

Sunset Lofts-PZ00018 (DEV)

Citizen Participation Plan

Prepared by Keith Holben 

August 18, 2022

Correspondence and discussions started in October 2021 with adjacent neighbors in the Casitas Tranquil Community, located immediately south of the proposed Sunset Lofts community. Various board members have corresponded with the design team and ownership over the course of several months informally. Project concept plans, elevations, site plans and video presentation were provided to the board. A video meeting was held with the board members, ownership of Sunset Lofts, and the design team on June 22, 2022. Various questions and concerns were discussed in this meeting. There was extensive discussion on project design, height, drainage, access, colors, roof design, project access, existing flooding in the Casitas Tranquil community, exterior colors, and screening between the properties. An invitation has been extended to the board to further discuss the proposal and as of this date no response has been received. The major questions and discussion points from the June 22nd meeting are as follows.

Question #1. Tranquil is experiencing flooding. What guarantees do we have your development won't make it worse? We have a video of flooding event from last summer, have you viewed?

Answer/Discussion #1. We are aware there has been flooding in your community and have seen the video. The existing drainage in your community is not an issue we can mitigate. Drainage requirements will not allow additional volume downstream of our property. Although we have a conceptual design of those improvements, the technical construction plan review will occur once the civil improvement plans are completed for the project and submitted to the City of Sedona for review. (The conceptual design was shared and discussed).

Question #2. What happens if your drainage systems fail are we are flooded?

Answer/Discussion #2. The design of the drainage system must meet stringent requirements and subject to review and approval by civil engineers and the City of Sedona. Given Casitas Tranquil has existing drainage issues, we can't mitigate that concern. We must prove our system meets acceptable engineering design standards for storm water management.

Question/Discussion #3. How will your community look from our community? Can you create a virtual image of that perspective? We are concerned about building and wall height. We may lose our views. Can you provide a wall or landscaping south of your south access drive to help with screening?

Answer/Discussion #3. (Elevations were shared during the meeting of our community, including proposed drainage/retaining walls, colors, site plan and elevations. A discussion about building heights occurred, including wall heights at various locations, mostly along the south part of Sunset Lofts and the wash area). Height is controlled by the City of Sedona's ordinance; we are required to meet those requirements. Building heights are measured from each topography point. As existing elevation

changes throughout our site so does our building height in a stepped fashion. We are open to provide some landscape screening.

Question #4. Will you allow short term rentals? Will you have a management company for leasing? Who will be the renters?

Answer #4. We are not permitting any short-term rentals by agreement with the City of Sedona. There will be a management/leasing company which has not been selected. The renters will be workers in the community and other residents needing affordable and workforce housing.

Question #5. Explain your access.

Answer #5. We have modified our access. Site access and exit can occur on the northern driveway, however the southern driveway, adjacent to Casitas Tranquil will be exit only.

Question #6. Are there any street or other improvements required with your project?

Answer #6. Yes, we are required to install a sidewalk along our frontage.

Question #7. Are you going to put the existing overhead utilities underground?

Answer #7. This will be a function of APS electrical design, but we are not aware of any plans to underground existing utilities.

Question #8. Would the project height change with a flat roof instead of a pitched roof?

Answer #8. (Substantial discussion occurred over roof design/height). Overall height would not change given the need for parapet screen walls if a flat roof is installed. A flat roof structure would provide less visual relief between the design pitched roof elements versus a flat roof. Of course, architecture is in the eye of the beholder. Sedona has several examples of pitched and flat roof elements adjacent to each other.

Letters were mailed to all residents within 300 feet of the property on August 10th, 2022, introducing the project. A copy of that letter is attached. Residents were provided a link to the design review application, project contract information, together with an invitation to discuss the project and provide their input. To date we have not received any responses to the letter. We will continue work with the neighborhood to answer questions and address concerns throughout the course of the project.

End of Report

Sunset Lofts, LLC
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August 10, 2022

Dear Neighbor,

We are the owners of the vacant property located near you. Our parcel, 220 Sunset Drive is located immediately south of the Eagle Cliff Business Park, south of State Route 89A.

We are in the process of planning for the development of 46 workforce housing apartment units in cooperation with the City of Sedona. We are excited to bring this much needed housing to Sedona. These apartments are designed to meet the needs of the local community, providing housing for residents and employees of Sedona. The Sunset Lofts community will not be available for short term or vacation rentals. The design and construction and materials will be similar to other Sedona communities and will be of equal quality. The unit types consist of 1 bedroom and 2 bedroom floor plans and include in unit storage, balconies or patios if ground level, barbeque areas, covered parking, full landscaping and high speed internet access. Unit finishes include granite countertops, wood themed flooring, low flow water fixtures. Each unit will be Energy Star certified, providing for excellent energy efficiency for each resident.

We have submitted for design review approval with the City and are scheduled for planning commission on September 6, 2022. The project plans are available in the following link:

<https://www.sedonaaz.gov/your-government/departments/community-development/projects-and-proposals/sunset-lofts>.

We would appreciate any feedback you have relative to the submitted plans. I am available to correspond or discuss the project should you have interest. We would appreciate your feedback and comments prior to August 24th. Please feel free to reach out to me at kh@mkcompany.com.

Sincerely,



M. Keith Holben

Manager