

Staff Report

PZ21-00023 (DEV) Take 5 Oil Change
Summary Sheet



City of Sedona

Community Development Department

102 Roadrunner Drive Sedona, AZ 86336

(928) 282-1154 • www.sedonaaz.gov/cd

Project Summary: Take 5 Oil Change New Building
Staff Recommendation: Approval of Minor Development Review application
Location: 80 Posse Ground Road
Parcel Number: 408-25-038R
Owner/Applicant: Sedona Take Five, LLC (Stephen Knudsen)
Site Size: ± 0.48 acres
Community Plan Designation: Commercial (C)
Zoning: Commercial (CO)
Current Land Use: Vacant
Surrounding Properties:

	<i>Area Zoning</i>	<i>Area Land Uses</i>
North:	CO	Commercial
East:	CO	Commercial
South:	CO	Commercial
West:	CO	Commercial

Report Prepared By: Chris Norlock, Associate Planner

Attachments:

- [1. Land Development Code Checklist](#)

All other materials provided by the applicant and reviewed in conjunction with this application are on file with the Community Development Department.



PROJECT DESCRIPTION

The applicant is seeking review of a Minor Development Review with the expressed intent of a new oil change building (Take 5 Oil Change).

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 \(Development Standards\)](#).

BACKGROUND AND PROPERTY INFORMATION

Site Characteristics

- The property is located at the northeast corner of the intersection of W State Route 89A and Posse Ground Road.
- The project site is a single parcel totaling approximately 0.48 acres and is currently vacant.
- The property is not part of a recorded subdivision.
- The existing vegetation consists of a mixture of mature trees and shrubs.

Zoning and Community Plan Designations

The site is designated C (Commercial) in the Community Plan.

The site is zoned CO (Commercial). The purpose of the CO zone is stated as:

... to accommodate general retail and other commercial and service uses, and incidental or accessory uses, where access requires good vehicular circulation. Land uses are characterized by frequent visits of customers and clients. The CO district is intended to provide attractive commercial development with adequate access to arterial streets and with efficient internal circulation and parking and that is compatible with surrounding residential areas.

[LDC Section 2.14.A](#)

The proposed use falls under the definition of “Vehicle Repair, Minor”, which is a permitted use in CO District.

PUBLIC INPUT

- Adjacent neighbors were notified of this project.
- Project documents submitted by the applicant were placed on the [Projects and Proposals](#) page of the Community Development Department website.
- All notices contain contact information or a way to submit comments. No comments were received.

REVIEW AGENCY COMMENTS AND CONCERNS

Development plans are routed to all internal and external review agencies. The comments received were provided to the applicant, and the applicant has submitted revised plans addressing these comments. Any comments not addressed by resubmitted plans were regarding future requirements and are included as recommended conditions of approval.

Comments were received from the following agencies:

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

- City of Sedona Sustainability

DEVELOPMENT PROPOSAL AND EVALUATION

The applicant is applying for a development review for a Vehicle Repair, Minor building at the corner of Posse Ground Road and W State Route 89A.

A detailed description of the proposal was submitted by the applicant and is on file with the Community Development Department.

Phasing

- The project is proposed to be developed in a single phase.

Land Development Code (LDC)

A comprehensive evaluation for compliance with all applicable sections of the Land Development Code was conducted and is outlined in [Attachment 3](#) (Land Development Code Checklist).

LDC Section 2.14: CO: Commercial

- The project meets all setback and lot dimensions requirements.
- The project complies with all other standards established by this section.

LDC Article 3: Use Regulations

- Vehicle Repair, Minor is permitted in the CO zone.
- The use specific standards require that all work be within the structure and prohibits open storage of wrecked or inoperable vehicles, discarded tires, auto parts, or similar materials. The plans do not include any areas outside of the building for vehicle repair or storage. In addition, compliance will be monitored after construction is complete and the use begins operating.

LDC Section 5.3: Grading and Drainage

- A preliminary grading and drainage report and plan has been submitted and reviewed by the Public Works Department. A Final Grading and Drainage report and plan will be required to be submitted with building permit applications.

LDC Section 5.4: Access, Connectivity, and Circulation

- Primary vehicular access to the site is from Posse Ground Rd.
- Sidewalks are existing on the south and west side of the property. In addition, the property owner will be granting the City a 2-foot easement along Posse Ground Road to allow for sidewalk widening in the future.

LDC Section 5.5: Off-Street Parking and Loading

- 3 parking spaces are required, 6 spaces are provided.

LDC Section 5.6: Landscaping, Buffering, and Screening

- A landscaping plan that meets all LDC requirements has been provided as part of the project documents.
- Rooftop equipment is screened.

LDC Section 5.7: Site and Building Design

- The submitted plans meet all LDC requirements for site and building design.

[LDC Section 5.8: Outdoor Lighting](#)

- A total lighting output of 33,600 lumens is permitted; a total of 23,415 lumens are proposed.
- All fixtures are fully shielded and meet lighting color requirements.

[LDC Section 5.9: Public Art](#)

- Public art is not required for this project.

[LDC Section Article 6: Signs](#)

- All signs proposed meet all LDC requirements.

Wastewater Disposal

- *The property will connect to the City's wastewater system.*

REVIEW GUIDELINES

The following is requested from the Community Development Director at this time:

- **MINOR DEVELOPMENT REVIEW** Review of Proposal – Final Action

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

Unless otherwise specified in this Code, City review and decision-making bodies shall review all development, subdivision and rezoning applications submitted pursuant to this article for compliance with the general review criteria stated below.

***Staff Evaluation:** Staff and Reviewing Agencies has evaluated the submitted application materials. As conditioned, the proposal complies with all applicable review criteria. The proposal is in compliance with this criterion.*

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:** No prior land use approvals impact the review of this application. The proposal is in compliance with this criterion.*

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: *Staff evaluated the proposal for compliance with the Community Plan and it was found to be consistent:*

- *The property is designated Commercial in the Community Plan, which supports the CO zoning designation, which allows for Minor Vehicle Repair. This use is consistent with the Commercial designation.*
- *The proposal does not contradict any of the policies within the Community Plan.*

The proposal is in compliance with this criterion.

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: *As outlined in the Land Development Code Checklist, the proposal is compliant with all applicable standards of the Land Development Code, including the allowed uses for the CO zoning district, CO district standards, and site and building design standards. No waivers or variances are being requested. The proposal is in compliance with this criterion.*

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: *Staff completed the required noticing of the adjacent neighbors and no comments were received. No additional public notification or outreach is required. The project has been designed in full compliance with LDC requirements, including building and site design and parking requirements. The proposal is in compliance with this criterion.*

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 adopted intergovernmental agreements in place that are affected by the proposed development. This criterion does not apply to this request.*

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: No negative environmental impacts are anticipated because of the proposed development. The site is an infill site surrounded by existing development, is not a significant wildlife habitat and has little native vegetation. The site is served by existing streets and utilities. The drainage for the site has been designed in accordance with the City's requirements.

H. Minimizes Adverse Fiscal Impacts

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

Staff Evaluation: No adverse fiscal impacts on the City are anticipated. The proposal is in compliance with this criterion.

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: The application materials were provided to review agencies for an opportunity to review. All comments received have been addressed by the applicant or included as conditions of approval.

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: No new roads are required to serve the site. The Sedona Fire District and Police Department have reviewed the plans and have raised no concerns from an emergency access perspective. The City's Public Works Department has reviewed the anticipated traffic generation and will use the traffic development impact fees from this project and work with ADOT to implement appropriate mitigation measures. The proposal is in compliance with this criterion.

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: Staff believes that adequate public service and facility capacity exists to accommodate the proposed development. All applicable review agencies have reviewed the plans and have not stated any concerns from a serviceability standpoint. The proposal is in compliance with this criterion.

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 a single phase. The proposal is in compliance with this criterion.*

It is Staff's opinion that this request for development review approval meets the required findings listed above. As outlined in the Land Development Code checklist, this is a permitted use in the CO zone and meets all applicable criteria for development of the property. No waivers or variances from code requirements are being requested. In addition, as outlined above, Staff believes that the project as currently proposed meets all review criteria applicable to all developments. The LDC does not contain additional approval criteria for development review applications beyond the standard criteria.

Approval
PZ21-00023 (DEV) Take 5 Oil Change



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The Community Development Director approves case number PZ21-00023 (DEV), Take 5 Oil Change, based on compliance with all ordinance requirements of LDC Section 8.3 and 8.4 and satisfaction of the Development Review findings and applicable Land Development Code requirements as outlined in the staff report, which staff report is hereby adopted as the findings of the Community Development Director, and the attached conditions of approval.

A handwritten signature in blue ink, appearing to read "Steve Mertes".

Steve Mertes
Acting Community Development Director

11/3/2022
Date



As proposed by Staff

1. Development of the subject property shall be in substantial conformance with the applicant's representations of the project, including the letter of intent, site plan, building plans and elevations, landscape plan, and all other supporting documents, as reviewed, modified, and approved by the Planning & Zoning Commission. Proposed changes determined to be substantial by the Community Development Director shall require reconsideration by the Planning & Zoning Commission at a public meeting.
2. The project shall be constructed in a single phase.
3. The exterior colors and materials shall be in compliance with the submitted color and materials board. Alternate colors proposed by the applicant may be approved by the Director if the colors are darker than the approved colors and meet all other Land Development Code requirements.
4. The plans submitted for building permits shall comply with all applicable Land Development Code requirements.
5. All vents, down spouts, gutters, posts, etc. shall be painted to match the exterior wall or roof color or be in compliance with the color provisions of the Land Development Code.
6. All landscaping shall be maintained to ensure visibility triangle requirements are met at the driveway entrances and intersection.
7. All exterior mechanical equipment shall be screened and/or painted to the satisfaction of the Community Development Director.
8. The applicant shall obtain Right-of-Way Permits from the City of Sedona and/or the Arizona Department of Transportation for any work in the Right-of-Way.
9. Hours of work, for grading operations, shall be limited to 7 a.m. to 6 p.m., Monday through Friday and 9 a.m. to 5 p.m. on Saturday. No grading work shall occur on Sunday.
10. Prior to the issuance of grading and building permits, staff shall verify that all plans submitted for buildings permits are in substantial accordance with the plans as submitted, reviewed, and approved by the Planning and Zoning Commission and meet the following conditions, and the applicant shall provide written documentation of such compliance to staff:
 - a. All plans shall comply with all applicable sections of the Land Development Code and the Development Review application as reviewed and approved by the Planning and Zoning Commission.
 - b. Provide Final Grading and Drainage Plans. The Site Plan shall meet the grading and drainage requirements of the Sedona Land Development Code and the Design Review, Engineering, and Administrative Manual.
 - c. Provide Final Drainage Report.
 - d. Easements shall be recorded.
 - e. Infrastructure within ADOT ROW must be approved by ADOT.

- f. Accessible sidewalks and parking areas will need to meet the current US Dept. of Justice ADA requirements.
 - g. Accessible parking/signage shall meet the requirements of the City LDC and DREAM documents.
 - h. For projects involving grading of more than 5,000 cubic yards, a haul plan, a dust control plan, a topsoil reutilization plan, a stormwater pollution prevention plan, and a traffic control plan shall be required. Each must be acceptable to and approved by the City Engineer. (Manual 3.1.H.6.i).
 - i. For Projects involving grading of more than 5,000 cubic yards, an assurance bond is required per Manual Section 3.1.G.1.
 - j. 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)
 - k. The plans shall delineate oil separators for all paved surfaces prior to its release into the City's storm sewer system. Manufacturer or engineer's specifications and a maintenance schedule shall be provided.
 - l. Construction details shall be provided for sewer construction/connection. Existing sewer laterals that are not utilized by the development shall be abandoned.
 - m. Provide utility construction details on plans.
 - n. A copy of the ADEQ Approval to Construct Water Facilities and Wastewater Facilities shall be provided prior to construction.
 - o. The applicant shall submit landscaping plans that comply with all applicable City codes and the approved landscaping plans.
 - p. The applicant shall submit outdoor lighting plans that comply with all applicable City codes and the approved lighting plan.
 - q. All requirements of the Sedona Fire District shall be satisfied.
 - r. All concrete within the City ROW shall be colored "Sedona Red" (Davis 160 color).
11. Prior to the issuance of a Certificate of Occupancy, staff shall verify that all construction is in substantial accordance with the plans as submitted, reviewed, and approved by the Planning and Zoning Commission, and meets the following conditions:
- a. All on-site improvements shall substantially conform to the plans on which grading and building permits were issued.
 - b. Installation of all proposed landscaping shall be complete and in accordance with the approved landscape plan.
 - c. All outside lighting shall have been installed in accordance with the approved plans. All lighting sources shall be fully shielded so that the direct illumination is confined to the subject property boundaries and so no light is directed above the horizontal plane. Staff shall conduct a night inspection and if deemed necessary, additional shielding will be required.
 - d. All new utility lines shall be provided through underground installation.
 - e. All mechanical equipment and trash receptacles shall be completely screened from surrounding areas by use of a wall, fence, landscaping or shall be enclosed within a building. All electrical panels shall be located so as not to be visible from public rights-of-way.

- f. All requirements of the Sedona Fire District shall be satisfied.
 - g. The applicant shall provide copies of all required testing to the Engineering Department.
 - h. As-built plans shall be provided to the City in digital and hard copy formats acceptable to the City Engineer.
 - i. An elevation Certificate from an Arizona Registered Land Surveyor is required for each building.
 - j. All areas of cut and fill shall be landscaped or dressed in such a manner as to reduce the potential for erosion.
 - k. The applicant shall provide a letter, sealed by the engineer of record, verifying that the work, as done, is in substantial accordance with the approved plans.
 - l. All construction shall comply with the Storm Water Regulations in Chapter 14 of the City of Sedona City Code. Storm water quantities and velocities shall not be greater than the historic values at the downstream property line.
12. Within thirty days of approval of the Development Review, the property owners of record of the subject properties shall 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 Development Review.

Land Development Code Checklist

PZ21-00023 (DEV)

Take 5 Oil Change



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The Sedona Land Development Code sets the minimum criteria for review and approval of all new construction and renovation proposals by the City's Community Development Department and Planning & Zoning Commission. Applicants of proposed development projects must demonstrate compliance with these development standards.

Public Hearing Date: October 27, 2022

Reviewer: Chris Norlock, Associate Planner

Color Coding	Full Compliance	Partial Compliance	Non-Compliance	Not Applicable
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LDC Article 2: Zoning Districts	
2.14: CO: Commercial	
2.14.B: CO Lot and Building Standards	<p><i>Evaluation:</i> The building is placed with a 48 foot setback (10 feet required) along the south (front) property line and 12 foot setback (10 feet required) along the west (side, abutting street) property line. No setbacks are required from other property lines. Building heights comply with LDC Section 2.24.E (See separate evaluation). The project has a building coverage of 7.7% (60% permitted) and a total coverage of 53.5% (80% permitted).</p> <p><i>Compliance:</i> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> Partial <input type="checkbox"/> No <input type="checkbox"/> Not Applicable</p>
2.14.C: Other Standards	<p><i>Evaluation:</i> The project complies with all applicable sections of the LDC.</p> <p><i>Compliance:</i> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> Partial <input type="checkbox"/> No <input type="checkbox"/> Not Applicable</p>
2.24: Measurements and Exceptions	
2.24.C: Lot and Space Requirements	<p><i>Evaluation:</i> The lot meets minimum dimension requirements. All buildings meet the same setback and height requirements.</p> <p><i>Compliance:</i> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> Partial <input type="checkbox"/> No <input type="checkbox"/> Not Applicable</p>
2.24.D: Setbacks	<p><i>Evaluation:</i> The building is placed with a 48 foot setback (10 feet required) along the south (front) property line and 12 foot setback (10 feet required) along the west (side, abutting street) property line. No setbacks are required from other property lines. No setback exceptions are applied to the project.</p> <p><i>Compliance:</i> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> Partial <input type="checkbox"/> No <input type="checkbox"/> Not Applicable</p>
2.24.E: Building Height	<p><i>Evaluation:</i> The majority of the building is under 22 feet from natural grade and alternate standards are not needed. The top of the cupola is 26 feet from natural grade with a slope of 8.5:12. As this slope exceeds 3.5:12, a maximum height of 27 feet is permitted. (Per LDC 2.24.E(3), Table 2.7)</p> <p><i>Compliance:</i> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> Partial <input type="checkbox"/> No <input type="checkbox"/> Not Applicable</p>
LDC Article 3: Use Regulations	
3.2.E: Table of Allowed Uses	<p><i>Evaluation:</i> Vehicle Repair, Minor is an allowed use in the CO zone.</p> <p><i>Compliance:</i> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> Partial <input type="checkbox"/> No <input type="checkbox"/> Not Applicable</p>
3.3: Use Specific Standards	<p><i>Evaluation:</i> Use specific standards for Vehicle Repair, Minor are in LDC Section 3.3.C(25). Services will be conducted fully indoors, and all equipment and storage will be stored inside the structure.</p> <p><i>Compliance:</i> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> Partial <input type="checkbox"/> No <input type="checkbox"/> Not Applicable</p>

LDC Article 5: Development Standards	
5.3: Grading and Drainage	
5.3.D: General Standards	
	<i>Evaluation:</i> All work, except for driveways to connect to existing streets, is contained within the property boundaries. The City's Public Works staff has reviewed the Preliminary Grading and Drainage Report and Plan and found them to be consistent with City requirements. A Final Grading and Drainage Report and Plan will be required to be submitted, reviewed, and approved prior to building permit issuance.
	<i>Compliance:</i> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> Partial <input type="checkbox"/> No <input type="checkbox"/> Not Applicable
5.4: Access, Connectivity, and Circulation	
5.4.D: Street Connectivity	
	<i>Evaluation:</i> The project connects to an existing city street at one point (Possee Ground). Police and Fire and reviewed the plans and have not expressed any concerns with the site layout. No streets are being extended for this development. No waivers are being requested, no cul-de-sacs or dead end streets are proposed, and no gates are proposed.
	<i>Compliance:</i> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> Partial <input type="checkbox"/> No <input type="checkbox"/> Not Applicable
5.4.E: Driveways and Access	
	<i>Evaluation:</i> (1) Driveways are located to provide safe access to and from the site. Shared driveways with the adjacent properties are not feasible. Cars will be able to enter and exit the site in forward drive. All parking is located directly off the main drive aisle through the site. Police and Fire have reviewed the plans and have not expressed any concerns. Driveways and drive aisles will meet materials requirements and culverts will be provided where necessary. (2) Though the property fronts a state highway, access is provided by the side street. No access to the state highway is proposed. (3) N/A: Not a residential property (4) Vehicles will not back out into the street from this property. The driveway is designed to City standards. (5) N/A: Not in the OC District
	<i>Compliance:</i> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> Partial <input type="checkbox"/> No <input type="checkbox"/> Not Applicable
5.4.F: Visibility Triangles	
	<i>Evaluation:</i> No buildings are in visibility triangles. Landscaping in visibility triangles will be maintained to meet sight distance requirements.
	<i>Compliance:</i> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> Partial <input type="checkbox"/> No <input type="checkbox"/> Not Applicable
5.4.G: Cross-Access between Adjacent Uses	
	<i>Evaluation:</i> Due to the topography changes between this site the adjacent sites, no cross access is proposed. Sidewalks exist in the area to provide pedestrian and bicycle connections.
	<i>Compliance:</i> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> Partial <input type="checkbox"/> No <input type="checkbox"/> Not Applicable
5.4.H: Pedestrian and Bicycle Circulation	
	<i>Evaluation:</i> Sidewalks are existing on the south and west side of the property. In addition, the property owner will be granting the City a 2-foot easement along Posse Ground Road to allow for sidewalk widening in the future.
	<i>Compliance:</i> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> Partial <input type="checkbox"/> No <input type="checkbox"/> Not Applicable
5.5: Off-Street Parking and Loading	
5.5.D: Minimum Off-Street Parking Spaces Required	
	<i>Evaluation:</i> 1 space per 500 square feet of building area is required, the building is 1410 square feet, so 3 spaces are needed. A total of 6 parking spaces are provided: 4 regular spaces, one compact space, and one handicap parking space.
	<i>Compliance:</i> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> Partial <input type="checkbox"/> No <input type="checkbox"/> Not Applicable
5.5.E: Parking Alternatives, Credits, and Adjustments	
	<i>Evaluation:</i> No parking alternatives, credits, or adjustments are requested.

	<i>Compliance:</i> <input type="checkbox"/> <i>Yes</i> <input type="checkbox"/> <i>Partial</i> <input type="checkbox"/> <i>No</i> <input checked="" type="checkbox"/> <i>Not Applicable</i>
5.5.F: Off-Street Parking Layout and Design	
	<i>Evaluation:</i> Parking spaces will be required to be available for parking. No parking is in a fire lane. Parking is located on the interior of the site and not between building facades and the public right-of-way. Parking areas and drive aisles comply with all dimensional standards of the LDC and Administrative Manual. Landscaping and lighting are provided in compliance with LDC requirements.
	<i>Compliance:</i> <input checked="" type="checkbox"/> <i>Yes</i> <input type="checkbox"/> <i>Partial</i> <input type="checkbox"/> <i>No</i> <input type="checkbox"/> <i>Not Applicable</i>
5.5.G: Loading and Stacking Areas	
	<i>Evaluation:</i> No loading or stacking areas are required.
	<i>Compliance:</i> <input type="checkbox"/> <i>Yes</i> <input type="checkbox"/> <i>Partial</i> <input type="checkbox"/> <i>No</i> <input checked="" type="checkbox"/> <i>Not Applicable</i>
5.6: Landscaping, Buffering, and Screening	
5.6.C: Landscaping and Buffering	
	<i>Evaluation:</i> (1) General Landscape Standards: 56.7% of the plants on the landscape plan are native species. The balance of the plants are adaptive/suitable for the Sedona area. No inappropriate species are proposed. 14 different species are proposed and no one species makes up more than 50% of the required landscape materials. Visibility triangles will be maintained. The applicant expects to be able to save 4 trees (protect in place). These trees were not factored into the native/adaptive percentages. When added in, the percentage of native plant is higher than 56.7%. Compliance with the other requirements of this section will be reviewed for when plans are submitted for permits. (2) The areas between the buildings and streets are landscaped. All parking has a minimum of 5 feet of landscape buffer between the road and parking. (3) The property does not abut a single-family residential zoning district. (4) Landscape areas will be required to be maintained after installation. (5) A tree preservation and protection plan has been submitted. It is anticipated that 4 trees will be preserved.
	<i>Compliance:</i> <input checked="" type="checkbox"/> <i>Yes</i> <input type="checkbox"/> <i>Partial</i> <input type="checkbox"/> <i>No</i> <input type="checkbox"/> <i>Not Applicable</i>
5.6.D: Screening	
	<i>Evaluation:</i> (1) Roof mounted equipment is screened by the building's parapet wall. (2) Any additional ground mounted will be screened by walls or landscaping. (3) There are no loading or service areas, and common refuse (garbage) area is screened by solid walls. (4) No outdoor storage areas are proposed.
	<i>Compliance:</i> <input checked="" type="checkbox"/> <i>Yes</i> <input type="checkbox"/> <i>Partial</i> <input type="checkbox"/> <i>No</i> <input type="checkbox"/> <i>Not Applicable</i>
5.6.E: Fences and Walls	
	<i>Evaluation:</i> No walls or fences are proposed
	<i>Compliance:</i> <input type="checkbox"/> <i>Yes</i> <input type="checkbox"/> <i>Partial</i> <input type="checkbox"/> <i>No</i> <input checked="" type="checkbox"/> <i>Not Applicable</i>
5.7: Site and Building Design	
5.7.D: Site Design	
	<i>Evaluation:</i> The site slopes gradually from north to south. Drainages have been considered while designing the site and the plans show preservation of trees where possible. The development will maintain existing sidewalks along street frontages and will have connections from sidewalks to the interior of the site. All utilities will be underground.
	<i>Compliance:</i> <input checked="" type="checkbox"/> <i>Yes</i> <input type="checkbox"/> <i>Partial</i> <input type="checkbox"/> <i>No</i> <input type="checkbox"/> <i>Not Applicable</i>
5.7.E: Building Placement and Orientation	

	<p><i>Evaluation:</i> This section addresses siting of multiple buildings on a development site. Only one building is proposed.</p> <p><i>Compliance:</i> <input type="checkbox"/> Yes <input type="checkbox"/> Partial <input type="checkbox"/> No <input checked="" type="checkbox"/> Not Applicable</p>
	<p>5.7.F: Building Design</p> <p><i>Evaluation:</i></p> <p>(2) Building Massing: The building is under 2500 square feet, so no massing is required.</p> <p>Building Proportions and Scale: The cupola is the high point of the building and is located internally to the site so that the building steps down in height towards the property line. No alternate standards are proposed.</p> <p>Building Articulation: The building is designed with columns that project from the wall by 2 feet. A masonry band is used at the base of the wall. There are no upper stories for this building. No building plane exceeds 800 square feet. 30% of each façade facing a public street is required to be windows or doorways. 43% of the south elevation (W State Route 89A) and 31% of the west elevation (Posse Ground Road) are windows and doorways. The building design incorporates columns that project from the building by 2 feet so that the longest roofline is 25'.</p> <p>Building Length: The building does not exceed 150 feet in length.</p> <p>(3) There is not a predominant architectural style or character in the immediate vicinity of the project. The project has been designed in compliance with the general standards of the LDC. The building is not being designed as signage. All sides of the building have been designed in the same architectural style.</p> <p>(4) No mirrored or reflective surfaces are proposed. No exterior finishes on the prohibited list are proposed.</p> <p>(5) The maximum light reflectance value proposed is 26%, in compliance with general color requirements.</p> <p><i>Compliance:</i> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> Partial <input type="checkbox"/> No <input type="checkbox"/> Not Applicable</p>
	<p>5.8: Exterior Lighting</p>
	<p>5.8.E: General Lighting Standards</p> <p><i>Evaluation:</i></p> <p>(1) All lighting is proposed at 2700K.</p> <p>(2) No prohibited lighting types are proposed.</p> <p>(3) All proposed light fixtures are fully shielded.</p> <p>(4) The site is approximately 0.48 acres, allowing for a total lighting output of 33,600 lumens. 23,415 lumens are proposed.</p> <p>(5) No motion sensor lights are proposed. Parking lot lights are permitted to be left on overnight.</p> <p><i>Compliance:</i> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> Partial <input type="checkbox"/> No <input type="checkbox"/> Not Applicable</p>
	<p>5.8.F: Supplemental Class 3 Lighting Standards</p> <p><i>Evaluation:</i> No Class 3 lighting is proposed.</p> <p><i>Compliance:</i> <input type="checkbox"/> Yes <input type="checkbox"/> Partial <input type="checkbox"/> No <input checked="" type="checkbox"/> Not Applicable</p>
	<p>5.8.G: Parking Area Lighting</p> <p><i>Evaluation:</i> Lighting along the drive aisle is considered parking lot lighting, is 2700K, fully shielded, and the lighting poles are 12 feet in height.</p> <p><i>Compliance:</i> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> Partial <input type="checkbox"/> No <input type="checkbox"/> Not Applicable</p>
	<p>5.8.H: Pedestrian Walkway Lighting</p> <p><i>Evaluation:</i> No pedestrian walkway lighting is proposed.</p> <p><i>Compliance:</i> <input type="checkbox"/> Yes <input type="checkbox"/> Partial <input type="checkbox"/> No <input checked="" type="checkbox"/> Not Applicable</p>

5.8.I: Exterior Building Lighting	
	<i>Evaluation:</i> All lighting on the building exterior is fully shielded.
	<i>Compliance:</i> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> Partial <input type="checkbox"/> No <input type="checkbox"/> Not Applicable
5.8.J: Sign Illumination	
	<i>Evaluation:</i> A wall sign in the building will have halo-lit lettering with opaque faces. The freestanding sign will have an opaque face with soft glow letters. Sign lighting will need to be added to the total lumen
	<i>Compliance:</i> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> Partial <input type="checkbox"/> No <input type="checkbox"/> Not Applicable
5.8.K: Supplemental Lighting Standards for Specific Uses	
	<i>Evaluation:</i> None of these standards apply to this project.
	<i>Compliance:</i> <input type="checkbox"/> Yes <input type="checkbox"/> Partial <input type="checkbox"/> No <input checked="" type="checkbox"/> Not Applicable
5.9: Public Art	
5.9.B: Applicability	
	<i>Evaluation:</i> Public art is not required for this project.
	<i>Compliance:</i> <input type="checkbox"/> Yes <input type="checkbox"/> Partial <input type="checkbox"/> No <input checked="" type="checkbox"/> Not Applicable
5.9.C: Public Art Requirement	
	<i>Evaluation:</i> Public art is not required for this project.
	<i>Compliance:</i> <input type="checkbox"/> Yes <input type="checkbox"/> Partial <input type="checkbox"/> No <input checked="" type="checkbox"/> Not Applicable
Article 6: Signs	
6.9: Permanent Signs (Commercial Districts)	
	<p><i>Evaluation:</i></p> <p>6.5 General Standards Applicable to All Signs:</p> <ul style="list-style-type: none"> • All signage will be clear of utility lines. • All background of signage will be painted to match the building. • Signage is not located in a historic area. • All signage will be located within the property limits and not within the visibility triangle. <p>6.7 Design Standards Applicable to All Signs:</p> <ul style="list-style-type: none"> • All signs are legible with maximum information, font style, and using a contrasting background color. • All signs have been placed in comprehensive and strategic locations. • All sign colors have been approved and have the same background color as the building, and no bright or glossy lettering is proposed. • Metal signage is an approved sign material. • The sign illumination is not obtrusive to the surrounding areas and is limited to two colors. • The wall sign is halo-lit, the free-standing sign has cut-out letters and soft-glowing light sources. <p>6.8 Exempt Signs:</p> <ul style="list-style-type: none"> • The code allows for one on-site directional sign per site, a maximum of 4 square feet in area and 3 feet in height. Additional signs are permitted through approval of a master sign plan. This master sign plan proposes two on-site directional signs, both 4 square feet in area and 3 feet in height. <p>6.9 Permanent Signs (Commercial Districts)</p> <ul style="list-style-type: none"> • This single tenant building is allowed sign square footage of 25 feet, which can be increased by 20% to 30 square feet for signs with dimensional letters. The tenant has proposed 28.48 square feet with dimensional lettering. • The building sign does not project from the building more than 12 inches. • The project has one monument sign being put in a landscaped area and allows the increase of the sign of 20% of 25 square feet which would allow up to 30 square feet. The total square footage of the sign is 26.31 square feet. • Monument signs are limited to a height of 8 feet, the height of the monument sign is 8 feet.

	<ul style="list-style-type: none">Directional signs are not proposed.
	<i>Compliance:</i> <input checked="" type="checkbox"/> <i>Yes</i> <input type="checkbox"/> <i>Partial</i> <input type="checkbox"/> <i>No</i> <input type="checkbox"/> <i>Not Applicable</i>
Other Considerations	