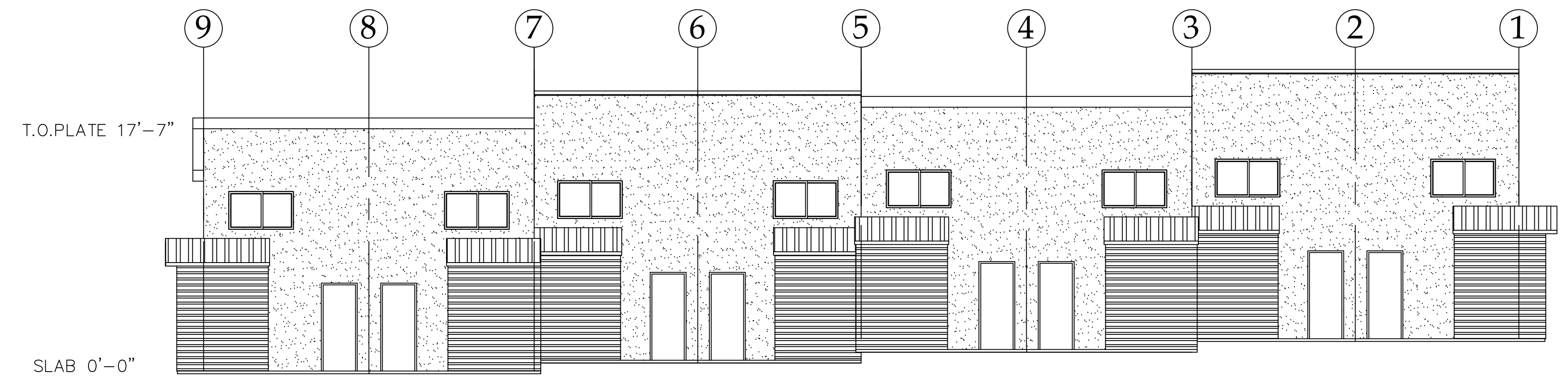
1 Side Elevation
A2.2 Scale 1/8" = 1'-0"



2 Front Elevation
A2.2 Scale 1/8" = 1'-0"



3 Street Side Elevation
A2.2 Scale 1/8" = 1'-0"



4 Back Elevation
A2.2 Scale 1/8" = 1'-0"

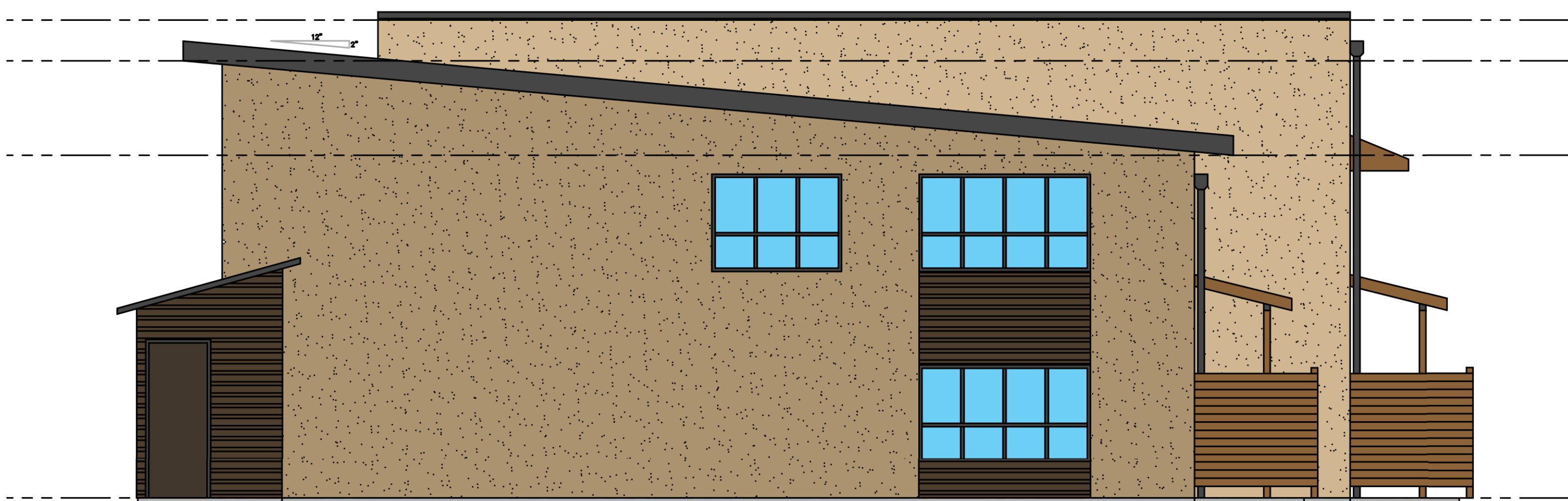
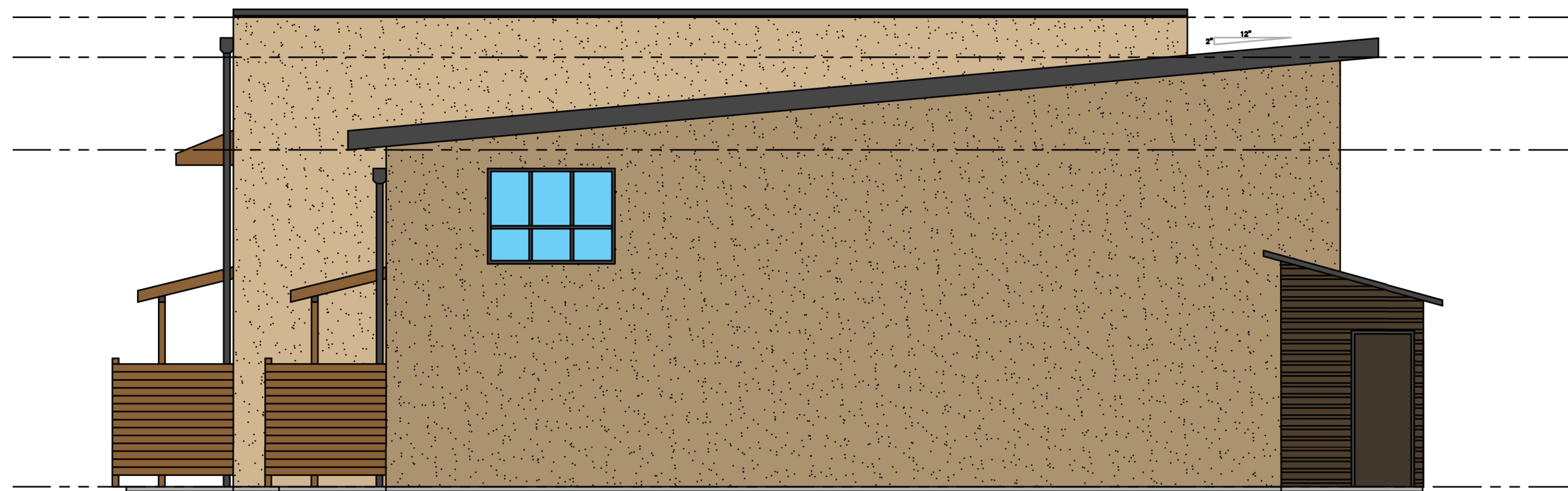


8 PLEX ELEVATIONS
STEPPED FFE

TOTAL
SQ. FT.
1414

JORDAN ROAD
SEDONA

A2.3



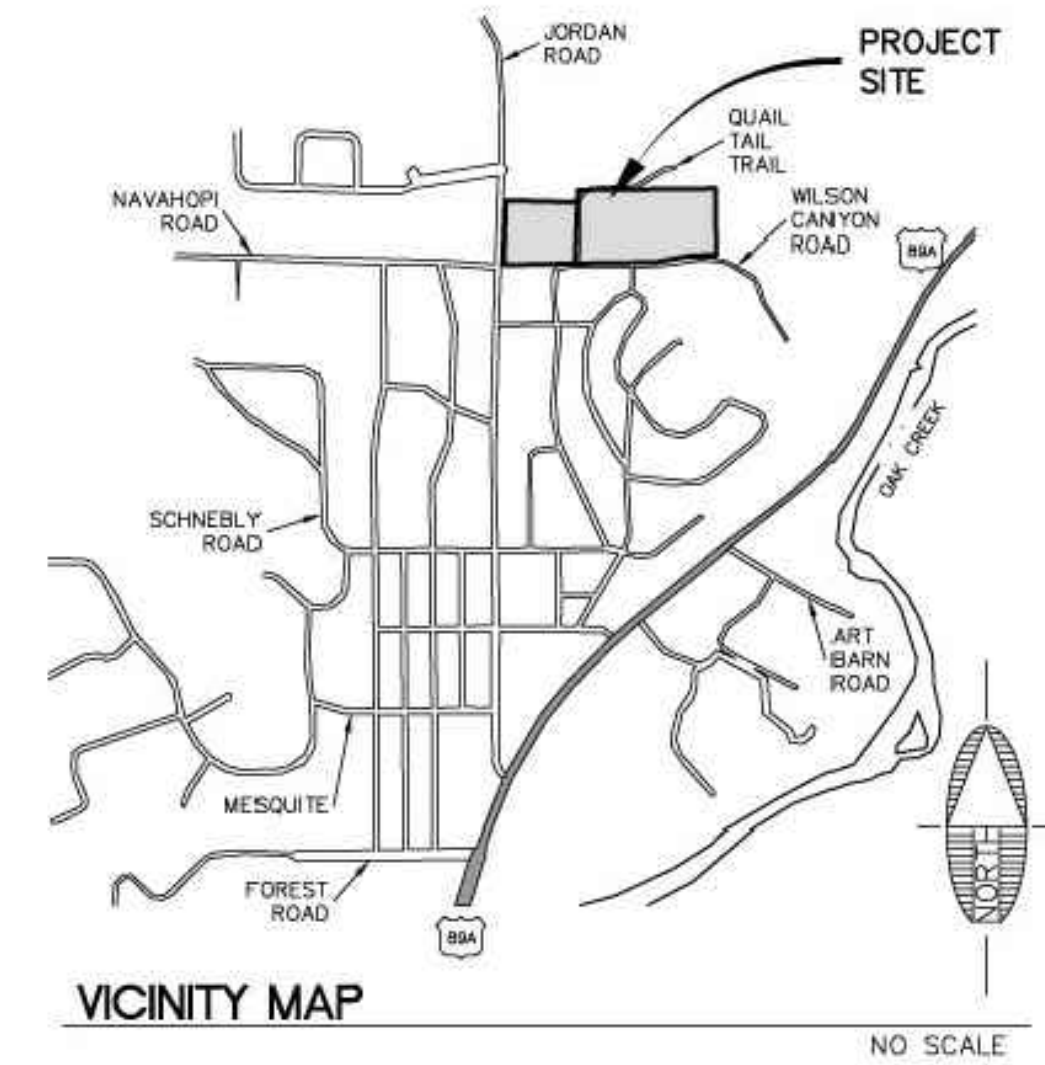
SEDONA LOFTS

4 PLEX

SEDONA, AZ



JORDAN LOFTS LANDSCAPE PLAN



LANDSCAPE NOTES

- ALL MAINTENANCE SHALL BE PERFORMED PER SEDONA CITY CODE SECTION #910.12.
- MAINTENANCE SHALL BE PERFORMED ON A MONTHLY BASIS AS FOLLOWS:
 - PRUNING AND CLIPPING FOR PEDESTRIAN VEHICULAR ACCESS.
 - REPLACEMENT OF DEAD AND UNHEALTHY PLANTS WITH PLANTS OF THE SAME SIZE AND TYPE.
 - REPLACEMENT OF ERODED OR WASHEDOUT D.G. WITH SAME.
 - MAINTENANCE OF IRRIGATION SYSTEM.
- DECOMPOSED GRANITE (D.G.) SHALL BE INSTALLED TO A 2" DEPTH OVER ALL PLANTERS AND DISTURBED AREAS INCLUDING ADJACENT RIGHTS OF WAY .
- MATERIALS WITHIN SITE VISIBILITY TRIANGLES SHALL BE PLACED AND MAINTAINED SO AS NOT TO INTERFERE WITH A VISIBILITY PLANE DESCRIBED BY 2 HORIZONTAL LINES 30 INCHES AND 72 INCHES ABOVE FINISHED GRADE OF THE ROADWAY SURFACE.

IRRIGATION NOTES

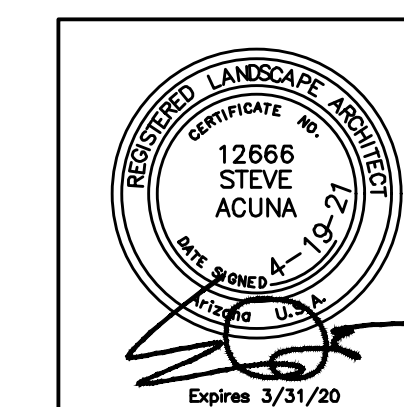
- MAINLINE & VALVE LOCATIONS SHOWN FOR CLARITY LOCATE IN PLANTER AREAS AND WITHIN PROJECT BOUNDARY.
- ALL MAINLINE SHOWN IS CL200 PVC., ALL POLY SHOWN IS 1/2". INSTALL TRACER WIRE AT ALL MAINLINES.
- INSTALL ALL PIPE BENEATH WALKS AND PAVING WITHIN A SCH 40 PVC SLEEVE 2 SIZES LARGER THAN IRRIGATION PIPE (PVC AND POLYETHYLENE (PE)).
- SEE CIVIL DWG. FOR WATER SOURCE SIZE & LOCATION PROVIDE METER PER WATER CO. REQ'S.
- IRRIGATION DESIGN PRESSURE 30 PSI FOR SYSTEM. CONTRACTOR SHALL VERIFY EXIST. WATER PRESSURE AT VALVE & NOTIFY LANDSCAPE ARCHITECT OF DISCREPANCIES, BETWEEN EXISTING & DESIGN PRESSURE PRIOR TO CONTINUING WORK.
- ELECTRIC POWER TO THE CONTROLLER IS SUPPLIED BY ELECTRICAL CONTRACTOR IN LOCATIONS SHOWN.
- COORDINATE WITH ELECTRICAL CONTRACTOR FOR POWER SOURCE.
- EACH CONTROLLER TO BE EQUIPPED WITH RAIN SHUT OFF SENSOR AND MOISTURE SENSOR.

TABULATIONS

STREET FRONTAGES:
 JORDAN ROAD
 AREA AT 10' WIDTH - 2650 SF
 TREES REQUIRED AT 1 PER 200 SF 13 PROVIDED 13
 SHRUBS REQUIRED AT 3 PER 200 SF 39 PROVIDED 39

WILSON CANYON ROAD
 AREA AT 10' WIDTH - 6550 SF
 TREES REQUIRED AT 1 PER 200 SF 33 PROVIDED 33
 SHRUBS REQUIRED AT 3 PER 200 SF 99 PROVIDED 99

PLANT LIST					
KEY	BOTANICAL NAME	COMMON NAME	REMARKS	SIZE	QTY.
TREES					
	CERCIS OCCIDENTALIS	WESTERN REDBUD		8' HT. 1" CAL.	21
	FRAXINUS VELUTINA	ARIZONA ASH	N	8' HT. 1" CAL.	42
	JUNIPERUS OSTEOSPERMA	UTAH JUNIPER	N	8' HT. 1" CAL.	12
	PINUS EDULIS	PINYON PINE	N	8' HT. 1" CAL.	42
	QUERCUS EMORYI	EMORY OAK	N	8' HT. 1" CAL.	32
	ROBINIA NEOMEXICANA	NEW MEXICO LOCUST	N	8' HT. 1" CAL.	18
SHRUBS					
	ABELIA CHINENSIS	ABELIA		2' HT.	19
	ARCTOSTAPHYLOS PUNGENS	MANZANITA	N	2' HT	117
	DASYLIRION WHEELERI	SOTOL		2' HT	33
	MAHONIA FREMONTII	FREMONT BARBERI	N	2' HT	66
GROUND COVERS AND ACCENTS					
	AGAVE PARRYI	PARRY'S AGAVE	N	5 G.C.	21
	DALEA CAPITATA	SIERRA GOLD		1 G.C.	47
	ROSMARINUS OFFICIANALIS	PROSTRATE ROSEMARY		1 G.C.	61
D.G.	DECOMPOSED GRANITE		APACHE BROWN	3/4" MINUS	

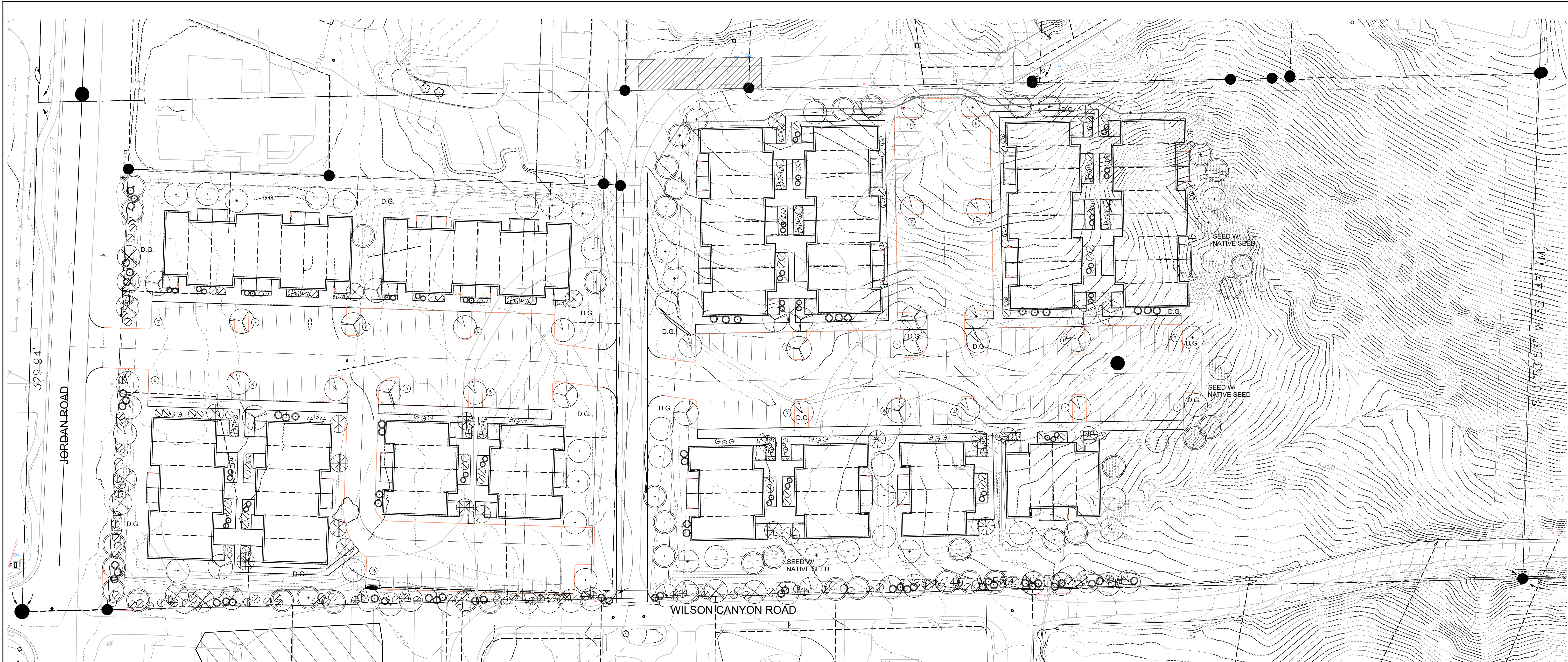


JORDAN LOFTS
 LANDSCAPE PLAN COVER SHEET

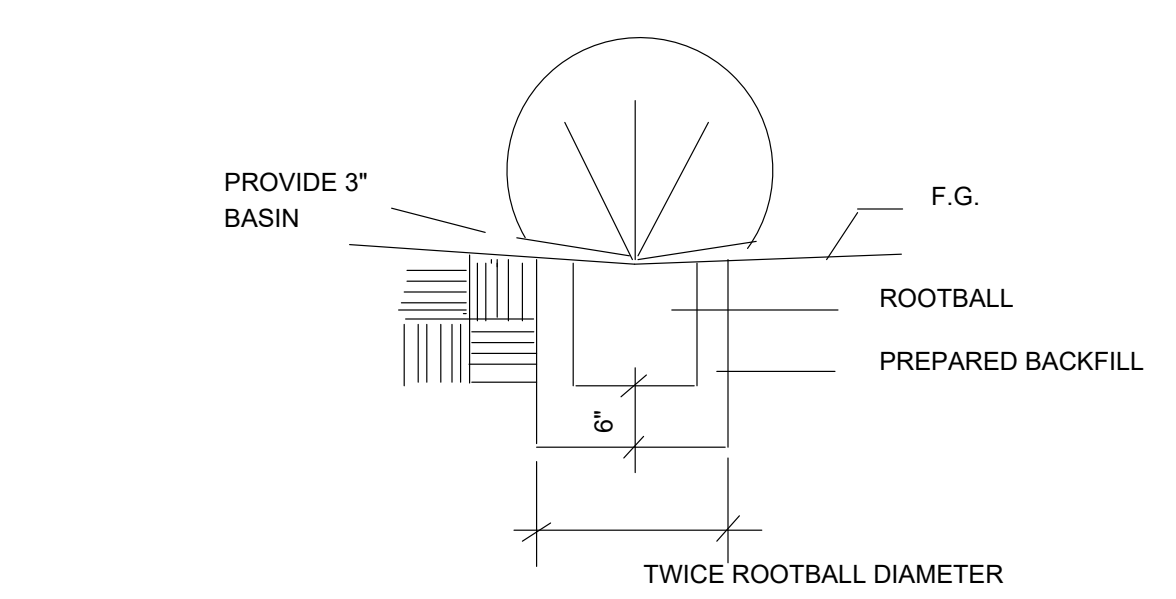
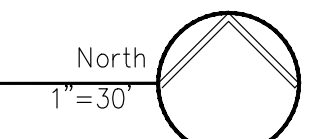
Acuña Coffeen
 Landscape Architects
 3532 N. Avenida Albor Tucson, Arizona 85745
 (520) 441-2754

HORIZ.	
VERT.	
F.B.	
DESIGN	SA
DRAWN	SA
CHKD.	SA
JOB NO.	

L1 OF 2

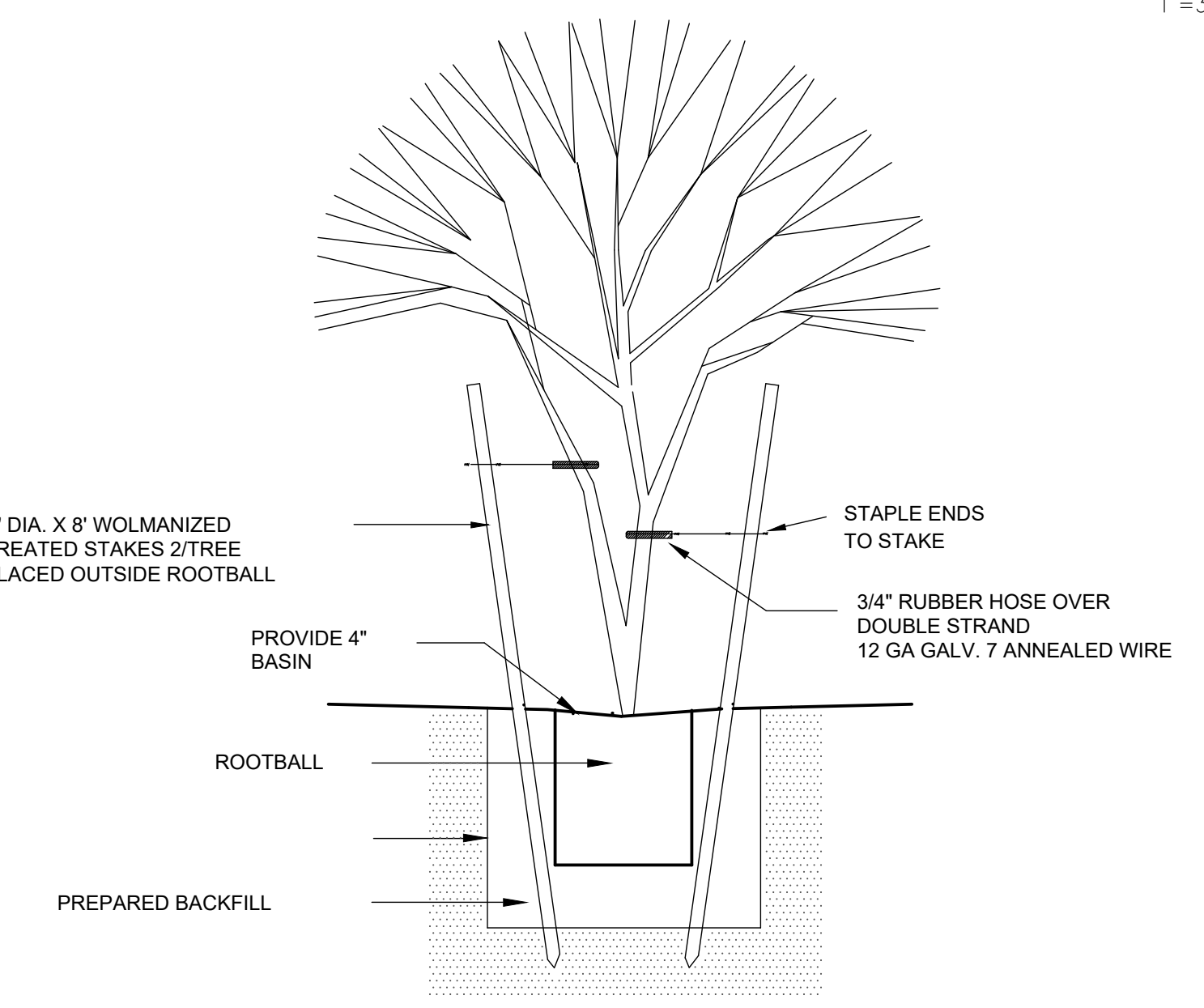


LANDSCAPE PLAN



1 SHRUB PLANTING DETAIL

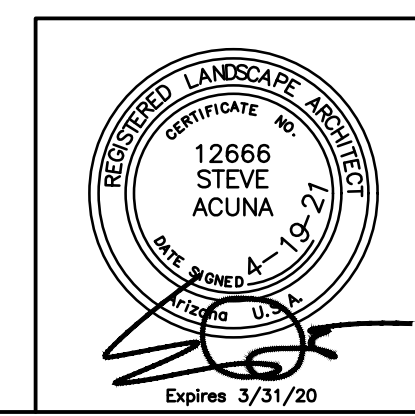
NTS



2 TREE PLANTING DETAIL

NTS

* NO STAKES FOR BOXED TREES SIZES



JORDAN LOFTS		HORIZ.
LANDSCAPE PLAN		VERT.
Acuña Coffeen Landscape Architects		F.B.
3532 N. Avenida Albor Tucson, Arizona 85745 (520) 441-2754		DESIGN SA
L2 OF 2		DRAWN SA
Engine 3/21/20		CHKD. SA
Job No.		





