

AGENDA

City of Sedona Planning and Zoning Commission Meeting

4:30 PM

Tuesday, July 18, 2023

NOTICE:

Pursuant to A.R.S. 38-431.02 notice is hereby given to the members of the Planning and Zoning Commission and to the general public that the Planning and Zoning Commission will hold a meeting open to the public on Tuesday, July 18, 2023, at 4:30 pm in the City Hall Council Chambers.

NOTES:

- Meeting room is wheelchair accessible. American Disabilities Act (ADA) accommodations are available upon request. Please phone 928-282-3113 at least 24 hours in advance.
- Planning & Zoning Commission Meeting Agenda Packets are available on the City's website at: www.SedonaAZ.gov

GUIDELINES FOR PUBLIC COMMENT

PURPOSE:

- To allow the public to provide input to the Planning and Zoning Commission on a particular subject scheduled on the agenda.
- Please note that this is not a question/answer session.

PROCEDURES:

- It is strongly encouraged that public input on the agenda items be submitted by sending an e-mail to cnorlock@SedonaAZ.gov in advance of the 4:30 Call to Order.
- Fill out a "Comment Card" and deliver it to the Recording Secretary.
- When recognized, use the podium/microphone.
- State your Name and City of Residence
- Limit comments to 3 MINUTES.
- Submit written comments to the Recording Secretary.

1. CALL TO ORDER, PLEDGE OF ALLEGIENCE, ROLL CALL
2. ANNOUNCEMENTS & SUMMARY OF CURRENT EVENTS BY COMMISSIONERS & STAFF
3. APPROVAL OF THE FOLLOWING MINUTES:
 - a. June 6, 2023 (R)
4. PUBLIC FORUM: *(This is the time for the public to comment on matters not listed on the agenda. The Commission may not discuss items that are not specifically identified on the agenda. Pursuant to A.R.S. § 38-431.01(H), action taken as a result of public comment will be limited to directing staff to study the matter, responding to criticism, or scheduling the matter for further consideration and decision at a later date.)*
5. Update/discussion regarding the Community Plan Update.
6. CONSIDERATION OF THE FOLLOWING ITEMS THROUGH PUBLIC HEARING PROCEDURES:
 - a. Public hearing/discussion/possible action regarding an approval of an amendment to a previously-approved Development Review to modify the design (rooflines) of the buildings at 220 Sunset Drive (Sunset Lofts). The property is zoned Commercial (CO) and Medium-High Density Multifamily (RM-2), is approximately 2.22 acres, and is located southeast of the intersection of State Route 89A and Sunset Drive. APN: 408-26-030C. **Case Number:** PZ21-00018 (DEV Amend) **Applicant:** suoLL Architects (Caroline Lobo)
7. FUTURE MEETING DATES AND AGENDA ITEMS
 - a. Tuesday, August 1, 2023
 - b. Tuesday, August 15, 2023
8. EXECUTIVE SESSION
Upon a public majority vote of the members constituting a quorum, the Planning and Zoning Commission may hold an Executive Session that is not open to the public for the following purposes:
 - a. To consult with legal counsel for advice on matters listed on this agenda per A.R.S. § 38-431.03(A)(3).
 - b. Return to open session. Discussion/possible action on executive session items.
9. ADJOURNMENT

Physical Posting: July 13, 2023 By: DJ

Planning & Zoning Commission Meeting Agenda Packets are available on the City's website at: www.SedonaAZ.gov or in the Community Development Office, 102 Roadrunner Drive approximately one week in advance of the meeting.

Note that members of the City Council and other City Commissions and Committees may attend the Planning and Zoning Commission meeting. While this is not an official City Council meeting, because of the potential that four or more Council members may be present at one time, public notice is therefore given for this meeting and/or event.

The mission of the City of Sedona government is to provide exemplary municipal services that are consistent with our values, history, culture and unique beauty.

MEETING LOCATION:
CITY HALL COUNCIL CHAMBERS
102 ROADRUNNER DR, SEDONA, AZ

Staff Report

PZ21-00018 (DEV Amendment)

Sunset Lofts

Summary Sheet: Comprehensive Review



City Of Sedona

Community Development Department

102 Roadrunner Drive Sedona, AZ 86336

(928) 282-1154 • www.sedonaaz.gov/cd

Meeting Date: July 18, 2023

Hearing Body: Planning and Zoning Commission

Project Summary: Amendment to Development Review Approval to change the rooflines from a sloped/gabled roof to a parapet/flat roof

Action Requested: Approval of an amendment to a Development Review Approval

Staff Recommendation: Approval, with conditions, of an amendment to Development Review Approval

Location: 220 Sunset Drive

Parcel Number: 408-26-030C

Owner: Sunset Lofts, LLC (Keith Holben)

Applicant: Suoll Architects (Caroline Lobo)

Site Size: ± 2.22 acres

Community Plan Designation: Commercial (C) and Multifamily Medium/High Density (MFMHD)

Zoning: Commercial (CO) and Medium-High Density Multifamily (RM-2)

Current Land Use: Vacant

Surrounding Properties:

	<i>Area Zoning</i>	<i>Area Land Uses</i>
North:	CO	Office Building
East:	CO	Religious Facility
South:	RM-3	Casitas Tranquil
West:	CO	Mobile Home Park

Report Prepared By: Cari Meyer, Planning Manager

Attachments:

1. Vicinity Map & Aerial View10
2. Application Documents¹
 - a. Application and Summary of Changes12
 - b. Revised Plans13
3. Public Comment17

¹ Attachments only include documents submitted for proposed amendments. The project documents previously reviewed and approved by the Planning and Zoning Commission are available online at <https://www.sedonaaz.gov/your-government/departments/community-development/projects-and-proposals/sunset-lofts>



PROJECT SUMMARY

The applicant is seeking approval of an amendment to a Development Review application approved by the Planning and Zoning Commission on September 6, 2022. The proposed amendment would modify the rooflines of the building from gabled/pitched roofs to parapet/flat roofs. While staff can approve some changes administratively, this was determined to be a substantial change, which requires approval by the Planning and Zoning Commission.

SITE CHARACTERISTICS

- The property is located on the east side of Sunset Drive approximately 500 feet south of W State Route 89A.
- A City-designated floodway, 100-year floodplain, and 500-year floodplain run through the east side of the property.
- The project site is a single parcel totaling approximately 2.22 acres and is currently vacant.
- The property is not part of a recorded subdivision.
- The western portion of the property has been cleared while the eastern portion of the site (through the wash) is in its natural state.

BACKGROUND

The Planning and Zoning Commission approved a Development Review application for this parcel on September 6, 2022. The project is currently going through building permit review based on those approvals. Those application documents and staff reports can be reviewed online at:

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

PROPOSED AMENDMENT

As construction drawings have been prepared, the applicant has identified a desire to change the rooflines of the buildings for better construction cost efficiency. The applicant's summary of these changes, reasons behind the changes, and revised plans are included as [Attachment 2](#).

PUBLIC INPUT

- Project documents submitted by the applicant were placed on the Projects and Proposals page of the Community Development Department website (<http://www.sedonaaz.gov/projects>)
- Property owners within 300 feet of the subject properties were notified of the Public Hearing.
- The property was posted with a Notice of Public Hearing and a notice was published in the Red Rock News.
- City Staff has received one public comments on the amendments.
 - The comment received questions multiple aspects of the project, including overall design, height of the buildings, and construction within the floodplain.

REVIEW AGENCY COMMENTS AND CONCERNS

All applicable agencies were given an opportunity to review the plans submitted for building permits and will be required to approve the building permit prior to issuance/beginning of construction. Any outstanding concerns will be addressed through the building permit process.

EVALUATION

Sedona Land Development Code

A comprehensive review for LDC compliance was done and provided to the Commission as part of the original approval. For this application, the entire project was not re-evaluated, only the proposed amendments were reviewed for compliance. The proposed changes have been determined to be in compliance with the LDC, as summarized below:

- Height: ([LDC Section 2.24.E](#))
 - The original buildings had a maximum height of 32 feet above natural grade, as allowed based on the application of alternate standards ([LDC Section 2.24.E\(4\)b](#)) and a height increase based on the slope of the roof ([LDC Section 2.24.E\(3\), Table 2.7](#)).
 - The change to a flat roof rather than a sloped roof means that the exception for sloped roofs no longer applies to the project, so the maximum permitted height is 27 feet above natural grade. Staff has reviewed the revised plans and determined that they comply with this height requirement through the application of alternate standards.
 - The original buildings placed AC units within the trusses of the building. The revised plans use rooftop units. Screening for rooftop AC units is permitted a height exception if the screening is a minimum of 6 feet from the edge of the roof and occupies no more than 5% of the total roof area. The revised plans meet this requirement.
- Size: No changes to the sizes of the buildings are proposed.
- Massing: The original buildings met section view massing requirements based on the variation in the ridgelines of the buildings. The revised buildings have incorporated sufficient height changes in the parapets to meet section view massing requirements. As there are no changes to the footprints of the buildings, there are no changes to plan view massing
- Design: All design requirements of the LDC are met in the redesign of the building.
- Setbacks: The original buildings met setback requirements. No changes to the location of the buildings are proposed as part of this amendment.

REVIEW GUIDELINES

The following is requested from the Planning and Zoning Commission:

DEVELOPMENT REVIEW Review of Amendment – Final Action

DISCUSSION

All development applications are reviewed under [LDC Article 8 \(Administration and Procedures\)](#).

[LDC Section 8.3](#) contains procedures and rules applicable to all development applications while the following sections contain procedures and rules that apply to specific development applications. [LDC Section 8.3.E\(5\)](#) contains the approval criteria applicable to all development, subdivision, and rezoning applications. These criteria are as follows:

A. Generally

1. Unless otherwise specified in this Code, City review and decision-making bodies shall review all development applications submitted pursuant to this article for compliance with the general review criteria stated below.
2. The application may also be subject to additional review criteria specific to the type of application, as set forth in section 8.4 through 8.8.

3. If there is a conflict between the general review criteria in this section and the specific review criteria in section 8.4 through 8.8, the applicable review criteria in sections 8.4 through 8.8 control.

Staff Comment: The application has been reviewed for compliance with current LDC requirements.

B. Prior Approvals

The proposed development shall be consistent with the terms and conditions of any prior land use approval, plan, or plat approval that is in effect and not proposed to be changed. This includes an approved phasing plan for development and installation of public improvements and amenities.

Staff Comment: The building permits for the site are being reviewed for compliance with the Development Review approval granted by the Planning and Zoning Commission on September 6, 2022. Other than the modifications outlined in this application, all other conditions of that approval remain in effect.

C. Consistency with Sedona Community Plan and Other Applicable Plans

Except for proposed subdivisions, the proposed development shall be consistent with and conform to the Sedona Community Plan, Community Focus Area plans, and any other applicable plans. The decision-making authority:

1. Shall weigh competing plan goals, policies, and strategies; and
2. May approve an application that provides a public benefit even if the development is contrary to some of the goals, policies, or strategies in the Sedona Community Plan or other applicable plans.

Staff Comment: The original approval was found to be consistent with the Community Plan and other applicable plans. The proposed amendment would not impact this finding.

D. Compliance with This Code and Other Applicable Regulations

The proposed development shall be consistent with the purpose statements of this Code and comply with all applicable standards in this Code and all other applicable regulations, requirements and plans, unless the standard is lawfully modified or varied. Compliance with these standards is applied at the level of detail required for the subject submittal.

Staff Comment: The original approval was found to be consistent with the Land Development Code and other applicable regulations. Staff has reviewed the proposed changes and found that all proposed changes are consistent with the LDC and other applicable regulations.

E. Minimizes Impacts on Adjoining Property Owners

The proposed development shall not cause significant adverse impacts on surrounding properties. The applicant shall make a good-faith effort to address concerns of the adjoining property owners in the immediate neighborhood as defined in the Citizen Participation Plan for the specific development project, if such a plan is required.

Staff Comment: The applicant completed a Citizen Participation Plan with the original approval. The same property owners were notified regarding these amendments and Staff has received one comment. The comment received questions multiple aspects of the project,

including overall design, height of the buildings, and construction within the floodplain. Many of these issues were addressed in the original application and are not a part of this amendment. The question regarding heights is relevant to the amendment. However, while the roofline is being redesigned, the heights of the buildings are being lowered (not increased), as the flat roof design is not able to apply the additional 5 foot allowance granted to sloped roofs.

F. Consistent with Intergovernmental Agreements

The proposed development shall be consistent with any adopted intergovernmental agreements, and comply with the terms and conditions of any intergovernmental agreements incorporated by reference into this Code.

Staff Comment: These amendments comply with all adopted intergovernmental agreements.

G. Minimizes Adverse Environmental Impacts

The proposed development shall be designed to minimize negative environmental impacts, and shall not cause significant adverse impacts on the natural environment. Examples of the natural environment include water, air, noise, stormwater management, wildlife habitat, soils, and native vegetation.

Staff Comment: The original approval was found to be meet this criterion. None of the proposed amendments would impact this finding.

H. Minimizes Adverse Fiscal Impacts

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

Staff Comment: The proposed amendments do not have a fiscal impact on the City.

I. Compliance with Utility, Service, and Improvement Standards

As applicable, the proposed development shall comply with federal, state, county, service district, City and other regulatory authority standards, and design/construction specifications for roads, access, drainage, water, sewer, schools, emergency/fire protection, and similar standards.

Staff Comment: The original approval was found to be meet this criterion. The City is a partner in this project and the applicant has stated that the proposed amendments will reduce the cost of construction.

J. Provides Adequate Road Systems

Adequate road capacity must exist to serve the uses permitted under the proposed development, and the proposed uses shall be designed to ensure safe ingress and egress onto the site and safe road conditions around the site, including adequate access onto the site for fire, public safety, and EMS services. The proposed development shall also provide appropriate traffic improvements based on traffic impacts.

Staff Comment: The original approval was found to be meet this criterion. None of the proposed amendments would impact this finding.

K. Provides Adequate Public Services and Facilities

Adequate public service and facility capacity must exist to accommodate uses permitted under the proposed development at the time the needs or demands arise, while maintaining adequate

levels of service to existing development. Public services and facilities include, but are not limited to, roads, potable water, sewer, schools, public safety, fire protection, libraries, and vehicle/pedestrian connections and access within the site and to adjacent properties.

Staff Comment: The original approval was found to be meet this criterion. None of the proposed amendments would impact this finding.

L. Rational Phasing Plan

If the application involves phases, each phase of the proposed development shall contain all of the required streets, utilities, landscaping, open space, and other improvements that are required to comply with the project's cumulative development to date, and shall not depend upon subsequent phases for those improvements.

Staff Comment: The original approval was found to be meet this criterion. None of the proposed amendments would impact this finding.

[LDC Section 8.4.A](#) contains the procedures and rules for development review applications. This section does not include any additional approval criteria for development review applications beyond the general criteria listed above.

Based on Staff evaluation, Staff believes that the proposed amendments meet all required criteria for approval.



Staff Recommendation

Based on compliance with all ordinance requirements and satisfaction of the Development Review findings of the Land Development Code, staff recommends approval of case number PZ21-00018 (DEV Amendment), Sunset Lofts, 2023 amendment, as subject to all applicable ordinance requirements and the attached conditions of approval.

Sample Motions for Commission Use

(Please note that the below motions are offered as samples only and that the Commission may make other motions as appropriate.)

Recommended Motion for Approval

I move for approval of case number PZ21-00018 (DEV Amendment), Sunset Lofts, 2023 amendment, in accordance with findings of compliance with all ordinance requirements and satisfaction of the Development review findings and applicable Land Development Code requirements and the conditions as outlined in the staff report.

Alternative Motion for Denial

I move for denial of case number PZ21-00018 (DEV Amendment), Sunset Lofts, 2023 amendment, based on the following findings (specify findings).

Conditions of Approval
PZ21-00018 (DEV Amendment)
Sunset Lofts






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

As recommended by Staff

1. Development of the subject property shall be in substantial conformance with the applicant's representations of the project, including the letter of intent, site plan, building plans and elevations, landscape plan, and all other supporting documents, as reviewed, modified, and approved by the Planning & Zoning Commission. Proposed changes determined to be substantial by the Community Development Director shall require reconsideration by the Planning & Zoning Commission at a public meeting.
2. All conditions of approval of PZ21-00018 (DEV) shall remain in full effect unless specifically modified under this application.
3. Within thirty days of approval of the Development Review, the property owners of record of the subject properties shall sign and record a waiver acknowledging their waiver of any right to claim just compensation for diminution in value under A.R.S. §12-1134 related to the granting of this Development Review.

Aerial View

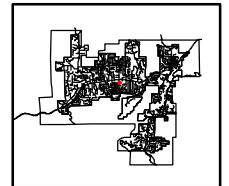
Parcel
408-26-030C
Sunset Lofts

-  Parcel 408-26-030C
-  Parcel Boundary
-  Street Centerline



0 15 30 Feet

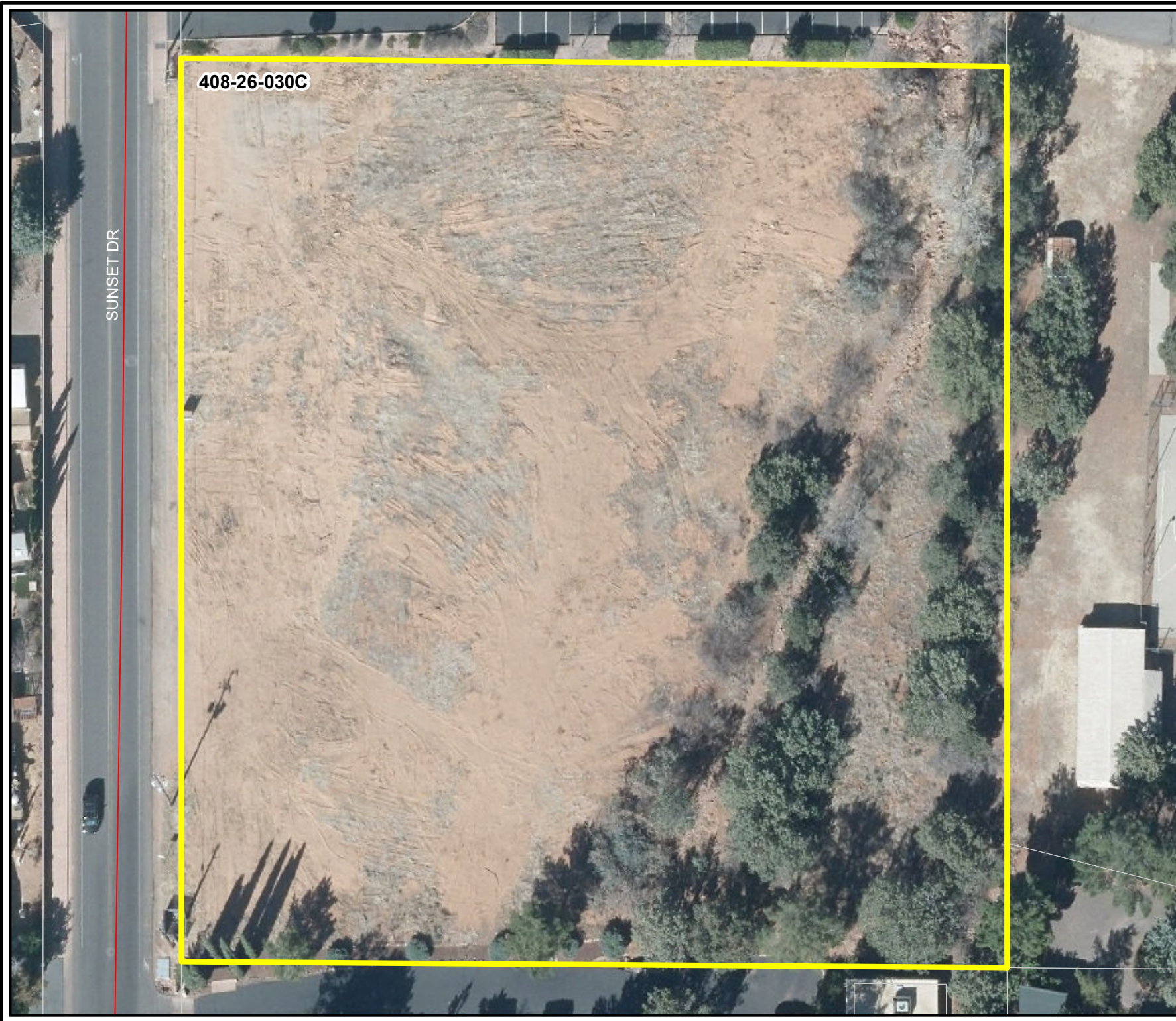
City Index



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This map is designed to provide information about Sedona, and has been prepared for general planning and informational purposes only. It is not necessarily accurate to engineering or surveying standards. Every effort has been made to make this map as complete and as accurate as possible; however, no warranty of fitness is implied. The information is provided on an "as-is" basis. The City of Sedona shall have neither liability nor responsibility to any person or entity with respect to any loss or damages in connection with or arising from the information contained on this map.




408-26-030C

SUNSET DR

Vicinity Map

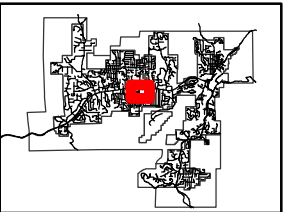
Parcel
408-26-030C
Sunset Lofts

-  Parcel 408-26-030C
-  Zoning Boundary
-  Building Footprint
-  Parcel Boundary
-  Trail
-  Street Centerline



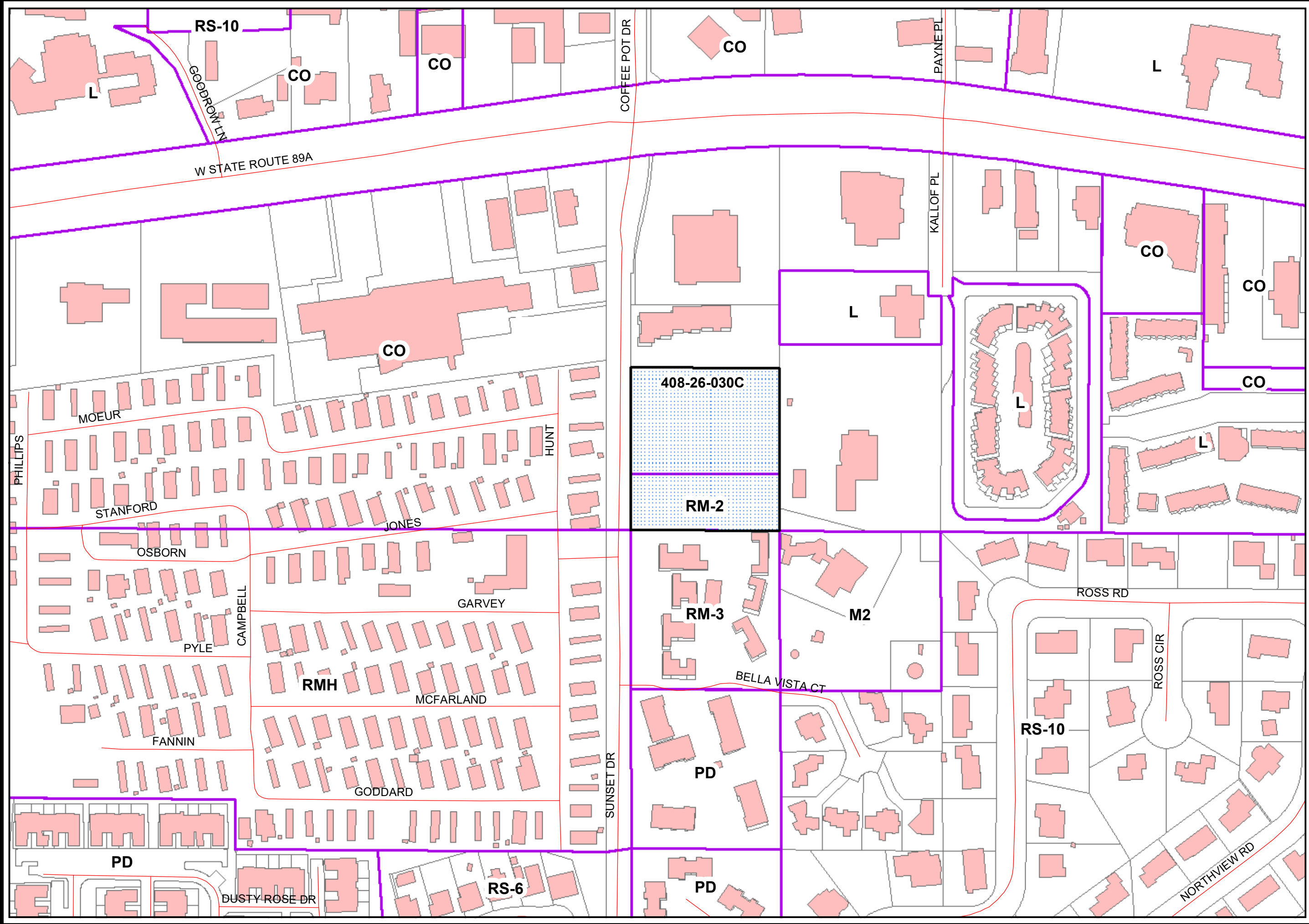
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City Index



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ADDENDUM
LETTER OF INTENT FOR PROPOSED DEVELOPMENT
PROJECT NAME: SUNSET LOFTS (submitted on September 6th, 2022,
No. PZ21-00018 (DEV))



June 21, 2023

Cari Meyer, Planning Manager
Community Development
102 Roadrunner Drive
Sedona, AZ 86336-3710

Dear Ms. Meyer,

This Letter of Intent is an addendum to the previously approved Letter of Intent (PZ21-00018 (DEV)). It includes design changes made to the roof structure of each building. The changes were made to provide the Client with better construction cost efficiency, open space usability and ease of installation of roof mounted mechanical units as compared to ground mounted units.

PARCEL #: 408-26-030C
PROJECT ADDRESS: 220 Sunset Drive
Sedona, AZ 86336
EXISTING PROJECT ZONING: CO & RM-2
PROPOSED PROJECT TYPE: MULTI-FAMILY AFFORDABLE HOUSING in CO Zoning (per Development agreement dated 03.02.2022)

LDC REQUIREMENTS AND COMPLIANCE:

- **Building Height:**
The City of Sedona will forgo any restrictions based off the R-2 zoning on the site and will only enforce CO zoning requirements for the entire site based on the Development Agreement.
The project proposes a 5'-0" increase in height from 22'-0" to 27'-0" based on compliance LDC 2.24 Table 2.9 (Alternate Height Standards for Wall Plane Relief and Reduced LRV). Our minimum LRV value for our entire project is 21%. With this we achieve +10 "Credit Point value", that equates to 5'-0" height increase.

Hope that you find the above in order. Please contact us, should you have any questions.

Sincerely,

Caroline Lobo | Principal





ROOF AREAS:

BUILDING 1:
total roof SF = 7,652 SF (5% = 382 SF)
mech units (2) SF = 86 SF

BUILDING 2:
total roof SF = 7,207 SF (5% = 360 SF)
mech units (16) SF = 344 SF

BUILDING 3:
total roof SF = 7,620 SF (5% = 381 SF)
mech units (10) SF = 215 SF

ROOF PLAN GENERAL NOTES:

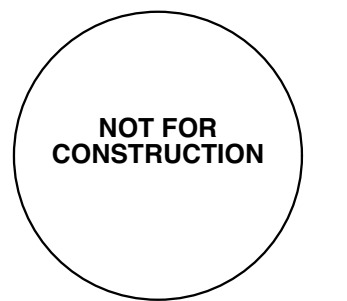
- A. Do not begin work without holding a pre roofing conference. Notify architect, roofing manufacturer, installer, sheet metal subcontractor and other related subcontractors a minimum of 7 days before commencing roofing work.
- B. Roofing supplier, manufacturer and installer shall review all roofing details and advise architect on any recommended changes. Unless notified otherwise, details will be assumed to have been reviewed and approved by all parties.
- C. Provide crickets behind all mechanical equip, curbs, roof hatch curbs, etc.
- D. Minimum slope at all cricket valleys shall be 1/4" per foot. Do not scale plan for cricket dimensions.
- E. All cricket slopes shall be achieved in a manner acceptable to Architect and in accordance with roofing manufacturer's requirements.
- F. Provide curbs and flashing at any equipment not provided with premanufactured curbs.
- G. Separate all dissimilar metals with bituminous coatings or other methods acceptable to the Architect.
- H. Flashing details shall be in strict compliance with approved roofing manufacturers standards for application and shall be fabricated in accordance with the latest edition of "Sheet Metal and Air Conditioning Contractors National Association" (SMACNA) technical manual.
- I. All sheet metal scuppers, sleeves, etc., penetrating roofing or parapets to which roofing must attach shall be a minimum of 20 gauge, all soldered construction, with minimum 3" wide flanges.
- J. All scuppers shall be constructed with four full sides, with flanges through the thickness of the wall, forming a complete "sleeve" through the wall.
- K. Provide flashing per roof manufacturer's standard details at all electrical conduit, HVAC lines, etc.
- L. Flashing shall be factory finished where indicated. Galvanized unfinished flashing exposed to view shall be washed, primed, and finished with paint per the specifications.
- M. Provide concrete splash blocks below all scuppers and at all drain leaders that daylight above grade or onto other roof surfaces.
- N. Contractor and all sub-trades shall exercise the necessary care to limit traffic and prevent damage to the roof membrane.

ROOF PLAN KEYNOTES:

- 1. Roof Cricket at slope 1/4"=1'-0", typ.
- 2. 42" high mechanical screen, typ.
- 3. Mechanical unit, typ.
- 4. 6'-0" offset from parapet edge line.
- 5. Mechanical units / screens above maximum height requirement.

SUNSET LOFTS, LLC
15010 N. 78th Way, Suite 109, Scottsdale, AZ 85250

SEDONA SUNSET
220 Sunset Drive | SEDONA, AZ 86336



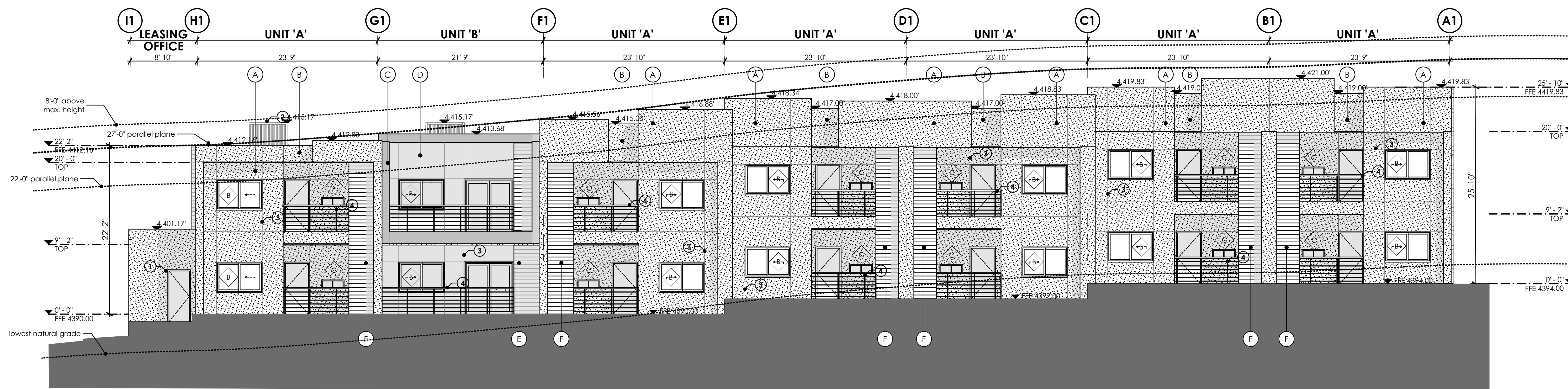
ROOF PLAN



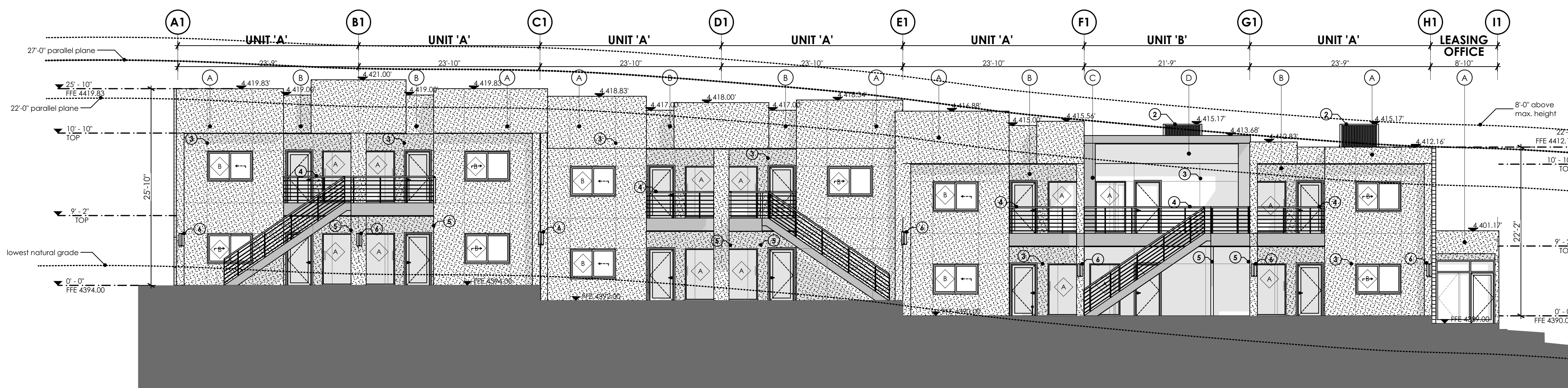
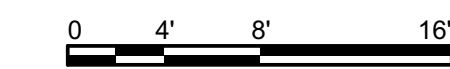
PROJECT NUMBER: 21_005
DATE OF ISSUE: 06.01.23

roof plan

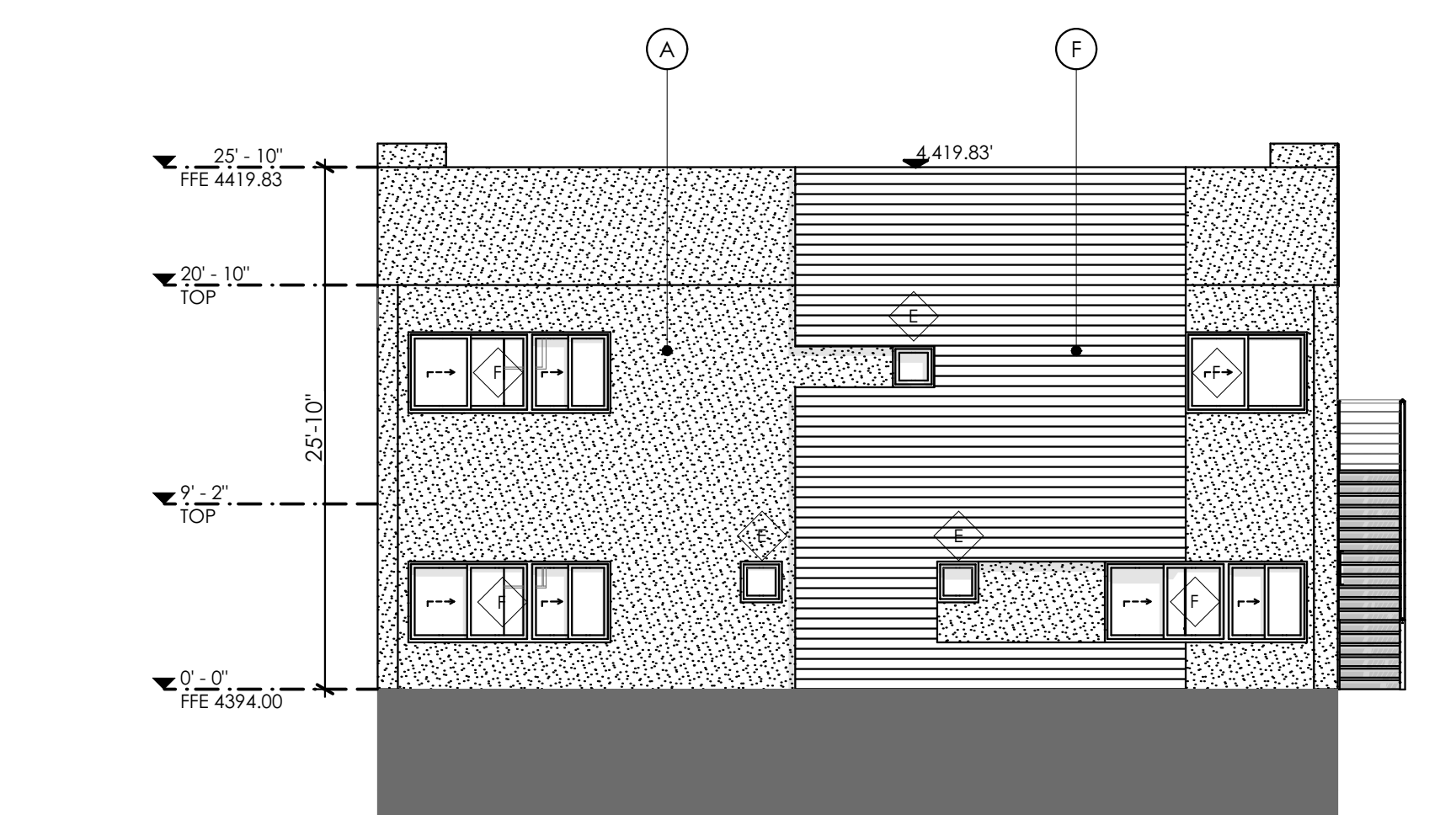
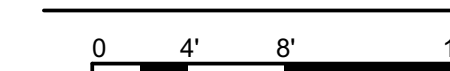
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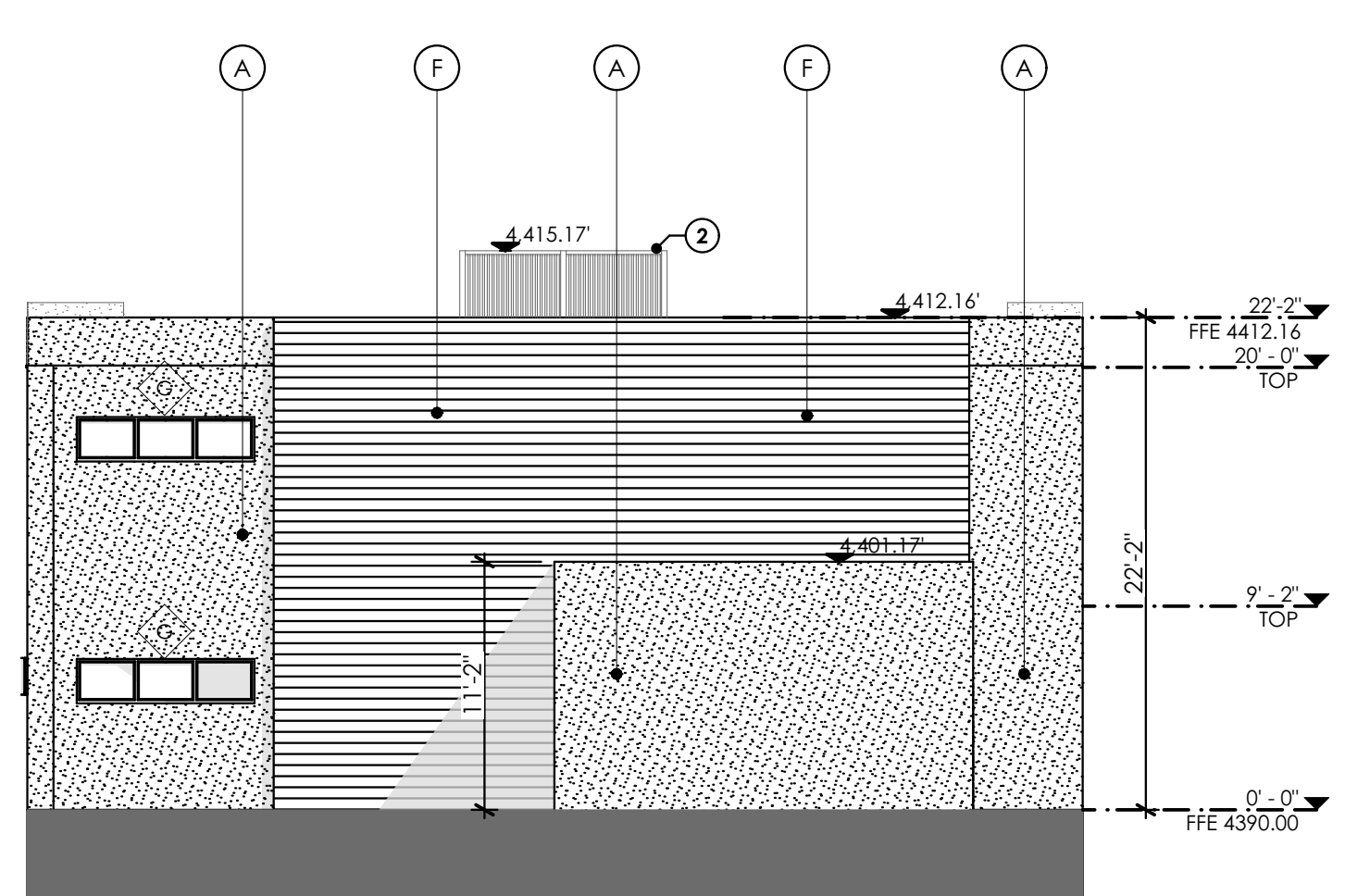
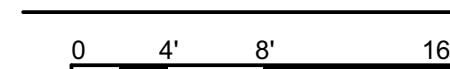
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SOUTH ELEVATION_BLDG 1



WEST ELEVATION_BLDG 1



EAST ELEVATION_BLDG 1



SECTION / ELEVATION LEGEND

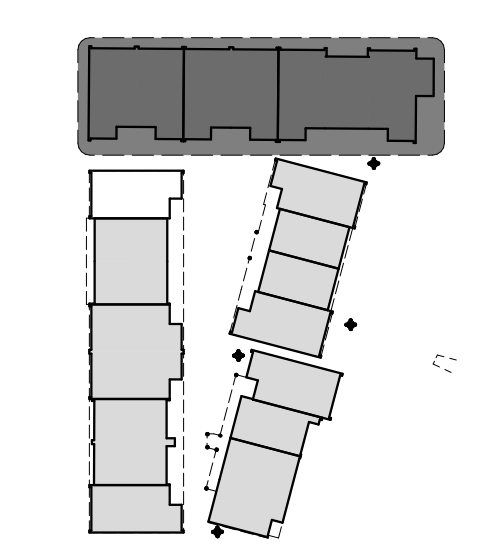
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COLOR: DUNN EDWARDS- DEA15 NORTHERN TERRITORY
- (B) MATERIAL: STUCCO PAINTED
COLOR: DUNN EDWARDS- DE6118 SANDPIT
- (C) MATERIAL: STUCCO PAINTED
COLOR: DUNN EDWARDS- DE6350 DARK ENGINE
- (D) MATERIAL: STUCCO PAINTED
COLOR: DUNN EDWARDS- DE6327 RHINOCEROS
- (E) MATERIAL: CERTAINTED VINYL SIDING
MODEL: MONOGRAM, COLOR: SLATE
- (F) MATERIAL: CERTAINTED VINYL SIDING
MODEL: MONOGRAM, COLOR: ESPRESSO
- 42" HIGH STEEL RAILING
PAINTED - DE6350 DARK ENGINE
- MATERIAL: CMU 8 x 16, RUNNING BOND, SPLIT
FACE: COLOR: TBD

ELEVATION GENERAL NOTES:

- A. All exposed stem walls shall be of masonry type indicated for wall above floor line.
- B. Sidewalks at building and structures shall match finish floor at doors and slope away.
- C. Paint all exposed metal that is not specified to receive factory finish.
- D. All exposed flashing shall be factory finished.
- E. See plans and schedule for door and window types and sizes.

ELEVATION KEYNOTES:

- 1. Fire Riser Room location.
- 2. Mechanical screen, painted.
- 3. Stucco control joint, align per elevation.
- 4. Steel railings and guardrails, painted DE6350 Dark Engine.
- 5. Steel column painted, DE6350 Dark Engine. See structural drawings.
- 6. Wall mounted light fixture, typ. See electrical drawings.
- 7. Exterior signage.

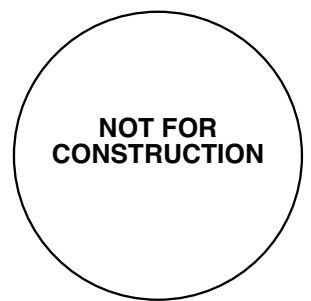


KEY PLAN

SUNSET LOFTS, LLC
15010 N. 78th Way, Suite 109, Scottsdale, AZ 85250

SEDONA SUNSET

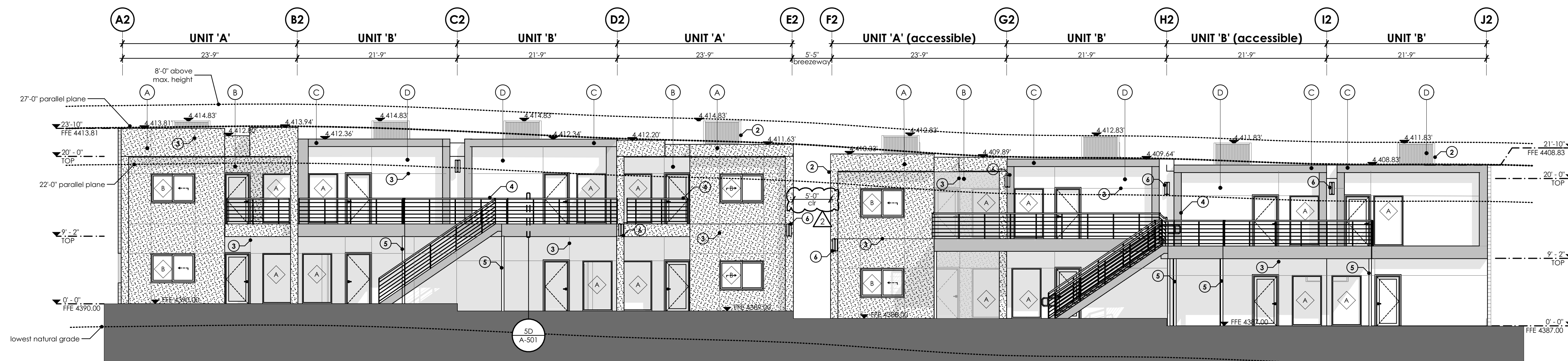
220 Sunset Drive | SEDONA, AZ 86336



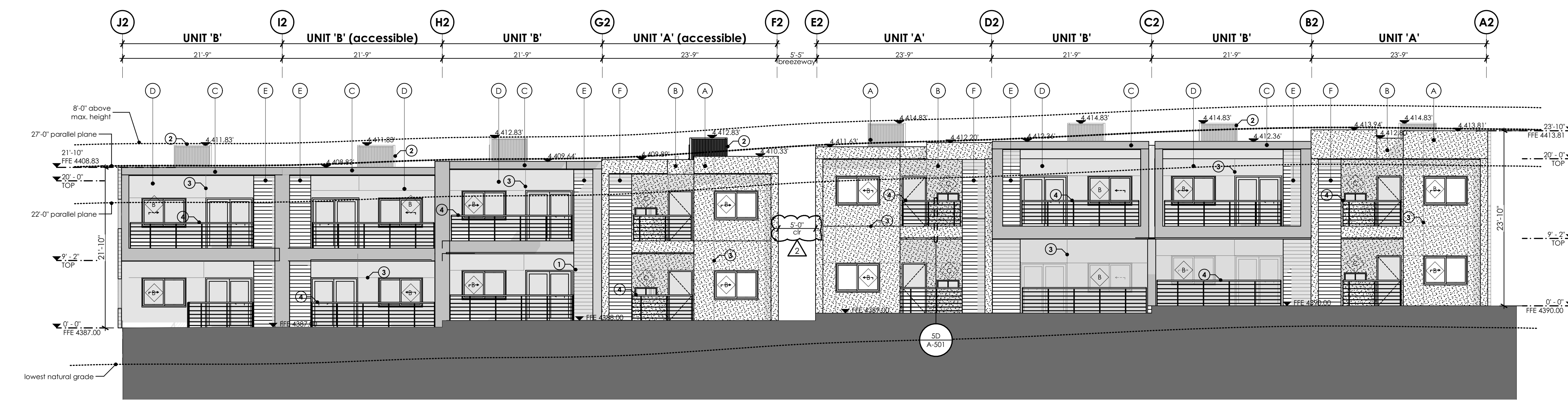
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ARCHITECTS

PROJECT NUMBER: 21_005 DATE OF ISSUE: 06.01.23

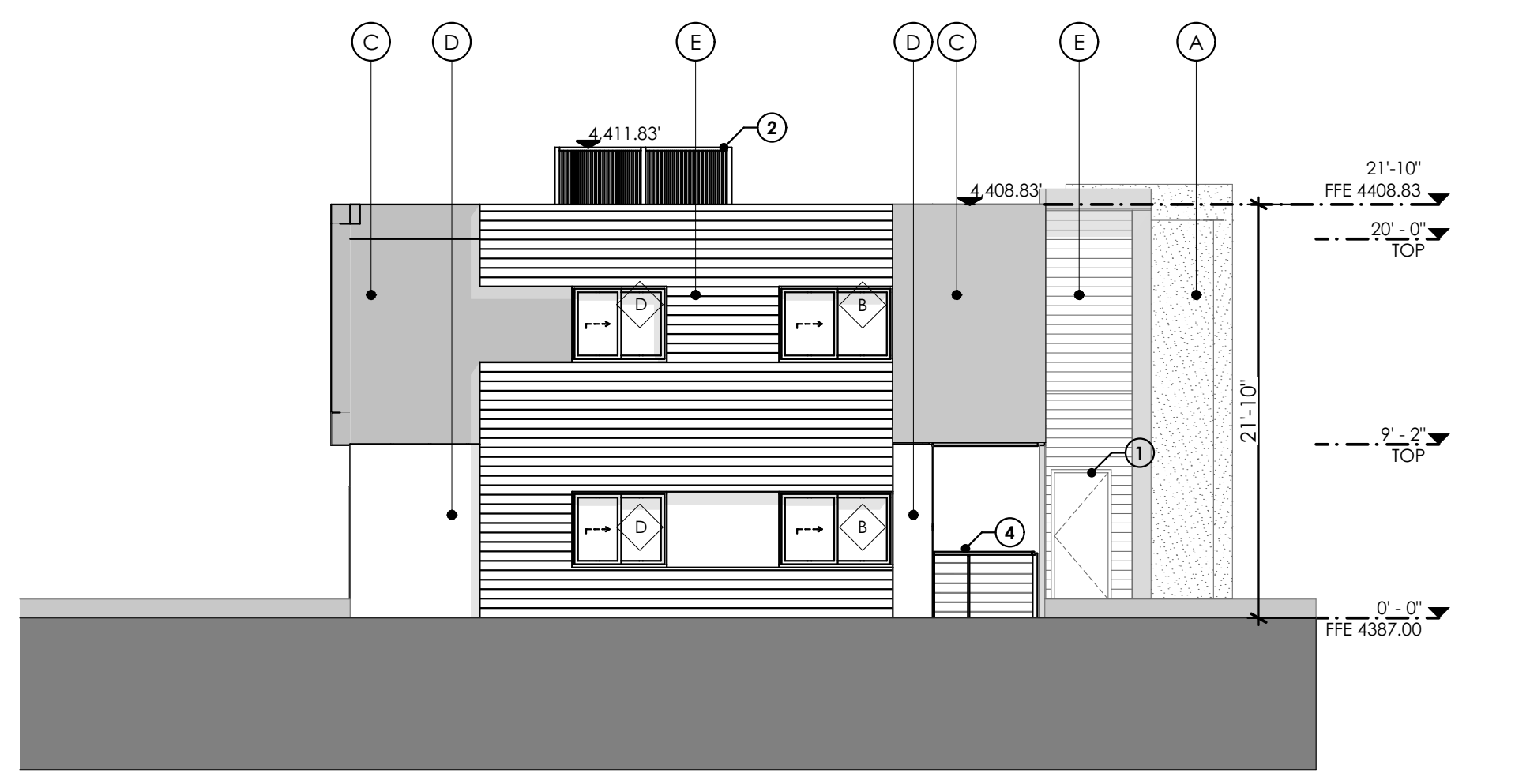
building elevations_BLDG 1



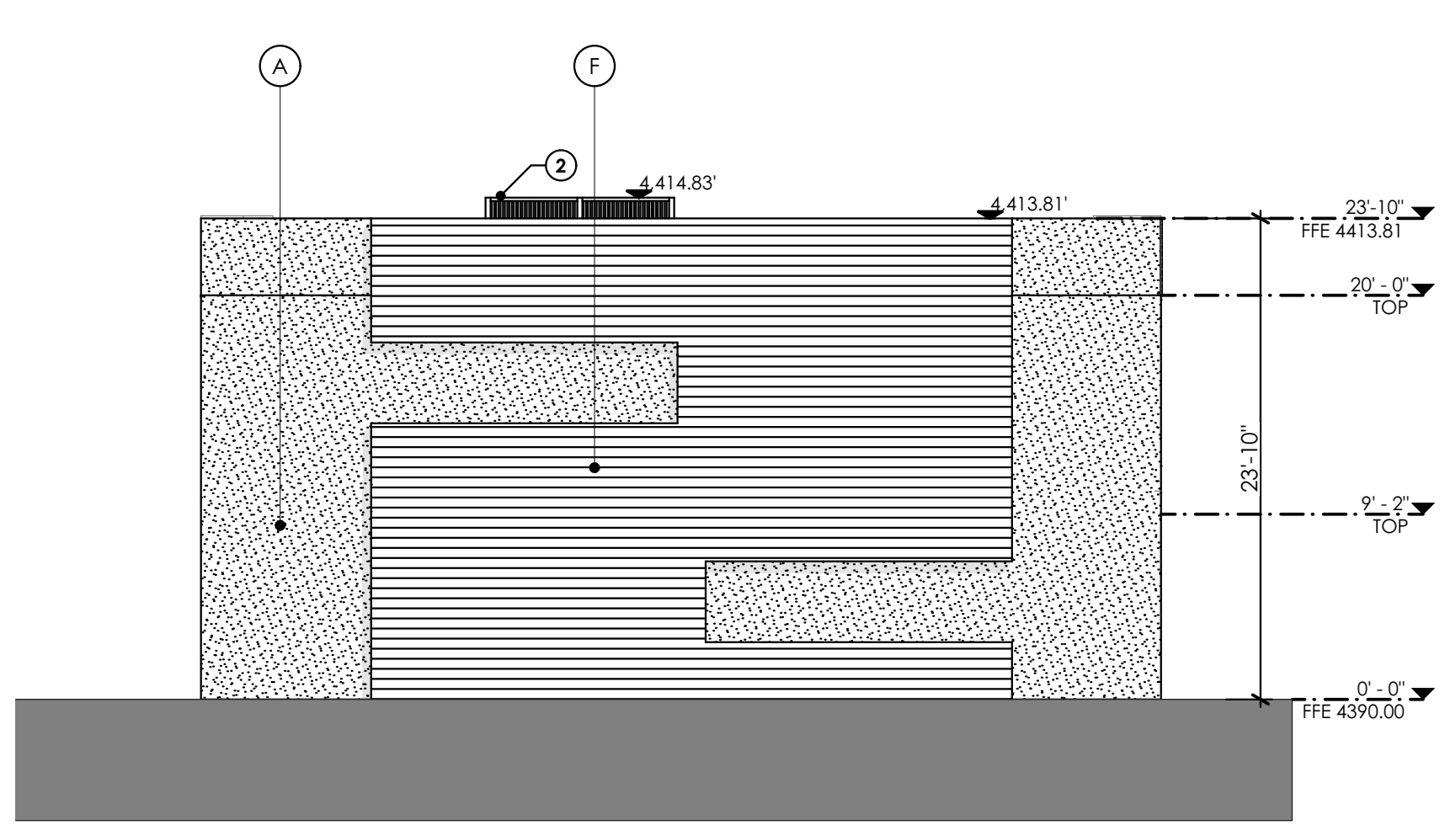
WEST ELEVATION_BLDG 2



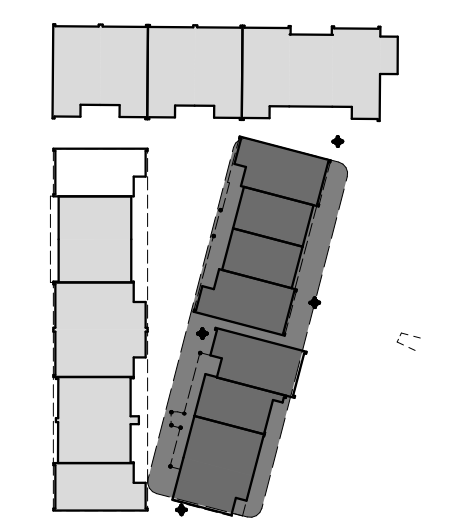
EAST ELEVATION_BLDG 2



SOUTH ELEVATION_BLDG 2



NORTH ELEVATION_BLDG 2

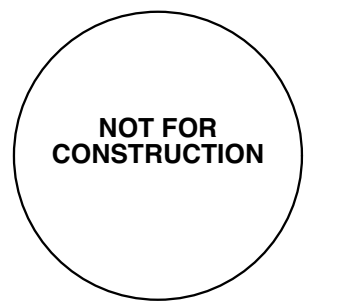


KEY PLAN

- SECTION / ELEVATION LEGEND**
- (A) MATERIAL: STUCCO PAINTED
COLOR: DUNN EDWARDS- DEA15 NORTHERN TERRITORY
 - (B) MATERIAL: STUCCO PAINTED
COLOR: DUNN EDWARDS- DE6118 SANDPIT
 - (C) MATERIAL: STUCCO PAINTED
COLOR: DUNN EDWARDS- DE6350 DARK ENGINE
 - (D) MATERIAL: STUCCO PAINTED
COLOR: DUNN EDWARDS- DE6327 RHINOCEROS
 - (E) MATERIAL: CERTAINTEE VINYL SIDING
MODEL: MONOGRAM, COLOR: SLATE
 - (F) MATERIAL: CERTAINTEE VINYL SIDING
MODEL: MONOGRAM, COLOR: ESPRESSO
 - 42" HIGH STEEL RAILING
PAINTED - DE6350 DARK ENGINE
 - MATERIAL: CMU 8 x 16, RUNNING BOND, SPLIT
FACE: COLOR: TBD

- ELEVATION GENERAL NOTES:**
- A. All exposed stem walls shall be of masonry type indicated for wall above floor line.
 - B. Sidewalks at building and structures shall match finish floor at doors and slope away.
 - C. Paint all exposed metal that is not specified to receive factory finish.
 - D. All exposed flashing shall be factory finished.
 - E. See plans and schedule for door and window types and sizes.
- ELEVATION KEYNOTES:**
1. Fire Riser Room location.
 2. Mechanical screen, painted.
 3. Stucco control joint, align per elevation.
 4. Steel railings and guardrails, painted DE6350 Dark Engine.
 5. Steel column painted, DE6350 Dark Engine. See structural drawings.
 6. Wall mounted light fixture, typ. See electrical drawings.
 7. Exterior signage.

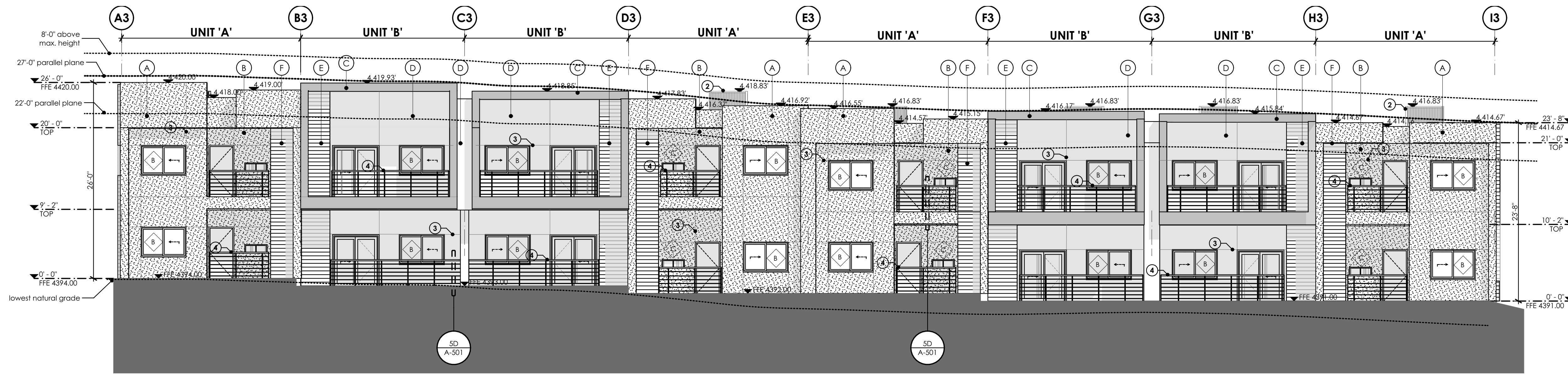
SUNSET LOFTS, LLC
 15010 N. 78th Way, Suite 109, Scottsdale, AZ 85250
SEDONA SUNSET
 220 Sunset Drive | SEDONA, AZ 86336



SUOLL architects
ARCHITECTS

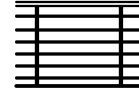
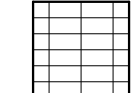
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building elevations_BLDG 2

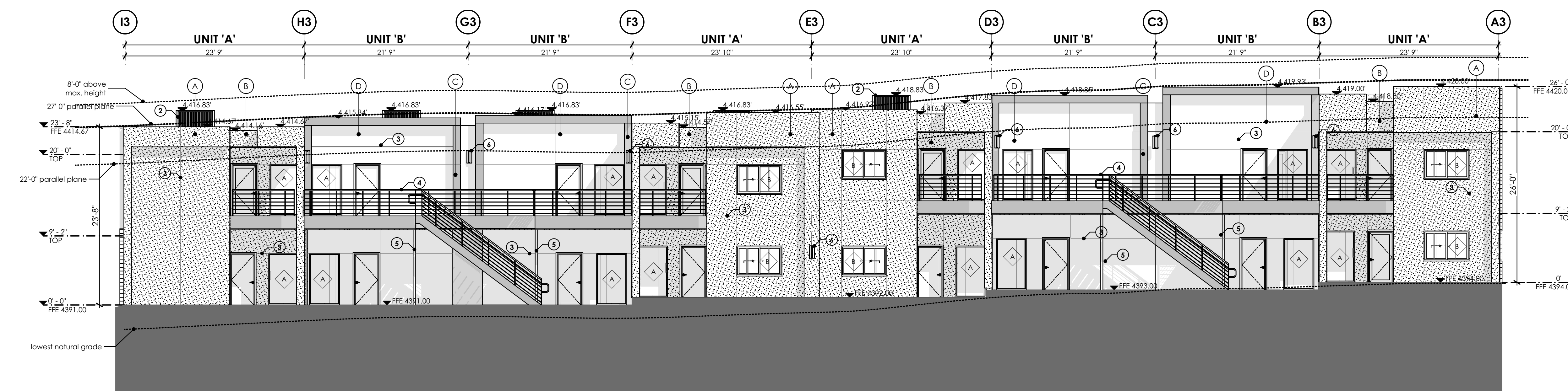


WEST ELEVATION_BLDG 3

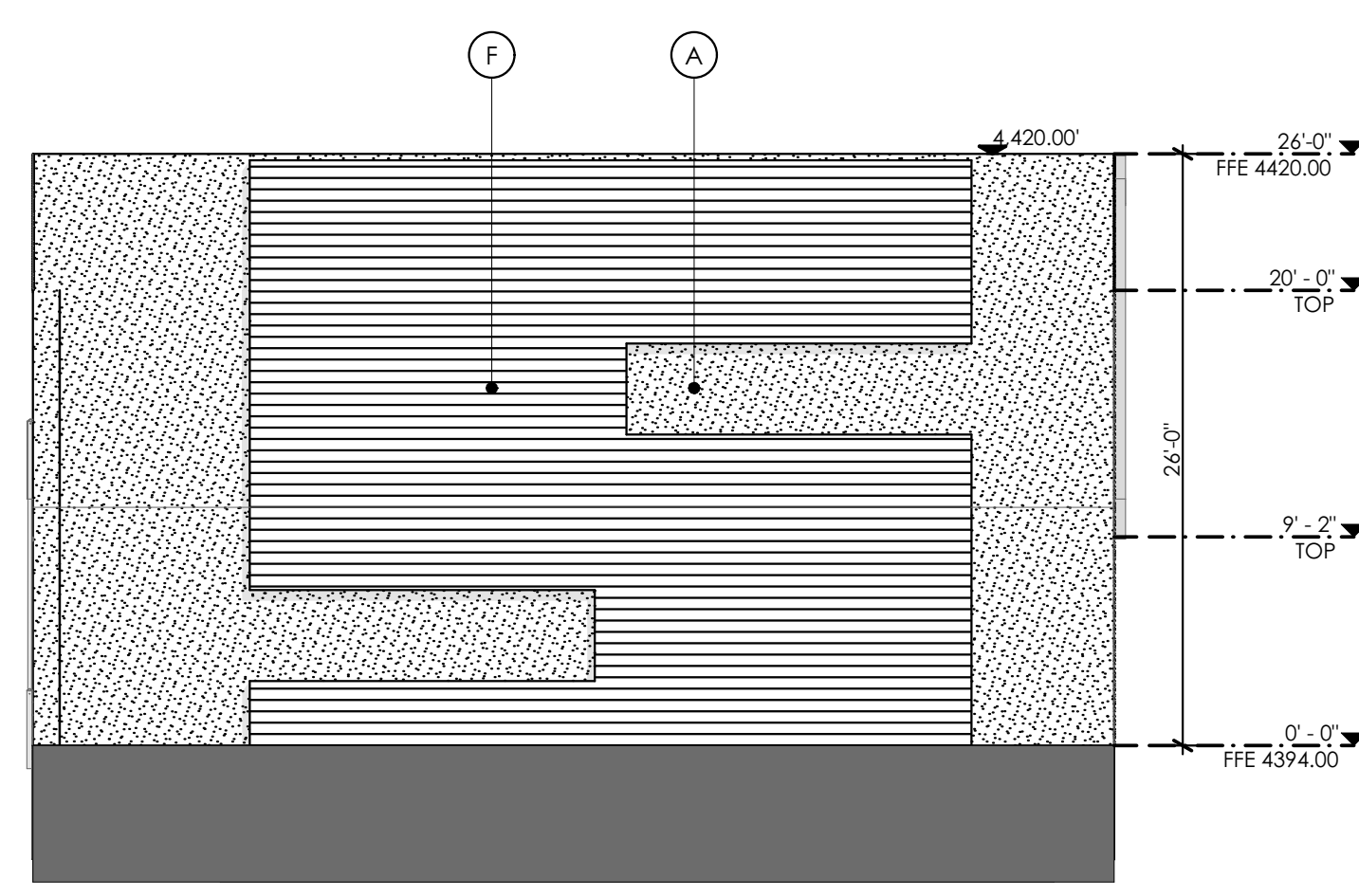
SECTION / ELEVATION LEGEND

(A)	MATERIAL: STUCCO PAINTED COLOR: DUNN EDWARDS- DEA15 NORTHERN TERRITORY
(B)	MATERIAL: STUCCO PAINTED COLOR: DUNN EDWARDS- DE6118 SANDPIT
(C)	MATERIAL: STUCCO PAINTED COLOR: DUNN EDWARDS- DE6350 DARK ENGINE
(D)	MATERIAL: STUCCO PAINTED COLOR: DUNN EDWARDS- DE6327 RHINOCEROS
(E)	MATERIAL: CERTAINTED VINYL SIDING MODEL: MONOGRAM, COLOR: SLATE
(F)	MATERIAL: CERTAINTED VINYL SIDING MODEL: MONOGRAM, COLOR: ESPRESSO
	42" HIGH STEEL RAILING PAINTED - DE6350 DARK ENGINE
	MATERIAL: CMU 8 x 16, RUNNING BOND, SPLIT FACE: COLOR: TBD

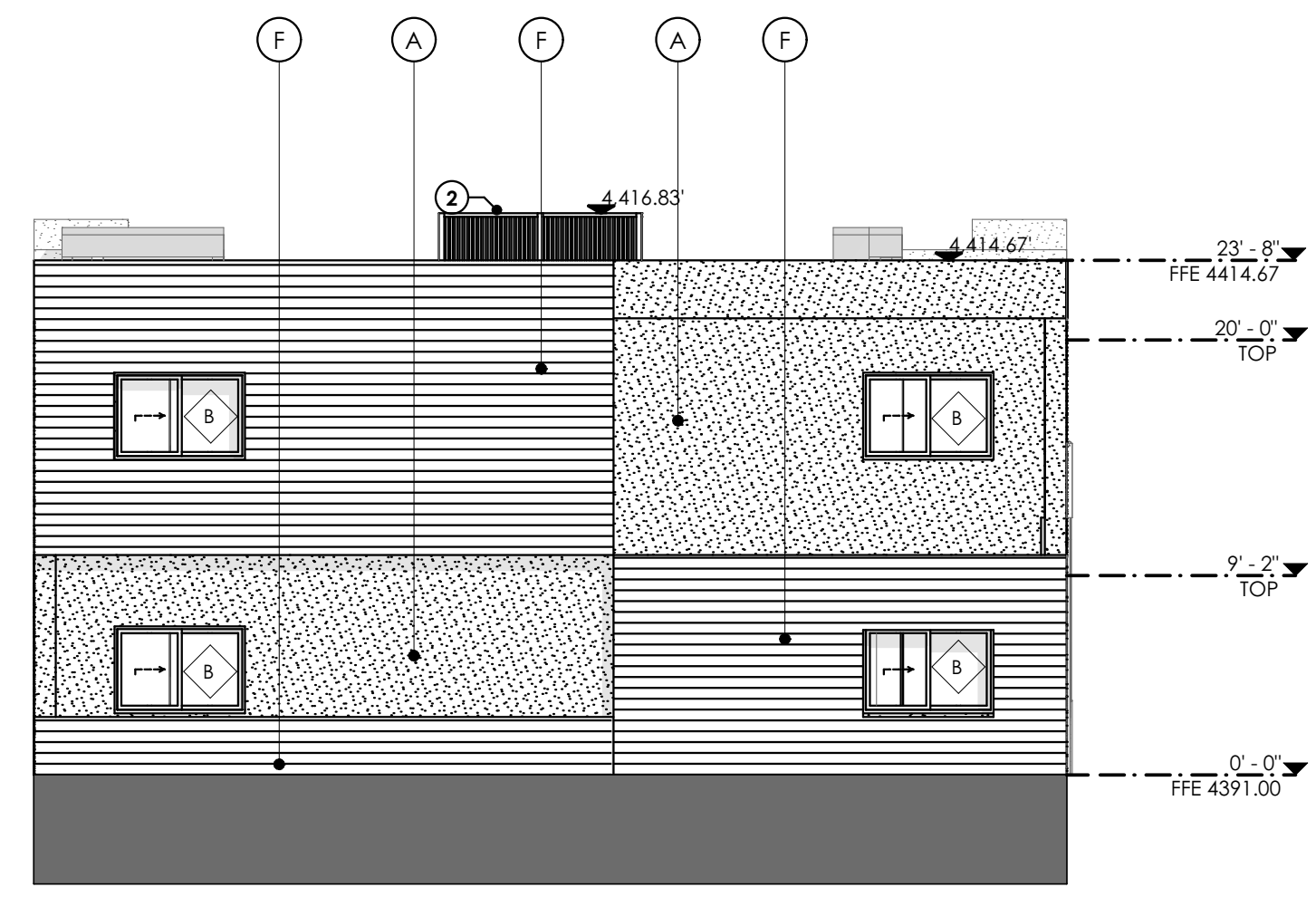
- ELEVATION GENERAL NOTES:**
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 - B. Sidewalks at building and structures shall match finish floor at doors and slope away.
 - C. Paint all exposed metal that is not specified to receive factory finish.
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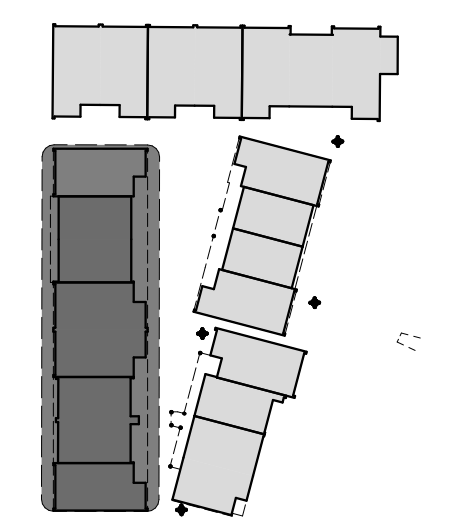
EAST ELEVATION_BLDG 3



NORTH ELEVATION_BLDG 3



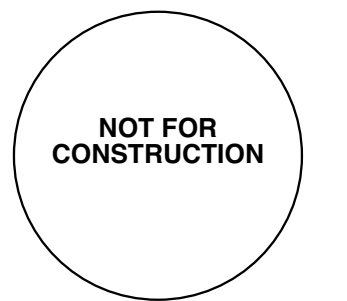
SOUTH ELEVATION_BLDG 3



KEY PLAN

SUNSET LOFTS, LLC
15010 N. 78th Way, Suite 109, Scottsdale, AZ 85250

SEDONA SUNSET
220 Sunset Drive | SEDONA, AZ 86336



SUOLL architects
ARCHITECTS

PROJECT NUMBER: 21_005
DATE OF ISSUE: 06.01.23

building elevations_BLDG 3

Comment on Development Proposal

donotreply@sedonaaz.gov <donotreply@sedonaaz.gov>

Tue 7/4/2023 2:51 PM

To: Cari Meyer <CMeyer@sedonaaz.gov>; Christopher Norlock <CNorlock@sedonaaz.gov>; Elizabeth Glowacki <EGlowacki@sedonaaz.gov>

A new entry to a form/survey has been submitted.

Form Name: Comments on Development Proposals
Date & Time: 07/04/2023 2:51 p.m.
Response #: 426
Submitter ID: 5660
IP address: 173.45.191.192
Time to complete: 0 min. , 8 sec.

Survey Details

Page 1

We want to hear what you think. Please share your thoughts below. If you have questions about the project, please enter your contact information so that we can respond. Please note that all information submitted (including name and addresses) will become part of the public record and will be available for public inspection.

1. Project Name:

Sedona Lofts PZ21-00018 (DEV Amendment)

2.

What are your comments, concerns, ideas, and suggestions about this project?

This amendment specifically relates to LDC section

5.7.F (3): "Architectural style and character". A comprehensive review of this project by the city of Sedona was done in December 2021. The planning comments at that time stated "the asymmetrical roof lines are not in keeping with the flat/parapet roofs of adjacent development. Redesign to incorporate elements from surrounding buildings to ensure compatibility of this development with the area".

This comment by the City was not acted upon originally, and the plan for pitched roof was approved. It is interesting that now, after review by the builder, the roofline was redesigned and this amendment submitted.

There are several objectionable aspects of the original project that should have been given this type of further consideration and redesign. I believe in the future, the shortcomings of this project will be very evident, especially with the consequences of building on a floodplain, and a retaining wall that will displace stormwater, causing erosion to adjacent properties.

I am concerned about the builders motivation for revising the roofline while raising the overall height of the building. The buildings will tower even more over adjacent property, making it more out of character with the community. Therefore, I request that the council deny the increase in height of the buildings.

If it is at all possible for the council to deny the entire project at this time, based on the adverse impact, it will have in the long run and need for further evaluation. I would also ask the council please do that.

These buildings are crammed together and too close to a heavily trafficked road. Privacy, safety, and quality of living has not given sufficient consideration by the builder. I ask that the City of Sedona community development department please consider these factors before approving this project to go any further.

Thank you

Marie Holmes
Sedona Property owner since 1992

3. Your contact information

Name: Marie Holmes
Mailing Address: 4837 Route 414; Burdett NY 14818
E-mail: Mholmes333@aol.com

4. Would you like to receive notices about this project, such as public meeting dates?

Yes

Thank you,
City of Sedona

This is an automated message generated by Granicus. Please do not reply directly to this email.