

Letter of Intent for Proposed Development**10 Navajo Drive****Project Name: Navajo Lofts****Applicant/Project Owner: Kontexture, LLC. / MKC Holdings, LLC.**

November 15th, 2021.

Cari Meyer, Planning Manager
Community Development.
102 Roadrunner Drive.
Sedona, Arizona. 86336-3710

Dear Ms. Meyer:

The purpose of this letter of intent to pursue land use and related approvals for the development of the 4.50 acre (196,020 square feet) property in the City of Sedona, Arizona at 10 Navajo Drive (APN: 408-24-536B), currently owned and operated by MKC Holdings, LLC.

INTRODUCTION.

On behalf of property owners, Applicant, **MKC Holdings, LLC.** proposes the Navajo Lofts project, a residential home community, comprised of two types of buildings and 4 types of rental Units/Homes, Recreational and ADA Vehicle spaces, and other community amenities servicing the development's residents and visitors.

The property includes approximately 4.50 acres and is in an incorporated area of Yavapai County on the north side of State Route 89A, less than 1 mile from Sedona City Hall. Navajo Lofts is one of the largest plots of undeveloped, privately owned land in the Sedona area. Surrounded by Commercial and Residential lots. It is accessed through a private road.

The property owners are MKC Holdings, LLC. MKC Holdings, LLC has occupied the property since 2019. Applicant proposes the development of a residential community that will offer much needed moderately priced housing. A wide array of high end amenities will be offered on site including offices, BBQ grills and picnic tables, Dog Park, Gazebo, and bicycle racks all over the lot for convenience of the residents and their visitors.

PURPOSE OF REQUEST.

The purpose of this request is to seek an Overall approval of the Development at the subject site, in order to provide for the uses, development standards, and other criteria proposed at Navajo Lofts through this Letter of Intent.

PROJECT DESCRIPTION.

The Parcel includes 4.50 acres of mostly of raw land. We are proposing to construct two (2) types of building, each building will be a two-story mixed-use building serving the residents, with a total of 30 buildings (60 rental units), approximately 68,400 square feet of ground-floor residential space.

Significant open space will be preserved and maintained for the benefit of residents and visitors, approximately 48,441 S.F. of Open Space, including a Dog Park area in the South of the property. A View corridor, walking paths, dedicated public trail / bikeway, and park areas will allow residents and visitors to enjoy the natural beauty of the site and the surrounding area. No age limitations will be imposed. Buildings will be dictated by the natural landscape and existing topography. Open space will be expansive and provide a natural, open feel within the community. The property and amenities will be owned and maintained by Owner.

Residential units will vary from 35 to 60 feet wide and 46 to 80 feet deep. Aesthetic design of models will be carefully selected to maintain a look and feel compatible with the natural beauty of the site and surrounding area. Careful standards related to condition/type/design of homes will be imposed to establish and uphold the community’s value and appearance.

PROJECT LAYOUT

The North drive frontage of the Project will be for residential purposes only. The East Navajo drive side of the Project will be entirely residential (two stories at the street level), including private garage entries for every single residential unit. The offices, gazebo, architecture and façade are designed to integrate and blend with the residential component.

Our design will be integrated with the surroundings by having landscaping around the residences that are harmonious with the native fauna, along Navajo Drive.

The residents will enjoy private courtyards and amenities such as outdoor seating, grilling areas and gathering spaces that are easily accessible, while maintaining privacy and security.

PROJECT OBJECTIVES AND BENEFITS

The Project will benefit the City of Sedona in the following ways:

- Add 68,400 sq. ft. of new residential space.
- Provide additional employment opportunities to the area.
- Offer a unique housing alternative to this part of Sedona.
- Include desirable lifestyle and community amenities.
- Allow for a live-work relationship with the surrounding area.
- Provide the community with new residents who will work and shop in the area.

The Project will invigorate the Yavapai County Neighborhood, provide additional housing diversity that complements the eclectic make-up of the neighborhood, create both construction employment opportunities, encourage use of multi-modal transportation options, and activate the streetscape.

PROJECT SPECIFICS

# of Units:	60 Units & 68,400 sq. ft. of residential/housing space.
Location:	10 Navajo Drive
Rental Sq. Ft.:	68,400
Sq. Ft. per Unit:	2,009 SF – Unit A
	2,187 SF – Unit B
	1,866 SF – Unit C
	2,115 SF – Unit D
Offices:	482 SF.
Gazebo:	225 SF

K O N T E X T U R E

Roadways & Driveways:	37,345 SF
Patios:	10,580 SF
Walkways:	17,552 SF
Start Construction:	Approximately June 2022
Type of Building:	Two-story framed buildings.
Land Area:	4.50 Acres (169,163 square feet)
Vehicle Parking:	131 vehicle total parking spaces proposed and 3 ADA parking spaces.
Bicycle Parking:	20 bicycle spaces around the property.
Site Access:	Two (2) access thru Navajo Dr. and Aria St. and bikeway connection thru the property from Cantabile St. to Navajo Dr.
Open Space:	48,441 sf (28.64%)
Lot Coverage:	69,077 sf (40.83%)
Total Coverage:	134,552 sf (79.54%)

The Project will be accessed from both West of Navajo Drive and North of Aria Street. Lot is close to state route 89A and is considered a “Highly Walkable” area.

RESIDENTIAL SPECIFICS

The Project anticipates attracting a mix of residents including urban families, professionals, empty nesters, and active seniors. The units will include high-quality features and amenities.

Unit Mix:	53 two-bedroom	–	88.33%
	7 three-bedroom	–	11.67%

APARTMENT FEATURES:

- Professionally designed interiors
- Distinctive floors plans
- 8’-6” foot ceilings
- Parking Garage
- Quartz or granite countertops
- Upgraded appliances
- In-unit washers and dryers
- Private patio/balcony

COMMUNITY AMENITIES:

- On-site leasing office
- Pool and Gazebo.
- Bicycle Racks
- 10’ Public trail/Bikeway that connects Cantabile St. with Navajo Dr.

COMPLIANCE WITH EXISTING PLANS:

The Project complies with Sedona Land Development Code (LDC) Requirements pertaining to building height, location, orientation, setbacks, massing, articulation, and materials; parking and circulation; and the aesthetics of landscaping, open space, lighting, colors, windows, entrances.

SITE CONDITIONS:

Currently zoned commercial. The site is bordered by Southwest Drive and Navajo Drive to the West of the property, Aria Street to the north of the property, Symphony way to East and to the South there is a zoned commercial property (APN: 408-24-536C). Commercial properties lots are located across west of Southwest Drive. Commercial properties lots are located across west of Navajo Drive. Commercial properties are located crossing to the North of Aria Street, and residential properties lots are located crossing East of Symphony way. beautiful Red Rock views can be seen at the North of property. The terrain

is populated with lush vegetation which will form the basis of the landscape plan; existing trees to be repurposed where appropriate.

ACCESS AND CIRCULATION:

Navajo Lofts is conveniently located almost adjacent to SR 89A, North of SR89 A, south of Aria Street, and is accessed through Navajo drive or Aria Street [[LDC section 2.24.D\(9\)](#)]. Primary access will be provided through Navajo drive. An emergency/secondary access entrance will be located along the north property border adjacent to Aria Street. There will be two (2) interior streets constructed as provided in the preliminary site plan; these will remain private and shall be maintained by property owner(s). Also, there will be a 10-foot public trail / Bikeway, that we are going to dedicate a public easement, that connects Cantabile Street with Navajo drive.

RELATIONSHIP TO SURROUNDING PROPERTIES

Navajo Log is surrounded by, on its majority, commercial properties lots to the South, West and North of the site, residential zoned lots are located to the East of the property lot. As illustrated on the Preliminary Site the buildings bordering neighboring residential property will have varied building setbacks, all of which are significantly greater than the minimum setback requirements. These setbacks improved with careful landscaping will maximize privacy for neighbors. The target market for these apartments will be 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.

UTILITIES AND SERVICES

The property is located in an area where all necessary utilities for the project exist. Water is available from Arizona Water Company on three sides of the property. Sewer is available from the City of Sedona and is located along Navajo Drive and Aria Street. Power is available from APS and exist within the site. All utilities will be placed underground as part of this proposal. Trash/Recycling will be available from Waste Management.

SITE PLAN

A Preliminary Site Plan is included with this Application which outlines the prospective locations of the residence units, Pool, Gazebo, Office, internal parking spaces, internal walking paths, internal roads and property access, major amenities, open space, and related uses. A Final Site Plan, generally consistent with the Conceptual Land Use Plan, will be provided at the time of submittal for development permits.

DEVELOPMENT STANDARDS**BUILDING HEIGHT (LDC section 2.24.E)**

- The proposed building height of 2 stories, with a max. building height of 24'-0", complies with the district requirements via the use of the paint LRV restriction of alternate height standards [[LDC table 2.9](#)], allowing an increase in height of 5'-0" max. [[section 2.24.E\(4\)b.2](#)]
- We comply with the Light Reflectance Value (LRV) requirement specified in the LDC. The maximum LRV of the proposed colors is 19% of reflectance.

SETBACKS (LDC section 2.24.D)

- Proposed setbacks of 10 feet along the property, also proposing a 5' Landscape setback around the lot. [[LDC Section 2.14.B and Section 5.6.C\(2\)a.2.i](#)].
- Patio fences comply with the setback requirements [[LDC Section 2.24.D\(4\)a](#)].

SITE DESIGN - BUILDING LOCATION AND ORIENTATION [LDC section 5.7.D]

- The primary residential entrances for the Project address both West of Navajo drive and North of Aria Street.
- Project walkways connect to public sidewalks, paths, and public trail.
- There are 30 duplex buildings located on site which border the perimeter of the property and enclose the vehicle and pedestrian access corridor. [section 5.7.E(2)c].

PARKING AND SERVICE AREAS; CIRCULATION

- The off-street parking and service areas adequately address the city requirements for visual screening, lighting.
- Plentiful bicycle parking is located throughout the Project for resident use, and for temporary visitor bicycle parking.

BUILDING DESIGN / BUILDING MASSING AND ARTICULATION [LDC section 5.7.F]

- The building mass respects, and compliments views identified as the Views of City of Sedona.
- The residential units have floor elevations that properly respond to the existing grades of the Project's Site
- Visual termination at the top of the building is a cornice element applied to the parapet walls.
- Rooftop equipment is screened by walls.

MATERIALS AND COLORS

- Light Reflectance Value (LRV) percentages meet the Land Development requirements for residential uses.
- High quality, durable, low maintenance exterior building materials are being used.
- Colors and building textures are consistent with surrounding properties and are typical for urban projects.
- Trim LRV values exceed the LRV of the primary structure by no more than 10 percent. [section 5.7.F(5).b.2.iv].

FINDINGS / DEVELOPMENT REVIEW APPLICATIONS [LDC section 8.4.A]

- Care has been taken to ensure an aesthetically pleasing design that considers neighboring buildings and the surrounding area. The design and color scheme compliment the scenic views. [section 8.4.A(1)].
- This project falls under the category of Major Development Review with 30 dwelling units [section 8.4.A(2)b, table 8.2].
- Elements such as site fencing/walls, exterior porches and balconies, and exterior paint colors have been carefully designed and integrated for a cohesive design.
- A Citizen Participation Plan will be provided [section 8.4.A(4)c].

FINDINGS / CONDITIONAL USE PERMITS [LDC section 8.4.B]

- The development will target 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 [section 8.4.B].
- The majority of vehicular traffic will be kept out of the existing neighborhood and kept mainly to the primary entrance which will be located off Navajo drive with an emergency/secondary access entrance along the north property border off Aria Street [section 8.4.B].
- The site is currently zoned as CO under which multi-family dwellings are permitted [section 8.4.B(2)].
- A Citizen Participation Plan will be provided [section 8.4.B(3)c].

FINDINGS / SUBDIVISIONS [\[LDC section 8.5\]](#)

- Not Applicable – there will be no division of land into separate parcels.

FINDINGS / ZONE CHANGE APPLICATIONS [\[LDC section 8.6\]](#)

- The proposed development fills a community need for additional multi-family housing which is currently limited with predominately single-family detached housing, as the city continues to grow [\[per Community Plan Chapter 3 – Land Use, Housing, Growth\]](#).
- The site will incorporate a new public bike path to connect with existing routes for continuity of walkable/bikeable circulation paths throughout the community [\[per Community Plan Chapter 4 - Circulation\]](#).
- The development has been laid out with great consideration of the existing site’s natural grade as building heights also vary accordingly. Building colors complement the unique scenic views of the area for a unique experience of the place evoking a sense of space [\[per Community Plan Chapter 2 - Vision\]](#).

PROJECT TEAM:

This is a joint effort between MKC Holdings, LLC. And Morgan Taylor Homes.

Architect:	Kontexture, LLC.
Civil Engineering:	Landcor Consulting.
Landscape Design:	Killip Land and Planning, LLC.
Structural Engineering:	Arizona Structural Engineering Group.
Mechanical Engineering:	Ardebili Engineering, LLC.

Sincerely,



Daniel Istrate, AIA.
Principal