

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 | |

Legal Description:

Referenced in the commitment for title insurance issued by Stewart Title Guaranty Company, File No. 154677EW, with a commitment date of June 23, 2021 at 7:30 AM.

EXHIBIT "A"

Description for a portion of Lot 1 and Lot 2 of Section 12, Township 17 North, Range 5 East of Gila and Salt River Base and Meridian, Yavapai County, Arizona, more particularly described as follows:

To find the TRUE POINT OF BEGINNING begin at the Southwest corner of Lot 1 of said Section 12;

THENCE North 00 degrees, 39 minutes, 00 seconds East, 133.36 feet to a point on the Northerly right of way line of Highway 89A;

THENCE South 81 degrees, 10 minutes, 00 seconds East, 218.70 feet along said Northerly right of way line of Highway 89A to the Southwest corner of the McFadden property and the TRUE POINT OF BEGINNING;

THENCE North 18 degrees, 40 minutes, 00 seconds East, 167.45 feet along the East side of Posse Ground Road; THENCE South 81 degrees, 10 minutes, 00 seconds East, 97.40 feet;

THENCE South 08 degrees, 50 minutes, 00 seconds West, 165.00 feet to a point on the Northerly side of Highway 89A;

THENCE North 81 degrees, 10 minutes, 00 seconds West, 126.00 feet along the Northerly right of way line of said Highway 89A and the POINT OF BEGINNING.

101 S Tryon Street
Suite 2100
Charlotte NC 28280
USA

Tel 704.377.2725
Fax 704.377.2807



04.12.2022

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

Subject: Take 5 Oil Change – Sedona
Letter of Intent
Project Number: 059.6678.008

Introduction:

Take Five Oil Change specializes in quick oil changes that allow drivers to stay in their car while employees perform work in as little as 10 minutes. Take Five prides itself in fast, friendly, and simplified oil changes, and awarded #1 in customer satisfaction for aftermarket quick oil changes by J.D. Power. Take Five not only changes oil but also checks filters, fills vital fluids, and checks tire pressure during the visit. Customers may enter the drive thru during normal business hours without an appointment, select their preferred oil product, and sit back and relax. Once the work is complete, customers can pay without ever leaving their vehicle.

Project Description:

Ground Up Construction, including Site Work of Single Story, 3 Service Bay Take 5 Oil Change with restroom, storage and support space.

Project Stats:

Single Story

1407 Sq. ft.

Occupancies: B (Primary) with S-1(accessory)

5.7 Site and Building Design

The proposed development is located on the corners of Arizona State Route 89A and Posse Ground Road in the city of Sedona. It seeks to uphold of the city's site and design standards while fostering high quality, attractive, and sustainable development. The parcel is currently undeveloped and is mostly native cover with scattered native grasses and brush. There are a few existing small trees near the portion of the property away from Arizona State Route 89A. Overall there are very little features on the existing site.

Attached is the project's site plan, elevations, floor plans, landscaping, lighting plans and other supporting documents.

BUILDING HEIGHT (LDC section 2.24.E) • The proposed building height of a single story, with a max. building height of 24'-3".

Setbacks

Cari Meyer, Planning Manager
Community Development
04.12.2022
Page 2

Proposed setbacks of 10 feet along the property, also proposing a 5' Landscape setback around the lot.

Site Design

The primary commercial entrance for the Project is on the minor street – Posse Ground Road. • Project walkways connect to public sidewalks, paths, and public trails

Parking

The off-street parking and service areas adequately address the city requirements for visual screening, lighting. • Bicycle parking has been adjacent to the building for employee and/or temporary visitor bicycle parking.

Access

Site access will be developed to give entry off of the secondary street of Posse Ground Road. Drivers will also leave the site from the same access point. Drivers may leave the site in any direction desired. It is important to note that Posse Ground Road leads to an existing stop sign, yielding to oncoming traffic before being able to re-enter onto Arizona State Route 89A.

Building Placement and Orientation

The building is oriented to ensure the “coupla” or highest point is most internal to the site. Orienting the building this way ensures visibility of the natural environment is not impeded or interrupted.

Building Design

Building Articulation

In compliance with the building massing section of Article 5 the project’s massing runs horizontally with only the coupla rising above the standard datum. This is further clarified in the elevations attached.

Base

An exterior brick wainscot has been added to base of building to comply with masonry base requirement ensuring a clearly identifiable base, body and top with horizontal elements subdividing them.

Varied facades.

No section of building structure has unrelieved plane to exceed 800 square feet.

Transparency (Windows, Doors and Openings)



Cari Meyer, Planning Manager
Community Development
04.12.2022
Page 3

Across the two main facades 3 service bay doors ensure this requirement is met. Additional windows have been added to the facades facing public ways. Elevations attached

Roofline Variation

Distinct parapet and cornice treatments have been used to reduce the visual impact of line and form contrast with the natural environment. The highest point or coupla has been placed to the most internal portion of the site to ensure compliance stepping down to the standard roof line below it.

There is no rooftop equipment – No roof screening is necessary.

Building Materials

The project utilizes a material selection that ensures compatibility with the surrounding environment. Mirrored or reflective surfaces have been minimized and any metallic surface will be treated to reduce reflections.

None of the prohibited materials listed under the building material section 5.7 are used in the project.

Building color

Utilizing the guidance of this section the project has made adjustment to paint selections to ensure that the structure reduces visual impacts within the built environment and tries it best to blend into the natural environment without calling undue attention to itself.

Light Reflectance Value (LRV) percentages meet the Land Development requirements for commercial use. • High quality, durable, low maintenance exterior building materials are being used. • Colors and building textures are consistent with surrounding properties and are typical for urban projects.

Color and Material samples are attached along with elevations.

Sincerely,

Eric Knowles

December 10, 2021

Community Development
102 Roadrunner Drive
Sedona, AZ 86336

Attn: Cari Meyer
Planning Manager

Re: 80 Posse Ground Rd Sedona, Arizona
Tax Parcel ID # 408-25-038R

To Whom It May Concern:

Sedona Take Five, LLC is the owner ("Owner") of the real property located at 80 Posse Ground Rd Sedona, Arizona having Tax Parcel Identification Number of 408-25-038R (the "Property"). The undersigned individual, Glen Cherry, is the managing partner with authority to act on behalf of the Owner of the Property. The undersigned Owner hereby provide its written consent for Gensler and any of their respective subsidiaries, affiliated entities and agents, to act on behalf of the Owner to file and/or apply for any investigations, permits and/or general entitlements, including variances that may be necessary for development of the aforementioned Property for its intended use.

OWNER:

Sedona Take Five, LLC

By: 

Name: Glen Cherry

Title: Managing Partner

Color and Material Samples



City Of Sedona
Community Development Department
 102 Roadrunner Drive Sedona, AZ 86336
 (928) 282-1154 • Fax: (928) 204-7124

All exterior colors must meet City color requirements for light reflective value (LRV) and chroma, as described in SLDC 904 and shown in the Munsell Book of Color, available for review in the Community Development Department.

Date Rec'd: _____
 Staff Initials: _____
 Approved: _____
 Not Approved: _____

| | | | |
|------------------|--------------------------------------|-----------------|--------------|
| Owner: | STEPHEN KNUDSEN | Owner Phone: | 704.319.8346 |
| Contact Name: | ANDRES DAZA | Contact Phone: | 704.358.4486 |
| Project Address: | 80 POSSE GROUND RD. SEDONA AZ, 86336 | Plan Check No.: | |

EXTERIOR WALL COLOR

EXTERIOR TRIM COLOR

| | | | |
|---------------------|--------------|---------------------|--------------|
| Paint manufacturer: | Dunn-Edwards | Paint manufacturer: | Dunn-Edwards |
| Paint name: | SANDPIT | Paint name: | ROCKY RIDGE |

(ATTACH SAMPLE)

(ATTACH SAMPLE)

ROOF COLOR

FENCE/WALL COLOR *(if applicable)*

| | | | |
|------------------------|---------------|---------------------|--------------|
| Manufacturer's number: | Dunn-Edwards | Paint manufacturer: | Dunn-Edwards |
| Manufacturer's name: | SPICE OF LIFE | Paint name: | RICH MOCHA |

(ATTACH SAMPLE)

(ATTACH SAMPLE)

IMPORTANT:

Remember to indicate all exterior materials on the submitted sample board (e.g. stucco, wood siding, red rock, etc.). When necessary, exterior material samples will be required by the Director and must be provided.

Applicant Signature

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: | <i>Michael McNeil</i> | 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 |
|-------------------------------|--------------------------|-----------------------------|-------------------|------------------------|----------------|--------------|--------------|
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| | | | | | | | |
| | | | | | | | |
| Total Lumens Proposed: | | | | | | | |

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



1250 E. State Route 89A
Cottonwood, AZ 86326

July 13, 2021

SUBJECT: 80 Posse Ground Rd, Sedona

Dear Jake Potter,

The above referenced projects are located in Arizona Public Service Company's electric service area. As a matter of fact, this property is already being served by APS. The Company extends its lines in accordance with the "Conditions Governing Extensions of Electric Distribution Lines and Services," Schedule 3, and the "Terms and Conditions for the Sale of Electric Service," Schedule 1, on file with the Arizona Corporation Commission at the time we begin installation of the electric facilities. These Schedules are available on-line at aps.com.

Application for the Company's electric service often involves construction of new facilities for various distances and costs depending upon customer's location, load size and load characteristics. With such variations, it is necessary to establish conditions under which Arizona Public Service will extend its facilities.
Sincerely,

Patty G
Verdecontroldesk@aps.com



Mail:
102 Roadrunner Dr.
Sedona, AZ 86336

Site:
7500 W. SR 89A
Sedona, AZ 86336

(928) 204-2234
sedonaaz.gov

FAX (928) 204-7137

Wastewater Department

July 1, 2021

Jake Potter
Durban Group
106 Foster Avenue
Charlotte, NC 28203

SUBJECT: WILL SERVE SEWER – 80 Posse Ground Road
APN 408-25-038R

This letter is in response to your request regarding sewer service availability for the property referenced above.

The parcel has sewer availability, due to sewer being available adjacent to the point of access to the property, as defined in City Code section 13.15. Currently, the parcel is being billed the sewer standby fee. However, depending on the scope and impact of the development proposal, adequate capacity may not be available. Available sewer capacity is on a first come-first served basis, and there are no guarantees of sewer capacity for this property until a development proposal is approved.

In conclusion, sewer service is available on this property and, if adequate capacity is available at the time of development approval, sewer will be served by the city of Sedona. If you have any questions or concerns, please contact me at (928) 203-5069.

Sincerely,

A handwritten signature in blue ink, appearing to read "Roxanne Holland".

Roxanne Holland, PE
Director of Wastewater

RH:ms

cc: J. Andy Dickey, Director of Public Works/City Engineer (e-copy)
Sandra Phillips, Assistant Director of Public Works (e-copy)
Hanako Ueda, Assistant Engineer (e-copy)
Sal Valenzuela, Chief Public Works Inspector (e-copy)
Marsha Beckwith, Accounting Technician (e-copy)
Streets file: Posse Ground

ARIZONA WATER COMPANY

3805 N. BLACK CANYON HIGHWAY, PHOENIX, AZ 85015-5351 • P.O. BOX 29006, PHOENIX, AZ 85038-9006
PHONE: (602) 240-6860 • FAX: (602) 240-6874 • TOLL FREE: (800) 533-6023 • www.azwater.com

July 22, 2021

Drew Gaertner
The Durban Group
106 Foster Avenue
Charlotte, NC 28203

Re: Domestic Water Service to APN 408-25-038R, 80 Posse Grounds Drive

Dear Mr. Gaertner:

Arizona Water Company (the "Company") certifies that the above-described property is located within its Sedona Certificate of Convenience and Necessity in Sedona, Arizona, and that it will provide water service to the property in accordance with the Company's tariffs and the Arizona Corporation Commission's rules and regulations. It will be the responsibility of the developer to provide the funds to install the necessary water facilities, and the Company assumes no liability to install those facilities if the funds are not advanced by the developer.

The design of the water distribution system must comply with the Company's standard specifications that are on file at the Yavapai County Development Services. Both preliminary and final water system designs must be approved by the Company.

It will also be the responsibility of the developer to meet all the requirements of regulatory agencies having jurisdiction over Arizona subdivisions and of Arizona statutes applicable to subdivided or unsubdivided land, including, but not limited to, requirements relating to a Certificate of Assured Water Supply, as set forth in the Arizona Groundwater Management Act, A.R.S. §45-576.

Please notify the Company if you will be proceeding with development of the property so the Company can prepare the necessary Agreement.

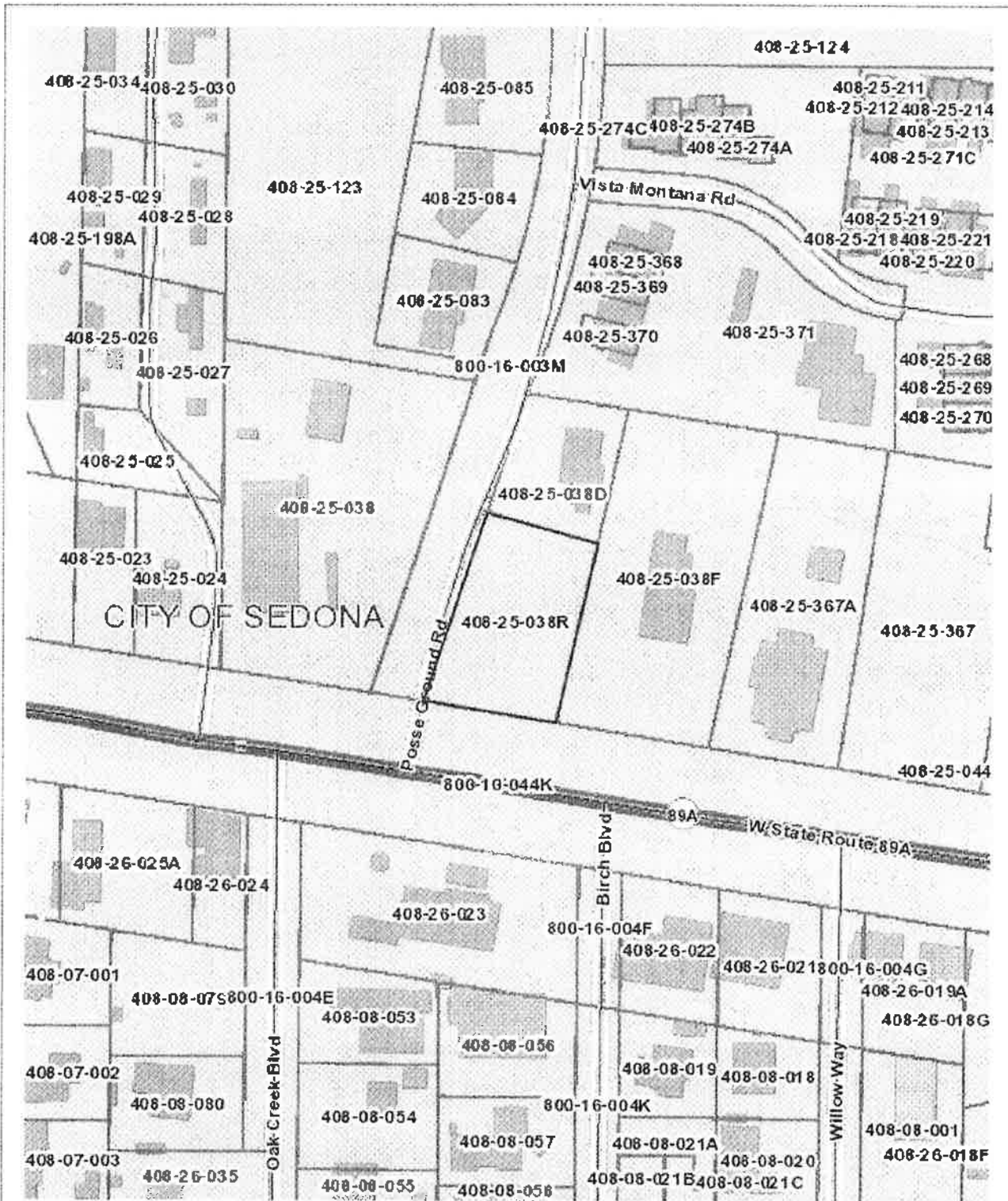
Very truly yours,



Andrew J. Haas, P.E.
Vice President - Engineering
developmentservices@azwater.com

gs

E-MAIL: developmentservices@azwater.com



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.

Map printed on: 7.20.2021

SERVICEABILITY LETTER

LOCATION: 80 Posse Grounds Dr.
APN 408-25-038R

SEND TO: Drew Gaertner
The Durban Group
106 Foster Avenue
Charlotte, NC 28203

ADOT USE ONLY

| | | | | | |
|----------------------------------|---|----------------------|---|-------------------------------------|----------------------------------|
| Administrative Review | X | | Substantive Review | X | |
| Tracking No | T121448 | | Route(s) | SR-89A | Milepost(s): 372.36 |
| Date submittal received: | 12/07/2021 | | Date comments returned back to applicant: | 2/7/2022 | |
| Date submitted to reviewer: | 12/08/2021 | | Requested date comments returned: | N/A | |
| Hours spent on review: | 5 | | Applicant: | Sedona Take 5, LLC. | |
| Project Description/Activity: | Extend drainage to existing storm drain | | | | |
| <i>Request for reviews from:</i> | <i>Name of Reviewer:</i> | | <i>Request for reviews from:</i> | | <i>Name of Reviewer:</i> |
| X | <i>Development Engineer</i> | Chad Auker, P.E. | | <i>Permits Supervisor</i> | Vern Dumbeck |
| | <i>Traffic Engineer</i> | | | <i>Roadside Dev.</i> | |
| X | <i>Drainage Design</i> | Haldun Guvenen, P.E. | | <i>Construction</i> | |
| | <i>Environmental Coord.</i> | | | <i>Right of way</i> | |
| | <i>Other:</i> | | | <i>Other:</i> | |
| Attachments: | | | | | |
| X | Construction Plans | | Traffic Control Plans | <input checked="" type="checkbox"/> | Drainage Report |
| | Permit Tech. Comments | | Traffic Study | | Other |
| Return Comments to: | | | | | |
| | Vern Dumbeck 928-779-7529 | | Rebekah Wilkes 928-779-7549 | <input checked="" type="checkbox"/> | Michael Ashcraft 928-779-7520 |
| | | | | | Chuck King 928-779-7520 |

| Drawing # or Page # | Item # | ADOT Comments | Applicants Response |
|---|--------|---|---------------------|
| Name of Reviewer : <u>Chad Auker</u> Date of Review: <u>12/17/21</u> Hours Spent on Review: 1 | | | |
| | | No Comments. Access to site is outside our ROW. Drainage impact is being reviewed by Drainage Group in Phoenix. | |
| | | | |

Reviewer Name : Haldun Guvenen Date of Review: 2/7/2022 Hours Spent on Review: 3

| | | | |
|---|---|---|--|
| 1 | 1 | <p>I reviewed the plans and the drainage report and talked to Peter Schoenauer, Tidewater Engineering, Inc. Installed System Volume, 2,108 Cf is more conservative than first flush volume required by Drainage Manual for Yavapai County, 2015 Edition. Also for 10 year storm event, SR 89A surface drainage is increased by 0.39 cfs (peak value) which is less than the existing conditions value of 1.16 cfs. ADOT Roadway Drainage Design Section has no more drainage related comments. Drainage report is approved.</p> | |
|---|---|---|--|



**Western
Technologies Inc.**
The Quality People
Since 1955

2400 East Huntington Drive
Flagstaff, Arizona 86004-8934
(928) 774-8700 • fax 774-6469

March 22, 2022

Sedona Take Five, LLC
106 Foster Avenue
Charlotte, North Carolina 28203

Attn: Mr. Stephen Knudsen, E.I.T.

Re: Commercial Lube Center
80 Posse Ground Road
Sedona, Arizona

Job No. 2521JW085
Addendum No. 1

In accordance with the request of Mr. Stephen Knudsen, E.I.T., we have reviewed our geotechnical evaluation report for the above referenced project. The purpose of the review was to provide some additional recommendations for cut and fill slopes created on site.

Cut and fill slopes with a maximum height of 6 feet should be constructed no steeper than 2:1 (horizontal:vertical) to limit erosion, and to provide slope protection. Natural slopes exceeding a 5:1 (horizontal:vertical) slope configuration, should be benched prior to fill placement.

This addendum should be attached to and become part of the original report. If you have any questions concerning this information, or require additional consultation, design, observation, or testing services, please contact us.

Sincerely,
WESTERN TECHNOLOGIES INC.
Geotechnical Engineering Services

Craig P. Wiedeman, P.E.
Senior Geotechnical Engineer



Copies to: Addressee (emailed)



200 Plantation Chase
Suite 16
St. Simons Island, GA 31522
Phone: (912) 268-2164
info@tidewatereng.com

March 22, 2022

**Re: Sedona Take 5 Oil Change
Posse Ground Road**

TRAFFIC GENERATION STATEMENT:

Based on the national average for trips generated by a Take Five Oil Change store, the maximum required number of stacking spaces for customers is 4 cars. This is based on the peak demand hour of 12 pm to 1 pm. Please refer to the attached hourly and daily trip information. The average number of cars per day is 39.9.

The Posse Ground Road site provides for 6 stacking spaces which does not include that actual service bays. The average time for an oil change is 10 minutes.

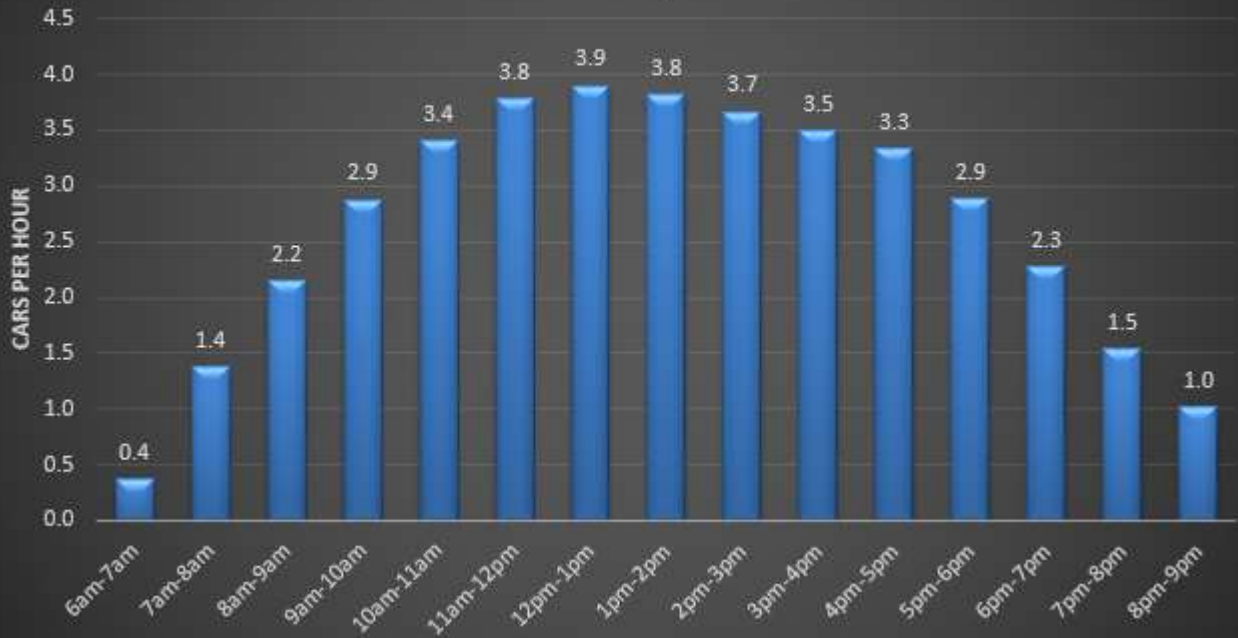
In the unlikely event there is a demand for more than 6 stacking spaces, the customer will be directed to park in an available parking space or asked to return at a later time.

Sincerely,

A handwritten signature in black ink that reads "Peter Schoenauer". The signature is written in a cursive style and is positioned above a faint, light-colored rectangular stamp.

Peter Schoenauer, P.E.

2018-2021 Take 5 National Average Cars Per Day - 39.9





ADOT Permit Application T121448 Sedona Take 5 State Route 89A MM-372.36



Thu 2/10/2022 1:17 PM

 Michael Ashcraft <mashcraft@azdot.gov>
To  Peter Schoenauer
Cc  Vernon Dumbeck;  Syed Alam;  Haldun Guvenen;  jcrowley@sedonaaz.gov;  Chad Auker

 You forwarded this message on 2/10/2022 1:32 PM.
Click here to download pictures. To help protect your privacy, Outlook prevented automatic download of some pictures in this message.



Hello Pete,

Arizona Department of Transportation (ADOT) Development, Permits and Traffic Departments have completed the Substantive Review of the submittal permit request for the project referenced in the subject line. Please review the Staff Review Comments Form attached to this email. Since the construction is not in the ADOT Right of Way, It is recommended that you reach out to the City of Sedona to move forward. ADOT has approved the drainage report that you have submitted!

Please feel free to contact me if you have any questions or concerns.

Sincerely,
Michael L. Ashcraft
NCD Permits Technician 3

Arizona Department of Transportation
1959 S. Woodlands Village Blvd. Suite B
Flagstaff, AZ 86001
928-779-7520
www.azdot.gov

