

# Project Application

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**City Of Sedona**

**Community Development Department**

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

Application for (check all that apply):

- |                                                   |                                                          |                                      |                                             |
|---------------------------------------------------|----------------------------------------------------------|--------------------------------------|---------------------------------------------|
| <input type="checkbox"/> Conceptual Review        | <input checked="" type="checkbox"/> Comprehensive Review | <input type="checkbox"/> Appeal      | <input type="checkbox"/> Time Extension     |
| <input type="checkbox"/> Community Plan Amendment | <input checked="" 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	Alkemista Mead Brewery and Residential Development		
	Project Address	2140 S.R. 89-A Sedona, AZ.	Parcel No. (APN)	408-24-070A & 408-24-070C
	Primary Contact	Dan Surber Architect	Primary Phone	928-821-2182
	Email	dsurber78@gmail.com	Alt. Phone	
	Address	P.O. Box 3764	City/State/ZIP	Sedona, AZ. 86340
Office Use Only	Application No		Date Received	
	Received by		Fee Paid	

Project Description	Alkemista Mead Brewery and Coffee Roasting with (13) apartment living units. Building #1 4,990 sq.ft. Main Mead Brewery and Coffee Roasting with (3) living units above. Building #2 3,008 sq.ft. warehouse with (2) living units above. Building #3 3,009 sq.ft. building for (2) living units below and (2) living units above. Building # 4 4,780 sq.ft. building for (3) units below and (3) living units above.
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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	Dan Surber Architect	Contact Name	Dan Surber
	Project Role	Project Architect	Primary Phone	928-821-2182
	Email	dsurber78@gmail.com	Alt. Phone	
	Address	P.O. Box 3764	City/State/ZIP	Sedona, AZ. 86340
Contact #2	Company	Sefton Engineering	Contact Name	Luke Sefton
	Project Role	Project Civil Engineer	Primary Phone	928-646-3494
	Email	LS@sefengco.com	Alt. Phone	
	Address	40 Stutz Bearcat Drive	City/State/ZIP	Sedona, AZ. 86336
Contact #3	Company		Contact Name	
	Project Role		Primary Phone	
	Email		Alt. Phone	
	Address		City/State/ZIP	

at the request of Pioneer Title Agency, Inc.

When recorded mail to  
**BlueFlagIris LLC, An Arizona Limited  
Liability Company  
10981 Lopez Ridge Way  
San Diego, CA 92121**

72302643-JGM

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Tax Parcel No.: 408-24-070A 408-24-070C

### SPECIAL WARRANTY DEED

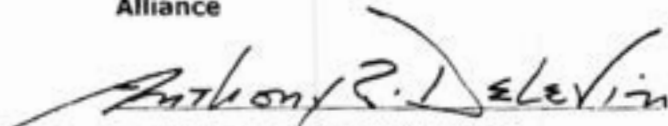
For the consideration of Ten Dollars, and other valuable considerations,  
Global Community Communication Alliance, a church and an Arizona non-profit corporation  
hereafter called the Grantor, hereby conveys to  
BlueFlagIris LLC, An Arizona Limited Liability Company  
the following real property situated in Yavapai County, Arizona, together with all rights and privileges  
appurtenant thereto, to wit:  
See Exhibit A attached hereto and made a part hereof.

Subject to current taxes and other assessments, reservations in patents and all easements, rights of  
way, encumbrances, liens, covenants, conditions, restrictions, obligations and liabilities as may appear  
of record.

And the Grantor binds itself and its successors to warrant the title as against its acts and none other,  
subject to the matters above set forth.

DATED January 13, 2020

**Global Community Communication  
Alliance**



**Anthony J. Delevin, President**

at the request of Pioneer Title Agency, Inc.

When recorded mail to

**BlueFlagIris LLC, An Arizona Limited  
Liability Company  
10981 Lopez Ridge Way  
San Diego, CA 92121**

72302643-JGM

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Tax Parcel No.: 408-24-070A 408-24-070C

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the following real property situated in Yavapai County, Arizona, together with all rights and privileges appurtenant thereto, to wit:

See Exhibit A attached hereto and made a part hereof.

Subject to current taxes and other assessments, reservations in patents and all easements, rights of way, encumbrances, liens, covenants, conditions, restrictions, obligations and liabilities as may appear of record.

And the Grantor binds itself and its successors to warrant the title as against its acts and none other, subject to the matters above set forth.

DATED January 13, 2020

**Global Community Communication  
Alliance**



Anthony J. Delevin, President



Exhibit A

Parcel 1:

A tract of land in the Southeast quarter of the Southeast quarter of Section 11, Township 17 North, Range 5 East, of the Gila and Salt River Base and Meridian, Yavapai County, Arizona, described as follows:

Beginning at a point on the East line of the Northwest quarter of said Southeast quarter of the Southeast quarter of Section 11, distant along said East line South 00°30' East, 376.3 feet from the Northeast corner of said Northwest quarter of the Southeast quarter of the Southeast quarter of Section 11;

Thence South 63°10' West, 185.3 feet;

Thence South 25°01' East, 86.3 feet to the North right of way line of U.S. Highway 89A;

Thence along said Highway line, North 82°18' East, 131.3 feet to said East line of the Northwest quarter of the Southeast quarter of the Southeast quarter;

Thence along said East line, North 00°30' West, 144.3 feet to the POINT OF BEGINNING.

Parcel 2:

A tract of land in the Southeast quarter of the Southeast quarter of Section 11, Township 17 North, Range 5 East, of the Gila and Salt River Base and Meridian, Yavapai County, Arizona, described as follows:

Beginning at a 1" iron pipe marking the Southeast corner of a tract of land owned by Leonard Sharman as described in deed recorded December 13, 1961 in Book 242, Pages 43-44 of Official Records of Yavapai County, said point of beginning is also South 0°30' East, 306.3 feet from the Northeast corner of the Northwest quarter of the Southeast quarter of the Southeast quarter of Section 11;

Thence along the South line of said Sharman Tract, West 207.8 feet;

Thence South 02°05' West, 57.1 feet;

Thence South 25°01' East, 106.06 feet;

Thence North 63°10' East, 185.3 feet to a point on the West line of the Simonsgaard Tract, as described in Book 318, Page 404 of Official Records;

Thence along said West line, North 00°30' West, 70.0 feet to the POINT OF BEGINNING.



**EXHIBIT "A"**  
**Legal Description**

Parcel 1:

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Thence along said West line, North 00°30' West, 70.0 feet to the POINT OF BEGINNING.

Alkemista Development  
Owner/Developer:  
Blueflagiris LLC  
Sergio and Ofelia Goma  
10981 Lopez Ridge Way  
San Diego, CA. 92121

**LETTER OF INTENT AND PROJECT INFORMATION FOR:  
'ALKEMISTA BREWERY AND COFFEE ROASTING'**

**Project and Owner Introduction:**

The applicants are proposing a new multi-use project at the two existing commercial properties located at 2140 State Route 89-A and 40 Goodrow Lane. The proposed project will be a total of four buildings for a new mead brewery and coffee roasting with separate tasting rooms, warehouse storage and fifteen long term apartment rentals with the associated driveway, parking and walkways. The sites currently has three existing buildings. The two on the S.R. 89-A site were built in 1946 for retail purposes and the one that is on Goodrow Lane was built in 1979 for medical offices. All three buildings are in need of repair/renovation and will be removed for this new project.

The Owners Sergio and Ofelia Goma have relocated to the Sedona area and are anxious to become part of this community and part of the Verde Valley community. They are excited about the production of mead and the roasting of coffee. They are currently involved in a partnership with Sinagua Malt to construct and operate a malting facility in Camp Verde, Arizona where they will work with local farmers to process barley into malt for local distribution. They are working with government agencies to look at industries that target crops that use less water in an effort to preserve water resources in the Sedona and Verde Valley.

They look forward to working with the City of Sedona and the Sedona community.

The site and building design shall comply with the Sedona Land Development Code (SLDC) requirements and the Sedona Community Plan pertaining to zoning districts, building heights, location, orientation, setbacks, massing, articulation and materials, parking and circulation, and the aesthetics of landscaping, open space, lighting, colors, windows and entrances.

The site and building design shall promote and work toward the general purpose of the SLDC which is to promote the public health, safety, and welfare by providing appropriate and reasonable controls for the development and use of lands in Sedona, while also protecting the rights of property owners.

Based on the scope and nature of this new development we anticipate that this project must comply with the Sedona Land Development Code and any additional guidelines contained in the City Administrative Manual.

This document along with supporting drawings are intended to show that the project is in full compliance with the SLDC.

**Property Information:**

**Zoning District – Lot and Space requirements – Setbacks:**

(SLDC Table 2.1 and Section 2.14)

The 89-A subject property/Assessors parcel # 408-24-070A, is 17,424 sq.ft. (.40 acres) parcel and is zoned CO (Commercial) and the Goodrow Lane property/assessors parcel # 408-24-070C is 23,087 sq.ft. (.53 acres) and is zoned CO ( Commercial)

Total lots combined = 40,511 sq.ft. (.93 acres). The Owners intend to keep it two separate parcels and would like to adjust the property lines to provide for a separation between the Mead Brewery parcel and the Residential parcel. This would be done in order to have an SBA loan for the Mead Brewery and Coffee Roasting building and alternate financing for the residential buildings. Both properties will be owned and operated by same owner and will have a shared parking lot which will be stipulated for the use by both occupancies. This shall be done through deed restriction or inclusion in the development agreement.

**Properties Size after Lot Line Adjustment:**

Property #1 – APN: # 408-24-070A, is 18,891 sq.ft. (.43 acres)

Property #2 – APN: # 408-24-070C, is 21,723 sq.ft. (.5 acres)

Total for both parcels is 40,614 sq.ft. (.93 acres)

**Property Setbacks for CO zoning:**

Front Setback = 10’-0”

Interior Side Setback = 0’-0”

Side abutting street Setback = 10’-0”

Rear Setback = 0’-0”

**SLDC Section 2.14 CO Lot and Building Standards**

<b>Lot Standards (minimum)[1]</b>	
A Width	60 feet
Area	10,000 sq. ft.
<b>Setbacks (minimum)</b>	
B Front	10 feet
C Side	None
Side, <u>abutting street</u>	10 feet
D Rear	None
Any <u>setback</u> , where <u>abutting residential zoning district</u>	20 feet
<b>Height</b>	
<u>Building</u> height	See § <a href="#">2.24.E</a>
<b>Impervious Coverage (maximum)</b>	
<u>Building</u> coverage	60 percent
Total coverage	80 percent



**Total Impervious Coverage Allowed for both parcels:**

Building Coverage allowed = 24,368 sq.ft. (40,614 sq.ft. x 60% = 24,368.4 sq.ft.)

Total Coverage allowed = 32,491 sq.ft. (40,614 sq.ft. x 80% = 32,491.2 sq.ft.)

The subject property is surrounded bordered by CO ( Commercial) to the West and East, State Route 89-A with CO (Commercial) to the South and RS-10 (Residential) to the North of subject property.

**Property Use regulations and allowed uses:**

(SLDC Article 2, Section 2.14 and Article 3 Section 3.2)

CO (Commercial)

The CO district is intended 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.

Multi-family Dwellings are permitted with-in the CO zoning district.

(See SLDC Article 3, Section 3.2, Table 3.1)

**Table of Allowed Uses SLDC Table 3.1**

	Residential									Non-Residential						Other			Use-Specific Standards
	RS-70	RS-35	RS-18	RS-10	RS-6	RMH	RM-1	RM-2	RM-3	M1	M2	M3	CO	IN	L	CF	OS	OC	
<b>Residential</b>																			
<b>Household Living</b>																			
Dwelling, Co-Housing							P	P	C	P								P	<a href="#">3.3.A(1)</a>
Dwelling, Duplex							P	P	C	P	P							P	
Dwelling, Live/Work										P	C	P	C	C	C	A		P	<a href="#">3.3.A(2)</a>
Dwelling, Multifamily							P	P	P	P	P	P	P	P	P	A		P	<a href="#">3.3.A(3)</a>
Dwelling, Single-Family Attached							P	P	C	P	P		C		C			P	<a href="#">3.3.A(4)</a>
Dwelling, Single-Family Detached	P	P	P	P	P	P	P	P	C	C								P	<a href="#">3.3.A(5)</a>

**Property/Project Density:**

(SLDC Article 2, Section 2.24B)

Property #1 – APN: # 408-24-070A, is 18,891 sq.ft. (.43 acres)

(2) One Bedroom Units @ 795 sq.ft. each unit = 1.5 Units

(501 to 1,000 sq.ft. unit = .75 units x 2 units)

(1) Two Bedroom Unit @ 1,416 sq.ft. each unit = 1.0 Units

(1,001 sq.ft. or more = 1 dwelling unit)

Density for Parcel #1 = 5.814 Dwelling Units per acre.

(2.5 Dwelling Units/ .43 acres = 5.814)

Property #2 – APN: # 408-24-070C, is 21,723 sq.ft. (.50 acres)

(5) Studio Living Units @ 559 sq.ft. each unit = 3.75 Units

(501 to 1,000 sq.ft. unit = .75 units x 5 units)

(7) One Bedroom Units @ 795 sq.ft. each unit = 5.25 Units

(501 to 1,000 sq.ft. unit = .75 units x 7)

Density for Parcel #2 = 18 Dwelling Units per acre.

(9 Dwelling Units/ .50 acres = 18)

**Total density for Development = 12 .37 Dwelling Units per acre.**

**(11.5 Dwelling Units/ .93 acres = 12.37)**

The residential component will be used by the Owners (2 bedroom unit) with three of the one-bedroom units offered to the business employees. All fifteen units will be long term rentals and shall be done through deed restriction or inclusion in the development agreement.

**SLDC Section 2.24 Density Measurement**

**(1) Calculation Generally**

Density shall be calculated by the number of dwelling units per acre within a proposed development site, excluding public and private streets and rights-of-way, and public easements that restrict the surface use of the property.

**(2) Calculation for Co-Housing, Live/Work, and Multifamily Dwellings**

Solely for purposes of calculating density, the number of dwelling units shall be calculated for co-housing, live/work, and multifamily dwellings as follows:

Size of <u>Dwelling Unit</u>	<u>Dwelling Units</u> for Density Calculation
<b>Table 2.5 Density Calculation for Co-Housing, Live/Work, and Multifamily Dwellings</b>	
1,001 square feet or more	1 <u>dwelling unit</u>
501 to 1,000 square feet	0.75 <u>dwelling units</u>
500 square feet or less	0.5 <u>dwelling units</u>

**Project Design Standards:**  
(SLDC Article 5, Section 5.1)

**Purpose:**

This article includes standards that regulate the physical layout and design of development within Sedona to ensure the protection of the health, welfare, safety, and quality of life. These standards address the physical relationship between development and adjacent properties, public streets, neighborhoods, and the natural environment, in order to implement the Sedona Community Plan vision for a more attractive, efficient, and livable community.

**Site Design and Building Placement:**

Our goal is to develop the existing property with an emphasis meeting current designated zoning and City of Sedona Land development Code while creating the opportunity for pedestrian connections and providing multi-modal transit opportunities. The new site layout will relocate the parking area off of State Route 89-A to the rear and center of the new buildings while providing a more pedestrian friendly access and entrance to the building. The new building location and form will create an inviting focus with massing and building materials that will complement the surrounding built environment.

**Building Design and Building Information:**

The new buildings will consist of four new buildings.

**Building #1** – Brewery and Coffee Roasting with (3) living units above.

Lower level - 4,836 sq.ft. for mead brewing, small kitchen, coffee roasting and tasting room for mead and cider and tasting room for coffee, cacao and pastries.

Upper level – 3,006 sq.ft. for (2) one bedroom units and (1) two bedroom owner’s unit.

**Building #2** – Warehouse/workshop building with (2) living units above.

Lower level – 1,302 sq.ft. for ingredient and product storage, workshop and covered patio.

Upper level – 1,302 sq.ft. for (1) one bedroom units and (1) studio unit.

**Building #3** – Residential building with (2) living units below and (2) living units above.

Lower level – 1,302 sq.ft. for (1) one bedroom unit and (1) studio unit and covered patio.

Upper level – 1,302 sq.ft. for (1) one bedroom unit and (1) studio unit.

**Building #4** – Residential building with (3) living units below and (3) living units above.

Lower level – 2,143 sq.ft. for (2) one bedroom units and (1) studio unit and covered patio

Upper level – 2,143 sq.ft. for (2) one bedroom units and (1) studio unit.

The studio unit will be approximately 559 sq.ft. with a 310 sq.ft covered patio or deck, the one-bedroom units will be approximately 795 sq.ft. with a 310 sq.ft covered patio or deck and the two bedroom unit will be approximately 1,416 sq.ft. with entry deck.

The units will have a distinctive floor plan with sloped ceiling or 9’-0” flat ceilings with quartz countertops, washer and dryer and private patio or balcony.

The orientation of the buildings will take advantage of the beautiful Sedona views and provide a private setting for living with the amenities of covered picnic and grilling areas.

**Grading and Drainage:**

(SLDC Article 5, Section 5.3)

The existing site has a substantial drainage ditch running from east to west and drainage is directed from the high north-east corner. The majority of the site is within the the City of Sedona 100 year floodplain management study. The drainage ditch will be replaced by an underground culvert and the new development will follow the existing contours with some slight cut and fill. Buildings will be sited and floor elevations will be established relative to the Regulatory Floodplain Elevation. The drainage will be redirected to catch basins to new culvert and will be detained and metered to existing southwest drain. See civil engineer's drainage report and grading and drainage plan for drawings, specification and Storm Water Protection Plan.

**Compliance required:**

(SLDC Article 5, Section 5.3C)

All earthwork construction and storm water management systems shall be designed and constructed in accordance with the provisions of this SLDC, the Engineering Standards Manual, and the standards of other applicable regulating authorities.

In the case where requirements in this Code conflict with requirements in the Engineering Standards Manual, Yavapai County Flood Control District, or Coconino County Flood Control District, the more stringent requirement as determined by the City Engineer shall apply.

The provisions in this this section shall not be construed to prevent the enforcement of other laws that prescribe more restrictive limitations, nor be presumed to waive any limitations imposed by other statutes or ordinances.

**Project Access, Connectivity, and Circulation:**

(SLDC Article 5, Section 5.4)

Successful site planning requires the arrangement of outdoor spaces and buildings in a way intended to create attractive and functional spaces that promote community, relaxation and pleasure for people and business. As stated in the City of Sedona guidelines, site designs should respond to local contextual influences and to the design and layout of adjoining developments.

The proposed mixed-use is consistent with prior land uses with the exception of the introduction of the residential units. The mixed-use development will be consistent and will conform to the Sedona Community Plan by offering diverse housing opportunities along with diverse business opportunities in a safe, active and lively setting. The location of the multi-unit residential will create a nice transition from commercial to the adjacent residential neighborhood to the north.

The residential component will be used by the Owners (2 bedroom unit) with three of the one-bedroom units offered to the business employees and will also provide clientele for the new commercial business. All fifteen units will be long term rentals and shall be done through deed restriction or inclusion in the development agreement.

The mixed use development will create an inclusive 'people place' and will be a project that is walkable, bike-able and transit orientated.

The project and its location will be compatible and consistent with the surrounding environment with opportunities for grocery shopping, dining, entertainment, and outdoor activities along with offering a unique environment to experience brewed mead and cider and delicious roasted coffee. Vehicle access and pedestrian access and bicycle access will be provided for off of State Route 89-A and connections to surrounding adjacent property businesses. A public transit stop is located within 150 ft. of property on State Route 89-A. The new development will provide a new 5' wide sidewalk at the west property line along Goodrow Lane to connect pedestrian and bicycle traffic to existing sidewalk at State Route 89-A and the commercial and residential buildings.

### **Project Access and Off-Street Parking:**

(SLDC Article 5, Section 5.5 Table 5.2)

Vehicular ingress, egress, internal traffic circulation, off street parking facilities, loading and service areas, and solid waste collection facilities are designed to promote safety and convenience.

Access to the new development will be off of Goodrow Lane which currently dead ends and is shared by Sedona Rouge secondary entrance and maintenance. Currently there is no connection to the residential properties to the north. The site will have two ingress/egress drives the southern drive which will serve the commercial portion of project will have a 30'-0" entrance and 25'-0" drive. The northern entrance which will serve primarily residential use will have a 24'-0" entrance and drive to access the new parking for the residential buildings rather than the required 28'-0" drive required for commercial properties.

All nonresidential development shall be designed to allow for cross-access to adjacent properties to encourage shared parking and shared access points on public or private streets. Goodrow Lane provides shared access to adjacent business and to the residential neighborhood. A future connection will be planned for possible connection to the adjacent properties to the east.

All parking and maneuvering areas shall be constructed according to the standards set forth in the administrative manual and the Land Development Code.



## **Calculation of Parking and Loading Requirements:**

(SLDC Article 5, Section 5.5C)

### **(1) Area Measurements**

All square-footage based parking and loading requirements shall be computed on the basis of gross floor area of the subject use. Structured parking within a building shall not be counted in such computation.

### **(2) Fractions**

When measurements of the number of required spaces result in a fractional number, any fraction of 0.5 or greater shall be rounded up to the next higher whole number and any fraction of less than 0.5 shall be rounded down to the lower whole number.

### **(3) Parking and Loading for Multiple Uses**

- a. Lots containing more than one use shall provide parking and loading in an amount equal to the total of the requirements for all uses.
- b. The total number of spaces may be reduced if the Director approves a parking and loading demand study, prepared by a professional traffic engineer, which shows that on a single auto trip, more than one land use is employed on one lot (see “Shared Parking” published by the Urban Land Institute and Chapter 7, “Parking and Service Facilities,” published by the Institute of Transportation Engineers).

## **Commercial Business Operations:**

### **Alkemista Mead Brewery and Alkemista Coffee and Cocoa Roasting**

The Mead Brewery and Coffee/Cocoa Roasting will be two separate businesses. Both businesses primary use will be for manufacturing, processing, roasting and brewing mead, coffee and cocoa with each having its separate tasting room and small retail sales and tasting area.

The two businesses will have different non-overlapping hours of operation and will not be open to the public at the same time.

Alkemista Coffee will be a coffee and cocoa roasting manufacturing and processing business with tasting area and small retail area for coffee, chocolate and pastry sampling and sales.

**Alkemista Coffee** will have business hours from 6:00am to 2:00pm with peak morning hours between 6:00am and 9:00am. It will have three manufacturing/processing areas. The Coffee roasting area, the kitchen and the delivery and storage area. The delivery and storage area will also be used for coffee and cocoa pre-processing: (destoning, coffee sorting and cacao winnowing.) The kitchen area will be used for pastry and chocolate manufacturing/processing by Alkemista Coffee.

**Alkemista Brew** will be a microbrewery manufacturing and processing business with tasting area and small retail area for mead, cider and kombucha sampling and sales.

Alkemista Brew will have business hours from 2:00pm to 9:00pm with peak afternoon

hours between 6:00pm and 9:00pm. The majority area for manufacturing/processing will be the fermentation tanks, kombucha prep/lab, and the maturation and cool rooms. The delivery and storage area will also be used for product and container storage: Alkemista Brew will use the kitchen area for fruit, herbs and spice preparation used in mead, cider and kombucha, honey caramelization for mead and tea brewing for kombucha as well as some limited brew-pub food/appetizer preparation. A series 7 liquor license will be applied for which is for brewery beer and wine sales.

The residential component will be used by the Owners (2 bedroom unit) with three of the one-bedroom units offered to the business employees. All fifteen units will be long term rentals and shall be done through deed restriction or inclusion in the development agreement.

**Parking required:**

The new development requires 39 spaces and the applicant is proposing 39 spaces, which will include (3) handi-cap spaces with 5 foot unloading area and walkway. There will be 17 spaces that will be provided with shade/carport structure for the residential units.

**Building #1 - Alkemista Brew (29.135 spaces required)**

Parking for lower level: Tasting room and bar with kitchen and public restrooms  
(1,793 sq.ft. @ 1 space/100 sq.ft.) = 17.93 spaces

Parking for lower level: Coffee Tasting room and bar.  
(748 sq.ft. @ 1 space/100 sq.ft.) = 7.48 spaces

Microbrewery production area = 1.764 spaces  
(1,764 sq.ft. @ 1 space/1,000 sq.ft.)

Delivery/Storage/Mechanical = .531 spaces  
(531 sq.ft. @ 1 space/1,000 sq.ft.)

Outdoor seating area = 4.74 spaces  
(474 sq.ft. @ 1 space/100 sq.ft.)

Parking for upper level:  
(2) one bedroom living units = 2.5 spaces  
(1.25 spaces per living unit)

(1) two bedroom unit = 1.75 spaces  
(1.75 spaces per living unit)

**Building #2 - Warehouse and Living units (3.612 spaces required)**

Parking for lower level:

Warehouse/storage = 1.302 spaces  
(1,302 sq.ft. @ 1 space/1,000 sq.ft.)

Parking for upper level:

(1) one bedroom living units = 1.25 spaces  
(1.25 spaces per living unit)  
(1) studio unit = 1.0 spaces  
(1.0 space per living unit)

**Building #3 - Living units (4.5 spaces required)**

Parking for lower level:

(1) one bedroom living units = 1.25 spaces  
(1.25 spaces per living unit)  
(1) studio unit = 1.0 spaces  
(1.0 space per living unit)

Parking for upper level:

(1) one bedroom living units = 1.25 spaces  
(1.25 spaces per living unit)  
(1) studio unit = 1.0 spaces  
(1.0 space per living unit)

**Building #4 - Living units (7 spaces required)**

Parking for lower level:

(2) one bedroom living units = 2.5 spaces  
(1.25 spaces per living unit)  
(1) studio unit = 1.0 spaces  
(1.0 space per living unit)

Parking for upper level:

(2) one bedroom living units = 2.5 spaces  
(1.25 spaces per living unit)  
(1) studio unit = 1.0 spaces  
(1.0 space per living unit)

**Total parking required for development = 51.747**

**Parking Analysis – Requested reductions:**

Alkemista Coffee will have business hours from 6:00am to 2:00pm with peak morning hours between 6:00am and 9:00am. and Alkemista Brew will have business hours from 2:00pm to 9:00pm with peak afternoon hours between 6:00pm and 9:00pm.

The businesses will not operate at the same time therefore parking is calculated at highest occupancy use based on the Alkemista Brew operating as tasting room with food service and including outdoor patio seating operating between the hours of 2:00pm to 9:00pm

Reduction of Alkemista Coffee parking requirement.....= 7.48 spaces credit

**Parking Analysis – Requested reductions:**

Requested reductions in parking: Development owners will be living and working  
 In the two bedroom unit.....= 1.75 spaces credit

Three one-bedroom units will be used for  
 employee housing.....= 3.75 spaces credit

Total reduction in parking required.....= 12.98 spaces credit

Total adjusted parking required for development = 38.747 spaces

Total parking provided = 39 spaces

The parking provided is located on both parcels and shall be shared by all users. Both properties will be owned and operated by same owner and will have a shared parking lot which will be stipulated for use by both occupancies. This shall be done through deed restriction or inclusion in the development agreement.

**Loading and Stacking area:**

(SLDC Article 5, Section 5.5G)

The commercial use for this development is 6,138 gross floor area. Commercial buildings less than 10,000 sq.ft. do not require a loading berth or stacking area.

**Required Off-Street Loading Berths:**

(SLDC Article 5, Section 5.5Table 5.3)

<u>Gross Floor Area</u> (square feet)	Number of Loading Berths	Size of Each Loading Berth
<b>Table 5.3 Required Off-Street Loading Berths</b>		
<b>Less than 10,000</b>	None	N/A
<b>10,000 to 29,999</b>	1	10 feet x 25 feet
<b>30,000 to 100,000</b>	2	12 feet x 50 feet
<b>More than 100,000</b>	2, plus 1 additional loading berth for every 100,000 square feet beyond the first 100,000 square feet	14 feet wide x 50 feet long x 14 feet high

### **Parking and Loading Area Maintenance:**

(SLDC Article 5, Section 5.5H)

- (1) All required parking improvements, including, but not limited to, parking spaces, aisles, driveways, and curb and gutter shall be maintained in good repair as long as the buildings and uses remain.
- (2) The minimum required number of parking spaces shall be maintained and not reduced in number, unless there is an approved change of use or amendment to these regulations which allows for such reduction.

### **Landscaping, Buffering, and Screening:**

(SLDC Article 5.6, Section 5.6A)

The Owner recognizes landscaping, buffering, and screening as important components that contribute to Sedona's sense of place by:

- (1) Blending the built and natural environments to ensure the natural landscape remains the dominant feature of the City;
- (2) Preserving the natural landscape and ensuring the use of native plants and trees to retain the unique character of Sedona's landscape;
- (3) Conserving water resources by using sustainable design and maintenance techniques and native and/or adapted plant species that are low water-use and regionally appropriate;
- (4) Realizing the environmental benefits of landscaping such as: storm water retention and infiltration, recharging groundwater, retaining soil moisture, preventing erosion, and mitigating air quality, water pollution, dust, noise, heat, and glare;
- (5) Improving the appearance of development to protect and enhance public and private investments and property values;
- (6) Establishing an attractive streetscape that contributes to the character and appearance of the City; and
- (7) Providing screening to minimize the visual impacts of some types of facilities, structures, and equipment.

The existing property currently has several mature trees which will remain with the new buildings nestling in below their canopy. (3) existing trees w/ 13" to 24.5" diameter trunk, (3) existing trees w/ 8" to 12.5" diameter trunk and (2) existing trees w/ 4" to 7.5" diameter trunk. The existing planting in the State Route 89-A right-of-way shall remain. There will be new planting to buffer parking area with landscape aisles breaking up the parking spaces. The island planters and adjacent planter to parking areas represents 10.8% of the parking area. There will be extensive landscape adjacent to buildings to soften and provide a transition from the built environment to the outdoor public realm.



## Landscaping, Buffering, and Screening:

(SLDC Article 5.6, Section 5.6C)

### General Landscaping Standards

#### a. Site Area Landscaping

1. Any part of a site not used for buildings, parking, driveways, walkways, utilities, or approved storage areas shall be retained in a natural state, reclaimed to its natural state, or landscaped pursuant to the standards in the SLDC, Section 5.6C.
2. Required landscaped areas shall be planted at a minimum rate of one tree and three shrubs per 400 square feet.

#### b. Landscape Materials

##### 1. Native Plant Species

A minimum of 50 percent of the plants on a development site shall be native species identified in the Administrative Manual.

#### Minimum Plant Specifications

All vegetation installed to satisfy the requirements of the SLDC Section 5.6 shall meet the following minimum size requirements at the time of planting:

Plant Type	Minimum size
<b>Table 5.4 Minimum Plant Specifications</b>	
<b>Evergreen trees</b>	8 feet tall
<b>Deciduous trees</b>	2-inch caliper
<b>Shrubs</b>	2 feet tall

The planting will have a mixture of native and adaptive trees, shrubs and ground cover. The intent will be to create outdoor landscaped areas for residents and patrons to sit and enjoy the natural environment and Sedona's beauty. The Contractor shall take great care in preserving the existing trees and shrubs that are to remain. See Landscape Plan for plant list and location.

As recommended in SLDC Section 5.6, the part of the site not used for buildings, parking, driveways, walkways, or utilities shall be kept in its natural state, reclaimed to its natural state, or landscaped pursuant to the standards in this Section. Required landscaped areas will be planted at a minimum rate of one tree and three shrubs per 400 square feet.

The proposed development has been located on the site to minimize removal of the existing trees and shrubs. The removal of trees required for building and infrastructure will be performed in accordance with all guidelines and requirements outlined in the SLDC Section 5.6.C(5). The site for this new development is existing with existing buildings to be removed great care shall be taken to restore open space to it's natural state or provide new landscape for this purpose. The trees that are to be preserved in place will be protected during construction and construction limits will be strictly adhered to and enforced.

**Existing Vegetation Credit and Bonus**

1. If existing native and/or adaptive species of vegetation identified in the Administrative Manual meet the location requirements and intent of landscaping, buffering, or screening required in this Section 5.6, the preservation of that existing vegetation may be credited toward the landscaping, buffering, or screening materials required by this Section 5.6.
2. All existing vegetation preserved and used for credit against the requirements for new vegetation shall be protected during construction by a fence erected one foot beyond the drip line of the vegetation or pursuant to the standards in Section 5.6.C(5)c.
3. Preserved vegetation may be credited only one time toward any one buffer, screen, or other landscape requirement.
4. Shrubs and other vegetation that meet the minimum size requirements in Section 5.6.C(1)d shall be credited on a one-to-one basis.
5. Trees shall be credited according to the following criteria in the quantities shown in Table 5.5.

Diameter at Breast Height (inches)	Number of <u>Trees</u> Credited
<b>Table 5.5 Credits for Preserving Trees</b>	
<b>25 inches or greater</b>	6
<b>13 to 24.5 inches</b>	4
<b>8 to 12.5 inches</b>	3
<b>4 to 7.5 inches</b>	2
<b>2 to 3.5 inches</b>	1

6. If preserved trees are removed, the applicant is responsible for providing the number of trees that were credited by the removed tree.

The proposed landscape for the development will restore the site to and enhance natural conditions through a careful and deliberate revegetation process. The new landscape shall:

- 1) Preserve and enhance the natural environment and aesthetic qualities of the City of Sedona by restoring the site with native vegetation.
- 2) Preserve and enhance the appearance, character, and value of surrounding properties by not intruding on them visually or competing with view corridors.
- 3) Minimize the visual impacts of developed parking areas by screening with native vegetation or berms.
- 4) Minimize the negative impacts of erosion and prevent runoff of eroded material into the storm system through careful grading and the use of swales and berms to encourage passive water harvesting and storm water management.
- 5) Minimize noise and air pollution through screening using native trees.
- 6) Promote water conservation through the exclusive use of native and low water-use plant species. SLDC Section 5.6.C(1)

Native vegetation shall be used to:

- 1) Separate vehicular and pedestrian areas.
- 2) Screen site lighting.
- 3) Soften building mass.
- 4) Provide continuity in the landscape between adjacent development and undisturbed area.
- 5) Compliment the visual effect of the building.
- 6) Provide continuity in the landscape from the street.
- 7) Promote energy conservation through providing shade and cooling of the building.
- 8) Minimize heat island effect through the use of permeable surfaces, vegetation and ground cover.

### **Landscaping Materials**

The proposed landscaping for the development is intended to restore the existing landscape to an enhanced natural condition that is indistinguishable from the surrounding landscape in form, color, species, etc. The landscape will be enhanced in the sense that species endemic to the area will be planted in locations and grouped to provide maximum screening as per the SLDC Section 5.6.C.

**Screening Fence and Walls:**  
(SLDC Article 5.6, Section 5.6D)

**Roof-Mounted Mechanical Equipment**

- a. Roof-mounted mechanical equipment shall be screened by a parapet wall or similar feature that is an integral part of the building's architectural design.
- b. The parapet wall or similar feature shall be sufficient to screen the mechanical equipment from all sides when viewed from ground level.
- c. The color of roof-mounted equipment and vents shall comply with exterior color standards in Section 5.7.F(5), Building Color, and compatible with the roof or adjacent wall color, screened, or integrated into the design of the structure.
- d. Facilities for the operation of active or passive solar energy systems and other alternate energy systems shall be exempt from the screening requirements when it can be clearly demonstrated that required screening will clearly restrict their efficient operation.

**Ground-Mounted Mechanical Equipment**

- a. Outdoor ground-mounted mechanical equipment (e.g., subpanels, air conditioners, heating, cooling and ventilating equipment, kitchen hoods and vents, swimming pool equipment, pumps and heaters, propane tanks), and all other mechanical equipment shall be located where it is not visible from public open space, public trails, public streets, or from adjacent properties to the maximum extent practicable.
- b. In cases when ground-mounted mechanical equipment is visible from a public open space, public trail, public street, or adjacent property, the equipment shall be screened from view by a solid wall or fence or a vegetative screen that satisfy the following criteria:
  1. The wall or fence shall be of a height equal to or greater than the height of the mechanical equipment being screened and shall be compatible with the architecture and landscaping of the development; or
  2. The vegetative screen shall be planted along the full length of the equipment to be screened and shall be of a height equal to or greater than the height of the equipment to be screened at the time of planting.

## Utility Connections

**Water:** existing/currently supplied by Arizona Water Company

**Gas:** existing Uni-source Energy services.

**Telephone:** existing/currently supplied by Quest Communications

**Sewer:** available connection to City of Sedona sewer.

**Electric:** existing/currently supplied by APS

All utilities are existing and extended to site.

## Wastewater Disposal

The Owners intent is to connect to the existing City of Sedona sewer system at Goodrow Lane for new tenant requirements.

## Site and Building Design:

(SLDC Section 5.7D)

The site and building design shall promote and work toward the general purpose of the SLDC which is to promote the public health, safety, and welfare by providing appropriate and reasonable controls for the development and use of lands in Sedona, while also protecting the rights of property owners.

Site design standards address a development's relationship to its surrounding natural features and development patterns. They also address the relationship between key elements within the site. Site design standards should be considered at the outset, and throughout, the design process. These standards are intended to:

- a. Ensure development relates to the physical characteristics of the site;
- b. Ensure building scale, orientation, and design relates to the surrounding uses and streets, and creates a cohesive visual identity and an attractive street scene;
- c. Ensure site design for efficient pedestrian, bicycle, transit, and vehicular circulation patterns, and create a high-quality pedestrian environment;
- d. Promote design environments built to human scale;
- e. Ensure delivery, trash, and loading facilities are located so as not to impede regular vehicular and pedestrian circulation and access routes; and
- f. Ensure safe and efficient access between buildings and parking areas.

The new site layout will relocate the existing parking area from State Route 89-A to the rear framing it in the center of the new buildings while providing a more pedestrian friendly access and entrance to the building. Pedestrian access and connectivity to adjacent sites and to the existing transit opportunities will be provide for and enhanced. The new building location and form will create an inviting focus with massing and building materials that will complement the surrounding built environment. The site design and building orientation shall ensure efficient pedestrian, bicycle, transit, and vehicular circulation patterns and create a high quality pedestrian environment.



## Site and Building Design:

(SLDC Section 5.7F)

Building design directly impacts the character and function of new development. The building design standards are intended to:

- a. Ensure that new building design is sensitive to and compatible with the Sedona built and natural environment, which is achieved through compliance with this Code;
- b. Ensure that multi-building or phased developments use compatible schemes of materials, colors, and architectural vocabulary to ensure consistency;
- c. Ensure building materials are durable and have low-maintenance requirements in the semi-arid environment;
- d. Encourage sustainable development by limiting the amount of resources necessary to construct and operate buildings and by designing buildings to be adaptable for multiple uses;
- e. Ensure that buildings are compatible in architectural style and proportionate to elements within the project site, adjacent and neighboring properties, and the area within which they are located.

The building design shall comply with the Sedona Land Development Code (SLDC) requirements and the Sedona Community Plan pertaining to zoning districts, building heights, location, orientation, setbacks, massing, articulation and materials, parking and circulation, and the aesthetics of landscaping, open space, lighting, colors, windows and entrances.

The primary building structure will be wood frame building with exterior walls having colored stucco with columns for balcony and roof trellis support. The roof will be a low sloped shed roof which will open up towards the view with bronze/slate metal roofing. There will be a change in roof line elevations between units and units will be staggered which will create a desired massing with various roof heights adding visual interest. Horizontal articulation shall be used in the building design in order to reduce the unrelieved planes by dividing façades into a series of smaller components. Each building elevation, regardless of exterior wall plane setback or the location of interior, shall incorporate one or more of the following elements for every 30 feet of elevation:

## Menu of Articulation Elements

1. Projections, recessions, or reveals such as, but not limited to, columns, pilasters, cornices, and bays, and having a change of wall plane that is a minimum of 24 inches in depth and that has the effect of casting shadows
2. Glazed windows and doors, if used to comply with this standard shall comprise not less than 30 percent of the elevation of which they are a part;
3. Change in texture and/or masonry pattern; and/or
4. Awnings or canopies extending at least four feet beyond the building face.

The Building design in terms of massing, horizontal and vertical articulation, materials and colors shall be consistent throughout development at each building.

Air-conditioning ground units (remote compressors) will be screened with all unit air-handlers located within the unit. There will be no roof-top units. Colors will be in the darker natural hues (16% LRV) and shall conform to City of Sedona Light Reflective Guidelines.

The new buildings will be designed with a logical hierarchy of masses by using materials, color and massing to create a base and to minimize its perceived heaviness or massiveness as the building rises in elevation. Building materials and colors will complement the surrounding buildings and create a project that will relate to its surrounding environment.

## Exterior Lighting

(SLDC Section 5.7F)

The purpose of this the SLDC Section 5.8 is to protect and promote the public health, safety, and welfare by permitting reasonable uses of exterior lighting for nighttime safety, utility, security, and enjoyment while minimizing light pollution and the adverse impact of exterior lighting on stargazing, wildlife habitat, and human health.

Our exterior lighting will comply with the City of Sedona lighting regulations. No raised parking lights will be necessary and we intend to employ low voltage mushroom type lighting along the driveways, walkways and planter areas. Exterior building lighting will be fully shielded wall sconces which will direct the light downward with no horizontal or upward illumination.

## Warm Lighting Requirements and Alternatives

- a. All Class 2 lighting shall be either low-pressure sodium (LPS) lamps, narrow spectrum amber LEDs, or warm lighting alternatives not to exceed 2,700 Kelvin.
- b. For Class 1 lighting, a development may be eligible for an additional 10 percent increase in the total lighting output level allowed pursuant to Table 5.8 if 50 percent or more of the Class 1 lighting complies with subsection 5.8.E(1)a.

## Public Art

(SLDC Section 5.9)

Public art is a priority amenity for the City of Sedona. The purpose of the SLDC Section 5.9 is to ensure that public art is provided for development and/or redevelopment of multifamily, mixed-use, and nonresidential properties.

We will be providing a mural at the east building facade at building number #1. The public art shall meet the requirement for public and will also provide relief to the unrelieved building mass. The residential component of this development shall be designated as long term rental therefore the public art component shall be calculated by using the square foot area of the commercial building # 1.  
Building #1 total square footage = 7,842 sq.ft..

We believe this project will add to the economic vitality and diversity of Sedona and will provide a much needed diversity in housing options with a strong pedestrian connection to an existing community activity center and existing public transportation.

It is our intent to integrate the design of the new project by complimenting the building with natural materials and colors and the use of indigenous landscape. The visual impact will be reduced by varying building heights and setbacks, using natural building materials. New evergreen trees and complimentary low water indigenous plant material will be introduced at the parking areas and at the west and south property lines in order to create a buffer and screen from the existing developments and roadway.

We believe that the new Alkemista Development as proposed meets the City of Sedona zoning criteria and has been designed using design principles outlined in the City of Land Development Code and Sedona Design Review Manual and Sedona Community Plan. The Alkemista Development will create a mixed use project that is in an aesthetically pleasing building/structure and will offer diverse housing along with diverse business opportunities in a safe, active and lively setting that will add to the economic vitality of the City of Sedona.

Thank you,

*Dan Surber*

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Dan Surber, Architect (agent)  
Owner/Developer  
Sergio and Ofelia Goma

January 24, 2023  
Date

City of Sedona  
Department of Community Development  
Attention: Cari Meyer  
104 Roadrunner Drive  
Sedona, Arizona 86336

Citizens Participation Plan for:  
Alkemista Development

An informative letter which includes site plan, floor plans and building elevations will be sent out stating our intent for the property located at 2140 S.R. 89-A and 40 Goodrow Lane, parcel # 408-24-070A & 408-24-070C.

Citizens will be invited to send questions or comments via mail or e-mail and we will respond to clarify or answer questions regarding the project in same fashion. We also will invite citizens to participate in an on-site meet and greet and discuss the Alkemista Development.

Pursuant to SLDC Section 8.3.D(7) all comments, questions or dialogue will be documented and presented to the City of Sedona as part of this participation plan prior to the scheduled Planning and Zoning public meeting.

Thank you,  
Dan Surber, Architect (agent)

*Dan Surber*

Dan Surber Architect

P.O. Box 3764 Sedona, Arizona USA 86340

Tel: 928-204-2814 Fax: 928-204-1031 e-mail: [dsurber@esedona.net](mailto:dsurber@esedona.net)

City of Sedona  
Department of Community Development  
Attention: Cari Meyer  
104 Roadrunner Drive  
Sedona, Arizona 86336

Letter of Authorization:  
Alkemista Development

Blueflagiris LLC. – Sergio and Ofelia Goma Authorize their retained design consultants, Dan Surber Architect and Sefton Engineering, to access their property to determine feasibility, survey site and existing structures, and prepare relevant documents for the submittal to the City of Sedona Design Review process and the City of Sedona Community Development for the Alkemista Development and the property located at 2140 S.R. 89-A and 40 Goodrow Lane, parcel # 408-24-070A & 408-24-070C.

Thank you,

\_\_\_\_\_  
Owner/Developer:.....Date  
Blueflagiris, LLC  
Sergio and Ofelia Goma

January 24, 2023