

Chocolatree Parking, PZ21-00016 (ZC)

Mitch Laurich <mitchlaurich@yahoo.com>

Wed 6/15/2022 6:04 PM

To: Cari Meyer <CMeyer@sedonaaz.gov>

Dear Cari,

Re: ChocolaTree Parking, PZ21-00016 (ZC)

P&Z Review Date: 6/21/2022

As a full-time resident of Sedona, I am opposed to ChocolaTree's zoning change request in its current form for the following reasons:

1. Once the property is zoned M3, there seems to be little control over what the property owner (or future property owners) can do with the property. For example, if sold couldn't it be developed into a hotel without any P&Z approval process as long as building codes and such are in compliance? This is how The Element and mini storage in the VOC were developed - they were already appropriately zoned and only had to comply with building codes and such - no P&Z or community review process. In its current state, the proposal seems sloppy and with many potential loopholes to circumvent the stated intent. Perhaps the parcels should be zoned separately to prevent such a scenario?
2. Any future development should be restricted to a single story height - no two-story developments.
3. I hope more will be done to legally ensure this property can never be converted to a short-term rental.
4. The planned development's stated intention conflicts in different sections of the documents. Sometimes it states it will be "multifamily housing AND offices" and other parts state "multifamily housing and/or offices." It should be required to be both "multifamily housing AND offices" meaning it cannot be used as offices only for as long as ChocolaTree owns the property.
5. Is it possible to require the converted multifamily housing to always be leased at "affordable rents" AND require it to be leased a minimum number of months and only to "full-time ChocolaTree employees" OR other full-time Sedona residents who are employed full-time by another business operating within the city of Sedona (again, all at affordable rates - never market rates? It's feasible that the applicant could live there alone or decline to rent out the converted property to multiple tenants or to employee tenants or at affordable rents or it could be rented to only one tenant. It is feasible that the property might be rented at market rates that would be totally unaffordable for employees, especially if ChocolaTree ceases to exist. What conditions can be included to ensure the intended use for the future of employee housing -- and at the same time ensure affordability for staff or future employee tenants?
6. Any way to ensure the property can never be converted to a hotel or other M3 use in the future, upon sale for example? Or at the very least that it would be required to go back under review and approval by P&Z and the city?
7. It would be nice if multifamily housing would be required to include solar and at least one electric vehicle charging station. Overflow parking should be required to include electric vehicle charging stations too.

8. An M3 zoning conversion will monetize the property for the tremendous benefit of the applicant and future owners. They should have to provide future sustainability contributions in the design.

9. Any trees should be required to be trimmed and maintained to preserve the view shed.

Thank you for the opportunity to provide input to the Planning & Zoning Commission.

Best,

Mitch Laurich
160 Saddlerock Ln
Sedona, AZ 86336

Case Number: PZ21-00016 (ZC) parking lot for ChocolaTree Restaurant

DANIEL GOLDSMITH <KDHB1@msn.com>

Tue 6/14/2022 6:54 PM

To: Cari Meyer <CMeyer@sedonaaz.gov>

I am very much in favor of the zone change for the development of an off-site overflow parking lot for ChocolaTree Restaurant. I am a commercial property owner nearby on Northview Rd. and I would like other owners to have every opportunity to survive and thrive in Sedona, particularly when their client base is as much locals as it is tourists. I cannot foresee any negative consequences resulting from this zone change, only positives for the community and traffic and neighbors.

Thank you for allowing me the opportunity to express my opinions.

Daniel Goldsmith, MD
120 Northview Rd.

Beverly Welch
240 Longwood Dr
Sedona, AZ 86351
283-300-9857
beverlywelch1011@gmail.com

December 11, 2012

RE: ChocolaTree rezone request

To Whom It May Concern,

Jen Marie and the ChocolaTree has been a Lessee at the commercial property I own at 1595 W Hwy 89A for over 10 years. They have proven to be good stewards of the building, the land and to our community. There are so many in our small city that have felt the comfort of sitting outside in their lovely cafe garden which nourishes the palate all the while enjoying a bit of peace and serenity from our everyday busy lives.

I highly recommend this rezoning request so ChocoaTree can continue to grow along with the needs of our growing community.

Thank you,
Beverly Welch

June 20, 2022

Cari Meyer
Planning & Zoning Commission Liaison
Community Development

Good afternoon community development committee members,
My name is Heidi Thorne and I live at 240 View Dr. I appreciate the opportunity to address the proposed zone change (Case No: PZ21-00016) at 20 View Dr. and 35 Inspirational Dr. I have lived on View Dr. for 31 years; raised a family and achieved full-retirement through the state of Arizona all while living on this safe and welcoming little street.

Although I understand, the need for a business to have parking for its patrons and the desire to provide affordable housing for its employees, I completely disagree that this should be provided at the cost of a small residential neighborhood that has been in existence for many years.

As per, Sedona Community Plan, page 30, "...general needs and benefits applicable to all PAs (Planned Areas), and CFAs (Community Focus Area) ...include land uses that generate minimal traffic relative to the residential character of the area."

With the stated plan, I believe the traffic increase of restaurant patrons and employees coming and going from said parking lot is not in "...keeping with the residential character of the area."

Finally, I believe the owner of the ChocolaTree Restaurant is disingenuous and misleading in the application for zone change to a "parking lot" knowing full well that M3 zoning is for – Mixed Use Activity Center.

As you consider this zone change on View Dr. and Inspirational Dr., please keep in mind to be the defenders of these charming, long time, original streets of Sedona. Thank you.

I am writing out of concern about a zoning change that is being proposed for my residential neighborhood. Our small subdivision, named Inspirational View, consists of two streets, Inspirational and View. We do not have an HOA so we are fully dependent on the city to regulate, inspect and enforce the zoning and codes.

The zone change is proposed for a lot on Inspirational that is located behind the large parking lot of Los Rosales Restaurant. Included in this change is a residential house, 20 View Drive, which is currently being rented to ChocolaTree workforce. This house lot, 20 View Drive is not directly behind the parking lot in the proposal. 10 View Drive, a short term rental is directly behind Los Rosales. I wonder if the value of 10 View Drive will be reduced if this change takes place. I wonder about the people walking from the lot across Inspirational to the restaurant. Will people and cars using the same space be safe?

I have lived at 165 View Drive since 2010. During that time, I have observed the way that ChocolaTree has used our residential neighborhood. There is an empty residential lot at 110 Inspirational that was used as a camper van site until a neighbor filed a complaint and the city evicted the campers in this lot. These were workforce of ChocolaTree. There is a house at 395 Inspirational that has historically been used for workforce housing for the restaurant. The condition of the house is substandard and the numerous cars parked there has not been code compliant. Neighbors have filed complaints and the city inspected the house. For a period of many months, the 500 block of Panorama Blvd. was used by camper vans, buses, and cars by people to park for long periods of time and in many cases, sleep in them. This situation was cleared out by the city employees. I have experienced vans parked along my

street with people sleeping in them. I have experienced people living in tents, leaving behind human waste.

I am alarmed that the city is considering giving ChocolaTree a code adjustment that will allow more possible uses than are already allowed. They have not shown neighborly consideration or compliance with the code as it exists.

There are five duplexes on View Drive so there is precedent for duplex, but not triplex, like is being proposed. Since workforce already live there, why is it necessary to remodel into multifamily housing? It is alarming that a change to commercial zoning would allow so many other uses other than a parking lot.

Considering the history of this organization it seems that a conditional use permit might meet the need for parking but not allow other uses.

It also seems that this business has outgrown the current location and would more successful at a location that could accommodate a larger footprint in a business zone.

Respectfully,
Allyson Holmes
165 View Drive
Sedona

Chocola Tree ReZoning Inspirational Dr Lot

SM&Kat <gannity@gmail.com>

Mon 6/20/2022 4:45 PM

To: Cari Meyer <CMeyer@sedonaaz.gov>

Hi Cari,

realize i was supposed to connect prior to the meeting, life happens; hope everything is OK in your world.

Basically am going to support the Chocola Tree for their re-zoning and creating a parking lot; feel it's better than a house/structure being built.

We have concerns about light and traffic congestion, as well as property water drainage, constraints on the parking lot usage (patrons of CT only, no lot rental, nor overnight parking), lot maintenance, etc.

These are a few of our concerns that i would like to speak of at the meeting as the home/property owner that will be impacted the most. 😊

Peace & Take Care,

Sean Kelly

43 Inspirational Dr.