

Project Application

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City Of Sedona

Community Development Department

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

Application for (check all that apply):

- | | | | |
|---|--|--------------------------------------|---|
| <input type="checkbox"/> Conceptual Review | <input checked="" type="checkbox"/> Comprehensive Review | <input type="checkbox"/> Appeal | <input type="checkbox"/> Time Extension |
| <input type="checkbox"/> Community Plan Amendment | <input checked="" type="checkbox"/> Development Review | <input type="checkbox"/> Subdivision | <input type="checkbox"/> Minor Modification |
| <input type="checkbox"/> Zone Change | <input type="checkbox"/> Conditional Use Permit | <input type="checkbox"/> Variance | |

Project Information	Project Name	Alkemista Mead Brewery and Residential Development		
	Project Address	2140 S.R. 89-A & 40 Goodrow Lane	Parcel No. (APN)	408-24-070A & 408-24-070C
	Primary Contact	Dan Surber Architect	Primary Phone	(928) 821-2182
	Email	dsurber78@gmail.com	Alt. Phone	
	Address	P.O. Box 3764	City/State/ZIP	Sedona, AZ. 86340
Office Use Only	Application No		Date Received	
	Received by		Fee Paid	

Project Description	Alkemista Mead Brewery and Coffee Roasting with (15) residential living units. Building #1 4,836 sq.ft. Lower level Mead Brewery with (3) living units above. Building #2 1,302 sq.ft. Lower level warehouse with (2) living units above. Building #3 1,302 sq.ft. Lower level (2) living units below with (2) living units above. Building #4 2,143 sq.ft Lower level (3) living units below with (3) living units above
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Additional Contact Information: Please complete the following for all companies/people authorized to discuss the project with the City. Please attach additional sheets if necessary.

Contact #1	Company	Dan Surber Architect	Contact Name	Dan Surber
	Project Role	Project Architect	Primary Phone	(928) 821-2182
	Email	dsurber78@gmail.com	Alt. Phone	
	Address	P.O. Box 3764	City/State/ZIP	Sedona, AZ. 86340
Contact #2	Company	Sefton Engineering	Contact Name	Luke Sefton
	Project Role	Project Civil Engineer	Primary Phone	(928) 646-3494
	Email	LS@sefengco.com	Alt. Phone	
	Address	40 Stutz Bearcat Drive	City/State/ZIP	Sedona, AZ. 86336
Contact #3	Company	Tierra Verde Builders	Contact Name	Ben Bassous
	Project Role	General Contractor	Primary Phone	(928) 567-2477
	Email	pmiller@tierraverdebuilders.com	Alt. Phone	
	Address	400 Finnie Flat Road	City/State/ZIP	Camp Verde, AZ. 86322

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

Letter of Authorization:
Alkemista Development

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

Thank you,



January 24, 2023

Owner/Developer:.....Date

Blueflagiris, LLC
Sergio and Ofelia Goma

Letter of Intent and project information for:

'Alkemista Brewery and Coffee Roasting'

Introduction:

The Owners Sergio and Ofelia Goma have relocated to the Sedona area and are anxious to become part of the Sedona and Verde Valley community. The applicants are proposing a new multi-use project on the two existing commercial properties located at 2140 SR 89A and 40 Goodrow Lane. The proposed project will be a total of four buildings for a new mead brewery and coffee roasting facility with separate tasting rooms, warehouse storage and fifteen long term apartment rental units with the associated driveway, parking and walkways. The three existing buildings will be removed for this project.

They are currently involved in a partnership with Sinagua Malt to construct and operate a malting facility in Camp Verde. They will work with local farmers for local distribution. They are working with government agencies to look at industries targeting crops that use less water resources in the area.

Project Narrative:

The new Alkemista Brew and Coffee along with the new residential housing will add to the existing surrounding business environment and will take advantage of the existing pedestrian, biking and public transportation connections. There is commercial zoning to the east, west and south of the corner parcels. To the north zoning is R-10. The site's location is within an activity node that includes restaurants, grocery stores, pharmacies, banking, and postal services.

The predominate building materials along this area are stucco walls, sloped roof lines along with stucco parapet masses. Roofing materials vary from tile, metal, and parapet. The project will be built to blend with the surrounding buildings and enhance the 89-A corridor/Sedona cityscape.

The project layout will relocate the parking area off of SR 89-A to the rear and center of the new buildings. This will provide a more pedestrian friendly access and attractive entrance to Alkemista Brew and Coffee. The Alkemista Brew and Coffee development will be warm and inviting with stucco walls, rustic metal masses and a color enhancing metal roof. A mix of two-story and one-story masses will complement the existing elevations.

The beautiful mature trees will be incorporated into the development. The current open drainage wash running through the property from east to west will be replaced with underground drainage culverts. The project is an infill development surrounded by existing businesses and SR 89-A with the high view shed/corridor to the north.

Property Information:

Zoning District -Lot and Space Requirements – Setbacks: (SLDC Table 2.1 and Section 2.14)

Both parcels for the development are zoned CO (Commercial). The 89-A property/Assessor's parcel #408-24-070A, is 17,424 sq. ft. (.40 acres) and the Goodrow Lane property/Assessor's parcel #408-24-070C is 23,087 sq. ft. (.53 acres). Total lots combined equal .93 acres. The Owners intend to keep the two parcels separate and will adjust the property lines to provide a separation between the Mead Brewery parcel and the residential parcel. Once adjusted the 89-A property will be .43 acres and the Goodrow Lane parcel will be .5 acres. The adjustment is .03 acre. The Mead Brewery will be funded with an SBA loan. The residential buildings will have alternate financing. Both properties will utilize a shared a

parking lot stipulated through a deed restriction or inclusion in a development agreement. The project meets all the setbacks for commercial zoning.

Total Impervious Coverage allowed for both parcels:

Building Coverage allowed = 24,368 sqft. (40,511 sqft. x 60% = 24,307 sqft.)

Total Coverage allowed = 32,491 sqft. (40,511 sqft. x 80% = 32,409 sqft.)

The building coverage falls below the 60% requirement by 61 sq ft and the total coverage falls below the 80% requirement by 82 sq ft.

Property Use regulations and allowed uses: (SLDC Article 2, Section 2I14 and Article 3 Section 3.2)

The project will add a new flavor to this corner of the commercial district providing a unique experience for residents and tourists alike through the Mead tasting room and the Coffee roasting. This project provides additional employment opportunities for the Sedona area and adds 15 units of new long-term residential space. The project allows for a live-work relationship for the owners and employees of Alkemista Brewing and Coffee Roasting.

Property/Project Density: (SLDC Article 2, Section 2.24B)

Property #1 – APN: # 408-24-070A, is 18,731 sqft. (.43 acres)

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

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

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

(1,001 sqft. or more = 1 dwelling unit)

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

(2.5 Dwelling Units/ .43 acres = 5.814)

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

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

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

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

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

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

(9 Dwelling Units/ .50 acres = 18)

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

(11.5 Dwelling Units/ .93 acres = 12.37)

The 2-bedroom unit will house the owners of Alkemista Brew and Coffee with two studio units and two one-bedroom units offered to the business employees. All fifteen units will be designated long term rentals through deed restriction or inclusion in the development agreement. The site context and location offer opportunities for the residents to walk, bicycle or use public transit.

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

Site Design and Building Placement:

The new site layout will relocate the parking area off SR 89-A to the rear and center of the new buildings. This will provide a more pedestrian friendly access and entrance to the building. The new parking area will eliminate the congestion of vehicles along 89-A. Pedestrian safety will increase in and around the development with the sidewalk additions on Goodrow and interior space. The new building location and form will be inviting with massing and architectural design to complement the surrounding environment. The physical characteristics, building scale, and orientation will maintain the presence of existing topography and natural setting while eliminating the distressed buildings currently located on the property.

Building Design and Building Information:

The new buildings will consist of four new buildings.

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

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

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

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

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

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

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

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

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

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

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

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

Studio Unit- 559 sqft livable w/310 sqft covered patio or deck

One-Bedroom Unit- 795 sq. ft livable w/310 sqft covered patio or deck

Two-Bedroom Unit- 1,416 sqft. livable w/entry deck

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

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

Grading and Drainage: (SLDC Article 5, Section 5.3)

Compliance required: (SLDC Article 5, Section 5.3C)

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

Project Access, Connectivity, and Circulation: (SLDC Article 5, Section 5.4)

The mixed-use development will conform to the Sedona Community Plan by offering housing opportunities along with diverse business opportunities in a safe, active, and lively setting. The location of the multi-unit residential area creates a nice transition from commercial to the adjacent residential neighborhood to the north.

The mixed use development will create an inclusive 'people place' and will be walkable, bike-able and transit oriented.

The project and its location will be compatible with the surrounding environment with opportunities for grocery shopping, dining, entertainment, and outdoor activities. Alkemista offers a unique environment to experience brewed mead and cider and delicious roasted coffee. Vehicle, pedestrian and bicycle access will be provided off of SR 89-A and connections to adjacent business properties.

The new development provides a new 5' wide sidewalk at the west property line along Goodrow Lane to connect pedestrian and bicycle traffic to existing sidewalk at SR 89-A and the commercial and residential buildings.

Project Access and Off-Street Parking: (SLDC Article 5, Section 5.5 Table 5.2)

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

Goodrow Lane provides shared access to adjacent business and to the residential neighborhood. A future connection is planned to the adjacent properties to the east. This connection shall be deed restricted for future cross access.

Calculation of Parking and Loading Requirements: (SLDC Article 5, Section 5.5C)

Alkemista Mead Brewery and Alkemista Coffee and Cocoa Roasting are two separate businesses. The two businesses will have different non-overlapping hours of operation and will not be open to the public at the same time.

Alkemista Coffee will be a coffee and cocoa roasting, manufacturing, and processing business with its own tasting area and small retail area for coffee, chocolate and pastry sampling and sales. Business hours will be from 6 am to 2 pm with peak morning hours between 6 am and 9 am. There will be three distinctive areas- the coffee roasting area, the kitchen and the delivery/storage area. The delivery/storage area will also be used for coffee and cocoa pre-processing including destoning, coffee sorting and cacao winnowing. The kitchen will be used for pastry and chocolate manufacturing/processing.

Alkemista Brew will be a microbrewery, manufacturing and processing business with its own tasting area and small retail area for mead, cider and kombucha sampling and sales. Alkemista Brew will have business hours from 2 pm to 9 pm with peak afternoon hours between 6 pm and 9 pm. The majority of the manufacturing/processing area will include the fermentation tanks, kombucha prep/lab, and the maturation and cool rooms. The delivery and storage area will also be used for product and container storage. Alkemista Brew will use the kitchen for fruit, herbs and spice preparation used in mead, cider and kombucha, honey caramelization for mead and tea brewing for kombucha as well as some limited brew-pub food/appetizer preparation. A series 7 liquor license will be obtained for brewery beer and wine sales.

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

Parking required:

The new development requires 52 parking spaces. The applicant is requesting a reduction of 14 parking spaces for a total of 38 required spaces, which will include (3) handi-cap spaces with 5 foot unloading area, (3) compact car spaces and (1) motor-cycle space. There will be 18 spaces that will be provided with shade/carport structure for the residential units.

The reduction in parking is based on the non-overlapping business hours which will net 7.48 parking spaces and the units provided to the owners and employees which will net 13.73 parking spaces for a total reduction of 13.73 parking spaces.

Deliveries to the Alkemista Mead and Coffee will be scheduled by owner during off hours or during early morning when parking demand is lower due to the alternate business hours. The difference in parking demand from morning hours to afternoon/evening hours is 10.45 parking spaces.

The Alkemista Owners have developed an offsite product warehouse storage facility located in Camp Verde, Arizona so the deliveries will be scheduled at appropriate times.

Building #1 - Alkemista Brew (36.695 spaces required)

Parking for lower level: Tasting room and bar with kitchen and public restrooms.

(1,793 sqft. @ 1 space/100 sqft.) = 17.93 spaces

Parking for lower level: Coffee Tasting room and bar.

(748 sqft. @ 1 space/100 sqft.) = 7.48 spaces

Microbrewery production area

(1,764 sqft. @ 1 space/1,000 sqft.) = 1.764 spaces

Delivery/Storage/Mechanical

(531 sqft. @ 1 space/1,000 sqft.) = .531 spaces

Outdoor seating area

(474 sqft. @ 1 space/100 sqft.) = 4.74 spaces

Parking for upper level:

(2) one bedroom living units = 2.5 spaces

(1.25 spaces per living unit)

(1) two-bedroom unit = 1.75 spaces

(1.75 spaces per living unit)

Building #2 - Warehouse and Living units (3.552 spaces required)

Parking for lower level:

Warehouse/storage

(1,302 sqft. @ 1 space/1,000 sqft.) = 1.302 spaces

Parking for upper level:

(1) one bedroom living units = 1.25 spaces

(1.25 spaces per living unit)

(1) studio unit = 1.0 spaces

(1.0 space per living unit)

Building #3 - Living units (4.5 spaces required)

Parking for lower level:

(1) one bedroom living units = 1.25 spaces

(1.25 spaces per living unit)

(1) studio unit = 1.0 spaces

(1.0 space per living unit)

Parking for upper level:

(1) one bedroom living units = 1.25 spaces

(1.25 spaces per living unit)

(1) studio unit = 1.0 spaces

(1.0 space per living unit)

Building #4 - Living units (7 spaces required)

Parking for lower level:

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

Parking for upper level:

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

Total parking required for development = 51.747

Parking Analysis – Requested Reductions: (Commercial Building)

Alkemista Coffee and Alkemista Brew will not operate at the same time therefore parking is calculated at highest occupancy use based on the Alkemista Brew operating a tasting room with food service including outdoor patio seating with hours between 2 pm and 9 pm.

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

Parking Analysis-Requested Reductions: (Residential)

Requested reductions in parking:

Development owners will be living and working in the two bedroom unit.....= 1.75 spaces credit

(2) one-bedroom units and (2) studio units will be used for employee housing.....= 4.5 spaces credit

Total reduction for employee housing.....= 6.25 spaces credit

Total reduction in parking required.....= 13.73 spaces credit

Total adjusted parking required for development = 38.017 spaces

Total parking provided = 38 spaces

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

Loading and Stacking area: (SLDC Article 5, Section 5.5G)

Required Off-Street Loading Berths: (SLDC Article 5, Section 5.5 Table 5.3)

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

Parking and Loading Area Maintenance: (SLDC Article 5, Section 5.5H)

Owners will have a regular maintenance schedule for the driveways, curbs and guttering through an independent provider.

Landscaping, Buffering, and Screening: (SLDC Article 5.6, Section 5.6A)

The existing property currently has several mature trees with the new buildings nestling in below their canopy. (3) existing trees w/13" to 24.5" diameter, (3) existing trees w/8" to 12.5" diameter and (2) existing trees w/4" to 7.5" diameter shall be preserved and shall be considered for a vegetation credit as per SLDC Article 5.6, Table 5.5.

The existing planting in the State Route 89-A right-of-way shall remain. There will be new planting to buffer parking area with landscape aisles breaking up the parking spaces. The island planters and adjacent planter to parking areas represents 15.3% of the parking area. There will be extensive landscape adjacent to buildings to soften and provide a transition from the built environment to the outdoor public realm. All new trees, shrubs and groundcover will be selected from the City of Sedona approved plant list and 50% of the new planting shall be native species.

Landscaping, Buffering, and Screening: (SLDC Article 5.6, Section 5.6C)**General Landscaping Standards**

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

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

The proposed development has been located to minimize the removal of existing trees and shrubs. Existing buildings will be demolished with great care and concern, restoring open space to its natural state or provide new landscaping for this purpose. The trees preserved will be protected during construction and construction limits will be strictly adhered to and enforced.

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

Dumpsters shall be enclosed on three sides by a 6'0" high masonry walls with a pair of 6'0" high metal gates. Trash pick-up will be scheduled during early morning when parking demand is lower due to the alternate business hours. The difference in parking demand from morning hours to afternoon/evening hours is 10.45 parking spaces. The dumpsters will be rolled out to the curb edge, dumped and then rolled back into the enclosure.

Remote compressor mechanical units for the new building shall be screened on parapet roof with parapet wall extending to a height that will screen the unit or they will be located on ground adjacent to the building with a metal screen fence with a height sufficient to screen unit as per SLDC Article 5.6, Section 5.6D

Utility Connections

Water: existing/currently supplied by Arizona Water Company

Gas: existing Uni-source Energy services.

Telephone: existing/currently supplied by Quest Communications

Sewer: available connection to City of Sedona sewer.

Electric: existing/currently supplied by APS

All utilities are existing and extended to site.

Wastewater Disposal

The owners plan to connect to the existing City of Sedona sewer system at Goodrow Lane for new tenant requirements.

Site and Building Design: (SLDC Section 5.7D)

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

Site and Building Design: (SLDC Section 5.7F)

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

The primary building structure will be wood frame building with exterior walls having colored stucco with columns for balcony and roof trellis support. The roof will be a low sloped shed roof which will open towards the view with bronze/slate metal roofing. There will be a change in roof line elevations between units and units will be staggered which will create a desired massing with various roof heights adding visual interest.

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

Air-conditioning ground units (remote compressors) will be screened with all unit air-handlers located within the unit. There will be no roof-top units.

Colors will be in the darker natural hues (16% LRV) and shall conform to City of Sedona Light Reflective Guidelines.

The new buildings will be designed with a logical hierarchy of masses by using materials, color, and massing to create a base and to minimize its perceived heaviness or massiveness as the building rises in

elevation. Building materials and colors will complement the surrounding buildings and create a project that will relate to its surrounding environment. The Mead and Coffee Bar building will be a mix of two-story and one-story masses and the residential building behind will be two-story buildings. The new development will have stucco wall masses with rustic metal masses and dark colored metal roof. The facade will have shade structure elements at patios and balconies and also shade structure projections over windows.

Exterior Lighting (SLDC Section 5.7F)

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

Public Art (SLDC Section 5.9)

The project will include a mural at the east building facade at building #1. The public art will also provide relief to the unrelieved building mass. The residential component of this development shall be designated as long term rental therefore the public art component shall be calculated by using the square foot area of commercial building #1. Total square footage = 7,842 sq ft.

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

The intent is to integrate the design of the new project by complimenting the building with natural materials and colors and the use of indigenous landscape. The visual impact will be reduced by varying building heights and setbacks, using natural building materials.

New evergreen trees and complimentary low water indigenous plant material will be introduced at the parking areas and at the west and south property lines to create a buffer and screen from the existing developments and roadway.

We believe that the new Alkemista Development as proposed meets the City of Sedona zoning criteria and has been designed using design principles outlined in the Sedona Land Development Code and Sedona Design Review Manual and Sedona Community Plan.

The Alkemista Development will create a mixed-use project that is in an aesthetically pleasing building/structure and will offer diverse housing along with diverse business opportunities in a safe, active, and lively setting that will add to the economic vitality of the City of Sedona.

Thank you for your consideration.

April 18, 2023, Dan Surber, Architect (agent)

Owner/Developer, Sergio and Ofelia Goma

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

Citizens Participation Plan for:

Alkemista Development

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

Citizens will be invited to send questions or comments via mail or e-mail and we will respond to clarify or answer questions regarding the project in same fashion.

Citizens will also be encouraged to visit the City of Sedona Community Development page to see all related documents for the Alkemista project..

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

Thank you,
Dan Surber, Architect (agent)

Dan Surber Architect
P.O. Box 3764 Sedona, Arizona USA 86340
Tel: 928-204-2814 Fax: 928-204-1031 e-mail: dsurber@esedona.net

Letter of Intent and project information for:

'Alkemista Brewery and Coffee Roasting'

Introduction:

The Owners Sergio and Ofelia Goma have relocated to the Sedona area and are anxious to become part of the Sedona and Verde Valley community. The applicants are proposing a new multi-use project on the two existing commercial properties located at 2140 SR 89A and 40 Goodrow Lane. The proposed project will be a total of four buildings for a new mead brewery and coffee roasting facility with separate tasting rooms, warehouse storage and fifteen long term apartment rental units with the associated driveway, parking and walkways. The three existing buildings will be removed for this project.

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The predominate building materials along this area are stucco walls, sloped roof lines along with stucco parapet masses. Roofing materials vary from tile, metal, and parapet. The project will be built to blend with the surrounding buildings and enhance the 89-A corridor/Sedona cityscape.

The project layout will relocate the parking area off of SR 89-A to the rear and center of the new buildings. This will provide a more pedestrian friendly access and attractive entrance to Alkemista Brew and Coffee. The Alkemista Brew and Coffee development will be warm and inviting with stucco walls, rustic metal masses and a color enhancing metal roof. A mix of two-story and one-story masses will complement the existing elevations.

The beautiful mature trees will be incorporated into the development. The current open drainage wash running through the property from east to west will be replaced with underground drainage culverts. The project is an infill development surrounded by existing businesses and SR 89-A with the high view shed/corridor to the north.

Property Information:

Zoning District -Lot and Space Requirements – Setbacks: (SLDC Table 2.1 and Section 2.14)

Both parcels for the development are zoned CO (Commercial). The 89-A property/Assessor's parcel #408-24-070A, is 17,424 sq. ft. (.40 acres) and the Goodrow Lane property/Assessor's parcel #408-24-070C is 23,087 sq. ft. (.53 acres). Total lots combined equal .93 acres. The Owners intend to keep the two parcels separate and will adjust the property lines to provide a separation between the Mead Brewery parcel and the residential parcel. Once adjusted the 89-A property will be .43 acres and the Goodrow Lane parcel will be .5 acres. The adjustment is .03 acre. The Mead Brewery will be funded with an SBA loan. The residential buildings will have alternate financing. Both properties will utilize a shared a

parking lot stipulated through a deed restriction or inclusion in a development agreement. The project meets all the setbacks for commercial zoning.

Total Impervious Coverage allowed for both parcels:

Building Coverage allowed = 24,368 sqft. (40,511 sqft. x 60% = 24,307 sqft.)

Total Coverage allowed = 32,491 sqft. (40,511 sqft. x 80% = 32,409 sqft.)

The building coverage falls below the 60% requirement by 61 sq ft and the total coverage falls below the 80% requirement by 82 sq ft.

Property Use regulations and allowed uses: (SLDC Article 2, Section 2I14 and Article 3 Section 3.2)

The project will add a new flavor to this corner of the commercial district providing a unique experience for residents and tourists alike through the Mead tasting room and the Coffee roasting. This project provides additional employment opportunities for the Sedona area and adds 15 units of new long-term residential space. The project allows for a live-work relationship for the owners and employees of Alkemista Brewing and Coffee Roasting.

Property/Project Density: (SLDC Article 2, Section 2.24B)

Property #1 – APN: # 408-24-070A, is 18,731 sqft. (.43 acres)

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

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

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

(1,001 sqft. or more = 1 dwelling unit)

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

(2.5 Dwelling Units/ .43 acres = 5.814)

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

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

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

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

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

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

(9 Dwelling Units/ .50 acres = 18)

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

(11.5 Dwelling Units/ .93 acres = 12.37)

The 2-bedroom unit will house the owners of Alkemista Brew and Coffee with two studio units and two one-bedroom units offered to the business employees. All fifteen units will be designated long term rentals through deed restriction or inclusion in the development agreement. The site context and location offer opportunities for the residents to walk, bicycle or use public transit.

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

Site Design and Building Placement:

The new site layout will relocate the parking area off SR 89-A to the rear and center of the new buildings. This will provide a more pedestrian friendly access and entrance to the building. The new parking area will eliminate the congestion of vehicles along 89-A. Pedestrian safety will increase in and around the development with the sidewalk additions on Goodrow and interior space. The new building location and form will be inviting with massing and architectural design to complement the surrounding environment. The physical characteristics, building scale, and orientation will maintain the presence of existing topography and natural setting while eliminating the distressed buildings currently located on the property.

Building Design and Building Information:

The new buildings will consist of four new buildings.

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

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

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

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

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

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

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

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

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

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

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

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

Studio Unit- 559 sqft livable w/310 sqft covered patio or deck

One-Bedroom Unit- 795 sq. ft livable w/310 sqft covered patio or deck

Two-Bedroom Unit- 1,416 sqft. livable w/entry deck

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

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

Grading and Drainage: (SLDC Article 5, Section 5.3)

Compliance required: (SLDC Article 5, Section 5.3C)

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

Project Access, Connectivity, and Circulation: (SLDC Article 5, Section 5.4)

The mixed-use development will conform to the Sedona Community Plan by offering housing opportunities along with diverse business opportunities in a safe, active, and lively setting. The location of the multi-unit residential area creates a nice transition from commercial to the adjacent residential neighborhood to the north.

The mixed use development will create an inclusive 'people place' and will be walkable, bike-able and transit oriented.

The project and its location will be compatible with the surrounding environment with opportunities for grocery shopping, dining, entertainment, and outdoor activities. Alkemista offers a unique environment to experience brewed mead and cider and delicious roasted coffee. Vehicle, pedestrian and bicycle access will be provided off of SR 89-A and connections to adjacent business properties.

The new development provides a new 5' wide sidewalk at the west property line along Goodrow Lane to connect pedestrian and bicycle traffic to existing sidewalk at SR 89-A and the commercial and residential buildings.

Project Access and Off-Street Parking: (SLDC Article 5, Section 5.5 Table 5.2)

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

Goodrow Lane provides shared access to adjacent business and to the residential neighborhood. A future connection is planned to the adjacent properties to the east. This connection shall be deed restricted for future cross access.

Calculation of Parking and Loading Requirements: (SLDC Article 5, Section 5.5C)

Alkemista Mead Brewery and Alkemista Coffee and Cocoa Roasting are two separate businesses. The two businesses will have different non-overlapping hours of operation and will not be open to the public at the same time.

Alkemista Coffee will be a coffee and cocoa roasting, manufacturing, and processing business with its own tasting area and small retail area for coffee, chocolate and pastry sampling and sales. Business hours will be from 6 am to 2 pm with peak morning hours between 6 am and 9 am. There will be three distinctive areas- the coffee roasting area, the kitchen and the delivery/storage area. The delivery/storage area will also be used for coffee and cocoa pre-processing including destoning, coffee sorting and cacao winnowing. The kitchen will be used for pastry and chocolate manufacturing/processing.

Alkemista Brew will be a microbrewery, manufacturing and processing business with its own tasting area and small retail area for mead, cider and kombucha sampling and sales. Alkemista Brew will have business hours from 2 pm to 9 pm with peak afternoon hours between 6 pm and 9 pm. The majority of the manufacturing/processing area will include the fermentation tanks, kombucha prep/lab, and the maturation and cool rooms. The delivery and storage area will also be used for product and container storage. Alkemista Brew will use the kitchen for fruit, herbs and spice preparation used in mead, cider and kombucha, honey caramelization for mead and tea brewing for kombucha as well as some limited brew-pub food/appetizer preparation. A series 7 liquor license will be obtained for brewery beer and wine sales.

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

Parking required:

The new development requires 52 parking spaces. The applicant is requesting a reduction of 14 parking spaces for a total of 38 required spaces, which will include (3) handi-cap spaces with 5 foot unloading area, (3) compact car spaces and (1) motor-cycle space. There will be 18 spaces that will be provided with shade/carport structure for the residential units.

The reduction in parking is based on the non-overlapping business hours which will net 7.48 parking spaces and the units provided to the owners and employees which will net 13.73 parking spaces for a total reduction of 13.73 parking spaces.

Deliveries to the Alkemista Mead and Coffee will be scheduled by owner during off hours or during early morning when parking demand is lower due to the alternate business hours. The difference in parking demand from morning hours to afternoon/evening hours is 10.45 parking spaces.

The Alkemista Owners have developed an offsite product warehouse storage facility located in Camp Verde, Arizona so the deliveries will be scheduled at appropriate times.

Building #1 - Alkemista Brew (36.695 spaces required)

Parking for lower level: Tasting room and bar with kitchen and public restrooms.

(1,793 sqft. @ 1 space/100 sqft.) = 17.93 spaces

Parking for lower level: Coffee Tasting room and bar.

(748 sqft. @ 1 space/100 sqft.) = 7.48 spaces

Microbrewery production area

(1,764 sqft. @ 1 space/1,000 sqft.) = 1.764 spaces

Delivery/Storage/Mechanical

(531 sqft. @ 1 space/1,000 sqft.) = .531 spaces

Outdoor seating area

(474 sqft. @ 1 space/100 sqft.) = 4.74 spaces

Parking for upper level:

(2) one bedroom living units = 2.5 spaces

(1.25 spaces per living unit)

(1) two-bedroom unit = 1.75 spaces

(1.75 spaces per living unit)

Building #2 - Warehouse and Living units (3.552 spaces required)

Parking for lower level:

Warehouse/storage

(1,302 sqft. @ 1 space/1,000 sqft.) = 1.302 spaces

Parking for upper level:

(1) one bedroom living units = 1.25 spaces

(1.25 spaces per living unit)

(1) studio unit = 1.0 spaces

(1.0 space per living unit)

Building #3 - Living units (4.5 spaces required)

Parking for lower level:

(1) one bedroom living units = 1.25 spaces

(1.25 spaces per living unit)

(1) studio unit = 1.0 spaces

(1.0 space per living unit)

Parking for upper level:

(1) one bedroom living units = 1.25 spaces

(1.25 spaces per living unit)

(1) studio unit = 1.0 spaces

(1.0 space per living unit)

Building #4 - Living units (7 spaces required)

Parking for lower level:

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

Parking for upper level:

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

Total parking required for development = 51.747

Parking Analysis – Requested Reductions: (Commercial Building)

Alkemista Coffee and Alkemista Brew will not operate at the same time therefore parking is calculated at highest occupancy use based on the Alkemista Brew operating a tasting room with food service including outdoor patio seating with hours between 2 pm and 9 pm.

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

Parking Analysis-Requested Reductions: (Residential)

Requested reductions in parking:

Development owners will be living and working in the two bedroom unit.....= 1.75 spaces credit

(2) one-bedroom units and (2) studio units will be used for employee housing.....= 4.5 spaces credit

Total reduction for employee housing.....= 6.25 spaces credit

Total reduction in parking required.....= 13.73 spaces credit

Total adjusted parking required for development = 38.017 spaces

Total parking provided = 38 spaces

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

Loading and Stacking area: (SLDC Article 5, Section 5.5G)

Required Off-Street Loading Berths: (SLDC Article 5, Section 5.5 Table 5.3)

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

Parking and Loading Area Maintenance: (SLDC Article 5, Section 5.5H)

Owners will have a regular maintenance schedule for the driveways, curbs and guttering through an independent provider.

Landscaping, Buffering, and Screening: (SLDC Article 5.6, Section 5.6A)

The existing property currently has several mature trees with the new buildings nestling in below their canopy. (3) existing trees w/13" to 24.5" diameter, (3) existing trees w/8" to 12.5" diameter and (2) existing trees w/4" to 7.5" diameter shall be preserved and shall be considered for a vegetation credit as per SLDC Article 5.6, Table 5.5.

The existing planting in the State Route 89-A right-of-way shall remain. There will be new planting to buffer parking area with landscape aisles breaking up the parking spaces. The island planters and adjacent planter to parking areas represents 15.3% of the parking area. There will be extensive landscape adjacent to buildings to soften and provide a transition from the built environment to the outdoor public realm. All new trees, shrubs and groundcover will be selected from the City of Sedona approved plant list and 50% of the new planting shall be native species.

Landscaping, Buffering, and Screening: (SLDC Article 5.6, Section 5.6C)

General Landscaping Standards

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

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

The proposed development has been located to minimize the removal of existing trees and shrubs. Existing buildings will be demolished with great care and concern, restoring open space to its natural state or provide new landscaping for this purpose. The trees preserved will be protected during construction and construction limits will be strictly adhered to and enforced.

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

Dumpsters shall be enclosed on three sides by a 6'0" high masonry walls with a pair of 6'0" high metal gates. Trash pick-up will be scheduled during early morning when parking demand is lower due to the alternate business hours. The difference in parking demand from morning hours to afternoon/evening hours is 10.45 parking spaces. The dumpsters will be rolled out to the curb edge, dumped and then rolled back into the enclosure.

Remote compressor mechanical units for the new building shall be screened on parapet roof with parapet wall extending to a height that will screen the unit or they will be located on ground adjacent to the building with a metal screen fence with a height sufficient to screen unit as per SLDC Article 5.6, Section 5.6D

Utility Connections

Water: existing/currently supplied by Arizona Water Company

Gas: existing Uni-source Energy services.

Telephone: existing/currently supplied by Quest Communications

Sewer: available connection to City of Sedona sewer.

Electric: existing/currently supplied by APS

All utilities are existing and extended to site.

Wastewater Disposal

The owners plan to connect to the existing City of Sedona sewer system at Goodrow Lane for new tenant requirements.

Site and Building Design: (SLDC Section 5.7D)

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

Site and Building Design: (SLDC Section 5.7F)

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

The primary building structure will be wood frame building with exterior walls having colored stucco with columns for balcony and roof trellis support. The roof will be a low sloped shed roof which will open towards the view with bronze/slate metal roofing. There will be a change in roof line elevations between units and units will be staggered which will create a desired massing with various roof heights adding visual interest.

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

Air-conditioning ground units (remote compressors) will be screened with all unit air-handlers located within the unit. There will be no roof-top units.

Colors will be in the darker natural hues (16% LRV) and shall conform to City of Sedona Light Reflective Guidelines.

The new buildings will be designed with a logical hierarchy of masses by using materials, color, and massing to create a base and to minimize its perceived heaviness or massiveness as the building rises in

elevation. Building materials and colors will complement the surrounding buildings and create a project that will relate to its surrounding environment. The Mead and Coffee Bar building will be a mix of two-story and one-story masses and the residential building behind will be two-story buildings. The new development will have stucco wall masses with rustic metal masses and dark colored metal roof. The facade will have shade structure elements at patios and balconies and also shade structure projections over windows.

Exterior Lighting (SLDC Section 5.7F)

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

Public Art (SLDC Section 5.9)

The project will include a mural at the east building facade at building #1. The public art will also provide relief to the unrelieved building mass. The residential component of this development shall be designated as long term rental therefore the public art component shall be calculated by using the square foot area of commercial building #1. Total square footage = 7,842 sq ft.

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

The intent is to integrate the design of the new project by complimenting the building with natural materials and colors and the use of indigenous landscape. The visual impact will be reduced by varying building heights and setbacks, using natural building materials.

New evergreen trees and complimentary low water indigenous plant material will be introduced at the parking areas and at the west and south property lines to create a buffer and screen from the existing developments and roadway.

We believe that the new Alkemista Development as proposed meets the City of Sedona zoning criteria and has been designed using design principles outlined in the Sedona Land Development Code and Sedona Design Review Manual and Sedona Community Plan.

The Alkemista Development will create a mixed-use project that is in an aesthetically pleasing building/structure and will offer diverse housing along with diverse business opportunities in a safe, active, and lively setting that will add to the economic vitality of the City of Sedona.

Thank you for your consideration.

April 18, 2023, Dan Surber, Architect (agent)

Owner/Developer, Sergio and Ofelia Goma

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

Citizens Participation Plan for:

Alkemista Development

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

Citizens will be invited to send questions or comments via mail or e-mail and we will respond to clarify or answer questions regarding the project in same fashion.

Citizens will also be encouraged to visit the City of Sedona Community Development page to see all related documents for the Alkemista project..

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

Thank you,

Dan Surber, Architect (agent)

Dan Surber Architect

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