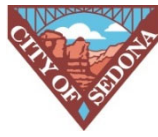


# Project Application

fillable PDF available online at:  
[www.sedonaaz.gov/projects](http://www.sedonaaz.gov/projects)



**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):

- Conceptual Review     
  Comprehensive Review     
  Appeal     
  Time Extension  
 Community Plan Amendment     
  Development Review     
  Subdivision     
  Minor Modification  
 Zone Change     
  Conditional Use Permit     
  Variance

Project Information	Project Name	Oak Creek Heritage Lodge		
	Project Address	115 Schnebly Hill Road	Parcel No. (APN)	401-18-031D (8 Parcels see below)
	Primary Contact	R.D. Olson Development / Anthony Wrzosek	Primary Phone	949-271-1109
	Email	anthony.wrzosek@rdoddevelopment.com	Alt. Phone	949-271-1108
	Address	520 Newport Center Drive, Suite 600	City/State/ZIP	Newport Beach, CA 92660
Office Use Only	Application No		Date Received	
	Received by		Fee Paid	

Project Description	75,057 square feet 70-room hotel with amenities including pool, restaurant, wellness spa, meeting space, and 4 workforce housing studio apartments. Development includes parcels: 401-18-002C, 401-18-001A, 401-18-031D, 401-18-031G, 401-18-031B, 401-11-001C, 401-11-002F, and 401-12-016C.
---------------------	---

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. [See attached sheet for additional contacts.](#)

Contact #1	Company	115 Schnebly, LLC	Contact Name	Bob Olson
	Project Role	Owner	Primary Phone	949-271-1101
	Email	bob.olson@rdodevelopment.com	Alt. Phone	949-271-1100
	Address	520 Newport Center Drive, Suite 600	City/State/ZIP	Newport Beach, CA 92660
Contact #2	Company	Sefton Engineering Consultants	Contact Name	Luke Sefton
	Project Role	Civil Engineer	Primary Phone	928-202-3999
	Email	LS@sefengco.com	Alt. Phone	928-646-3494
	Address	40 Stutz Bearcat Drive	City/State/ZIP	Sedona, AZ 86336
Contact #3	Company	Eric Brandt Architect	Contact Name	Eric Brandt
	Project Role	Consulting Architect	Primary Phone	928-821-3617
	Email	eba3617@gmail.com	Alt. Phone	
	Address	2890 Thunder Mountain Road	City/State/ZIP	Sedona, AZ 86336

City of Sedona  
Project Application - Attachment  
Oak Creek Heritage Lodge

Additional Contact Information:

Contact #4	Company	WATG	Contact Name	Greg Villegas
	Project Role	Architect	Primary Phone	949-574-8500
	Email	gvillegas@watg.com	Alt. Phone	949-887-0521
	Address	300 Spectrum Center Drive, Suite 500	City/State/ZIP	Irvine, CA 92618
Contact #5	Company	BrightView Design Group	Contact Name	Sandeep Walia
	Project Role	Landscape Architect	Primary Phone	949-238-4901
	Email	sandeep.walia@brightview.com	Alt. Phone	949-241-5391
	Address	8 Hughes	City/State/ZIP	Irvine, CA 92618

115 Schnebly, LLC  
520 Newport Center Drive  
Suite 600  
Newport Beach, CA 92660

April 4, 2022

Cari Meyer  
City of Sedona  
102 Roadrunner Drive  
Sedona, AZ 86336

SUBJECT: Owner's Letter of Authorization for the Necessary Permitting and Approvals for  
Development of Parcels 401-18-002C, 401-18-001A, 401-18-031G, 401-18-031D, 401-  
11-001C, 401-12-016C, 401-18-031B, and 401-11-002F


Dear Cari Meyer,

115 Schnebly, LLC, the landowner of the above-referenced properties, hereby authorizes R.D. Olson  
Development and its associates to apply and sign on behalf the owner for the purpose of development  
review application and building permit application for the subject properties.

Sincerely,

115 Schnebly, LLC  
an Arizona limited liability company

By: R.D. Olson Investments II, LLC,  
a California limited liability company, its sole member

By:   
Robert D. Olson, its managing member

**Exterior Lighting Application**  
 Commercial and Multi-Family  
 See LDC Section 5.8: Exterior Lighting



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

**Applicant and Permit Information**

Applicant Name:	R.D. Olson Development	Permit #:	
Phone:	949-271-1109	Date Rec'd:	
Email Address:	anthony.wrzosek@rdodevelopment.com	Initials:	
Action/Staff Initials:	<input type="checkbox"/> Approved <input type="checkbox"/> Denied	Date:	

**Site Identification**

Property Address/Location:	115 Schnebly Hill Road
Parcel Number	401-18-002C, 401-18-001A, 401-18-031G, 401-18-031D, 401-11-001C, 401-12-016C, 401-18-031B,401-11-002F
Business Name (If applicable):	

**Lumen Information**

Gross acres of entire site:	11.58	Acres for Public Right-of-Way:	
Net Acreage of Site:		x 70,000 = Total initial lumens permitted*	

*\*Total outdoor light output shall not exceed 70,000 initial lumens per net acre for all development except single-family residential uses. This cap is not intended to be achieved in all cases or as a design goal. Design goals should be the lowest level of lumens necessary to meet the lighting requirements of the site. Partially shielded light fixtures are limited to a maximum of 3,850 initial lumens per net acre and are counted towards the 70,000 initial lumens per net acre cap.*

**Type of Shielding and Lumens Proposed (See Lumen Calculation Table – page 2)**

Lumens: Fully Shielded Fixtures:	
Lumens: Partially Shielded Fixtures:	
Total Lumens Proposed:	

**Applicant Signature**

Signature:		Date:	3-24-23
------------	--	-------	---------

# Exterior Lighting Application

## Commercial and Multi-Family

See LDC Section 5.8: Exterior Lighting

### Lighting Inventory and Lumen Calculation Table

- Include a Site Plan identifying all lighting fixtures, keyed to the inventory table.
- Include all new/proposed lighting and all existing lighting.
- Include any lighting proposed for external illumination of signs.
- Attach cut sheets or manufacturer’s product description for all lights. If not available for existing fixtures, include photographs of the fixtures and any additional information to demonstrate compliance with code requirements.
- Attach additional sheets if necessary

*Lighting Classes (See LDC Section 5.8.D(1) for a complete explanation):*

- Class 1: High Activity Areas
- Class 2: Security and Public Safety
- Class 3: Decorative and Accent

*Correlated Color Temperature(CCT)/Kelvin Rating:* A maximum of 4,000K is permitted for all lighting; Class 2 Lighting is limited to a maximum of 2,700K

*Shielding:*

- F: Fully Shielded: Required for most lighting
- P: Partially Shielded: Limited to 3,850 lumens per acre
- U: Unshielded: Only permitted for existing, legal nonconforming lighting

**Site Plan:**     Attached             Provided with plans (Sheet \_\_\_\_\_ )

Plan Key (ID)*	New or Existing (N or E)	Lighting Class (1, 2, or 3)	CCT/Kelvin Rating	Shielding (F, P, or U)	Initial Lumens	No. of Units	Total Lumens
<b>Total Lumens Proposed:</b>							

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

# Exterior Lighting Application

## Commercial and Multi-Family

See LDC Section 5.8: Exterior Lighting

### Lighting Inventory and Lumen Calculation Table

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Plan Key (ID)*	New or Existing (N or E)	Lighting Class (1, 2, or 3)	CCT/Kelvin Rating	Shielding (F, P, or U)	Initial Lumens	No. of Units	Total Lumens
Total Lumens Proposed:							

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

**GRAND TOTAL = 205,516**

# Oak Creek Heritage Lodge

---

CITIZEN PARTICIPATION PLAN

115 Schnebly Hill Road  
R.D. OLSON DEVELOPMENT

## Introduction

R.D. Olson Development is proposing to construct a 70-room small unique, boutique hotel with accessory uses including a restaurant, wellness spa, and meeting facilities. The property will also include 4 affordable housing units. The proposed development is situated on an 11.58-acre parcel bounded by Schnebly Hill Road, Oak Creek, and Bear Wallow Lane. This Citizen Participation Plan was developed to include how we intend to communicate with the adjacent property owners and interested parties regarding the proposed project's design and goals.

## Purpose

The Applicant understands the following intent of the citizen review process:

- Ensure early and effective citizen participation in conjunction with the application, giving them opportunity to understand and try to mitigate any real or perceived impacts the project may have on the community;
- Ensure that citizens and property owners within the community have adequate opportunity to learn about applications that may affect them and to work with us to resolve concerns at an early stage of the process; and
- Facilitate ongoing communication between the applicant, interested citizens, and property owners throughout the application review process.

## Meeting Notice

The property is located on parcels bounded by Schnebly Hill Road, Oak Creek, Bear Wallow Lane, and the south commercial district along Highway 179. Property owners within a 300 foot radius of the 11.58-acre site will be notified via First-Class mail of upcoming meetings. Meetings are typically held outdoors at 115 Schnebly Hill Road. Notification is sent 21 days prior to a scheduled meeting via First-Class mail. The content of the mailings includes an invitation letter and a vicinity map.

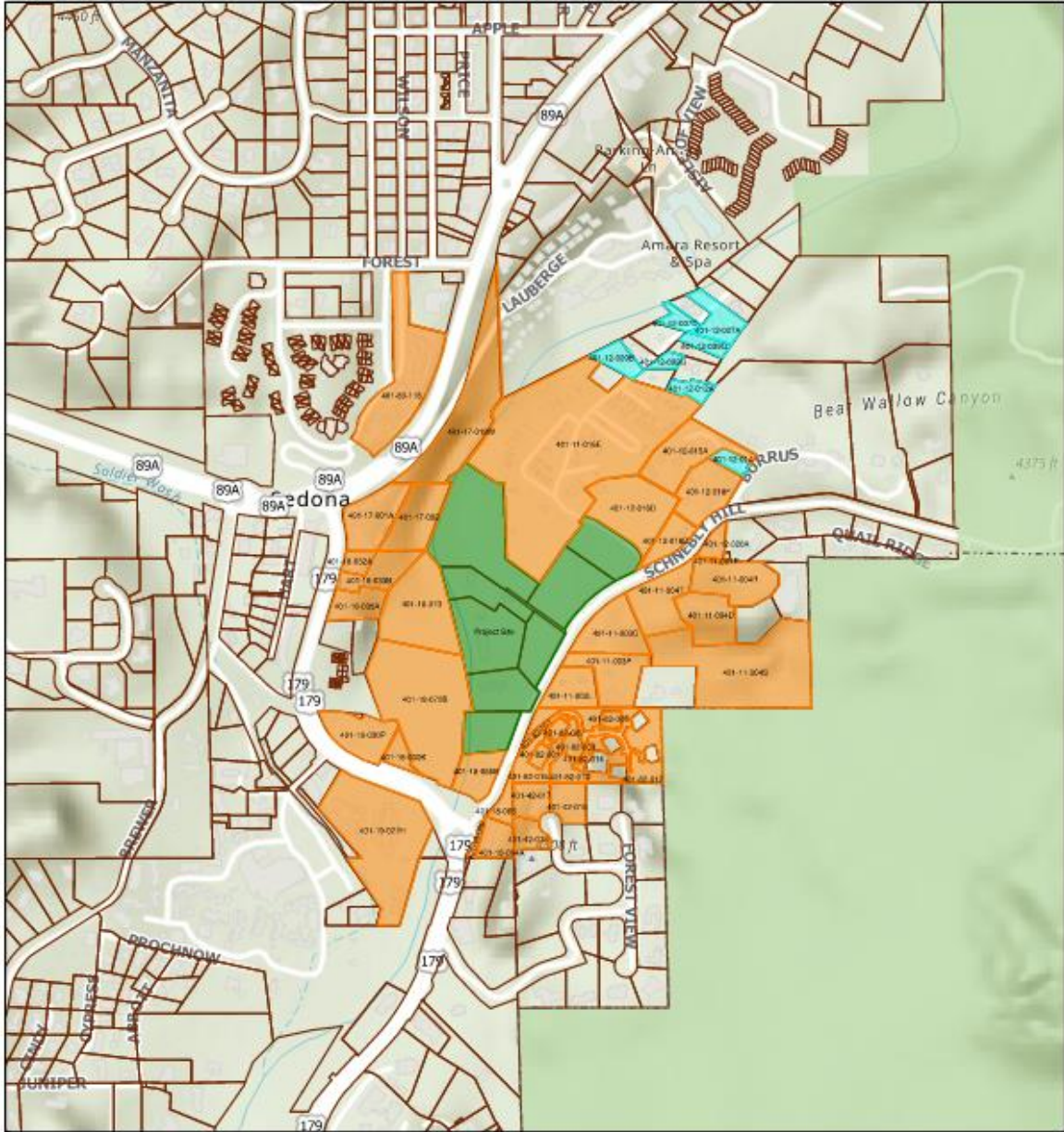
Meetings held prior to Comprehensive Review Application submittal include the following:

- An initial public open house meeting was held on September 22, 2021. An introductory letter was sent on August 10, 2021 to property owners introducing the project and applicant. A follow up letter with an invitation to the public open house meeting was sent on August 24, 2021. Various neighbors and interested parties were in attendance. A sign in sheet was used to obtain attendee contact information.
- A less formal meeting with neighbors and interested parties who provided feedback was conducted at the project site on December 2, 2021. Attendees were contacted via email and/or telephone.
- A second follow up meeting with interested parties was held at the project site on April 6, 2021. Attendees were contacted via email and/or telephone.
- A community meeting was conducted on September 15, 2022. Invitations were sent to adjacent property owners and interested parties on August 25, 2022.



An additional community meeting is anticipated to be held after the submittal of this comprehensive review application to discuss how we address the feedback provided by the community. The Applicant will provide appropriate notice when it has determined the logistics of such meeting.

### Oak Creek Heritage Lodge



*In the map above, the green-colored parcels represent the project site. The orange-colored parcels are properties within 300 feet radius of the project site. The cyan-colored parcels are other interested parties.*

## Meeting Agenda

Typical agenda for meetings:

- Site Tour: R.D. Olson Development and the project team provide site tours. A sign in sheet is circulated to collect participant contact information.
- Introduction: R.D. Olson Development introduces the project's design and goals. Conceptual design exhibits are printed on presentation boards and displayed at the meeting.
- Open Forum: R.D. Olson Development and the project team will answer questions after the presentation in an open forum format.
- Post-Meeting: Comment cards are available as an option to provide detailed written comments. A participant may request to be contacted further for private follow-up discussions.

## Citizen Participation Report

A written report will be prepared to include the results of the citizen review process prior to scheduling a public hearing with the Planning and Zoning Commission. The report will provide a summary of concerns, issues, and problems expressed during the process including:

- The concerns, issues, and problems raised by the public.
- How the applicant has addressed or intends to address concerns, issues, and problems expressed during the process.
- Concerns, issues and problems the applicant is unwilling or unable to address, and why.

R.D. Olson Development will provide City staff with updates regarding citizen participation and intends to comply the Citizen Review Process in accordance with the requirements of Section 8.3.D of the Sedona Land Development Code.

WD-4 = SW 3007 LODGE BROWN (Eq. LRV: 10% MUN: 4 or Equal)  
 WD-6 = SW 3046 PINE CONE (Eq. LRV: 22-26% MUN: 6 or Equal)  
 WD-8 = SW 3006 SAND CASTLE (Eq. LRV: 25% MUN: 6 or Equal)

**Stone:** Sedona Red-Stone (horizontal/random size/variegated color)

**Clear Glass:** Vitro Loe-E Clear Glass Solarban 60 or Equal

**Window Frames:** Arcadia #AB8 - Black #85 or Equal

**Metal Accent Color:** Pac-Clad Midnight Broze or Equal

**W.P. Deck Coating:** Poly-Crete MDB Charcoal or Equal

**Soffit Plaster (Alt.):** Texston Ortez MC-303 or Equal

**Pool Buildings Rustic Wood Siding:** Natural weathered finish

3/14/23

WATG  
 300 Spectrum Center Drive, Suite 500 | Irvine, CA 92618 USA  
 +1 949 574 8500 tel

**Subject: Oak Creek Heritage Lodge - 24x36 Materials Board**

**Materials Board Information:**

Table 5.7 Maximum Light Reflectance (LRV) and Munsell Values	
Building Size	Maximum LRV / (Maximum Munsell Value)
Less than 5,000 square feet	38 percent / (7)
Between 5,000 square feet and 20,000 square feet	28 percent / (6)

**Asphalt Shingles:** Moire Black - Certaineed Landmark Premium or Equal  
 (Eq. LRV: 9% MUN: 3)

**Standing Seam Roof:** Berridge Charcoal Grey or Equal  
 (Eq. LRV: 4% MUN: 2)

**Single Ply Membrane (flat) Roof:** Sika Sarnafil Lead Gray or Equal  
 (Eq. LRV: 4% MUN: 2)

**Wood Siding & Trim:** Vertical, Horizontal, and Board-n-Batten Siding: Option 1  
 Woodscapes Semi-Transparent Stain by Sherwin Williams  
 WD-1 = SW 3541 HARBOR MIST (Eq. LRV: 6% MUN: 3 or Equal)  
 WD-2 = SW 3509 BAJA BEIGE (Eq. LRV: 25% MUN: 6 or Equal)  
 WD-3 = SW 3505 WOODBRIDGE (Eq. LRV: 22% MUN: 6 or Equal)  
 WD-4 = SW 3524 CHESNUT (Eq. LRV: 10% MUN: 4 or Equal)  
 WD-6 = SW3507 RIVERWOOD (Eq. LRV: 22-26% MUN: 6 or Equal)  
 WD-8 = SW 3540 MOUNTAIN ASH (Eq. LRV: 25% MUN: 6 or Equal)

**Cementitious Siding & Trim:** Vertical, Horizontal, and Board-Batten Siding: Option 2  
 (HardiePlank & Trims; or Equal)  
 Woodscapes Solid Stain by Sherwin Williams  
 WD-1 = SW 3022 BLACK ALDER (Eq. LRV: 6% MUN: 3 or Equal)  
 WD-2 = SW 3030 DESERT WOOD (Eq. LRV: 25% MUN: 6 or Equal)  
 WD-3 = SW 3034 CEDAR (Eq. LRV: 22% MUN: 6 or Equal)







ASPHALT SHINGLES (PREMIUM PROFILE)



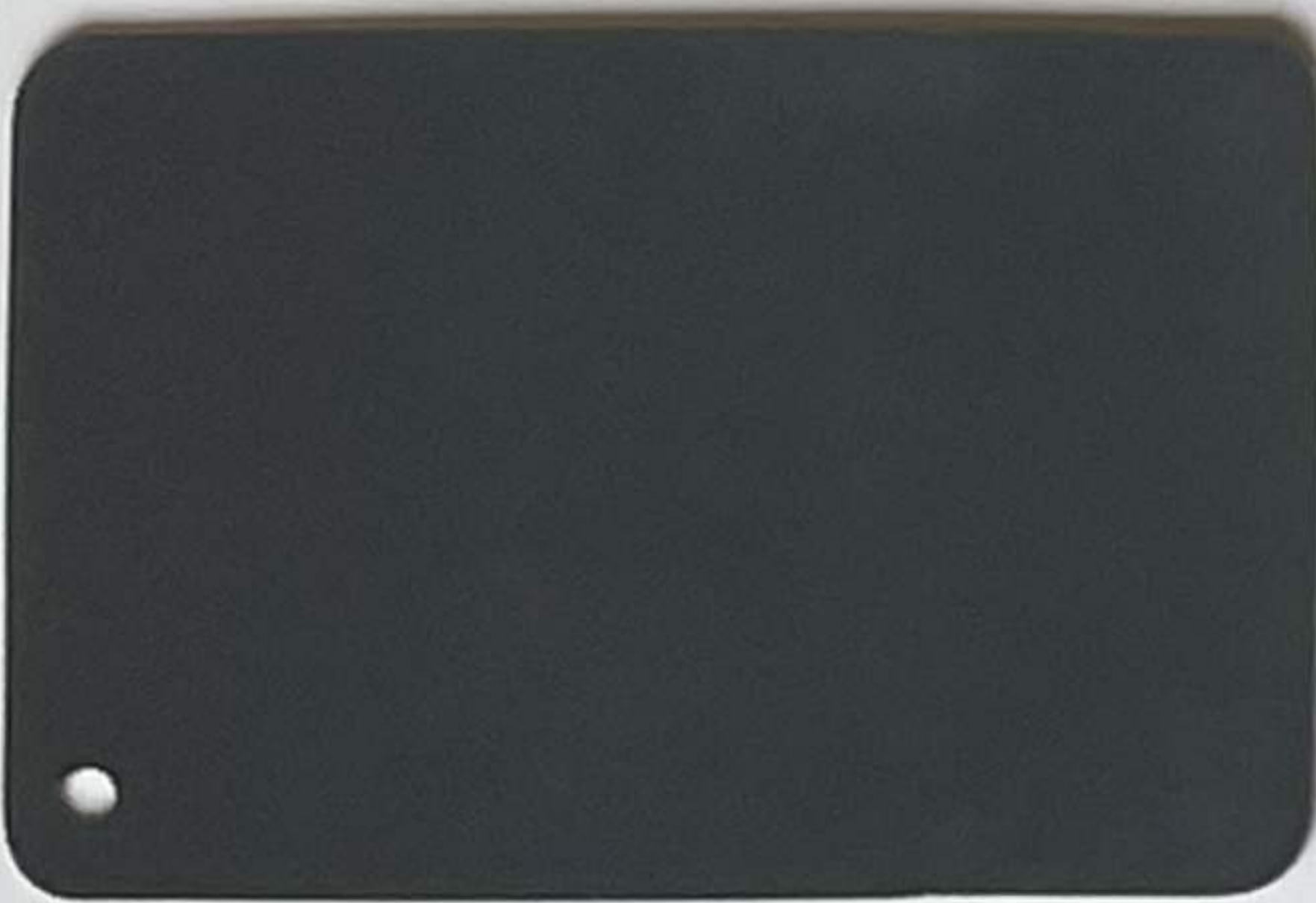
OPTION 1: WOOD SIDING & TRIM (STAIN FINISH) TEXTURE ONLY



ST-1 SEDONA RED STONE SAMPLES AND PATTERN



STANDING SEAM METAL ROOF



SINGLE PLY ROOFING



SOFFIT ALT. (NON-WD. COND.)



W.P. DECK COATING (NON-WD. COND.)



PROPOSED HUE FOR SIDING, TRIM, FLOOR, SOFFITS (KEYNOTES)



OPTION 2: CEMENTITIOUS SIDING & TRIM (PAINT FINISH) TEXTURE ONLY



POOL RUSTIC SIDING



MT-03 TYPICAL METAL HUE



TYPICAL ALUM. WINDOW FRAMES

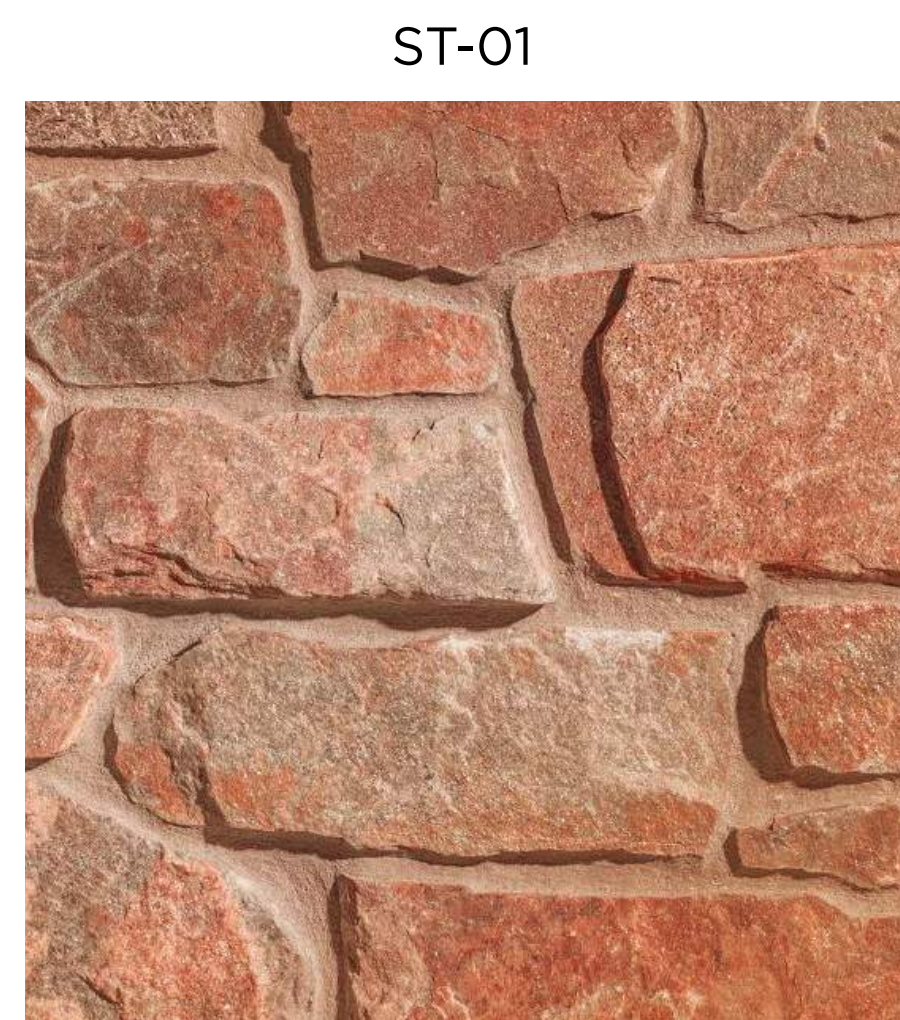


TYPICAL CLEAR GLAZING

Copyright © 2018 WATG. All rights reserved. The original size of this drawing is 24"x36"



the original size of this sheet is 24" x 36" Copyright © 2023 WATG. All rights reserved.



ST-01

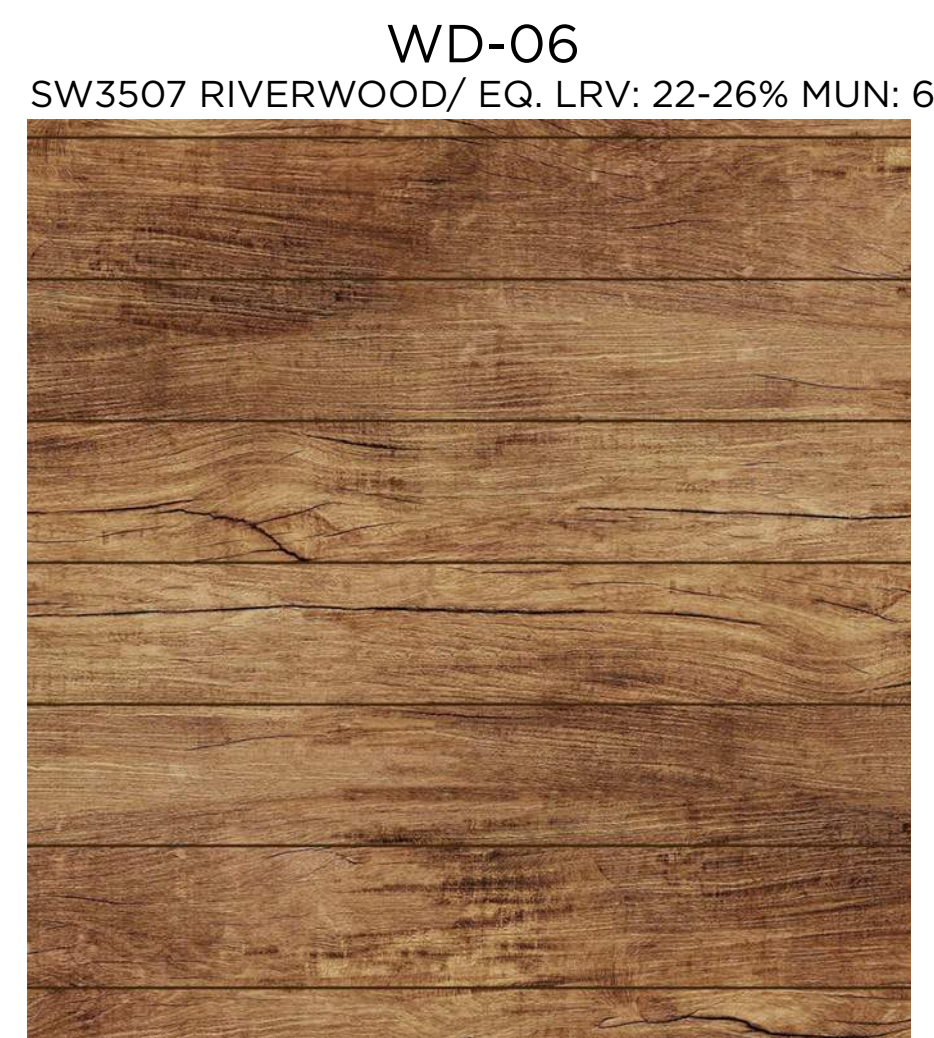


ST-02

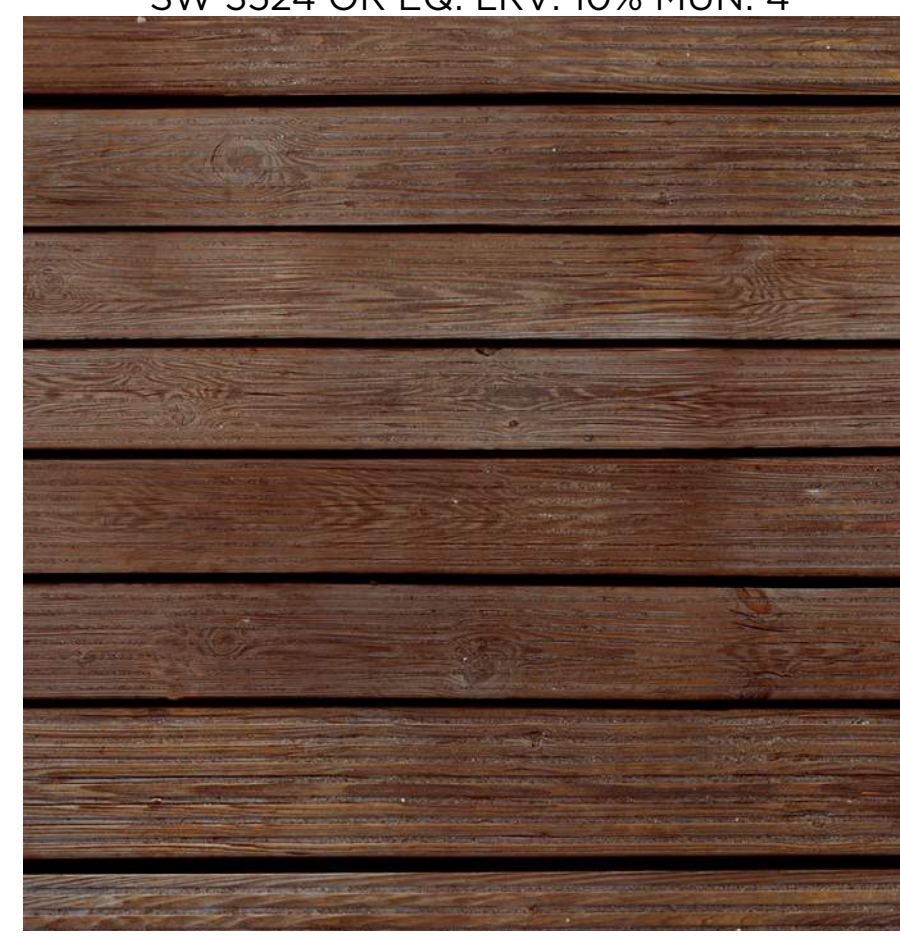


ST-03

Stone



WD-06  
SW3507 RIVERWOOD/ EQ. LRV: 22-26% MUN: 6

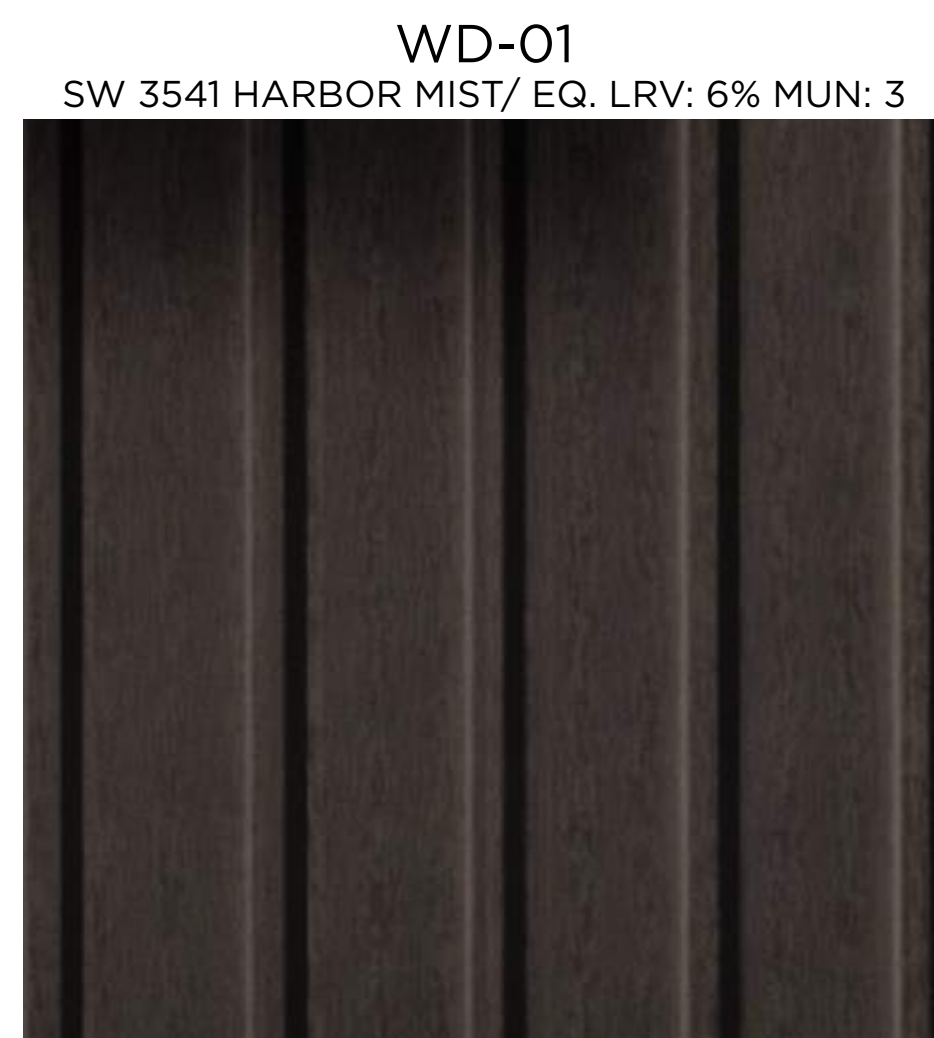


Post & Lintel  
WD-04  
SW 3524 OR EQ. LRV: 10% MUN: 4



WD-08  
SW 3006 SAND CASTLE / EQ. LRV: 25% MUN: 6

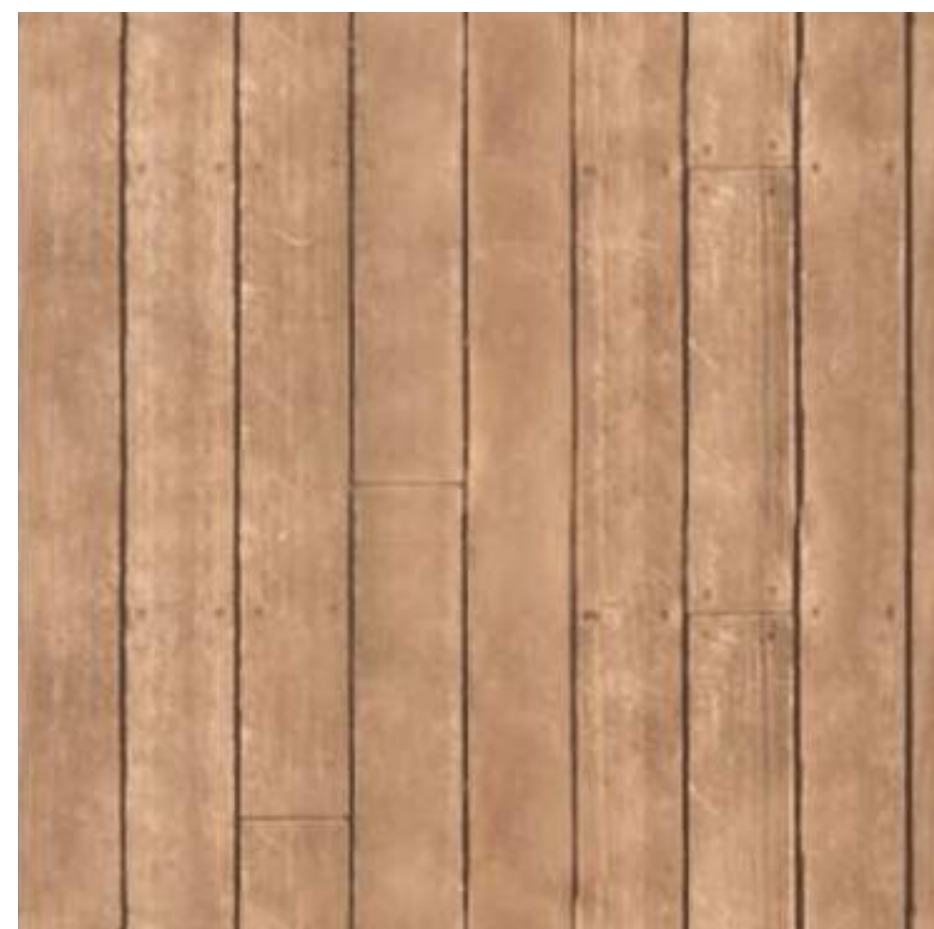
Floor Deck



WD-01  
SW 3541 HARBOR MIST/ EQ. LRV: 6% MUN: 3



WD-03  
SW 3505 OR EQ. LRV: 22% MUN: 6



WD-02  
SW 3030 DESERT WOOD EQ. LRV: 25% MUN: 6

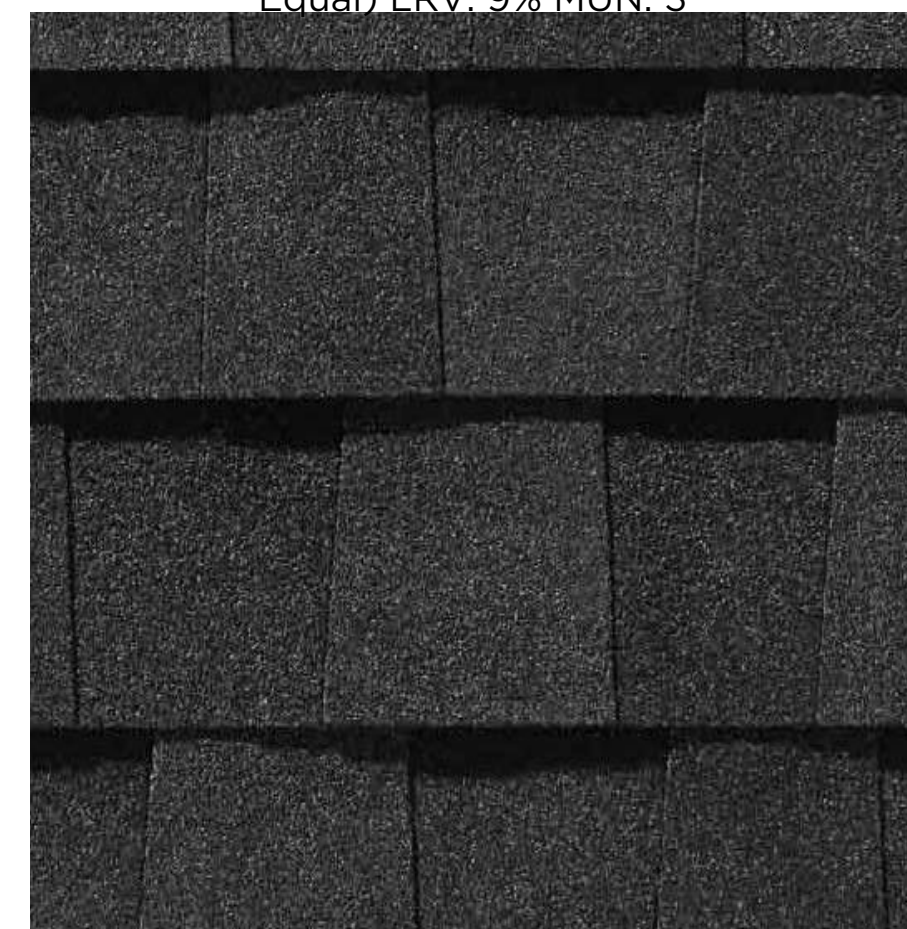
Siding



WD-07  
SW 3541 HARBOR MIST/ EQ. LRV: 6% MUN: 3

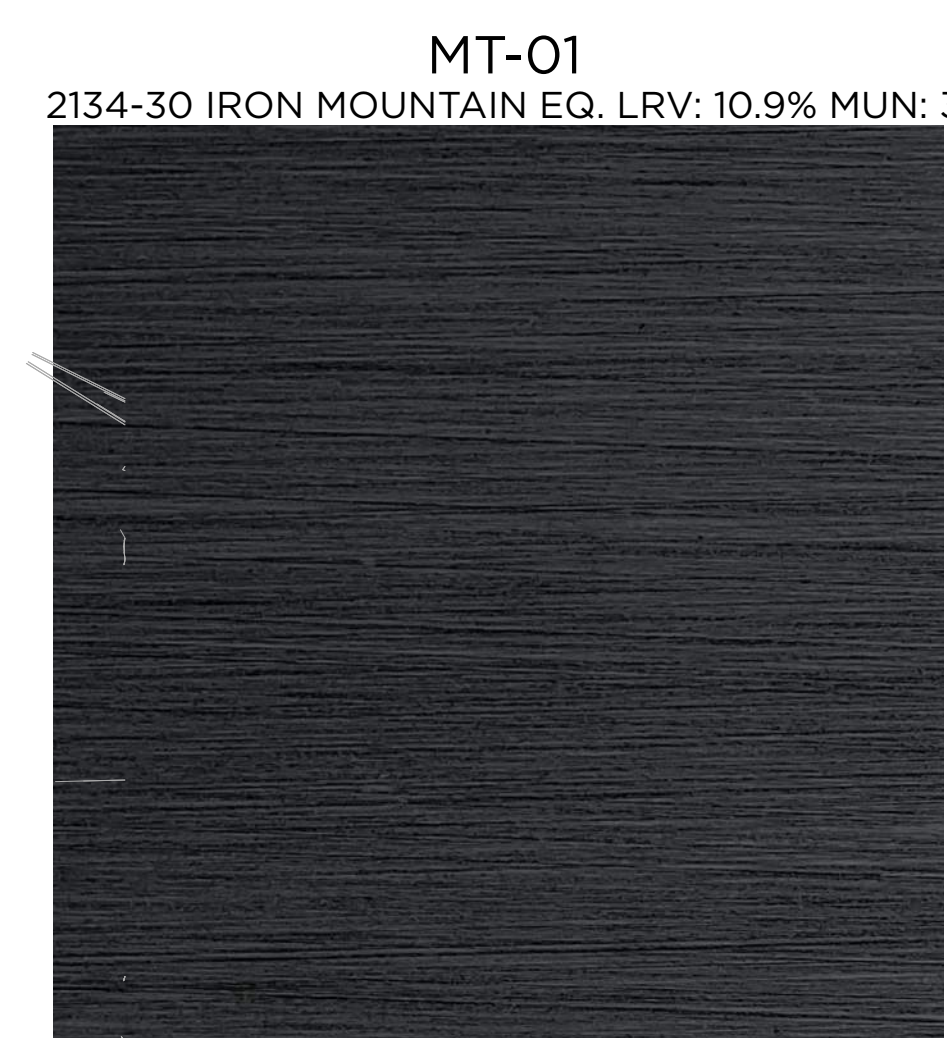


Wood Trim  
RF-02  
Berridge Charcoal Grey or Equal. LRV: 4% MUN: 2



RF-01  
Moire Black - Certaineed Landmark Premium or Equal) LRV: 9% MUN: 3

Asphalt & Standing Seam Metal Roof



MT-01  
2134-30 IRON MOUNTAIN EQ. LRV: 10.9% MUN: 3



MT-02  
2134-30 IRON MOUNTAIN EQ. LRV: 10.9% MUN: 3



MT-03  
2120 JET BLACK / EQ. LRV: 4.7% MUN: 1

Steel & Accent Metal

Table 5.7  
Maximum Light Reflectance (LRV) and Munsell Values

Building Size	Maximum LRV / (Maximum Munsell Value)
Less than 5,000 square feet	38 percent / (7)
Between 5,000 square feet and 20,000 square feet	28 percent / (6)
Greater than 20,000 square feet	20 percent / (5)

LRV Requirement



**RICHARD HUBBELL & ASSOCIATES**  
80 SOLDIERS PASS ROAD  
SEDONA, AZ 86336  
(928) 282-9477  
CONTACT: RICHARD HUBBELL

**HAMMES SURVEYING LCC**  
2100 VIA SILVERADO CAMP VERDE, AZ 86322  
(928) 282-5686  
CONTACT: TIM HAMMES  
T.HAM@LIVE.COM

key plan

no. date issue

Oak Creek  
Heritage Lodge

COMPREHENSIVE DESIGN SUBMITTAL  
MARCH 14TH, 2023

sheet title Material Sample

project no. 222032

checked by:  
drawn by:

component

sheet no. **A1-05**  
page - 76 OF 78



# Oak Creek Heritage Lodge



Comprehensive Review

115 Schnebly Hill Road

March 2023

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## Introduction

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On behalf of 115 Schnebly, LLC (Owner), R.D. Olson Development (Applicant) submits this Comprehensive Review application for the development of Oak Creek Heritage Lodge (Proposed Project). The proposed project includes a 70-room boutique hotel with restaurant, wellness spa, and meeting space. Four workforce studio apartment housing units are also proposed on-site. The proposed project is a new build construction; therefore, a development review is required.

Community benefits associated with the proposed project include the following:

- Preservation of Oak Creek
- Create a bicycle and pedestrian friendly path along Schnebly Hill Road
- Preserve red rock views from Schnebly Hill Road
- Create generous landscape setbacks and open space along Schnebly Hill Road
- Enhance the agricultural history of the site by introducing small gardens and orchards
- Create and foster low-light ambience according to the dark-sky principles
- Provide green building sustainability initiatives program
- Provide adequate on-site parking with no public street parking
- Promote guest walkability to local restaurants, shops, and entertainment venues
- Provide hotel shuttle service on a daily timetable to transport guests (in groups) to local destinations to reduce impact on traffic
- Provide small upscale locarestaurant and wellness spa open to public

## Project Overview

### Site Overview

The proposed project is situated on approximately 11.58 acres and located on eight parcels bounded by Schnebly Hill Road, Oak Creek, Bear Wallow Lane, and the south commercial district along State Route 179. The City of Sedona's Zoning Map designates this site as the Oak Creek Heritage Area. The proposed project is also within the Schnebly Community Focus Area (CFA) Plan.

### Proposed Project

Applicant seeks a Development Review to develop a new boutique hotel in the Schnebly community. The goal is to create a serene environment where guests and locals can refresh, revive, and reconnect. The hotel will offer creek and rock formation views from guestrooms with a signature restaurant, wellness spa, and small meeting facility. The proposed design includes 70 guestroom units, a 4,800 square feet restaurant (dining and employee areas), a 2,800 square feet wellness spa (customer and employee areas), and 1,900 square feet of meeting space. The project site is bounded by Oak Creek and no permanent development is proposed in the floodway zone. The main access to the hotel will be on Schnebly Hill Road. The proposed project intends to comply with the guidance and requirements of the Schnebly Community Focus Area (CFA) Plan and Sedona's Land Development Code (LDC).

## Schnebly Community Focus Area (CFA) Plan

---

### Key Issues

This section outlines each key issues unique to the Schnebly CFA and how the proposed project intends to address them.

### Character

- The unique character, identity, or “sense of place” that distinguish this area is the combination of features addressed throughout this plan: the presence of Oak Creek, open space, historic features, and the proximity to Uptown and the National Forest.

#### *Applicant Response:*

*The project seeks to follow CFA plan guidelines and strengthen the unique “sense of place” in the following ways:*

- a. Small buildings are clustered to assist in the agrarian appearance of the project.*
  - b. The clustering maintains existing large “viewsheds” from Schnebly Hill Road, which is one of the defining features of the Oak Creek Heritage district.*
  - c. Buildings are set back and a large contiguous Open Space zone is provided along Schnebly Hill Road. The entire floodway zone is preserved with minimal improvements proposed in that zone. Similarly, a great majority of the trees within the site and right-of-way are preserved to maintain the current naturalized look along the street edge.*
  - d. All buildings and site circulation are proposed based on saving existing native trees, protecting existing grades as much as possible, preserving existing grades/natural vegetation along Oak Creek and preserving the historic resource well sheds, and irrigation channels.*
  - e. Single story cabins are proposed at the higher site and other prominent areas whereas two-story structures are set further back into the lower portions of the site to seamlessly integrate them within the site.*
  - f. Absence of concrete sidewalks and curb/gutters and using permeable materials such as dense granite, gravel, mulch etc. within the proposed Open Space zone maintains the existing rustic look of the site. Similarly, natural materials and earthy colors used on the building exterior allow them to blend seamlessly with the surroundings.*
- The rural, agricultural nature of the area is characterized by the unpaved roads, remnant orchards and irrigation ditch, and large open lots.

#### *Applicant Response:*

*The proposed site plan intends to blend seamlessly with the rural agricultural nature of the area by applying the following strategies:*

- a. Utilizing pervious surfacing materials such as mulch, gravel, dense granite, paver stones, and wood decks to replicate the character of rural unpaved roads (without asphalt pavement).*
- b. Protecting the irrigation ditch in place and organizing orchards around both locations to pay homage to and raise awareness amongst visitors to the site.*
- c. Providing a continuous Open Space zone along Schnebly Hill Road to maintain the perception of large open lots across the entire project edge.*
- d. Driveway access from Schnebly Hill Road is minimized.*
- e. Employee Service and Housing building is located at the southern part of the property adjoining the commercial district.*

- The area is also defined by a lack of features such as sidewalks, curb and gutters along the street, block walls, and stucco-sided buildings seen elsewhere in Sedona.

*Applicant Response:*

*The proposed development or lodge also maintains the following area characteristics:*

- Absence of concrete sidewalks and curb and gutters along the street. Instead, the project includes a dense granite trail along Schnebly Hill Road that weaves in and out of existing trees and follows the natural grade in a majority of the area.*
  - Retaining and site walls are built using natural stone in a dry stack pattern prevalent in Sedona.*
  - Proposed one- and two-story structures are scaled to fit within the rural vernacular of the area. Exterior building materials purposefully address the Oak Creek Heritage District requirements, and architectural typologies of local historic structures in Sedona. Materials include a mix of natural stone, wood trims & siding, and steel in lieu of using stucco.*
- The open space of the undeveloped vacant land is one of the defining features of the area. Once agricultural farms and orchards, this open land now provides the pastoral setting and views seen from Schnebly Hill Road. This sense of open space could be retained as a positive feature of new development and not necessarily lost to future development. One of the fundamental goals for this CFA is to ensure that its unique character is retained and enhanced as changes occur.

*Applicant Response:*

*The proposed site plan maintains the pastoral setting and open space-oriented definition of the site:*

- As prescribed within the CFA Plan, providing a continuous and undulating Open Space zone along Schnebly Hill Road to maintain the perception of large open lots across the entire project edge.*
- Clustering small buildings to maintain large “view sheds” from Schnebly Hill Road oriented through the site and towards the Red Rocks.*
- All buildings are best situated to preserve the historic well buildings, and irrigation channels, saving trees and preserving grades.*
- All buildings are located outside or above the floodway. Only cantilevered, “open to sky” terraces and balconies, along with minor landscape improvements (including lawn, dense granite pathways, dense granite respites and movable furniture) are proposed within the floodway area.*

### Oak Creek

- Oak Creek’s riparian habitat of large Sycamore trees and lush plants are the prominent feature of this CFA. The creek is also a historic focal point of the City, as the original homesteads were located next to the creek, dependent on the water for homes, businesses, and agriculture. There is a higher diversity and density of plants found along the creek than seen in the surrounding arid uplands typical of Sedona. The original settlers may have thought of the creek as an oasis in the desert, and today it is still a treasured community asset.

*Applicant Response:*

- As described within the Schnebly CFA Plan and the Sedona Land Development Code, the proposed planting approach is structured around preservation of Oak Creek, the site terrain, and existing trees.*

- b. *The undisturbed areas within the floodway and along Oak Creek are retained in their natural state to maintain existing plant diversity and density along these significant water resources.*
  - c. *The existing riparian zone extends into the site to integrate with the existing planting ecosystems along the street. This helps promote optimum plant growth and maintain species diversity (both flora and fauna).*
  - d. *A 12' wide Creek Site Access Easement is set aside to accommodate a publicly accessible trail for future use.*
- The natural riparian habitat along the creek and tributary washes is important to accommodate flooding and to provide wildlife habitat.

*Applicant Response:*

- a. *As described in the above response, areas along Oak Creek and within the floodway are retained in their natural state and extend beyond the edges to strengthen the diversity/density critical to accommodating flooding and wildlife habitat.*
- b. *All new trees and shrubs proposed for the site are selected from native and adaptive plant species from Section 5.6.C(1)b.1 of the Design, Review, Engineering and Administrative Manual.*
- c. *The existing buildings in the floodway will be removed to honor the floodway boundary and retain the natural riparian habitat.*

Circulation

- The majority of traffic on Schnebly Hill Road is from tourists heading to the National Forest, a historic use that continues today. Schnebly Hill Road was once a viable route to Flagstaff until the highway through Oak Creek Canyon was improved. There has been speculation about improving the Schnebly Hill Road to Interstate 17. Only a half-mile of the road is within the city limits, and the remainder is on the National Forest within Coconino County. Improving the road to acceptable transportation engineering standards would be costly, and neither the County or National Forest have indicated any interest in doing so. Improving the road is not compatible with the recommendations of this CFA as it could significantly increase traffic and alter the character of the area.

*Applicant Response:*

*No road improvements are proposed as part of this project. The existing driveway entrances are utilized as entry points to the proposed buildings in order to help maintain the current usage and rustic character of the road. The same number of driveways is proposed. The proposed quantity of Lodging units is reduced from 92 to 70, thus reducing the traffic demand generated by the project. As described within the Parking Study submitted for the project, several Transportation Demand Management (TDM) strategies will be utilized such as scheduled Local shuttle, e-bikes and manual bikes for hotel visitors, showers/lockers for employees that bike, onsite dedicated employee transportation coordinator, Employee Verde Shuttle passes and employee carpool, electric lodge shuttle buses, and ride-matching assistance to reduce trip generation.*

- With the shops and restaurants of Uptown so close, it is only natural that residents and visitors would want to walk or bike to Uptown. Unfortunately for those walking and biking, there are no trails or sidewalks and Schnebly Hill Road is narrow with no shoulder and several blind curves that can make for a hazardous experience.

*Applicant Response:*

*In compliance with the CFA Plan, a meandering 8'-wide dense granite trail is proposed along Schnebly Hill Road. It is set back from the road except in specific locations to promote tree preservation, protect existing slopes and preserve the historic irrigation ditch. In those scenarios, the trail largely follows existing terrain and splits in to two 4'-wide sections. Private open space along the right-of-way is made available at several locations to allow the trail to avoid passing through these critical site components while accommodating an uninterrupted trail alignment.*

### Development Potential

- Some of the lots do have limitations such as the Oak Creek floodway and steep hillsides which present challenges to development. Despite the limitations, there is a considerable amount of property that could be developed or redeveloped at a significantly higher density under current zoning. To provide an alternative to existing zoning, this CFA Plan proposes a new zone: the Oak Creek Heritage District (approved 2020).

*Applicant Response:*

*The proposed site plan utilized flat areas of the site and existing driveways to provide access to proposed building clusters. Small buildings are clustered to consolidate development and preserve large open areas connecting open space along Schnebly Hill Road and the floodway zone. This approach yields 49% of Open Space and only 29% +/- of impervious areas on the site. Furthermore, approximately half the 30% impervious area will utilize "permeable paving systems". The alternative clustered agrarian arrangement of low intensity lodging at the center of town provides a unique boutique hotel experience where guests can easily walk to the Uptown restaurants and shops and not contribute to traffic congestion. And the proposed Building Coverage is less than 10% of the site area.*

- The new zoning district (Oak Creek Heritage District, approved 2020). would allow for lodging which could serve a different niche that would diversify the City's lodging inventory with small, intimate options such as cottages and cabins. Although outside of the Lodging Area Limits designated in the Community Plan, allowing lodging in this area as an alternative to residential could be an incentive for development that is consistent with the desired character of the CFA.

*Applicant Response:*

*Small buildings are clustered to create an agrarian or village look for the project. Building roofs and materials vary between clusters to make the structures appear built over time and a small heritage scale and reduce visual massing as compared to an evenly broadcast residential development. A variety of single and attached lodging units integrated seamlessly within the proposed open space create an intimate and unique boutique lodging experience.*

- Oak Creek Heritage District

- i. Under this district, property can be developed in a manner that maintains the historic character, scenic views, and natural resources that are the defining features of this unique setting.

*Applicant Response:*

*As defined within the Oak Creek Heritage District designation, the proposed project seeks to develop the land in ways that exemplifies the distinctive natural and cultural values of this area. The building placement and site circulation is structured to celebrate significant site features including Oak Creek, Gassaway Creek, existing riparian planting zone and native trees, historical wells and irrigation channel and the viewsheds through the site. The building typology and materials are inspired by the local historic and neighboring structures, such as the Gassaway House, Farley Homestead Cabin, Schnebly House, Bennett-Purtymun Cabin, Pump House, and the Jordan Ranch structures. The character of the development is tied together with these typologies utilizing shed roofs, gable roofs, porches, vertical wood siding, and tying all the components together with the Sedona red sandstone veneer.*

- ii. One objective of this district is to encourage development that will best protect Oak Creek and the surrounding riparian habitat. Coordinated and consolidated development allows for designs that can cluster buildings and preserve larger areas of connected open space.

*Applicant Response:*

*All buildings are located outside the floodway. Only minor improvements are proposed within the floodway area. Small buildings are clustered to consolidate development and connect the proposed Open Space along Schnebly Hill Road with the floodway zone and adjacent parcels. The clustering of buildings results in developing driveways, parking, and utilities away from the Oak Creek and maintains the riparian habitat and public creek access.*

- iii. This district would also diversify the City's lodging options by offering a variety of unique alternatives that are not the typical hotel experience. This is an ideal location for low intensity lodging where visitors can easily walk to the Uptown restaurants and shops and not contribute to traffic congestion.

*Applicant Response:*

*The clustered arrangement of small, attached units and cabins offer a nature, heritage, and agrarian oriented low intensity lodging. This provides a unique hotel experience where guests can easily walk in a rustic setting to the Uptown restaurants and shops located only over 1/8<sup>th</sup> of a mile away.*

- iv. Mix of uses: lodging, residential, commercial, accessory uses. Lodging styles supported include small designer hotels, bed and breakfast inns, cottages, bungalows, and alternative lodging types, including cabins and other similar permanent structures.

*Applicant Response:*

*A balanced and diverse mix of complementary uses are proposed including 70 guest rooms, a wellness spa, a restaurant with outdoor seating and meeting space where 60-75% users are lodge guests. Hotel guests can walk to the wellness spa and restaurant. The boutique lodge includes several single-story cabins and a variety of one and two story lodging experiences. The spa and restaurant are walking distance from adjacent commercial area.*

- v. Maximum density for lodging: 8 units/acre.

*Applicant Response:*

*The lodging density proposed for the project is reduced from 8 multi bedroom units/acre to 6 single bedroom units/acre (70 lodging units proposed).*

- vi. Cluster development.

*Applicant Response:*

*The proposed buildings include small structures clustered to maximize preservation of open space, existing native trees, natural grades and large view corridors through the site. The clusters are intended to be “lost in the landscape” and create a village setting by separating yet containing the buildable area while maximizing the preservation of the natural site.*

- vii. Open space along Schnebly Hill Road and within Floodway.

*Applicant Response:*

*Buildings are setback and a large contiguous Open Space zone is provided along Schnebly Hill Road. The entire floodway zone is preserved with minimal improvements proposed in that area. The clustered buildings allow for the Open Space zone to be uninterrupted and contiguous with adjacent properties with access to the proposed trail on Schnebly Hill Road and Oak Creek.*

- viii. Additional development guidelines:

- Oak Creek Floodway – All structures are to be located outside of the floodway. This will preserve the Creek's natural habitat, maintain the stormwater functions, and minimize flood damage.

*Applicant Response:*

*All structures are located outside the floodway to preserve the natural habitat along the Creek. Only cantilevered, “open to sky” terraces and balconies, along with minor improvements (including lawn, dense granite pathways, dense granite respites and movable furniture) are proposed within the floodway area. This helps to maintain natural flow, stormwater functions and minimize flood damage.*

- Open Space Viewshed – A continuous corridor of open space along Schnebly Hill Road will preserve the viewshed from the road which is one of the defining features of the district. Development may need to be clustered in order to preserve open space, including hillsides.

*Applicant Response:*

*The proposed undulating Open Space zone along Schnebly Hill Road helps to maintain existing large “viewsheds” which is one of the defining features of the Oak Creek Heritage district. Buildings are clustered and set back between the Open Space along the road and the floodway to keep open areas contiguous and viewsheds open.*

- Habitat Preservation – Site design shall retain large native trees and as much of the natural vegetation as possible. Open space should be uninterrupted and contiguous with open space and natural areas on adjacent properties.

*Applicant Response:*

*The proposed building placement and site circulation is structured around preservation of existing native trees. A majority of these trees are located within the proposed Open Space along SHR and floodway. The two Open Space zones connect with each other through open areas structured between buildings that connect at the edges with adjacent parcels as well.*

- Historic Features – Historic buildings and other historic resources should be preserved, adapted for reuse, and integrated with new development.

*Applicant Response:*

*The existing well buildings and irrigation channel are preserved on the site and pedestrian circulation is design to provides visual and, in some cases, physical access to these remnants. Interpretive signs will be provided for guests to learn about the historical significance and how they fit within the local history.*

- Trails and pathways that connect across other properties are encouraged and will be publicly accessible, including the proposed Oak Creek creekwalk. Internal paths do not need to be publicly accessible.

*Applicant Response:*

*A publicly accessible 8'-wide trail is proposed along Schnebly Hill Road. The project has additionally set aside a 12' wide Creek Site Access Easement to accommodate a publicly accessible trail for future use.*

- Limit the number of driveways off of Schnebly Hill Road by using existing driveways or private roads or sharing driveways wherever possible.

*Applicant Response:*

*The project utilizes existing driveways along Schnebly Hill Road to limit additional driveways needed to support the development. Proposed are one main two-way site access drive and a secondary one-Way access drive along Schnebly Hill Road.*

- Existing land uses would continue as non-conforming uses.

*Applicant Response:*

*Per Ordinance No. 2020-08, the subject properties within proposed project area were rezoned from RS-18 or RS-10 to OC (Oak Creek Heritage Area) to be consistent with the Schnebly CFA Plan. Pre-existing residential uses are also allowed.*



## Objectives

### Environment

- Oak Creek is permanently protected in its natural state as a vital resource for the natural environment, community, and region.

*Applicant Response:*

*The project site plan protects Oak Creek in its natural state. All structures are proposed outside the floodway with only minor improvements proposed for site exploration and learning. Existing structures in the floodway to be removed to honor the floodway boundary and retain the natural riparian habitat.*

- Open space is a defining feature of the area, and preserved for its natural resource and scenic values.

*Applicant Response:*

*Buildings are setback and a large contiguous Open Space zone is provided along Schnebly Hill Road. The entire floodway zone is preserved as Open Space with minimal improvements proposed in that area. A majority of existing native trees are preserved as well. The Open Space zones are uninterrupted and contiguous with adjacent properties and help maintain large viewsheds through the site. The clustering of buildings allows for continuous viewsheds of the open landscaped areas.*

### Land Use

- A distinct identity unique to the area which reflects its rural, agricultural, and historical qualities.

*Applicant Response:*

*The clustered arrangement of small, one to two story attached units and single-story cabins offer a nature oriented low intensity lodging opportunity. This arrangement provides a unique hotel experience that reflects and celebrates the agrarian character of the area.*

### Community

- The historic values that contribute to the character of the area are protected and interpreted.

*Applicant Response:*

*The existing historical resource well buildings, and irrigation channel are preserved on site and pedestrian circulation is design to provides visual and, in some cases, physical access to these remnants. Interpretive signs will be provided for guests to learn about their significance and how they fit within the local history.*

### Circulation

- A system of trails that connects residents and visitors to destinations within the neighborhood and to Uptown that is safe and convenient for walking and bicycling.

*Applicant Response:*

*A continuous 8'-wide shared-use path trail that sometimes splits into 4' sections (to preserve existing trees and slopes) is proposed along Schnebly Hill Road and Bear Wallow Lane to connect residents within the neighborhood and guests to Uptown. The paths will encourage walking to the adjacent commercial area and trails and not contribute to traffic congestion. It is set back from the street for safety in most locations except where tree and slope preservation limit that setback. The project has also set aside a 12' wide Creek Site Access Easement along the western edge to accommodate a publicly accessible trail for future use.*

## Strategies

### Environment

- Maintain the Oak Creek floodway in a natural state, with only minor improvements within the riparian corridor, such as trails, parks, or temporary structures other than tents or tentlike structures.

*Applicant Response:*

*All structures are located outside the floodway. Only cantilevered, “open to sky” terraces and balconies, along with minor improvements (including lawn, dense granite pathways, dense granite respites and movable furniture) are proposed within the floodway area.*

- Drainages flowing into Oak Creek should be retained unaltered, as linear corridors of natural open space.

*Applicant Response:*

*The Gassaway Creek that feeds into Oak Creek is preserved to retain existing drainage flow. This expands and promotes a connected open area with native plant density and species diversity (both flora and fauna).*

- A corridor of undeveloped open space along Schnebly Hill Road should be preserved as open space or a linear park or greenway and may include a trail, orchards, gardens, or other agricultural use.

*Applicant Response:*

*A connected Open Space system is proposed along Schnebly Hill Road with minor improvements including an 8'-wide dense granite trail. The walk generally meanders except in the northern portion where a portion occurs curb adjacent to preserve existing trees and slopes. A majority of the existing native trees are preserved within this zone.*

- Scenic views from Uptown and Highway 89 should be preserved by limiting development on visible hillsides.

*Applicant Response:*

*Not applicable.*

- Oak Creek and its associated floodway shall be preserved as the spine of an open space system linked to corridors of open space along tributary drainages.

*Applicant Response:*

*The Oak Creek floodway is preserved as Open Space with only minor improvements proposed for site exploration and learning. This zone connects with the Gassaway Creek drainageway and similar zones along the western edge of the site.*

- To enable the preservation of the Oak Creek floodway, open space, and hillsides, flexibility in site design standards will be considered.

*Applicant Response:*

*The following site design adjustments are proposed to facilitate preservation of floodway, Open Space and Hillsides:*

- a. The trail along Schnebly Hill Road is proposed to be 8' wide (instead of 10') in order to preserve existing trees within the right-of-way.*
- b. The walk is setback for safety and generally meanders except in the northern portion where a portion occurs curb adjacent to preserve existing trees and slopes.*

- c. *The trail largely follows existing terrain and at some locations splits to preserve existing trees and slopes. This approach utilizes the adjacent private Open Space at several locations to accommodate an uninterrupted trail alignment.*
- d. *The walks within the site, at some locations, are 4'-wide to go around preserved trees.*

### Land Use

- The design of new development shall be of a style and scale that reflects the desired character and identity unique to this area.

#### *Applicant Response:*

*The following strategies are proposed to reflect the identity, style and scale unique to this area:*

- a. *Small buildings are clustered to maintain the existing agrarian appearance of the site. The clustering maintains existing large "viewsheds" from Schnebly Hill Road, which is one of the defining features of the Oak Creek Heritage district.*
  - b. *Buildings are set back and a large contiguous Open Space zone is provided along Schnebly Hill Road. The entire floodway zone is preserved with minimal improvements proposed in that zone.*
  - c. *A majority of native trees within the building clusters, floodway and right-of-way are preserved to maintain the existing naturalized look along the site edges.*
  - d. *All buildings and site circulation are proposed based on saving existing native trees, protecting existing grades, preserving existing grades/natural vegetation along Oak Creek and preserving the historic wells, and irrigation channels.*
  - e. *Only single story cabins are proposed at the higher site areas whereas two-story structures are set further back into the lower portions of the site to seamlessly integrate them.*
  - f. *The absence of concrete sidewalks and curb/gutters and using permeable materials such as dense granite, gravel, mulch etc. within the proposed Open Space zone maintains the existing open parcel look of the site. Similarly, natural materials and earthy colors used on the building exterior allow them to blend seamlessly with the surroundings.*
- Development and Design Guidelines:
    - i. Building Style and Materials
      - Use of natural materials representative of the local environment for an authentic appearance that blends with the landscape and neighborhood.

#### *Applicant Response:*

*Proposed site and building materials are representative of the local environment and help blend with surrounding landscape and adjacent neighborhoods.*

- a. *The contrast that naturally occurs between the rich geological formations and the vegetation (that attaches to them) of Sedona guides the color and texture for the project.*
- b. *The proposed exterior and building materials utilize colors and textures that seamlessly blend with the immediate site and surrounding rock formations. The proposed materials to also reflect Sedona heritage and historic building features. The primary materials are extensions of the red rocks while the object and fabric accents are inspired by trees and the vibrant wildflower colors.*
- c. *Natural materials such as dense granite, gravel, mulch etc. within the proposed Open Space zone maintains the existing open parcel look of the site.*

- d. Similarly, natural materials including stone, wood and metal along with earthy tones used within the site and on the building, exterior allow them to blend seamlessly with the surroundings.
- e. The building typology and materials are inspired by the local historic and neighboring structures, such as the Gassaway House, Farley Homestead Cabin, Schnebly House, Bennett-Purtymun Cabin, Pump House, and the Jordan Ranch structures. The character of the development is tied together with these typologies utilizing shed roofs, gable roofs, porches, vertical wood siding, and tying all the components together with the Sedona red sandstone veneer.

ii. Landscaping

- Use of native or drought tolerant plants appropriate to the setting which may be riparian along the creek, historic orchard trees, or native uplands.

*Applicant Response:*

*As described within the Schnebly CFA Plan and the Sedona Land Development Code, the proposed planting approach is structured around reservation of Oak Creek, the site terrain, and existing trees. The undisturbed areas are retained within the floodway and along Oak Creek in their natural state to maintain existing plant diversity and density along these significant water resources. The existing riparian zone extends into the site to integrate with the existing planting ecosystems along the street. The proposed native species make up 86% of all new planting.*

- Preserve and integrate natural features as part of the landscaping.

*Applicant Response:*

*The proposed site plan and planting design preserves a majority of existing native trees, slopes, irrigation ditch and wells, and viewsheds.*

iii. Screening & Fencing

- Buildings and other improvements should be screened from the road with appropriate vegetation, fencing, or other methods.

*Applicant Response:*

*Buildings are setback and visually buffered by a large contiguous open space from the street. New trees are situated along buildings to further nestle them in landscape and screened from view. The proposed parking lot is located about 18' below the Schnebly Hill Road and Bear Wallow Lane intersection with views that pass over the lot.*

- Land uses other than residential shall be screened from adjacent houses.

*Applicant Response:*

*A 6' tall wall is located at the northern edge to buffer views towards the proposed parking lot from parcels north of Bear Wallow Lane.*

- Fencing of open space areas should allow for open views.

*Applicant Response:*

*No fencing is proposed within the Open Space areas.*

- Fencing and screening materials should fit with the character of the area.

*Applicant Response:*

*The wall along Bear Wallow Lane will be in stone to match with other site walls and architecture envisioned to complement the texture and color of the red rocks.*

iv. Streets & Parking

- Streets, driveways, parking lots, and walkways should be surfaced with gravel or permeable pavers.

*Applicant Response:*

*Permeable pavers or gravel will be installed at all driveways, parking lots and walkways.*

- Permeable surfacing allows for water infiltration and creates a less urban, more rural look.

*Applicant Response:*

*Permeable surfacing will be utilized throughout the project except where limited by ADA access requirements.*

v. Site Layout

- Cluster buildings to preserve open space.

*Applicant Response:*

*Small buildings are clustered to maintain the existing agrarian appearance of the site. This allows a large and contiguous Open Space area and maintaining viewsheds along Schnebly Hill Road.*

- Multiple smaller buildings are preferable to one large building.

*Applicant Response:*

*Instead of one large building, several smaller buildings are clustered to form the South Cluster, Central Cluster, North Cluster and West Cluster.*

- Multiple buildings may form a courtyard or common space.

*Applicant Response:*

*The four building clusters proposed form courtyard spaces with light programming for common use. The South Cluster has a terrace with respites, outdoor fire pits and event lawn. The Central Cluster accommodates a market or town square for gatherings. The West and North Clusters have landscaped courtyards facilitating pleasing interactions between guests.*

- Building placement appears scattered and at an angle, not lined up.

*Applicant Response:*

*Buildings are organized at different angles to promote an organic built-over-time and rustic appearance.*

- Other land uses should be designed to have a residential appearance that will blend with the neighborhood.

*Applicant Response:*

*Most buildings and guestrooms facing Schnebly Hill Road and Bear Wallow Lane appear in a residential character and scale. Only public space buildings are setback and nestled in planting are unique to offer an appropriate arrival statement.*

- Cluster development in order to preserve open space, hillsides, and floodplains.
  - i. This approach can be applied to all land uses.

*Applicant Response:*

*Small buildings are clustered to maintain the existing agrarian appearance of the site and allow the Schnebly Hill Road frontage and the floodplain to be preserved as Open Space.*

- ii. Open space that is contiguous with the open space on adjacent properties is preferred.

*Applicant Response:*

*The proposed Open Space along Schnebly Hill Road is contiguous with Open Space on adjacent parcels.*

- Establish the Oak Creek Heritage District (*approved 2020*) to enable new development to meet the goals and objectives of this plan.

*Applicant Response:*

*The subject property rezoned from RS-18a or RS-10 (Single-family Residential) to OC (Oak Creek Heritage Area) District. The proposed project is intended to conform to all codes within the Sedona LDC and established Oak Creek Heritage District.*

### Community

- Support the adaptive reuse of historic buildings in order to preserve and maintain the historic integrity of the buildings.

*Applicant Response:*

*No historical landmark buildings are located onsite. Existing structures within the floodway to be removed in order to preserve the floodway boundary. The historical resource well sheds and irrigation channel will be preserved.*

- Provide educational information to the public about the significance of historic features.

*Applicant Response:*

*The existing well sheds and irrigation channel are preserved on the site and pedestrian circulation is designed to provide visual and, in some cases, physical access to these remnants. Interpretive signs will be provided for guests to learn about the historical significance and how they fit within the local history.*

- i. Interpretive signs or other media should be accessible to the public, such as along a trail.

*Applicant Response:*

*Interpretive signs will be provided along the proposed Schnebly Hill Road trail to educate the public about the historical significance of the irrigation ditch. Similar signs will be provided along the future trail along the western edge.*

- Recognize and protect historic resources, such as the historic irrigation ditch (west of Schnebly Hill Road).

*Applicant Response:*

*The proposed site plan preserves irrigation ditches in place with visual access provided through existing right-of-way zones.*

- i. Determine the history and significance of historic features and include in the City's inventory of historic sites (Sedona Historic Resource Survey).

*Applicant Response:*

*Historic Property Inventory Forms were completed by historic resource consultant, Nancy Burgess.*

- ii. Designating the land to each side of the ditch as open space will protect its historic integrity.

*Applicant Response:*

*The irrigation ditches with designated Open Space on the western side and right-of-way along the eastern edge.*

- iii. Placing a trail along the alignment of the ditch can provide for public use and interpretive opportunities of this and other historic features.

*Applicant Response:*

*The trail proposed along Schnebly Hill Road provides visual access towards the ditch. Interpretive signage will be provided with information on the historical significance of these remnants.*

- *Applicant: In support of the community, the project will include (4) work-force housing apartment units seamlessly integrated in the South Cluster. The (4) apartments will encompass the second floor of the "Bunk House" at the southernmost portion of the site along Schnebly Hill Road.*

### Circulation

- Provide a non-motorized alternative to Schnebly Hill Road with a pedestrian and bicycle trail.

*Applicant Response:*

*A connected trail system is provided along Schnebly Hill Road and Bear Wallow Lane that connects through the neighborhood to a proposed 12' wide easement along the western edge. The Schnebly Hill Road trails will connect southwards with State Route 179 roundabout and northwards towards the Huckaby Trailhead.*

- i. The trail should be set back from the road to improve the safety and experience wherever possible.

*Applicant Response:*

*The trail along Schnebly Hill Road is proposed to be set back from the road except in areas where existing trees, slopes and irrigation ditch are preserved.*

- ii. To enable complete connectivity, the trail should provide a connection from the SR 179 roundabout to the Huckaby Trailhead and National Forest trails.

*Applicant Response:*

*The trail runs along the entire project frontage along Schnebly Hill Road and plans for future connections southwards with State Route 179 roundabout and northwards to the Huckaby Trailhead and National Forest trails.*

- Develop a network of trails throughout the CFA to encourage walking and bicycling and reduce vehicular traffic.
  - i. Establish access easements across private property to ensure future accessibility.

*Applicant Response:*

*The project has set aside a 12' wide Creek Site Access Easement to accommodate a publicly accessible trail for future use along the western edge. Similarly, easements will be provided within Open Space along Schnebly Hill right-of-way where tree and slope preservation allows the trail to meander into the private zone.*

- ii. Consider connections to National Forest trails where feasible, in partnership with the Coconino National Forest and landowners.

*Applicant Response:*

*Not Applicable.*

- iii. Consider trail alignments that may also serve as open space corridors, such as along drainages and irrigation ditches.

*Applicant Response:*

*A meandering 8'-wide dense granite trail is proposed along Schnebly Hill Road. It is set back from the road except in specific locations to promote tree preservation, protect existing slopes and preserve the historic irrigation ditch. In those scenarios, the trail largely follows existing terrain and splits in to two 4'-wide sections. Private open space along the right-of-way is made available at several locations to allow the trail to avoid passing through these critical site components while accommodating an uninterrupted trail alignment.*

- A creekwalk along Oak Creek should be considered as a recreational and circulation amenity that can benefit residents, visitors, and businesses. Creek access for residents and visitors will be part of the pedestrian network, and not developed with vehicle parking as a destination in and of itself.

*Applicant Response:*

*The project has set aside a 12' wide Creek Walk Easement along the northwestern edge to accommodate a publicly accessible trail for future use. This zone connects the site with the adjacent neighborhoods and future trail access along sections of Oak Creek west of the site.*

- i. The creekwalk should be designed to have minimal impacts on the riparian habitat and floodway of Oak Creek, with materials and construction that blends with the natural environment.

*Applicant Response:*

*In order to blend in with the site, the future trail along the northwestern edge is envisioned to be surfaced with dense granite paving with a potential footbridge over Oak Creek as it exits the site.*

- ii. Establish access easements across private property to ensure future accessibility.

*Applicant Response:*

*The project has set aside a 12' wide Creek Walk Easement along the northwestern edge to accommodate a publicly accessible trail for future use.*



- iii. Bridges may be considered to cross the creek at appropriate and feasible locations.

*Applicant Response:*

*The future trail along the western edge is envisioned to connect with a potential footbridge over Oak Creek as proposed by a City improvement project.*

- iv. Include interpretive signage along the trail with information about Oak Creek, environmental stewardship, and the natural and cultural history of the area.

*Applicant Response:*

*Interpretive signage will be provided along the trail with information to promote historical and cultural awareness about the area and Oak Creek.*

## Land Development Code Standards – Specifically for Oak Creek Heritage District

### Article 2: Zoning Districts

#### Section 2.20.B: Oak Creek Heritage District – OC Lot and Building Standards

	LDC Standard	Proposed Project
<b>Lot Standards</b>		
Width	None	<i>Not applicable</i>
Area, minimum	35,000 square feet	<i>504,424.80 square feet</i>
Density, maximum	As allowed by the CFA plan: maximum of 8 units of lodging per acre. RV parks: 8 sites per acre as allowed by the CFA plan.	<i>6 units of lodging per acre proposed. See 2.20.B.1 below for additional information.</i>
<b>Setbacks</b>		
Front	40 feet	<i>40 feet (min.)</i>
Side	20 feet	<i>20 feet (min.)</i>
Rear	20 feet	<i>20 feet (min.)</i>
<b>Height</b>		
Building Height	See 2.24.E	<i>The proposed project is designed to utilize the Parallel Plane methodology. Additionally, Sections 2.24 E (1)a,c,d, 2.24 E (2), 2.24 E (3), 2.24 E (4), and 2.24 E (5) are utilized to achieve additional height above +22', but limited to the allowable increase within each section. Refer to the roof plans and building sections in the submitted package for section references at the two-story structures, and ridge and roof heights above the natural</i>

	LDC Standard	Proposed Project
		<i>grade plane or RFE accordingly. All one-story structures are under the prescribed +22' height from natural grade or RFE elevation.</i>
<b>Impervious Coverage (maximum)</b>		
Building coverage	25 percent	<i>8.85 percent. See 2.20.B.2.a. below for additional information.</i>
Total coverage	30 percent	<i>28.19 percent. See 2.20.B.2.b. below for additional information.</i>
Building footprint (individual buildings)	5,000 sq. ft.	<i>Maximum Building Footprints for Twenty-Eight (28) building structures, are all under the 5,000 sq. ft. (Range is 256 sq. ft. to 4,163 sq. ft.). See 2.20.B.2.c. below for additional information.</i>

2.20.B.1 Community Development Department Staff Comment:

Density: Lodging density is permitted at double the previous residential density. The entire site was previously zoned RS-10, a single-family residential zone which allows up to 4 units per acre. Therefore, this site has a lodging density of 8 units per acre; the ±11.58 acre site is permitted 92 lodging units.

*Applicant Response:*

*The proposed project will contain seventy (70) lodging units which equates to 6 units per acre (proposed) and substantially less than the allowed maximum density of 92 lodging units.*

2.20.B.2 Community Development Department Staff Comment:

Other development standards contained in this section include a maximum building coverage of 25%, total coverage of 30%, and a maximum building footprint of 5,000 square feet.

*Applicant Response:*

*The proposed development meets the requirements. The exhibits in the submission graphically indicate the following:*

- a. Maximum Building Coverage:  
**Allowed:** Maximum Building Coverage = **25%** (126,106.2 sf = 504,424.8 x 25%)  
**Proposed:** Maximum Building Coverage = **8.85%** (44,634 sf = 504,424.8 x 8.85%)
  
- b. Total Coverage:  
**Allowed:** Total Coverage (Impervious Coverage) = **30%** (151,327.44 sf = 504,424.8 x 30%)  
**Proposed:** Total Coverage (Impervious Coverage) = **28.188%** (142,186.31/504,424.80 = 28.188%)  
**NOTE:** Nearly 90%+/- of the 76,674 sf of Landscape/Hardscape Components are "Permeable-pavers". If ultimately the permeable pavers are accepted by the Planning Director as acceptable "pervious" coverage, the Impervious percentage will drop

significantly to nearly half of the 28.188% indicated. (Building Components = 62,512 sf + Landscape/Hardscape Components = 76,673.98 sf)

c. Maximum Building Footprint:

**Allowed:** 5,000 sf

**Proposed:** Max. Building Footprints of the twenty-eight (28) structures, are all under the 5,000 sf allowed. (The range is from the smallest **256 sf** to the largest at **4,163 sf**)

Section 2.20.C: Oak Creek Heritage District – Other Standards

Other Standards	Location in LDC	Proposed
Measurements and Exceptions	Section 2.24	Please see corresponding sections below.
Use-Specific Standards	Section 3.3	
Access, Connectivity, Circulation	Generally, Section 5.4; Specific to the OC district: 5.4.E(5) and 5.4.H(5)	
Off-Street Parking	Section 5.5	
Landscape, Buffering, and Screening	Section 5.6	
Site and Building Design	Generally 5.7; Specific to the OC district: 5.7.F(3)d.	

Section 2.24.E: Building Height

Section 2.24.E(1): Building Height - Measurement

(1) Measurement

a. Generally

The height of a building shall be measured as the vertical distance above the natural grade to the top of a flat roof or parapet, the deck line of a mansard roof, or to the top of the ridgeline of the highest gable of a pitched roof or hip roof.

*Applicant Response:*

*The height of all buildings is measured to establish the vertical distance above the natural grade to the top of a flat roof or parapet, the deck line of a mansard roof, or to the top of the ridgeline of the highest gable of a pitched roof or hip roof. Please refer to the roof plans and building sections for all two-story structures proposed.*

b. Previously Developed and/or Graded Sites

On previously developed and/or graded sites, the Director may require an alternative determination of the location of natural grade from which height will be measured, based on previous grading and the surrounding natural grade.

*Applicant Response:*

*Not Applicable.*

c. Buildings within a City-recognized floodplain may be measured from the regulatory floodplain elevation, as established by the City’s floodplain management study or a floodplain analysis prepared by a registered engineer.

*Applicant Response:*

*Buildings within a city-recognized floodplain are measured from the Regulatory Floodplain*

*Elevation (RFE), as established by floodplain analysis prepared by Sefton Engineering Consultants (registered Civil engineer).*

d. Plane Requirements

Building Height is measured by establishing the following:

1. *Horizontal Plane*

An imaginary horizontal plane, from the highest point at natural grade within the footprint of the building. No part of a building or structure shall exceed 22 feet in height for single-family uses or 25 feet for multifamily uses in RM-1 and RM-2 zoning districts, as measured from this plane, except for those authorized exceptions in Section 2.24.E(3). This plane does not apply to multifamily projects in RM-3 zoning districts, multifamily projects in commercial zoning districts, mixed-use and other nonresidential buildings. (See “1” in Figure 2-6); and

*Applicant Response:*

*Building heights for the proposed project are measured per the Parallel Plane method.*

2. *Parallel Plane*

An imaginary plane that parallels the existing natural terrain, measured vertically from any point of the building or structure to natural grade. No part of a building or structure, exclusive of the exceptions in Section 2.24.E(3) and/or the alternate standards in Section 2.24.E(4), shall exceed 22 feet in height as measured from this plane. (See “2” in Figure 2-6).

*Applicant Response:*

*An imaginary plane that parallels the existing natural terrain, measured vertically from any point of the building or structure to natural grade. No part of a building structure, exclusive of the exceptions in Section 2.24.E(3) and/or the alternate standards in Section 2.24.E(4), shall exceed 22 feet in height as measured from this plane.*

**Section 2.24.E(2): Building Height – Maximum Overall Building or Structure Height**

In addition to the maximum height requirements as stated in Section 2.24.E(1)d, Plane Requirements, the maximum overall height of any building or structural shall not exceed 40 feet measured vertically from the highest parapet or roof ridge to the natural or finish grade at the lowest point adjacent to the building exterior, excluding posts and masonry piers supporting decks or patios. This maximum height limitation applies to flat, gable, and pitched roofs, but shall not apply to the other generally established exceptions set forth in Table 2.7. (See Figure 2-7).

*Applicant Response:*

*The Maximum Overall Building or Structure height is not applicable, as in no case do any of the buildings exceed 40'-0" vertical height per Figure 2-7 of Section 2.24.*

**Section 2.24.E(3): Building Height – Exceptions to Height Requirements**

No building or part of a building shall exceed the maximum building height within any zoning district unless authorized in the table below or elsewhere in this Code.

*Applicant Response:*

*No building or part of a building exceed the maximum building height. The following sections of the table below are utilized in the proposed project for compliance.*

**Table 2.7**  
**Authorized Exceptions to Height Requirements**

<b>Type of Exception</b>	<b>Extent of Exception</b>	<b>Proposed Project</b>
Chimneys and other ornamental architectural features	Chimneys shall not exceed one foot above the minimum required by building code, up to a maximum of 10 feet above the maximum height requirement. All others may extend up to 10 feet above the maximum height requirement.	<i>Chimneys do not exceed one foot above the minimum required by building code and are less than a maximum of 10 feet above the maximum height requirement.</i>
Elevators and associated supporting structure	May extend up to eight feet above the maximum height requirement provided that such structures shall not cover more than five percent of the total roof area of the building.	<i>Extend up to eight feet above the maximum height, and provided such that structures do not cover more than five percent of the total roof area of the building.</i>
Mechanical equipment (other than elevators),	May extend up to eight feet above the maximum height requirement for mixed-use buildings, nonresidential buildings, or residential buildings containing two or more dwelling units, provided that such structures shall not cover more than five percent of the total roof area of the building. Mechanical equipment and rooftop decks shall be located a minimum of six feet back from the edge of the roof.	<i>Extend up to eight feet above the maximum height requirement for mixed-use buildings,</i>
Pitched & Gable roofs (parallel plane measurement only)	May extend up to five feet above the maximum height requirement as measured by the imaginary line in Section 2.24.E(1)d.2, provided the pitch of the roof is a minimum rise over run ratio of 3.5:12. This exception for pitched, gable, or hip roofs may be used only in	<i>The pitch of the roof is set to a rise over run ratio of 3.5:12. This exception for pitched &amp; gable roofs is used in conjunction with the parallel plane measurement in Section <u>2.24.E(1)d.2</u>.</i>

**Table 2.7**

**Authorized Exceptions to Height Requirements**

Type of Exception	Extent of Exception	Proposed Project
	conjunction with the parallel plane measurement in Section 2.24.E(1)d.2.	
Rooftop solar equipment	May extend up to five feet above the maximum height requirement.	<i>Extend up to five feet above the maximum height requirement – as occurs</i>
Flagpoles	Flagpoles are limited to a height of 22 feet as measured from natural grade. A maximum of one flagpole on a single lot is allowed in residential zoning districts. In nonresidential zoning districts, three flagpoles are allowed on one lot. When multiple flagpoles are used, the U.S. flag may be allowed an additional five feet in height. No other height exceptions, such as alternate standards, may be applied to flagpoles.	<i>Flagpole is limited to a height of 22 feet as measured from natural grade. A maximum of one flagpole on a single lot is allowed in residential zoning districts (In nonresidential zoning districts, three flagpoles are allowed on one lot. When multiple flagpoles are used, the U.S. flag may be allowed an additional five feet in height)</i>

**Section 2.24.E(4): Building Height - Alternate Height Standards**

The alternate height standards in this section apply only to the parallel plane in subsection 2.24.E(1)d.2.

**Applicant Response:**

*The alternate height standards in this section are being applied, as the proposed project is using the parallel plane methodology in subsection 2.24.E(1)d.2.*

- a. Multiple Buildings Located on One Site
  - 1. Where three or more buildings are located on a parcel, except for single-family residential uses, the maximum permitted height may be increased to allow greater building height diversity pursuant to the following:

**Applicant Response:**

*The proposed project has 28 structures on the combined parcels and qualify for additional height. The maximum permitted height is increased to allow greater building height diversity pursuant to the following:*

**Table 2.8**  
**Alternate Height Standards for Multiple Buildings on a Site**

Total Number of Buildings	Number of Buildings Eligible for Increased Height	Maximum Amount of Height Increase
More than 12	1:3 ratio	<i>A maximum of 10 percent of the total building footprint may include a height increase of up to a maximum of five feet.</i>

*Note: Buildings that apply increased height must provide a minimum building separation of 15 feet.*

2. Increases in height for multiple buildings located on a site shall not create adverse impacts on adjacent properties or the community, and such buildings shall comply with all applicable standards in Section 5.7, Site and Building Design.

*Applicant Response:*

*The increases in height for multiple buildings located on a site shall not create adverse impacts on adjacent properties or the community, and such buildings shall comply with all applicable standards in Section 5.7, Site and Building Design.*

b. Wall Plane Relief and Reduced Light Reflective Values (LRV)

1. An applicant may be eligible for greater height limits than otherwise established in this Code, as measured by the established imaginary plane in Section 2.24.E(1)d.2, provided the proposed development accumulates credits for unrelieved building planes or light reflectance values pursuant to Table 2.9, below. Each credit point earned is valued at one-half foot in greater height eligibility. Credit points can be earned by complying with either the largest unrelieved building plane requirement and/or the LRV percentage reduction.

*Applicant Response:*

*The proposed project is utilizing the greater height limits established in this Code, as measured by the established imaginary plane in Section 2.24.E(1)d.2, as the proposed development accumulates credits for unrelieved building planes or light reflectance values pursuant to Table 2.9, below. Each credit point earned is valued at one-half foot in greater height eligibility. Credit points are earned by complying with either the largest unrelieved building plane requirement and/or the LRV percentage reduction as noted herein.*

2. The maximum additional height allowed through any single wall plane relief or reduced light reflectance value alternate standard, or combination of wall plane relief and reduced light reflectance value alternate height standards, shall not exceed five feet.

*Applicant Response:*

*In no case does the proposed project use this section for greater height than +5', as the maximum additional height allowed through any single wall plane relief or reduced light reflectance value alternate standard, or combination of wall plane relief and reduced light reflectance value alternate height standards, does not exceed five feet.*

The Identified credits below are utilized by the proposal. See roof plans, sections, and elevations for compliance. In some case we combine both credit values to achieve the +4' increase, and other cases we utilize just the LRV Credit.

<b>Table 2.9 Alternate Height Standards for Wall Plane Relief and Reduced LRV</b>			
<b>Credit Point Value</b>	<b>Additional height eligibility (feet)</b>	<b>Largest Unrelieved Building Planes (sq. ft.), for All Other Uses</b>	<b>LRV (%) (All Other Uses)</b>
<b>+5</b>	<b>2.5</b>		<b>21</b>
<b>+3</b>	<b>1.5</b>	<b>500</b>	
<b>Baseline standard</b>	<b>by district</b>	<b>800 [1]</b>	<b>38</b>

Note:  
[1] Applies to nonresidential only.

### Article 3: Use Regulations

#### Section 3.2.E: Table of Allowed Uses

##### 3.2.E.1 Community Development Department Staff Comment:

Density: Lodging density is permitted at double the previous residential density. The entire site was previously zoned RS-10, a single-family residential zone which allows up to 4 units per acre. Therefore, this site has a lodging density of 8 units per acre; the ±11.58 acre site is permitted 92 lodging units.

*Applicant Response:*

*The proposed project will include 70 lodging units (approximately 6 units per acre). The proposed project will contain less than the maximum allowed density.*

#### Section 3.3.C: Use-Specific Standards - Commercial Uses

##### Section 3.3.C(7)b: Commercial Use - Bar, Tavern, Lounge or Tasting Room

##### (7) Bar, Tavern, Lounge, or Tasting Room

- b. In the OC district, bars, taverns, lounges, and tasting rooms as a primary use shall only be allowed within 750 feet of the SR 179 roundabout. Such uses may be allowed as accessory uses to residential, lodging, agriculture, and parks, anywhere in the OC district. Such uses may be allowed as accessory uses to RV parks located in accordance with the CFA plan.

*Applicant Response:*

*In accordance with the section referenced above, the proposed bar/lounge is an allowed accessory use to lodging.*



Section 3.3.C(10)b: Commercial Use - Restaurant

(10) Restaurant

- b. In the OC district, restaurants as a primary use shall only be allowed within 750 feet of the SR 179 roundabout. Restaurants may be allowed as accessory uses to residential, lodging, agriculture, and parks, anywhere in the OC district. Restaurants may be allowed as accessory uses to RV parks located in accordance with the CFA plan.

*Applicant Response:*

*In accordance with the section referenced above, the proposed restaurant is an allowed accessory use to lodging.*

Section 3.3.C(14)3: Commercial Use - Generally: All Lodging, OC Zoning District

(14) Lodging

- a. Generally: All Lodging
  3. The total area of the combined lots containing lodging units shall not exceed half the acreage of the total area covered by the CFA plan. Alternative lodging types may include cabins and other similar permanent structures, but do not include RVs and tents or tent-like structures. RV park sites are not considered lodging units.

*Applicant Response:*

*The CFA planning area consists of 91 acres. The proposed lodging project's total area of its combined lots is 11.58 acres. The proposed project is 12.7% of the total area covered by the CFA plan. In accordance with the section referenced above, the proposed project's total area of its combined lots is less than 50% of the total area covered by the CFA plan. The proposed project does not include RVs and tents or tent-like structures as lodging units.*

Section 3.3.C(14)b.3: Commercial Use - Lodging, Medium-Density

(14) Lodging

- b. Lodging, Medium-Density  
Shall not exceed a maximum density of eight lodging units per acre.

*Applicant Response:*

*In accordance with the section referenced above, the proposed project has a density of six lodging units per acre which is less than the allowed maximum density.*

Section 3.3.C(15)d: Commercial Use - Personal Services, General

(15) Personal Services, General

- d. OC Zoning District  
Personal service uses as a primary use shall only be allowed within 750 feet of the SR 179 roundabout. Personal service uses may be allowed as accessory uses to residential, lodging, agriculture, and parks, anywhere in the OC district. Personal service uses may be allowed as accessory uses to RV parks located in accordance with the CFA plan.

*Applicant Response:*

*In accordance with section referenced above, the proposed wellness spa is an allowed accessory use to lodging.*

Section 3.3C(18): Commercial Use - General Retail, Less than 10,000 square feet

In the OC district, general retail of less than 10,000 square feet as a primary use shall only be allowed as a primary use within 750 feet of the SR 179 roundabout. Retail uses may be allowed as accessory uses to residential, lodging, agriculture, and parks, anywhere in the OC district. Retail uses may be allowed as accessory uses to RV parks located in accordance with the CFA plan.

*Applicant Response:*

*In accordance with the section referenced above, the proposed retail is an allowed accessory use to lodging.*

Article 5: Development Standards

Section 5.3.A: Grading and Drainage - Purpose

This section establishes standards that regulate earthwork construction, including excavation, embankments, grading, and drainage on property located within the City, in order to reduce siltation into Oak Creek and to protect, preserve, and enhance the natural environment, including natural landforms and vegetation.

5.3.A.1 Community Development Department Staff Comment

A preliminary grading and drainage report and plan will be required for comprehensive review. Oak Creek borders the site to the west. Additional areas of the site are impacted by the floodway, 100-year floodplain, and 500-year floodplain.

*Applicant Response:*

*Disturbance of the natural topography and vegetation will be limited, as much as feasible. Natural drainage ways and patterns will be incorporated into the design and construction of the development. The parking areas and vehicle traffic surfaces will include permeable options to reduce runoff. The permeable options will also provide capture and treatment of most pollutants as a result of the vehicle traffic. All practical means will be incorporated into the design and construction of the development to reduce soil erosion and sedimentation using the natural landscape vegetation and to the extent necessary, adding addition landscape vegetation.*

*To reduce the increase of runoff, as a result of development, to a level equal to or below predevelopment levels, a series of detention basins will be placed through the development to collect runoff prior to discharging offsite. A system of drainage pipes and drainage swales will feed the detention basins for mitigation and treatment of the onsite runoff.*

*Landscapes areas will, in addition, be used to capture runoff serving as a natural treatment and reduction in peak runoff.*

Section 5.4.E(5): Access, Connectivity, and Circulation – Driveways and Access in OC District

**E. Driveways and Access**

**(5) OC District**

In the OC district, the following additional standards apply:

- a. All streets, driveways, parking areas, and walkways shall be surfaced with gravel or other permeable surfacing except where necessary to meet ADA requirements, or where determined to be infeasible, for the scope of the project, or where the Fire District requires a different material.

*Applicant Response:*

*Permeable pavers are proposed on all streets, driveways, parking areas, and walkways. Except for areas within the floodway and frontage setback. These areas are proposed to include dense-granite (DG) paths. Fire truck circulation zones within the interior of the site include a combination of pavers and grasscrete.*

- b. To limit the number of access points and curb cuts on Schnebly Hill Road, developments shall take access from shared driveways to the maximum extent feasible.

*Applicant Response:*

*The proposed main entrance drive utilizes an existing driveway location to not interfere with the current traffic patterns on Schnebly Hill Road. The project does not propose to increase the number of access points on Schnebly Hill Road.*

Section 5.4.H(5): Access, Connectivity, and Circulation – Shared-Use Trails

**H. Pedestrian and Bicycle Circulation**

**(5) Shared-Use Trails**

Shared-use trails, separated from automobile traffic, are encouraged to enhance pedestrian and bicycle travel.

**c. In the OC District:**

- 1. Public access easements shall be provided to ensure future public access to a continuous and connected trail system.

*Applicant Response:*

*A trail system is proposed along Schnebly Hill Road and Bear Wallow Lane that will provide a connection through the neighborhood. A 12' wide creek access easement is proposed along the northwestern edge of the open space. The City is envisioning a future trail with a potential footbridge over Oak Creek near the northwestern edge of the site.*

- 2. Trail connections to established National Forest trails shall be provided where appropriate and as approved by representatives of the Coconino National Forest.

*Applicant Response:*

*An 8'-wide trail is proposed at the Schnebly Hill Road frontage. It is an important conduit for future connections southwards with State Route 179 roundabout and northwards towards Munds Wagon and further towards Munds Mountain trail.*

- 3. Development with frontage on the west side of Schnebly Hill Road shall provide a trail that connects to the sidewalk at the SR 179 roundabout; shall be set back from the road to improve safety; and shall be designed to preserve the historic irrigation ditch to the maximum extent feasible.

*Applicant Response:*

*In compliance with Sedona LDC and Schnebly CFA Plan, a meandering 8'-wide dense granite trail is proposed along Schnebly Hill Road. It is set back from the road for safety except in specific locations to promote tree preservation, protect existing slopes and preserve the historic irrigation ditch. In those scenarios, the trail largely follows existing terrain and splits in to two 4'-wide sections. Private open space along the right-of-way is made available at several locations to allow the trail to avoid passing through these critical site components while accommodating an uninterrupted trail alignment.*

4. Development with frontage on Oak Creek shall provide a publicly accessible trail (“creekwalk”) where appropriate to create a continuous and connected trail parallel to the creek.

*Applicant Response:*

*As illustrated within the Plans, the project has set aside a 12’ wide Creek Site easement along the western edge of the site to accommodate a publicly accessible trail for future use. This would connect through the neighborhood with the proposed trail along Schnebly Hill Road and further with the larger trail system.*

5. The creekwalk and associated amenities shall be designed to have minimal impacts on the riparian habitat and floodway of Oak Creek, with materials and construction that blend with the natural environment.

*Applicant Response:*

*In order to blend in with the site, the future trail along the western edge is envisioned to be surfaced with dense granite paving with a potential footbridge over Oak Creek as proposed by a City improvement project.*

6. Trails and pathways shall be surfaced with gravel or other permeable surfacing and be designed to blend with the natural environment and rural character, except where necessary to meet ADA requirements, or where determined to be infeasible, for the scope of the project, or where the Fire District requires a different material.

*Applicant Response:*

*Permeable pavers, dense granite or gravel will be installed at all driveways, parking lots and walkways. Pervious and Slope Protection Grasscrete systems (with vegetation or crushed stone infill) will be installed to facilitate fire truck circulation through both the slopes and the site interior.*

### Section 5.5: Off-Street Parking and Loading

- a. Community Development Department Staff Comment:

The applicant has not provided preliminary parking calculations for the project.

*Applicant Response:*

*A total of 90 parking spaces are proposed onsite. Valet parking is provided to hotel and meeting/banquet event guests, wellness spa and restaurant patrons. Please refer to the Parking Needs Study prepared by Kimley-Horn and Associates, Inc for preliminary parking calculations. Based on the findings of this study, Kimley-Horn Associates, Inc. recommends a total supply of at least 90 parking stalls to address the projected peak-hour shared parking needs proposed parking supply of 90 stalls will fully accommodate peak demand onsite while adhering to the land use efficiency, conservation, and sustainability principles emphasized by the City of Sedona.*

### Section 5.6.C.(1).b.2: Landscaping, Buffering, and Screening – OC District

#### **C. Landscaping and Buffering**

##### **(1) General Landscaping Standards**

##### **b. Landscape Materials**

##### **2. In the OC Zoning District**

- i. A minimum of 75 percent of the plants on a development site shall be native species appropriate to the riparian or upland vegetation setting.

*Applicant Response:*

*As shown within the Code Compliance Charts on Sheet L3-06, 86% of the proposed planting is native. Only 18 of the 100 trees and 399 of the 2,870 shrubs are non-native and selected from Section 5.6.C(1)b.1 of the Design, Review, Engineering and Administrative Manual.*

Section 5.7.D(3): Site Design – Sensitive Area Protection in the OC Zoning District

**D. Site Design**

**(3) Sensitive Area Protection in the OC Zoning District**

The following standards implement the Schnebly CFA Plan;

**a. Preservation of Oak Creek**

1. The Oak Creek floodway and riparian habitat shall be permanently protected in its natural state to preserve riparian habitat, maintain storm water functions, minimize flood damage, and serve as an historical focal point of Sedona and character-defining feature of the area.

*Applicant Response:*

*Please refer to Sheets L1-02, L1-03, L1-13 and L3-05 that illustrates the floodway, riparian areas and most native trees along Oak Creek and Gassaway Creek drainageway are permanently protected in their natural state. All buildings are located outside the floodway. Only “open to sky” cantilevered terraces and balconies and minor improvements (including lawn, dense granite pathways, dense granite respites and movable furniture) are proposed within the floodway area to maintain stormwater functions, minimize potential flood damage and protect the Oak Creek floodway.*

2. Permanent structures shall be located outside the Oak Creek floodway, with only minor improvements allowed within the floodway such as trails, recreation amenities, or temporary structures other than tents or tent-like structures.

*Applicant Response:*

*Please refer to L1-02, L1-03, L1-13 and L3-05 that illustrates all structures are located outside the floodway. Only “open to sky” cantilevered terraces and balconies, and minor improvements (including lawn, dense granite pathways, dense granite respites and movable furniture) are proposed within the floodway area.*

**b. Open Space**

Open space shall be a defining feature of the area, protected for its natural resources, wildlife habitat, riparian and scenic values, and rural character, subject to the following standards:

1. Development shall be clustered to preserve open space, which shall comprise at least 25 percent of the site, and may include hillsides, floodplains, and other features, but shall not include paved areas.

*Applicant Response:*

*Please Refer to Sheet L1-02 for proposed open space designation and tabulations for a total of 49% achieved on the project. The Open Space is provided along Schnebly Hill Road and includes the entire floodway zone.*

2. Open space shall be uninterrupted and contiguous with open space and natural areas on adjacent properties.

*Applicant Response:*

*Please Refer to Sheet L1-02 for proposed open space designation that is contiguous with open space and natural areas on adjacent properties. Open landscape areas are provided along all edges to offer adequate buffer.*

3. Drainages flowing into Oak Creek shall be retained unaltered as linear corridors of natural open space.

*Applicant Response:*

*The Gassaway Creek that feeds into Oak Creek is preserved to retain existing drainage flow. This expands and promotes a connected open area with native plant density and species diversity (both flora and fauna).*

4. Hillsides that are identified in the Schnebly CFA Plan as visible from Uptown and Highway 89 shall be preserved as open space to retain scenic views and to minimize erosion.

*Applicant Response:*

*The proposed buildings are small scale and clustered amongst the existing native trees. Only single-story cabins are situated on the higher portions of the site to preserve views from Uptown and State Highway 89.*

5. Uses within open space areas may include:
  - i. Park, greenway, trails, and other recreation amenities.
  - ii. Orchards, gardens, and other agricultural uses.

*Applicant Response:*

*As shown on Sheet L1-03 , uses within the Open Space areas proposed along Schnebly Hill Road and Oak Creek floodway only include “open to sky” cantilevered terraces & balconies, and minor improvements such as lawn, dense granite pathways, dense granite respites and movable furniture.*

## Section 5.7.F(3): Building Design – Architectural Style and Character

### F. Building Design

#### (3) Architectural Style and Character

##### d. OC Zoning District Historic Resources

While some existing structures in the OC District do not exhibit sufficient architectural integrity to meet local landmark criteria, they may nevertheless retain significant architectural features and/or be located in a setting or context that conveys the events of Sedona’s history. Protection of historic resources shall be an important consideration in all development and redevelopment proposals. The following standards shall apply:

1. When development is proposed on a property that contains a structure that is at least 50 years of age, a Historic Resource Survey shall be completed prior to site development in order to document the resource, determine its historic significance and integrity, and determine the feasibility of its preservation and integration into the new development.
2. Architectural details shall be designed to include materials and architectural features that reflect the character and cultural history of the area, are simple in design (i.e., without excessive or elaborate ornamentation), and complement the character of adjacent historic resources.

3. Historic resources shall be reused and incorporated into the overall design of the development to the maximum extent practicable.

*Applicant Response:*

*The site has limited historic features, however, the development was designed around each feature, so that the historic features can be maintained and celebrated by the guests and public. There are two (2) historic red-rock well structures, and two (2) sections of remnants of the irrigation channel running through the site along Schnebly Hill Road. Pathways have been included so that guests and the public have access to these features where interpretive information about the history of the site will be located.*

## Land Development Code Standards – Project Specific

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### Article 5: Development Standards

#### Section 5.8: Outdoor Lighting

Community Development Department Staff Comment:

An outdoor lighting plan will be required during comprehensive review.

*Applicant Response:*

*The proposed project shall meet the requirements of this section. A conceptual outdoor lighting plan was developed for the proposed project. Please refer to Sheets LT-00 to LT-14.*

#### Section 5.9: Public Art

Community Development Department Staff Comment:

The applicant will be required to submit a public art plan with comprehensive review.

*Applicant Response:*

*The proposed project to include on-site artwork and shall conform to requirements of this section. Please refer to Sheets L5-00 to L5-02.*

### Article 6: Signs

Community Development Department Staff Comment:

A master sign plan for the development will be required during comprehensive review.

*Applicant Response:*

*The proposed project shall meet the requirements of this Article. The proposed signage will utilize natural materials that are representative of the Schnebly community and surrounding area. The intention is for the signs to blend and have an understated appearance that does not distract from the natural views of the surrounding area. Please refer to Sheets L4-00 to L4-03 for the proposed signage plan and elevations. The proposed signage includes a monument sign at the entrance of Schnebly Hill Road to create a sense of arrival at the hotel. Wayfinding signs are proposed throughout the site so that hotel guests can easily identify the property, its amenities, Oak Creek, and the open space trails along Schnebly Hill Road.*



## Creekwalk

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Community Development Department Staff Comment:

Development with frontage on Oak Creek shall provide a publicly accessible trail (“creek walk”) where appropriate to create a continuous and connected trail parallel to the creek.

*Applicant Response:*

*The City is envisioning a future trail with a potential footbridge over Oak Creek near the northwestern edge of the site. The project has set aside a 12’ wide Creek Walk Access Easement to accommodate a publicly accessible trail for future use.*

## Sustainability

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1. Community Development Department Staff Comments:

- a. Provide examples of sustainability practices used at other properties developed and/or managed by the applicant.

*Applicant Response:*

- a. *Examples of sustainable practices used at other properties developed by Applicant include:*
  - i. *Finish material pollutant controls meeting volatile organic compound (VOC) and formaldehyde limits (adhesives, sealants, caulks, paints and coatings, aerosol paints and coatings) will be used during development.*
  - ii. *Passive Solar Design*
  - iii. *Photovoltaic Solar Panels*
  - iv. *Efficient low emissivity glazing on glass to minimize the ultraviolet and infrared light that passes through*
  - v. *Water Conserving Plumbing Fixtures and Fittings*
- b. For the following items, provide more information regarding how they will be addressed or incorporated in the proposal.
  - i. *Trash and Recycling: address sustainable approach to trash and recycling.*
  - ii. *Include water bottle refill stations in several strategic locations for guests.*
  - iii. *Encourage reuse of bottles and do not offer guests the typically complimentary, disposable small plastic bottles. Consider offering guests reusable bottles.*
  - iv. *Landscaping and Irrigation: use native plants and adaptive, drought tolerant plants; low flow irrigation, xeriscape designs and practices.*
  - v. *EV charging stations.*
  - vi. *Shuttles for guests and employees.*
  - vii. *Permeable surfacing*

*Applicant Response:*

- b. *The project proposes the following sustainability initiatives:*
  - i. *Trash and Recycling – Hotel operations will have a trash and recycling collection program. Hotel staff will inform guests of the program through emails, program flyers, and signs in guestrooms and throughout the property. Separate trash and recycling bins to be provided in each guestroom and throughout the property.*



- ii. *Water Refill Stations – Filtered water refill stations will be provided for hotel guests to encourage reuse of bottles in several strategic locations such as the lobby area, fitness center, and wellness spa.*
- iii. *Reusable bottles will be available for purchase onsite.*
- iv. *Landscaping and Irrigation – Majority of large native trees are preserved within the site. The proposed building placement and site circulation is structured around saving existing native trees. Proposed irrigation with automatic controllers, sensors, and metering of outdoor water use to conserve water. Additionally, natural systems will be harvested, i.e. rainwater collection, and storage is proposed for use with onsite irrigation, which fosters resilient natural eco systems.*
- v. *Electric vehicle charging stations will be provided on site.*
- vi. *Hotel shuttle service will be provided on a daily timetable to transport guests (in groups) to local destinations to reduce impact on traffic.*
- vii. *Permeable Surfacing – The proposed project will conform to surfacing all streets, driveways, parking areas, and walkways with gravel or other permeable surfacing except where necessary to meet ADA requirements, or where determined to be infeasible, or where the Fire District requires a different material.*

### Sedona Climate Action Plan (SCAP)

The Goals of the project and synergies noted herein are meant to support and address the key elements of the **Sedona Climate Action Plan (SCAP)**.

The Applicant has established sustainability goals for the development, which include the following:

- LEED Certification of (3) main public buildings
- Coconino County “bronze” certification
- Verde Valley Regional Economic Organization “bronze level” certification
- Water Conservation and MEP system sustainability systems report

Additionally, the Applicant has established synergies with groups and agencies as follows:

- Keep Sedona Beautiful (KSB)
- Arizona Public Service (APS)

The project design supports and addresses the **Sedona Climate Action Plan (SCAP)** as noted:

### Buildings and Energy

In order to reduce the fiscal and environment impacts of consumption, the proposed buildings will utilize both passive and active energy savings methodologies. Passive, using orientation, shading devices, and breezeways, etc.; active, utilizing all electric heating and cooling to reduce gas consumption and increase efficiencies. Buildings will be highly thermally insulated, glazing will utilize low-E dual glazed clear glass, and the project will be solar ready. Solar photovoltaic will ensure long-term access to clean energy. Utilizing low VOC paints and materials will reduce off-gassing. Natural ventilation, daylighting, and controlled lighting will promote a quality indoor environment.

## Transportation & Land Use

The proposed project will reduce transportation emissions and enhance the community mobility by use of hotel electric shuttle buses used to transport guests to and from City commercial centers. Electric vehicle charges will be provided for guests. The lodge will enact an employee transportation program with multiple options that will reduce the impact to the community. Additionally, a system of pedestrian and bicycle paths throughout the site will lead to sidewalks and to City retail and restaurants south of the project site. The Boutique Lodge utilizes several smaller one and two story buildings designed into four (4) distinct clusters. The clusters allow for the greatest open space and preserves the natural landscape while optimizing view sheds from north and south Schnebly Rd. and from within the site outward to the natural landscape. Exterior lighting will be designed to comply with dark-sky regulations.

## Materials & Consumption

Energy efficient and sustainable materials will be utilized throughout the lodge development, both inside, on buildings, and in the landscape to increase the diversion of waste from the landfill and reduce GHG emissions associated with the consumption of goods and services, to the greatest extent feasible, materials will contain high percentages of recycled products, come from renewable resources, and have long life expectancy. Relative to consumption of resources, the design of the project and intent of operations is to be as sustainable as possible and to reduce waste to the greatest extent possible. Separation of wastes, recyclable containers, water bottle fillers, optional linen changes, and utilization of efficient off-site laundry will all reduce consumption of natural resources and energy.

## Water & Natural Systems

In order to address community water resources, the OCHL project will maximize water efficiency with efficient technologies. Water consumption will be at the lowest feasible levels relative to low flow water closets, shower heads, lavatory faucets, all below code minimum requirements. Natural systems will be harvested, i.e. rainwater collection and storage is proposed for use with onsite irrigation, which fosters resilient natural eco systems. Irrigation controls using rain and soil moisture sensors. A comprehensive tree survey of over 900 trees was prepared on the site. This has allowed the design to accommodate healthy mature native trees, while identifying evasive and diseased trees. The cluster design is configured to specifically be designed to maintain to the greatest extent of mature healthy trees. The landscape design will utilize native species, work with the natural topography and historical drainage ways to the greatest extent possible.

Please refer to the provided 8-1/12x11 report titled “Sedona Oak Creek Lodge MEP Sustainability and Water Conservation Study” for specific goals and water conservation that will support the SCAP goals. Additionally, see sheet number A8-00 for the Sustainability Goals & Synergies, which support and address the Sedona Climate Action Plan.

## Climate Resilience

In addition to the methodologies above, the OCHL project will comply with the Verde Valley Regional Economic Organization “bronze level” certification as a business for operational practices. The boutique lodge will be well positioned to address future water, climate, and operational challenges. Additionally, the Lodge will be a steward of the land and work with Keep Sedona beautiful (KSB) for community educational purposes.

## Summary

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Oak Creek Heritage Lodge intends to comply with the guidance and requirements of the Schnebly Community Focus Area (CFA) Plan and Sedona’s Land Development Code (LDC). The proposed project addresses the key issues identified in the Schnebly CFA Plan. To strengthen the unique “sense of place”, the small buildings are clustered to assist in the agrarian appearance of the project. The clustering of buildings also maintains existing large “viewsheds” from Schnebly Hill Road, which is one of the defining features of the Oak Creek Heritage District. No permanent structures are proposed in the floodway zone in order to maintain existing plant diversity and habitat of Oak Creek. Furthermore, the Applicant is committed to sustaining the City’s striking landscape, small-town charm, and high quality of life. Sustainability practices are established to meet the goals and objectives of the City’s Climate Action Plan. The proposed project seeks to obtain LEED certification of the three (3) main public space buildings. With careful planning and consideration of the Schnebly CFA Plan and Sedona LDC, the proposed project seeks to create a development that will blend seamlessly with the rural, agrarian landscape that is unique to Sedona.

## Development Team

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### *Owner*

115 Schnebly, LLC  
520 Newport Center Drive, Suite 600  
Newport Beach, CA 92660

### *Developer*

R.D. Olson Development  
520 Newport Center Drive, Suite 600  
Newport Beach, CA 92660

### *Civil Engineer*

Sefton Engineering Consultants  
40 Stutz Bearcat Drive  
Sedona, AZ 86336

### *Consulting Architect*

Eric Brandt Architect  
2890 Thunder Mountain Road  
Sedona, AZ 86336

### *Architect*

WATG  
300 Spectrum Center Drive, Suite 500  
Irvine, CA 92618

### *Landscape Architect*

BrightView Design Group  
8 Hughes  
Irvine, CA 92618