



City Of Sedona Community Development Department

102 Roadrunner Drive Sedona, AZ 86336

(928) 282-1154 • www.sedonaaz.gov/cd

PZ21-00016 (ZC) Planning Comments

Reviewer: Cari Meyer, Planning Manager

(928) 203-5049; cmeyer@sedonaaz.gov

1. COMMENT: A public hearing for this project will be scheduled after all comments are addressed and additional information provided. If there are any areas requiring clarification or additional information, please schedule a meeting with staff.
2. COMMENT: Changes made based on the following comments must be reflected on all applicable pages/plans.
3. The following comments reference the Land Development Code (LDC). The LDC may be reviewed online at <https://sedona.municipal.codes/SLDC>.
4. Letter of Intent (LOI)
 - a) Provide parking calculations for Chocolatree. Indicate whether the proposed parking will be used to accommodate existing demand or to allow for expansion of the restaurant.
 - i) Parking requirements are in LDC Section 5.5. Please contact City staff with any questions regarding how parking is calculated.
5. Proposed Parking Lot
 - a) Provide details on how the parking lot will be tied to the operation of the Chocolatree Restaurant (deed restrictions, shared parking agreement, etc.). (LDC Section 5.5.E(2)c)
6. Existing house/Short term rentals
 - a) Provide strategies to ensure the house will be used for long-term rental (not short term) rentals. Potential options include a deed restriction or development agreement.
 - b) In addition to restricting the existing house from becoming a short term rental, consider a provision that would prevent short term rentals on the entire property.
7. House on View Drive – Proposed to be converted to “M3 compliant residence and office”
 - a) Provide an explanation of how the house will be converted to become “M3 compliant”.
 - b) Provide a timeline for this conversion – the LOI only states the conversion will begin within 1 year; provide anticipated completion date.
 - c) Provide a detailed floor plan of the house and a summary of the work needed for the conversion.
 - d) The applicant should discuss the details of the proposed conversion with Steve Mertes, Chief Building Official, and Dori Booth, Sedona Fire Marshal, to ensure they understand all of the Building and Fire Code requirements for this conversion to be approved.
8. Site Plan
 - a) A sidewalk along the street frontage is required – show sidewalk on plans.
 - i) For the parking lot to be used as off-site parking for Chocolatree, there must be a connection along a legal pedestrian route. Show sidewalk connection from the frontage of this lot to

sidewalk along W State Route 89A. (LDC Section 5.5.E(2)a). If this connection does not currently exist, add to plans/scope of work.

- b) Plans show a gate along the Inspirational Drive side of the property. Gates are required to be located to allow a car to wait on the property (without blocking streets and sidewalks) while the gate opens. The gate is shown about 10 feet off of the property line, which is not enough depth for a car. Relocate or remove gate. (LDC Section 5.5.G(3))
 - c) Indicate location of bicycle parking. (LDC Section 5.5.D(3)c).
 - d) Show path of travel and calculate length from proposed parking lot to Chocolatee.
 - e) Show Inspirational Drive pavement surface on site plans; include distance from pavement to property line.
 - f) Include a pedestrian pathway from the existing house to the proposed parking lot.
 - g) Indicate materials/color of 3-foot tall screen wall.
9. Landscaping – See LDC Section 5.6
- a) A minimum landscape buffer of 10 feet is required where the site abuts a residential zone. Increase landscaping along southern property line to a minimum of 10 feet in depth. (LDC Section 5.6.C(2)b.1).
 - b) Provide scientific name for each proposed tree and shrub. All plants must be included on the City’s plant list or determined to be suitable for the Sedona area.
 - c) Provide proposed numbers of each tree and shrub.
 - i) A minimum of 1 tree and 3 shrubs per 400 square feet of landscape area are required. (LDC Section 5.6.C(1)a.2).
 - ii) Ensure that 50% of all proposed plants are on the City’s native plant list. (LDC Section 5.6.C(1)b.1).
 - d) The City’s plant list along can be reviewed at the following link:
 - i) <https://www.sedonaaz.gov/home/showpublisheddocument/36508/636833305561070000>
10. Lighting – See LDC Section 5.8
- a) Complete a lighting application, available online at:
 - i) <https://www.sedonaaz.gov/home/showpublisheddocument/44952/637732617633670000>
11. Signs – See LDC Article 6
- a) Provide a color sample for the sign background color.
 - b) Provide mounting details and overall height for signs.
 - c) Consider switching the location of the proposed sign, with the entrance sign on the northern side of the driveway and the exit sign on the southern side of the driveway, so it is easily seen by vehicles exiting the site.
12. Citizen Participation Report: Submit Citizen Participation Report



Public Works Department

102 Roadrunner Drive Sedona, AZ 86336
(928) 204-7111 • Fax: (928) 282-5348;
Hanako Ueda, EIT (928) 203-5024

PZ21-00016 (DEV)
Chocolatree (Comprehensive)
12/9/21

Engineering Comments

Please address all comments by the next submittal:

1. A sidewalk connection along Inspirational Dr. is required. Please show a 5' sidewalk from the southerly property line of the proposed parking lot to connect to the sidewalk at 89A; approximately 235ft.
2. The peak hour parking of 30 spaces and peak hour traffic of 42 vehicles are acceptable, but Chocolatree appears to be closer to LUC 932 High-Turnover (Sit-Down) Restaurant rather than LUC 930 Fast Casual Restaurant. 946 daily trips seem excessive.
3. Compact spaces must be signed and mounted 5' above grade.
4. Move the new ADA space closest to the driveway. Provide signage per the city's Design, Review, Engineering and Administrative Manual section 3.4.C.(1)b.
5. The ADA space & 5' aisle must be on a rigid, stabilized surface. Show a note/detail for utilizing stabilized decomposed granite. If the parking is associated with the restaurant rather than the office, the new ADA space may be moved to the existing, paved parking lot.
6. Delineate the public utility easement on the plans.
7. Include a drainage swale at the southerly property boundary to direct any runoff towards the roadside ditches.

Prior to Issuance of Building Permit:

- Infrastructure within the ADOT ROW must be approved by ADOT.
- Provide Final Grading and Drainage Plans. The Site Plan shall meet the requirements of DREAM Chapter 3.1.
- Applicant shall follow the City of Sedona Land Development Code in its entirety.
- Applicant shall provide a Storm Water Pollution Prevention Plan. SWPPP measures shall be in place prior to the start of construction (DREAM 3.1). Storm water quality measures shall also comply with City of Sedona Code requirements (City Code Chapter 13.5)
- Accessible sidewalks and parking areas will need to meet the current US Dept. of Justice ADA requirements.
- Accessible parking/signage shall meet the requirements of the City LDC and DREAM documents.
- All concrete within the City ROW shall be colored "Sedona Red" (Davis 160 color).

MEMO



To: Cari Meyer, Planning Manager

From: Gabe Desmond, Sustainability Coordinator

gdesmond@sedonaaz.gov

(928) 203-5123

Date: December 8, 2021

Subject: Recommendations for Chocolatree Parking Development Application

- 1) I would advise Chocolatree explore opportunities for covered parking with solar panels. Specifically, they may want to look into APS's [Solar Communities Program](#). The program would pay to install covered parking with solar. Additionally, in exchange for allowing APS to build here, Chocolatree would receive an estimated \$125 a month off of their electricity bill. The program is currently full, but they can apply to be on the waitlist for next year.

- 2) As a rezone for a commercial property, I would recommend that we require them to comply with Building Code Appendix CB. This would require them to have 5% of the total number of parking spaces "EV Capable." In this case, that would equate to one spot. I spoke with our Chief Building Official, Steve Mertes, and if preferential to the developers, we would likely be open to them making this upgrade at their original parking facility instead, especially if they plan to install an actual charging station. This may be cheaper for them depending on what their electrical panel capacity is at the new parking lot.

ChocolaTree, LLC
1595 W 89A
Sedona, AZ 86336

February 23, 2022

Director of Community Development Department
City of Sedona

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

1. noted
2. noted
3. noted
4. Letter of Intent - Addendum
 - a) The proposed parking will accommodate existing demand and provide extra in the case that we are to extend seating either indoors or out. – Please reference document attached named “4a current chocolatree parking calculations”.
 - The existing house at 20 View will be a 2 bedroom unit (1.75 spaces), a 1 bedroom unit (1.25 spaces) and a studio (1 space).
5. Proposed Parking Lot
 - a) In order to address this issue, ChocolaTree proposes:
 1. ChocolaTree shall provide a long term lease from Jennifer Warr for the parking spaces on the 20 View property. The parking spaces qualify under 5.5.E(2)a) as it is within 500 feet of the front door of ChocolaTree Organic Oasis located at 1595 W. State Route 89A in Sedona, AZ. Said lease shall contain:
 - A. A timeframe of 35 years, binding on current owner, as well as heirs and devisees. With proof of continued use and maintenance.
 - B. A provision that the City of Sedona be a part of said lease and be notified in writing of any changes in the provisions of said lease.
 - C. A provision that Jennifer Warr be released from the terms of the lease in the event that she does not become the owner of the property currently known as 1595 W. State Route 89A, Sedona, AZ 86326.
 - D. A site plan depicting the exact location and number of shared parking spaces.
6. Existing house/Short term rentals

a. We can agree to only lease the property to current staff and their families for a period of time. In other words. Any resident dwellings will be for ChocolaTree staff so long as ChocolaTree exists.

7. House on View Drive – Proposed to be converted to “M3 compliant residence and office”

a. explanation of how the house will be converted to become “M3 compliant is shown in “7a. A-1 Existing 20 View Drive House Plan and Elevations.pdf” and document “7a. A-2 Demo and Proposed 20 View Plans.pdf” .Will consult with Building, Fire and Public Works officials and an architect to determine modifications necessary to convert 20 View from residential to M3 multifamily / commercial uses.

b. Upon approval of rezone and parking lot construction the 20 view building conversion to accommodate multi use commercial use will be complete within 1 year. The existing house at 20 View will be a 2 bedroom unit, a 1 bedroom unit and a studio. All utilized for staff housing.

c. Detailed floor plan of the house is addressed in 7a. Summary of the work needed for the conversion in “7c summary of work.”

d. noted.

8. Site Plan

a. The connector sidewalk is shown in drawing “8.a d Pedestrian access plan.pdf”

b. There will not be gate at the entry to the Inspirational Drive side of the property.

c. The bicycle parking is on “8.c e f. P-1 Inspirational Parking Plan.pdf”

d. Pedestrian Travel Path is shown on: “8.a d Pedestrian access plan.pdf”

e. Edge of pavement is shown on “8.c e f. P-1 Inspirational Parking Plan.pdf”

f. Pedestrian path is shown on “8.c e f. P-1 Inspirational Parking Plan.pdf”

g. Natural Cedar Fencing to match existing fencing.

9. See attached Named “9. Landscape”

Being a gardener I am overjoyed to plant this bare lot with native and adaptive species.

Turning it into a lush parking oasis, very much in alignment with the ChocolaTree ethos and vision.

a) Regarding landscape buffer requirements, there is another option: or LDC 5.6.C(2)b.1 ii): A solid wall or fence no less than six feet in height. Shown on P-1 Inspirational Parking Plan.pdf

b) 9. Preliminary Parking Landscape Plan

c) 9. Preliminary Parking Landscape Plan

d) noted

10. Sent 1.24.22 See attachment named “10. Application” and “10.lighting plan”

11. See attached named “111a.b.c. Preliminary Parking Signage Plan.” The color of sign is white background and dark brown letters, same as ChocolaTree sign but reverse.

12. Citizen Participation Report: Submit Citizen Participation Report.

All citizens living within 300 ft of the proposed parking area have been notified with a letter and invited to neighborhood open house we conducted December 15 2021. Those interested in and potentially affected by our application were notified that an application had been submitted.

In the letter sent inviting all to the November neighborhood outreach all were invited to show up physically or send any questions or concerns to Chocolatree email, or call.

The 2 neighbors that attended were emphatically in favor of the rezone submission. One lives at 20 View Dr, the other has a commercial property a block to west. The neighbor directly to the South of 35 Inspirational, named Sayon, who will be most affected by the rezone has been called and we have exchanged a few conversations as well as on site at the property. He is in favor and his concern has been noted, he would like no drainage onto his property, is concerned about live music in parking lot and lighting levels. As well he has requested we consider using a gravel that is not noisy when cars drive over it. To address this concern we will be use non pervious stone and French irrigation drain and drainage swale along the south side of the property so to be sure there is no storm drainage or vehicle encroachment on his property. We will be taking further precautions and will have parking blocks and/or short fencing so cars cannot pull close to his property.

There were no other communications from neighbors or interested parties.

We will keep the Community Development Department informed on the status of our citizen participation efforts if there are any questions or concerns that have not already been addressed.

PZ21-00016 (DEV) Chocolatree (Comprehensive) 12/9/21

**Engineering Comments
Addressing all comments:**

1. A sidewalk connection along Inspirational Dr. is required. "8d. SP-9 Neighborhood Parking to ChocolaTree.pdf"
2. See updated TIA "EC. 2 Kimberly Horn Traffic Statement"
3. Compact spaces must be signed and mounted 5' above grade. See "11a.b.c. Preliminary Parking Signage Plan."
4. The new ADA space to be at existing ChocolaTree parking lot adjacent to existing ADA space shown on drawing "4a current chocolatree parking calculations"
5. The ADA space & 5' aisle must be on a rigid, stabilized surface. Show a note/detail for utilizing stabilized decomposed granite. If the parking is associated with the restaurant rather than the office, the new ADA space may be moved to the existing, paved parking lot. – not applicable, as ADA parking is at ChocolaTree
6. Delineate the public utility easement on the plans. Shown on:, "8.c e f. P-1 Inspirational Parking Plan.pdf"
7. Include a drainage swale at the southerly property boundary to direct any runoff towards the roadside ditches. shown on "8.c e f. P-1 Inspirational Parking Plan.pdf"

Recommendations for Chocolatree Parking Development Application

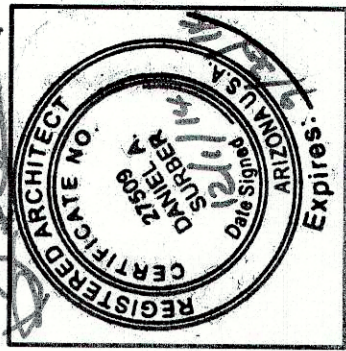
From: Gabe Desmond, Sustainability Coordinator

- 1) I would advise Chocolatree explore opportunities for covered parking with solar panels. Specifically, they may want to look into APS's Solar Communities Program. The program would pay to install covered parking with solar. Additionally, in exchange for allowing APS to build here, Chocolatree would receive an estimated \$125 a month off of their electricity bill. The program is currently full, but they can apply to be on the waitlist for next year.

-I have written , there is no program available for 2022 with our current layout. They are only giving incentive for sloped roof, not new build of parking lot. There is no one to speak to about this, unless you have another lead or idea?

- 2) As a rezone for a commercial property, I would recommend that we require them to comply with Building Code Appendix CB. This would require them to have 5% of the total number of parking spaces "EV Capable." In this case, that would equate to one spot. I spoke with our Chief Building Official, Steve Mertes, and if preferential to the developers, we would likely be open to them making this upgrade at their original parking facility instead, especially if they plan to install an actual charging station. This may be cheaper for them depending on what their electrical panel capacity is at the new parking lot.

We do not have the existing electric capacity at either location (1595 89a or 20 view) As we are utilizing the home as staff housing, there is not excess electric for this program. Could explore pre wiring for future "EV Capable" station at new parking lot.



DAN SURBER ARCHITECT
 P.O. BOX 3764 SEDONA, ARIZONA
 928-204-2814 86340

PROJECT INFORMATION:
 ADDITION AND REMODEL TO THE
 CHOCOLATREE ORGANIC EATERY
 1595 W. STATE ROUTE 89-A SEDONA, AZ. APN. 408-26-025A

DRAWING TITLE:
 SITE PLAN AND PROJECT INFO
 CITY OF SEDONA COMMUNITY & ECONOMIC DEVELOPMENT

SCALE: 1"=10'-0"

DATE: 05/10/14

A-1

SHT. 1 OF 3

PROJECT INFORMATION
 THE EXISTING CHOCOLATREE ORGANIC EATERY.
 AS-BUILT DRAWINGS FOR PREVIOUS CHOCOLA TREE REMODEL
 SCREENED PORCH AND ACCESSIBLE PATH AND RAMPS ADDITION
 TO OUTDOOR DINING PATIO AREA IN REAR.

APN # 408-26-025A
 ADDRESS: 1595 W. STATE ROUTE 89-A SEDONA, ARIZONA
 LOT AREA: 36 ACRES 15,816 SQ.FT.
 LOT COVERAGE ALLOWED = 3,954
 ZONING: C-2 GENERAL COMMERCIAL
 OCCUPANCY: 'A-2' ASSEMBLY GROUP - RESTAURANT
 'M' MERCANTILE GROUP
 'F-2' FACTORY GROUP

TENANT SQUARE FOOTAGE (EXISTING = 2,883 SQ.FT.)
 RESTAURANT KITCHEN AREA = 1,200 SQ.FT.
 RETAIL SALES AREA = 143 SQ.FT.
 MANUFACTURING AREA = 1,540 SQ.FT.
 TOTAL EXISTING FOOTPRINT = 2,883 SQ.FT.
 OUTDOOR COVERED AREA = 212 SQ.FT.
 OUTDOOR FRONT DINING PATIO = 570 SQ.FT.
 OUTDOOR REAR DINING PATIO = 2,000 SQ.FT.

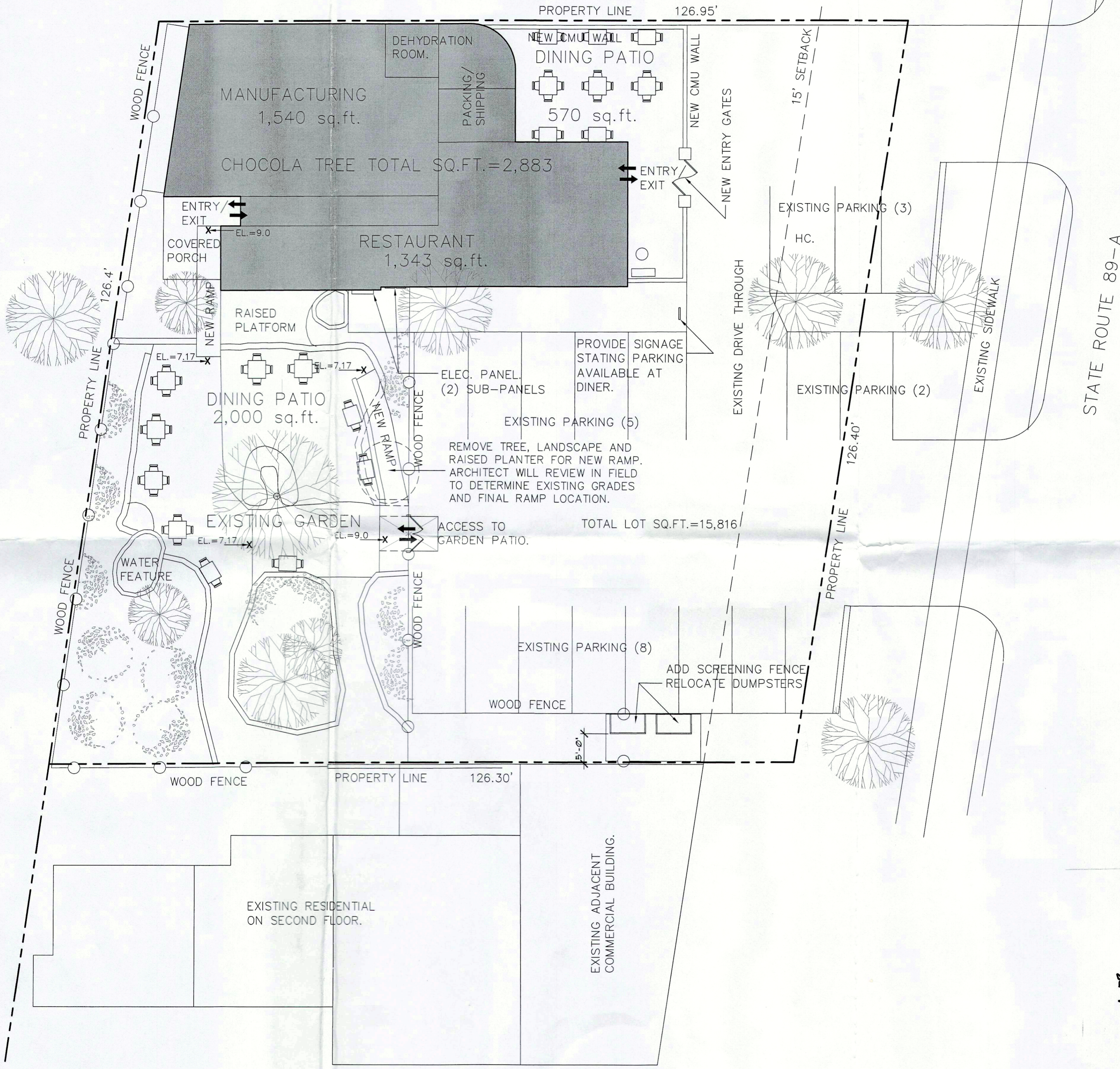
INDOOR SEATING (WOULD LIKE TO INCREASE) = 19 SEATS
 OUTDOOR SEATING (WOULD LIKE TO INCREASE) = 17 SEATS

PARKING REQUIREMENTS:
 RESTAURANT 12 SPACES (1200/100 = 12.0)
 OUTDOOR DINING 13 SPACES (2570/200 = 12.85)
 RETAIL SALES AREA 1 SPACES (143/200 = .715)
 MANUFACTURING 2 SPACES (1540/750 = 2.0)

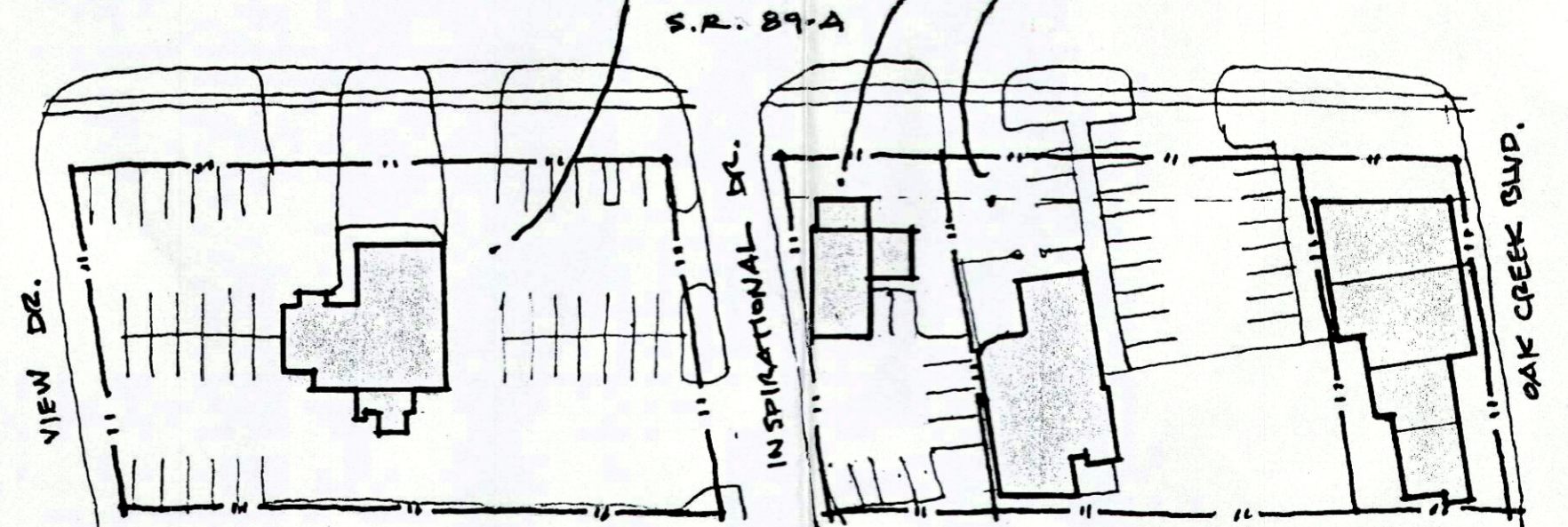
TOTAL SPACES REQUIRED 28 SPACES
 TOTAL SPACES PROVIDED 39 SPACES (24 HOURS DAILY) (18 AT CHOCOLATREE + 21 AT RED PLANET DINER)
 TOTAL SPACES PROVIDED 49 SPACES (AFTER 5:00 PM) (ADDITIONAL 10 AT FOOTHILLS REALTY AFTER 5PM AND WEEKENDS)

REVIEWED FOR CODE COMPLIANCE
 1. REVIEWED DOCUMENTS MUST BE ON JOB SITE
 2. REVISIONS MUST BE APPROVED BY THE ARCHITECT / ENGINEER / DESIGNER OF RECORD PRIOR TO BUILDING - SAFETY REVIEW.
 3. STAMPING OF DOCUMENTS SHALL NOT BE HELD TO PERMIT OR APPROVE VIOLATION OF ANY BUILDING CODE, CITY ORDINANCE OR STATE LAW
 BUILDING DATE 12-15-14
 ENGINEERING DATE 12-15-14
 PLANNING/ZONING DATE 12-15-14
 FLOOD CONTROL DATE
 FIRE DISTRICT DATE
 CITY OF SEDONA ENGINEERING DEPARTMENT
 CHOCOLATREE PROPERTY PARKING: 21 EXISTING SPACES.

B-01492
B-01119
Dept

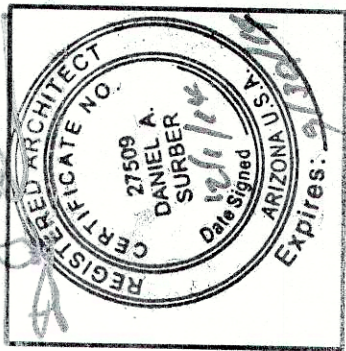


SITE PLAN
 SCALE: 1"=10'-0" NORTH



OVERALL PARKING SITE PLAN - ADJACENT PROPERTIES
 SCALE: 1"=60'-0" NORTH

RED PLANET DINER PARKING AGREEMENT
 EXISTING 2,400 SQ.FT. RESTAURANT WITH
 370 SQ.FT. OF OUTDOOR DINING REQUIRES
 26 SPACES - SPACES PROVIDED = 47
 THEREFORE 21 SPACES ARE AVAILABLE
 DAILY SUNDAY THROUGH MONDAY.



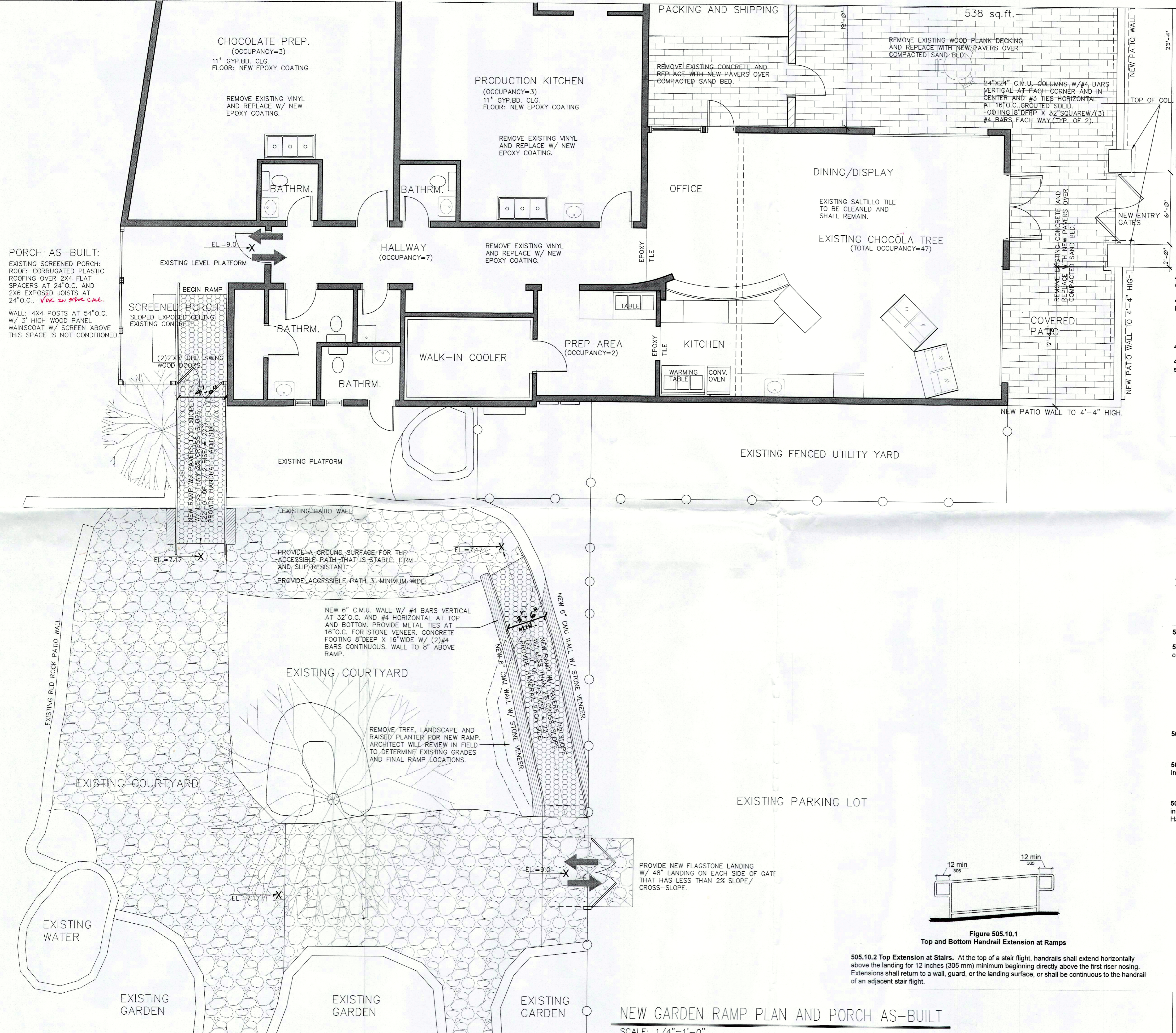
DAN SURBER ARCHITECT
 P.O. BOX 3164 SEDONA, ARIZONA
 928-204-2814 86340

PROJECT INFORMATION:
 ADDITION AND REMODEL TO THE
 CHOCOLA TREE ORGANIC EATERY
 1595 W. STATE ROUTE 89-A SEDONA, AZ. APN. 408-26-025A

DRAWING TITLE:
 NEW FLOOR PLAN
 PATIO RAMP DETAIL

SCALE: 1/4" = 1'-0"
 DATE: 05/10/14

A-2



405 Ramps

405.1 General. Ramps on accessible routes shall comply with 405.
EXCEPTION: In assembly areas, aisle ramps adjacent to seating and not serving elements required to be on an accessible route shall not be required to comply with 405.

405.2 Slope. Ramp runs shall have a running slope not steeper than 1:12.
EXCEPTION: In existing sites, buildings, and facilities, ramps shall be permitted to have running slopes steeper than 1:12 complying with Table 405.2 where such slopes are necessary due to space limitations.

Table 405.2 Maximum Ramp Slope and Rise for Existing Sites, Buildings, and Facilities	
Slope ¹	Maximum Rise
Steeper than 1:10 but not steeper than 1:8	3 inches (75 mm)
Steeper than 1:12 but not steeper than 1:10	6 inches (150 mm)

1. A slope steeper than 1:8 is prohibited.

Advisory 405.2 Slope. To accommodate the widest range of users, provide ramps with the least possible running slope and, wherever possible, accompany ramps with stairs for use by those individuals for whom distance presents a greater barrier than steps, e.g., people with heart disease or limited stamina.

405.3 Cross Slope. Cross slope of ramp runs shall not be steeper than 1:48.
Advisory 405.3 Cross Slope. Cross slope is the slope of the surface perpendicular to the direction of travel. Cross slope is measured the same way as slope is measured (i.e., the rise over the run).

405.4 Floor or Ground Surfaces. Floor or ground surfaces of ramp runs shall comply with 302. Changes in level other than the running slope and cross slope are not permitted on ramp runs.

405.5 Clear Width. The clear width of a ramp run and, where handrails are provided, the clear width between handrails shall be 36 inches (915 mm) minimum.
EXCEPTION: Within employee work areas, the required clear width of ramps that are a part of common use circulation paths shall be permitted to be decreased by work area equipment provided that the decrease is essential to the function of the work being performed.

405.6 Rise. The rise for any ramp run shall be 30 inches (760 mm) maximum.

405.7 Landings. Ramps shall have landings at the top and the bottom of each ramp run. Landings shall comply with 405.7.

Advisory 405.7 Landings. Ramps that do not have level landings at changes in direction can create a compound slope that will not meet the requirements of this document. Circular or curved ramps continually change direction. Curvilinear ramps with small radii also can create compound cross slopes and cannot, by their nature, meet the requirements for accessible routes. A level landing is needed at the accessible door to permit maneuvering and simultaneously door operation.

Figure 405.7 Ramp Landings

405.7.1 Slope. Landings shall comply with 302. Changes in level are not permitted.
EXCEPTION: Slopes not steeper than 1:48 shall be permitted.

405.7.2 Width. The landing clear width shall be at least as wide as the widest ramp run leading to the landing.

405.7.3 Length. The landing clear length shall be 60 inches (1525 mm) long minimum.

405.7.4 Change in Direction. Ramps that change direction between runs at landings shall have a clear landing 60 inches (1525 mm) minimum by 60 inches (1525 mm) minimum.

405.7.5 Doorways. Where doorways are located adjacent to a ramp landing, maneuvering clearances required by 404.2.4 and 404.3.2 shall be permitted to overlap the required landing area.

405.8 Handrails. Ramp runs with a rise greater than 6 inches (150 mm) shall have handrails complying with 505.
EXCEPTION: Within employee work areas, handrails shall not be required where ramps that are part of common use circulation paths are designed to permit the installation of handrails complying with 505. Ramps not subject to the exception to 405.5 shall be designed to maintain a 36 inch (915 mm) minimum clear width when handrails are installed.

505 Handrails

505.1 General. Handrails provided along walking surfaces complying with 403, required at ramps complying with 405, and required at stairs complying with 504 shall comply with 505.

Advisory 505.1 General. Handrails are required on ramp runs with a rise greater than 6 inches (150 mm) (see 405.8) and on certain stairways (see 504). Handrails are not required on walking surfaces with running slopes less than 1:20. However, handrails are required to comply with 505 when they are provided on walking surfaces with running slopes less than 1:20 (see 403.6). Sections 505.2, 505.3, and 505.10 do not apply to handrails provided on walking surfaces with running slopes less than 1:20 as these sections only reference requirements for ramps and stairs.

505.2 Where Required. Handrails shall be provided on both sides of stairs and ramps.
EXCEPTION: In assembly areas, handrails shall not be required on both sides of aisle ramps where a handrail is provided at either side or within the aisle width.

505.3 Continuity. Handrails shall be continuous within the full length of each stair flight or ramp run. Inside handrails on switchback or dogleg stairs and ramps shall be continuous between flights or runs.
EXCEPTION: In assembly areas, handrails on ramps shall not be required to be continuous in aisles serving seating.

505.4 Height. Top of gripping surfaces of handrails shall be 34 inches (865 mm) minimum and 38 inches (965 mm) maximum vertically above walking surfaces, stair nosings, and ramp surfaces. Handrails shall be at a consistent height above walking surfaces, stair nosings, and ramp surfaces.

Advisory 505.4 Height. The requirements for stair and ramp handrails in this document are for adults. When children are the principal users in a building or facility (e.g., elementary schools), a second set of handrails at an appropriate height can assist them and aid in preventing accidents. A maximum height of 28 inches (710 mm) measured to the top of the gripping surface from the ramp surface or stair nosing is recommended for handrails designed for children. Sufficient vertical clearance between upper and lower handrails, 9 inches (230 mm) minimum, should be provided to help prevent entrapment.

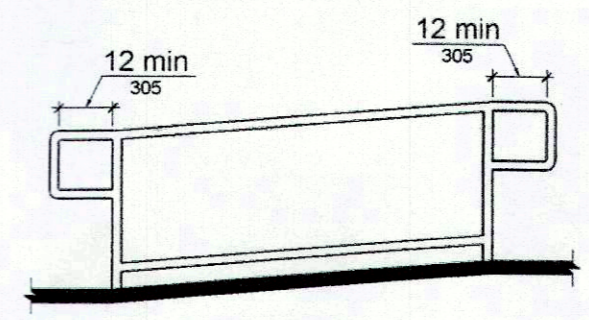


Figure 505.10.1 Top and Bottom Handrail Extension at Ramps

505.10.2 Top Extension at Stairs. At the top of a stair flight, handrails shall extend horizontally above the landing for 12 inches (305 mm) minimum beginning directly above the first riser nosing. Extensions shall return to a wall, guard, or the landing surface, or shall be continuous to the handrail of an adjacent stair flight.

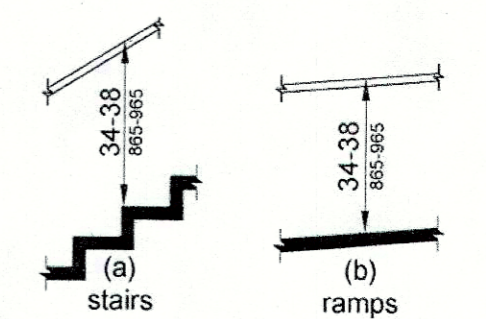
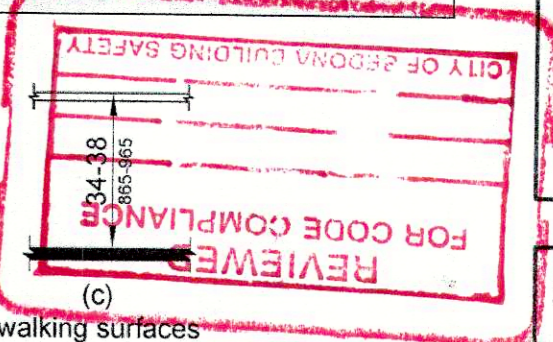
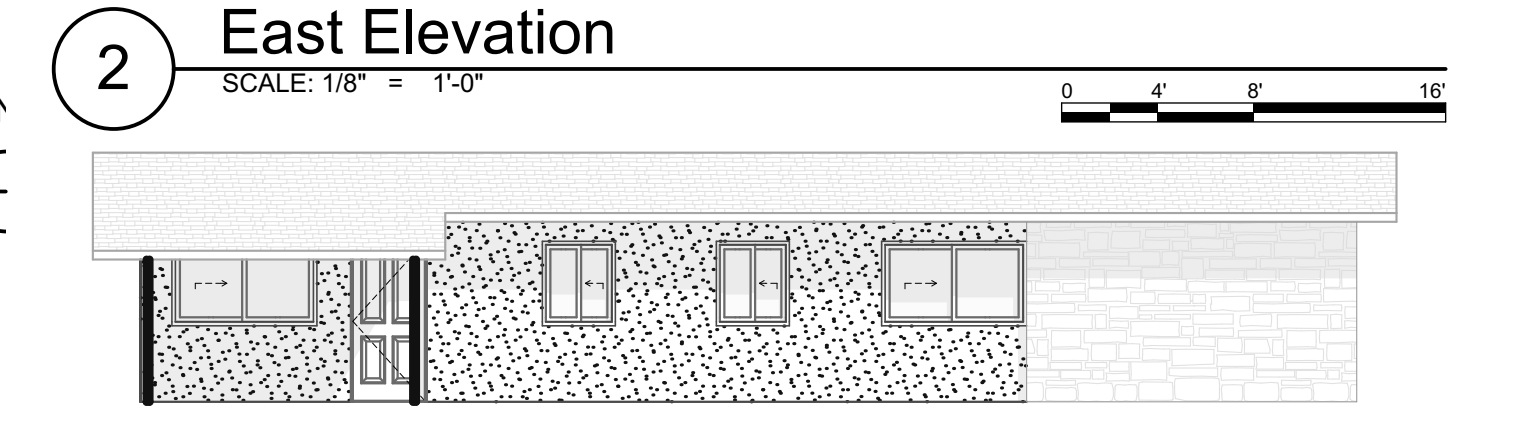
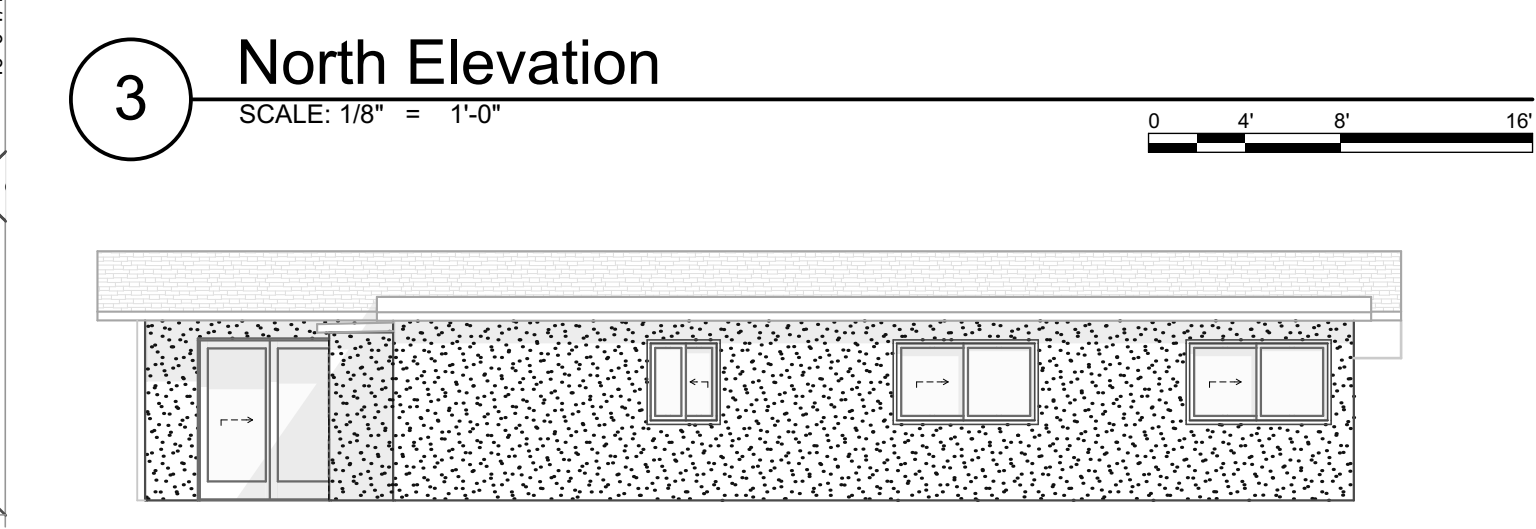
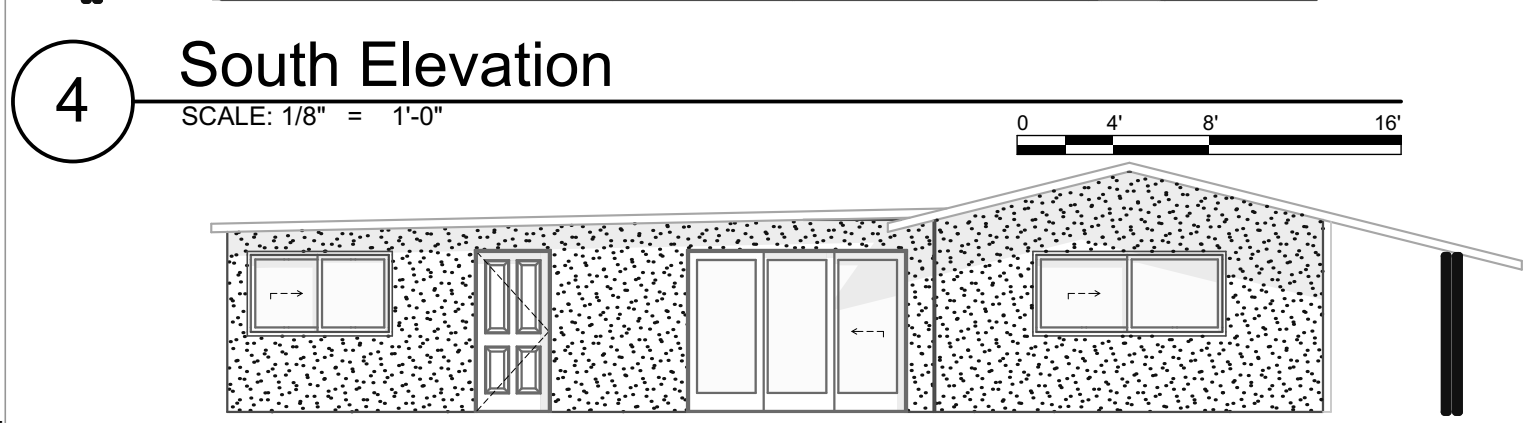
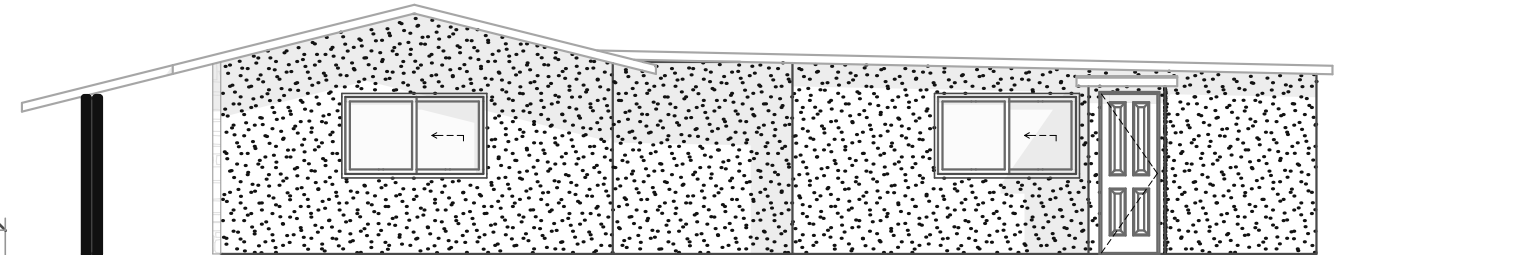
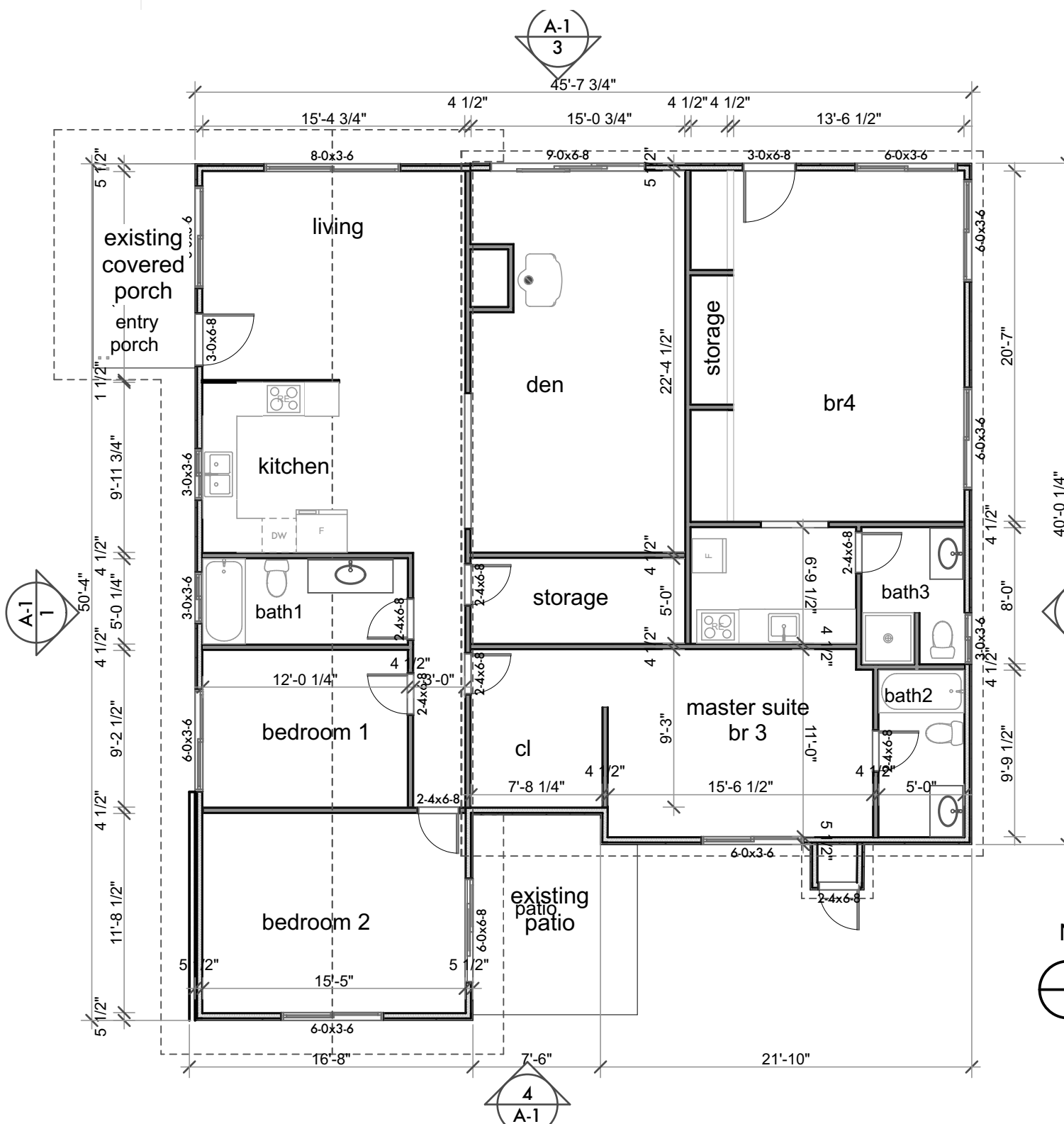


Figure 505.4 Handrail Height



NEW GARDEN RAMP PLAN AND PORCH AS-BUILT
 SCALE: 1/4" = 1'-0"

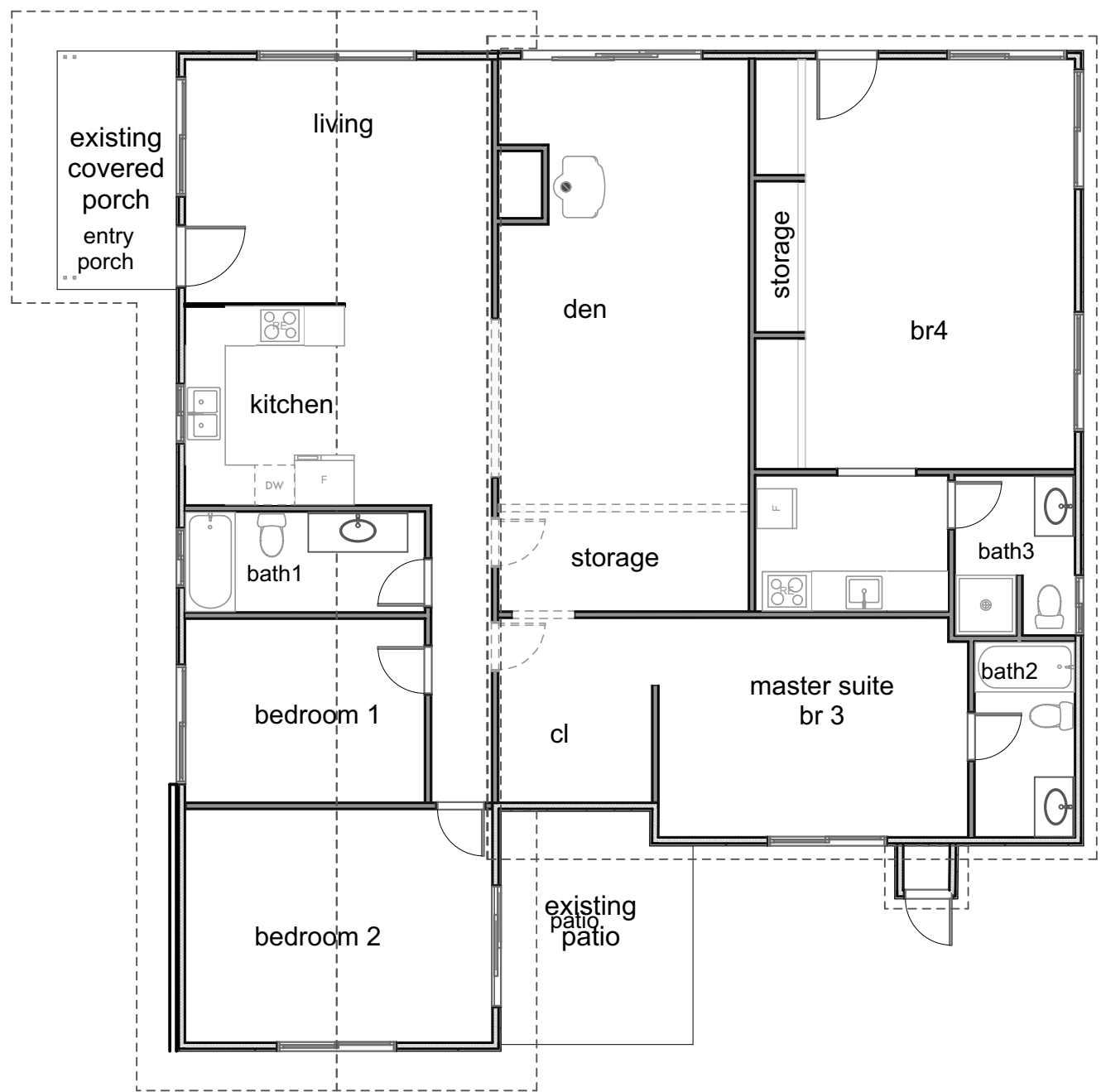
ADA RAMP SPECIFICATIONS



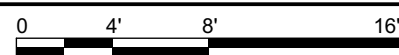
5 20 View Dr Residence Existing Plan

SCALE: 1/8" = 1'-0"

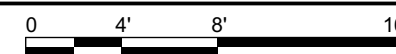
0 4' 8' 16'



2 Demo Plan 20 View Dr
SCALE: 1/8" = 1'-0"



1 Proposed 20 View Dr Plan
SCALE: 1/8" = 1'-0"



Summary of Work

Re Zone of 20 View Dr Residential to M3

Parcel# 408-07-026D

Summary of work to convert 4 bedroom house into 2 studios and a two bedroom:

- Framing, drywall, and painting.
- Electrical and gas line for kitchenette in center studio
- Replace carpet with tile

Again, this conversion will provide staff housing for ChocolaTree staff only, not to be used as b&b. Please reference 6 a&b of the comments response.



10 View Drive:
Existing Zoning RS6



View Drive
ROW
of
tent

proposed
sidewalk
connection
edge of
pavement
proposed driveway
w/ attached sidewalk
and curb
(mag detail 250-2)
Inspirational Drive
ROW
proposed driveway
mag detail
(mag detail 250-1)
edge of
pavement

1

35 Inspirational Parking Plan

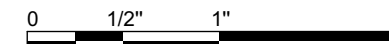
SCALE: 1:192.10



1

overall view with pedestrian travel

SCALE: 1" = 1'-0"



ALTA/NSPS SURVEY

APN: 408-07-026D
 A PORTION OF LOT 1, LOT 2 AND LOT 4, BLOCK E
 OF "INSPIRATIONAL VIEW", A SUBDIVISION
 OF A PORTION OF SECTION 12, TOWNSHIP 17 NORTH,
 RANGE 5 EAST, GILA & SALT RIVER BASE & MERIDIAN,
 YAVAPAI COUNTY, ARIZONA

ADDRESS: 20 VIEW DR.,
 35 INSPIRATIONAL DR.,
 SEDONA, AZ 86336

REFERENCE BENCHMARK:
 1 National Geodetic Survey, Retrieval Date = JANUARY 20, 2021
 ES0652

 ES0652 DESIGNATION - Y 492
 ES0652 PID - ES0652
 ES0652 STATE/COUNTY- AZ/YAVAPAI
 ES0652 COUNTRY - US
 ES0652 USGS QUAD - SEDONA (2018)
 ES0652
 ES0652 *CURRENT SURVEY CONTROL
 ES0652
 ES0652 NAD 83(2011) POSITION- 34 51 45.45711(N) 111 46 53.08459(W)
 ADJUSTED
 ES0652 NAD 83(2011) ELLIP HT- 1328.762 (meters) (06/27/12)
 ADJUSTED
 ES0652 NAD 83(2011) EPOCH - 2010.00
 ES0652 NAVD 88 ORTHO HEIGHT - 1353.150 (meters) 4439.46 (feet)
 ADJUSTED

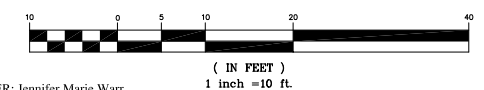
LEGEND:

- (P) INDICATES POWER POLE
- (D) INDICATES DOWN GUY (WIRE)
- (E) INDICATES ELECTRIC RISER
- (CO) INDICATES CLEAN-OUT
- (S) INDICATES SEWER MANHOLE
- (G) INDICATES GAS METER
- (W) INDICATES WATER BOX
- (I) INDICATES IRRIGATION BOX
- (V) INDICATES WATER VALVE
- (FB) INDICATES WATER BACK FLOW VALVE
- (H) INDICATES HOSE BIB
- (FH) INDICATES FIRE HYDRANT
- (PT) INDICATES PINE TREE
- (JT) INDICATES JUNIPER TREE
- (ICT) INDICATES ITALIAN CYPRESS TREE
- (DT) INDICATES DECIDUOUS TREE
- (B) INDICATES BUSH
- (SII) INDICATES SCHEDULE B-SECTION II, ITEM NUMBER.
- (FM) INDICATES FOUND MONUMENT AS NOTED
- (S) INDICATES SET 1/2" REBAR WITH PLASTIC CAP STAMPED "LS 48860"(UNLESS OTHERWISE NOTED)
- (C) INDICATES CALCULATED LOCATION (NOTHING FOUND OR SET)
- (M) INDICATES MEASURED FIELD DIMENSION
- (C) INDICATES CALCULATED DIMENSION

- INDICATES ASPHALT PAVED SURFACE
- INDICATES CONCRETE SURFACE
- INDICATES FLAG STONE SURFACE
- INDICATES BRICK PAVEMENT SURFACE
- INDICATES OVERHEAD ELECTRIC
- INDICATES SEWER LINE PER BLUESTAKE
- INDICATES WATER LINE PER BLUESTAKE
- INDICATES GAS LINE PER BLUESTAKE
- INDICATES FENCE LINE
- INDICATES PROPERTY LINE

FLOOD ZONE: NONE

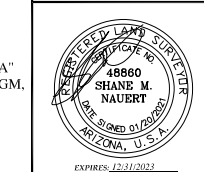
GRAPHIC SCALE



OWNER: Jennifer Marie Warr

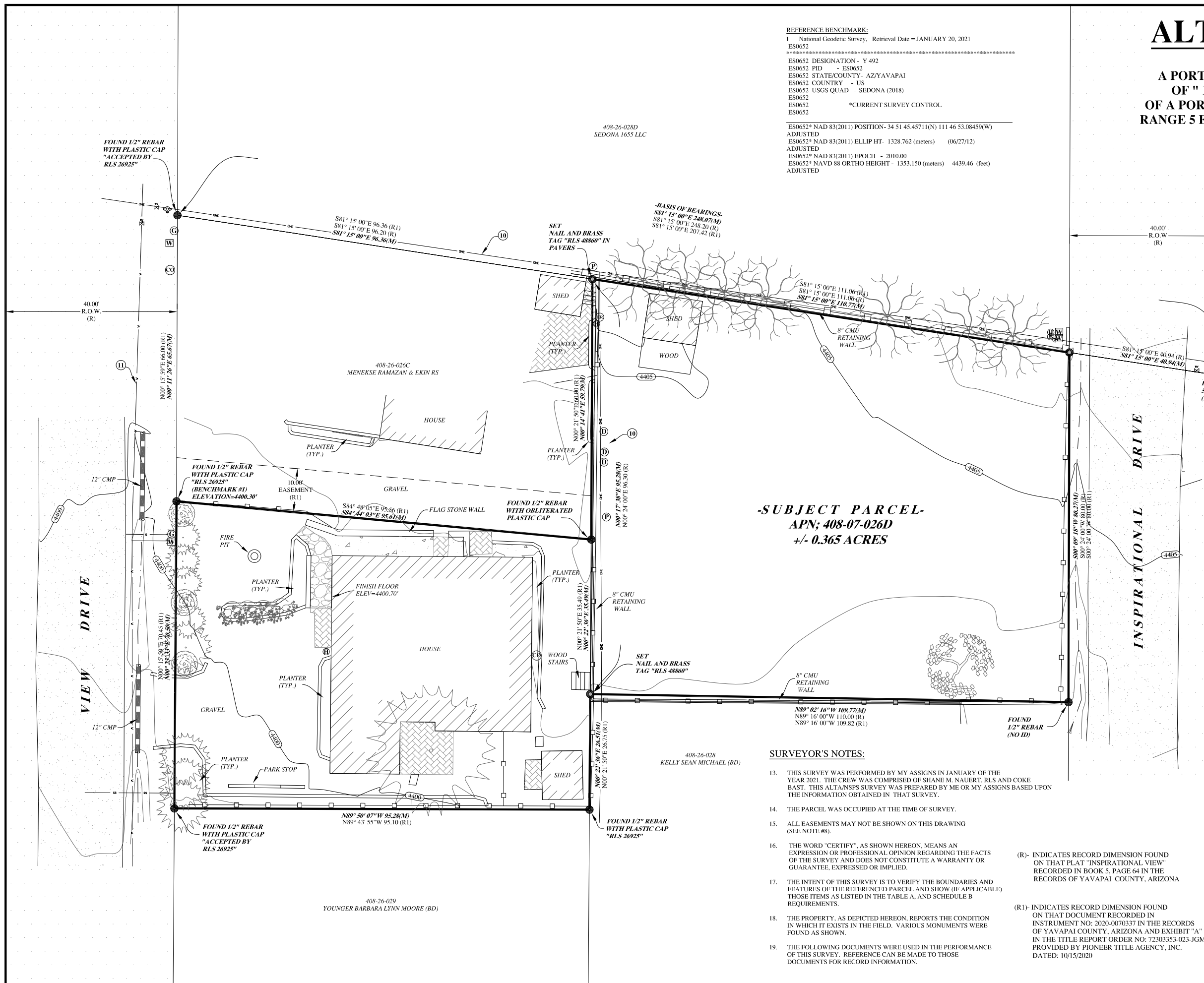
JOB #20-1205A
 DATE: 01/20/2021

SHEET 1 OF 2
 DRAWN BY: SMN



HERITAGE
 LAND SURVEYING & MAPPING INC.
 SHANE M. NAUERT, R.L.S.
 PO BOX 3270
 CAMP VERDE, AZ 86322
 (928) 567-9170

APN: 408-07-026D



SURVEYOR'S NOTES:

13. THIS SURVEY WAS PERFORMED BY MY ASSIGNS IN JANUARY OF THE YEAR 2021. THE CREW WAS COMPRISED OF SHANE M. NAUERT, RLS AND COKE BAST. THIS ALTA/NSPS SURVEY WAS PREPARED BY ME OR MY ASSIGNS BASED UPON THE INFORMATION OBTAINED IN THAT SURVEY.
 14. THE PARCEL WAS OCCUPIED AT THE TIME OF SURVEY.
 15. ALL EASEMENTS MAY NOT BE SHOWN ON THIS DRAWING (SEE NOTE #8).
 16. THE WORD "CERTIFY", AS SHOWN HEREON, MEANS AN EXPRESSION OR PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.
 17. THE INTENT OF THIS SURVEY IS TO VERIFY THE BOUNDARIES AND FEATURES OF THE REFERENCED PARCEL AND SHOW (IF APPLICABLE) THOSE ITEMS AS LISTED IN THE TABLE A, AND SCHEDULE B REQUIREMENTS.
 18. THE PROPERTY, AS DEPICTED HEREON, REPORTS THE CONDITION IN WHICH IT EXISTS IN THE FIELD. VARIOUS MONUMENTS WERE FOUND AS SHOWN.
 19. THE FOLLOWING DOCUMENTS WERE USED IN THE PERFORMANCE OF THIS SURVEY. REFERENCE CAN BE MADE TO THOSE DOCUMENTS FOR RECORD INFORMATION.
- (R)- INDICATES RECORD DIMENSION FOUND ON THAT PLAT "INSPIRATIONAL VIEW" RECORDED IN BOOK 5, PAGE 64 IN THE RECORDS OF YAVAPAI COUNTY, ARIZONA
- (R1)- INDICATES RECORD DIMENSION FOUND ON THAT DOCUMENT RECORDED IN INSTRUMENT NO: 2020-0070337 IN THE RECORDS OF YAVAPAI COUNTY, ARIZONA AND EXHIBIT "A" IN THE TITLE REPORT ORDER NO: 72303353-023-JGM, PROVIDED BY PIONEER TITLE AGENCY, INC. DATED: 10/15/2020

Preliminary Landscape Schedule / List
20-Aug-2021

Overall site area: 15,600 sf, to be phased
 Phase One: Proposed Parking Landscaping at 35 Inspirational Dr.
 (currently vacant, no landscaping)
 Site area: 9,600 sf
 Landscaped site area:
 2800 sf @ 1 tree per 400 sf = 7 trees (min), 12 or more to be provided
 2800 sf @ 3 Shrubs per 400 sf = 21 shrubs (min)

T1 Tree 2-1/2" min caliper deciduous if tall coniferous
 50% Native: Desert Willow, Dark Cherry or Pinon Pine
 50% Fruit or Nut: Apple, Almond, Fig, Peach, Pecan
 T ex Existing 3" caliper tree

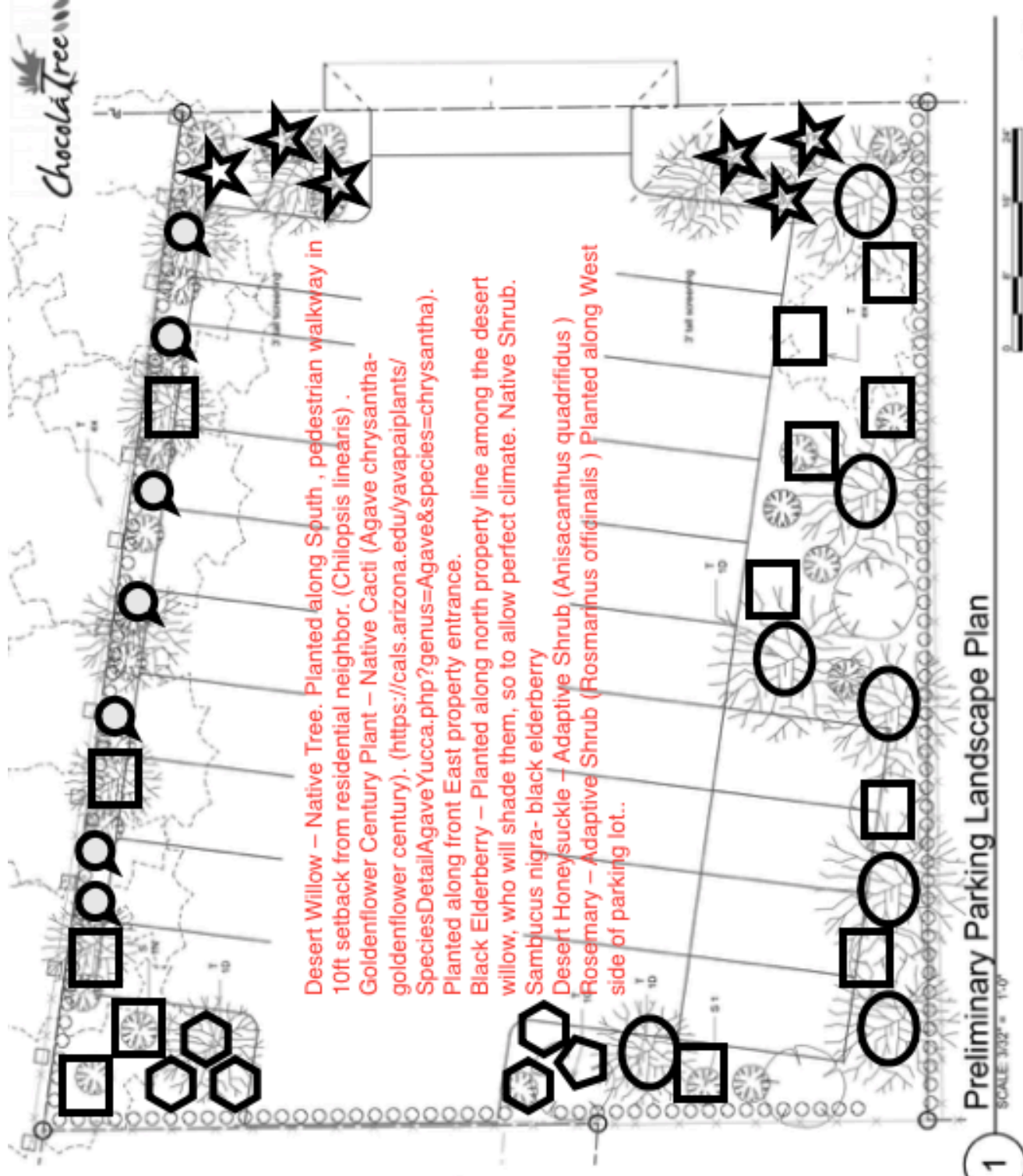
S1 Shrubs 2' tall
 50% Rosemary
 50% Native: Cliff Rose, Mormon Tea, Mountain Mahogany

Other:
 Rose
 Honeysuckle

Phase Two: M-3 Consultant. Use of existing assistance at 20 View Dr.
 (Existing extensive mature landscaping)

Site area: 6,300 sf
 Landscaped site area:
 Existing 1200 sf with 19 mature trees, misc shrubs & plantings, see ALTA
 Phase two: more to be added to north and south buffer areas
 depending on final proposed layout

- 7 - Native Tree - Desert Willow
- 6 - Native Cacti - Century Plant
- 13 - Native Shrub - Black Elderberry
- 7 - Adaptive Shrub - Honeysuckle
- 6 - Adaptive Shrub - Rosemary



Desert Willow – Native Tree. Planted along South , pedestrian walkway in 10ft setback from residential neighbor. (Chilopsis linearis) .
 Goldenflower Century Plant – Native Cacti (Agave chrysantha- goldenflower century). (<https://cals.arizona.edu/yavapaiplants/SpeciesDetailAgaveYucca.php?genus=Agave&species=chrysantha>).
 Planted along front East property entrance.
 Black Elderberry – Planted along north property line among the desert willow, who will shade them, so to allow perfect climate. Native Shrub.
 Sambucus nigra- black elderberry
 Desert Honeysuckle – Adaptive Shrub (Anisacanthus quadrifidus)
 Rosemary – Adaptive Shrub (Rosmarinus officinalis) Planted along West side of parking lot..

1 Preliminary Parking Landscape Plan

SCALE: 3/32" = 1'-0"

Re Zone of 20 View Drive and 35 Inspirational Drive

Re Zone Application 8/sep/2021

Exterior Lighting Application
 Commercial and Multi-Family
 See LDC Section 5.8: Exterior Lighting



City Of Sedona
Community Development Department
 102 Roadrunner Drive Sedona, AZ 86336
 (928) 282-1154 • www.sedonaaz.gov/cd

Applicant and Permit Information

Applicant Name:		Permit #:	
Phone:		Date Rec'd:	
Email Address:		Initials:	
Action/Staff Initials:	<input type="checkbox"/> Approved <input type="checkbox"/> Denied	Date:	

Site Identification

Property Address/Location:	
Parcel Number	
Business Name (If applicable):	

Lumen Information

Gross acres of entire site:		Acres for Public Right-of-Way:	
Net Acreage of Site:		x 70,000 = Total initial lumens permitted*	

**Total outdoor light output shall not exceed 70,000 initial lumens per net acre for all development except single-family residential uses. This cap is not intended to be achieved in all cases or as a design goal. Design goals should be the lowest level of lumens necessary to meet the lighting requirements of the site. Partially shielded light fixtures are limited to a maximum of 3,850 initial lumens per net acre and are counted towards the 70,000 initial lumens per net acre cap.*

Type of Shielding and Lumens Proposed (See Lumen Calculation Table – page 2)

Lumens: Fully Shielded Fixtures:	
Lumens: Partially Shielded Fixtures:	
Total Lumens Proposed:	

Applicant Signature

Signature:		Date:	
------------	---	-------	--

Exterior Lighting Application

Commercial and Multi-Family

See LDC Section 5.8: Exterior Lighting

Lighting Inventory and Lumen Calculation Table

- Include a Site Plan identifying all lighting fixtures, keyed to the inventory table.
- Include all new/proposed lighting and all existing lighting.
- Include any lighting proposed for external illumination of signs.
- Attach cut sheets or manufacturer’s product description for all lights. If not available for existing fixtures, include photographs of the fixtures and any additional information to demonstrate compliance with code requirements.
- Attach additional sheets if necessary

Lighting Classes (See LDC Section 5.8.D(1) for a complete explanation):

- Class 1: High Activity Areas
- Class 2: Security and Public Safety
- Class 3: Decorative and Accent

Correlated Color Temperature(CCT)/Kelvin Rating: A maximum of 4,000K is permitted for all lighting; Class 2 Lighting is limited to a maximum of 2,700K

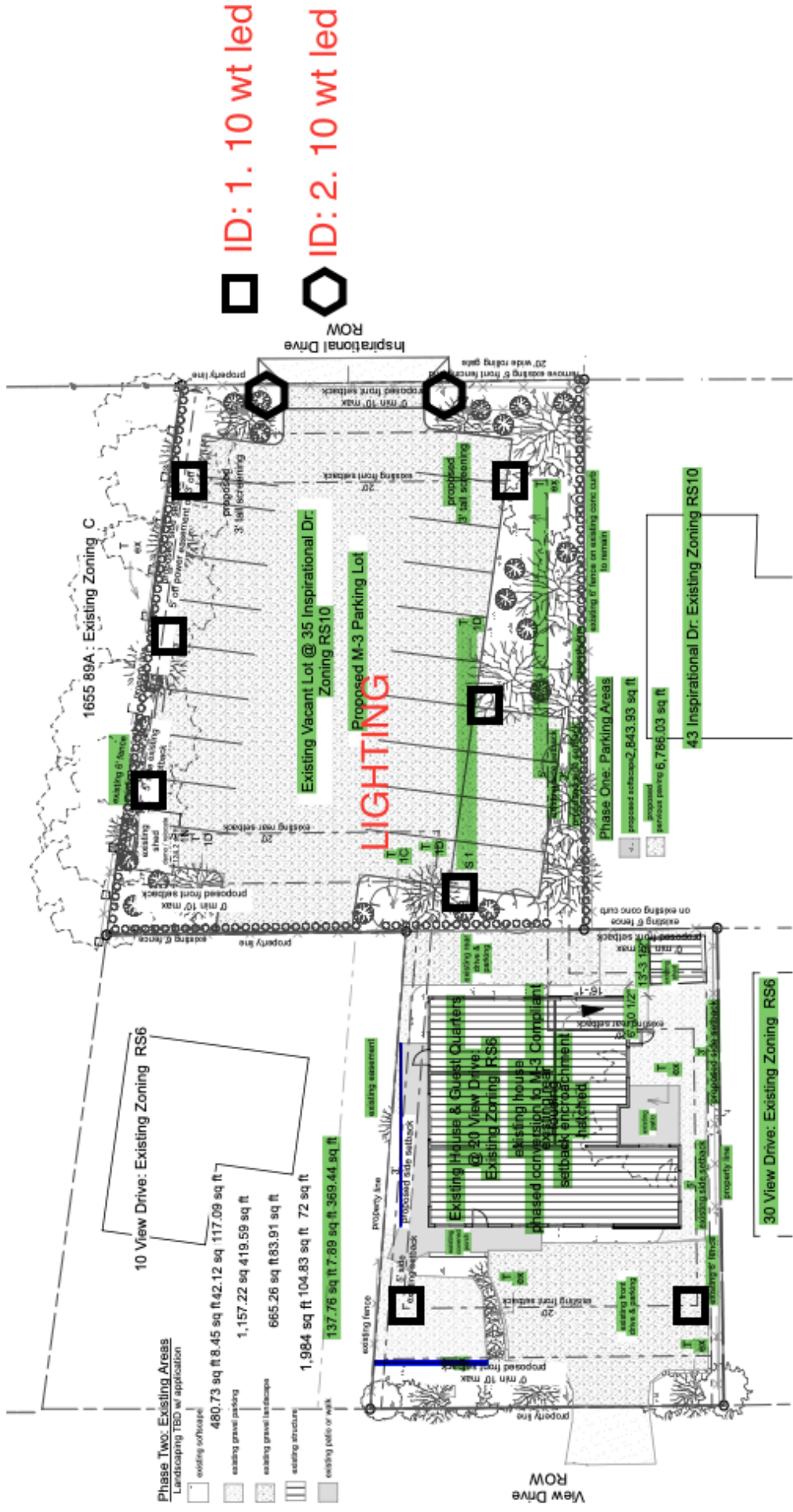
Shielding:

- F: Fully Shielded: Required for most lighting
- P: Partially Shielded: Limited to 3,850 lumens per acre
- U: Unshielded: Only permitted for existing, legal nonconforming lighting

Site Plan: Attached Provided with plans (Sheet _____)

Plan Key (ID)*	New or Existing (N or E)	Lighting Class (1, 2, or 3)	CCT/Kelvin Rating	Shielding (F, P, or U)	Initial Lumens	No. of Units	Total Lumens
Total Lumens Proposed:							

*Plan key identification in first column must correspond to labeling on site plan



Phase Two: Existing Areas
 Landscaping TBD w/ application

- existing softscapes
480.73 sq ft 8.45 sq ft 42.12 sq 117.09 sq ft
- existing gravel parking
1,157.22 sq 419.59 sq ft
- existing gravel/landscapes
665.26 sq ft 83.91 sq ft
- existing structure
1,984 sq ft 104.83 sq ft 72 sq ft
- existing patio or walk
137.76 sq ft 7.89 sq ft 369.44 sq ft

ID: 1. 10 wt led

ID: 2. 10 wt led

Overall Plan with Adjacent properties

1

SCALE: 1" = 20'

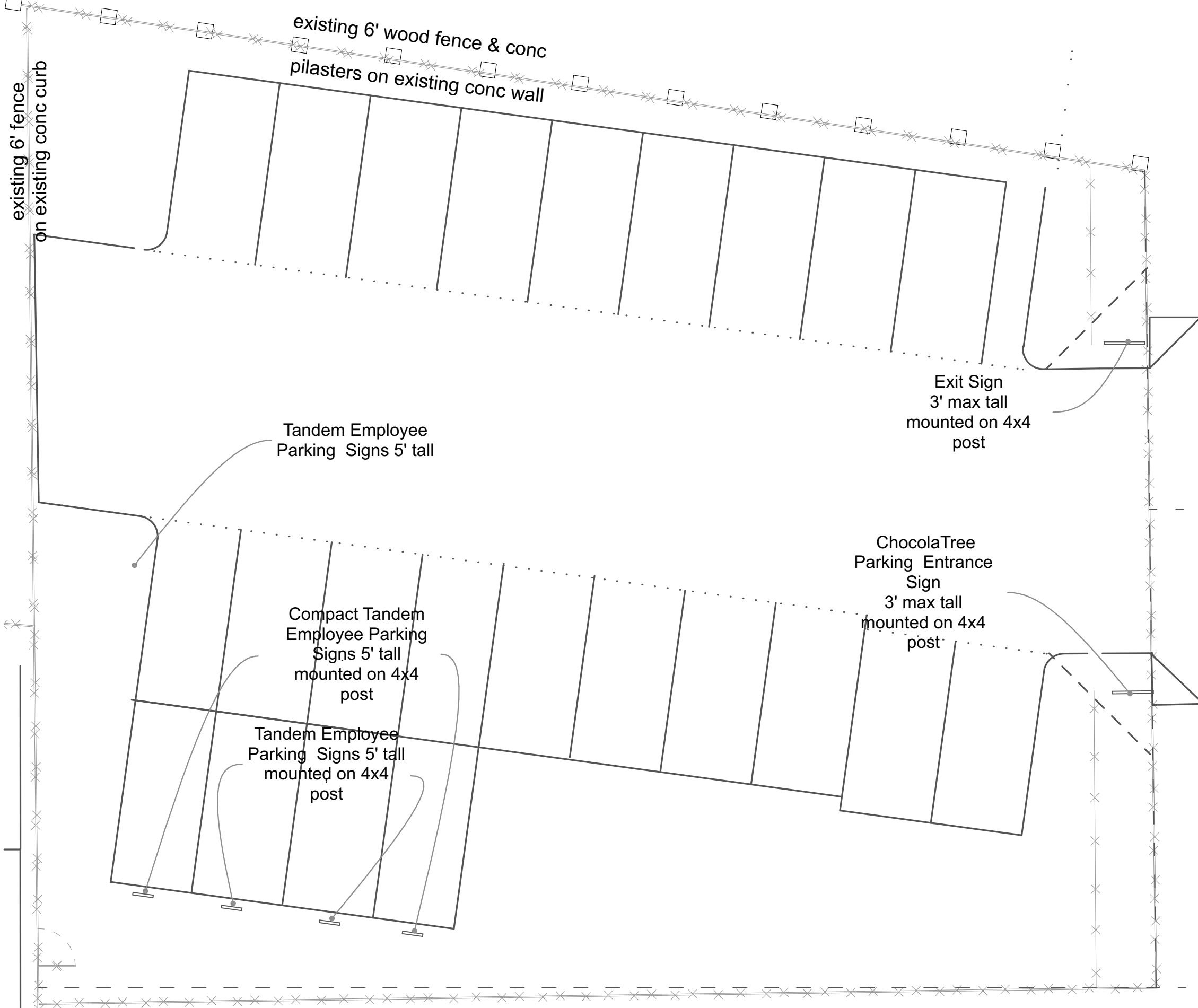


Re Zone of 20 View Drive and 35 Inspirational Drive -

Re Zone Application 26042021

SP-1

Chocolate Tree  



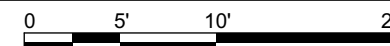
backlight entry sign



backlight exit sign

1 Preliminary Parking Signage Plan

SCALE: 1" = 10'



January 4, 2022

ChocolaTree, LLC
Attn: Jenn Marie Warr
20 View Drive
Sedona, AZ 86336

RE: *Traffic Statement, ChocolaTree Parking Development, Sedona, AZ*

This traffic statement is prepared to support the development and rezoning of a 22-space off-site parking lot to provide employee and overflow parking for the existing ChocolaTree in Sedona, AZ. Current zoning for the parcel is RS-6 and RS-10 and proposed zoning is mixed use, M-3. No additional building square footage is being added. The existing ChocolaTree is located south of SR 89A, west of Oak Creek Blvd and east of Inspirational Drive. The additional parking site is located west of Inspirational Drive, south of SR 89A. This traffic statement reviews estimated daily and peak hour trips to the existing ChocolaTree and available parking with the addition of the 22-space lot.

SITE BACKGROUND

The existing ChocolaTree is located south of SR 89A between Oak Creek Blvd to the east and Inspirational Drive to the west (Parcel No. 408-26-025A). The current restaurant is accessed by two access drives on SR 89A. Aerial imagery was utilized to estimate the approximate square footage of the existing restaurant to be 3,000 square feet (SF). There are 19 existing spaces provided on-site.

The proposed off-site parking lot is southwest of the restaurant (Parcel No. 408-07-026D) located across Inspirational Dr and within 500 feet of the restaurant. The parking lot will provide an additional 22-spaces, 18-spaces for off-site customer parking and 4-tandem spaces for employee parking. Proposed lot layout is included in an Attachment.

ChocolaTree will provide 41 total spaces with the development of the off-site lot.

Figure 1 shows the location of the existing ChocolaTree restaurant and proposed off-site parking.



Figure 1 – Project Location

TRIP GENERATION

Institute of Transportation Engineers’ (ITE) *Trip Generation Manual, 10th Edition* was used to estimate the amount of trips generated by the existing ChocolaTree restaurant. ITE Land Use Code 932 – High-Turnover (Sit-Down) Restaurant daily and peak hour trip generation rates and inbound-outbound percentages were obtained. Trip generation rates for the fast casual restaurant land use include:

ITE Land Use 932 – High-Turnover (Sit-Down) Restaurant

Daily rate: Trips = 112.18* ksf (50% in / 50% out)
 AM peak rate: Trips = 9.94* ksf (55% in / 45% out)
 PM peak rate: Trips = 9.77* ksf (62% in / 38% out)

Trip generation for the site is summarized in **Table 1**.

Table 1 – Trip Generation Summary

Land Use	Land Use Code	Size/Qty	Units	Daily	AM Peak Hour			PM Peak Hour		
					In	Out	Total	In	Out	Total
High-Turnover (Sit-Down) Restaurant	932	3	ksf	338	17	13	30	18	11	29

Based on ITE calculations it is estimated that the existing ChocolaTree has **338 daily trips** with **30 occurring in the AM peak hour** and **29 occurring in the PM peak hour**. Trip generation calculations are included as an Attachment.

PARKING ANALYSIS

ITE *Parking Generation Manual, 5th Edition* was utilized to calculate the peak parking demand for a high-turnover (sit-down) restaurant. The peak demand for a high-turnover (sit-down) restaurant occurs on a weekday between 12 pm and 1 pm and between 6 pm and 8pm. The peak parking demand is 9.44 spaces per 1,000 SF on Monday through Thursday and 11.33 spaces per 1,000 SF on Friday. Excerpts of ITE *Parking Generation Manual, 5th Edition* is included as an Attachment.

For the estimated 3,000 SF ChocolaTree the peak parking demand is anticipated to be **34-spaces** on a Friday. With the proposed off-site lot, the ChocolaTree will provide 41 total spaces providing a 7-space excess to the anticipated peak demand.

CONCLUSIONS

The existing ChocolaTree provides 19 on-site parking spaces. They are proposing an additional off-site parking area to include an additional 22-spaces for a total of 41-spaces available.

Trip generation estimations predict the existing ChocolaTree generates **338 daily trips** with **30 occurring in the AM peak hour** and **29 occurring in the PM peak hour**. No new square footage will be added to the existing restaurant, generating no additional new trips. Based on no new development and no new trips, no off-site roadway improvements are needed.

Peak parking demand for the ChocolaTree is estimated to be 34-spaces. The addition of the off-site parking will accommodate the ChocolaTree demand with an excess of 7-spaces.

Please let me know if you have any questions. I can be reached at 958-458-7121, or andrew.baird@kimley-horn.com.

Andrew Baird, P.E.
 Associate

Attachments

Attachment 1 – Parking Lot Layout

Attachment 2 – Trip Generation Calculations

Attachment 3 – ITE Parking Generation Manual, 5th Edition Excerpts

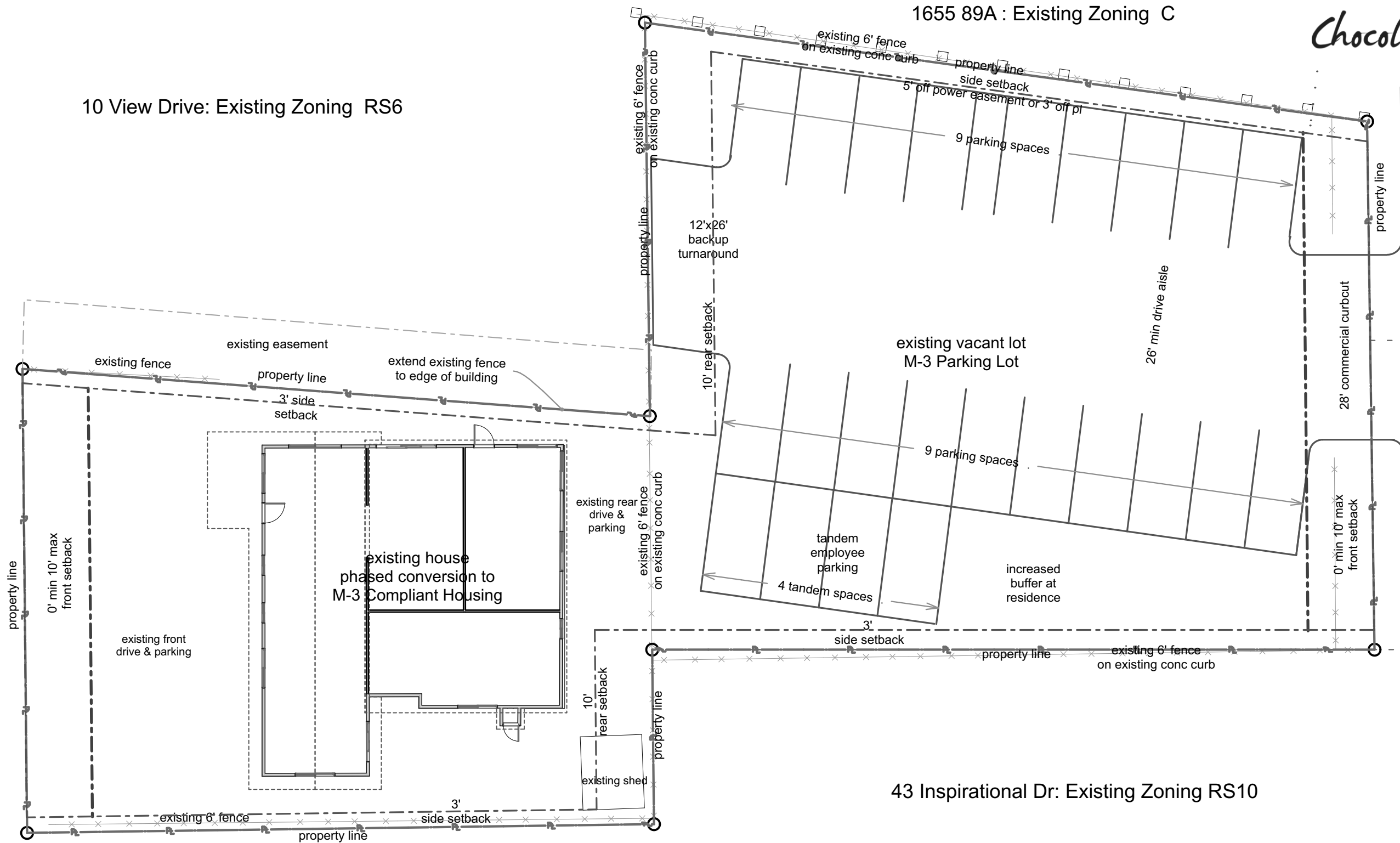
Attachment 1

1655 89A : Existing Zoning C

10 View Drive: Existing Zoning RS6

View Drive
ROW

Inspirational Drive
ROW



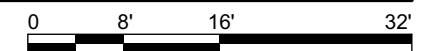
43 Inspirational Dr: Existing Zoning RS10

30 View Drive: Existing Zoning RS6

1

35 Inspirational Parking Plan and Phased Building

SCALE: 1/16" = 1'-0"



20 View Drive and 35 Inspirational Drive -

Attachment 2

Trip Generation Planner (ITE 10th Edition) - Summary Report

Weekday Trip Generation
Trips Based on Average Rates/Equations

Project Name
Project Number

ChocolaTree
291650000



ITE Code	Internal Capture Land Use	Land Use Description	Independent Variable	Setting/Location	No. of Units	Avg Rate or Eq	Rates			Total Trips						
							Daily Rate	AM Rate	PM Rate	Daily Trips	AM Trips	PM Trips	AM Trips In	AM Trips Out	PM Trips In	PM Trips Out
932		High-Turnover (Sit-Down) Restaurant	1,000 Sq Ft	General Urban/Suburban	3	Avg	112.18	9.94	9.77	338	30	29	17	13	18	11
Grand Total										338	30	29	17	13	18	11

Attachment 3

High-Turnover (Sit Down) Restaurant - Family (932)

Peak Period Parking Demand vs: 1000 Sq. Ft. GFA

On a: Weekday (Monday - Thursday)

Setting/Location: General Urban/Suburban

Peak Period of Parking Demand: 12:00 - 1:00 p.m.; 6:00 - 8:00 p.m.

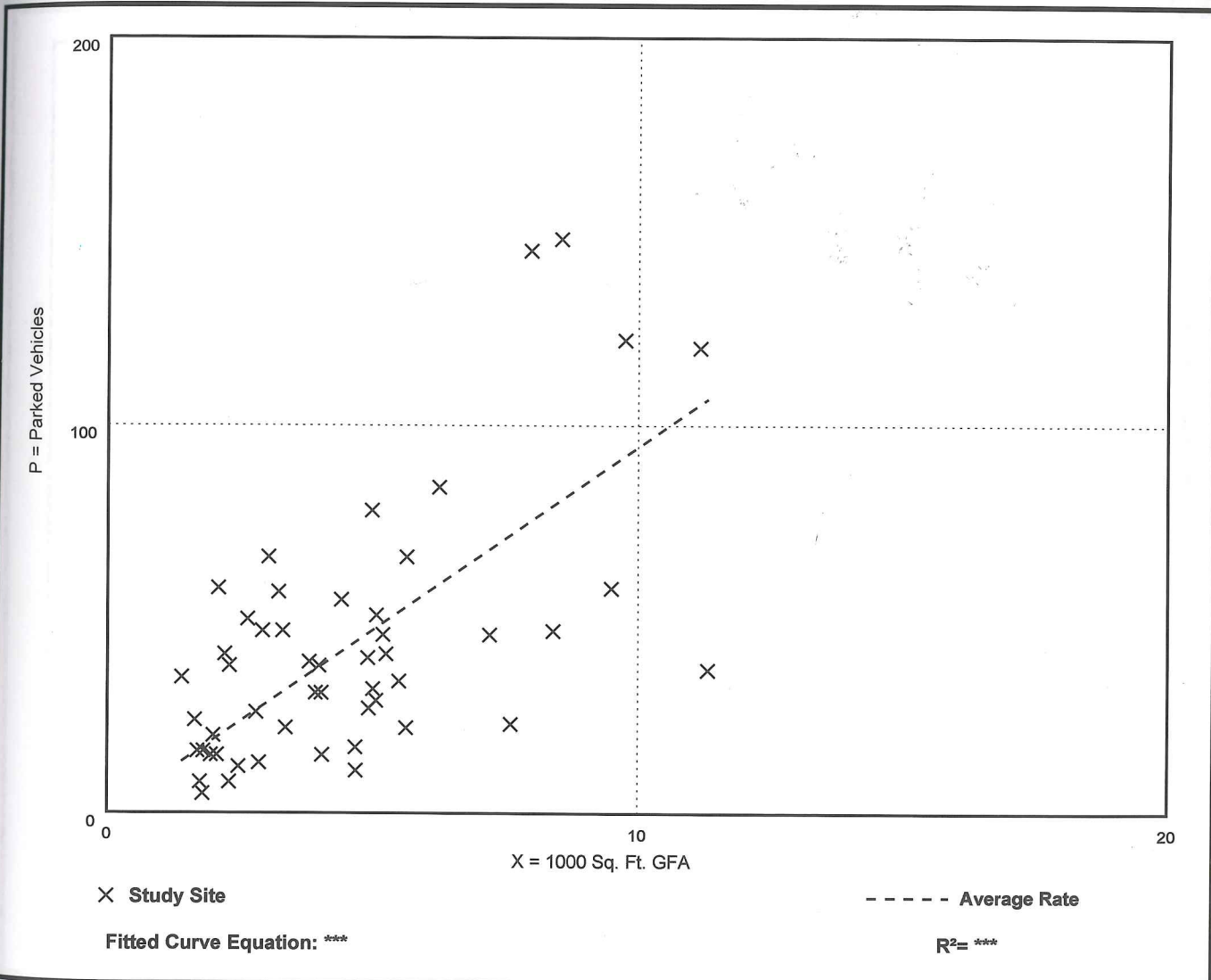
Number of Studies: 51

Avg. 1000 Sq. Ft. GFA: 4.5

Peak Period Parking Demand per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
9.44	2.35 - 27.78	6.39 / 17.40	7.96 - 10.92	5.38 (57%)

Data Plot and Equation



High-Turnover (Sit Down) Restaurant - Family (932)

Peak Period Parking Demand vs: 1000 Sq. Ft. GFA

On a: Friday

Setting/Location: General Urban/Suburban

Peak Period of Parking Demand: 12:00 - 1:00 p.m.; 6:00 - 8:00 p.m.

Number of Studies: 5

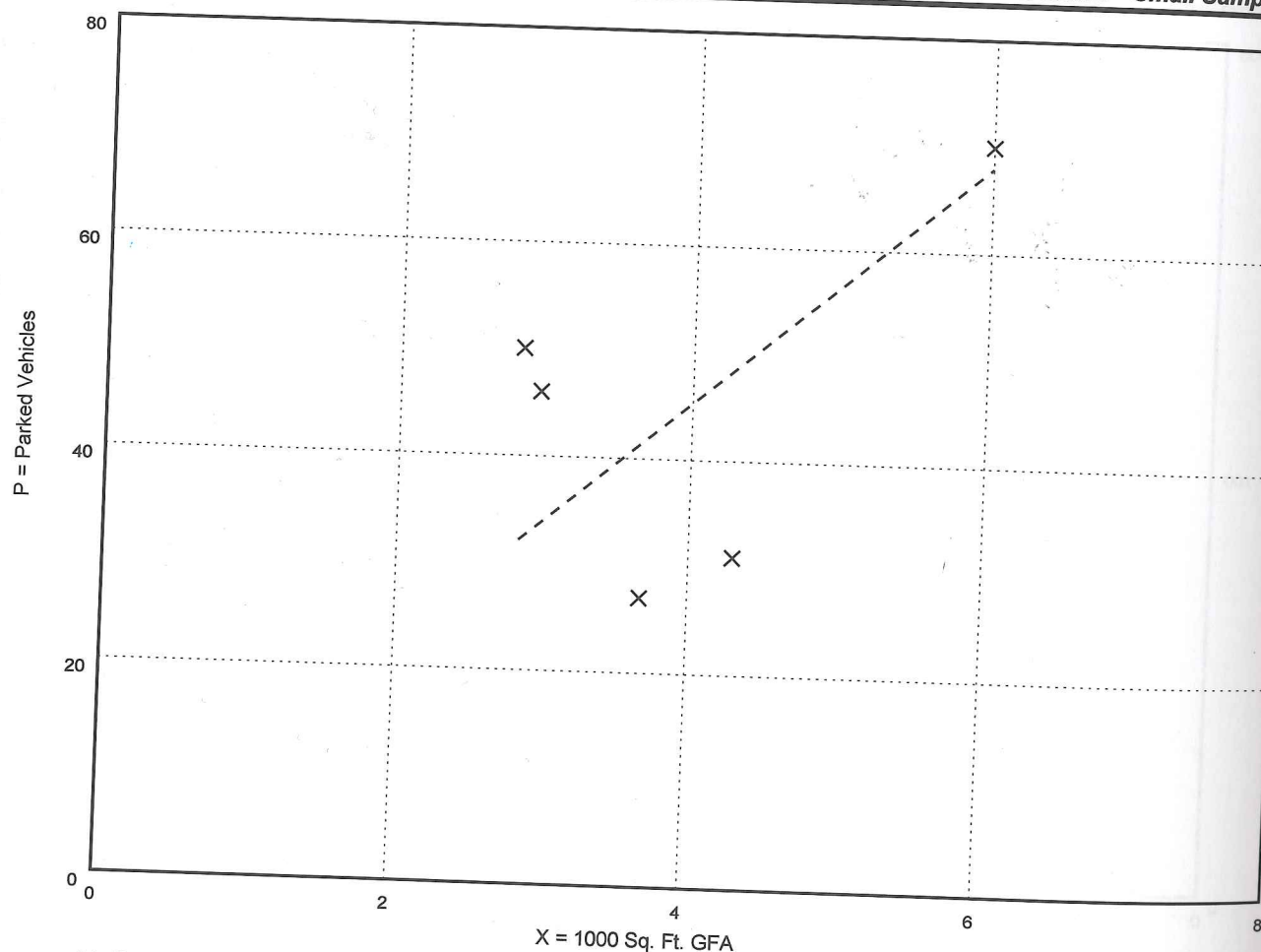
Avg. 1000 Sq. Ft. GFA: 4.0

Peak Period Parking Demand per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
11.33	7.21 - 17.64	7.35 / 17.64	***	4.34 (38%)

Data Plot and Equation

Caution - Small Sample Size



X Study Site

Fitted Curve Equation: ***

----- Average Rate

R² = ***



10 View Drive:
Existing Zoning RS6

Existing 4 BR House
Phased M3 Conversion to:
2BR Employee Unit
Office / Employee Studio Unit
and Employee Studio Unit

43 Inspirational Dr:
Existing Zoning RS10

30 View Drive:
Existing Zoning RS6

View Drive
ROW
of
tent

Inspirational Drive
ROW



1

35 Inspirational Parking Plan

SCALE: 1:192.10