

ChocolaTree, LLC
1595 W 89A
Sedona, AZ 86336

September 8, 2021
Director of Community Development Department
City of Sedona

Letter of Intent

Re Zone of 20 View Dr and 35 Inspirational Dr
Parcel# 408-07-026D

Overall Project Description

The property on parcel 408-07-026 has two street frontages. The 20 View Drive portion is an existing residence on a RS 6 zoned lot. The 35 Inspirational View Drive is a vacant fenced RS-10 zoned lot. The owner purchased this property primarily to provide required off site parking for The ChocolaTree Organic Oasis. The existing View Dr home currently provides employee housing and will be converted to M-3 compliant residence and office.

Context Narrative

The property is on the north edge of the Grasshopper Flats Planned Area, a transitional zone between 89A businesses and View Dr and Inspirational Dr residential neighborhoods (see Planned Area Narrative below).

35 INSPIRATIONAL DRIVE:

The proposed parking on 35 Inspirational Dr is adjacent to 3 other businesses and associated parking areas.

North: Los Rosales 1655 W 89A,

Northeast: Foothills Property Management 1615 W 89A

East Professional Offices 30 Inspirational Dr.

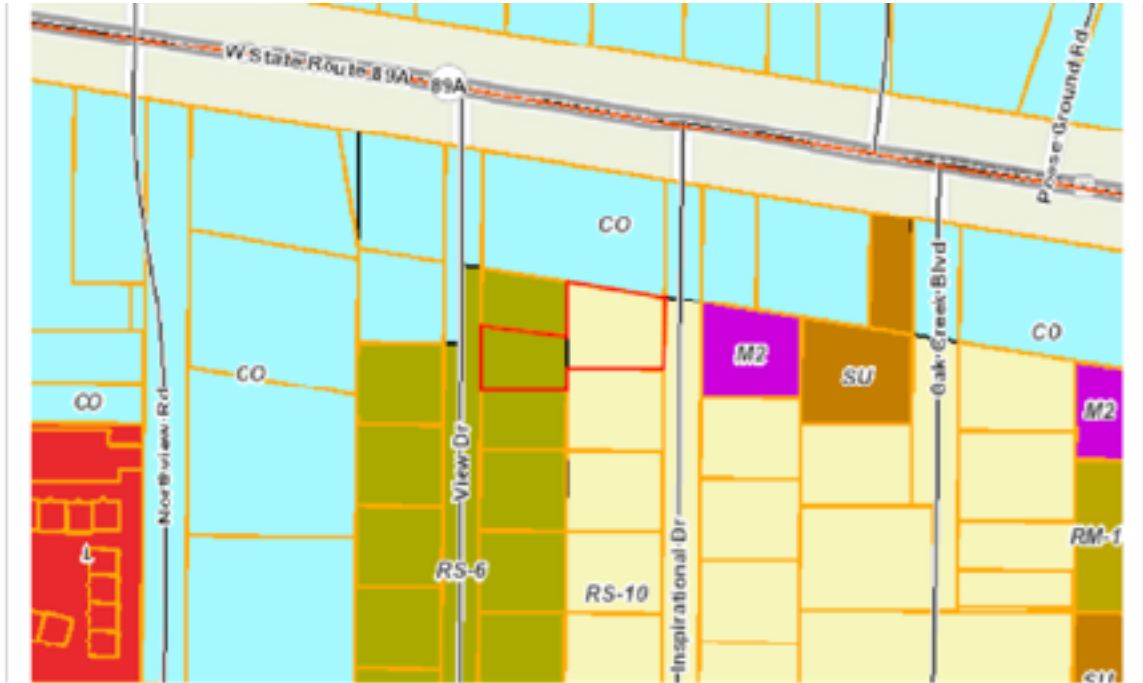
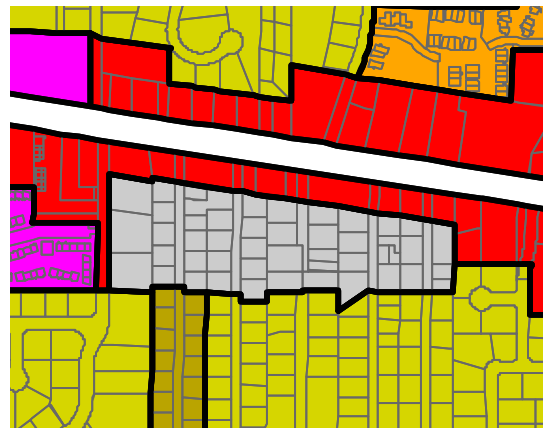
The additional parking will provide required parking for ChocolaTree staff and guests. Bike racks for alternative transportation will be provided.

The 35 Inspirational lot has existing 6' wood fencing built on concrete curbs at the entire north property line, entire south property line and entire west side of lot. The existing curbs limit parking drainage from or to the adjacent properties. Landscaping along the residential property lines will buffer the residence to the south and VRBO to the west. The parking surface will be an approved pervious surface to assist with site drainage retention.

35 Inspirational lot has minimal existing landscape, 1 tree, some smaller trees and an extensive row of trees on neighboring north property under power line that provides a green buffer but will limit new taller trees. There is an increased buffer for most of the adjacent property to the south and the perimeter of parking will be softened with the addition of trees, shrubs ground covers and vines will trees, shrubs ground covers and vines will buffer parking lot from surrounding properties.

20 VIEW DRIVE

20 View Drive is currently employee housing for ChocalaTree employees. M-3 compliant conversion phased process will begin about 1 year after the completion of the 35 Inspirational View rezone. The property is extensively landscaped and screened with conifers and deciduous trees. 6 ft fencing exists on the south side, south east, east and partially fenced on the north. Additional planting will be added with phase 2.



Sedona Community Plan - Planned Areas Narrative

Grasshopper Flats Planned Area

Provide alternate access to adjacent commercial area as a community benefit, if there is an opportunity to do so.

- Off site parking will enhance existing parking at ChocolaTree and benefit traffic flow in adjacent neighborhood.

Provide road, pedestrian/bicycle connections as a community benefit, if there is an opportunity to do so.

- - Bike parking and tool area for customers and employees.

Retain existing single-family residential structures for residential and non-residential uses as a community benefit, if applicable.

- - Existing house will be retained for M-3 compliant, non short term employee / worker housing, live work and or ChocolaTree office production.

Preserve historic resources, if applicable.

- - Not applicable

Planned Areas

Planned Areas (PA) were established in the 2002 Community Plan and brought forward in this Plan to address needs and provide benefits for certain areas, including land use transitions or buffers between residential areas, commercial uses, and highway corridors. As an incentive, a rezoning to an alternative land use may be considered if it is consistent with the Community Plan recommendations for the PA. Residential densities cannot exceed 12 units per acre and land uses must be consistent with the range of land use designations described in this section unless approved through a Community Plan Amendment and Specific Plan within a CFA. Where a PA designation falls within a CFA, the CFA "Community Expectations" will apply where appropriate.

The following Planned Areas are outside a CFA and create a transition between more intensive commercial areas and residential areas, the National Forest, or the highway

corridor. Rezonings within these areas may also be considered according to the following needs and benefits where applicable.

- 1 • Provide enhanced buffering and land uses that are compatible with both existing residential and commercial areas, including strategic building and parking placement, use of topographic changes, vegetative screening and other buffering techniques.
- 2 • Include land uses that generate minimal traffic relative to the residential character of the area.
- 3 • Provide diverse housing options if there is an opportunity to do so.
- 4 • Eliminate non-conforming uses as a benefit.
- 5 • Consolidate properties under unified planning if there is an opportunity to do so.

The Planned Areas on the following pages are outside of a Community Focus Area. For further information on a PA that is within a CFA, please see the corresponding CFA description.

Planned Areas

1. Provide enhanced buffering and land uses that are compatible with both existing residential and commercial areas, including strategic building and parking placement, use of topographic changes, vegetative screening and other buffering techniques.

- Mixed Use parking and M-3 compliant housing buffers neighborhood to south from 89A business and highway with existing fencing and proposed landscape. Majority of parking is setback from 43 Inspirational.

2. Include land uses that generate minimal traffic relative to the residential character of the area.

- Our location would not increase traffic into the neighborhood. 35 Inspirational is directly behind an 89A business and has two other business and parking areas across street. View has a VROB to north and then 89A business.

3. Provide diverse housing options if there is an opportunity to do so.

- Existing residence on View to remain as live work or other M-3 use.

4. Eliminate non-conforming uses as a benefit.

- Currently zoned single family with non compliant set back. The rezone will bring into compliance.

5. Consolidate properties under unified planning if there is an opportunity to do so.

- Consolidating parcels with RS-6 and RS-10 current zoning, to M-3 zoned resulting in unified planning.