



Meeting Date: June 21, 2022

Hearing Body: Planning and Zoning Commission

Project Summary: **Zone Change to permit construction of a parking lot and conversion of existing single-family house into multi-family units for employee housing and an office**

Action Requested: Recommendation of Approval of Zone Change

Staff Recommendation: Recommendation of Approval, with conditions, of Zone Change

Location: 20 View Drive & 35 Inspirational Drive

Parcel Number: 408-07-026D

Owner/Applicant: Jennifer Marie Warr
 1595 W State Route 89A; Sedona, AZ 86336

Site Size: ± 0.37 acres

Community Plan Designation: Planned Area (Grasshopper Flat)

Current Zoning: RS-6 & RS-10 (Single-Family Residential)

Proposed Zoning: M3 (Mixed Use Activity Center)

Current Land Use: Single Family Residential (western side of Lot/View Drive) and Vacant (eastern side of lot/Inspirational Drive)

Surrounding Properties:

	<i>Area Zoning</i>	<i>Area Land Uses</i>
North:	CO & RS-6	Commercial (Los Rosales) and Residential
East:	M2	Office
South:	RS-6 & RS-10	Residential
West:	CO & RS-6	Commercial (Bike Store) and Residential

Report Prepared By: Cari Meyer, Planning Manager

Attachments:	Page
1. Aerial View & Vicinity Map.....	14
2. Application Materials	
a. Application and Letter of Intent.....	16
b. Review Comments and Applicant Response to Comments.....	25
c. Project Plans.....	33
d. Traffic Statement.....	48
3. Public Comments.....	59



PROJECT DESCRIPTION

The applicant is seeking approval of a Zone Change with the expressed intent of developing an off-site parking lot for Chocolatee Restaurant and converting the existing single-family residence into employee housing and an office for Chocolatee.

Development of this site is permitted in accordance with the Land Development Code (LDC) requirements, including [Article 2 \(Zoning Districts\)](#), [Article 3 \(Use Regulations\)](#), and [Article 5 \(Development Standards\)](#). However, the property is currently zoned RS-6 and RS-10 (Single Family Residential). The proposal for a parking lot, multi-family housing, and an office is not permitted under the existing residential zoning and a zone change is required. The applicant is requesting a zoning to M3 (Mixed Use Activity Center), which would accommodate the proposed uses.

The property is within the Grasshopper Flat Planned Area in the Community Plan, which allows for consideration of a rezoning without a Community Plan Amendment if the rezoning is consistent with the Community Plan recommendations for the PA.

None of the proposed construction requires approval of a Development Review application, so this application is only for a zone change. All proposed construction can be reviewed through the building permit process. If additional construction is proposed in the future, the project would go through the required processes, which may include development review by the Planning and Zoning Commission.

BACKGROUND AND PROPERTY INFORMATION

Site Characteristics

- The property is located on the south side of W State Route 89A in West Sedona between View Drive and Inspirational Drive.
- The property is within the Inspirational View Subdivision, originally platted in 1953.
 - The lot is a combination of Block E, Lot 1 and portions of Lots 2 and 4.
 - The current configuration of the lot was established through a lot combination in 2009.
- There are no floodplains on this property.
- The site has been previously cleared and there is no significant natural vegetation on the property.

Zoning and Community Plan Designations

The site is zoned RS-6 (Single Family Residential) on the western/View Drive side and RS-10 (Single Family Residential) on the eastern/Inspirational Drive side. County records show the house was constructed in 1965, prior to the City's incorporation. City records do not contain permits for any changes to the original structure.

The property is within the Grasshopper Flats Planned Area in the Community Plan. A complete explanation of Planned Areas (PA) begins on page 30 of the Sedona Community Plan and includes the following:

Planned Areas (PA) were established in the 2002 Community Plan and brought forward in this Plan to address needs and provide benefits for certain areas, including land use transitions or buffers between residential areas, commercial uses, and highway corridors. As an incentive, a rezoning to an

alternative land use may be considered if it is consistent with the Community Plan recommendations for the PA.

Sedona Community Plan, page 30

The Grasshopper Flat PA is not within a Community Focus Area (CFA) and is therefore subject to review under the general needs and benefits that are applicable to all PAs as well as the specific needs and benefits of the Grasshopper Flat Planned Area.

General needs and benefits applicable to all PAs include the following (Sedona Community Plan, page 30):

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

Needs and benefits applicable to the Grasshopper Flat PA include the following (Sedona Community Plan, page 31):

- Provide alternate access to adjacent commercial area as a community benefit, if there is an opportunity to do so.
- Provide road, pedestrian/bicycle connections as a community benefit, if there is an opportunity to do so.
- Retain existing single-family residential structures for residential and non-residential uses as a community benefit, if applicable.
- Preserve historic resources, if applicable.

PUBLIC INPUT

- The applicant completed a Citizen Participation Plan. A summary of their efforts is included in [Attachment 2.b](#).
- Project documents submitted by the applicant were placed on the [Projects and Proposals](#) page of the Community Development Department website.
- 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 on June 3, 2022.
- All notices contain contact information or a way to submit comments. Written comments received by Staff are included as [Attachment 3](#).

REVIEWING AGENCY COMMENTS AND CONCERNS

The application materials were routed to all internal and external reviewing agencies for comments. Comments were received from the following agencies and are included in [Attachment 2.b](#):

- City of Sedona Community Development
- City of Sedona Public Works
- City of Sedona Police Department

- City of Sedona Sustainability Program

The applicant responded to these comments with an updated submittal ([Attachment 2.b](#)).

DEVELOPMENT PROPOSAL

The applicant is applying for a Zone Change from RS-6 and RS-10 (Single Family Residential) to M3 (Mixed use Activity Center) to allow for development of the property as an off-site parking lot for the Chocolatree Restaurant and conversion of the existing single family residence to employee housing and a business office.

A detailed description of the proposal was submitted by the applicant and is included in [Attachment 2.a](#). A summary is included below.

Phasing

- The project is proposed to be developed in two phases:
 - Phase 1: Construction of the parking lot on the eastern portion of the property.
 - Phase 2: Conversion of the existing single-family house into multiple employee housing units and an office for Chocolatree.
- The applicant's letter of intent states that Phase 2 would begin within about a year of the rezoning approval.

[Sedona Land Development Code \(LDC\)](#)

[LDC Article 2: Zoning Districts](#)

- The proposal is in compliance with applicable standards for the zoning district. If the rezoning is approved, any future construction will be required to comply with M3 requirements.

[LDC 5.3: Grading and Drainage](#)

- The City's Engineering Staff has reviewed the conceptual plans and will review the final plans for grading and drainage requirements.
- No floodplains impact the site.

[LDC 5.4: Access, Connectivity, and Circulation](#)

- New sidewalks along Inspirational Drive will be required to be installed as part of the parking lot construction. Sidewalks will connect to the existing sidewalks along W State Route 89A.
- A traffic statement was submitted with the application. As the application does not propose new square footage, no road improvements are recommended. The traffic statement estimates peak parking demand for Chocolatree to be 34 spaces, which will be met with the combination of the existing parking and the new off-site parking lot.

[LDC 5.5: Off-Street Parking and Loading](#)

- The proposed parking is excess parking to address increased demand at Chocolatree. No new uses that generate additional parking demand are proposed.
- Staff has reviewed the conceptual parking lot plans for compliance with LDC requirements. A final review will be done when permits are submitted.

[LDC 5.6: Landscaping, Buffering, and Screening](#)

- The parking lot will be landscaped in accordance with LDC Standards.
- Buffering to adjacent residential uses will be provided.

LDC 5.7: Site and Building Design

- No new construction is proposed.

LDC 5.8: Outdoor Lighting

- An outdoor lighting plan has been submitted. The fixtures submitted meet LDC requirements for shielding and Correlated Color Temperature. The site does not exceed the maximum permissible lumens.
- The lighting plan shows the parking lot will be lit by bollards. Parking lot poles will not be used.

LDC 5.9: Public Art

- No public art is required for this project.

LDC Article 6: Signs

- The applicant has submitted a sign plan. Signs in the same style as the existing Chocolatree signs will be placed at the parking lot entrance. The signs will direct users of the lot to turn left when exiting, keeping vehicles out of the neighborhood to the south.
- The signs as submitted meet LDC requirements. A final review will be done when sign permits are submitted.

Wastewater Disposal

- The existing house is connected to the City's Wastewater system. When the conversion of the house occurs, the applicant will be responsible for ensuring that any upgrades are done and any additional fees are paid.

REVIEW, COMMENTARY, AND ANALYSIS

The following is requested from the Planning and Zoning Commission at this time:

- **ZONE CHANGE:** Review of Proposal, recommendation to City Council

Discussion (Zone Change)***Community Plan Compliance***

This property is within the Grasshopper Flats Planned Area (PA), which allows for consideration of a zone change if the needs and benefits identified by the Community Plan are being addressed with the proposal. General needs and benefits for all PAs include the following:

- Provide enhanced buffering and land uses that are compatible with both existing residential and commercial areas, including strategic building and parking placement, use of topographic changes, vegetative screening and other buffering techniques.
 - ***Staff Evaluation:*** *The property is directly south of a commercial property and will create a buffer between commercial and residential properties where one does not exist. As part of the construction of the parking lot, the applicant will create a vegetative screen to the south, increasing the buffering to residential properties.*

The Grasshopper Flat PA is intended to allow opportunities to create a transitional area between the one-lot deep commercial area along W State Route 89A and the residential areas further from the highway. Implementation of this is seen in other properties to the east and west of the property that have been approved for zone changes from residential.

- Include land uses that generate minimal traffic relative to the residential character of the area.
 - **Staff Evaluation:** *The proposed use of the property is an off-site parking lot for an existing business on W State Route 89A and housing for employees of that business; no additional traffic is anticipated as a direct result of the zone change.*

While the existing business provides the required parking for the business on their property, they have seen a parking demand that exceeds the minimum parking requirements, leading to parking from the business impacting the adjacent residential areas, generating complaints and safety concerns due to on-street parking. This rezoning will allow construction of off-street parking adjacent to the existing commercial strip, providing parking that does not impact the existing neighborhood. Signage in the parking lot will direct users of the lot to turn left when exiting, with the goal of minimizing traffic through the neighborhood.
- Provide diverse housing options if there is an opportunity to do so.
 - **Staff Evaluation:** *The existing house is currently used for staff housing. If the zone change application is approved, the house would be converted into multiple employee housing units, allowing for employees to live independently in separate units. As a condition of approval, Staff would recommend that the applicant be required to record a deed restriction to prevent the rental of these units as short term rentals.*
- Eliminate non-conforming uses as a benefit.
 - **Staff Evaluation:** *There are no non-conforming uses on the property.*
- Consolidate properties under unified planning if there is an opportunity to do so.
 - **Staff Evaluation:** *No consolidation opportunities exist with this application.*

In addition to the general needs and benefits identified for all PAs discussed above, as this property is within the Grasshopper Flats PA, the following needs and benefits would also apply to this proposal:

- Provide alternate access to adjacent commercial area as a community benefit, if there is an opportunity to do so.
 - **Staff Evaluation:** *While this would not provide alternate access, it would provide alternate parking. While the property meets the code requirements for parking, the use of the site often exceeds parking capacity and parking overflows into the residential areas. The provision of additional parking will support the existing business and lessen the impact on the residents.*
- Provide road, pedestrian/bicycle connections as a community benefit, if there is an opportunity to do so.
 - **Staff Evaluation:** *While no additional roads are proposed, the proposal would provide opportunities to reduce traffic in the residential areas. Conversion of the existing house to multiple employee housing units will give employees the opportunity to live where they are able to walk to work and other amenities, reducing dependence on vehicles. The addition of sidewalks will expand pedestrian and bicycle connectivity in the area.*
- Retain existing single-family residential structures for residential and non-residential uses as a community benefit, if applicable.

- **Staff Evaluation:** *The existing single family residential structure will be retained and converted into multiple housing units.*
- Preserve historic resources, if applicable.
 - **Staff Evaluation:** *No historic resources exist on the property.*

In addition to needs and benefits identified specific to the PA designation, zone change applications are evaluated for general consistency with city-wide policies of the Community Plan. While Staff does not provide a specific evaluation for every policy, some of the policies this proposal addresses are as follows:

Land Use Policies:

- Policy 2: Limit expansion of the existing commercial areas, as represented on the Future Land Use Map, unless supported by an approved plan within a Community Focus Area or Planned Area.
 - **Staff Evaluation:** *This expansion is supported by a Planned Area.*
- Policy 3: Ensure that a balance of land uses is maintained and identify general areas for concentrated, mixed use development, public gathering places, and land use transitions to provide healthy and sustainable residential neighborhoods and commercial areas and to address specific area needs.
 - **Staff Evaluation:** *The Grasshopper Flat PA is intended to create a more balanced mix of land uses in the area. With the commercial in this area being a single lot deep and directly bordered by single-family residential zoning, an opportunity to create an area with land use transitions was identified as the Grasshopper Flat PA. This PA designation has been used to support rezoning of other properties in the area, including properties directly to the east and west of the subject property.*

As the business has grown, the City has gotten complaints from residents regarding on-street parking. The purpose of this application is to address the identified need of providing additional parking for the existing business.

Circulation Policies:

- Policy 12: Focus on making the most efficient use of existing parking facilities before creating new facilities.
 - **Staff Evaluation:** *The applicant has explored other options to provide parking for their customers, including agreements with other businesses. However, they have not been successful in coming to an agreement that provides parking on a permanent basis. Therefore, they are now pursuing rezoning of the subject property to address their parking needs.*

In addition to being supported by the above policies, the proposal does not directly contradict any of the policies in the Community Plan.

Land Development Code Findings: All Development Applications

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.

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 Evaluation: *There are no previous approval that the current proposal would need to be consistent with.*

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 Evaluation: *The proposal is consistent with the Planned Area designation in the Community Plan and is generally consistent with other policies in the Community Plan. The proposal is not in conflict with any policies in the Community Plan.*

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 Evaluation: *Based on Staff's initial evaluation, the proposed parking lot and conversion of the existing single-family house into multi-family and office use complies with all applicable LDC requirements. A final review for full compliance will be done when permits for the proposed changes are submitted.*

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 Evaluation: *The proposed parking lot incorporates landscaping and buffering to the residential properties to the south. The applicant has submitted a Citizen Participation Report (included with [Attachment 2.b](#)). As outlined in this report, the applicant has received positive feedback from neighboring property owners and has worked with the resident of the property directly south of the parking lot and has made changes to the plans to address their concerns.*

During this process, City Staff has received one comment in support of the project.

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 Evaluation: *There are no intergovernmental agreement applicable to this application.*

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 Evaluation: *The site has been previously disturbed and is not in its natural state. The design and landscaping for the parking lot will incorporate native vegetation and appropriate stormwater management facilities.*

H. Minimizes Adverse Fiscal Impacts

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

Staff Evaluation: *The applicant has paid all applicable fees associated with this application and will pay all fees associated with permits required for the proposed work. No adverse fiscal impacts to the City are anticipated because of this application.*

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 Evaluation: *All applicable review and utility agencies have reviewed the proposal. On initial evaluation, the proposal appears to be consistent with the requirements of each agency. As applicable, a final review will be conducted during the permit review process.*

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 Evaluation: *The proposal would use existing road systems. No new uses are being introduced that would generate an increase in traffic. This application is intended to address parking issues in the area, moving traffic off the streets, where there is insufficient space for safe parking, into a parking lot. Construction of this parking lot will ensure adequate emergency access to the residential neighborhood.*

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 Evaluation: *All applicable agencies have reviewed the proposal and have determined that adequate public services exist for the proposed use. The parking lot will not impact the need for potable water, sewer, schools, public safety, fire, or libraries. While the number of residential units will be increased, it is not a significant increase and will be able to be served by existing utilities. As part of the development of the project, new sidewalks will be constructed to provide pedestrian access to the site.*

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 Evaluation: *The project is proposed to be developed in two phases. Phase 1 includes construction of the parking lot on the eastern portion of the property. Phase 2 includes conversion of the existing single-family house into multiple employee housing units and an office for Chocolatree. The applicant's letter of intent states that Phase 2 would begin within about a year of the rezoning approval. Understanding how the construction process can play out, Staff would recommend a condition of approval that the applicant obtain permits for Phase 2 within 18 months (1.5 years) of approval and complete the construction within 30 months (2.5 years) of approval.*

Land Development Code Findings: Rezoning (Zoning Map Amendment)

[LDC Section 8.6.A](#) contains the procedures and rules for rezoning applications. This section does not have any additional approval criteria.



Staff Recommendation

Based on compliance with ordinance requirements as conditioned, general consistency with the Land Development Code and the requirements for approval of a zone change, consistency with and conformity to the Sedona Community Plan and the compatibility with surrounding land uses and character of the surrounding area, Staff recommends approval of the proposed zoning request as set forth in case number PZ21-00013 (ZC), subject to applicable ordinance requirements and the attached conditions of approval listed at the end of this staff report.

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 to recommend to the Sedona City Council approval of the proposed zoning request as set forth in case number PZ21-00013 (ZC), rezoning APN 408-07-026D from RS-6 and RS-10 (Single-Family Residential) to M3 (Mixed Use Activity Center), based on compliance with Land Development Code requirements, conformance with the requirements for approval of a zone change and consistency and conformance with the Community Plan, and subject to all applicable ordinance requirements and the recommended conditions of approval.

Alternative Motion for Denial

I move to recommend denial of case number PZ21-00013 (ZC) based on the following findings: (Please specify findings)



As recommended by Staff, June 21, 2022

1. Development of the subject property shall be in substantial conformance with the applicant's representations of the project, including the site plan, letter of intent, and all other supporting documents submitted, as reviewed, modified, and approved by the Planning and Zoning Commission and City Council.
2. The applicant shall record a deed restriction on the property restricting the rentals of the employee housing units to a minimum of 30 days. City Staff shall approve the language of the deed restriction prior to recording.
3. The project is proposed to be developed in two phases:
 - i) Phase 1: Construction of the parking lot on the eastern portion of the property.
 - ii) Phase 2: Conversion of the existing single-family house into multiple employee housing units and an office for Chocolatree.

Permits for Phase 1 shall be issued within 12 months of City Council approval of the zone change. Permits for Phase 2 shall be issued within 18 months of City Council approval of the zone change. All construction shall be complete within 30 months of City Council approval of the zone change.




4. The zoning for the subject property shall be considered vested when the Deed Restriction is recorded, construction of the parking lot and sidewalks is complete, and the conversion of the house is complete. If the applicant does not meet this condition, the City may initiate proceedings to revoke the zoning, subject to the provisions of Sedona Land Development Code Section 8.6.A(3)g and applicable State statutes.
5. The plans submitted for building permits shall address the following:
 - i) An additional ADA parking space shall be added to the existing main Chocolatree parking lot at 1595 W State Route 89A (APN 408-26-025A).
 - ii) The applicant shall construct a new sidewalk along the property's Inspirational Drive frontage and continue the sidewalk north to tie into the existing sidewalk along W State Route 89A. The new sidewalk shall not displace any trees.
 - iii) Prior to construction of the sidewalk, a right-of-way permit and building permit shall be obtained from the City of Sedona.
 - iv) An encroachment permit from ADOT shall be obtained prior to construction in the ADOT right-of-way.
 - v) Applicant shall follow the City of Sedona Land Development Code in its entirety.
 - vi) Storm water quality measures shall also comply with City of Sedona Code requirements (City Code Chapter 13.5)
 - vii) Accessible sidewalks and parking areas will need to meet the current US Dept. of Justice ADA requirements.
 - viii) Accessible parking/signage shall meet the requirements of the City's Land Development Code and Design Review, Engineering, and Administrative Manual.

- ix) The applicant shall submit landscaping plans that meet all Land Development Code requirements.
 - x) Prior to the installation of signs, the applicant shall submit a separate sign permit for review and approval. Modifications to proposed signs may be required to ensure compliance with Land Development Code requirements.
6. Within thirty days of approval of the zone change, the property owner of record of the subject property voluntarily agrees to 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 Zoning Change approval.



Aerial View

Parcel
408-07-026D
Chocolatree
Parking

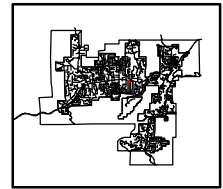
-  Parcel 408-07-026D
-  Parcel Boundary
-  Street Centerline



0 5 10 Feet

408-07-026D

City Index









GIS, City of Sedona
10/12/2021
g:\pub\proj\projects\chocolatreparking/
mxd\408-07-026d_aerial.mxd

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.


Vicinity Map

Parcel
408-07-026D
Chocolatree
Parking

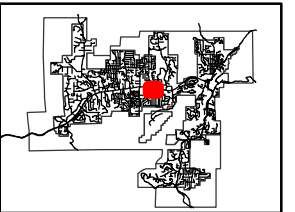
-  Parcel 408-07-026D
-  Zoning Boundary
-  Building Footprint
-  Parcel Boundary
-  Trail
-  Street Centerline



0 30 60 Feet



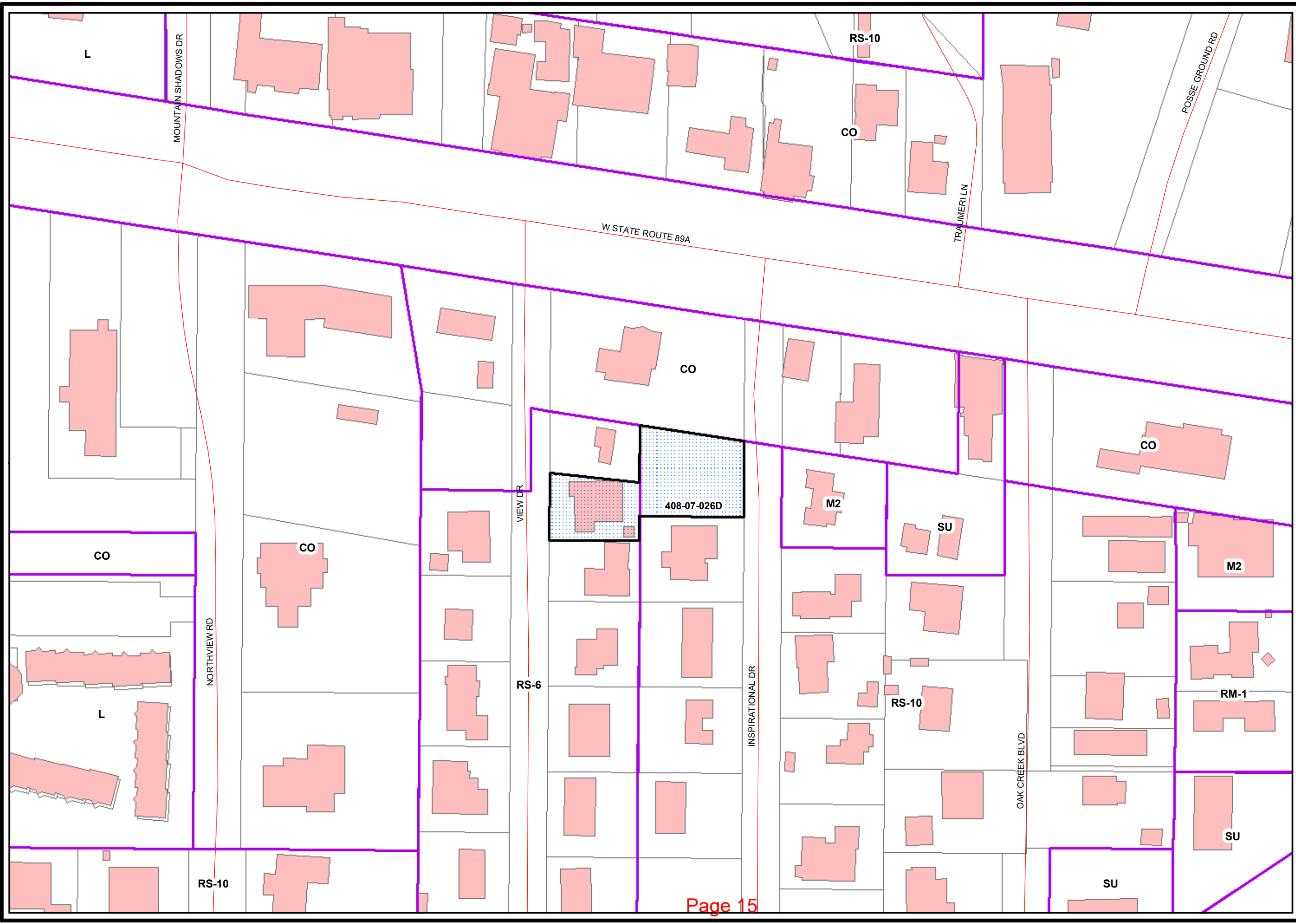
City Index



GIS, City of Sedona
10/12/2021
g:\pubreq\projects\chocolatreparking\mxd\408-07-026d_vicinity.mxd



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



City Of Sedona

Community Development Department

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

Application for (check all that apply):

- | | | | |
|---|---|--------------------------------------|---|
| <input type="checkbox"/> Conceptual Review | <input type="checkbox"/> Comprehensive Review | <input type="checkbox"/> Appeal | <input type="checkbox"/> Time Extension |
| <input type="checkbox"/> Community Plan Amendment | <input type="checkbox"/> Development Review | <input type="checkbox"/> Subdivision | <input type="checkbox"/> 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	
---------------------	--

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	

Yavapai County Print Parcel



Parcel ID	408-07-026D	Check Digit	8
Owner	Warr Jennifer Marie &		
Owner's Mailing Address	20 View Dr Sedona, AZ 86336-5544		
Secondary Owner	Campbell Christy Lynne JT		
Recorded Date	12/1/2017 12:00:00 AM		
Last Transfer Doc Docket	N/A	Last Transfer Doc Page	N/A
Physical Address	20 View Dr 35 Inspirational Dr	Incorporated Area	City of Sedona

Assessor Acres	0.37	Subdivision	Inspirational View	Subdivision Type	M
School District	Sedona Oak Creek Unified S.D. #9			Fire District	Sedona FD

Improvements (1)	Local Zoning
Type: Single Family Residential Floor area: 1984 Constructed: 1965	City Of Sedona RS-6 RS-10

Assessment
Starting with the 2015 tax year, the Limited Property Value is the only value considered for taxation purposes, the Full Cash Value is no longer used for taxation.

Tax Year	2022	2021
Assessed Value(ALV)	\$31,318	\$29,826
Limited Value(LPV)	\$313,176	\$298,263
Full Cash(FCV)	\$364,397	\$349,895
Legal Class	Primary Residence	Primary Residence
Assessment Ratio	10%	10%
Usage Code	0130 ?	0130 ?

Taxes	2020 Taxes Billed
Tax Area Code	980
	\$2,840

Recorded Documents & Sales (4)			
Date	Book/Page	Type	Cost
11/13/2020	2020-0070337	Warranty Deed	\$525,000
12/5/2017	2017-0062742	Special Warranty Deed	\$0
4/18/2017	2017-0018809	Rerecordings	\$0
1/10/2013	4930-688	Quit Claim	\$0

Disclaimer: Map and parcel information is believed to be accurate but accuracy is not guaranteed. No portion of the information should be considered to be, or used as, a legal document. Users should independently research, investigate and verify all information.

By using this website, the user knowingly assumes all risk of inaccuracy and waives any and all claims for damages against Yavapai County and its officers and employees that may arise from the use of this data and agrees to indemnify and hold harmless Yavapai County and its officers and employees to the fullest extent permitted by law. By using this website, the user also agrees that data and use of this website may not be used for commercial purposes.



You are Invited ~

To Our Neighborhood meeting~ Wednesday October 20th 2021 from 11am – 12 noon Complimentary Coffee & Tea Provided

Location: ChocolaTree Organic Oasis 1595 West State Rt 89A Sedona, AZ. 86336

Neighbors of ChocolaTree Organic Oasis;

ChocolaTree has applied on September 29 2021, to rezone 35 Inspirational drive/ 20 view drive from residential (rs6 & 10) to mixed use commercial (m-3). We are holding this neighborhood meeting to answer any questions you may have about our rezone application.

The purpose of the open house is to facilitate on-going communication with interested citizens, property owners, staff, Planning and Zoning and elected officials. It is our intention to be good neighbors and offer a healthy restaurant choice in Sedona as we have done for 13 years now, since 2009 and provide the needed parking for our guests and staff.

ChocolaTree would like to rezone property 35 inspirational / 20 view for use as extended parking for ChocolaTree Organic Oasis and ChocolaTree offices, staff housing. In the drawings attached, we have included the existing conditions and overall plan as well as proposed rezone conditions and overall plan.

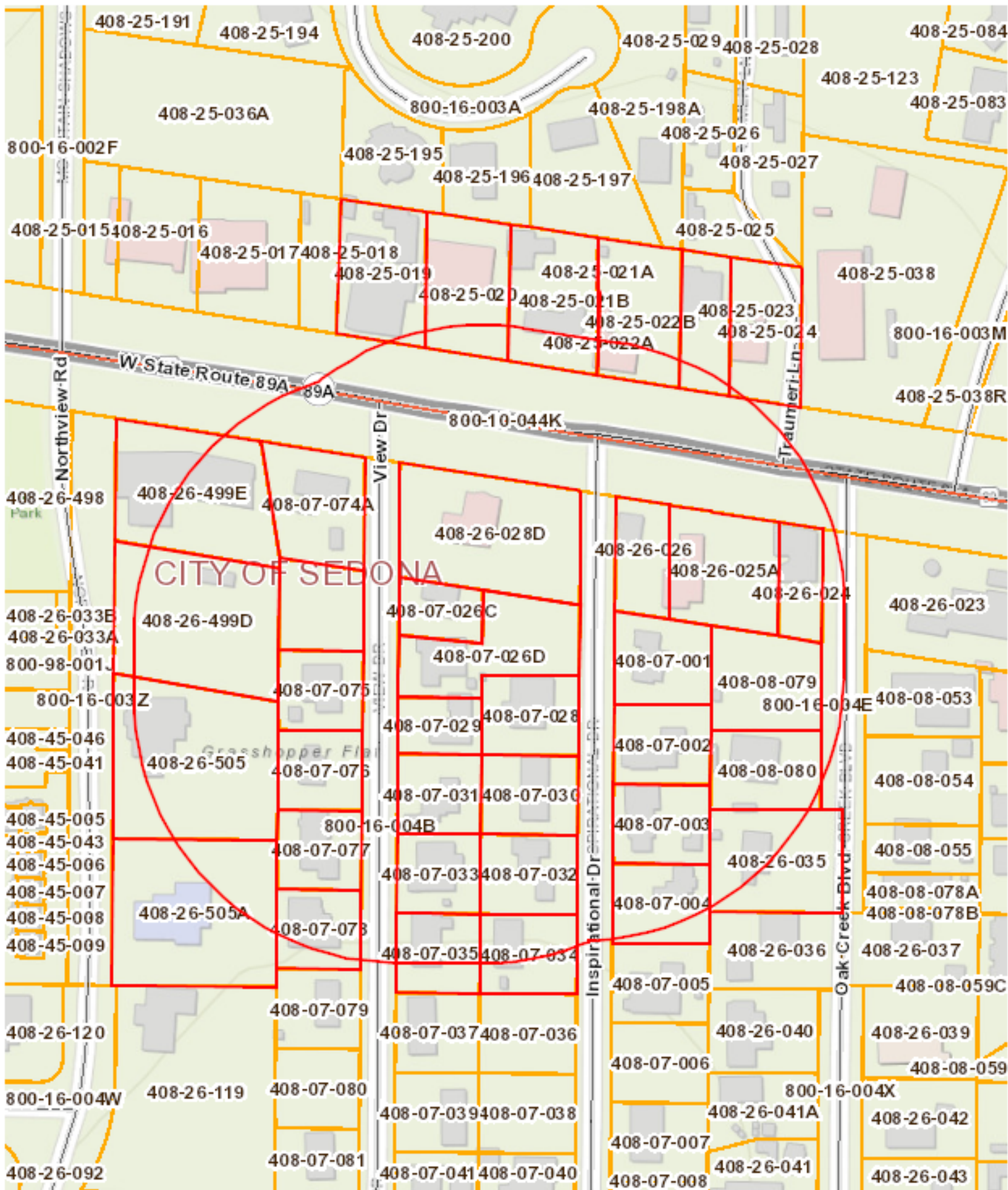
At the open house we will be documenting questions or concern any one has and will be sharing this with the city for them to use in the rezone application process. If you are unable to attend the neighborhood meeting, please feel free to email your support, questions or concerns to connect@chocolatree.com no later than October 21st 2021. As well, the city will be notifying those encircled in the surrounding area (map attached) of any ongoing public hearings or citizen participation.

Thank You for Your time and consideration,

Jen Marie

Co Creator at ChocolaTree Organic Oasis

300 ft Properties Map



Disclaimer: Map and parcel information is believed to be accurate but accuracy is not guaranteed. No portion of the information should be considered to be, or used as, a legal document. The information is provided subject to the express condition that the user knowingly waives any and all claims for damages against Yavapai County that may arise from the use of this data.

ChocolaTree, LLC
1595 W 89A
Sedona, AZ 86336

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

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

Overall Project Description

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

Context Narrative

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

35 INSPIRATIONAL DRIVE:

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

North: Los Rosales 1655 W 89A,

Northeast: Foothills Property Management 1615 W 89A

East Professional Offices 30 Inspirational Dr.

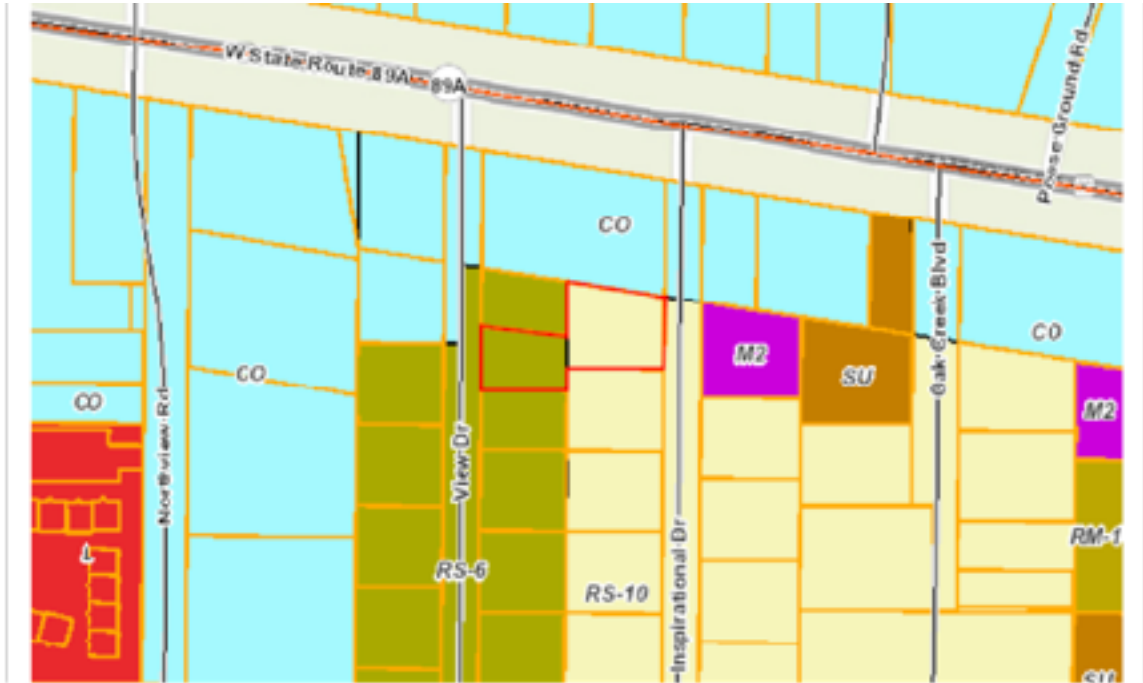
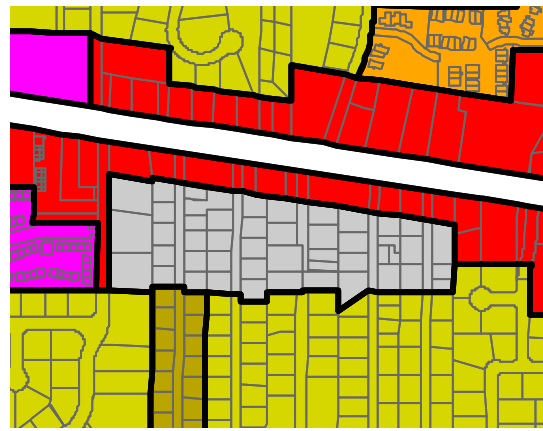
The additional parking will provide required parking for ChocolaTree staff and guests. Bike racks for alternative transportation will be provided.

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

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

20 VIEW DRIVE

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



Sedona Community Plan - Planned Areas Narrative

Grasshopper Flats Planned Area

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

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

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

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

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

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

Preserve historic resources, if applicable.

- - Not applicable

Planned Areas

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

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

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

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

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

Planned Areas

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

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

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

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

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

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

4. Eliminate non-conforming uses as a benefit.

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

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

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



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 Chocolatree.
 - 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

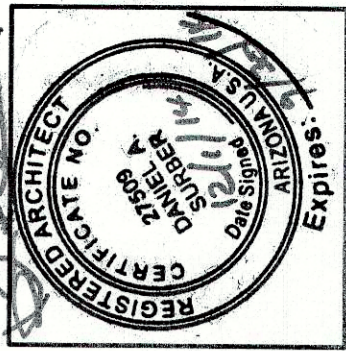
From: Gabe Desmond, Sustainability Coordinator

- 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 = 510 SQ.FT.
 OUTDOOR REAR DINING PATIO = 2,000 SQ.FT.

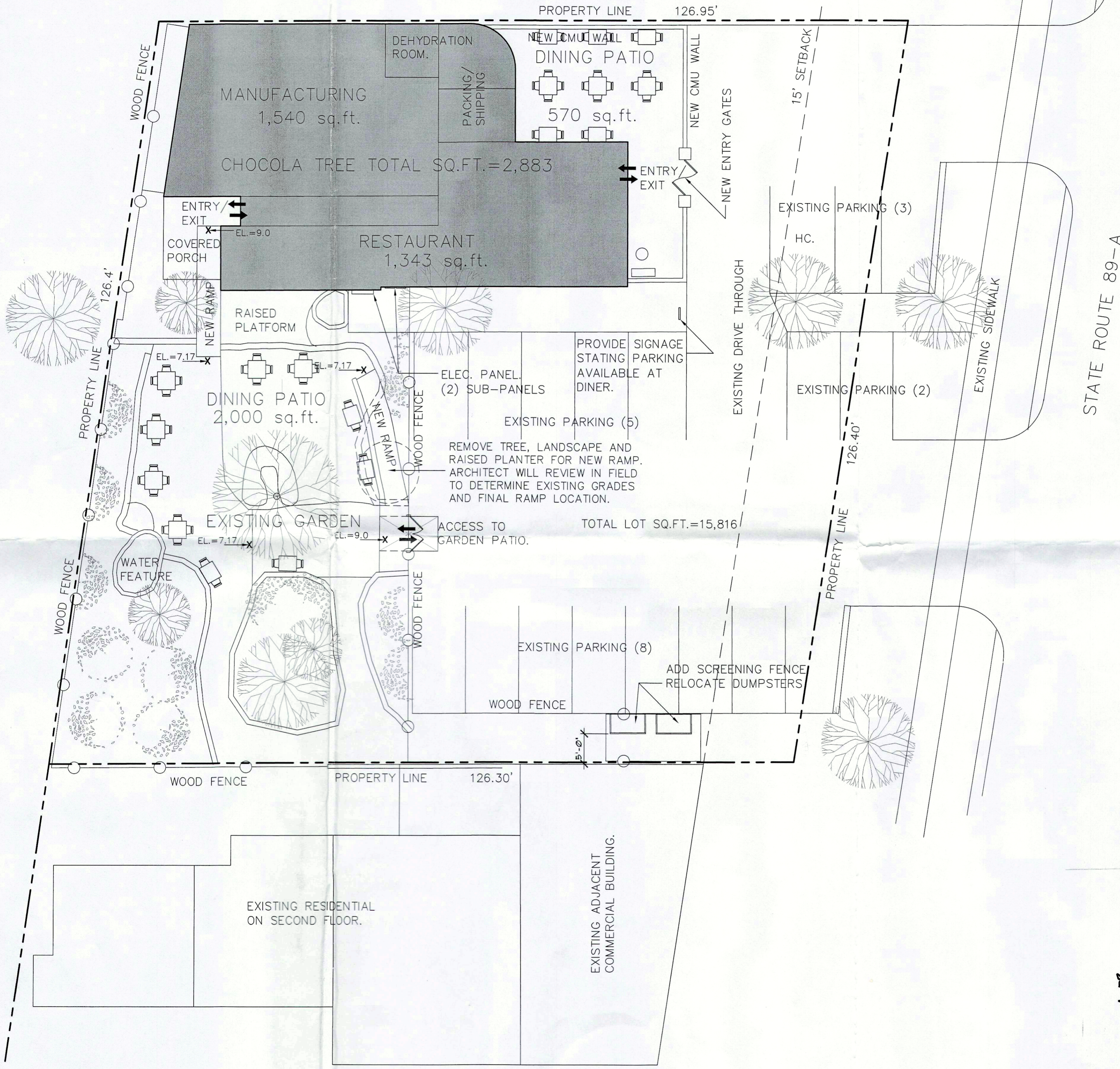
INDOOR SEATING (WOULD LIKE TO INCREASE) = 19 SEATS
 OUTDOOR SEATING (WOULD LIKE TO INCREASE) = 17 SEATS

PARKING REQUIREMENTS:
 RESTAURANT 12 SPACES (1200/100 = 12.0)
 OUTDOOR DINING 13 SPACES (2510/200 = 12.55)
 RETAIL SALES AREA 1 SPACES (143/200 = .715)
 MANUFACTURING 2 SPACES (1540/750 = 2.0)

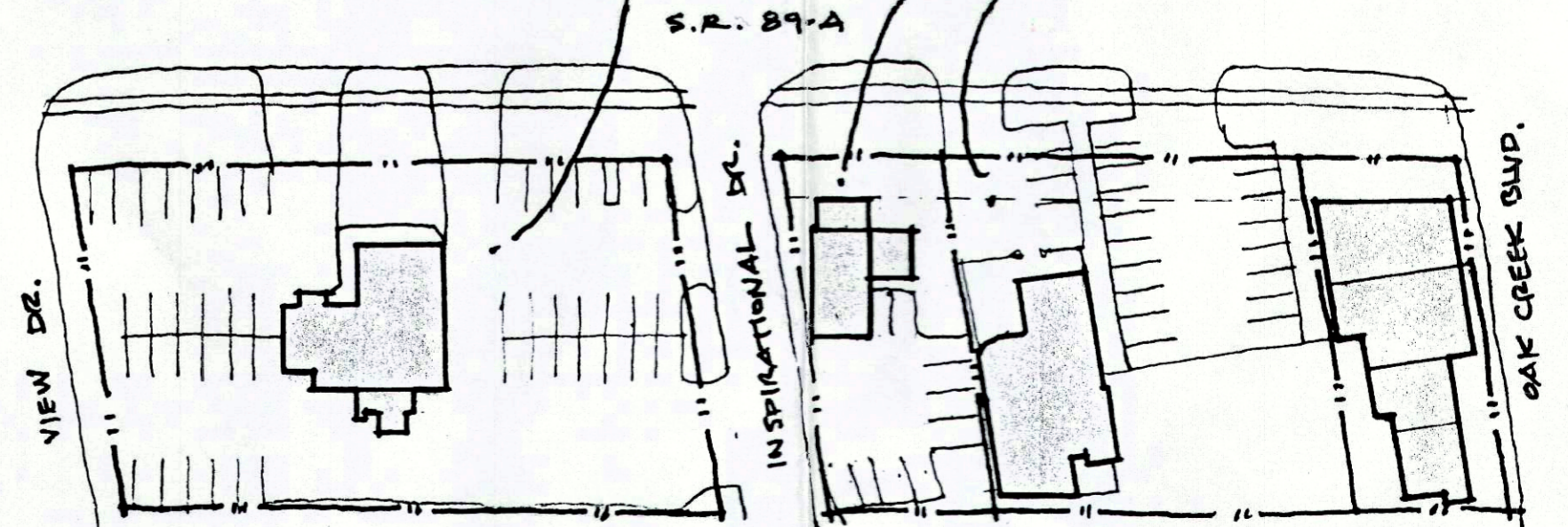
TOTAL SPACES REQUIRED 28 SPACES
 TOTAL SPACES PROVIDED 39 SPACES (24 HOURS DAILY) (18 AT CHOCOLATREE + 21 AT RED PLANET DINER)
 TOTAL SPACES PROVIDED 49 SPACES (AFTER 5:00 PM) (ADDITIONAL 10 AT FOOTHILLS REALTY AFTER 5PM AND WEEKENDS)

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

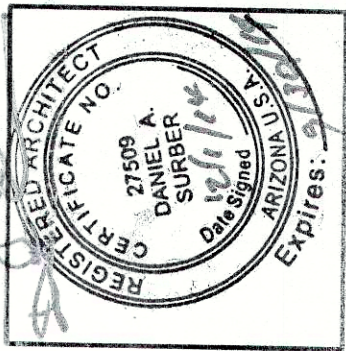


RED PLANET DINER PARKING AGREEMENT
 EXISTING 2,400 SQ.F.T. RESTAURANT WITH 310 SQ.F.T. OF OUTDOOR DINING REQUIRES 26 SPACES - SPACES PROVIDED = 43 THEREFORE 21 SPACES ARE AVAILABLE DAILY SUNDAY THROUGH MONDAY.



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

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



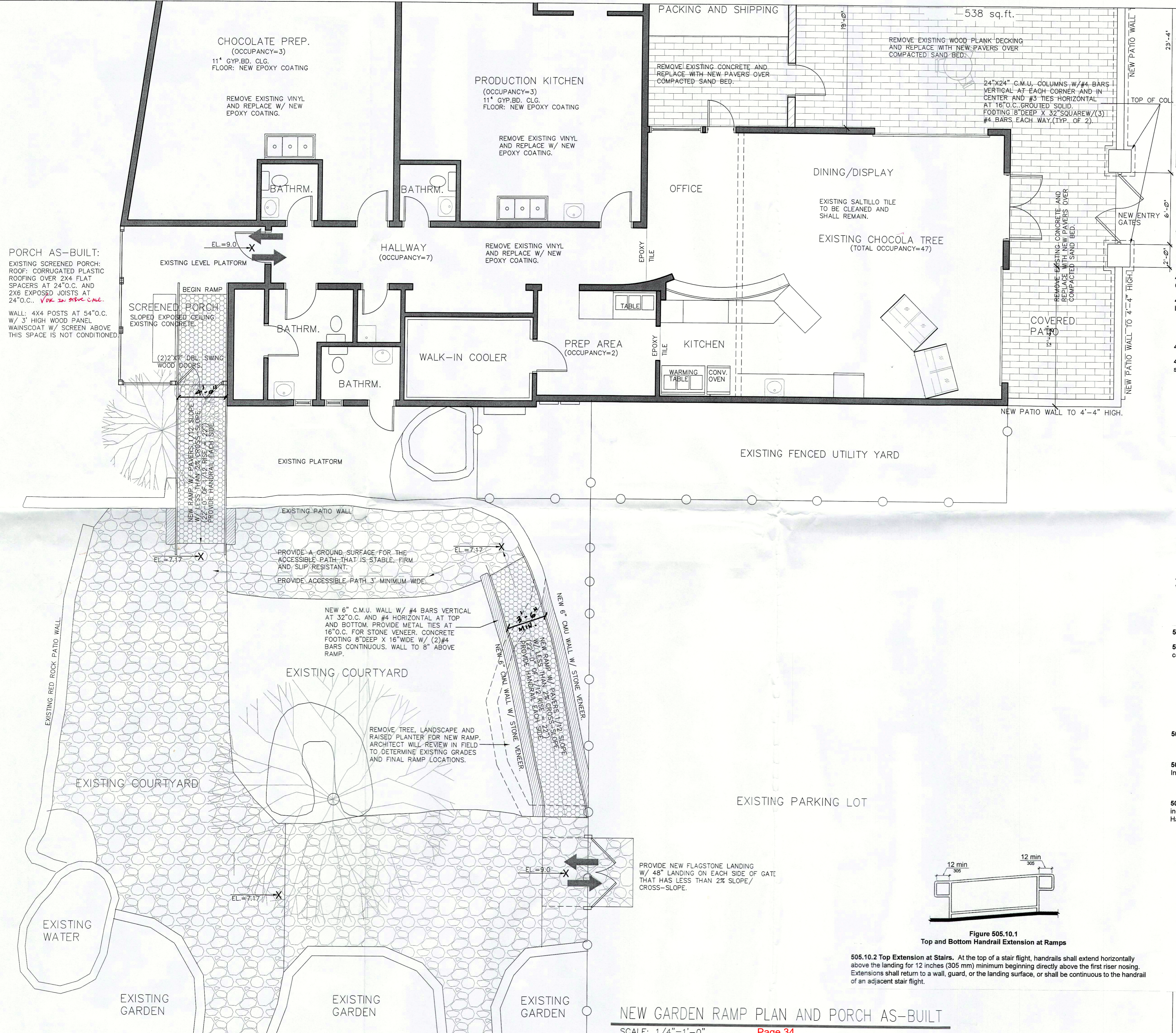
DAN SURBER ARCHITECT
 P.O. BOX 3164 SEDONA, ARIZONA
 928-204-2814 86340

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.

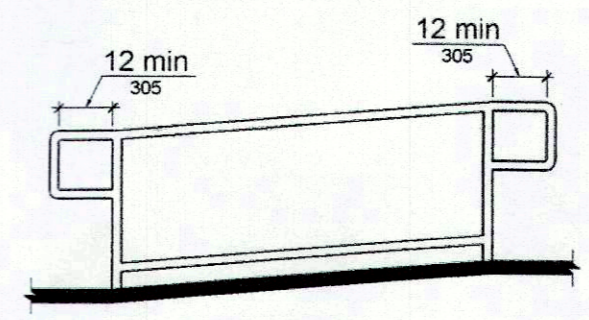


Figure 505.10.1 Top and Bottom Handrail Extension at Ramps

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.

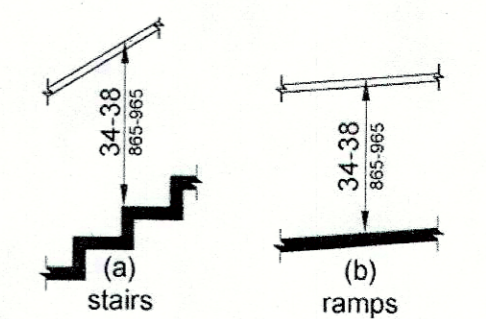
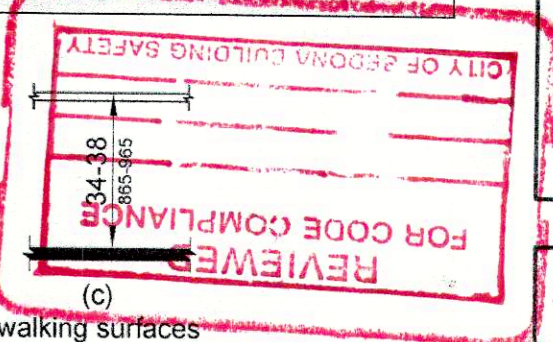
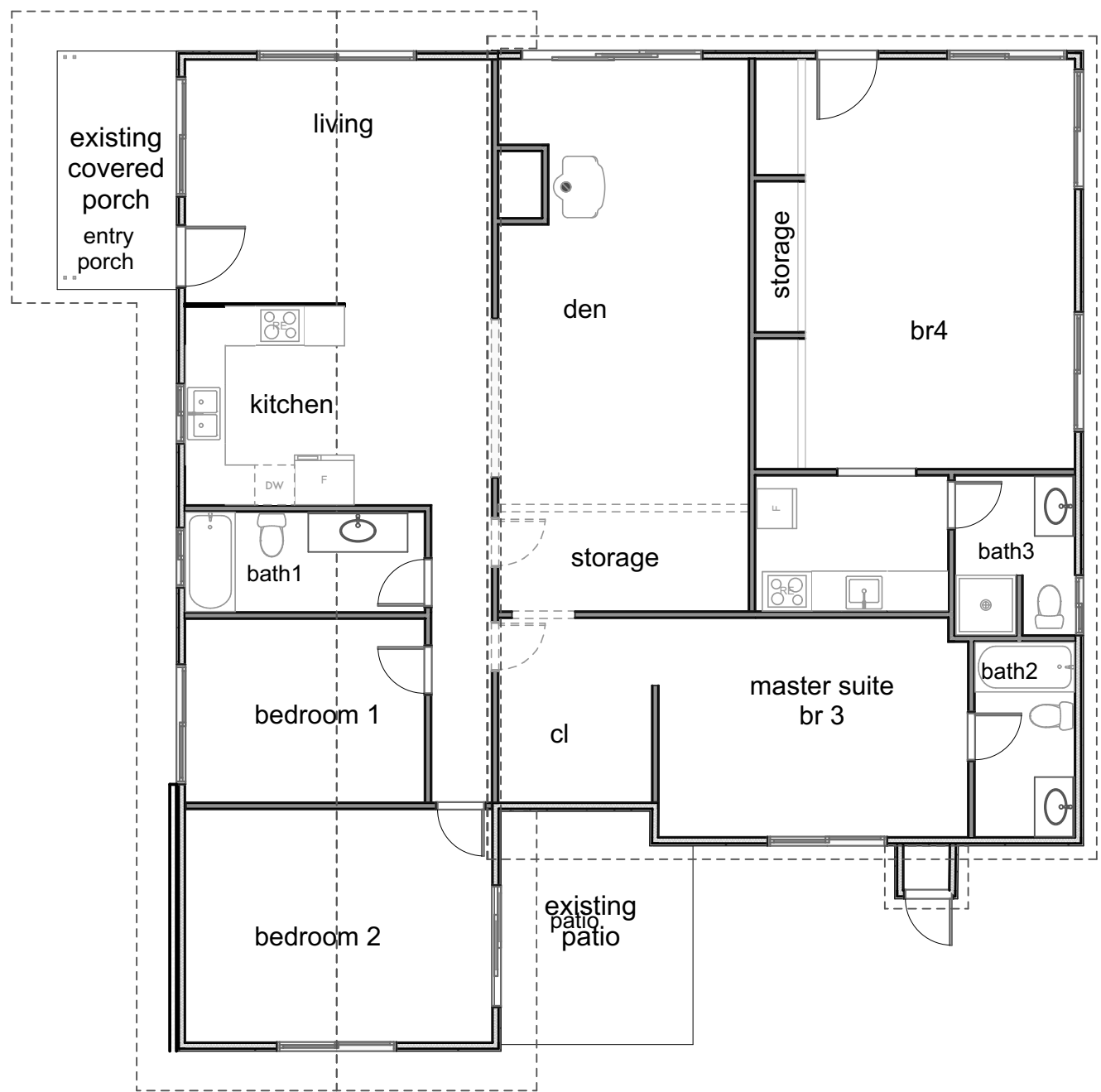
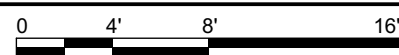


Figure 505.4 Handrail Height

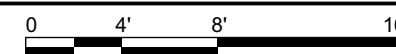




2 Demo Plan 20 View Dr
SCALE: 1/8" = 1'-0"



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

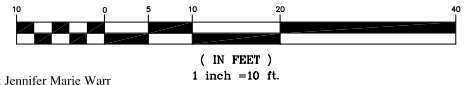
LEGEND:

- (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
- (B) INDICATES WATER BACK FLOW VALVE
- (H) INDICATES HOSE BIB
- (F) INDICATES FIRE HYDRANT
- (T) INDICATES PINE TREE
- (J) INDICATES JUNIPER TREE
- (C) INDICATES ITALIAN CYPRESS TREE
- (D) INDICATES DECIDUOUS TREE
- (B) INDICATES BUSH
- (#) INDICATES SCHEDULE B-SECTION II, ITEM NUMBER.
- (M) INDICATES FOUND MONUMENT AS NOTED
- (C) INDICATES SET 1/2" REBAR WITH PLASTIC CAP STAMPED "LS 48860" (UNLESS OTHERWISE NOTED)
- (O) 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



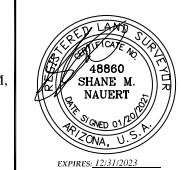
OWNER: Jennifer Marie Warr

JOB #20-1205A

DATE: 01/20/2021

SHEET 1 OF 2

DRAWN BY: SMN

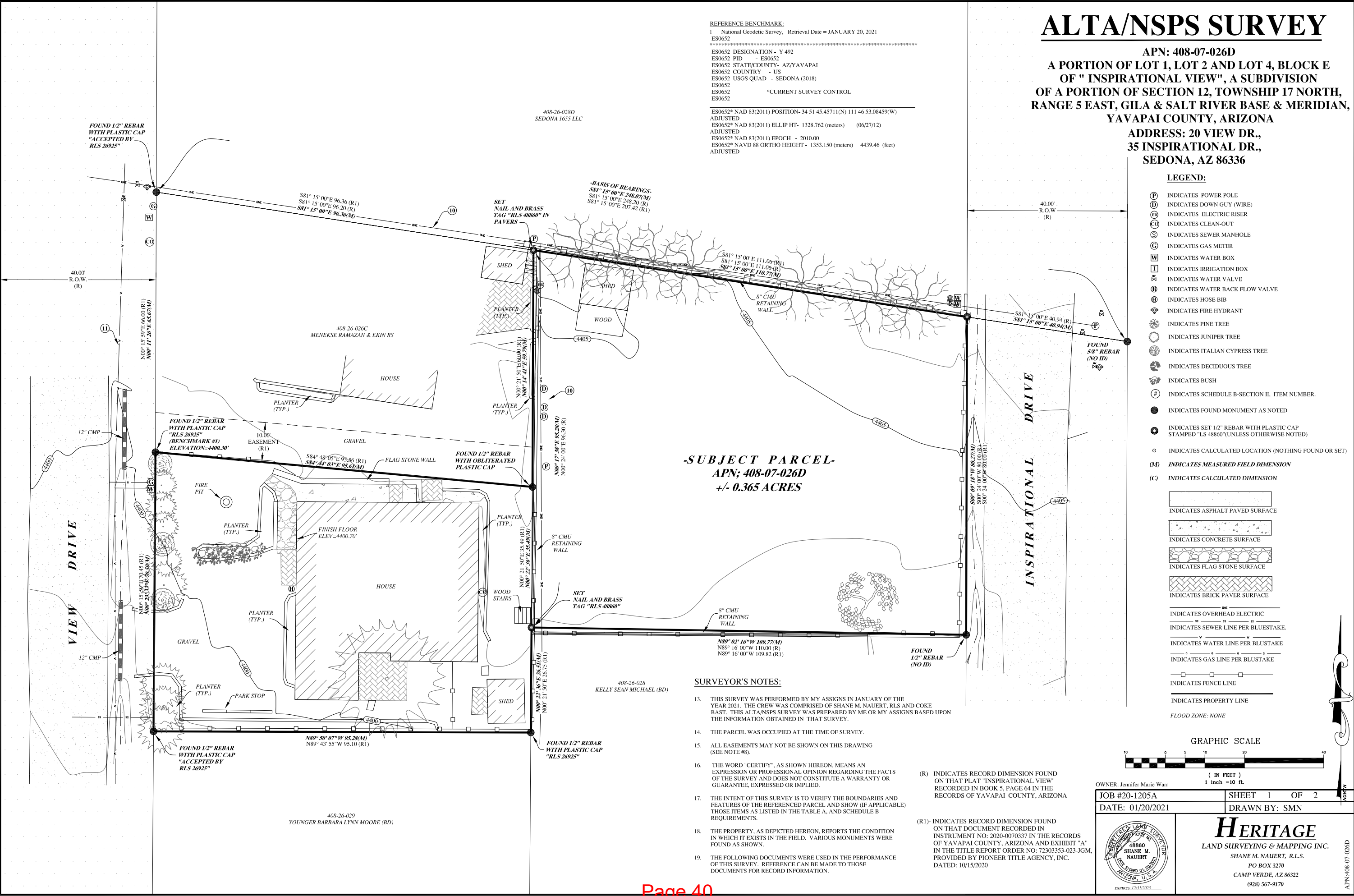


HERITAGE
 LAND SURVEYING & MAPPING INC.
 SHANE M. NAUERT, R.L.S.
 PO BOX 3270
 CAMP VERDE, AZ 86322
 (928) 567-9170

**-SUBJECT PARCEL-
 APN: 408-07-026D
 +/- 0.365 ACRES**

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



APN: 408-07-026D



Preliminary Landscape Schedule / List

20Aug2021

Overall site area: 15,900 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 8' 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

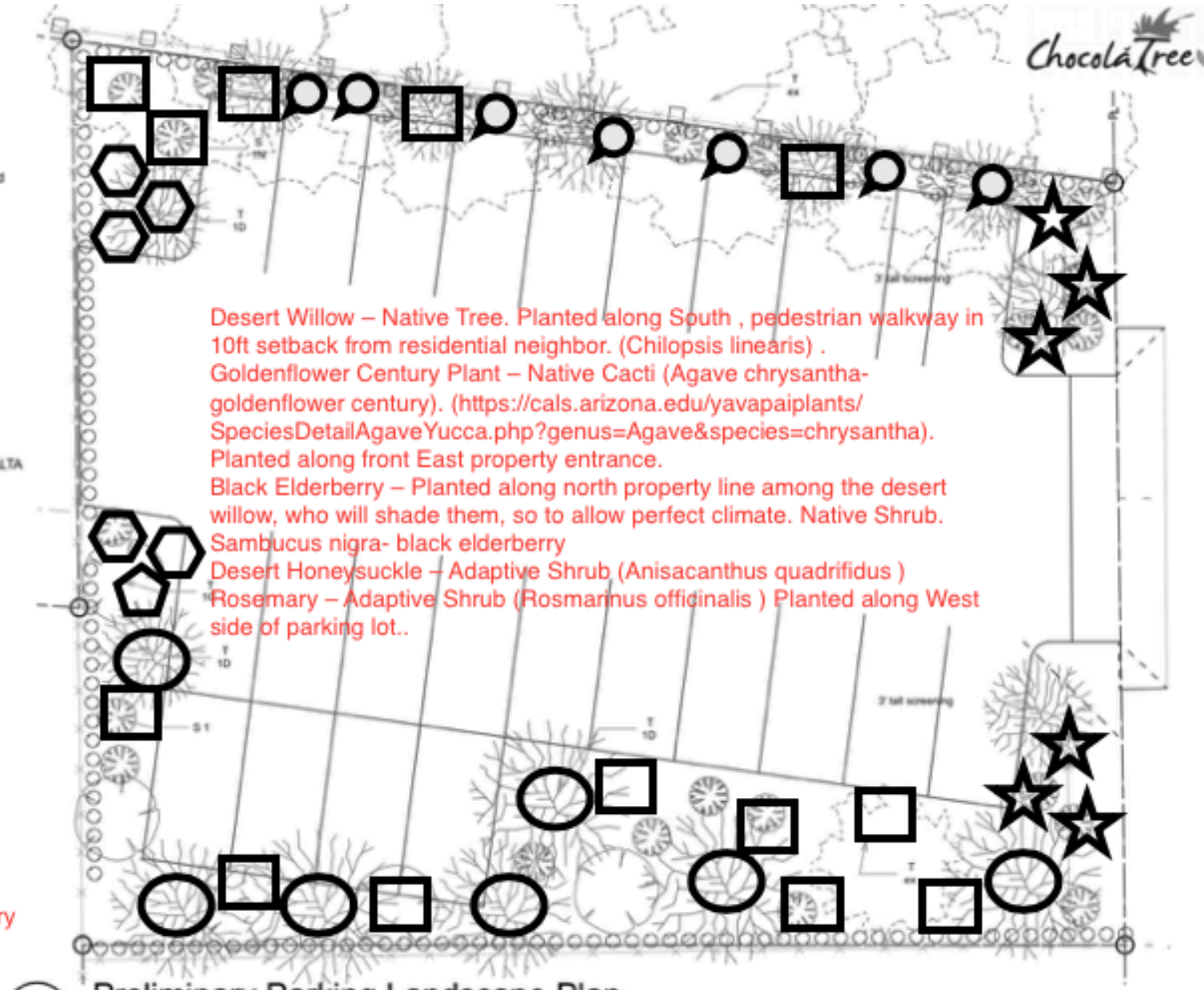
S1 Shrubs 2' tall
50% Rosemary
50% Native: Cliff Rose, Mormon Tea, Mountain Mahogany

Other:
Rose
Honeysuckle

Phase Two: M-3 Compliant Use of existing residence 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 -

SP-5

Re Zone Application 8Sep2021

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

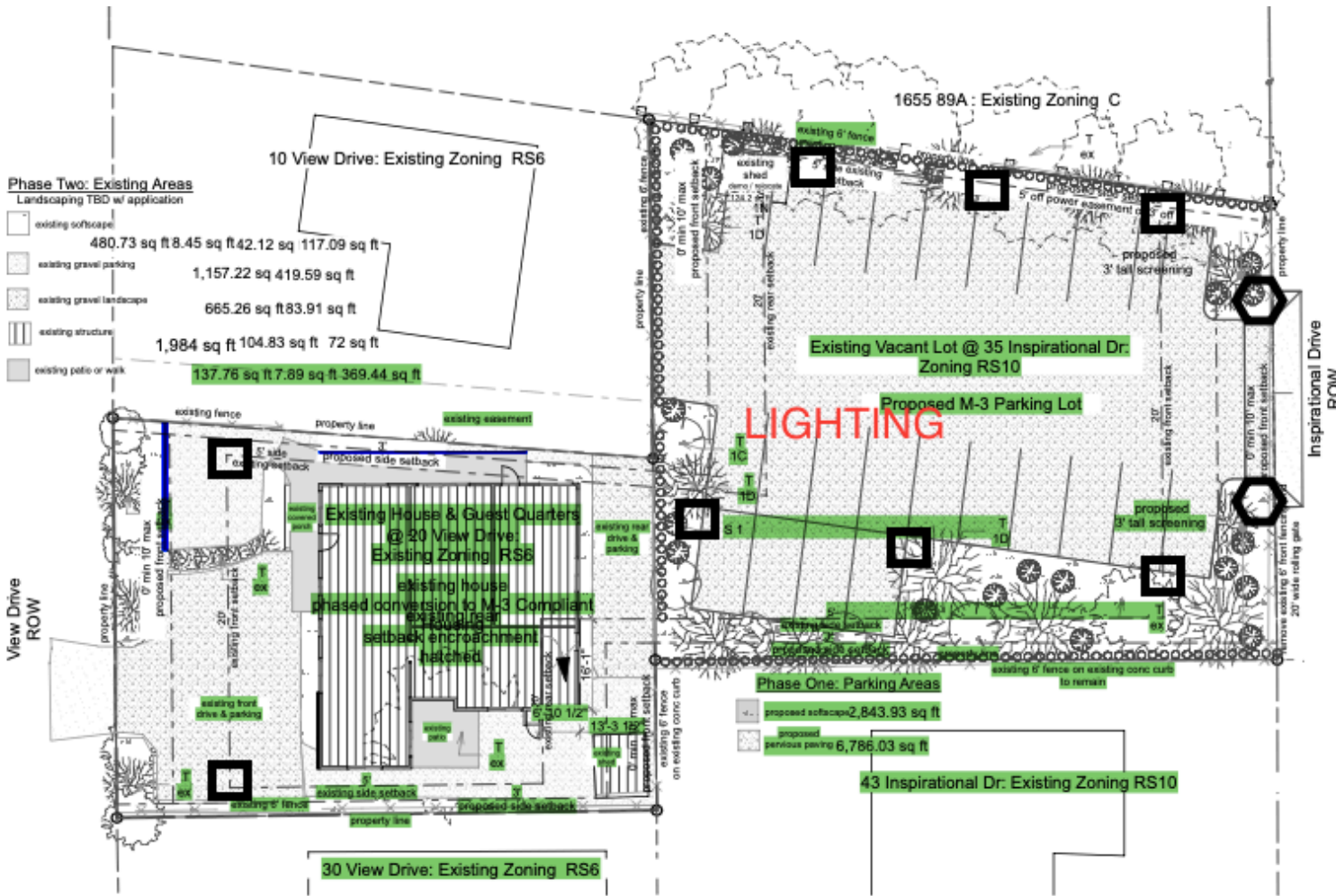
Shielding:

- 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 softscape 480.73 sq ft 8.45 sq ft 42.12 sq ft 117.09 sq ft
- existing gravel parking 1,157.22 sq ft 419.59 sq ft
- existing gravel landscape 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

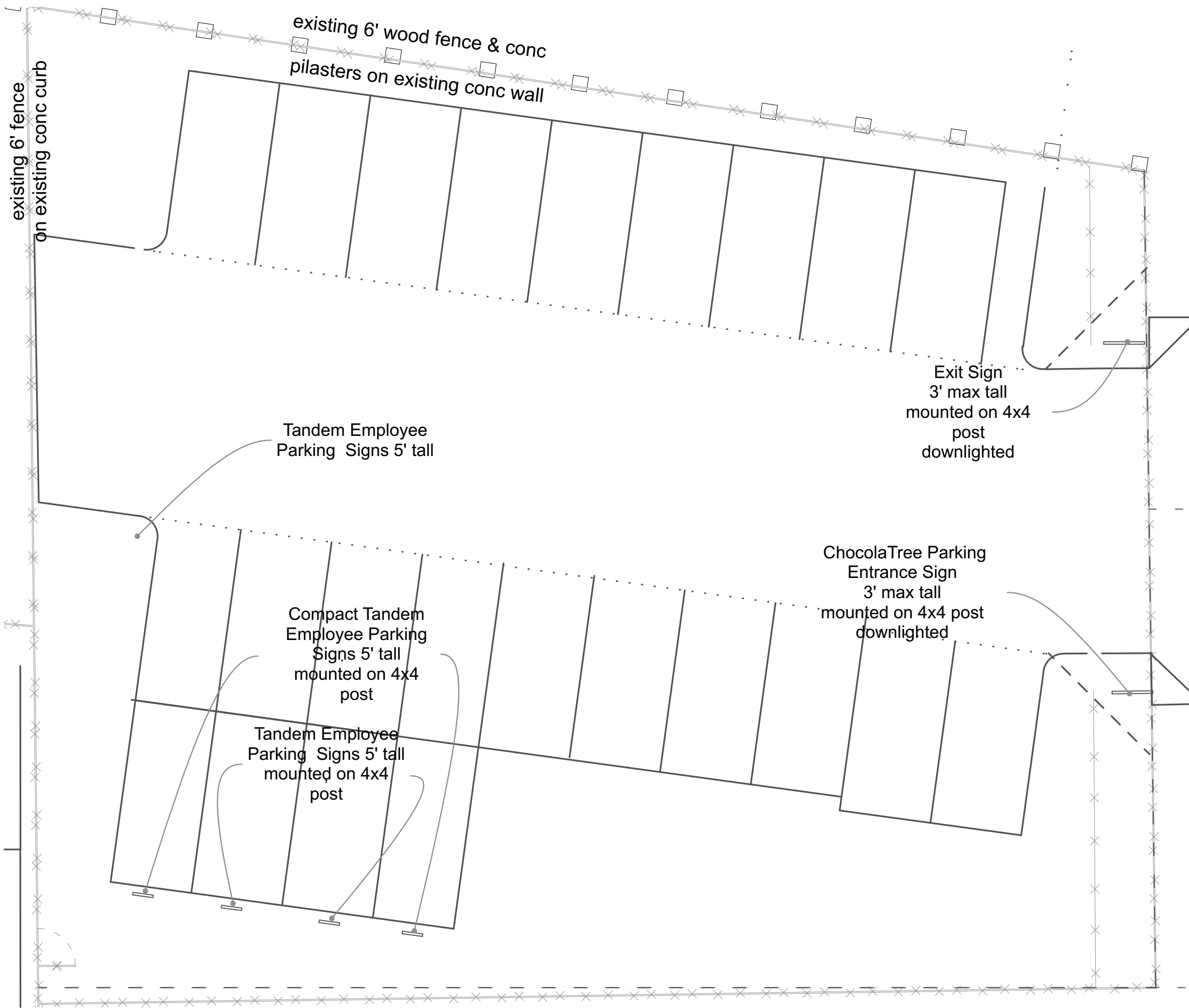
1 Overall Plan with Adjacent properties

SCALE: 1" = 20'

Re Zone of 20 View Drive and 35 Inspirational Drive -



SP-1



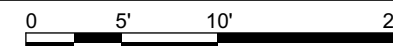
parking lot exit sign



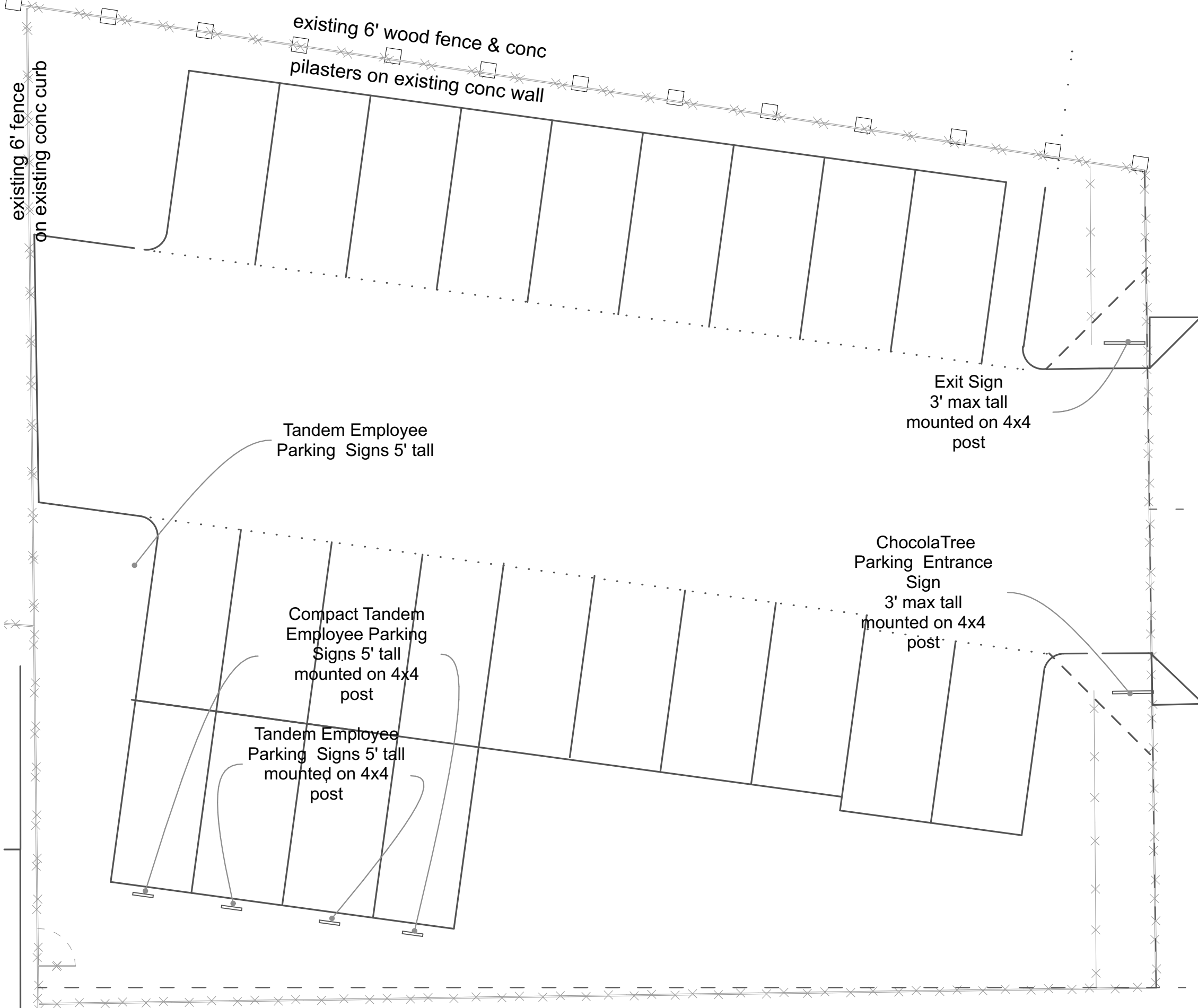
parking lot entry sign

1 Preliminary Parking Signage Plan

SCALE: 1" = 10'







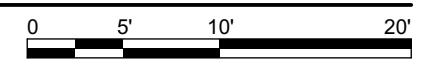
backlight entry sign



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

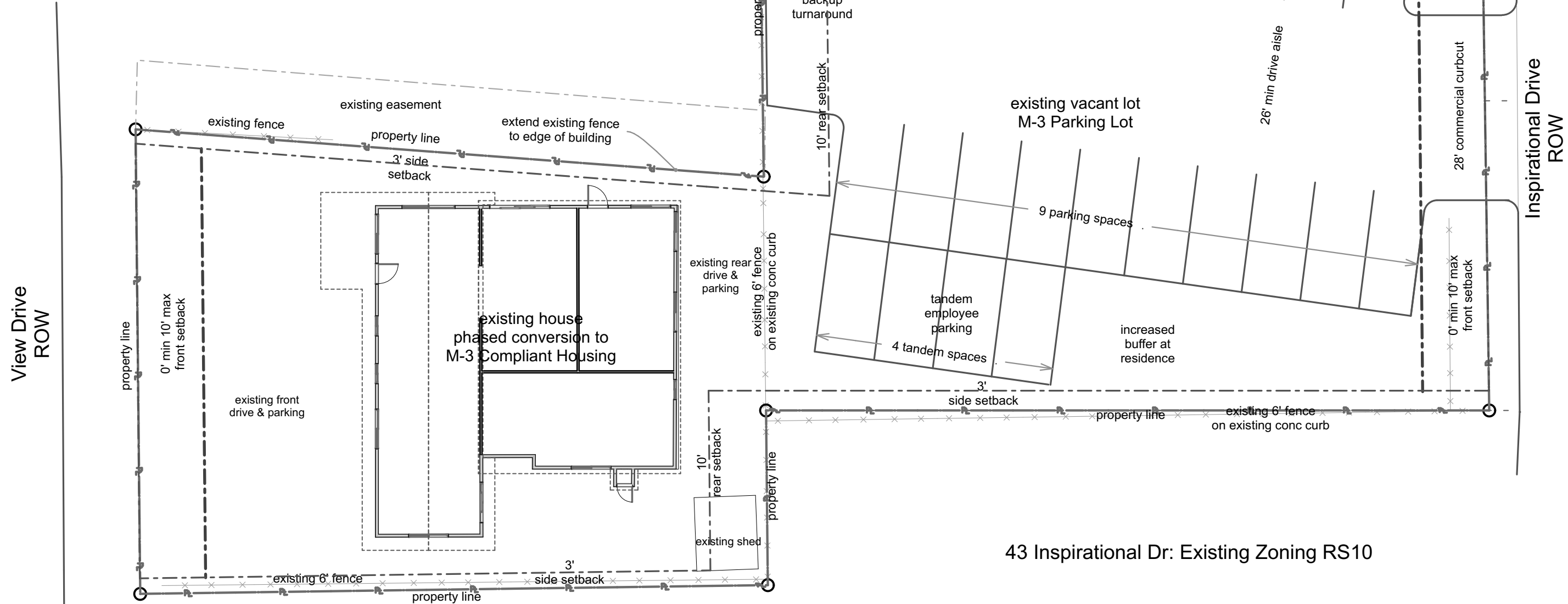
Attachment 2 – Trip Generation Calculations

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

Attachment 1

1655 89A : Existing Zoning C

10 View Drive: Existing Zoning RS6



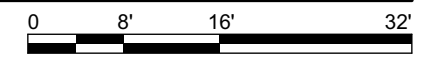
30 View Drive: Existing Zoning RS6

43 Inspirational Dr: Existing Zoning RS10

1

35 Inspirational Parking Plan and Phased Building

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



SP-3 Inspirational Parking and Phased Building Plan : Printed on 7/28/21 at 3:59 PM by tim hanagan. File Path: /Users/timoteo/Dropbox/Inspirational View/CAD/IV rezone app.pln

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.

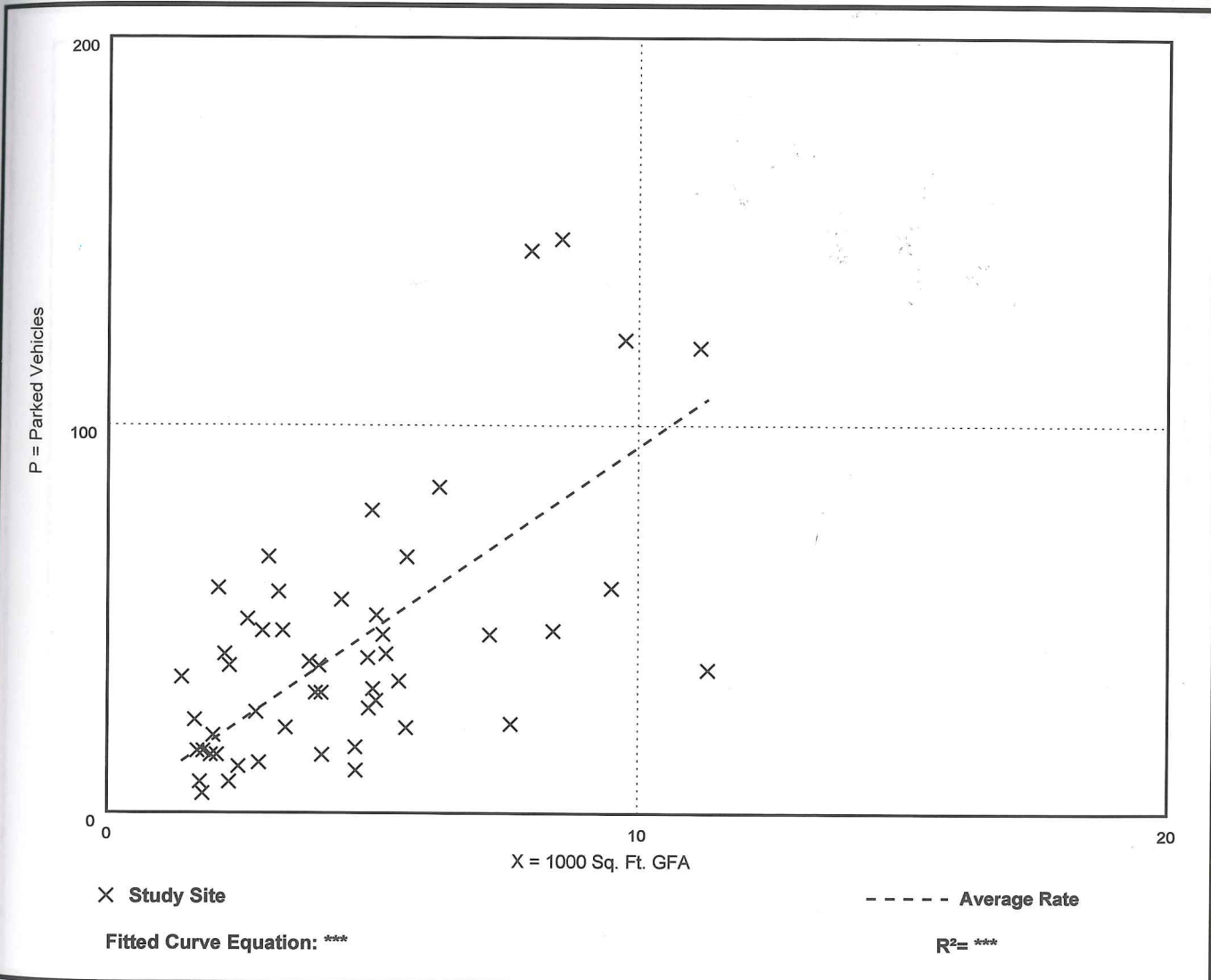
Number of Studies: 51

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

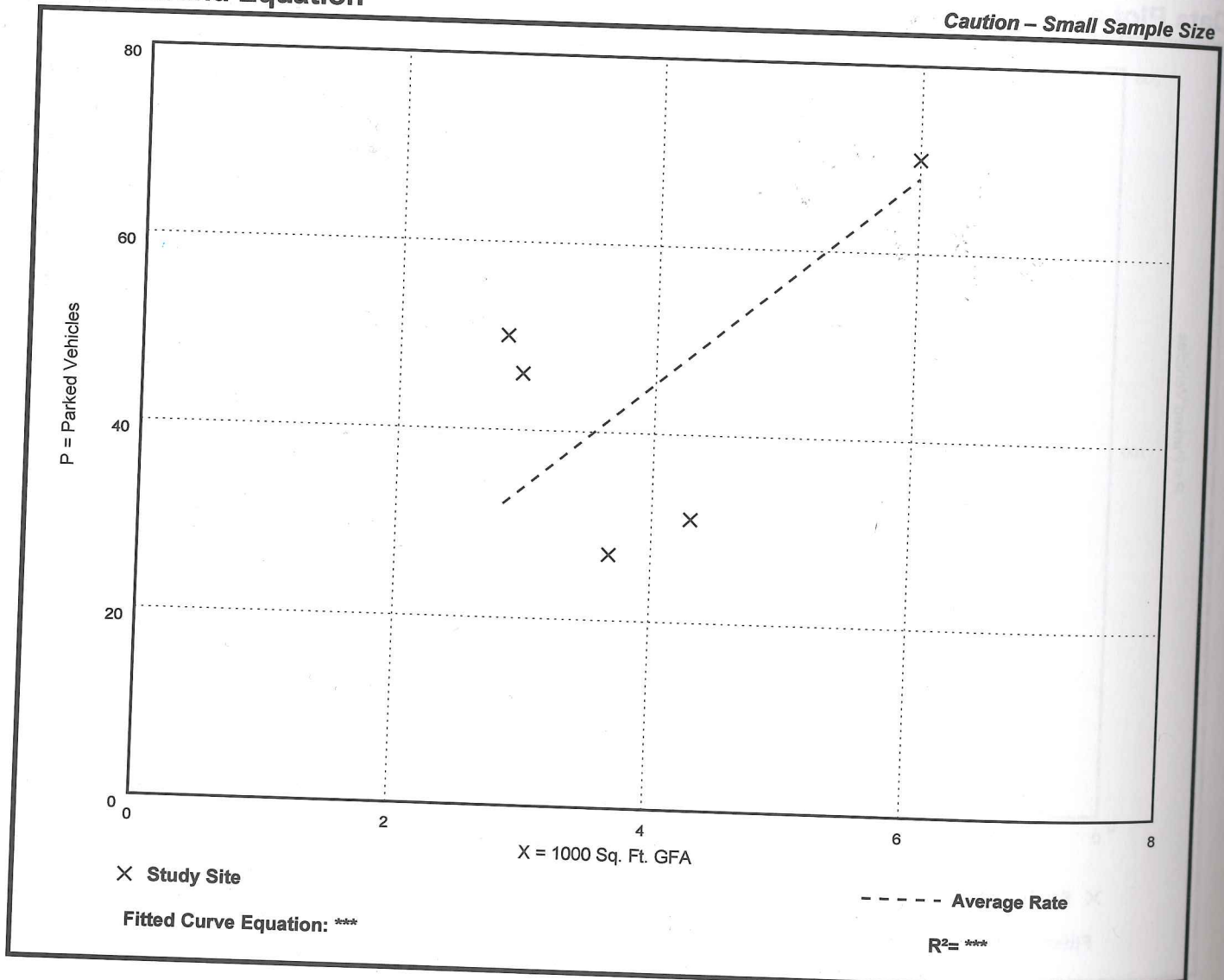
Avg. 1000 Sq. Ft. GFA: 4.0

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%)

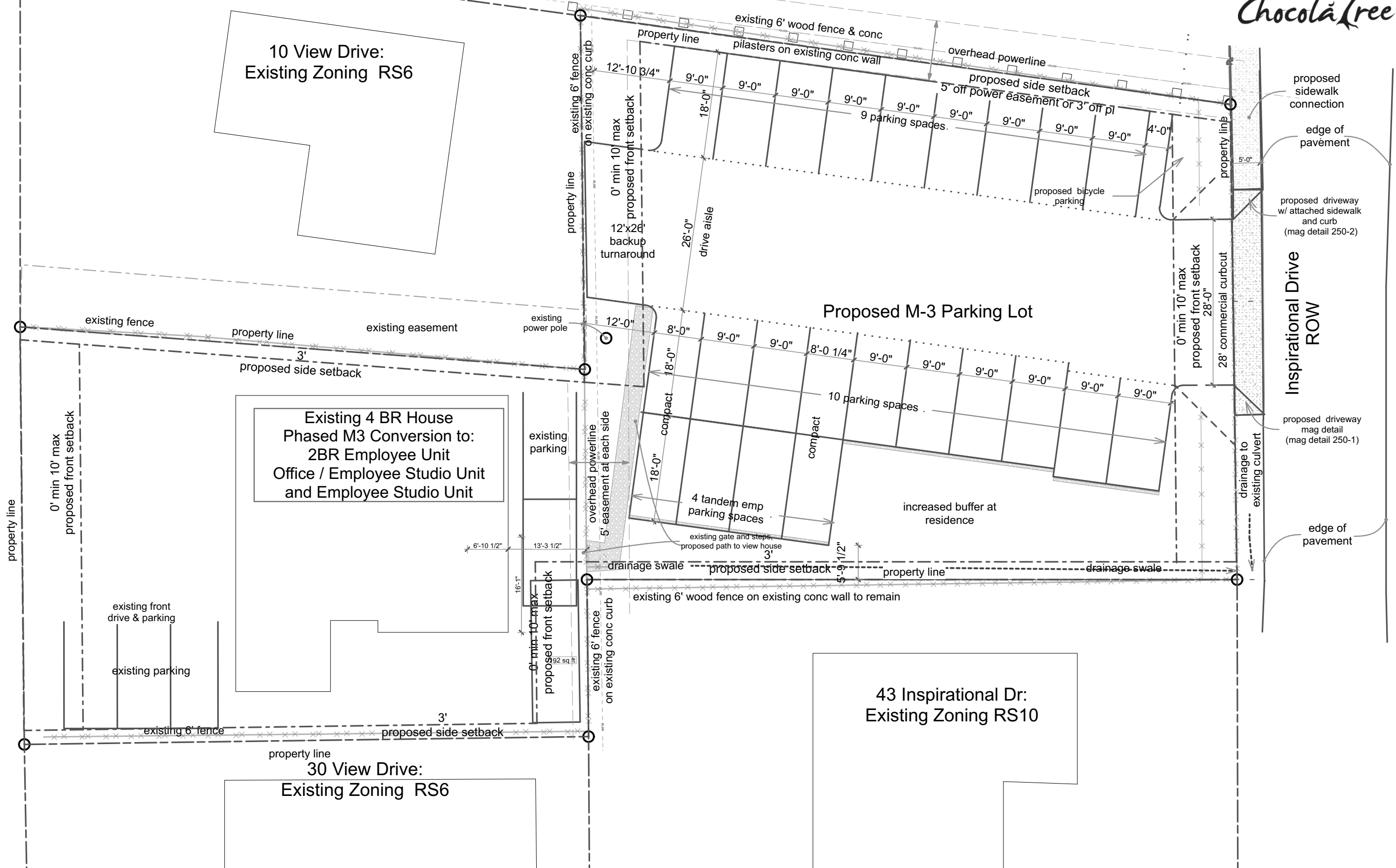
Data Plot and Equation

Caution - Small Sample Size





View Drive
ROW
of
tent



1

35 Inspirational Parking Plan

SCALE: 1:192.10

Rezoning 35 Inspirational Dr. and 20 View Dr. from residential to commercial

DANIEL GOLDSMITH <KDHB1@msn.com>

Thu 12/16/2021 1:52 PM

To: Cari Meyer <CMeyer@sedonaaz.gov>

Good afternoon Cari Meyer,

I would like to give my unconditional support to ChocolaTree's request for Sedona to rezone 35 Inspirational Dr. and 20 View Dr. from residential to commercial. Their proposed use of those properties for restaurant parking and staff offices and housing will have minimal impact to the immediate residential neighbors. Uses such as these will promote friendly relationships between residential and commercial property owners/users.

I will offer my own experience as a case in point. I own the property at 120 Northview Rd. which houses a medical office and a dental office. This is the last commercial property before the residential properties begin. My residential neighbor and I have forged a very good relationship over the years. We communicate freely and have never had any difficulty resolving problems when they have arisen. Said problems have almost always been the result of weather-related issues, but nonetheless, we needed to work together to solve the problems.

It is my view that as long as both parties maintain open lines of communication and show common courtesy to one another a very good relationship can be maintained. The benefit to the neighborhood and the community at large will be the continuation of a unique dining establishment offering choices not otherwise available in our unique town!

Thank you for your attention to this issue.

Sincerely,
Daniel Goldsmith, MD
926-821-2764