

# AGENDA

## City of Sedona Planning and Zoning Commission Meeting

4:30 PM

Tuesday, January 18, 2022

### NOTICE:

Pursuant to A.R.S. 38-431.02 notice is hereby given to the members of the Planning and Zoning Commission and to the general public that the Planning and Zoning Commission will hold a meeting open to the public on Tuesday, January 18, 2022, at 4:30 pm in the City Hall Council Chambers.

### NOTES:

- Meeting room is wheelchair accessible. American Disabilities Act (ADA) accommodations are available upon request. Please phone 928-282-3113 at least 24 hours in advance.
- Planning & Zoning Commission Meeting Agenda Packets are available on the City's website at: [www.SedonaAZ.gov](http://www.SedonaAZ.gov)

### GUIDELINES FOR PUBLIC COMMENT

#### PURPOSE:

- To allow the public to provide input to the Planning and Zoning Commission on a particular subject scheduled on the agenda.
- Please note that this is not a question/answer session.

#### PROCEDURES:

- It is strongly encouraged that public input on the agenda items be submitted by sending an e-mail to [kherbert@SedonaAZ.gov](mailto:kherbert@SedonaAZ.gov) in advance of the 4:30 Call to Order.
- Fill out a "Comment Card" and deliver it to the Recording Secretary.
- When recognized, use the podium/microphone.
- State your Name and City of Residence
- Limit comments to 3 MINUTES.
- Submit written comments to the Recording Secretary.

1. CALL TO ORDER, PLEDGE OF ALLEGIENCE, ROLL CALL
2. ANNOUNCEMENTS & SUMMARY OF CURRENT EVENTS BY COMMISSIONERS & STAFF
3. APPROVAL OF THE FOLLOWING MINUTES:
  - a. December 7, 2021 (R)
  - b. December 7, 2021 (SV)
4. PUBLIC FORUM: *(This is the time for the public to comment on matters not listed on the agenda. The Commission may not discuss items that are not specifically identified on the agenda. Pursuant to A.R.S. § 38-431.01(H), action taken as a result of public comment will be limited to directing staff to study the matter, responding to criticism, or scheduling the matter for further consideration and decision at a later date.)*
5. CONSIDERATION OF THE FOLLOWING ITEMS THROUGH PUBLIC HEARING PROCEDURES:
  - a. Public hearing/discussion/possible action regarding an approval of an amendment to a previously-approved Development Review to modify the design and increase the height of the entry canopy at 900 W State Route 89A (Ambiente Hotel). The property is zoned Special Use, is ±3.11 acres, and is located north of State Route 89A in Coconino County near the Airport Road intersection. **APN:** 401-70-107. **Case Number:** PZ18-00009 (DEV Amendment) **Applicant:** Adobe Jack LLC (Mike Stevenson)
6. Discussion/possible direction regarding a potential joint meeting with City Council.
7. Update/discussion regarding the Community Plan Update.
8. FUTURE MEETING DATES AND AGENDA ITEMS
  - a. Tuesday, February 1, 2022
  - b. Tuesday, February 15, 2022
9. EXECUTIVE SESSION  
If an Executive Session is necessary, it will be held in the Vultee Conference Room at 106 Roadrunner Drive. Upon a public majority vote of the members constituting a quorum, the Planning and Zoning Commission may hold an Executive Session that is not open to the public for the following purposes:
  - a. To consult with legal counsel for advice on matters listed on this agenda per A.R.S. § 38-431.03(A)(3).
  - b. Return to open session. Discussion/possible action on executive session items.
10. ADJOURNMENT  
Physical Posting: January 13, 2022 By: DJ  
Planning & Zoning Commission Meeting Agenda Packets are available on the City's website at: [www.SedonaAZ.gov](http://www.SedonaAZ.gov) or in the Community Development Office, 102 Roadrunner Drive approximately one week in advance of the meeting.  
Note that members of the City Council and other City Commissions and Committees may attend the Planning and Zoning Commission meeting. While this is not an official City Council meeting, because of the potential that four or more Council members may be present at one time, public notice is therefore given for this meeting and/or event.

# Staff Report

PZ18-00009 (DEV Amendment)

Ambiente: A Landscape Hotel

Summary Sheet: Comprehensive Review



City Of Sedona

Community Development Department

102 Roadrunner Drive Sedona, AZ 86336

(928) 282-1154 • [www.sedonaaz.gov/cd](http://www.sedonaaz.gov/cd)

**Meeting Date:** January 18, 2022

**Hearing Body:** Planning and Zoning Commission

**Action Requested:** Approval of an amendment to a previously approved Development Review

**Staff Recommendation:** Approval, with conditions, of Amendments to Development Review Approval

**Location:** 900 W State Route 89A

**Parcel Numbers:** 401-70-107

**Owner/Applicant:** Adobe Jack LLC; 460 Little Scout Lane; Sedona, AZ 86336

**Project Summary:** Amendments to previously approved development review to modify the design and increase the height of the entry canopy.

**Site Size:** ± 3.11 acres

**Sedona Community Plan Designation:** Planned Area (PA)

**Zoning:** Special Use (SU)

**Current Land Use:** New hotel under construction based on Development Review approved by Planning and Zoning Commission on July 2, 2019

### Surrounding Properties

	Subdivision	Community Plan Designation	Zoning	Current Land Use
<b>NORTH</b>	n/a	Open Space	NF	Coconino National Forest
<b>EAST, SOUTH</b>	Les Springs	Single Family Medium Density	PD	Residential
<b>WEST</b>	n/a	Single Family Medium Density and Planned Area	RS-10, SU	Churches and Vacant Property

**Report Prepared By:** Cari Meyer, Planning Manager

### Attachments:

- 1. Vicinity Map & Aerial View .....10
- 2. Application Documents<sup>1</sup>
  - a. Application and Summary of Changes .....12
  - b. Design Drawings .....15
  - c. Comparison Drawings (Approved vs. Proposed).....22

<sup>1</sup> Attachments only include documents submitted for proposed amendments. The project documents previously reviewed and approved by the Planning and Zoning Commission are available online at <https://www.sedonaaz.gov/your-government/departments/community-development/projects-and-proposals/archived-project-pages/ambiente-hotel>



## PROJECT SUMMARY

The applicant is seeking approval of an amendment to a previously-approved Development Review application. This project was originally approved by the Planning and Zoning Commission on July 2, 2019, with amendments to the check-in building, atrium units, poolside lounge building, workforce housing unit, and site lighting plan approved on October 20, 2020.

## SITE CHARACTERISTICS

- The project site consists of one triangular shaped parcel on the north side of W State Route 89A, approximately 500 feet west of the Mariposa Restaurant.
- The Adobe Jack Trailhead is located on the western corner of the site.
- The project totals approximately 3.11 acres.
- The property is in Coconino County.
- The property has one point of access off W State Route 89A, which is currently used by the Adobe Jack Trailhead.
- There is a floodplain along the southeastern property line.

## BACKGROUND

The Planning and Zoning Commission approved a Development Review application for this parcel on July 2, 2019. Amendments to the check-in building, atrium units, poolside lounge building, workforce housing unit, and site lighting plan were approved on October 20, 2020. The property is currently under construction based on those approvals. Those application documents and staff reports, including a full property background, can be reviewed online at:

<https://www.sedonaaz.gov/your-government/departments/community-development/projects-and-proposals/archived-project-pages/ambiente-hotel>

## PROPOSED AMENDMENT

As construction has continued, the applicant has identified a need to change the entry canopy. The change is primarily due to the clearance needs of emergency vehicles, which the currently approved canopy cannot accommodate. While staff has some latitude to approve minor changes to previously approved development review applications, the scope of the change currently proposed requires Planning and Zoning Commission review. The applicant's summary of these changes, reasons behind the changes, and revised plans are included as [Attachment 2](#). The proposed change and reasons for the changes are summarized in the applicant's letter of intent and include the following:

- Revised entry canopy for arrivals building (Building A) is needed to provide a minimum 13'6" emergency vehicle clearance as required by the Fire Department.
- In the original design, the canopy provided the required third elevation view mass for the building by being 3'-0" lower than the adjacent parapet. To maintain the massing requirement, the canopy must be a minimum of 3'-0" above the adjacent parapet.
- Area of the roof canopy has been reduced from 1,710 sq ft to 1,492 sq ft.
- Layout changes to ensure continued compliance with height, massing, and design requirements.

## PUBLIC INPUT

- Project documents submitted by the applicant were placed on the Projects and Proposals page of the Community Development Department website (<http://www.sedonaaz.gov/projects>)
- Property owners within 300 feet of the subject properties were notified of the Public Hearing.
- The property was posted with a Notice of Public Hearing and a notice was published in the Red Rock News.
- City Staff has not received any public comments on the amendments.

## REVIEW AGENCY COMMENTS AND CONCERNS

The plans were submitted for building permits. During this review, Staff identified the need to obtain Planning and Zoning Commission approval for the change. All applicable agencies were given an opportunity to review the plans submitted for building permits and will be required to approve the building permit. Any outstanding concerns will be addressed through the building permit process.

## EVALUATION

### Sedona Land Development Code

A comprehensive review for LDC compliance was done and provided to the Commission as part of the original approvals and first round of amendments. For this application, the entire project was not re-evaluated, only the proposed amendments were reviewed for compliance. The proposed changes have been determined to be in compliance with the LDC, as summarized below:

- Height: The original building had a height of 32 feet above natural grade. During the first round of amendments in 2020, the height was reduced to 29'6". Based on Staff's review, the proposed amendment maintains the height of 29'6" above natural grade, when areas of the rugged terrain are removed as allowed by [LDC Section 2.24.E\(1\)e](#).
  - This height is permitted through the application of alternate standards ([LDC Section 2.24.E\(4\)](#)):
    - Table 2.8: An increase of 5'0" in height is permitted for a portion of this building based on the number of buildings on the property.
    - Table 2.9: Color with a maximum 21% LRV, for an additional 2'6".
    - While the plans state that the applicant is applying for additional height based on unrelieved building planes, sufficient information was not provided to allow for Staff review and that height is not needed for the proposed height of the building.
- Size: The original canopy was 1,710 square feet. The revised canopy is 1,492 square feet.
- Massing: The original building met massing requirements with the canopy being 3'0" below the height of the adjacent parapet. The required 3 foot difference is maintained by moving the canopy 3'0" above the adjacent parapet.
- Design: All design requirements of the LDC are met in the redesign of the building.
- Setbacks: The property is zoned SU (Special Use), an obsolete zoning district. Development in the SU district is permitted subject to the requirements and conditions in place when the property was rezoned ([LDC Section 2.1.C\(3\)c](#)).
  - Setbacks for properties with Special Use (SU) zoning are based on the requirements of the residential or commercial zoning district most similar in nature and function to the proposed uses. However, reductions in setback requirements may be considered through the development review process. (LDC Section 632.04.D.1)
  - For this property, the setbacks would be based on the lodging district, which has a 15 foot front setback requirement. While the canopy posts meet this setback, architectural

- features such as eaves are permitted a maximum projection of 5 feet into the front setback. The plans show the eaves projecting approximately 13.5 feet into the setback.
- The application is requesting a setback reduction to allow the canopy to be constructed as shown on the plans.
  - There are no specific criteria in the LDC regarding the conditions under which a setback reduction may be granted. Based on Staff's evaluation, the setback reduction requests would not negatively impact public safety or neighboring properties, as the front setback is adjacent to the ROW and the canopy eaves would maintain a setback of more than 50 feet from W State Route 89A. Staff is supportive of the request for a setback reduction.

## REVIEW GUIDELINES

The following is requested from the Planning and Zoning Commission:

**DEVELOPMENT REVIEW**      Review of Amendment – Final Action

## DISCUSSION

All development applications are reviewed under [LDC Article 8 \(Administration and Procedures\)](#).

[LDC Section 8.3](#) contains procedures and rules applicable to all development applications while the following sections contain procedures and rules that apply to specific development applications. [LDC Section 8.3.E\(5\)](#) contains the approval criteria applicable to all development, subdivision, and rezoning applications. These criteria are as follows:

### A. Generally

1. Unless otherwise specified in this Code, City review and decision-making bodies shall review all development applications submitted pursuant to this article for compliance with the general review criteria stated below.
2. The application may also be subject to additional review criteria specific to the type of application, as set forth in section 8.4 through 8.8.
3. If there is a conflict between the general review criteria in this section and the specific review criteria in section 8.4 through 8.8, the applicable review criteria in sections 8.4 through 8.8 control.

*Staff Comment: The application has been reviewed for compliance with current LDC requirements.*

### B. Prior Approvals

The proposed development shall be consistent with the terms and conditions of any prior land use approval, plan, or plat approval that is in effect and not proposed to be changed. This includes an approved phasing plan for development and installation of public improvements and amenities.

*Staff Comment: The site is currently being developed in compliance with the Development Review approval granted by the Planning and Zoning Commission on July 2, 2019, with amendments approved by the Planning and Zoning Commission on October 20, 2020. Other than the modifications outlined in this application, all other conditions of that approval remain in effect.*

**C. Consistency with Sedona Community Plan and Other Applicable Plans**

Except for proposed subdivisions, the proposed development shall be consistent with and conform to the Sedona Community Plan, Community Focus Area plans, and any other applicable plans. The decision-making authority:

1. Shall weigh competing plan goals, policies, and strategies; and
2. May approve an application that provides a public benefit even if the development is contrary to some of the goals, policies, or strategies in the Sedona Community Plan or other applicable plans.

*Staff Comment: The original approval was found to be consistent with the Community Plan and other applicable plans. None of the proposed amendments would impact this finding.*

**D. Compliance with This Code and Other Applicable Regulations**

The proposed development shall be consistent with the purpose statements of this Code and comply with all applicable standards in this Code and all other applicable regulations, requirements and plans, unless the standard is lawfully modified or varied. Compliance with these standards is applied at the level of detail required for the subject submittal.

*Staff Comment: The original approval was found to be consistent with the Land Development Code and other applicable regulations. Staff has reviewed the proposed changes and found that all proposed changes are consistent with the LDC and other applicable regulations.*

**E. Minimizes Impacts on Adjoining Property Owners**

The proposed development shall not cause significant adverse impacts on surrounding properties. The applicant shall make a good-faith effort to address concerns of the adjoining property owners in the immediate neighborhood as defined in the Citizen Participation Plan for the specific development project, if such a plan is required.

*Staff Comment: The applicant completed a Citizen Participation Plan with the original approval. The same property owners were notified regarding these amendments and Staff has not received any comments.*

**F. Consistent with Intergovernmental Agreements**

The proposed development shall be consistent with any adopted intergovernmental agreements, and comply with the terms and conditions of any intergovernmental agreements incorporated by reference into this Code.

*Staff Comment: These amendments comply with all adopted intergovernmental agreements.*

**G. Minimizes Adverse Environmental Impacts**

The proposed development shall be designed to minimize negative environmental impacts, and shall not cause significant adverse impacts on the natural environment. Examples of the natural environment include water, air, noise, stormwater management, wildlife habitat, soils, and native vegetation.

*Staff Comment: The original approval was found to be meet this criterion. None of the proposed amendments would impact this finding.*

**H. Minimizes Adverse Fiscal Impacts**

The proposed development shall not result in significant adverse fiscal impacts on the City.

*Staff Comment: The proposed amendments do not have a fiscal impact on the City.*

**I. Compliance with Utility, Service, and Improvement Standards**

As applicable, the proposed development shall comply with federal, state, county, service district, City and other regulatory authority standards, and design/construction specifications for roads, access, drainage, water, sewer, schools, emergency/fire protection, and similar standards.

*Staff Comment: The original approval was found to be meet this criterion. None of the proposed amendments would impact this finding.*

**J. Provides Adequate Road Systems**

Adequate road capacity must exist to serve the uses permitted under the proposed development, and the proposed uses shall be designed to ensure safe ingress and egress onto the site and safe road conditions around the site, including adequate access onto the site for fire, public safety, and EMS services. The proposed development shall also provide appropriate traffic improvements based on traffic impacts.

*Staff Comment: The original approval was found to be meet this criterion. None of the proposed amendments would impact this finding.*

**K. Provides Adequate Public Services and Facilities**

Adequate public service and facility capacity must exist to accommodate uses permitted under the proposed development at the time the needs or demands arise, while maintaining adequate levels of service to existing development. Public services and facilities include, but are not limited to, roads, potable water, sewer, schools, public safety, fire protection, libraries, and vehicle/pedestrian connections and access within the site and to adjacent properties.

*Staff Comment: The original approval was found to be meet this criterion. None of the proposed amendments would impact this finding.*

**L. Rational Phasing Plan**

If the application involves phases, each phase of the proposed development shall contain all of the required streets, utilities, landscaping, open space, and other improvements that are required to comply with the project's cumulative development to date, and shall not depend upon subsequent phases for those improvements.

*Staff Comment: The original approval was found to be meet this criterion. None of the proposed amendments would impact this finding.*

[LDC Section 8.4.A](#) contains the procedures and rules for development review applications. This section does not include any additional approval criteria for development review applications beyond the general criteria listed above.

Based on Staff evaluation, Staff believes that the proposed amendments meet all required criteria for approval.



***Staff Recommendation***

Based on compliance with all ordinance requirements and satisfaction of the Development Review findings of the Land Development Code, staff recommends approval of case number PZ18-00009 (DEV Amendment), Ambiente: A Landscape Hotel, 2021 amendments, as subject to all applicable ordinance requirements and the attached conditions of approval.

***Sample Motions for Commission Use***

(Please note that the below motions are offered as samples only and that the Commission may make other motions as appropriate.)

***Recommended Motion for Approval***

I move for approval of case number PZ18-00009 (DEV Amendment), Ambiente: A Landscape Hotel, 2021 amendments, in accordance with findings of compliance with all ordinance requirements and satisfaction of the Development review findings and applicable Land Development Code requirements and the conditions as outlined in the staff report.

***Alternative Motion for Denial***

I move for denial of case number PZ18-00009 (DEV Amendment), Ambiente: A Landscape Hotel, 2021 amendments, based on the following findings (specify findings).





*As recommended by Staff*

1. Development of the subject property shall be in substantial conformance with the applicant's representations of the project, including the letter of intent, site plan, building plans and elevations, landscape plan, and all other supporting documents, as reviewed, modified, and approved by the Planning & Zoning Commission. Proposed changes determined to be substantial by the Community Development Director shall require reconsideration by the Planning & Zoning Commission at a public meeting.
2. All conditions of approval of PZ18-00009 (DEV) shall remain in full effect unless specifically modified under this application.
3. Within thirty days of approval of the Development Review, the property owners of record of the subject properties shall sign and record a waiver acknowledging their waiver of any right to claim just compensation for diminution in value under A.R.S. §12-1134 related to the granting of this Development Review.

# Vicinity Map

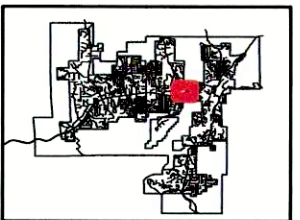
Parcel  
401-70-107  
Ambiente-Landscape  
Resort Hotel

- Parcel 401-70-107
- Zoning Boundary
- Building Footprint
- Parcel Boundary
- Trail
- Street Centerline

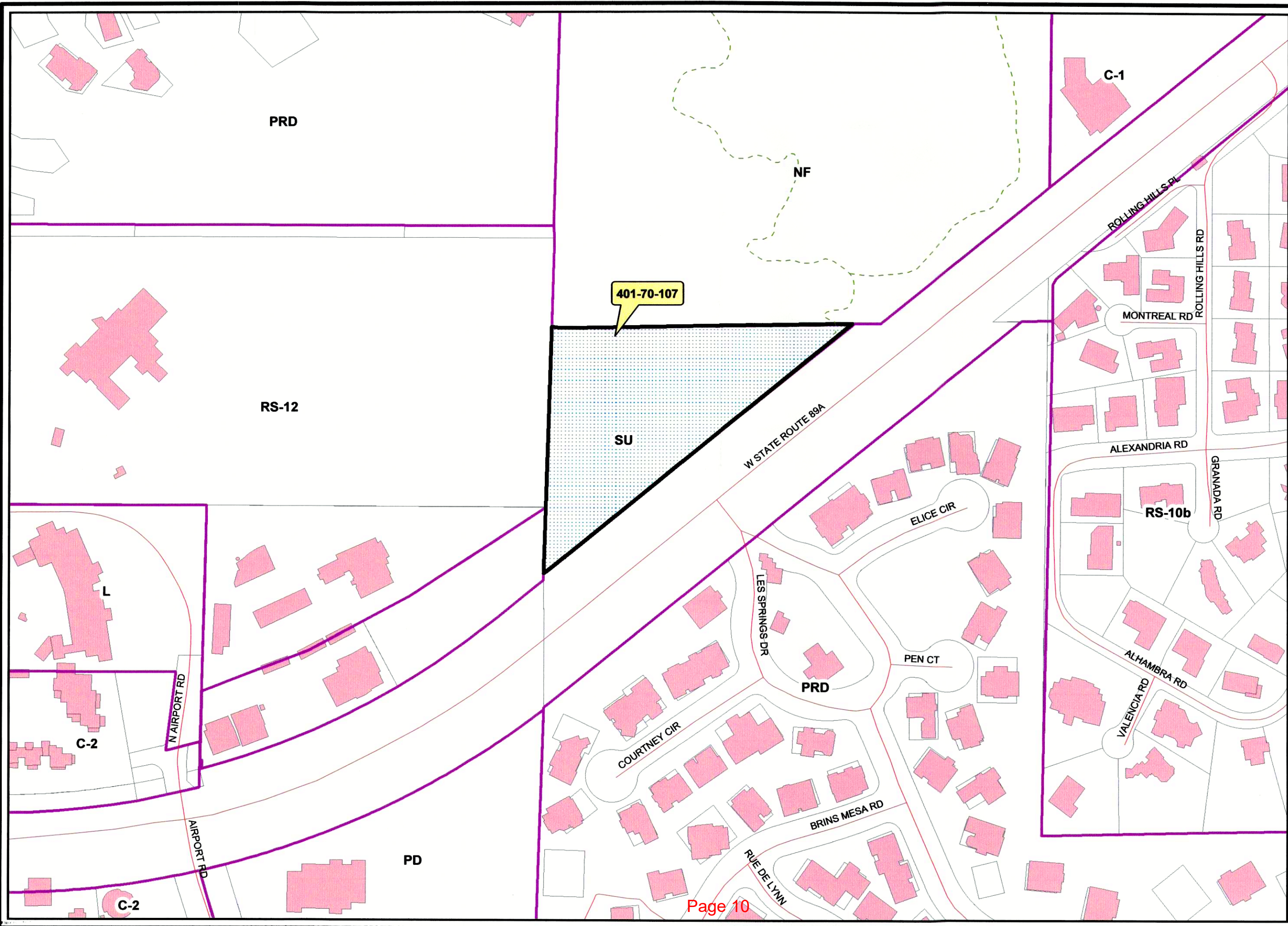


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City Index



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This map is designed to provide information about Sedona, and has been prepared for general planning and informational purposes only. It is not necessarily accurate to engineering or surveying standards. Every effort has been made to make this map as complete and as accurate as possible; however, no warranty or fitness is implied.  
The information is provided on an "as-is" basis. The City of Sedona shall have neither liability nor responsibility to any person or entity with respect to any loss or damages in connection with or arising from the information contained on this map.



401-70-107

# Aerial View

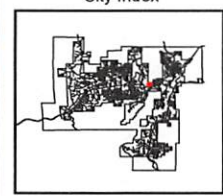
Parcel  
#401-70-107  
Ambiente-Landscape  
Resort Hotel

-  Parcel 401-70-107
-  Parcel Boundary
-  Street Centerline



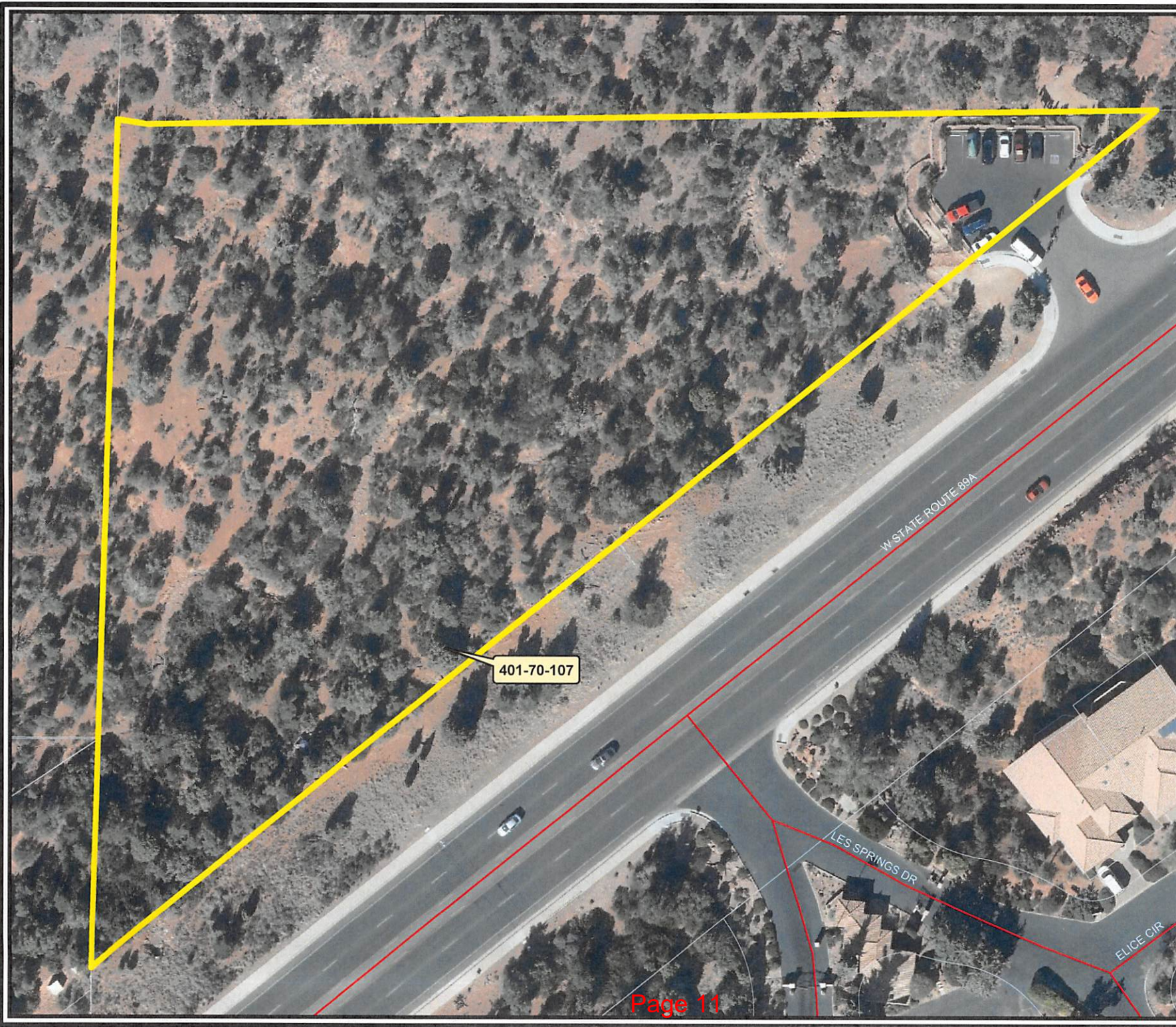
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City Index



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This map is designed to provide information about Sedona, and has been prepared for general planning and informational purposes only. It is not necessarily accurate to engineering or surveying standards. Every effort has been made to make this map as complete and as accurate as possible; however, no warranty of fitness is implied. The information is provided on an "as is" basis. The City of Sedona shall have neither liability nor responsibility to any person or entity with respect to any loss or damages in connection with or arising from the information contained on this map.



# Project Application

fillable PDF available online at:  
[www.sedonaaz.gov/projects](http://www.sedonaaz.gov/projects)



**City Of Sedona**

**Community Development Department**

102 Roadrunner Drive Sedona, AZ 86336  
 (928) 282-1154 • [www.sedonaaz.gov/cd](http://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"/> Minor Modification |
| <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	

17 November 2021

**LETTER OF INTENT:**

**Development Review Submittal, Minor Modification**

**Entry Canopy for Ambiente' Arrivals Building. 900 SR 89A. Sedona, Arizona 86336**

In April 2021, JTA was commissioned to perform architectural and engineering services for Ambiente' Building A, Arrivals Building. The Owners desires included transforming both functional and aesthetic aspects of the building to a greater level. A release of drawings from ASUL Architects was received on 20 April 2021 and the design phase commenced. Building permits had been issued for the elements of the Atriums and Building B, Pool House Lounge. It is to be noted that a Development Review Approval had been issued prior for Building A and to date, a foundation permit has been issued and work has commenced on footings and retaining walls. Design modifications have been performed including minor modifications to the general structure, floor plans and elevations. Staff has determined that the new building design is in general compliance with the current Development Review Approval. However, the new design of the Entry Canopy ("Port Cochere") was not in compliance and will require a modification review before Planning Commission.

The original design concept of the Entry Canopy for this project (by ASUL), previously approved by planning commission, did not meet the minimum requirements of Sedona Fire District for emergency vehicle clearance of 13'—6". Adjusting the height to accommodate this clearance would have brought the building into non-conformance with Sedona Land Development Code massing requirements. Therefore, a redesign was required to meet both of these conditions, as well as to provide better integration into the revised design improvements of the main building.

In order to provide an adequate design solution for the issues stated, it became necessary to exceed the standard City of Sedona height limit of 22 feet above natural grade, mostly due to the sudden fall in slope under portions of the building. Alternate Standards (SLDC 2.24.E(4)) were used to justify the required added height in less than half of the proposed roof area of the canopy, most of which is accommodated by the use of the black metal material, with an LRV% substantially lower than necessary to allow for an extra 2.5 feet in height. For the remaining section of canopy roof that extends above this height, a combination of unrelieved building plane (400 s.f., adding an additional 2.5 feet of height allowance) and multiple buildings on site (allowing for up to 5 feet additional height) allow for the very small section of roof to fall within the acceptable height limit. It should be noted that with these additional alternate standards, the max height of the canopy is still almost 2 feet lower than allowed.

In addition to complying with LDC zoning requirements, the program of the redesigned entry canopy was improved to include adequate cover for the departure lane, which will function as a loading zone for guests and luggage as they depart from the resort, providing protection from weather. The extension of the overhang of the canopy will have no negative visual impact on neighboring properties, nor from 89A and will allow the unique design of the canopy to maintain its Architectural integrity. The original letter of intent for the project development plan included a request for zero setback requirement for both front and side yards. The setback reduction was granted for the trash enclosure which, at the time, was the only building element that encroached into the front yard setback. The redesign of the entry canopy

currently being proposed necessitated encroachment into the front yard setback, and as such, it is now being requested that the zero front yard setback reduction be applied to this element of the building.

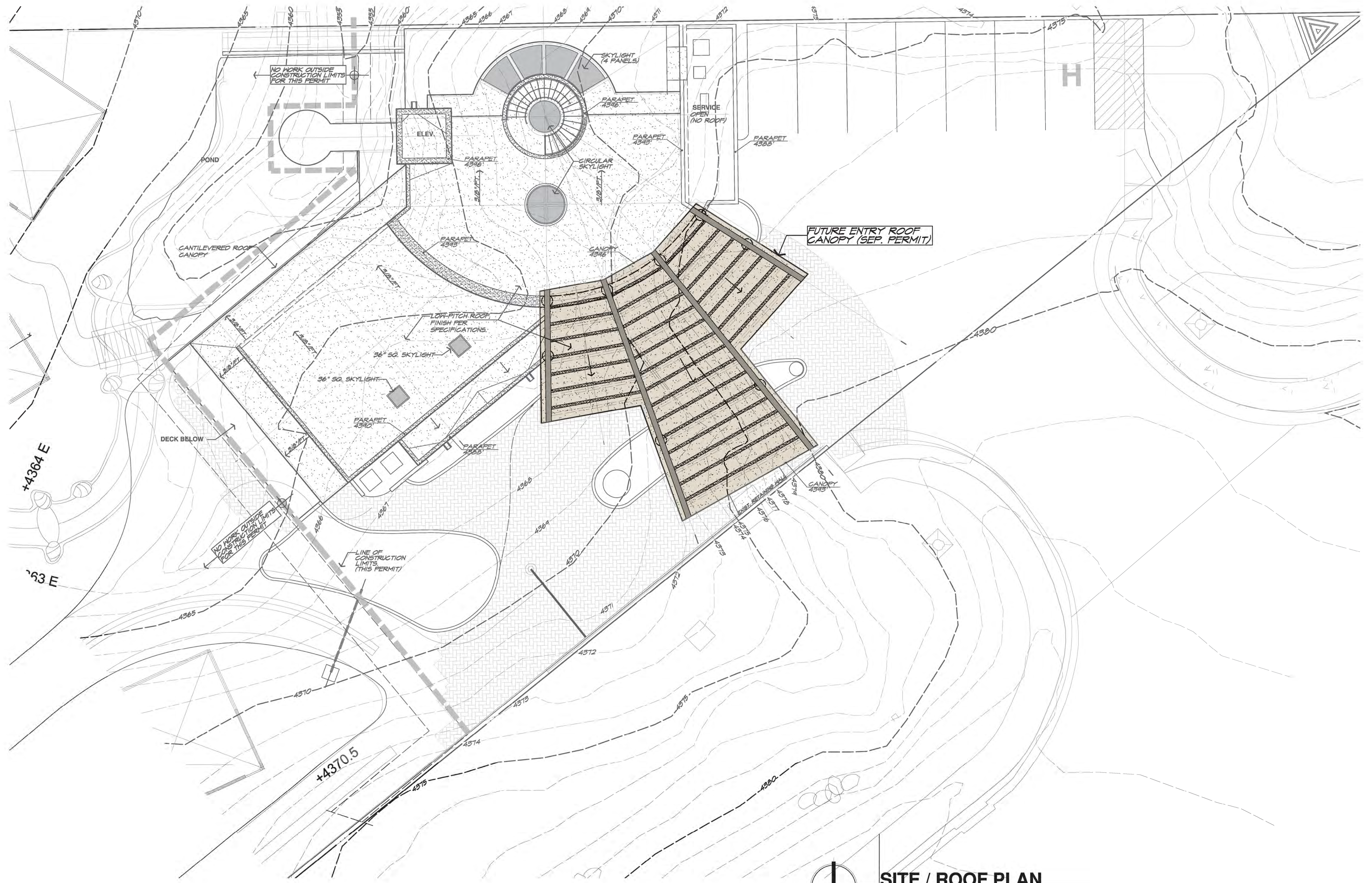
Building placement, access and grading has changed to a minor extent to accommodate circulation, ADA access and minimum height requirements for emergency vehicle clearance. Graphic exhibits and comparative studies of the previous concept and proposed modifications have been provided. It is to be noted that the area of the roof canopy has been reduced from 1710 sq ft to 1492 sq sf. We are requesting a review for this new proposed canopy in an expeditious manner to allow the efficient continuation of work on Building A.

We look forward to a successful project.

Stephen Thompson Architect

**Jensvold / Thompson Architects**  
**955 Dry Creek Road**  
**Sedona, Arizona 86336**  
**928.301.5922 858.829.8000**

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1  
SITE / ROOF PLAN  
1/8" = 1'-0"

**DESIGN REVIEW**  
**ENTRY CANOPY SUBMITTAL**

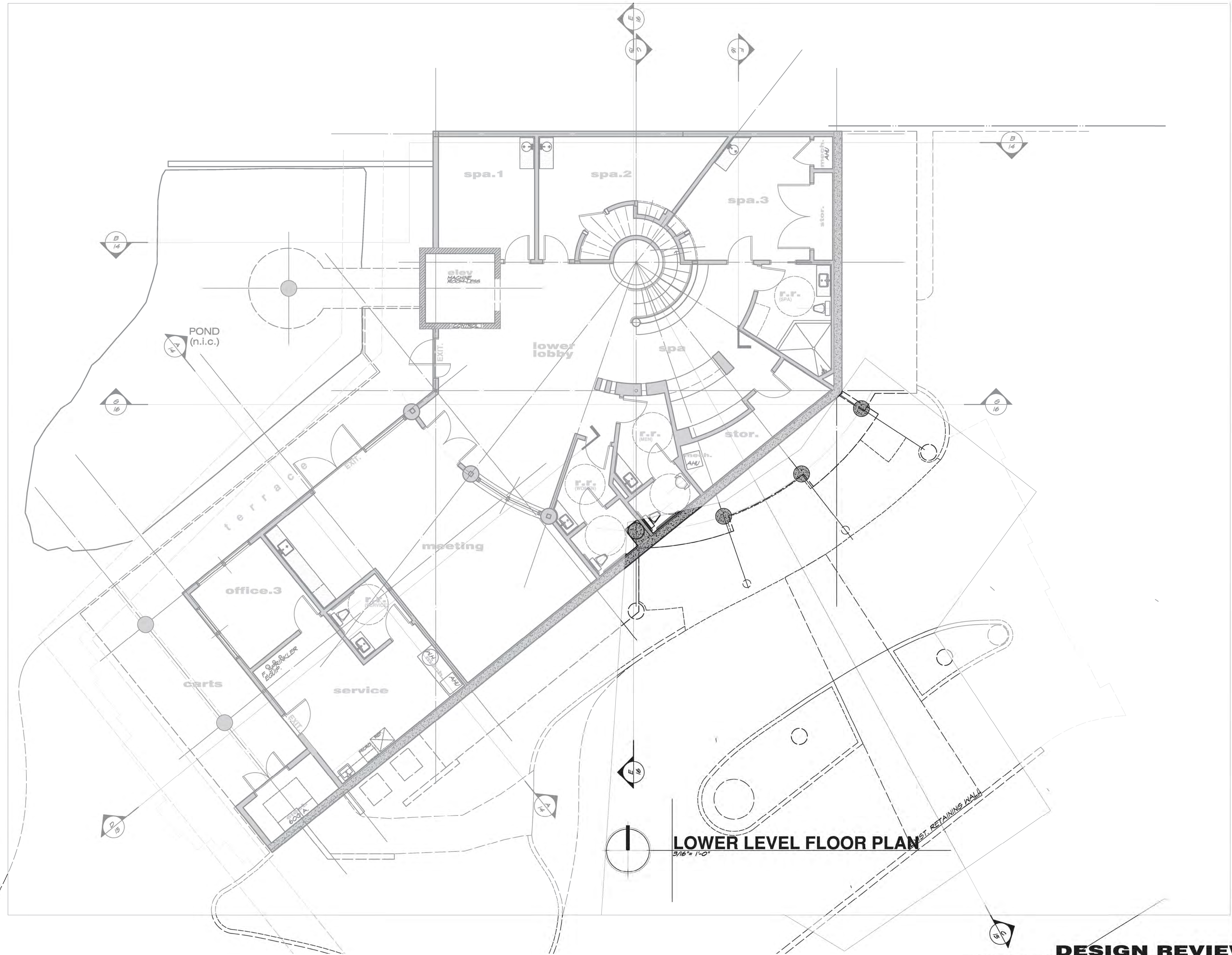
REVISIONS	BY

**JENSVOLD/THOMPSON ARCHITECTS**  
 SEDONA, ARIZONA 86336  
 DEL MAR, CALIFORNIA 92014  
 955 DRY CREEK ROAD  
 2244 CARMEL VALLEY ROAD

**ARRIVAL BUILDING AT:**  
**AMBIENTE**  
 900 W. STATE ROUTE 89A  
 SEDONA, ARIZONA

Date: 11/15/2021  
 Scale:  
 Drawn:  
 Job:  
 Sheet: 1

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**LOWER LEVEL FLOOR PLAN**

3/16" = 1'-0"

**DESIGN REVIEW  
ENTRY CANOPY SUBMITTAL**

REVISIONS	BY

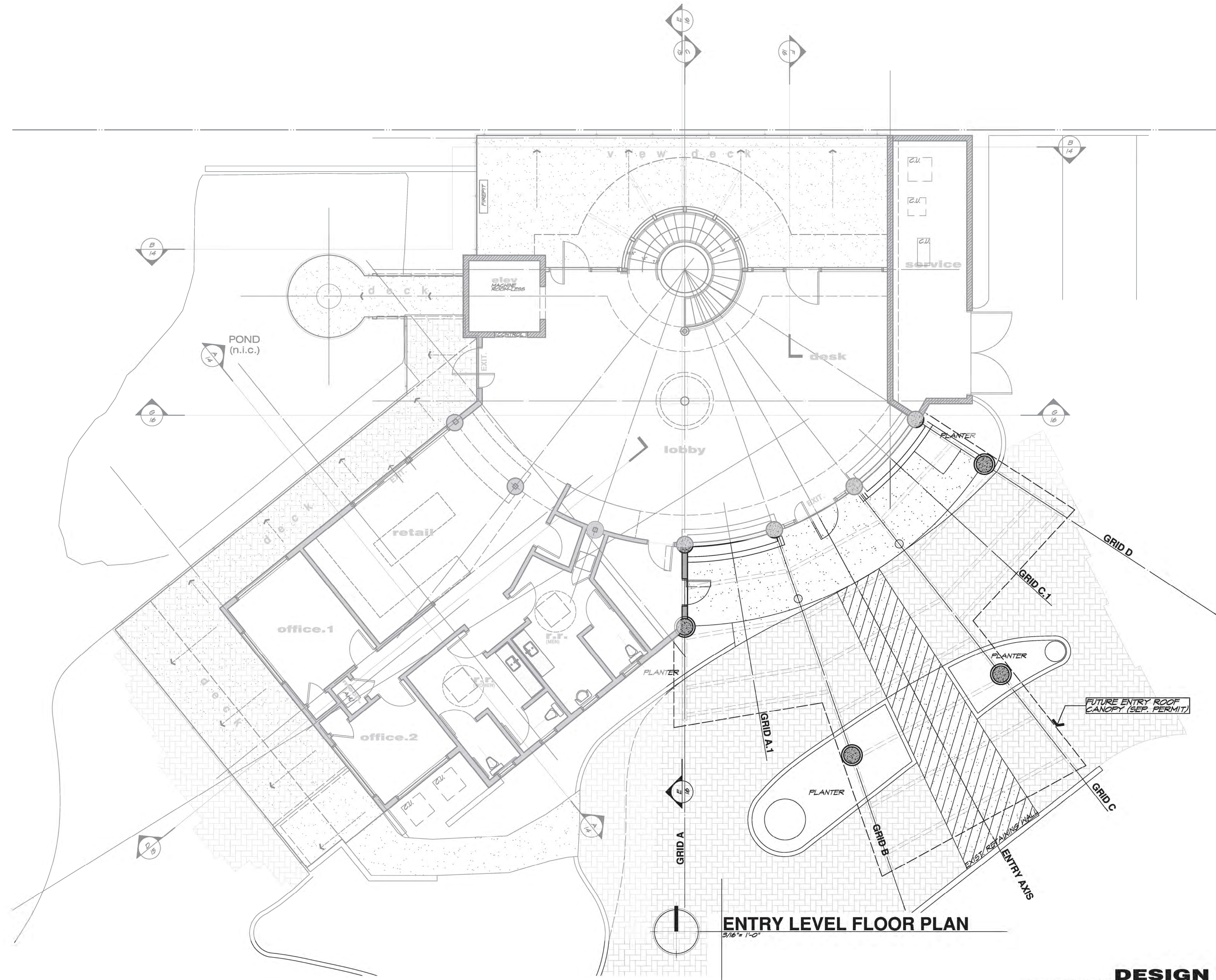
**ARRIVAL BUILDING AT:  
AMBIENTE**  
900 W. STATE ROUTE 89A  
SEDONA ARIZONA

**JENSVOLD/THOMPSON ARCHITECTS**  
955 DRY CREEK ROAD  
SEDONA, ARIZONA 86336  
2244 CARMEL VALLEY ROAD  
DEL MAR, CALIFORNIA 92014

Date	11/15/2021
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Job	
Sheet	<b>2</b>



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**ENTRY LEVEL FLOOR PLAN**

3/16" = 1'-0"

**DESIGN REVIEW  
ENTRY CANOPY SUBMITTAL**

REVISIONS	BY

<p><b>JENSVOLD/THOMPSON ARCHITECTS</b>          SEDONA, ARIZONA 86336          DEL MAR, CALIFORNIA 92014</p>	<p><b>ARRIVAL BUILDING AT:          AMBIENTE</b>          900 W. STATE ROUTE 89A          SEDONA ARIZONA</p>
--	--

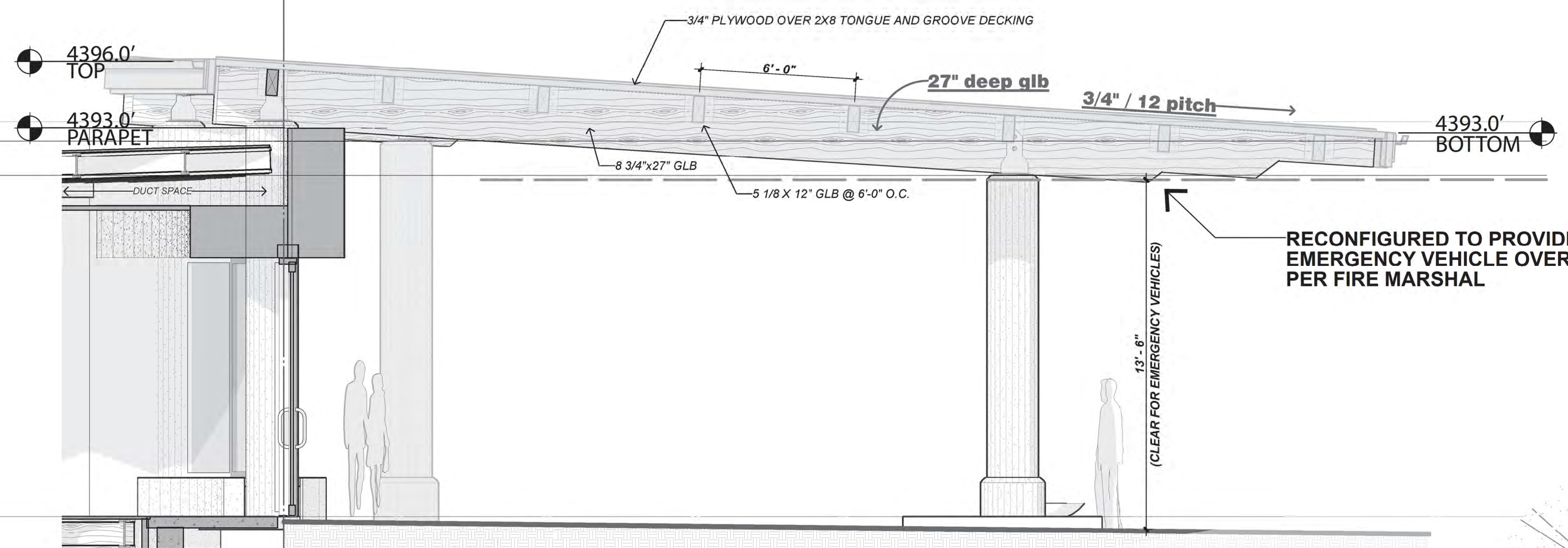
Date	11/15/2021
Scale	
Drawn	
Job	
Sheet	

REVISIONS	BY

JENSVOLD/ THOMPSON ARCHITECTS  
 SEDONA, ARIZONA 86336  
 DEL MAR, CALIFORNIA 92014

**AMBIENTE**  
 900 W. STATE ROUTE 89A  
 SEDONA ARIZONA

Date 11/15/21  
 Scale  
 Drawn xxxx  
 Job  
 Sheet **4**

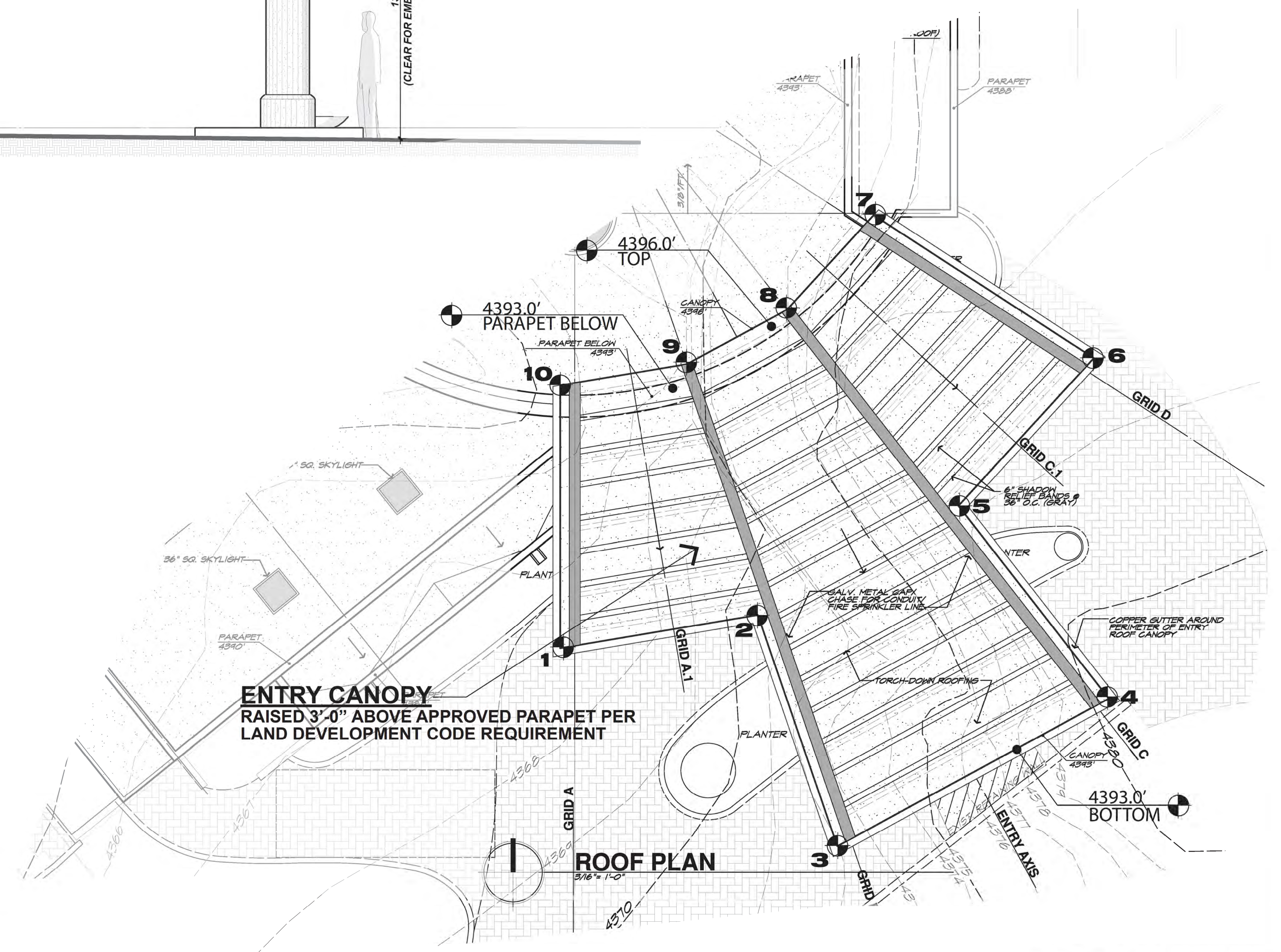


**SECTION THROUGH ENTRY CANOPY**  
 3/8" = 1'-0"

ROOF HEIGHT SCHEDULE			
MARK:	ROOF HEIGHT	NAT. GRADE	HT
<b>AMBIENTE ENTRY CANOPY</b>			
1	4394.3	4367.5	26.8
2	4394.3	4370.5	23.8
3	4393.0	4372.0	21
4	4393.0	4380.5	12.5
5	4394.3	4379.8	14.5
6	4394.3	4378.6	15.7
7	4396.0	4374.5	21.5
8	4396.0	4373.0	23
9	4396.0	4369.5	26.5
10	4396.0	4365.8	30.2

APPLICATION OF ALTERNATE STANDARDS FOR ENTRY CANOPY			
SLDC 2.24.E(4)			
<b>REDUCED LRV: (TABLE 2.9)</b>			
CLADDING MATERIAL COLOR:	LRV%:	POINTS:	ADDITIONAL HEIGHT:
"MIDNIGHT BLACK" METAL WALL PANEL	LESS THAN 21	5	2.5 FEET
<b>WALL PLANE RELIEF: (TABLE 2.9)</b>			
LARGEST UNRELIEVED BUILDING PLANE:	AREA:	POINTS:	ADDITIONAL HEIGHT:
(REAR OF BUILDING)	400 SQUARE FEET	5	2.5 FEET
TOTAL ADDITIONAL HEIGHT:			5.0 FEET
<b>MULTIPLE BUILDINGS ON A SITE: (TABLE 2.8)</b>			
NUMBER OF BUILDINGS ON SITE:	MAX % OF BLDG. FOOTPRINT ELIGIBLE FOR HT. INCREASE:	% OF BLDG. FOOTPRINT NEEDING INCREASE:	ADDITIONAL HEIGHT: (5 FEET MAX.)
43 (1:3 BUILDINGS ELEGIBLE)	10.0	LESS THAN 5	3.2 FEET USED*

\*Only a portion of the area that would be enclosed by points 1,2,9 and 10 will need this additional height



**ENTRY CANOPY**  
 RAISED 3'-0" ABOVE APPROVED PARAPET PER  
 LAND DEVELOPMENT CODE REQUIREMENT

**ROOF PLAN**  
 3/16" = 1'-0"

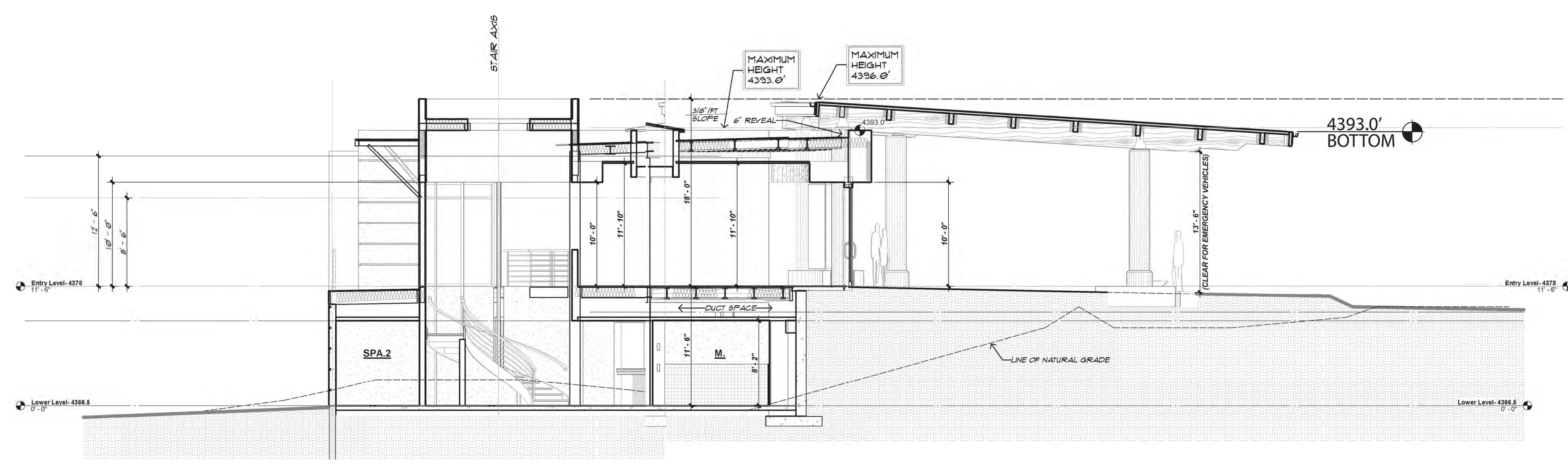
**DESIGN REVIEW**  
**ENTRY CANOPY SUBMITTAL**

REVISIONS	BY

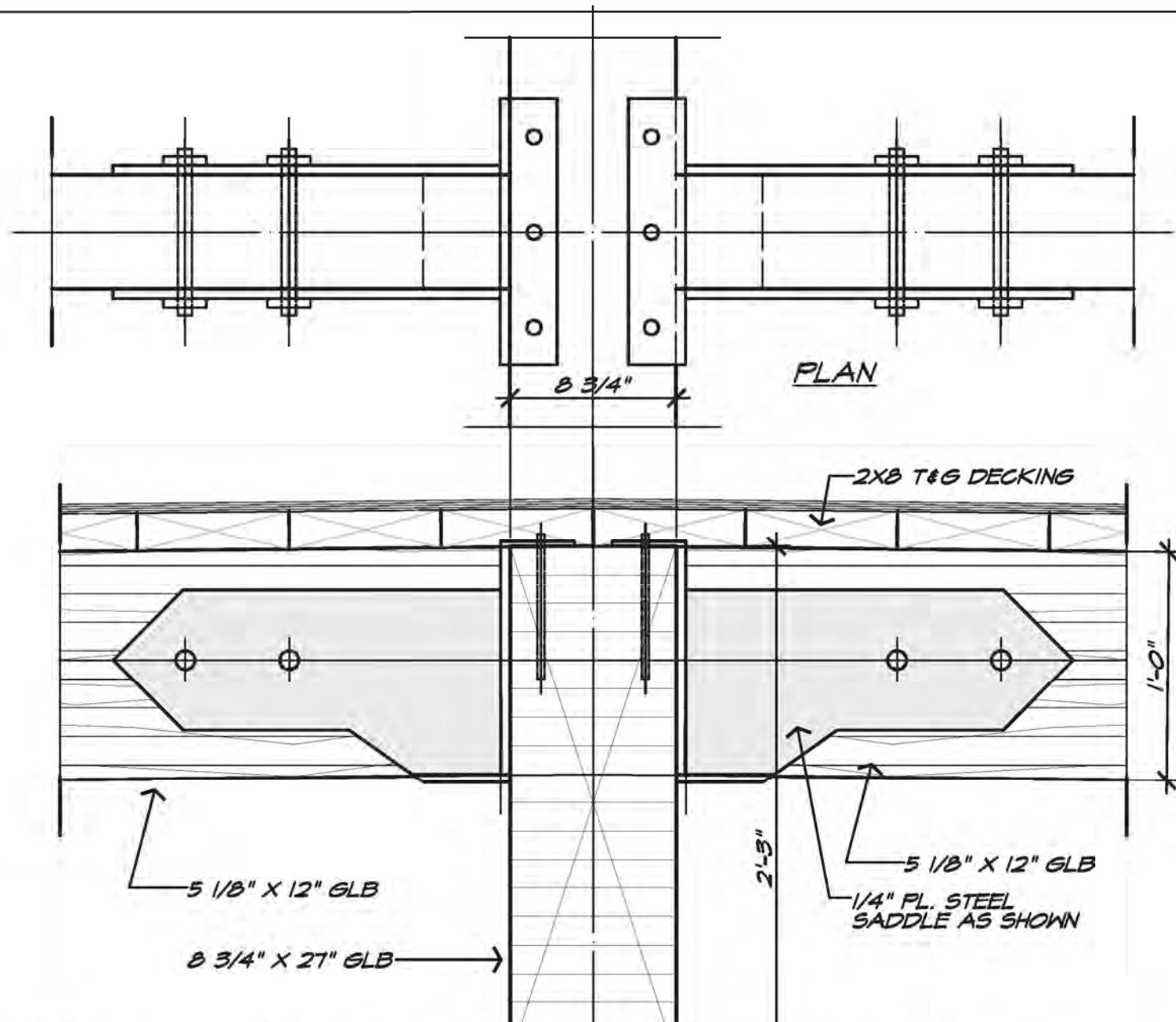
**JENSVOLD/ THOMPSON ARCHITECTS**  
 955 DRY CREEK ROAD  
 SEDONA, ARIZONA 86336  
 2244 CARMEL VALLEY ROAD  
 DEL MAR, CALIFORNIA 92014

**AMBIENTE**  
 900 W. STATE ROUTE 89A  
 SEDONA  
 ARIZONA

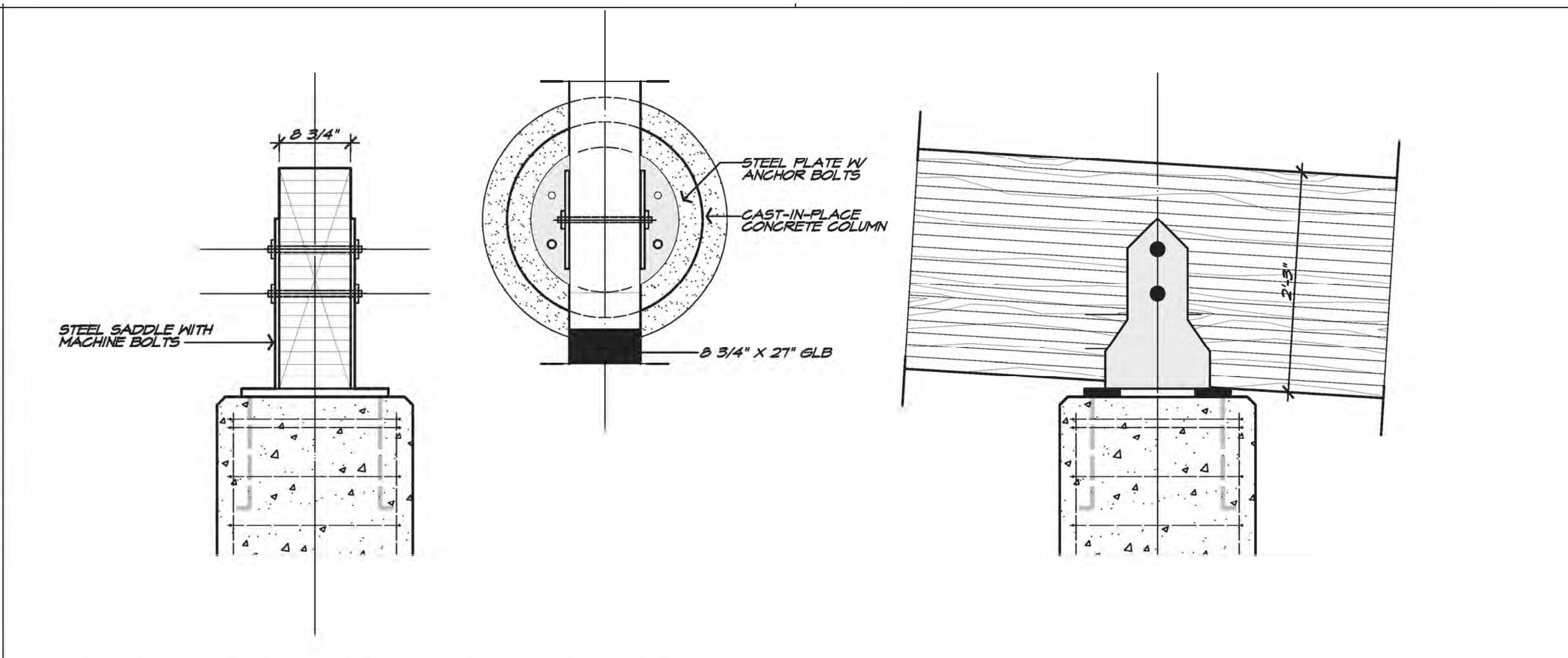
Date 11/15/21  
 Scale  
 Drawn xxxx  
 Job  
 Sheet



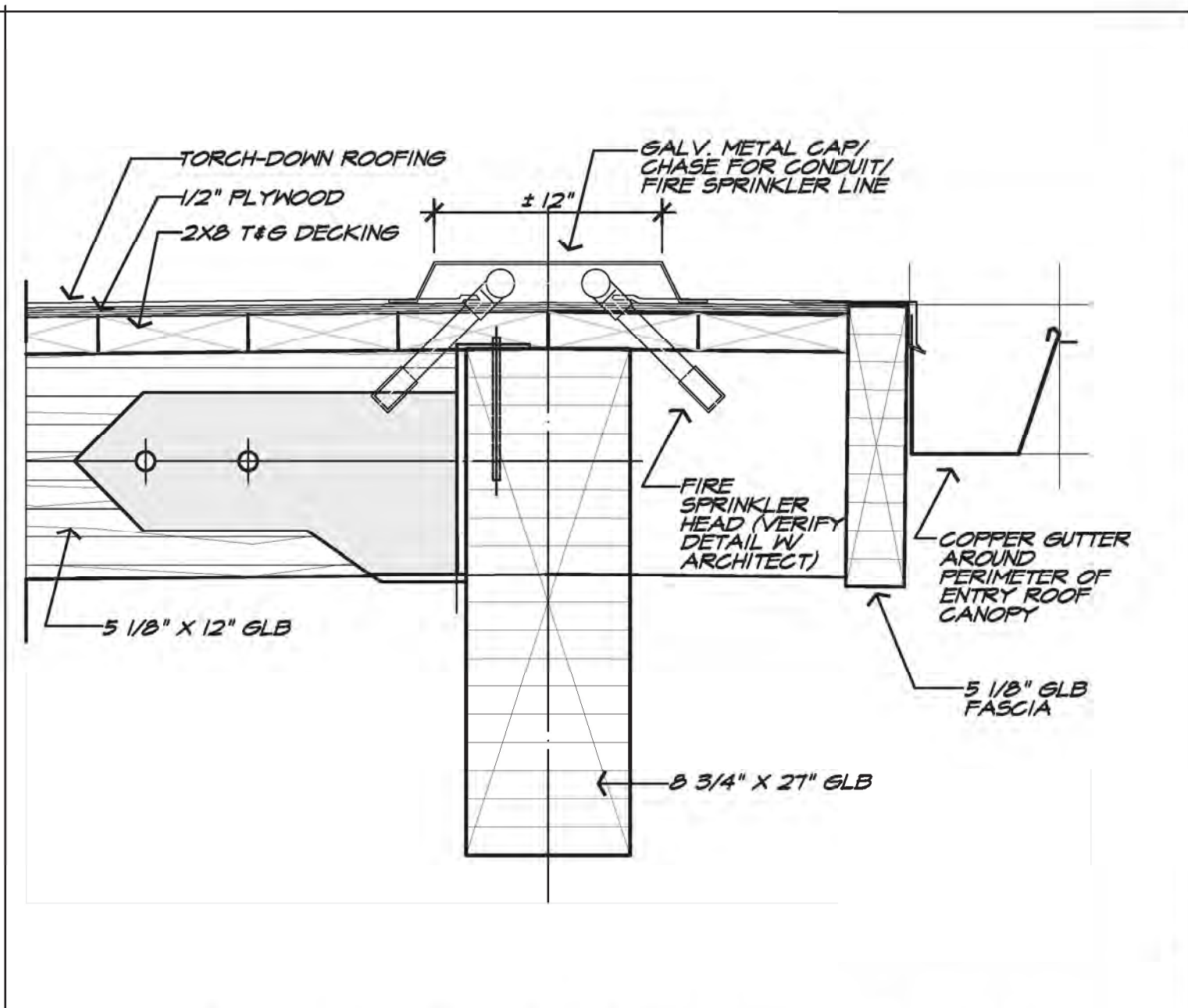
**C SECTION THROUGH ENTRY / LOBBY / VIEW DECK**  
 3/16" = 1'-0"



**8 CANOPY BEAM/ BEAM CONNECTION**  
 1/12" = 1'-0"



**9 CANOPY BEAM AT CONG. COLUMN**  
 AS NOTED



**10 CANOPY BEAM CONNECTION (EDGE)**  
 1/12" = 1'-0"

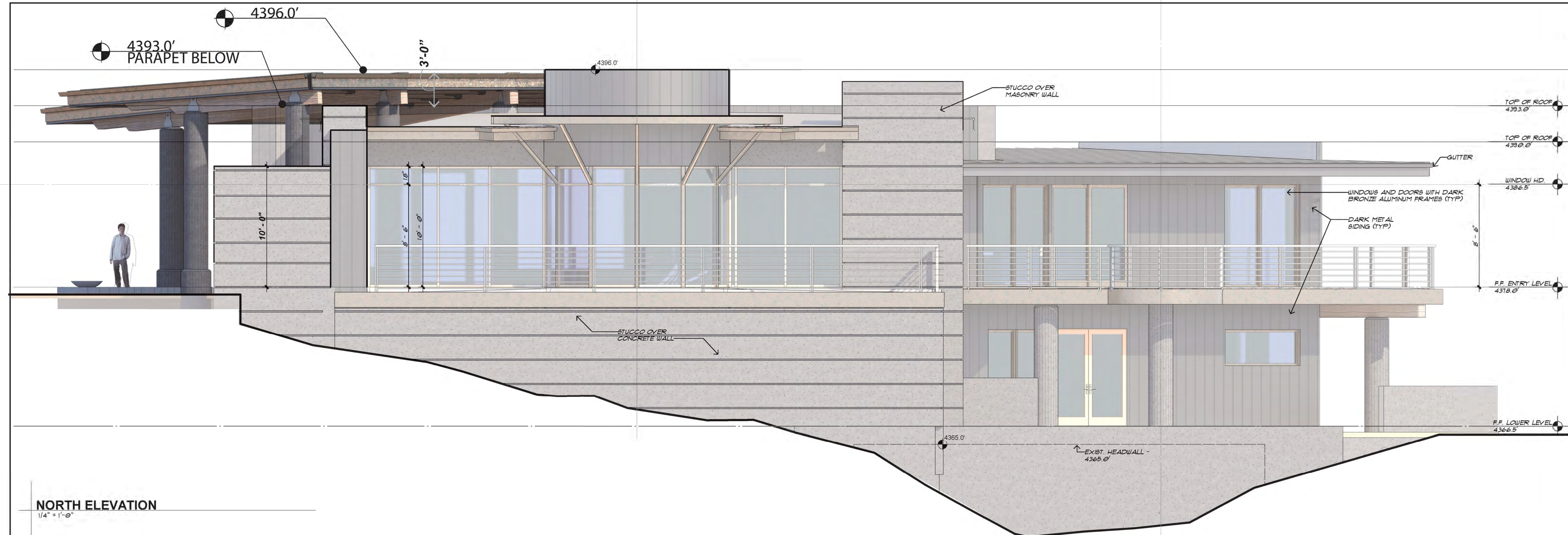
**DESIGN REVIEW**  
**ENTRY CANOPY SUBMITTAL**

REVISIONS	BY

**JENSVOLD/ THOMPSON ARCHITECTS**  
 SEDONA, ARIZONA 86336  
 955 DRY CREEK ROAD  
 2244 CARMEL VALLEY ROAD  
 DEL MAR, CALIFORNIA 92014

**AMBIENTE**  
 900 W. STATE ROUTE 89A  
 SEDONA ARIZONA

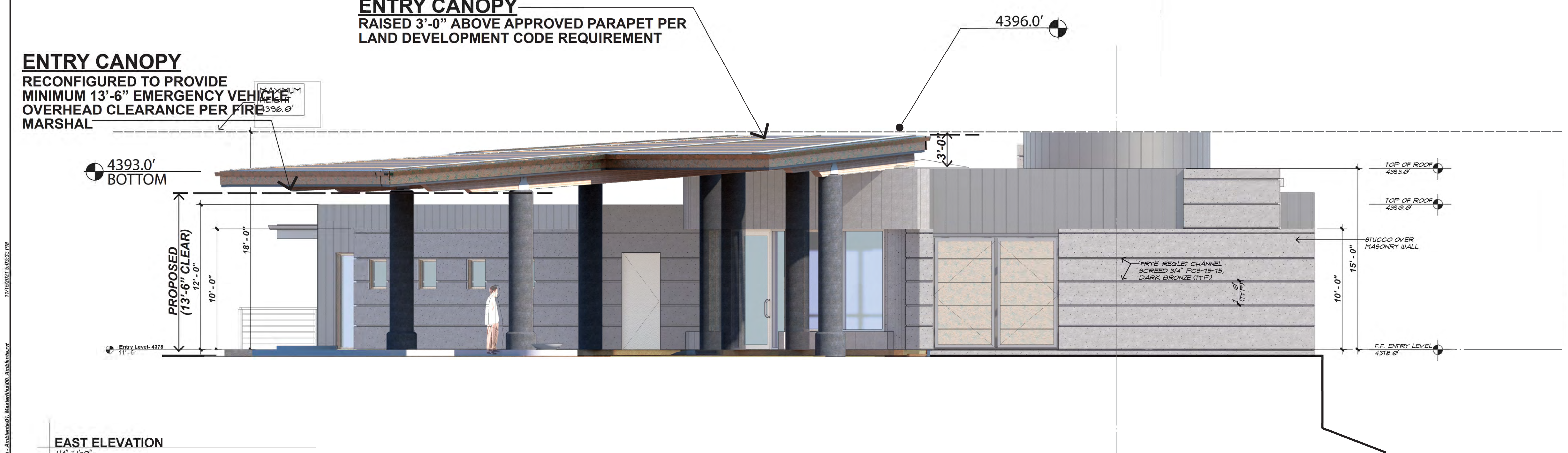
Date 11/15/21  
 Scale  
 Drawn xxxx  
 Job  
 Sheet



**NORTH ELEVATION**  
 1/4" = 1'-0"

**ENTRY CANOPY**  
 RAISED 3'-0" ABOVE APPROVED PARAPET PER  
 LAND DEVELOPMENT CODE REQUIREMENT

**ENTRY CANOPY**  
 RECONFIGURED TO PROVIDE  
 MINIMUM 13'-6" EMERGENCY VEHICLE  
 OVERHEAD CLEARANCE PER FIRE  
 MARSHAL



**EAST ELEVATION**  
 1/4" = 1'-0"

**DESIGN REVIEW**  
**ENTRY CANOPY SUBMITTAL**

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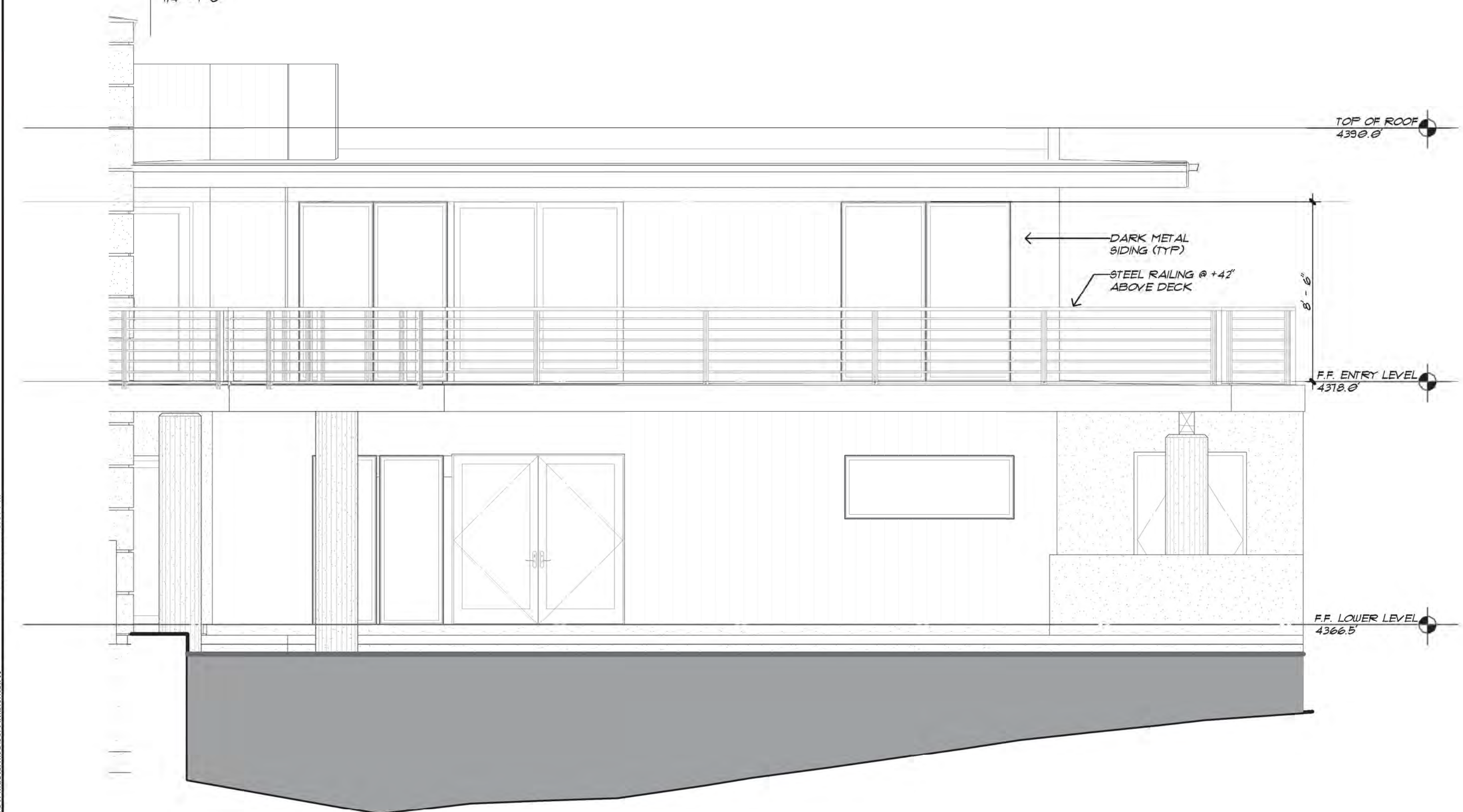
REVISIONS	BY

**ENTRY CANOPY**  
 RAISED 3'-0" ABOVE APPROVED  
 PARAPET PER LAND DEVELOP-  
 MENT CODE REQUIREMENT

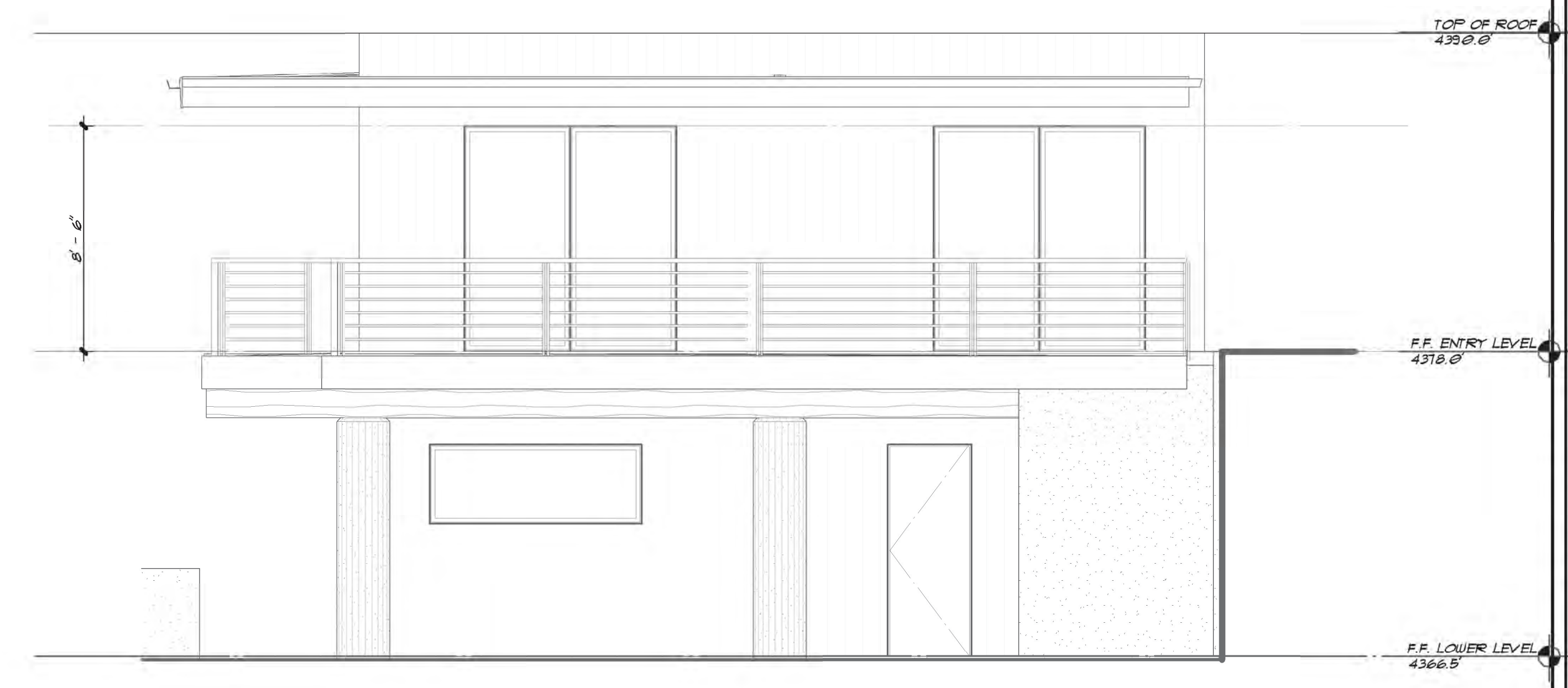
RECONFIGURED TO PROVIDE  
 MINIMUM 13'-6" EMERGENCY VEHICLE  
 OVERHEAD CLEARANCE PER FIRE  
 MARSHAL



**SOUTHEAST (89A) ELEVATION**  
 1/4" = 1'-0"



**WEST ELEVATION**  
 1/4" = 1'-0"



**SOUTHWEST ELEVATION**  
 1/4" = 1'-0"

**JENSVOLD/ THOMPSON ARCHITECTS**  
 SEDONA, ARIZONA 86336  
 2244 CARMEL VALLEY ROAD  
 DEL MAR, CALIFORNIA 92014

**AMBIENTE**  
 900 W. STATE ROUTE 89A  
 SEDONA ARIZONA

Date 11/15/21  
 Scale  
 Drawn xxxx  
 Job  
 Sheet

**DESIGN REVIEW**  
**ENTRY CANOPY SUBMITTAL**

**7**

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1 ROOF PLAN - CHECK-IN BLDG A  
3/16" = 1'-0"

**D.R. APPROVED DESIGN**

Rev: Date: Issued For:

Client:  
MIKE STEVENSON

**AMBIENTE RESORT**

BUILDING A - CHECK IN

Project Number:  
SD-02  
Date:  
9/28/20  
Seals and Signatures:

Preliminary  
Not for Construction

BLDG A - ROOF PLAN

**AMBIENTE**  
900 W. STATE ROUTE 89A  
SEDONA ARIZONA

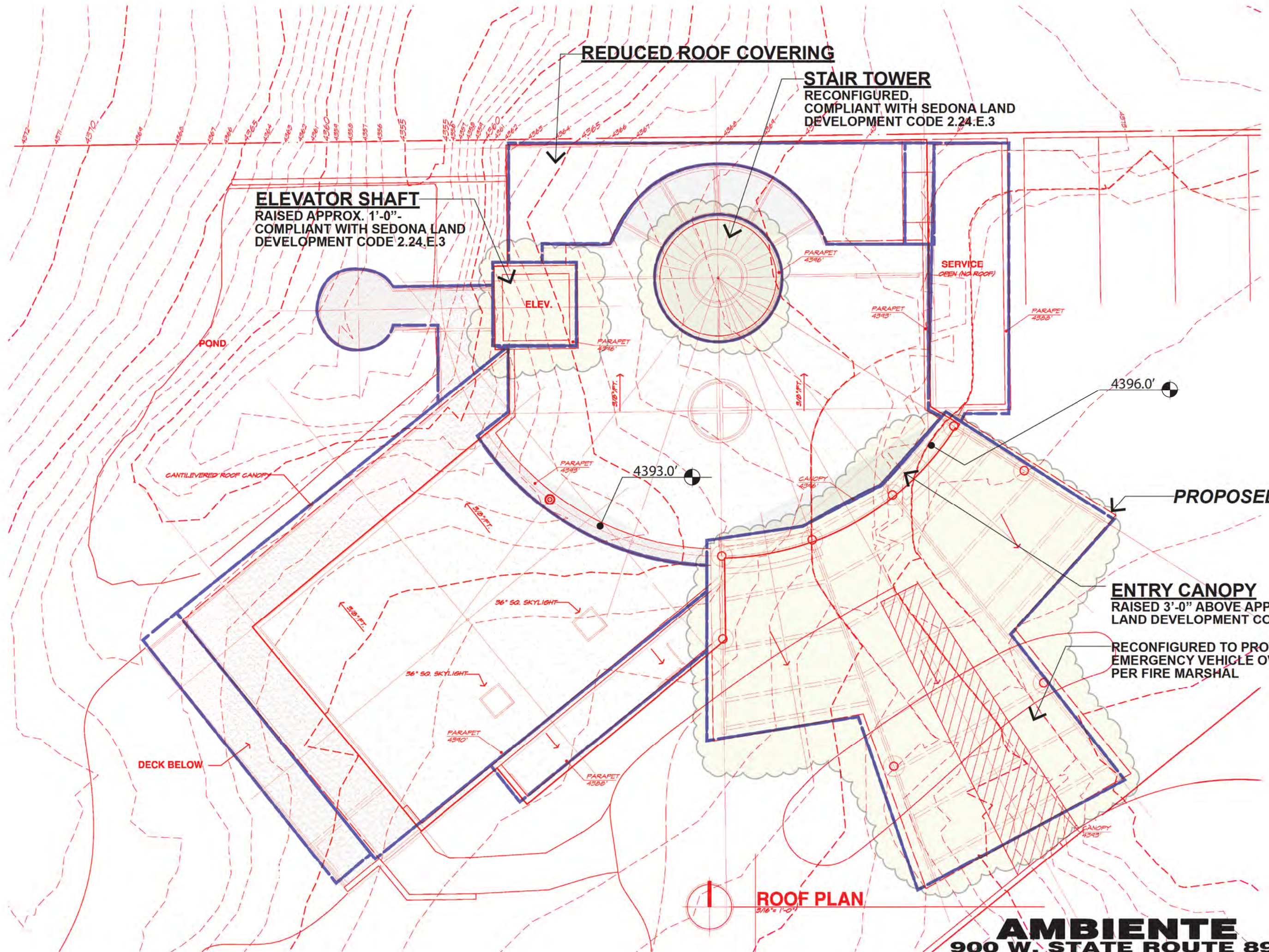
JENSVOLD/ THOMPSON ARCHITECTS  
955 DRY CREEK ROAD  
2244 CARMEL VALLEY ROAD  
SEDONA, ARIZONA 86336  
DEL MAR, CALIFORNIA 92014

**D.R. APPROVED DESIGN** 10/12/2021

1

**A105**

**ASUL**  
Adaptable System For Universal  
Living  
3334 N. 20th St  
Phoenix, Arizona 85016  
email: www.asul.us  
phone: 866.898.5209  
fax: 631.925.2409



**REDUCED ROOF COVERING**

**STAIR TOWER  
RECONFIGURED,  
COMPLIANT WITH SEDONA LAND  
DEVELOPMENT CODE 2.24.E.3**

**ELEVATOR SHAFT  
RAISED APPROX. 1'-0"  
COMPLIANT WITH SEDONA LAND  
DEVELOPMENT CODE 2.24.E.3**

ELEV.

SERVICE  
DECK (NO ROOF)

POND

CANTILEVERED ROOF CANOPY

**PROPOSED**

**ENTRY CANOPY  
RAISED 3'-0" ABOVE APPROVED PARAPET PER  
LAND DEVELOPMENT CODE REQUIREMENT**

**RECONFIGURED TO PROVIDE MINIMUM 13'-6"  
EMERGENCY VEHICLE OVERHEAD CLEARANCE  
PER FIRE MARSHAL**

DECK BELOW

**1** **ROOF PLAN**  
3/16" = 1'-0"

**AMBIENTE**  
900 W. STATE ROUTE 89A  
SEDONA ARIZONA

JENSVOLD/ THOMPSON ARCHITECTS  
955 DRY CREEK ROAD  
2244 CARMEL VALLEY ROAD  
SEDONA, ARIZONA 86336  
DEL MAR, CALIFORNIA 92014

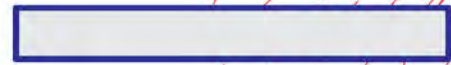
ASUL

Address System For Universal Living  
3334 N. 25th St.  
Phoenix, Arizona 85018  
www.asul.us  
phone: 856.896.9209  
fax: 651.925.2400

D.R. APPROVED DESIGN



PROPOSED REVISIONS:



REDUCED ROOF COVERING  
STAIR ENCLOSURE:  
RECONFIGURED,  
COMPLIANT WITH SEDONA LAND  
DEVELOPMENT CODE 2.24.E.3

ELEVATOR SHAFT  
RAISED APPROX. 1'-0" -  
COMPLIANT WITH SEDONA LAND  
DEVELOPMENT CODE 2.24.E.3

D.R. APPROVED DESIGN

PROPOSED

ENTRY CANOPY  
RAISED 3'-0" ABOVE APPROVED PARAPET PER  
LAND DEVELOPMENT CODE REQUIREMENT

RECONFIGURED TO PROVIDE MINIMUM 13'-6"  
EMERGENCY VEHICLE OVERHEAD CLEARANCE  
PER FIRE MARSHAL

1 ROOF PLAN  
3/16" = 1'-0"

**AMBIENTE**  
900 W. STATE ROUTE 89A  
SEDONA ARIZONA

JENSVOLD/ THOMPSON ARCHITECTS  
955 DRY CREEK ROAD  
2244 CARMEL VALLEY ROAD  
SEDONA, ARIZONA 86336  
DEL MAR, CALIFORNIA 92014

**OVERLAY OF**  
**APPROVED AND PROPOSED**

Rev: Date: Issued For:

AMBIENTE RESORT

BUILDING A - CHECK IN

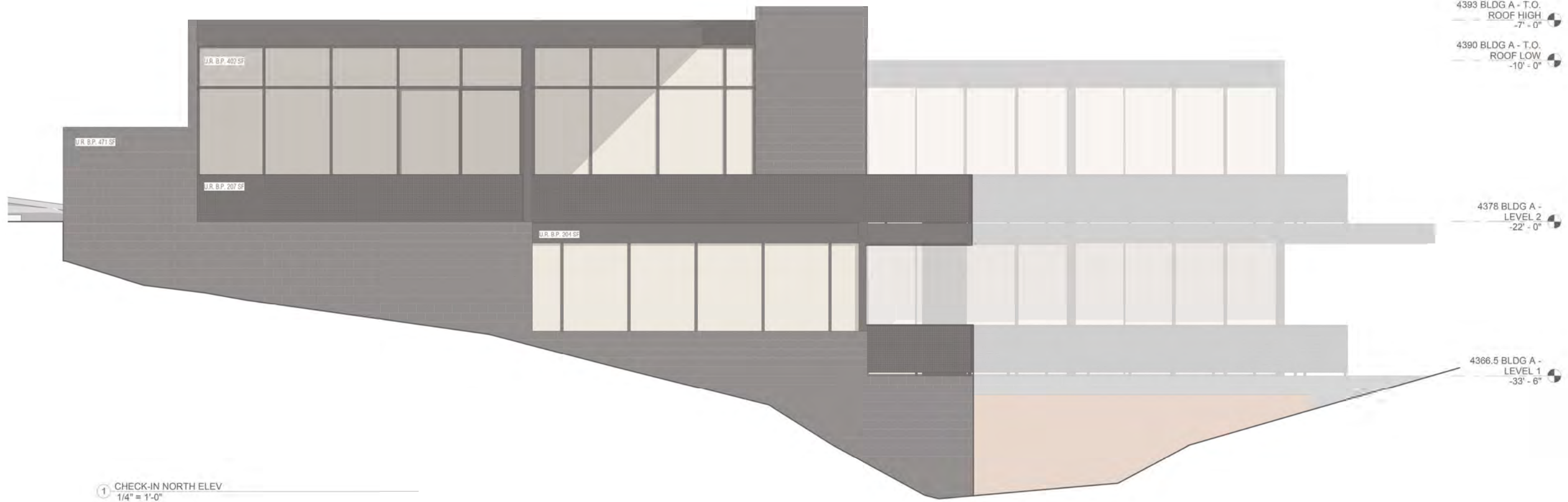
Project Number:  
90-02  
Date:  
9/28/20  
Scale and Signatures:

Preliminary  
Not for Construction

BLDG A - ROOF PLAN

A105





1 CHECK-IN NORTH ELEV  
1/4" = 1'-0"



2 CHECK-IN EAST ELEV  
1/4" = 1'-0"

**ASUL**

Adequate System For Universal Living  
3334 N. 20th St.  
Phoenix, Arizona 85016  
email: www.asul.us  
phone: 866.898.5209  
fax: 601.925.2409

Rev: \_\_\_\_\_ Date: \_\_\_\_\_ Issued For: \_\_\_\_\_

Client:  
MIKE STEVENSON

**AMBIENTE RESORT**

BUILDING A - CHECK IN

Project Number  
SD-02  
Date:  
9/28/20

Seals and Signatures:

Preliminary  
Not for Construction

BLDG A - EXTERIOR  
ELEVATIONS

**A411**

1,082 SF TOTAL ELEVATION @ GRADE  
 318 SF RECD GLAZING  
 327 SF PROVIDED GLAZING



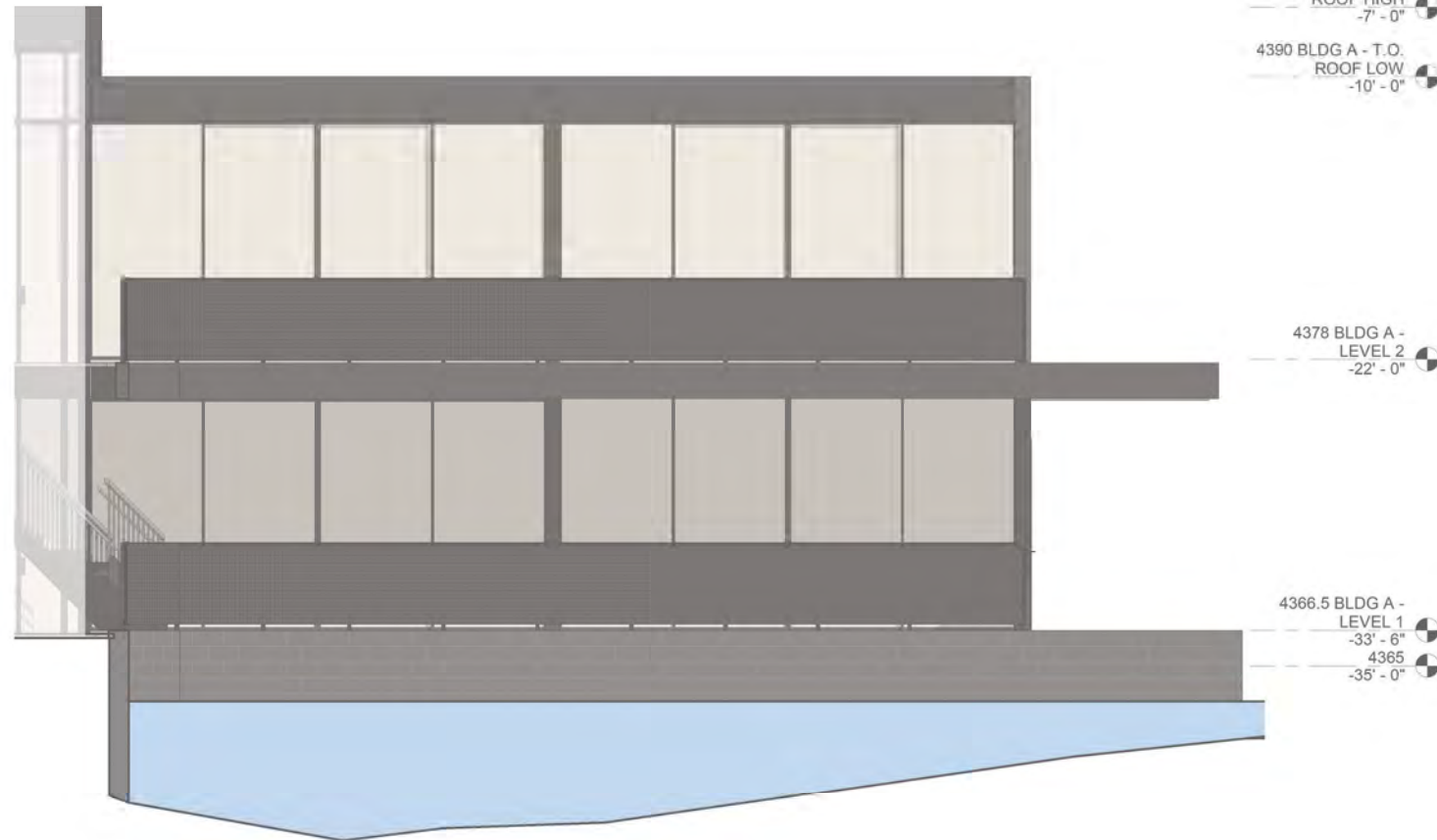
4393 BLDG A - T.O. ROOF HIGH  
 -7' - 0"

4390 BLDG A - T.O. ROOF LOW  
 -10' - 0"

4378 BLDG A - LEVEL 2  
 -22' - 0"

4366.5 BLDG A - LEVEL 1  
 -33' - 6"

1 CHECK-IN SOUTH ELEV  
 1/4" = 1'-0"



4393 BLDG A - T.O. ROOF HIGH  
 -7' - 0"

4390 BLDG A - T.O. ROOF LOW  
 -10' - 0"

4378 BLDG A - LEVEL 2  
 -22' - 0"

4366.5 BLDG A - LEVEL 1  
 -33' - 6"  
 4365 -35' - 0"

3 CHECK-IN NORTHWEST ELEV  
 1/4" = 1'-0"



4393 BLDG A - T.O. ROOF HIGH  
 -7' - 0"

4390 BLDG A - T.O. ROOF LOW  
 -10' - 0"

4378 BLDG A - LEVEL 2  
 -22' - 0"

4366.5 BLDG A - LEVEL 1  
 -33' - 6"  
 4365 -35' - 0"

2 CHECK-IN SOUTHWEST ELEV  
 1/4" = 1'-0"

**ASUL**

Adoptable System For Universal Living  
 3334 N. 20th St.  
 Phoenix, Arizona 85016  
 email: www.asul.us  
 phone: 866.898.5209  
 fax: 631.925.2409

Rev: Date: Issued For:

Client:  
 MIKE STEVENSON

AMBIENTE RESORT

BUILDING A - CHECK IN

Project Number  
 50-02

Date:  
 9/28/20

Seals and Signatures:

Preliminary  
 Not for Construction

BLDG A - EXTERIOR  
 ELEVATIONS

**A412**

**AMBIENTE**  
 900 W. STATE ROUTE 89A  
 SEDONA ARIZONA

JENSVOLD/ THOMPSON ARCHITECTS  
 955 DRY CREEK ROAD  
 2244 CARMEL VALLEY ROAD  
 SEDONA, ARIZONA 86336  
 DEL MAR, CALIFORNIA 92014

**ASUL**

Adaptable System For Universal Living  
3334 N. 20th St.  
Phoenix, Arizona 85016

email: www.asul.us  
phone: 866.888.5209  
fax: 601.925.2409

Rev: \_\_\_\_\_ Date: \_\_\_\_\_ Issued For: \_\_\_\_\_

Client:  
MIKE STEVENSON

**AMBIENTE RESORT**

BUILDING A - CHECK IN

Project Number  
SD-02  
Date:  
9/28/20

Seals and Signatures:

Preliminary  
Not for Construction

BLDG A - EXTERIOR  
ELEVATIONS

**A413**

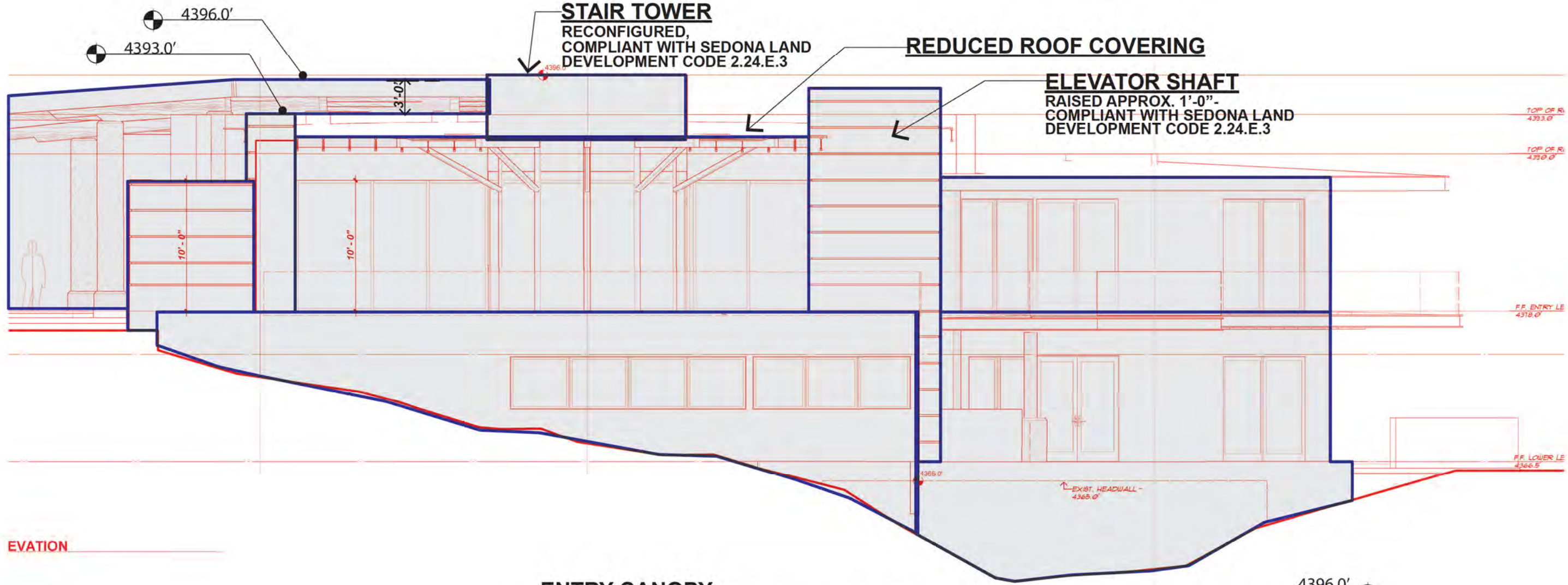


1 CHECK-IN WEST ELEV  
1/4" = 1'-0"

**AMBIENTE**  
**900 W. STATE ROUTE 89A**  
**SEDONA ARIZONA**

**JENSVOLD/ THOMPSON ARCHITECTS**  
955 DRY CREEK ROAD  
2244 CARMEL VALLEY ROAD  
SEDONA, ARIZONA 86336  
DEL MAR, CALIFORNIA 92014

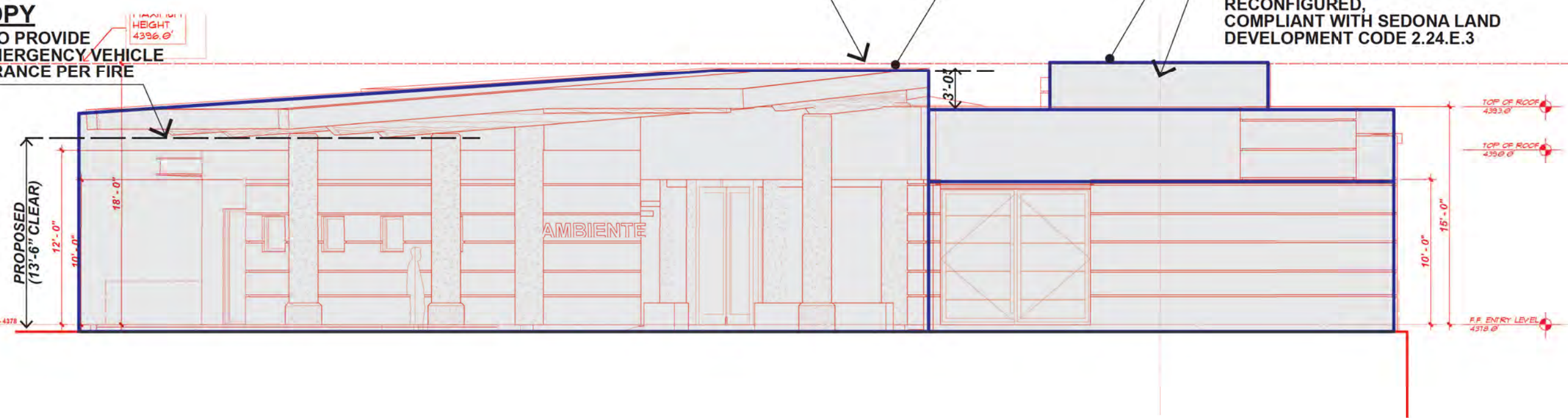
**D.R. APPROVED DESIGN** **6** 10/12/2021



ELEVATION

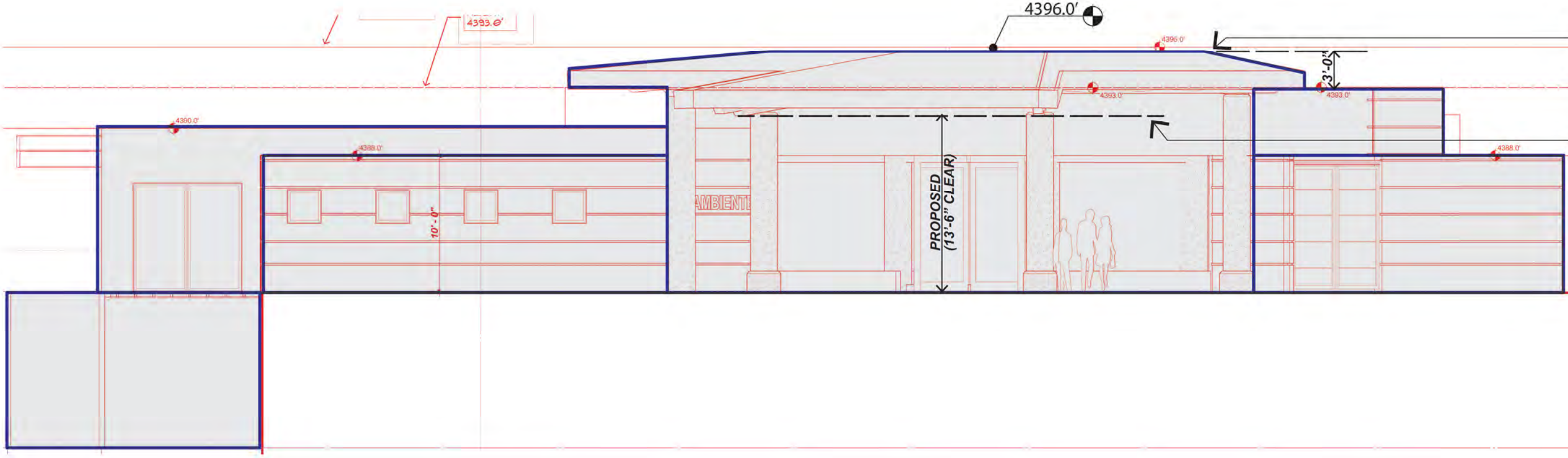
**ENTRY CANOPY**  
 RAISED 3'-0" ABOVE APPROVED PARAPET PER  
 LAND DEVELOPMENT CODE REQUIREMENT

**ENTRY CANOPY**  
 RECONFIGURED TO PROVIDE  
 MINIMUM 13'-6" EMERGENCY VEHICLE  
 OVERHEAD CLEARANCE PER FIRE  
 MARSHAL



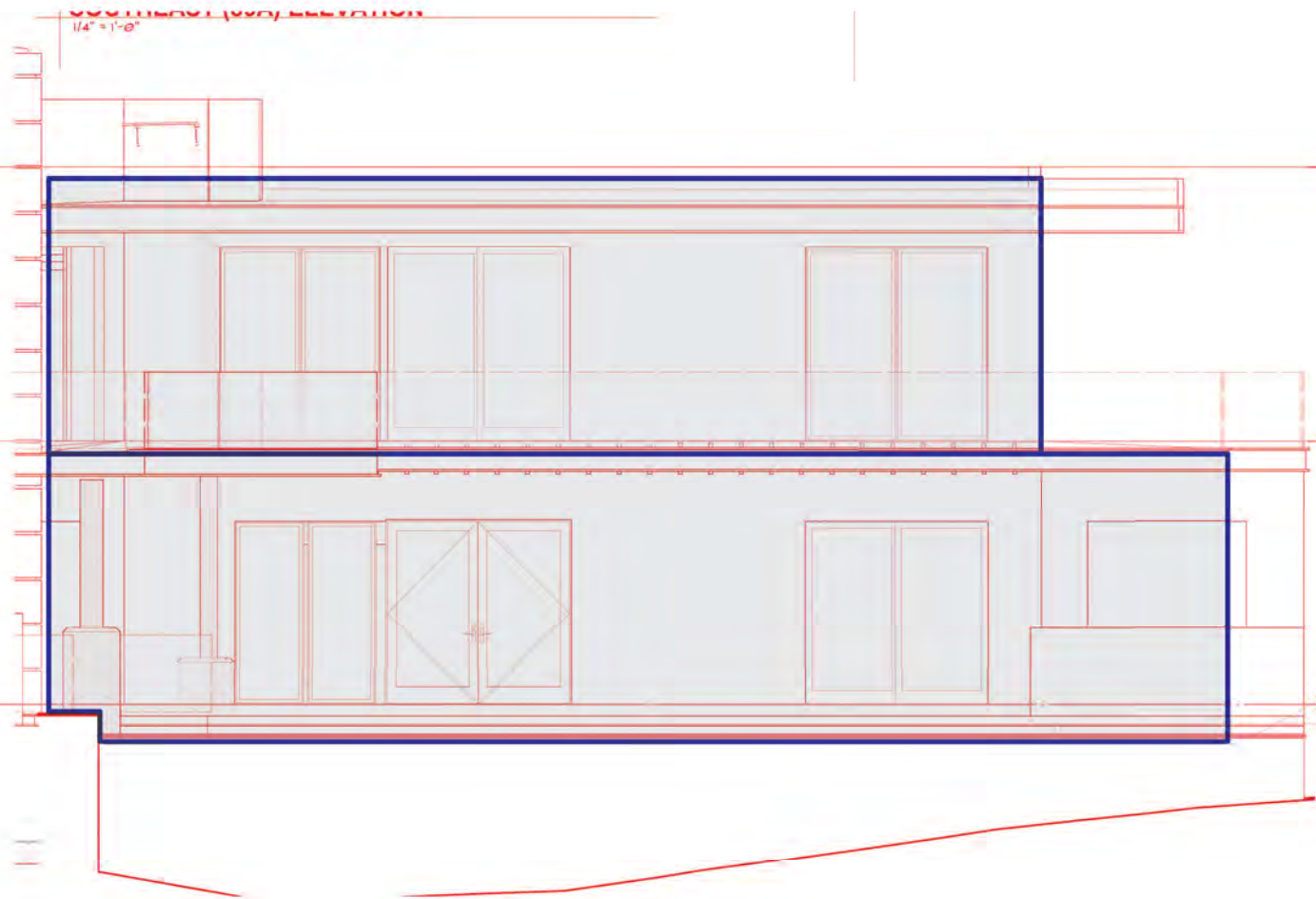
**AMBIENTE**  
 900 W. STATE ROUTE 89A  
 SEDONA ARIZONA

JENSVOLD/ THOMPSON ARCHITECTS  
 955 DRY CREEK ROAD  
 2244 CARMEL VALLEY ROAD  
 SEDONA, ARIZONA 86336  
 DEL MAR, CALIFORNIA 92014

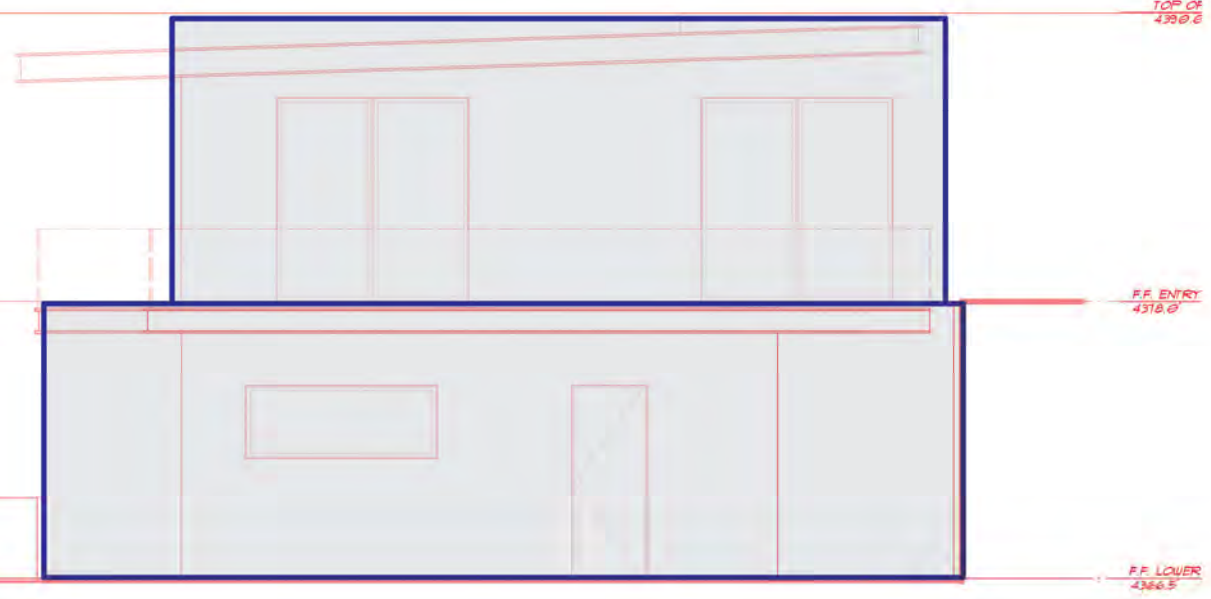


**ENTRY CANOPY**  
 RAISED 3'-0" ABOVE APPROVED  
 PARAPET PER LAND DEVELOPMENT  
 CODE REQUIREMENT

RECONFIGURED TO PROVIDE  
 MINIMUM 13'-6" EMERGENCY VEHICLE  
 OVERHEAD CLEARANCE PER FIRE  
 MARSHAL

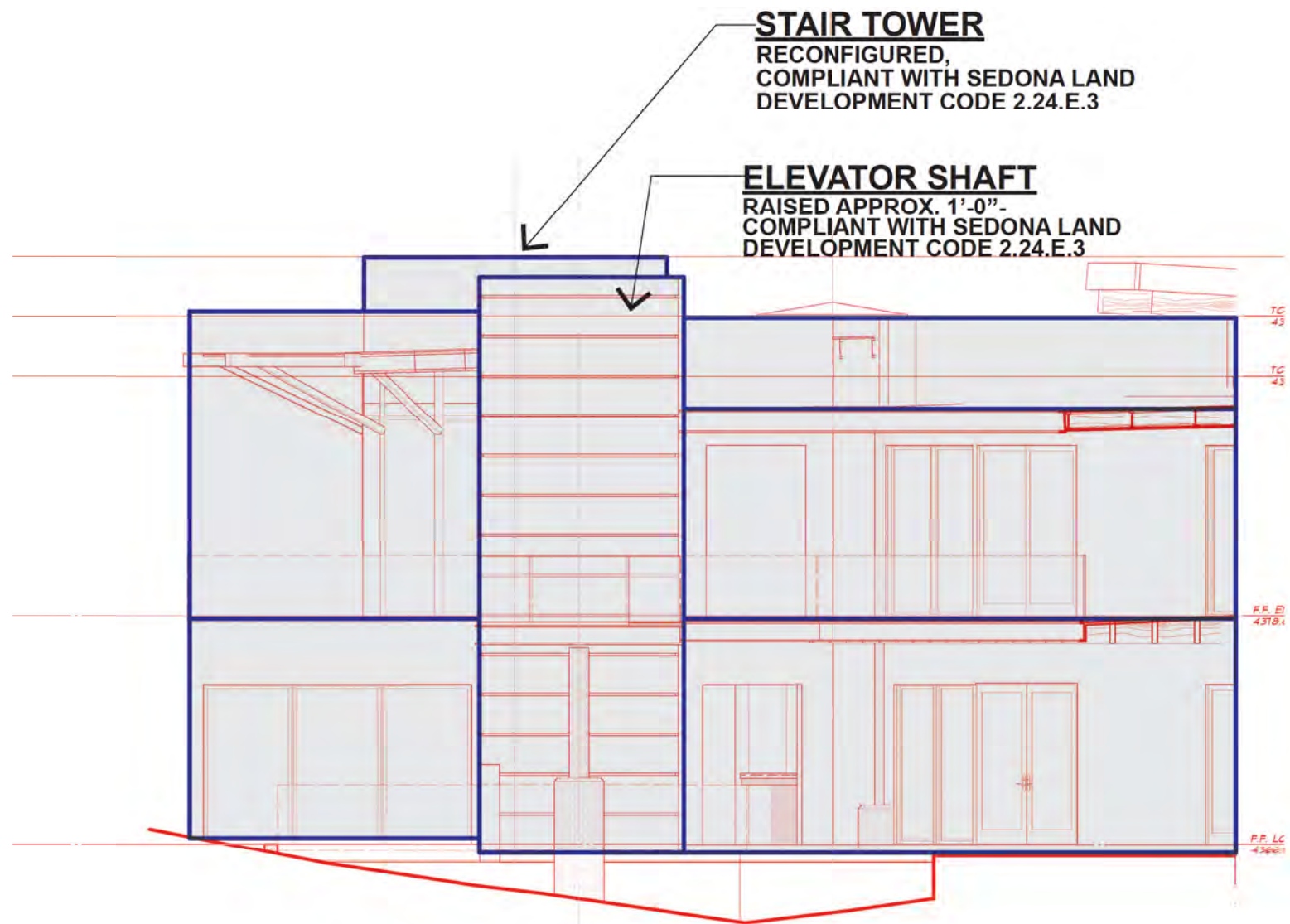


**SOUTHWEST ELEVATION**  
 1/4" = 1'-0"



**AMBIENTE**  
 900 W. STATE ROUTE 89A  
 SEDONA ARIZONA

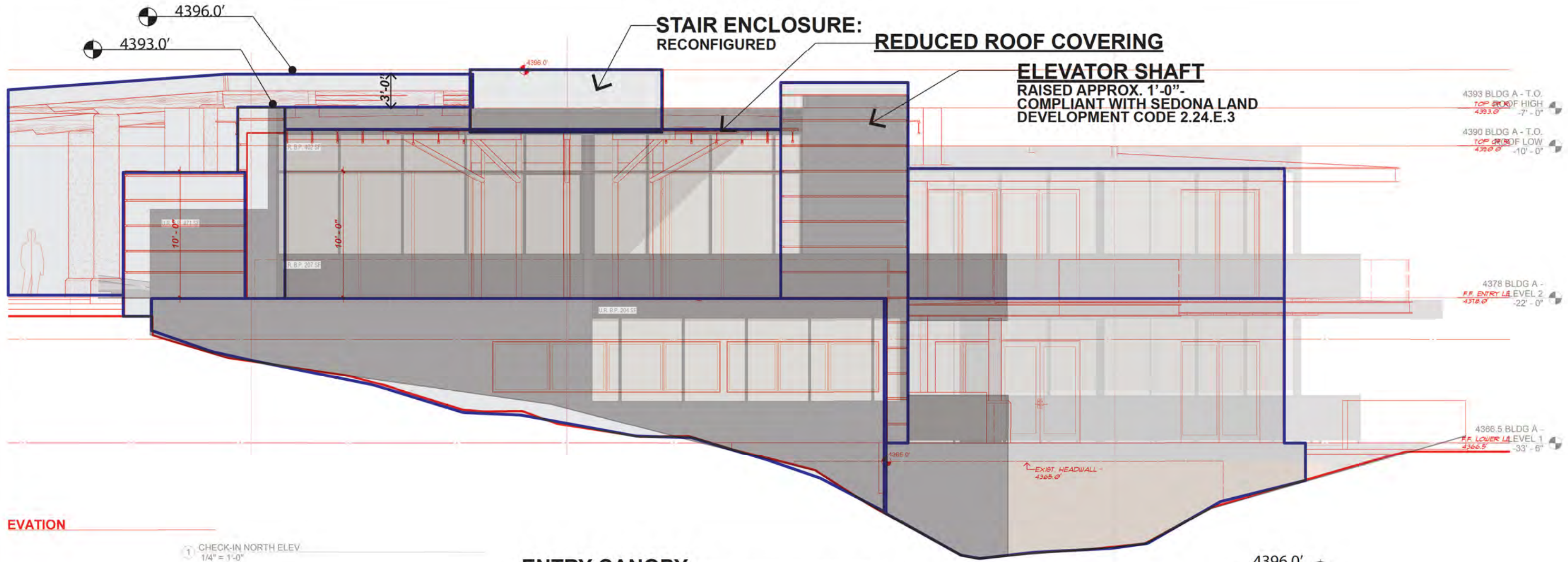
JENSVOLD/ THOMPSON ARCHITECTS  
 955 DRY CREEK ROAD  
 2244 CARMEL VALLEY ROAD  
 SEDONA, ARIZONA 86336  
 DEL MAR, CALIFORNIA 92014



WEST ELEVATION  
1/4" = 1'-0"

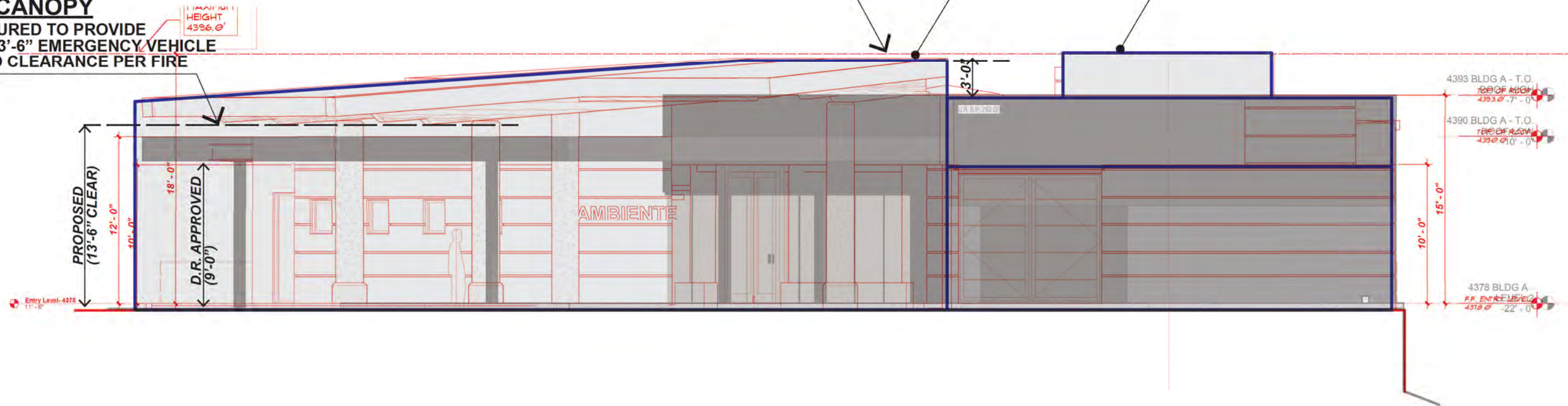
**AMBIENTE**  
900 W. STATE ROUTE 89A  
SEDONA ARIZONA

JENSVOLD/ THOMPSON ARCHITECTS  
955 DRY CREEK ROAD  
2244 CARMEL VALLEY ROAD  
SEDONA, ARIZONA 86336  
DEL MAR, CALIFORNIA 92014



**ENTRY CANOPY**  
 RAISED 3'-0" ABOVE APPROVED PARAPET PER  
 LAND DEVELOPMENT CODE REQUIREMENT

**ENTRY CANOPY**  
 RECONFIGURED TO PROVIDE  
 MINIMUM 13'-6" EMERGENCY VEHICLE  
 OVERHEAD CLEARANCE PER FIRE  
 MARSHAL



2 CHECK-IN EAST ELEV  
 1/4" = 1'-0"

**OVERLAY OF APPROVED AND PROPOSED** **10**  
 Page 51 10/12/2021

**AMBIENTE**  
**900 W. STATE ROUTE 89A**  
**SEDONA ARIZONA**  
 JENSVOLD/ THOMPSON ARCHITECTS  
 955 DRY CREEK ROAD 2244 CARMEL VALLEY ROAD  
 SEDONA, ARIZONA 86336 DEL MAR, CALIFORNIA 92014

**ASUL**

Adaptable System For Universal  
 Living  
 3334 N. 20th St.  
 Phoenix, Arizona 85016  
 email: www.asul.us  
 phone: 866.698.5209  
 fax: 631.925.2409

Rev: Date: Issued For:

Client:  
 MIKE STEVENSON

AMBIENTE RESORT

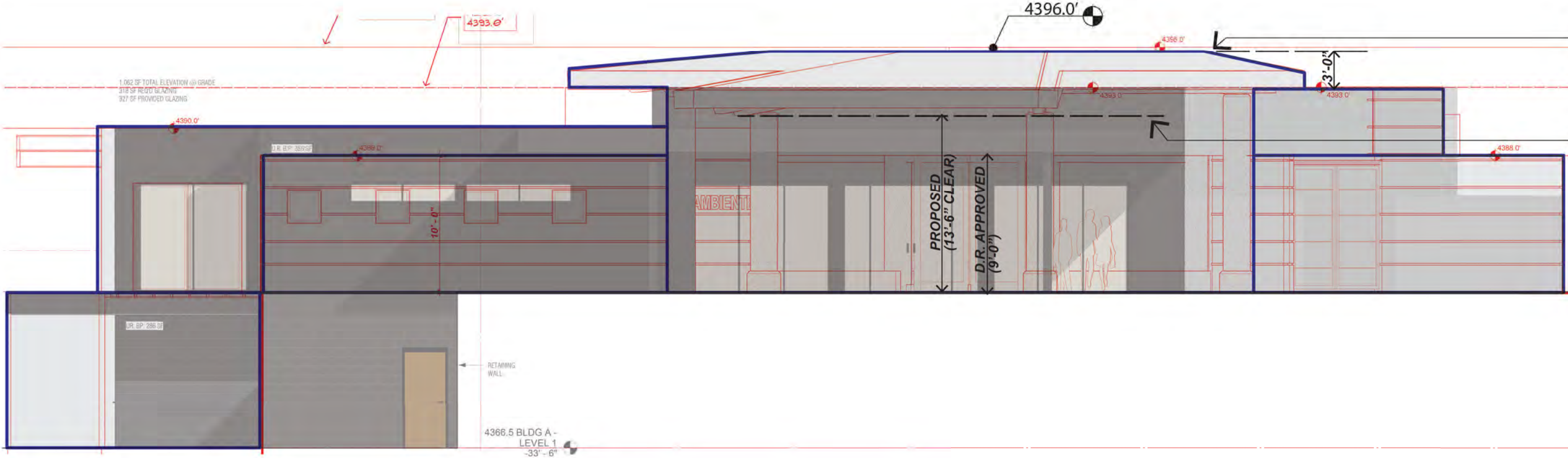
BUILDING A - CHECK IN

Project Number:  
 30-02  
 Date:  
 5/2/2020  
 Seals and Signatures:

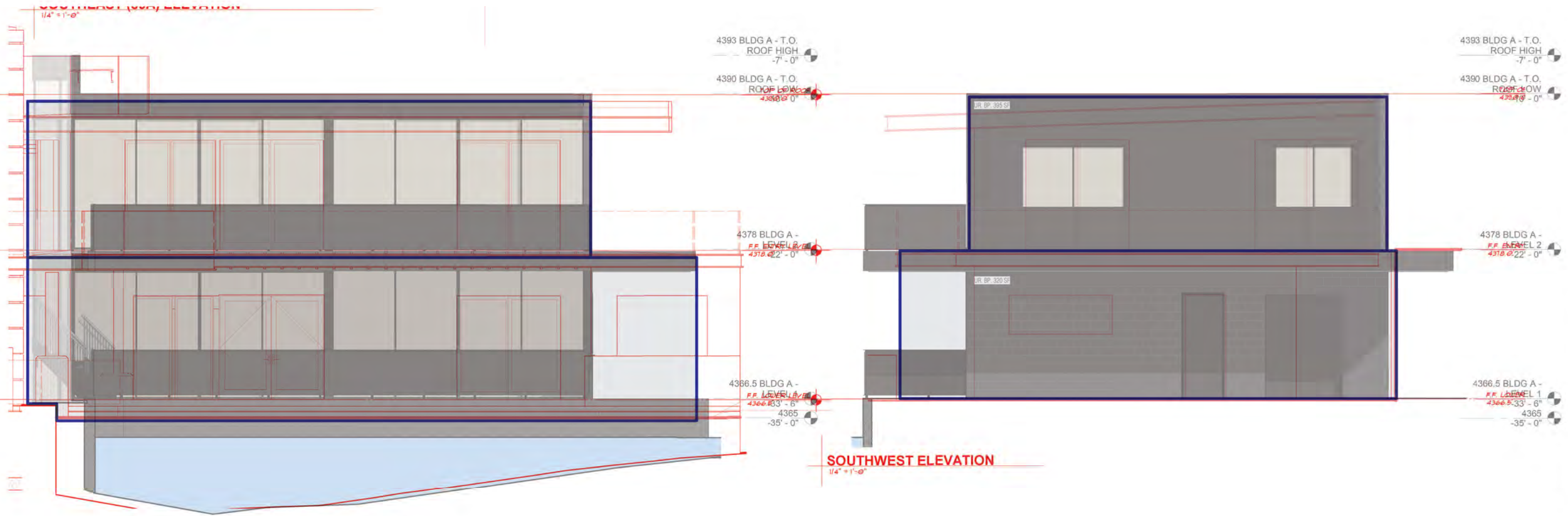
Preliminary  
 Not for Construction

BLDG A - EXTERIOR  
 ELEVATIONS

**A411**



1 CHECK-IN SOUTH ELEV  
1/4" = 1'-0"



2 CHECK-IN SOUTHWEST ELEV  
1/4" = 1'-0"

3 CHECK-IN NORTHWEST ELEV  
1/4" = 1'-0"

**ENTRY CANOPY**  
**RAISED 3'-0" ABOVE APPROVED**  
**PARAPET PER LAND DEVELOPMENT**  
**CODE REQUIREMENT**

RECONFIGURED TO PROVIDE  
**MINIMUM 13'-6" EMERGENCY VEHICLE**  
**OVERHEAD CLEARANCE PER FIRE**  
**MARSHAL**

3334 N. 20th St.  
 Phoenix, Arizona 85016

email: www.asul.us  
 phone: 866.898.5209  
 fax: 601.925.2409

Rev: \_\_\_\_\_ Date: \_\_\_\_\_ Issued For: \_\_\_\_\_

Client:  
 MIKE STEVENSON

**AMBIENTE RESORT**

BUILDING A - CHECK IN

Project Number:  
 80-02

Date:  
 9/28/20

Seals and Signatures: \_\_\_\_\_

Preliminary  
 Not for Construction



**ASUL**

Adaptable System For Universal Living  
3334 N. 20th St.  
Phoenix, Arizona 85016  
email: www.asul.us  
phone: 866.888.5209  
fax: 601.925.2409

Rev: Date: Issued For:

Client:  
MIKE STEVENSON

AMBIENTE RESORT

BLDG A - CHECK IN

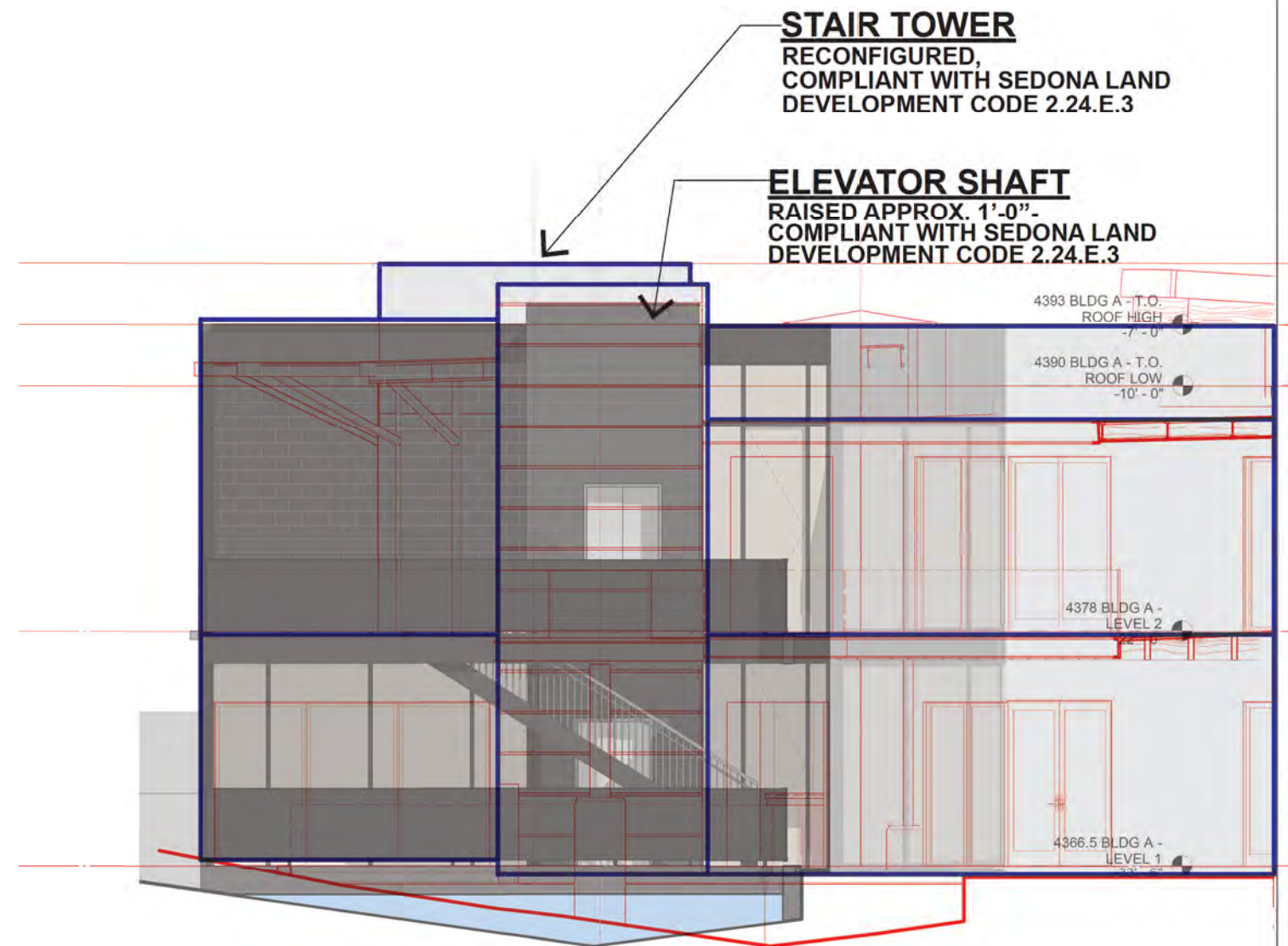
Project Number:  
SD-02  
Date:  
9/28/20

Seals and Signatures:

Preliminary  
Not for Construction

BLDG A - EXTERIOR  
ELEVATIONS

**A413**



WEST ELEVATION  
1/4" = 1'-0"

**OVERLAY OF  
APPROVED AND PROPOSED**

**12**  
10/12/2021

**AMBIENTE**  
900 W. STATE ROUTE 89A  
SEDONA ARIZONA

JENSVOLD/ THOMPSON ARCHITECTS  
955 DRY CREEK ROAD  
2244 CARMEL VALLEY ROAD  
SEDONA, ARIZONA 86336  
DEL MAR, CALIFORNIA 92014

## Staff Memo

### Potential Joint Meeting with City Council



## Community Development Department

102 Roadrunner Drive Sedona, AZ 86336  
(928) 282-1154 • [www.sedonaaz.gov/cd](http://www.sedonaaz.gov/cd)

---

**Meeting Date:** January 11, 2022  
**To:** Planning and Zoning Commission  
**From:** Jess McNeely, AICP, Community Development Director  
**RE:** Potential Joint Meeting with City Council

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At their December 14, 2021, meeting, the City Council discussed the possibility of a future joint meeting with the Planning and Zoning Commission. Councilors acknowledged that while joint meetings have taken place in the past, the two bodies are separate and can see each-others recommendations and priorities in writing. The Council further expressed appreciation for the hard work, professionalism and decisions from the Planning and Zoning Commission.

The City Council came to the consensus of asking that staff relay an offer for a joint meeting with the Planning and Zoning Commission if mutually desired. The purpose of a joint meeting would be a general “check-in” discussion to hear any concerns, issues or questions.

This item has been added to the January 11, 2022, agenda for discussion to determine if there is a desire for a joint meeting and, if desired, what topics the Commission would be interested in discussing.