Oak Creek Heritage Lodge

COMPREHENSIVE REVIEW

115 SCHNEBLY HILL ROAD

MARCH 2024

Introduction

On behalf of 115 Schnebly, LLC (Owner), R.D. Olson Development (Applicant) submits this Comprehensive Review application for the development of Oak Creek Heritage Lodge (Proposed Project). The proposed project includes a 70-room boutique hotel with a 4,600 square feet restaurant plus 2,500 square feet of outdoor seating, a 4-treatment room wellness spa, and 1,900 square feet meeting space. Four workforce studio apartment housing units are also proposed on-site. The proposed project is new build construction; therefore, a development review is required.

Community benefits associated with the proposed project include the following:

- Preservation of Oak Creek
- Creation of a bicycle and pedestrian friendly path along Schnebly Hill Road
- Preservation of red rock views from Schnebly Hill Road
- Creation of generous landscape setbacks and open space along Schnebly Hill Road
- Enhancing the agricultural history of the site by introducing small gardens and orchards, including historical narrative plaques for the irrigation channels and well sheds
- Fostering low-light ambience in accordance with dark-sky principles
- Providing green building sustainability initiatives
- Providing adequate on-site parking with no public street parking
- Promotion of guest walkability to local restaurants, shops, and entertainment venues
- Providing hotel shuttle service on a daily timetable to transport guests (in groups) to local destinations to reduce potential impact on traffic
- Providing small upscale local restaurant and wellness spa open to public

Schnebly Community Focus Area (CFA) and Sedona Land Development Code (LDC) highlights, in terms of project density:

- *Sedona LDC: Maximum building coverage not to exceed 25% of the site area.*
    - The Proposed Project has 9% building coverage (enclosed ground levels + basements touching or over the grade). This is substantially less than half of the LDC allowable for the project site.
- *Sedona LDC: Maximum individual building footprint not to exceed 5,000 square feet.*
    - The Proposed Project has all individual building footprints clearly less than 5,000 square feet and has an average building footprint of 1,638 square feet. Generally stating, this average is approximately one-third of the LDC allowable. Individual building footprints range from 128 square feet to 4,198 square feet.
- *Sedona LDC and Schnebly CFA: Maximum lodging density not to exceed 8 units of lodging per acre.*
    - The Proposed Project has 6 units of lodging per acre. This is approximately three-quarters of the LDC allowable.
- *Schnebly CFA: Development and Design Guideline for Site Layout. Cluster buildings to preserve open space: (1) Open space along Schnebly Hill Road will preserve the view shed from the road. (2) Open space within Oak Creek Floodway will preserve the Creek's natural habitat. Sedona LDC: Development shall be clustered to preserve open space, which shall comprise at least 25 percent of the site.*
    - The Proposed Project's buildings are clustered into four groupings to consolidate development and preserve large open areas within the Oak Creek Floodway and along Schnebly Hill Road. This approach yields 49% of open space. This is approximately twice the minimum of the LDC recommendation for the project site.

Project Overview

Site Overview

The proposed project is situated on approximately 11.58 acres and located on eight parcels bounded by Schnebly Hill Road, Oak Creek, Bear Wallow Lane, and the south commercial district along State Route 179. The City of Sedona's Zoning Map designates this site as the Oak Creek Heritage Area. Permitted uses are Lodging, Commercial, Residential, and Accessory Uses.

The existing structures onsite shall be demolished and removed from the Floodway preserving the open space and riparian habitat. The Floodway is preserved as Open Space and includes only temporary improvements to protect natural riparian habitat along the creek/tributary washes, to accommodate flooding, and to provide wildlife habitat. The proposed drainage concept seeks to leave natural creek drainage unaltered by maximizing local site percolation. Public access trails running along portions of the Farley/Steele ditch are proposed to enhance the heritage-related experience. The trees within the northwestern portion of the site lie mostly untouched in their natural setting. The area contains large amounts of volunteers from natural tree reproduction habits over the years. A few existing trees considered invasive are suggested for removal to make sure they do not continue to propagate. Streets and open fields contain many native trees that have largely remained untouched aside from clearance pruning from streets, utilities, driveways, etc.

The existing buildings within the development project area will be removed. The proposed buildings and site circulation are designed to maximize on-site tree preservation. The existing viewsheds are protected through appropriate placement of buildings, trees, and outdoor spaces. The existing site conditions are being preserved to retain its unique pastoral, agricultural and historic characteristics.

Project Summary

Applicant seeks a Development Review to develop a new boutique hotel in the Schnebly CFA. The goal is to provide a unique lodging experience that creates a serene and sustainable environment where guests and locals can refresh, revive, and reconnect. The hotel will offer creek and rock formation views from guestrooms with a signature restaurant, wellness spa, and small meeting facility.

The proposed project includes the following:

- 11.58-acre site
- 70 lodging units:

Table 1 – Lodging Room Types

Room Type	Quantity	# of Beds
Standard King	32	32
Special King	4	4
ADA King	1	1
Standard Double Queens	17	34
Special Double Queens	1	2
ADA Double Queen	1	2
Junior Suites	11	11
ADA Junior Suite	1	1
ADA One Bedroom Suite	1	1
Presidential Suite – One Bedroom	1	1
Total	**70**	**89**

- 4,600 square feet restaurant and bar/lounge and 2,500 square feet of outdoor seating (customer and employee areas)
- 3,300 square feet, 4 treatment room wellness spa (customer and employee areas)
- 1,900 square feet of meeting space
- 4 workforce housing units (average of 354 square feet)
- 100% valet parking with 90 parking spaces

The proposed project incorporates clustering of buildings to ensure harmony with the surroundings, reduce impervious footprints and preserve larger area of connected open space. Instead of one large building, several smaller buildings are clustered to form the Central Cluster, South Cluster, West Cluster, and North Cluster.

The primary access from Schnebly Hill Road leads hotel guests to the drop-off area by the Central Cluster. The Central Cluster consists of the lobby and administration building, food service building, private dining building, wellness building, outdoor pool, and a lodging unit building.

The two-story lobby building includes hotel guest check in/registration, front desk offices, public restrooms, and a small retail grab-n-go market on the first floor and hotel administration and employee areas on the second floor. The two-story food service building includes restaurant dining with outdoor dining on the first floor, bar/lounge with outdoor terraces on the second floor, and a separate private dining building. A dining captive rate of approximately 70-80% is anticipated for hotel guests. The two-story wellness building features a fitness center on the first floor and a 4-treatment room wellness spa. The fitness center will require room key card access for hotel guests only. The wellness spa will be open to hotel guests and the general public. A spa customer captive rate of approximately 70% is anticipated for hotel guests.

The South Cluster consists of the meeting room building, private multipurpose building, back of house building with 4 workforce housing units, and lodging unit buildings. The one-story meeting room building includes primary meeting space, restrooms, and back of house storage and preparation. A separate one-story private multipurpose room is proposed adjacent to the meeting room building. All meeting facilities are available for rental by hotel guests and the general public. A meeting captive rate of approximately 70% is anticipated for hotel guests. The back-of-house building will be utilized for operations, maintenance, housekeeping, laundry, and storage space. Four workforce housing studio apartments are proposed within the back-of-house building. The back-of-house/workforce housing building is two stories from Schnebly Hill Road and three stories from the interior courtyard side.

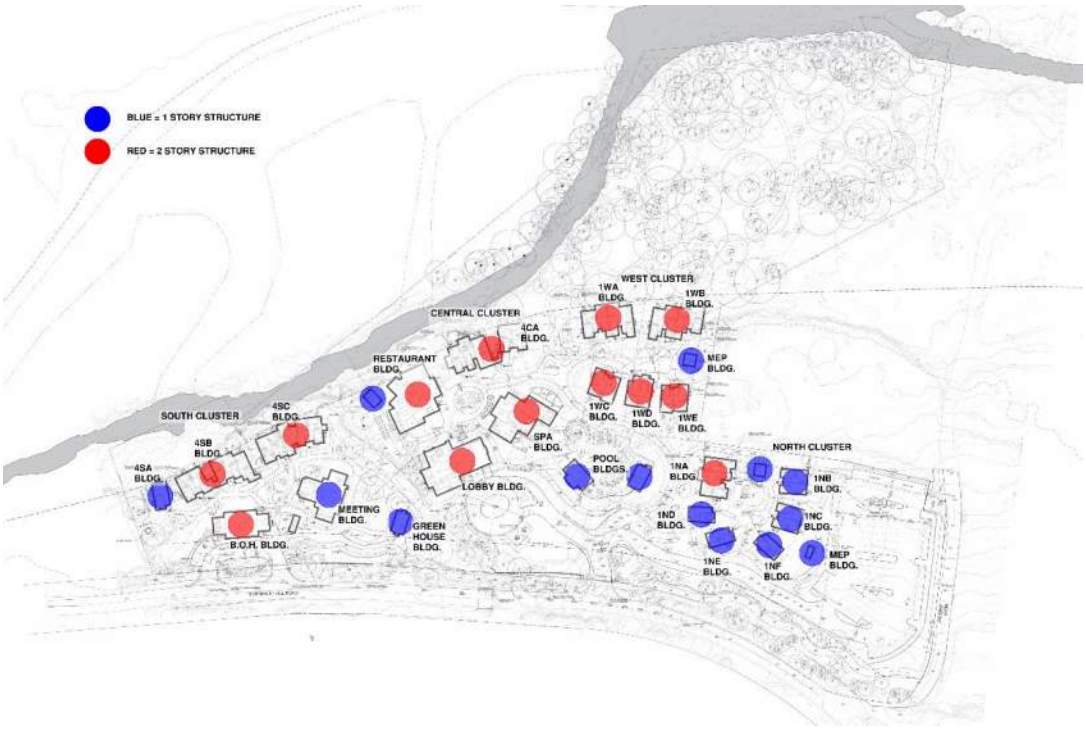
An event lawn area is proposed adjacent to the meeting room building in the South Cluster. The public and hotel guests will be permitted to utilize the lawn area for their meeting room events between the hours of 8 am and 10 pm on any given day. The proposed project will conform to the City's noise ordinance requirements. Decibel readers will be used by hotel staff during events to ensure compliance with the noise ordinance. Hotel management will take all necessary steps to comply with the given regulations and cooperate with neighbors in the nearby residential area.

A noise study was conducted by MD Acoustics that assessed the potential noise levels of the proposed event lawn area. MD Acoustics simulated a live event in the proposed event lawn area and took noise level measurements. One recommendation included installation of a distributed audio system for this area which would include noise limiters to prevent exceeding a certain noise level. The distributed audio system incorporates loudspeakers, each set at a lower volume to bring the amplified sound closer to its audience. The music providers of any potential event would only be allowed to plug into the house system with noise limiters. Strategically placed house speakers will assist with maintaining sound levels below

the noise standard maximum of 65 decibels. Additionally, MD Acoustics recommends placing a sound barrier to screen any event noise from the Schnebly Hill Road surroundings. Retaining walls that also act as sound barriers are designed to lower the noise level at the properties to the east of Schnebly Hill Road.

The West and North Clusters consist primarily of one to two-story lodging unit buildings and one-story MEP/storage buildings. Other accessory buildings include the poolside lounge and restroom buildings.

A total of 27 structures touching grade are proposed on site. Of the 27 structures touching grade, 14 are one-story (BLUE) and 13 are two-story (RED). Of the 13 two-story structures, one of the structures, BOH/Workforce Housing Building, is two stories as seen from Schnebly Hill Road and three stories from the interior hotel-side courtyard. The proposed building coverage on the site is 9.0%. The LDC maximum allowed building coverage is 25.0%. The proposed building footprints range from 128 square feet to 4,198 square feet. The maximum allowed building footprint is 5,000 square feet. The average building footprint is 1,638 square feet.



Schnebly Community Focus Area (CFA) Plan

Key Issues

This section and Appendix A outline each key issue unique to the Schnebly CFA and the proposed project's compliance.

Character

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

  Applicant Response:
  The project seeks to follow CFA plan guidelines and strengthen the unique "sense of place" in the following ways:

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

- *The rural, agricultural nature of the area is characterized by the unpaved roads, remnant orchards and irrigation ditch, and large open lots.*

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

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

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

  Applicant Response:
  The proposed development or lodge also maintains the following area characteristics:
  a. Absence of concrete sidewalks and curb and gutters along the street. Instead, the project includes a dense granite trail along Schnebly Hill Road that weaves in and out of existing trees and follows the natural grade in a majority of the area.
  b. Retaining and site walls are built using natural stone in a dry stack pattern prevalent in Sedona.
  c. Proposed one- and two-story structures are scaled to fit within the rural vernacular of the area. Exterior building materials purposefully address the Oak Creek Heritage District requirements, and architectural typologies of local historic structures in Sedona. Materials include a mix of natural stone, wood trims & siding, and steel in lieu of using stucco.

- *The open space of the undeveloped vacant land is one of the defining features of the area. Once agricultural farms and orchards, this open land now provides the pastoral setting and views seen from Schnebly Hill Road. This sense of open space could be retained as a positive feature of new development and not necessarily lost to future development. One of the fundamental goals for this CFA is to ensure that its unique character is retained and enhanced as changes occur.*

Applicant Response:

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

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

Oak Creek

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

  Applicant Response:

  a. As described within the Schnebly CFA Plan and the Sedona Land Development Code, the proposed planting approach is structured around preservation of Oak Creek, the site terrain, and existing trees.
  b. The undisturbed areas within the Floodway and along Oak Creek are retained in their natural state to maintain existing plant diversity and density along these significant water resources.
  c. The existing riparian zone extends into the site to integrate with the existing planting ecosystems along the street. This helps promote optimum plant growth and maintain species diversity (both flora and fauna).
  d. A twelve-foot-wide Creek Site Access Easement is set aside to accommodate a publicly accessible trail for future use.

- *The natural riparian habitat along the creek and tributary washes is important to accommodate flooding and to provide wildlife habitat.*

  Applicant Response:

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

Circulation

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

  Applicant Response:
  No road improvements are proposed as part of this project. The existing main driveway entrance is utilized as the main entry point to the proposed hotel in order to help maintain the current usage and rustic character of the road. No more than the same number of driveways is proposed. The proposed plan provides shared driveway access to the greatest extent feasible. The two south cluster curb cuts allow one-way access to employee apartments and small deliveries for the lodge. They create and allow for safer entry and exit from/to Schnebly Hill Road. The two, one-way curb cuts are equivalent in function to one, two-way curb cut. The main entrance driveway will be a significant improvement that will be safer not only for the Lodge but for the vehicles on the road. The three curb cuts fundamentally act as only two. As described within the Parking Study submitted for the project, several Transportation Demand Management (TDM) strategies will be utilized such as scheduled Local shuttle, e-bikes and manual bikes for hotel visitors, showers/lockers for employees that bike, onsite dedicated employee transportation coordinator, Employee Verde Shuttle passes and employee carpool, electric lodge shuttle buses, and ride-matching assistance to reduce trip generation.

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

  Applicant Response:
  In compliance with the CFA Plan, a meandering 8’ to 10’ wide decomposed granite trail is proposed along Schnebly Hill Road. The widths vary where feasible to allow the preservation of existing trees and to minimize grading. It is set back from the road except in specific locations to promote tree preservation, protect existing slopes, and preserve the historic irrigation ditch. In those scenarios, the trail largely follows existing terrain and splits in to two 4’-wide sections. Private open space along the right-of-way is made available at several locations to allow the trail to avoid passing through these critical site components while accommodating an uninterrupted trail alignment.

Development Potential

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

Applicant Response:
The proposed site plan utilized flat areas of the site and existing driveways to provide access to proposed building clusters. Small buildings are clustered to consolidate development and preserve large open areas connecting open space along Schnebly Hill Road and the Floodway zone. This approach yields 49% of Open Space and only 29% +/- of impervious areas on the site. Furthermore, approximately half the 30% impervious area will utilize "permeable paving systems". The alternative clustered agrarian arrangement of low intensity lodging at the center of town provides a unique boutique hotel experience where guests can easily walk to the Uptown restaurants and shops and not contribute to traffic congestion. And the proposed Building Coverage is less than 9% of the site area.

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

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

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

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

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

     Applicant Response:
     All buildings are located outside the Floodway. Only minor improvements are proposed within the Floodway area. Small buildings are clustered to consolidate development and connect the proposed Open Space along Schnebly Hill Road with the Floodway zone and

adjacent parcels. The clustering of buildings results in developing driveways, parking, and utilities away from the Oak Creek and maintains the riparian habitat and public creek access.

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

Applicant Response:
The clustered arrangement of small, attached units and cabins offer a nature, heritage, and agrarian oriented low intensity lodging. This provides a unique hotel experience where guests can easily walk in a rustic setting to the Uptown restaurants and shops located only over one-eight of a mile away.

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

Applicant Response:
This small 70-room designer hotel includes a balanced and complementary mix of accessory uses. A balanced and complementary mix of accessory uses is proposed with the 70 guest rooms. A hotel wellness spa, a hotel restaurant, and meeting space have a captive rate of approximately 70% for hotel guests. The captive rate is an internal calculation in the Urban Land Institute (ULI) model which compares the projected number of hotel guests (for 70 rooms) compared to the amount of spa, restaurant, or meeting square footage. With the given program and based on our assessment of the local market conditions, the expectation is 30% usage by outside guests. This boutique lodge includes several single-story cabins and a variety of one-story and two-story lodging experiences. The wellness spa and restaurant are walking distance from the adjacent commercial area.

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

Applicant Response:
The lodging density proposed for the project is 6 units per acre, which is less than the maximum allowed density.

vi. *Cluster development.*

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

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

Applicant Response:
Buildings are setback and a large contiguous Open Space zone is provided along Schnebly Hill Road. The entire Floodway zone is preserved with minimal improvements proposed in that area. The clustered buildings allow for the Open Space zone to be uninterrupted and

contiguous with adjacent properties with access to the proposed trail on Schnebly Hill Road and Oak Creek.

viii. Additional development guidelines:

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

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

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

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

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

  Applicant Response:
  The proposed building placement and site circulation is structured around preservation of existing native trees. Many of these trees are located within the proposed Open Space along Schnebly Hill Road and Floodway. The two Open Space zones connect with each other through landscaped areas between the clusters that also connect at the perimeter of the project with adjacent parcels.

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

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

  95 Schnebly Hill Road Cottage Preservation

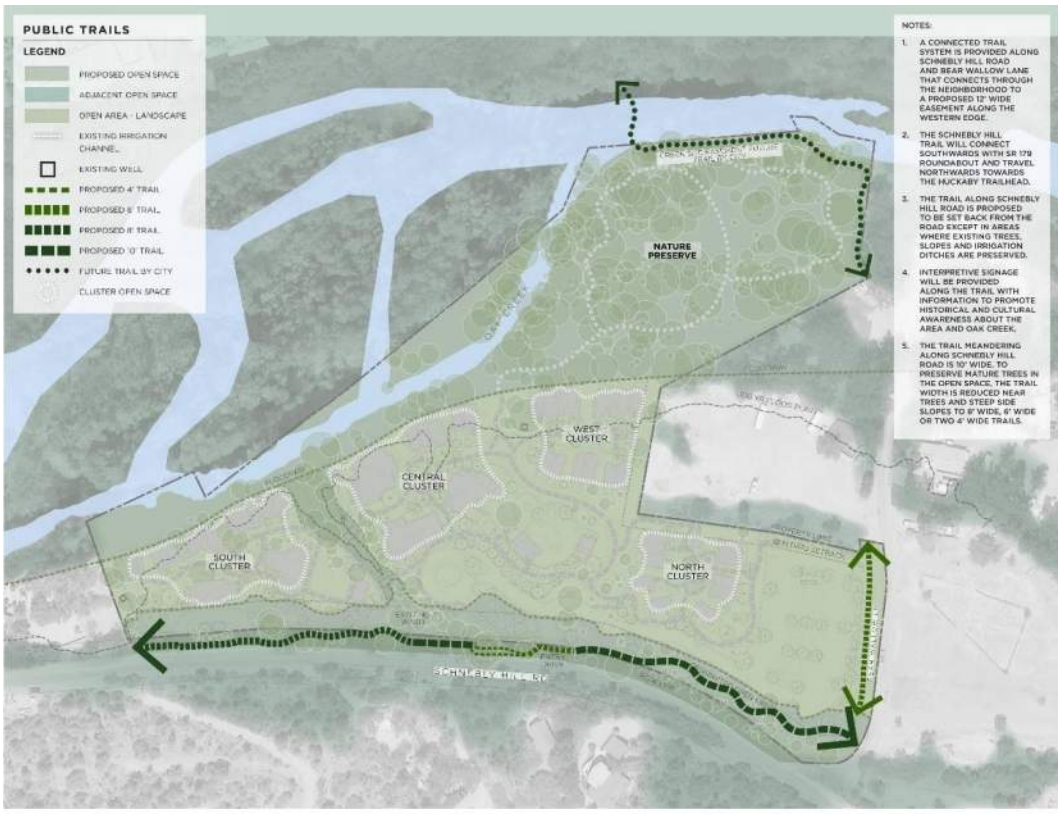
  Although one of the circa 1950 Cottages on the site was evaluated and deemed not eligible for historic registry by a professional historian, the design team believes telling the agricultural story and history of the site and the early settlers is valuable for both the

community and the proposed lodge. We propose utilizing portions of the original cottage to express and provide a historic language to both the proposed entry building and pool building. The structure would provide an experiential Heritage Gallery at the front of the building that will tell the story of the agricultural history of the property with visuals and text. Visitors will be able to go back in time and revisit the property through visual and textual medium both on the inside and exterior of the entry building.

Several architectural components of the Cottage that establish the heritage vernacular will be saved and reused on the new building facades. Some of the components to be reused are the board and batten siding, stone porch threshold, select wood trim, and original casement windows. Additionally, the scale, proportion, and character of the Cottage is used as inspiration to utilize gable and shed roofs.

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

  Applicant Response:
  A publicly accessible 8’ to 10’ wide trail is proposed along Schnebly Hill Road. The project has additionally set aside a 12’ wide Oak Creek access easement to accommodate a publicly accessible trail for future use.



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

  Applicant Response:
  The proposed plan provides shared driveway access to the greatest extent feasible. The two south cluster driveway aprons allow one-way access to employee apartments and small deliveries for the lodge. They create and allow for safer entry and exit from/to Schnebly Hill Road. The two, one-way driveways are equivalent in function to one, two-way driveway. The main entrance driveway alignment will be a significant improvement that will be safer not only for the Lodge but for the vehicles on the road. The three driveways fundamentally act as only two entrance drives along Schnebly Hill Road.

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

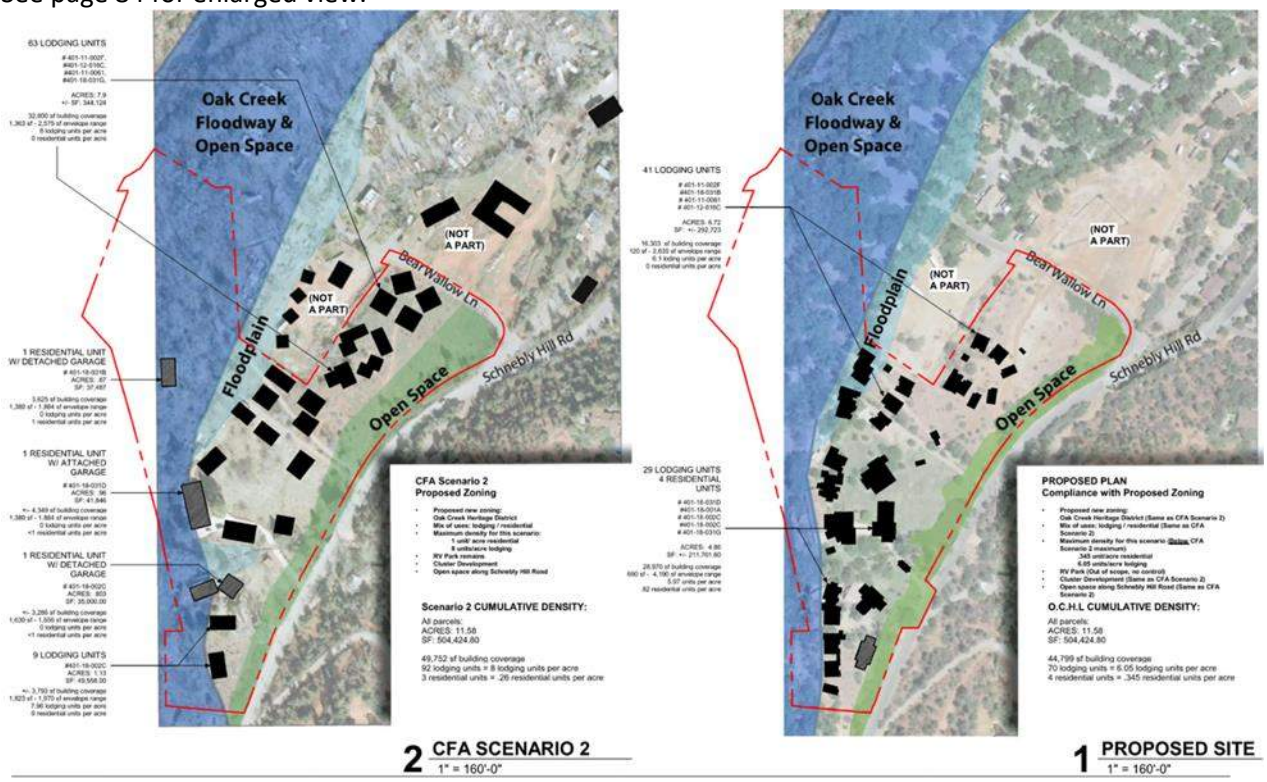
  Applicant Response:
  Per Ordinance No. 2020-08, the subject properties within proposed project area were rezoned from RS-18 or RS-10 to OC (Oak Creek Heritage Area) to be consistent with the Schnebly CFA Plan. Pre-existing residential uses are also allowed. The project will include four (4) workforce residential apartment-type units.

- *Comparison of Potential Development Scenarios*
  The exhibit below was created to compare the cumulative development density of the proposed project with Scenario 2 depicted in Figure 4 of the Schnebly CFA Plan. The Proposed Project's density is lower than the potential cumulative density of the CFA's envisioned Scenario 2. The permitted

zoning allows 8 lodging units per acre, while the Proposed Project has 6 units of lodging per acre. This is approximately three-quarters of the LDC allowable.

The CFA encourages development that will best protect Oak Creek and the surrounding riparian habitat. To enhance the protection of Oak Creek and the surrounding riparian habitat, the existing structures in the floodway would be removed as part of the proposed project. The Proposed Project's buildings are clustered into four groupings to consolidate development and preserve large open areas within the Oak Creek Floodway and along Schnebly Hill Road. This approach results in 49% open space. This is approximately twice the minimum of the LDC recommendation for the project site.

See page 84 for enlarged view.



Objectives

Environment

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

Applicant Response:
The Proposed Project site plan protects Oak Creek in its natural state. All structures are proposed outside the Floodway with only minor improvements proposed for site exploration and learning. Existing structures in the Floodway to be removed to honor the Floodway boundary and retain the natural riparian habitat.

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

  Applicant Response:
  Buildings are set back, and a large contiguous Open Space zone is provided along Schnebly Hill Road. The entire Oak Creek Floodway zone is preserved as Open Space with minimal improvements proposed. A majority of existing native trees are preserved as well. The Open Space zones are uninterrupted and contiguous with adjacent properties and help maintain large viewsheds through the site. The clustering of buildings allows for continuous viewsheds of the open landscaped areas.

Land Use

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

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

Community

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

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

Circulation

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

  Applicant Response:
  A continuous 8’ to 10’ wide shared-use trail that sometimes splits into 4’ sections (to preserve existing trees and slopes) is proposed along Schnebly Hill Road and Bear Wallow Lane to connect residents within the neighborhood and guests to Uptown. The paths will encourage walking to the adjacent commercial area and trails and not contribute to traffic congestion. It is set back from the street for safety in most locations except where tree and slope preservation limit that setback. The Proposed Project has also set aside a 12’-wide Oak Creek access easement along the northwestern edge of the Floodway to accommodate a publicly accessible trail for future use.

Strategies

Environment

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

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

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

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

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

  Applicant Response:
  A connected Open Space system is proposed along Schnebly Hill Road with minor improvements including an 8' to 10' wide dense granite trail. The walk generally meanders except in portions where it is adjacent to Schnebly Hill Road to preserve existing trees and slopes. A majority of the existing native trees are preserved within this zone.

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

  Applicant Response:
  Not applicable.

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

  Applicant Response:
  The Oak Creek Floodway is preserved as an Open Space with only minor improvements proposed for site exploration and learning. This zone connects with the existing drainageway and similar zones along the western edge of the site.

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

  Applicant Response:
  The following site design adjustments are proposed to facilitate preservation of Floodway, Open Space, and Hillsides:
  a. The trail along Schnebly Hill Road is proposed to be 8' to 10' wide in order to preserve existing trees within the right-of-way.
  b. The walk is setback for safety and generally meanders except in the northern portion where a portion occurs curb adjacent to preserve existing trees and slopes.
  c. The trail largely follows existing terrain and at some locations splits to preserve existing trees and slopes. This approach utilizes the adjacent private Open Space at several locations to accommodate an uninterrupted trail alignment.
  d. The walks within the site, at some locations, are 4'-wide to go around preserved trees.

Land Use

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

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

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

- *Development and Design Guidelines:*
  - *i. Building Style and Materials*
    - *Use of natural materials representative of the local environment for an authentic appearance that blends with the landscape and neighborhood.*

      Applicant Response:
      Proposed site and building materials are representative of the local environment and help blend with surrounding landscape and adjacent neighborhoods.
      a. The contrast that naturally occurs between the rich geological formations and the vegetation (that attaches to them) of Sedona guides the color and texture for the project.
      b. The proposed exterior and building materials utilize colors and textures that seamlessly blend with the immediate site and surrounding rock formations. The proposed materials to also reflect Sedona heritage and historic building features. The primary materials are extensions of the red rocks while the object and fabric accents are inspired by trees and the vibrant wildflower colors.
      c. Natural materials such as dense granite, gravel, mulch etc. within the proposed Open Space zone maintain the existing open parcel look of the site.
      d. Similarly, natural materials including stone, wood and metal along with earthy tones used within the site and on the building, exterior allow them to blend seamlessly with the surroundings.
      e. The building typology and materials are inspired by the local historic and neighboring structures, such as the Gassaway House, Farley Homestead Cabin, Schnebly House, Bennett-Purtymun Cabin, Pump House, and the Jordan Ranch structures. The character of the development is tied together with these typologies utilizing shed roofs, gable roofs, porches, vertical wood siding, and tying all the components together with the Sedona red sandstone veneer.

ii. Landscaping

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

  Applicant Response:
  As described within the Schnebly CFA Plan and the Sedona Land Development Code, the proposed planting approach is structured around reservation of Oak Creek, the site terrain, and existing trees. The undisturbed areas are retained within the Floodway and along Oak Creek in their natural state to maintain existing plant diversity and density along these significant water resources. The existing riparian zone extends into the site to integrate with the existing planting ecosystems along the street. The proposed native species make up 87% of all new planting.

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

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

iii. Screening & Fencing

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

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

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

  Applicant Response:
  A four-foot-high wall is located at the northern edge to buffer views towards the proposed parking lot from parcels north of Bear Wallow Lane.

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

  Applicant Response:
  No fencing is proposed within the Open Space areas.

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

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

iv. Streets & Parking

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

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

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

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

v. Site Layout
   - *Cluster buildings to preserve open space.*

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

   - *Multiple smaller buildings are preferable to one large building.*

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

   - *Multiple buildings may form a courtyard or common space.*

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

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

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

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

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

- Cluster development in order to preserve open space, hillsides, and floodplains.

  i. This approach can be applied to all land uses.

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

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

  Applicant Response:

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

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

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

Community

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

  Applicant Response:
  No historical landmark buildings are located onsite. Existing structures within the Floodway to be removed in order to preserve the Floodway boundary. The historic-resource well sheds and irrigation channel will be preserved.

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

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

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

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

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

   Applicant Response:
   The following design strategies have been proposed to comply with LDC Section 5.7.F(3)d: OC Zoning District Historic Resources and CFA Page 20 to integrate the channel into the development:
   - The proposed site plan preserves irrigation ditches in place with visual access provided through existing right-of-way zones. Both sections of the irrigation channel are being protected in place.
   - Schnebly Hill Road trail skirts along the existing irrigation channel and includes small respites with interpretive Historic Plaques to educate the public about the story of homesteading and irrigated farming on Schnebly Hill Road. Similar respites are integrated within the design for the existing wells on the site.
   - Adequate separation is provided from the trail to preserve the historic irrigation ditch to the maximum extent feasible while providing adequate visual connection to it from the Schnebly Hill trail.

- Open Space is provided along the ditch within the open space setback on private property to preserve these remnants. Additionally, orchard trees are planted adjacent to the ditches to bring attention to and celebrate the agricultural history of the site.

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

Applicant Response:
Historic Property Inventory Forms were completed by historic-resource consultant, Nancy Burgess. Interpretive information about the history of the site will be coordinated with the Historic Society or Historic Preservation Commission.

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

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

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

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

Circulation

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

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

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

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

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

Applicant Response:
The trail runs along the entire project frontage along Schnebly Hill Road and plans (by others) for future connections southwards with State Route 179 roundabout and northwards to the Huckaby Trailhead and National Forest trails.

- *Develop a network of trails throughout the CFA to encourage walking and bicycling and reduce vehicular traffic.*

i. *Establish access easements across private property to ensure future accessibility.*

Applicant Response:
The project has set aside a 12’ wide Oak Creek access easement to accommodate a publicly accessible trail for future use along the western edge. Similarly, easements will be provided within Open Space along Schnebly Hill right-of-way where tree and slope preservation allow the trail to meander into the private zone.

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

Applicant Response:
Not Applicable.

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

Applicant Response:
A meandering 8’ to 10’ wide dense granite trail is proposed along Schnebly Hill Road. It is set back from the road except in specific locations to promote tree preservation, protect existing slopes and preserve the historic irrigation ditch. In those scenarios, the trail largely follows existing terrain and splits in to two 4’-wide sections. Private open space along the right-of-way is made available at several locations to allow the trail to avoid passing through these critical site components while accommodating an uninterrupted trail alignment.

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

Applicant Response:
The project has set aside a 12’ wide Oak Creek access easement along the northwestern edge to accommodate a publicly accessible trail for future use. This zone connects the site with the adjacent neighborhoods and future trail access along sections of Oak Creek west of the site.

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

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

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

Applicant Response:
The project has set aside a 12’ wide Oak Creek access easement along the northwestern edge to accommodate a publicly accessible trail for future use.

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

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

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

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

Land Development Code Standards

Article 2: Zoning Districts

Section 2.20.B: Oak Creek Heritage District

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

	LDC Standard	**Proposed Project**
Impervious Coverage (maximum)		
Building coverage	*25 percent*	9.0 percent. See 2.20.B.2.a. below for additional information.
Total coverage	*30 percent*	29.99 percent. See 2.20.B.2.b. below for additional information.
Building footprint (individual buildings)	*5,000 sq. ft.*	Maximum Building Footprints for Twenty-Seven (27) building structures, are all under the 5,000 sq. ft. (Range is 128 sq. ft. to 4,198 sq. ft. with an average of 1,638 sq. ft.). See 2.20.B.2.c. below for additional information.

2.20.B.1 Community Development Department Staff Comment:
Density: Lodging density is permitted at double the previous residential density. The entire site was previously zoned RS-10, a single-family residential zone which allows up to 4 units per acre. Therefore, this site has a lodging density of 8 units per acre; the ±11.58 acre site is permitted 92 lodging units.

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

2.20.B.2 Community Development Department Staff Comment:
Other development standards contained in this section include a maximum building coverage of 25%, total coverage of 30%, and a maximum building footprint of 5,000 square feet.

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

a. Maximum Building Coverage:
Allowed: Maximum Building Coverage = **25%** (126,106.2 sf = 504,424.8 x 25%)
Proposed: Maximum Building Coverage = **9%** (45,862 sf = 504,424.8 x 9%)

b. Total Coverage:
Allowed: Total Coverage (Impervious Coverage) = **30%** (151,327.44 sf = 504,424.8 x 30%)
Proposed: Total Coverage (Impervious Coverage) = **29.99%** (151,320/504,424.80 = 29.99%)

NOTE: Nearly 90%+/- of the 89,483 sf of Landscape/Hardscape Components are "Permeable-pavers". If ultimately the permeable pavers are accepted by the Planning Director as acceptable "pervious" coverage, the Impervious percentage will drop significantly to nearly half of the 29.53% indicated. (Building Components = 61,837 sf + Landscape/Hardscape Components = 89,483 sf)

c. Maximum Building Footprint:
Allowed: 5,000 sf
Proposed: Max. Building Footprints of the twenty-seven (**27**) structures, are all under the 5,000 sf allowed. They range from the smallest **128 sf** to the largest at **4,198 sf,** with an average of **1,638 sf**.

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

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

Section 2.24.E: Building Height

Section 2.24.E(1): Measurement

(1) Measurement

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

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

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

Applicant Response:
Not Applicable.

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

Applicant Response:
Buildings within a city-recognized floodplain are measured from the Regulatory Floodplain Elevation (RFE), as established by floodplain analysis prepared by Sefton Engineering Consultants (registered Civil engineer).

d. Plane Requirements

Building Height is measured by establishing the following:

1. Horizontal Plane

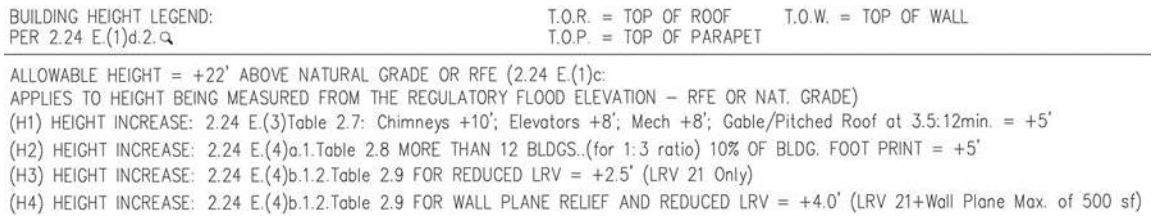
An imaginary horizontal plane, from the highest point at natural grade within the footprint of the building. No part of a building or structure shall exceed 22 feet in height for single-family uses or 25 feet for multifamily uses in RM-1 and RM-2 zoning districts, as measured from this plane, except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

2. Parallel Plane

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

Applicant Response:
Building height is measured by establishing both the Horizontal Plane and Parallel Plane per Section 2.24E(1)d.1.-2.

Refer to all revised roof plans for each structure. The roof plans indicate heights for terraces, flat roofs, sloped roofs, railings, ridges, elevator roofs, parapets, and eave edges… all are identified with the height and the height code exceptions referenced legend below. All the natural grade and RFE heights established by the civil engineer are also noted on the roof plans. See example below of what we provided and how each dimension is coded indicating the above criteria. The roof plans show 1' contour intervals, ridge/eave/parapet heights, and keynote references to height exceptions utilized at each location, including RFE's in a shaded hatch; with a compliance summary.



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

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

Applicant Response:
None of the proposed buildings approach or exceed 40'-0" vertical height per Figure 2-7 of Section 2.24.

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

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

Applicant Response:
No building or part of a building exceeds the maximum building height. The following sections of the table below are utilized in the proposed project for compliance.

Table 2.7

Authorized Exceptions to Height Requirements

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

Table 2.7 *Authorized Exceptions to Height Requirements*		
Type of Exception	***Extent of Exception***	**Proposed Project**
	conjunction with the parallel plane measurement in Section 2.24.E(1)d.2.	
Rooftop solar equipment	*May extend up to five feet above the maximum height requirement.*	Extend up to five feet above the maximum height requirement – as occurs.
Flagpoles	*Flagpoles are limited to a height of 22 feet as measured from natural grade. A maximum of one flagpole on a single lot is allowed in residential zoning districts. In nonresidential zoning districts, three flagpoles are allowed on one lot. When multiple flagpoles are used, the U.S. flag may be allowed an additional five feet in height. No other height exceptions, such as alternate standards, may be applied to flagpoles.*	Flagpole is limited to a height of 22 feet as measured from natural grade. A maximum of one flagpole on a single lot is allowed in residential zoning districts (In nonresidential zoning districts, three flagpoles are allowed on one lot. When multiple flagpoles are used, the U.S. flag may be allowed an additional five feet in height).

Section 2.24.E(4): Alternate Height Standards

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

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

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

      Applicant Response:
      The proposed project has 27 structures on the combined parcels and qualify for additional height. Only six (6) out of the 27 structures are utilizing this exception for additional height. The maximum permitted height is increased to allow greater building height diversity pursuant to the following:

Table 2.8

Alternate Height Standards for Multiple Buildings on a Site

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

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

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

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

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

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

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

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

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

Table 2.9
Alternate Height Standards for Wall Plane Relief and Reduced LRV

Credit Point Value	Additional height eligibility (feet)	Largest Unrelieved Building Planes (sq. ft.), for All Other Uses	LRV (%) (All Other Uses)
+5	2.5		21
+3	1.5	500	
Baseline standard	by district	800 [1]	38

Note:
[1] Applies to nonresidential only.

Article 3: Use Regulations

Section 3.2.E: Table of Allowed Uses

Applicant Response:
The Proposed Project will include 70 lodging units (approximately 6 units per acre). The Proposed Project will contain less than the maximum allowed density of 92 lodging units on an 11.58-acre site.

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

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

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

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

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

Section 3.3.C(10)b: Restaurant

(10) Restaurant

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

Applicant Response:

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

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

(14) Lodging

a. Generally: All Lodging

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

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

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

(14) Lodging

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

Applicant Response:
In accordance with the section referenced above, the proposed project has a density of six (6) lodging units per acre which is less than the allowed maximum density.

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

(15) Personal Services, General

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

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

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

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

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

Article 5: Development Standards

Section 5.3.A: Grading and Drainage

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

5.3.A.1 Community Development Department Staff Comment

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

Applicant Response:

Disturbance of the natural topography and vegetation will be limited, as much as feasible. Natural drainage ways and patterns will be incorporated into the design and construction of the development. The parking areas and vehicle traffic surfaces will include permeable options to reduce runoff. The permeable options will also provide capture and treatment of most pollutants as a result of the vehicle traffic. All practical means will be incorporated into the design and construction of the development to reduce soil erosion and sedimentation using the natural landscape vegetation and to the extent necessary, adding addition landscape vegetation. To reduce the increase of runoff, as a result of development, to a level equal to or below predevelopment levels, a series of detention basins will be placed through the development to collect runoff prior to discharging offsite. A system of drainage pipes and drainage swales will feed the detention basins for mitigation and treatment of the onsite runoff. Landscapes areas will, in addition, be used to capture runoff serving as a natural treatment and reduction in peak runoff.

Section 5.4: Access, Connectivity, and Circulation

Section 5.4.E(5): Driveways and Access

E. Driveways and Access

(5) OC District

In the OC district, the following additional standards apply:

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

Applicant Response:

Permeable pavers are proposed on all streets, driveways, parking areas, and walkways except for areas within the Floodway and frontage setback. These areas are proposed to include DG paths. Fire truck circulation zones within the interior of the site include a combination of pavers and grasscrete.

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

Applicant Response:

The proposed plan provides shared driveway access to the greatest extent feasible. The two south cluster curb cuts allow one-way access to employee apartments and small deliveries for

the lodge. They create and allow for safer entry and exit from/to Schnebly Hill Road. The two, one-way curb cuts are equivalent in function to one, two-way curb cut. The main entrance driveway alignment will be a significant improvement that will be safer not only for the Lodge but for the vehicles on the road. The three curb cuts fundamentally act as only two entrance drives.

Section 5.4.H(5): Shared-Use Trails

H. Pedestrian and Bicycle Circulation

(5) Shared-Use Trails

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

c. In the OC District:

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

Applicant Response:
A trail system is proposed along Schnebly Hill Road and Bear Wallow Lane that will provide a connection through the neighborhood. Accessible pedestrian connections from Schnebly Hill Trail are provided both north and south of the main entry drive. Locations are based on preserving existing trees and minimizing grading needed to accommodate them. The Bear Wallow driveway entrance is gated for the safety of visitors and cars; therefore, no pedestrian access is provided at that location. A pedestrian trail is provided along Bear Wallow connecting to the on-site trail along Schnebly Hill Road. A 12' wide Oak Creek access easement is proposed along the northwestern edge of the Open Space. The City is envisioning a future trail with a potential footbridge over Oak Creek near the northwestern edge of the site.

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

Applicant Response:
An 8' to 10' wide trail is proposed at the Schnebly Hill Road frontage. It is an important conduit for future connections southwards with State Route 179 roundabout and northwards towards Munds Wagon and further towards Munds Mountain trail.

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

Applicant Response:
In compliance with Sedona LDC and Schnebly CFA Plan, a meandering 8' to 10' wide dense granite trail is proposed along Schnebly Hill Road. It is set back from the road for safety except in specific locations to promote tree preservation, protect existing slopes and preserve the historic irrigation ditch, and to minimize grading. In those scenarios, the trail largely follows existing terrain and splits in to two 4'-wide sections. Private open space along the right-of-way is made available at several locations to allow the trail to avoid passing through these critical site components while accommodating an uninterrupted trail alignment. In fact, a large portion of the trail is being accommodated within private property to maintain the City requested trail width. The trail reduces to 6' wide and two

4'-wide sections only in one location near the entry drive where a wider width will eliminate valuable existing trees that define the corridor.

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

   Applicant Response:
   As illustrated, the Proposed Project has set aside a 12' wide Oak Creek access easement along the northwestern edge of the site to accommodate a publicly accessible trail for future use. This would connect through the neighborhood with the proposed trail along Schnebly Hill Road and potentially further with the larger trail system.

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

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

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

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

Section 5.5: Off-Street Parking and Loading

C. Calculation of Parking and Loading Requirements

(5) Discretionary Requirements Based on Demand Study

Uses that reference this subsection in Table 5.2, Required Off-Street Parking Spaces, have widely varying parking and loading demand characteristics, making it difficult to specify a single off-street parking or loading standard. Upon receiving an application for a use subject to this subsection, the Director shall apply the off-street parking and loading standards on the basis of a parking and loading demand study prepared by the applicant. Such a study shall estimate parking demand for the proposed use based on the recommendations of the Institute of Traffic Engineers (ITE), Urban Land Institute, the International Council of Shopping Centers, the American Planning Association, or other acceptable source of parking demand data for uses and/or combinations of uses of comparable activities, scale, bulk, area, and location.

Applicant Response:
Please refer to the Parking Needs Study prepared by Kimley-Horn and Associates, Inc. for parking calculations. Based on the findings of this study, Kimley-Horn Associates, Inc. recommends a total supply of at least 87 parking stalls to address the projected peak-hour shared parking needs. The

proposed parking supply of 90 stalls will fully accommodate peak demand onsite while adhering to the land use efficiency, conservation, and sustainability principles emphasized by the City of Sedona. A total of 90 parking spaces are proposed onsite. Valet parking is provided to hotel and meeting/banquet event guests, wellness spa and restaurant patrons.

D. Minimum Off-Street Parking Spaces Required

(1) Minimum Required Off-Street Parking

Applicant Response: As individual and primary uses, a total of 204 parking stalls would be required. However, this number is calculated before considering the shared use of parking between the hotel and accessory uses, such as the restaurant and wellness spa, that are patronized primarily by hotel guests. Based on the findings of the Parking Needs Study, Kimley-Horn recommends a total supply of at least 87 parking stalls to address the hotel's projected peak-hour shared parking needs. A hotel wellness spa, a hotel restaurant, and meeting space have a captive rate of approximately 70% for hotel guests. The captive rate is an internal calculation in the Urban Land Institute (ULI) model which compares the projected number of hotel guests (for 70 rooms) compared to the amount of spa, restaurant, or meeting square footage. With the given program and based on our assessment of the local market conditions, the expectation is 30% usage by outside guests.

(2) Accessible Parking

The number and design of accessible parking spaces shall be pursuant to the International Building Code (IBC) as adopted in the Sedona City Code and the Americans with Disabilities Act (ADA), as amended.

Applicant Response: The project will adhere to the requirements of the IBC as adopted in the Sedona City Code and ADA when considering the number and design of accessible parking spaces. Of the 90 proposed parking spaces, four (4) are accessible parking spaces.

(3) Bicycle Parking

a. Minimum Required Bicycle Parking

Unless exempted by Section 5.5.D(3)b, all multifamily and nonresidential development shall provide off-street bicycle parking spaces at a ratio of one bicycle parking space per 10 vehicle parking spaces, with no development providing less than two bicycle parking spaces.

b. Bicycle Parking Reduction

The Director may reduce the number of bicycle parking spaces required due to building site characteristics.

c. Bicycle Parking Location and Design

1. Location

Required off-street bicycle parking spaces shall be provided with bike racks, bike lockers, or similar parking facilities that comply with the following standards:

i. Located in a visible, well-lit ground-level area;

ii. Conveniently accessible to the primary entrances of a development's principal building(s);

iii. Does not interfere with pedestrian traffic; and

iv. Is protected from conflicts with vehicular traffic.

2. Multiple Building Developments

For developments with multiple buildings, bicycle parking shall be distributed evenly among principal buildings.

3. *Design*
    i. *Bicycle parking areas shall not be used for any other purposes.*
    ii. *Bicycle parking spaces shall be installed using bicycle racks that are effective for storage and are permanently anchored to a hard surface.*

Applicant Response: Please refer to the Circulation Plan, Sheet A0-03, where the location of bicycle parking is provided. Per LDC Section 5.5.D (3), Unless exempted by Section 5.5.D(3)b, all multifamily and nonresidential development shall provide off-street bicycle parking spaces at a ratio of one bicycle parking space per 10 vehicle parking spaces, with no development providing less than two bicycle parking spaces. The hotel will provide twice the minimum requirement of bicycle parking (18 bicycle spaces), free of charge, on the property. A total of nine (9) bike racks are provided and distributed by the Workforce Housing building and the Lobby building.

(4) Bus and Large Vehicle Parking

a. *For parking lots with a capacity of more than 50 parking spaces, applicants shall demonstrate ability to accommodate parking for buses, recreational vehicles, and other large, oversized vehicles.*
b. *If separate oversized parking spaces are provided to accommodate buses and large vehicles, each oversized parking space may be credited as six standard spaces to satisfy the required number of off-street parking spaces.*

Applicant Response: Refer to Sheet L2-01, the diagram below indicates one parking area for buses, recreational vehicles, and other large, oversized vehicles. This oversized parking space credits as six standard spaces to satisfy the required number of off-street parking spaces for the project.

E. *Parking Alternatives, Credits, and Adjustments*

(2) Shared Parking or Off-Site Parking

The Director may approve shared parking and/or off-site parking for developments and/or uses with different operating hours or different peak business periods, if the shared and/or off-site parking complies with the following:

b. *Parking and Loading Demand Study Required*
    1. *Shared and/or off-site parking shall only be approved if the applicant clearly demonstrates the feasibility of shared and/or off-site parking through a parking and loading demand study. Such study shall be prepared pursuant to Section 5.5.C(5), Discretionary Requirement Based on Demand Study.*
    2. *For shared parking, separate uses located on the same or adjacent properties which are not operated simultaneously, a shared parking arrangement may be allowed if it is in accordance with the Institute of Transportation Engineers (ITE) Standards for shared parking (current edition) and the Urban Land Institute publication Shared Parking Second Edition (2005, Mary S. Smith et al.) and approved by the Director.*

Applicant Response: Based on the findings of the Parking Needs Study, Kimley-Horn recommends a total supply of at least 87 parking stalls to address the hotel's projected peak-hour shared parking needs. A hotel wellness spa, a hotel restaurant, and meeting space have a captive rate of

approximately 70% for hotel guests. The captive rate is an internal calculation in the Urban Land Institute (ULI) model which compares the projected number of hotel guests (for 70 rooms) compared to the amount of spa, restaurant, or meeting square footage. With the given program and based on our assessment of the local market conditions, the expectation is 30% usage by outside guests. Kimley-Horn therefore projects the proposed parking supply of 90 stalls will fully accommodate peak demand onsite while adhering to the land use efficiency, conservation, and sustainability principles emphasized by the City of Sedona. This recommendation is supported by ITE/ULI data-driven recommended ratios and our professional assumptions based on the development program.

(5) Compact Vehicle Parking

a. Up to 10 percent of the total number of required parking spaces may be used for compact vehicle parking; provided, that the total number of required off-street parking spaces is provided on site.

Applicant Response: The project provides 90 parking spaces. Up to nine (9) compact spaces are permitted on-site. The Proposed Project provides a total of eight (8) compact parking spaces.

Section 5.6: Landscaping, Buffering, and Screening

C. *Landscaping and Buffering*

(1) General Landscaping Standards

a. Site Area Landscaping

1. Any part of a site not used for buildings, parking, driveways, walkways, utilities, or approved storage areas shall be retained in a natural state, reclaimed to its natural state, or landscaped pursuant to the standards in this Section 5.6.

Applicant Response: Outside of the proposed buildings, parking, driveways, and walkways, a large contiguous Open Space zone is provided along Schnebly Hill Road. The entire floodway zone is preserved with minimal improvements proposed in that zone. All buildings and site circulation are proposed based on saving existing native trees, protecting existing grades as much as possible, preserving existing grades/natural vegetation along Oak Creek and preserving the historic wells, and irrigation channels. Please refer to Sheet L1-1 showing tabulation for Open Space at 49% of the site. Additionally, Open Landscape Areas are provided around building clusters and other amenities.

2. Required landscaped areas shall be planted at a minimum rate of one tree and three shrubs per 400 square feet.

Applicant Response: As shown within the Code Compliance Charts on Sheet L3-04, the project exceeds the requirement of one (1) tree and three (3) shrubs per 400SF of Landscape Area. The revised planting sheets illustrate the use of the following three (3) typologies to help the project blend with its immediate surroundings and respond to proximity to Oak Creek. Variable densities are proposed for each typology to reflect and recreate the typical natural environment within each zone.

1. Riparian (one (1) tree and five (5) shrubs per 400SF)

2. Non-riparian Transitional (one (1) tree and three (3) shrubs per 400SF)
3. Heritage Agriculture (one (1) tree and six (6) shrubs per 400SF)

INSPIRATION FOR THE "HERITAGE AGRICULTURE" TYPOLOGY - AGRICULTURAL HISTORY OF THE SITE

Apples have been grown in Oak Creek Canyon since the first Anglo farmers homesteaded there in the 1880s. The settlers' peaches, pears and apples thrived in the cooler temperatures of the 4,500-foot elevation. From about 1915 to 1975, tree fruits, especially apples, were the economic driver of the Sedona economy. Over time, settlers constructed ditches, flumes, pipelines, reservoirs, and water wheels to provide irrigation to their gardens and eventually to their larger orchards. The project site was homesteaded by a Joseph T. Farley around 1910. He was able to secure a patent and title to the land from the US Government under the 1862 Homestead Act on March 27, 1915. He was recognized as a prominent agriculturist of the area and won prizes for the produce at the County State Fair in 1926. The award-winning produce included peaches, strawberries, pear tomatoes, and squash.

DESIGN IMPLEMENTATION

To pay homage to the early farming history, a "Heritage Agriculture" zone has been identified on Page 90. This zone remains outside of the 500-year floodplain. As part of the design, a small Apple Orchard is proposed along the entry drive that celebrates and connects the existing irrigation channel along Schnebly Hill Road with the new Heritage Cottage. The Heritage Gallery is envisioned to host exhibits about the site's history and will be open to guests and the public.

Additional Orchard pockets of Persimmon and Plum trees occur along the second irrigation channel and the new "channel" water feature along the north edge of Schnebly Hill Road. The landscape components pay homage to the agricultural history of the site.

b. Landscape Materials

1. Native Plant Species

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

Applicant Response: See below item #2 for OC Zoning District requirement for a minimum of 75% native plants.

2. In the OC Zoning District

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

Applicant Response:

As shown within the Code Compliance Charts on Sheet L3-04, the percentage of native shrubs and trees proposed for the project is an aggregate of 87%. Only 81 of the 194 trees and 147 of the 1,606 shrubs are either adaptive per Chapter 4.1. Appendix A: City of Sedona Approved Plant List - Design, Review, Engineering and Administrative Manual or regionally appropriate as confirmed by Max Licher. Max Licher is one of the coordinating botanists for the Plant Atlas of Arizona Project

(PAPAZ) and has contributed many images to the Southwest Environmental Information Network, or SEINet, database. Max has been working on an annotated checklist of the plants of Oak Creek Canyon and the Red Rocks area of the Verde Valley in Arizona (https://nau.edu/biological-sciences/herbarium-staff/)."

ii. *Orchard trees may be substituted for up to 100 percent of the landscaping requirements; for example, an orchard tree may be substituted for any required tree or shrub.*

Applicant Response: To pay homage to the early farming history, a "Heritage Agriculture" zone has been identified on Page 90. This zone remains outside of the 500-year floodplain. As part of the design, a small Apple Orchard is proposed along the entry drive that celebrates and connects the existing irrigation channel along Schnebly Hill Road with the new Heritage Cottage. Additional Orchard pockets of Persimmon and Plum trees occur along the second irrigation channel and the new "channel" water feature along the north edge of Schnebly Hill Road. The landscape components pay homage to the agricultural history of the site. These Orchards and ground plane planting under the orchards substitute a riparian or upland plant palette.

3. *Adaptive Plant Species*
Adaptive plant species identified in the Administrative Manual shall be used for the balance of plants on a development site that are not native species required in Section 5.6.C(1)b.1.

Applicant Response: As shown within the Code Compliance Charts on Sheet L3-04, only 81 of the 194 trees and 147 of the 1,606 shrubs are adaptive per Chapter 4.1. Appendix A: City of Sedona Approved Plant List - Design, Review, Engineering and Administrative Manual or regionally appropriate as confirmed by Max Licher. Max Licher is one of the coordinating botanists for the Plant Atlas of Arizona Project (PAPAZ) and has contributed many images to the Southwest Environmental Information Network, or SEINet, database. Max has been working on an annotated checklist of the plants of Oak Creek Canyon and the Red Rocks area of the Verde Valley in Arizona (https://nau.edu/biological-sciences/herbarium-staff/)."

4. *Nonnative and Nonadaptive Plant Species*
The Director may approve the use of plant species that are not identified in the Administrative Manual after the applicant demonstrates such plant species have low water usage, are drought tolerant, and freeze resistant. These plant species shall not be substituted for the required native plant species required in Section 5.6.C(1)b.1.

Applicant Response: Planting Sheet L3-03 illustrates a breakdown of plants by typology. Based on the quantities used, plants are primarily native with adaptive or regionally appropriate species used sparingly. As shown within the Code Compliance Charts on Sheet L3-04, the percentage of native shrubs and trees proposed for the project is an aggregate of 87%. Additional planting species are proposed outside of Chapter 4.1. Appendix A: City of Sedona Approved Plant List - Design, Review, Engineering and Administrative Manual. The new planting species include shrubs or groundcover lower

that 2'-0" in height. As suggested in Section 2.4 of the Design, Review, Engineering and Administrative Manual, those species are taken from Yavapai County Native and Naturalized Plants, Yavapai County Cooperative Extension (https://cals.arizona.edu/yavapaiplants/) and confirmed to be drought tolerant and zone friendly (freeze resistant) with Native Plants Database (www.wildflower.org/plants). The Lady Bird Johnson Wildflower Center at The University of Texas at Austin.

The planting palette used within the "Heritage Agriculture" zone has been confirmed to be regionally appropriate by Max Licher. Max Licher is one of the coordinating botanists for the Plant Atlas of Arizona Project (PAPAZ) and has contributed many images to the Southwest Environmental Information Network, or SEINet, database. Max has been working on an annotated checklist of the plants of Oak Creek Canyon and the Red Rocks area of the Verde Valley in Arizona (https://nau.edu/biological-sciences/herbarium-staff/).

5. *Artificial Plant Materials*
   Artificial trees, shrubs, or plants (not including artificial turf) are prohibited.

   Applicant Response: No artificial trees, shrubs, or plants are proposed for the project. Artificial turf will be used between pavers in the spa courtyard and pool deck outside of the accessible path of travel.

6. *Ground Cover*
   Loose ground covers shall be contained by a curb, depressed construction, or other suitable alternative to contain the materials within the landscape area.

   Applicant Response: Depending on location, loose ground covers will be contained by a flush concrete curb or metal edging.

c. *Landscape Variety*
   Vegetation shown on the landscape plan shall meet the following standards:
   1. *For development sites 5,000 square feet or larger, a minimum of five different plant species shall be used in the overall development site landscape plan; and*

      Applicant Response: Sheet L3-03 includes the proposed planting palette along with quantities proposed for the site. The project complies with this requirement.

   2. *No one plant species shall comprise more than 50 percent of the quantity of required landscape materials.*

      Applicant Response: Sheet L3-03 includes the proposed planting palette along with quantities proposed for the site. The project complies with this requirement.

d. *Minimum Plant Specifications*
   All vegetation installed to satisfy the requirements of this section shall meet the following minimum size requirements at the time of planting:

Table 5.4 Minimum Plant Specifications

Plant Type	Minimum size
Evergreen trees	8 feet tall
Deciduous trees	2-inch caliper
Shrubs	2 feet tall

Applicant Response: Sheets L3-03 and L3-04 includes the proposed planting selection along with proposed box sizes for trees. The proposed large box sizes will exceed the 8'-tall size for evergreen trees and 2" caliper for deciduous trees. Shrubs that are greater than 2'-0" tall in mature height will be planted to be minimum size of 2'-0" tall. Compliance to this code is noted within the Notes on Sheet L3-03 as well.

e. *Protecting Visibility Triangles*
Landscaping shall meet all required standards in Section 5.4.F, Visibility Triangles.

Applicant Response: Outside of preserving existing trees within public right-of-way, minimal new planting is proposed at the intersection of entry drives and Schnebly Hill Road. Please refer to Planting Sheets L3-03 to L3-08.

f. *Protection from Vehicles*
All landscaped areas shall be protected from vehicular encroachment by curbs, wheel stops, or other barriers located two feet outside the landscaped area, with openings to accommodate surface collection of storm water runoff.

Applicant Response: Flush concrete curbs will be provided to indicate driveways/protect landscaped areas and accommodate surface collection of stormwater runoff while maintaining the agrarian look of the site. Some locations include low walls and boulders to further establish the zone.

g. *Coordinated Development*
Where development is coordinated on two or more abutting sites, or where multiple parking areas are located on a single lot, or on planned development areas controlled by site plans, landscaping requirements shall be based on the entire development site, unless otherwise approved by the decision-making body.

Applicant Response: Please refer to Sheets L3-04 for tabulations for required planting across the site and within the parking lot. These calculations are based on the total landscape area of the site.

h. *Existing Vegetation Credit and Bonus*
1. *If existing native and/or adaptive species of vegetation identified in the Administrative Manual meet the location requirements and intent of landscaping, buffering, or screening required in this Section 5.6, the preservation of that existing vegetation may be credited toward the landscaping, buffering, or screening materials required by this Section 5.6.*

Applicant Response: As shown on Sheet L3-02, majority of large native trees are preserved within the site including the public right-of-way. These trees provide buffering and screening of proposed building and parking lot. Additionally, a 4' tall solid wall is proposed along Bear Wallow Lane for screening from adjacent properties.

2. *All existing vegetation preserved and used for credit against the requirements for new vegetation shall be protected during construction by a fence erected one foot beyond the drip line of the vegetation or pursuant to the standards in Section 5.6.C(5)c.*

   Applicant Response: Requirement noted.

3. *Preserved vegetation may be credited only one time toward any one buffer, screen, or other landscape requirement.*

   Applicant Response: Requirement noted. Preserved Tree Credit calculations are shown on Sheet L3-0.

4. *Shrubs and other vegetation that meet the minimum size requirements in Section 5.6.C(1)d shall be credited on a one-to-one basis.*

   Applicant Response: Requirement noted.

5. *Trees shall be credited according to the following criteria in the quantities shown in Table 5.5.*

Table 5.5 Credits for Preserving Trees

Diameter at Breast Height (inches)	Number of Trees Credited
25 inches or greater	6
13 to 24.5 inches	4
8 to 12.5 inches	3
4 to 7.5 inches	2
2 to 3.5 inches	1

   Applicant Response: Preserved Tree Credit calculations are shown on Sheet L3-02. Please refer to Existing Tree Report prepared by BrightView Tree Care Services and dated January 9, 2023 for additional information regarding the size and health of trees used for credit.

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

   Applicant Response: Requirement noted. The project will comply in case a preserved tree is removed.

i. Planting Near Utilities

1. *Trees and shrubs shall not be planted in utility easements unless there is no other practicable location on the lot where the landscaping would achieve its intended purpose. The Director may adjust the location of required landscaping to avoid utility easements; provided, that the total amount of landscaping and buffering required is not reduced.*

   Applicant Response: Requirement noted. The project will comply.

2. *Trees shall not be planted within 10 feet of the centerline of a sewer or water line.*

   Applicant Response: Requirement noted. The project will comply.

3. *Trees or shrubs planted within utility easements shall comply with the standards of the utility provider to minimize effects on facility's maintenance and repair.*

   Applicant Response: Requirement noted. The project will comply.

4. *To avoid conflicts, new trees planted near Arizona Public Service (APS) overhead facilities shall be no taller than 25 feet in height at maturity.*

   Applicant Response: Requirement noted.

5. *All screening and vegetation surrounding ground-mounted transformers and utility pads shall provide 10 feet of clearance in front of access doors, and two feet on all other sides to ensure the safety of the work crews and public during maintenance and repair.*

   Applicant Response: Requirement noted. Please refer to L2-01 for proposed transformer at the southern end of the site. The layout follows the setback requirements.

j. Storm Water Management Features

1. *Required landscape and buffer areas shall be designed to serve as storm water management areas to the maximum extent practicable and consistent with their required locations and vegetation*.
2. *Areas created to meet storm water management requirements of the City or a governmental entity, and located in a required side or rear setback area buffer or in a parking lot, shall be counted toward required landscaping and buffering in those areas, provided the area includes vegetation required by this Section 5.6.*

   Applicant Response*:* Requirement noted and will comply.

k. Water Conservation

1. *Lawn or turf area shall not exceed 10 percent of the overall landscape area of a project site, except within the 500-year floodplain of Oak Creek as designated by FEMA.*

   Applicant Response: Per Sheet L3-03, a total of 2,234 SF of lawn is proposed within the project. This amounts to 1.57% of the total landscape area.

2. *The Director may allow greater areas of lawn or turf if it can be demonstrated that the grass species and irrigation methods will not demand high water usage.*

   Applicant Response: Project complies with maximum 10% of lawn area**.**

l. Water Features

Water features used for landscaping and design amenities, except for misting devices, shall recirculate water.

Applicant Response: No water features are proposed on the project.

(2) Minimum Landscaping Required

a. Street Frontage Landscaping

1. *Frontage Landscaping*

Except in Single-Family Residential and Open Spaces zoning districts, a landscape area shall be established along all streets between the public right-of-way and any buildings, parking lots, loading areas, storage areas, screening walls or fences, or other improvements in association with any use. Any area within a required front and exterior side setback area that is not occupied by improvements associated with the primary use shall be landscaped.

Applicant Response: Refer to Sheets L3-04 – L3-08 for proposed planting along street frontage. While preserving the existing trees in place, areas outside of that zone within the right-of-way and setbacks is landscaped emulating the naturalized density of the area.

2. *Parking Lot Screening Adjacent to a Street Frontage*
   Off-street parking areas in multifamily residential, mixed-use, and commercial development projects shall be screened from all frontages facing a public or private right-of-way, exclusive of driveways, according to the following standards:
   - *i.A landscape buffer a minimum of five feet in width; or*
   - *ii. A landscaped earthen berm a minimum of three feet in height with a slope no greater than 3:1 (see Figure 5-4); or*
   - *iii. An opaque decorative wall a minimum of three feet in height with openings six to eight feet wide to allow passage of bicycles and pedestrians from the street into the parking area (see Figure 5-5); or*
   - *iv. Any combination of the above screening treatments.*

   Applicant Response: A minimum of 18' buffer (including walk) occurs along Bear Wallow Lane and 40' (including trail) along Schnebly Hill Road. A four-foot-high wall is along Bear Wallow Lane to buffer views towards the proposed parking lot from parcels north of Bear Wallow Lane. The parking lot is about 14' lower than the elevation at the intersection of Bear Wallow Lane and Schnebly Hill Road. Lastly, trees preserved in place combined with additional new trees and shrubs provide a vertical buffer as well. The project complies with this requirement.

3. *Landscaping in a Public Right-of-Way*
   - *i. Prior to the installation of landscaping within the public right-of-way, an encroachment permit from the appropriate public authority owning or controlling such right-of-way shall be submitted with the landscape plan.*
   - *ii. Maintenance, including weed control, of landscaping installed within the public right-of-way shall be the responsibility of the installer/owner or lessee/contractor.*

   Applicant Response: Requirement noted and will comply.

b. *Parking Lot Landscaping*
   Landscaping is required to reduce the visual impacts created by parking areas in multifamily residential, mixed-use, and commercial development projects.
   1. *Parking Lot Screening Adjacent to a Residential Zoning District Off-street parking areas in mixed-use, commercial, and industrial development projects that are located adjacent to properties with single-family residential or duplex dwelling uses shall be screened according to the following standards:*

i. *A landscape buffer a minimum of 10 feet in width, measured inward from the property line on all sides of the property abutting the single-family or duplex dwelling use; or*
ii. *A solid wall or fence no less than six feet in height.*

Applicant Response: *A 4' high wall is proposed along Bear Wallow Lane to buffer views towards the proposed parking lot from parcels north of Bear Wallow Lane. A landscape buffer of 6' occurs along Bear Wallow on both sides of the wall adding to a total of 12.'*

2. *Parking Lot Landscape Islands*
Landscaped islands shall be included to break up parking rows. The interior area of parking lots shall be landscaped according to the following standards:
   i. *Number of Landscape Islands Required*
   A minimum of 10 percent of the site area devoted to parking shall consist of landscaped islands; provided, however, that if permeable paving is used in all parking spaces, the minimum landscaped islands percentage may be reduced to five percent.

   Applicant Response: 11.8% of the total parking area is designated as landscape area.

   ii. *Landscape Island Size and Location Requirements*
      a. *Landscape islands shall be sufficient size to accommodate required landscaping. No landscaped island shall be less than five feet in length or width and a minimum of 50 square feet.*
      b. *Landscape islands shall be provided in parking areas along the ends of parking rows, adjacent to lot lines, and used to define the location and pattern of primary internal access drives.*

   Applicant Response: Please refer to Sheet L3-04 on parking lot area landscape island tabulation. Any areas less than 5' in width were not included in landscape area square footage.

   iii. *Landscape Island Planting and Tree Requirements*
      a. *Exclusive of perimeter landscaping and street trees, landscape islands shall each contain a minimum of one tree and three shrubs per 400 square feet.*
      b. *A minimum of 75 percent of the required parking area trees shall be deciduous canopy-type shade trees.*

   Applicant Response: Please refer to Sheet L3-04 for parking area planting. For 2,966 SF of planting area, a minimum of 8 trees and 22 shrubs are required. A total of 40 shrubs and 23 trees are provided. The tabulation below shows the percentage of deciduous and evergreen trees.

TOTAL # OF TREES (MINIMUM 75% TREES SHOULD BE DECIDUOUS)	# OF DECIDUOUS TREES PROVIDED	% OF DECIDUOUS TREES PROVIDED
23	19	82.6%

iv. Exemptions

Properties that meet the following criteria shall be exempt from the landscape island requirements in Section 5.6.C(2)b.2:

a. The parking lot is located in a rear setback area and contains 20 or fewer spaces, and is located behind or otherwise screened by a building from view from the public right-of-way; or

b. Reserved

Applicant Response: The project is not seeking this set of exemptions.

(3) Minimum Rear and Side Lot Buffers Required

a. Where Required

To mitigate the impacts of significant differences in property use, size, or scale, landscaped buffers shall be provided along rear and side lot lines on multifamily or nonresidential properties where such uses abut:

1. A single-family residential zoning district; or

2. A property containing a single-family residential dwelling or duplex dwelling.

Applicant Response: A four-foot-high wall is along Bear Wallow Lane to buffer views towards the proposed parking lot from parcels north of Bear Wallow Lane. A landscape buffer of 6' occurs along Bear Wallow on both sides of the wall adding to a total of 12.' The parking lot is about 14' lower than the elevation at the intersection of Bear Wallow Lane and Schnebly Hill Road. Lastly, trees preserved in place combined with additional new trees and shrubs provide a vertical buffer as well.

b. Exemptions

1. Rear and side lot buffers are not required between properties that are separated by a street or drainageway.

2. Areas with sidewalks, walkways, multi-use paths, vehicle access, or other improvements allowing access from one property to another are exempt from buffering requirements.

3. Rear and side lot buffers are not required along any portion of the lot line covered by an access easement (e.g., vehicular connections, pedestrian walkways, etc.). In these cases, an equivalent amount of landscaping shall be installed on remaining portions of the side or rear lot lines, as applicable.

Applicant Response: The project is not seeking this set of exemptions.

c. Buffer Options

Required side and rear buffers shall conform to one or a combination of the following options:

1. A landscape buffer with spacing designed to minimize sound, light, and noise impacts on adjacent properties; or

2. A solid wall or fence no less than six feet in height, with the side of the fence or wall facing the residential development being at least as finished in appearance as the side facing the nonresidential use, and with both sides complying with Code requirements; or

3. The Director may approve alternative screening methods if the intent of this section is met.

Applicant Response: A minimum of 18' buffer (including walk) occurs along Bear Wallow Lane. A four-foot-high wall buffers views towards the proposed parking lot from parcels north of Bear Wallow Lane. The wall will have a combination of stone and wood to break the visual mass and may incorporate art (if feasible) on the public side of the wall. The parking lot is

about 14’ lower than the elevation at the intersection of Bear Wallow Lane and Schnebly Hill Road. Lastly, trees preserved in place combined with additional new trees and shrubs provide a vertical buffer as well. The project complies with this requirement.

(4) Landscape Area Use and Maintenance

a. Landscape Area Use

1. Parking

Parking of automobiles, trucks, trailers, boats, recreational vehicles, or other motor vehicles is not allowed on any required landscape or buffer area.

2. Structures and Fixtures Features Allowed in Landscaped Area

The following structures and fixtures may be included in a required landscape or buffer area, in addition to the required landscaping:

i. Street furniture (e.g., benches);

ii. Hardscape (e.g., brick pavers, scored concrete); and

iii. Structures to protect trees (e.g., tree grates and curbs).

Applicant Response: The proposed parking lot on the northern end and next to the Lobby and Employee Housing are located outside of required planting setbacks. They are further screened by signage, boulders and new planting. Only improvements noted above are included within 5’-0” buffer along Schnebly Hill Road and 10’-0” buffer along Bear Wallow Lane. As required by the LDC, a four-foot-high wall is proposed along Bear Wallow Lane to buffer from parcels north of Bear Wallow Lane.

b. Installation

Prior to the issuance of a Certificate of Occupancy, the applicant shall:

1. Satisfactorily pass a site inspection by a City official that verifies the development site complies with the standards in this Section 5.6; or

2. Provide surety acceptable to the City and equal to 125 percent of the total cost of landscaping improvements in accordance with a written estimate, prepared by a landscape architect or other landscape designer, based on the approved landscaping plan. A signed conditional Certificate of Occupancy agreement with the City shall accompany the surety and estimate.

Applicant Response: Requirement noted and will comply.

c. Landscape Irrigation

All required landscaped areas shall be provided with a permanent and adequate means of underground irrigation.

Applicant Response: Requirement noted and will comply.

d. Landscape Maintenance

It shall be the responsibility of the owner, lessee, heirs, assigns, agent, homeowners association or other liable entity of the property to permanently maintain all approved landscaping in accordance with the approved landscape plan.

1. Required maintenance shall include regular watering, pruning, mowing, fertilizing, clearing of debris and weeds, removal and replacement of dead plants and repair and replacement of irrigation systems and architectural features.

2. Any required plant materials not surviving shall be replaced with plants of the same size, variety, and quality as those removed within 30 days of their demise or in the next planting

period. This requirement may be waived by the Director if the remaining landscaping on site satisfies the minimum landscaping requirements.

3. *Failure to maintain approved landscaping shall constitute a violation of this LDC.*
4. *Maintenance of landscaping within the public right-of-way shall be included in accordance with the terms of encroachment permits authorizing such landscaping.*
5. *All plants shall be allowed to grow in natural patterns. Over-pruning or pruning plants into unnatural shapes is prohibited.*
6. *Vegetation shall be selected, placed, and maintained, so that at maturity it does not interfere with utility lines, buildings, traffic sight lines, vehicular parking, pedestrian circulation, and property rights of adjacent owners, and would not significantly damage or create upheaval of sidewalks and pavement.*

Applicant Response: Requirement noted and will comply.

(5) Tree Preservation and Protection

1. *Plan Required*
    1. *No existing trees on any lot or parcel shall be removed and no person shall strip, excavate, grade, or otherwise remove top soil from a site without a site development plan, a tree removal plan, a grading plan, or a landscape plan.*
    2. *The City may retain the services of a qualified arborist as deemed necessary to assist in the review process. The cost of the arborist's review shall be paid by the applicant requesting the tree removal.*

    Applicant Response: Please refer to Sheet L3-03 for a tabulation of trees preserved in place, removed and relocated. We understand that a qualified arborist may be retained to assist in the review process and cost of arborist's review shall be paid by the Applicant.

2. *Tree Removal Plan Requirements*
    No existing trees shall be removed from any lot or parcel except those that meet one or more of the following criteria:
    1. *The tree is located in an area where structures or improvements will be placed and non-removal would unreasonably restrict the economically beneficial use of the lot or parcel; or*
    2. *The tree must be removed because it is dead, diseased, injured, in danger of damaging existing or proposed structures, or abuts or overhangs a building so as to interfere with the growth of other trees or existing utilities, create unsafe vision clearance, or conflicts with other ordinances or regulations; or*
    3. *The tree is identified on an adopted city, county, or state list of trees that are invasive species, exotic, noxious, or discouraged tree species for the Sedona area; or*
    4. *The tree is a potential fire hazard.*

    Applicant Response: Please refer to Sheet L3-03 for a tabulation of trees preserved in place, removed and relocated. All trees that are dead, diseased, injured, with damage potential or invasive are identified for removal.

3. *Tree Protection During Construction Activities*
    Trees not specifically authorized for removal from a property shall be protected during construction activities to prevent root damage, soil compaction, and trunk damage. The following standards shall apply:
    1. *Generally*

i. *All trees which are to be saved within the construction envelope shall be fenced during construction to avoid compaction of the root system, and low branches from being broken.*

ii. *Protective fencing and barriers shall be no smaller than one foot past the diameter of the dripline of the tree to be saved and shall be a minimum of three feet in height.*

Applicant Response: Requirement noted and will be in compliance. For trees close to proposed improvements, exemption #2i. below is requested to maximize tree preservation on site.

2. *Exemptions*
Trees within five feet of a structure's walls or trees that overhang a driveway or patio are exempt from this requirement; provided:

i. *That six or more inches of gravel is placed over that portion of the dripline to reduce compaction damage; and*

ii. *It can be demonstrated that construction activities would be unduly hindered by the fencing requirement.*

Applicant Response: For trees close to proposed improvements, the exemption #2i. above will be complied with to maximize tree preservation on site.

4. *Tree Replacement Required*

1. *If any existing trees are removed that do not meet the criteria in Section 5.6.C(5)b, Tree Removal Plan Requirements, new or transplanted trees shall be planted on the property in the same quantity as those removed and shall meet the minimum plant size requirements in Section 5.6.C(1)d.*
2. *This requirement may be waived by the Director if the remaining trees on site satisfy the minimum tree planting requirements.*

Applicant Response: Please refer to Sheet L3-03 for a tabulation of trees preserved in place, removed and relocated. The tabulation below on Sheet L3-04 shows the proposed tree quantity.

PLANT MATERIAL QUANTITY COMPLIANCE (SECTION 5.6C(1)a.2.)
NET LANDSCAPE AREA OUTSIDE OF FLOODWAY: 142,117 SF

TREES REQUIRED: 355 **TREES PROPOSED 194 (PRESERVED CREDIT 1,686)**

5. Disposal of Removed Trees
Trees that are cut down shall be removed from the lot or parcel within two weeks, chipped on site, or cut and stored for firewood on the property in a manner that does not encourage the propagation of insects or risk of wildfire. [Res. 2019-19 Exh. A, 10-8-19].

Applicant Response: Requirement noted and will be in compliance.

D. Screening

(1) Roof-Mounted Mechanical Equipment

a. Roof-mounted mechanical equipment shall be screened by a parapet wall or similar feature that is an integral part of the building's architectural design.

b. The parapet wall or similar feature shall be sufficient to screen the mechanical equipment from all sides when viewed from ground level.

c. *The color of roof-mounted equipment and vents shall comply with exterior color standards in Section 5.7.F(5), Building Color, and compatible with the roof or adjacent wall color, screened, or integrated into the design of the structure.*
d. *Facilities for the operation of active or passive solar energy systems and other alternate energy systems shall be exempt from the screening requirements.*

Applicant Response: Refer to roof plans of the South Cluster Building (Sheet A3-01), Meeting Room Building (Sheet A3-02), and the Central Cluster Restaurant Building (sheet A2-07). Mechanical equipment on flat roofs will be screened by metal panels.

(2) Ground-Mounted Mechanical Equipment

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

Applicant Response: Not applicable. If applicable or required in later phases of development, equipment will be screened by landscape or low walls.

(3) Loading, Service and Refuse Areas

a. *Outdoor loading, service, and refuse areas shall be integrated into the building design if possible, or shall be located where they are not visible from public open space, public trails, public streets, or from adjacent properties, to the maximum extent practicable.*
b. *In cases when loading, service, and refuse areas are visible from a public open space, public trail, public street, or adjacent property, the loading, service, and refuse areas shall be screened from view by a solid wall or fence a minimum of eight feet in height that incorporates at least one of the primary materials and colors of the nearest wall of the primary building (but excluding unfinished CMU block). Dense, mature landscaping may be used to satisfy the screening requirement with approval by the Director, providing the screening achieves a similar level of screening as the previous options.*

Applicant Response: Outdoor loading, service, and refuse areas have been integrated into the building design by the Workforce House/BOH Building. Solid wall heights vary between 3'-6" by the loading area to 6'-0" high by the trash bins with a trellis cover on top (with a total height of minimum 8') at this location (See Sheet L3-04). Decorative metal gates are provided along with an opportunity for outdoor art. Additionally, Sedona red stone will be used to clad the walls.

Similar treatment is provided at the trash enclosure in the parking lot as well. Additionally, trees and shrubs are provided at these locations to soften the visual mass of the solid walls.

(4) Outdoor Storage Areas

a. Outdoor storage areas that are adjacent to a residential zoning district, a lot containing a residential use in a mixed-use zoning district, public open space, public trail, or public street, shall be screened from view by a solid wall or fence. Dense, mature landscaping may be used to satisfy the screening requirement with approval by the Director, providing the screening achieves a similar level of screening as the previous options.

b. The wall or fence shall be a minimum of six feet in height, but in any event the wall or fence shall be higher than the screened outdoor storage and 100 percent opaque.

c. The fence or wall design shall incorporate at least one of the primary materials and colors of the nearest wall of the primary building (but excluding unfinished CMU block).

Applicant Response: Outdoor storage areas are enclosed within small structures provided at North and West Clusters. Trees and shrubs are provided around these structures to soften the visual mass of the solid walls. The structures are wood framed and a max. of 66" tall and incorporate finish materials to tie with the adjacent architecture.

E. Fences and Walls

(3) Height and Location

a. Front Setback Area

Walls and fences within a required front setback area shall not exceed four feet in height, with the following exceptions:

Properties in the CF and IN zoning districts may install a fence up to six feet in height within the front setback area.

Properties in the RS-70 and RS-35 zoning districts may install a fence that is a minimum 50 percent transparent up to six feet in height within a required front setback area.

Applicant Response: No walls within the front setback area exceed four feet in height.

d. Fences and Walls Outside of Required Setbacks

Any fence or wall that is not located within a required setback shall comply with the maximum height requirements for primary structures and buildings.

Applicant Response: Walls are minimized within this zone except where existing trees are being protected. No walls exceed 2'-6" in height and are terraced if needed with a 3:1 slope. A five-foot-high, non-climbable metal fence is proposed around the pool area for child safety.

(7) Materials and Design

a. *Compatible Design*

1. Walls and fences shall be designed as an integral part of a new development project and shall be architecturally compatible with principal buildings in terms of materials, colors, and design.

2. Walls and fences shall be designed to be compatible with the total surrounding landscape and architectural character of the building.

3. Posts and rails on solid wood fences shall face the interior of the lot when the fence faces a public street.

Applicant Response: Walls are proposed with stone to match color with the proposed architectural treatment. Please refer to Sheet L3-11 for random rounded stone module proposed for site walls. The module is slightly more rounded as compared to the architecture to have a naturalized appearance and blend with the site seamlessly. The fence around the pool area will be steel with minimal details to visually blend. The 4'-0" tall wall along Bear Wallow Lane will have a combination of stone and wood to break the visual mass with a 6' wide planting zone both sides per the section below:

(8) Retaining Walls

a. *Maximum Height*

The height of retaining walls supporting either cut or fill conditions shall not exceed 16 feet in height measured vertically from the lowest point at natural grade to the highest point of the wall.

Applicant Response: No site retaining walls exceed 16 feet in height. The maximum height of a retaining wall is 5'-0" to protect existing tree #73 by the parking lot.

b. *Terracing Required*

Retaining walls greater than eight feet in height shall be terraced to minimize visual impacts on residents, neighboring properties, and the public realm by:

1. *Limiting terracing to three tiers, with each tier no greater than eight feet in height (see Figure 5-9);*
2. *Providing a minimum terrace width of five feet between any two retaining walls with a maximum slope of 3:1 and planted with a minimum of four shrubs per 100 square feet of terrace area (see Figure 5-9); and/or*
3. *The Director may approve reduced terrace depths and alternative landscaping treatments where site constraints limit the amount of space available to accommodate the minimum width and planting densities.*

Applicant Response: No terraced walls exceed 8'-0" in height. The terraced walls by the Greenhouse include two low walls, 2'-0" and 3'-6" tall with a landscape terrace width of 12'-6". A total of 32 shrubs are provided within this area to comply with the four (4) shrubs per 100 square feet of terrace area requirement.

c. *Recessions and/or Projections Required*

1. *Retaining walls that exceed three feet in height and are over 40 feet in length shall incorporate recessions and/or projections that have a minimum wall plane change of two feet.*
2. *A direction change of more than 30 degrees in plan view shall also constitute a recession or projection.*

Applicant Response: For retaining walls greater than 3'-0" in height and over 40 feet, a wall plane change is provided to break the wall mass and accommodate additional planting.

d. *Fence or Wall On Top of Retaining Wall*

If a freestanding wall or fence is required or proposed on top of a retaining wall, then the following shall apply:

1. *The combined height of a solid, freestanding fence or wall on top of a retaining wall shall not exceed eight feet when measured from the low side of the finish grade and shall not exceed the height limit for fences when measured from the high side of the finish grade.*
2. *If greater height is required as permitted in Section 5.6.E(4), then the freestanding wall or fence shall be moved back from the top of the retaining wall a minimum of five feet to create a planter area between the walls. (See Figure 5-10.)*
    - *i. A minimum of four shrubs for each 20 linear feet of planting area shall be planted.*
    - *ii. The Director may authorize the substitution of one-gallon vines or cascading plants (such as rosemary) for shrubs at a 3:1 ratio, such as three vines or cascading plants for one shrub.*
    - *iii. The Director may waive or reduce the width of the planter area if the proposed fence is made of wrought iron or similar materials and landscaped in such a manner that its potential visual impact is reduced.*

Applicant Response: The combined height of a solid, freestanding fence or wall on top of a retaining wall does not exceed eight feet at any location. The maximum height proposed is at the service and trash enclosure area by Workforce House/BOH Building where it ranges from 6'-6" at the southern corner to 7'-0" at the northern corner.

Section 5.7: Site and Building Design

D. Site Design

(3) Sensitive Area Protection in the OC Zoning District

The following standards implement the Schnebly CFA Plan;

a. Preservation of Oak Creek

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

Applicant Response:

Please refer to Pages 81, 83, and 87 illustrate the Floodway, riparian areas and most native trees along Oak Creek and existing wash are permanently protected in their natural state. All buildings are located outside the Floodway. Only "open to sky" cantilevered terraces and balconies and minor improvements (including dense granite pathways,

dense granite respites and movable furniture) are proposed within the Floodway area to maintain stormwater functions, minimize potential flood damage and protect the Oak Creek Floodway.

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

   Applicant Response:
   Please refer to Pages 81, 83, and 87 that illustrate all structures are located outside the Floodway. Only "open to sky" cantilevered terraces and balconies, and minor improvements (including dense granite pathways, dense granite respites and movable furniture) are proposed within the Floodway area.

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

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

   Applicant Response:
   Please refer to Page 81 for proposed open space designation and tabulations for a total of 49% achieved on the project. The Open Space is provided along Schnebly Hill Road and includes the entire Floodway zone.

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

   Applicant Response:
   Please refer to Page 81 "Adjacent Open Space" overlay illustrating Open Space connectivity with adjacent properties. The proposed Open Space setback combined with extended Open Space zones along Schnebly Hill Road allows continuity to be maintained along this stretch. Similarly, the project protects the Floodway zone in its current state and provides continuity along the western and southern edges as well.

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

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

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

   Applicant Response:
   The proposed buildings are small scale and clustered amongst the existing native trees. Only single-story cabins are situated on the higher elevation portions of the site to preserve views.

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

   Applicant Response:
   As shown on Page 81, uses within the Open Space areas proposed along Schnebly Hill Road and Oak Creek Floodway only include "open to sky" cantilevered terraces & balconies, and minor improvements (including dense granite pathways, dense granite respites and movable furniture).

E. Building Placement and Orientation

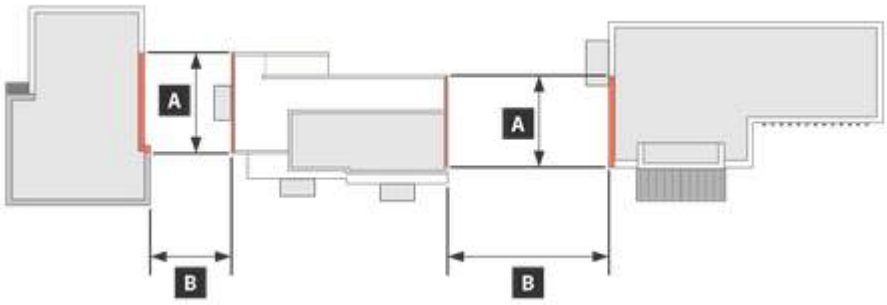
(3) Building Separation (Commercial and Public/Semi-Public Buildings)

The minimum building separation between adjacent commercial and public/semi-public buildings in multi-building developments shall increase from a minimum of 10 feet to 20 feet, in proportion to the length of the walls adjacent to each other as depicted in Figure 5-11 and in Table 5.6 as follows:

Table 5.6 Building Separation for Multi-Building Developments

	Minimum Building Separation				
If adjacent building length (A) is:	20 feet	21 – 30 feet	31 – 40 feet	41 – 50 feet	51 feet and over
Then minimum building separation (B) shall be:	10 feet	12.5 feet	15 feet	17.5 feet	20 feet

Figure 5-11: Building Separation



Applicant Response: The site plan addresses section 5.7.E(3) building separation. The building separations exceed or meet the minimum distance at 10' clear; then 12.5' clear between 21' to 30'; and 15' clear between 30' to 36'. The site plan placement of buildings follows the stated methodology.

SOUTH CLUSTER SEPARATIONS

WEST CLUSTER SEPARATIONS

NORTH CLUSTER SEPARATIONS

CENTRAL CLUSTER SEPARATIONS

F. Building Design

(3) Architectural Style and Character

d. OC Zoning District Historic Resources

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

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

Applicant Response:

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

The buildings are grouped in (4) clusters per the definition of the word (a group of similar things or people positioned or occurring closely together). The clusters are differentiated by the juxtaposition of the buildings on the site relative to each other. Additionally, differentiation of the clusters is enhanced with material use, colors of those materials, and architectural components-typologies. The intent is to gain inspiration from the local Sedona Historic residential scaled structures in the area and to use those roof typologies, massing typologies, porch typologies, material typologies, hues, and details (shed/gable roofs, porches, eaves, railings etc.) to differentiate each cluster with more traditional clusters transitioning to a more modern interpretive aesthetic, while tying the clusters into a synergetic consistent lodge concept, so that the boutique development is rooted in a strong historical Sedona natural theme, lost in the landscape.

Additionally, see the differentiation matrix below, as well as the immediate historic structures for reference. Each cluster reacts to specific site characteristics and meets the intention and requirements of the Building Design standards of section 5.7.F(3)d.2. See additional narrative on Page 84.

OAK CREEK HERITAGE LODGE CLUSTER DIFFERENTIATION MATRIX				
	South Cluster: Blended Mixed-use cluster	**Central Cluster: Heart of the Lodge and Arrival Experience**	**West Cluster: Transitional cluster**	**North Cluster: Traditional cluster**
ROOFING MATERIAL				
METAL / STANDING SEAM	Limited standing seam metal roof on the south cluster. (Meeting room building only)	All standing seam metal roofing on sloped roofs.	No standing seam to differentiate from central cluster.	No standing seam metal roofing on roofs.
ASPHALT SHINGLE	Most of the south cluster buildings utilize black asphalt shingle roofing to provide a residential and approachable feel to the cluster while distinguishing itself from the metal roof proposed for all sloping roofs of the central cluster.	No asphalt shingle.	All Asphalt shingle (only cluster to have all asphalt on pitched roofs. Shallow overhangs only on central cluster providing a more traditional roofline and profile.	Earth toned asphalt shingle.
WALL FINISH MATERIAL				
STONE	Stone is only located at the flanking ends of the south cluster villas, meeting hall and bunk house elevator. The south cluster has its gray river rock stone cladding to connect to the creek and historic pump houses of the region.	Majority of buildings are clad in Sedona red stone as it's the hub of the project and the most activated cluster.	Warmer reddish-brown river-rock on corners of west cluster masses. This river-rock will be unique to the west cluster.	Localized stone at the base of the 6-unit building to tie into the retaining walls and landscape. This more cut and placed rock will be unique to the north cluster but tie elegantly in to the color palette of the Sedona red stone throughout the site.
WOOD SIDING + BOARD & BATTEN	The mixture of wood siding throughout is a major defining element with flanking ends and stone located on the meeting hall to act as a transition and hybrid as you move further into the south cluster. Both wood siding and	The board and batten wood siding are utilized solely as the secondary material in the central cluster to embolden the contrast specifically in the central cluster. There is limited use of vertical wood siding as a tertiary material on	Wood siding located on the flanking masses in two related colors a lighter and darker color. The pattern and placement of these two complimentary sidings are unique to the west cluster.	Rustic "reclaimed" wood siding is unique to the north cluster. Some naturally stained wood siding to tie into other clusters and provide a mixture of natural tones.

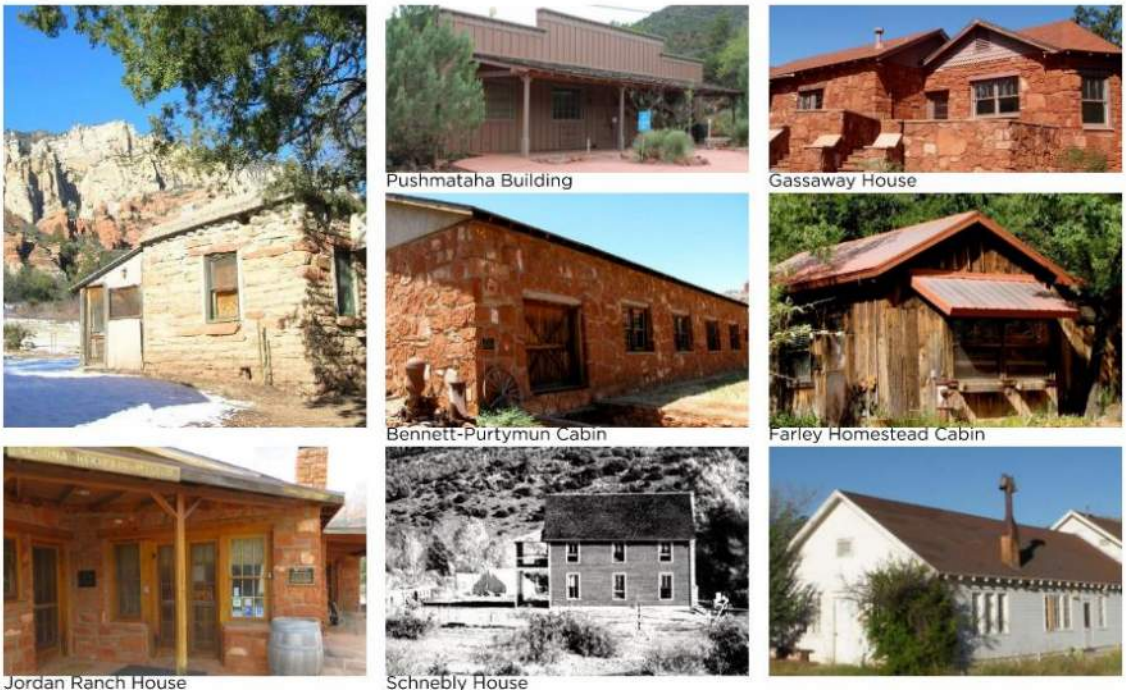
OAK CREEK HERITAGE LODGE CLUSTER DIFFERENTIATION MATRIX				
	South Cluster: Blended Mixed-use cluster	**Central Cluster: Heart of the Lodge and Arrival Experience**	**West Cluster: Transitional cluster**	**North Cluster: Traditional cluster**
	board & batten are utilized.	the side of the guestroom buildings.		
STUCCO / PLASTER	Limited plaster on the south cluster.	No plaster throughout central to differentiate from the more "residential" clusters.	Fine grained plaster on the center masses. The plaster helps connect to local building envelope assemblies and a more traditional aesthetic.	No plaster on any buildings.
RAILING & OPENING TYPE				
GLASS	10-20 percent glass rail on the less prominent sides of the villas that are facing the creek.	Facades incorporate much larger window openings and glazing throughout all central cluster buildings that provide a very different look/feel from the other clusters. Railings all glass to provide openness.	Glass railings only on the more prominent villa balconies.	Glass railings on only one porch of the 6 masses in the north cluster.
DECORATIVE CROSS-BRACING	Some decorative cross-bracing located at the most prominent south cluster villa massing's elevations.	No decorative cross-bracing.	Decorative cross-bracing throughout the West Cluster to emphasize its hybrid southwest / stucco and heavy-timber aesthetic.	Majority of the railings in the north cluster are constructed with the decorative cross-bracing detail railing type.
HORIZONTAL DECORATIVE METAL RAILING	One stacking of guestrooms along with the 2nd floor walkways have horizontal decorative banding rail to integrate into the trellises throughout connecting the	Horizontally banding metal railing on guest-room buildings to tie to lattice for landscape integration	Limited / secondary addition of metal railing behind cross-bracing elements to tie to lattice but emphasize heavy-timber.	Metal railings on 2 (and a small portion of the 6-unit building) of the 6 masses and is not a defining characteristic of the north cluster but to tie into the other clusters dark accents.

OAK CREEK HERITAGE LODGE CLUSTER DIFFERENTIATION MATRIX				
	South Cluster: Blended Mixed-use cluster	**Central Cluster: Heart of the Lodge and Arrival Experience**	**West Cluster: Transitional cluster**	**North Cluster: Traditional cluster**
	buildings to the landscape.			
ROOF MASSING				
GABLE	Gables placed in north-south direction at majority of buildings. Majority of gables do not have any interrupting elements creating a purer geometry.	Gables placed in north-south direction, but all have interrupting elements that provide unique detail and character to the roof lines.	Gables placed in east-west direction on all buildings on the east side of the west cluster.	Gables placed in the north-south direction for most of the north cluster. The six-unit building has a dormer gable that ties the building mass to the other smaller bungalows.
SHED	3 sheds are located at the smaller or inner masses as a secondary element.	No shed roofs on any of the main central cluster buildings.	Sheds are clusters in a 2-1-1 and a 1-2-1 with flat roofs unlike any other cluster.	Earth toned asphalt shingle. Some lean-to and MEP building sheds as secondary elements to emphasize residential scale.
FLAT	2 masses with flat roofs as a tertiary element.	3 of the buildings utilize flat roofs on the secondary mass elements unique to the cluster.	Flat roofs are organized with a mirrored inverse relationship to embolden the movement from the edge to the center of the west cluster.	No major elements of flat roofs.
BUILDING SIZE & FORM				
FARM / AGRICULTURAL TYPOLOGY	The gable roof and massing of the meeting house and bunk house lead the design feel for the south cluster. It is an interplay of elements from the other clusters that are arranged in a manner that creates a unique language and relationship between	The large glass windows and increased glazing openings distinguish the central cluster strongly in this stye, the exposed metal panels, horizontal mutins and glazing juxtaposed to the heavy stone create the greatest amount of contrast between	Less farm / agricultural typology. More southwest-heavy timber aesthetic	Less farm / agricultural typology. More “camp style” bungalow aesthetic.

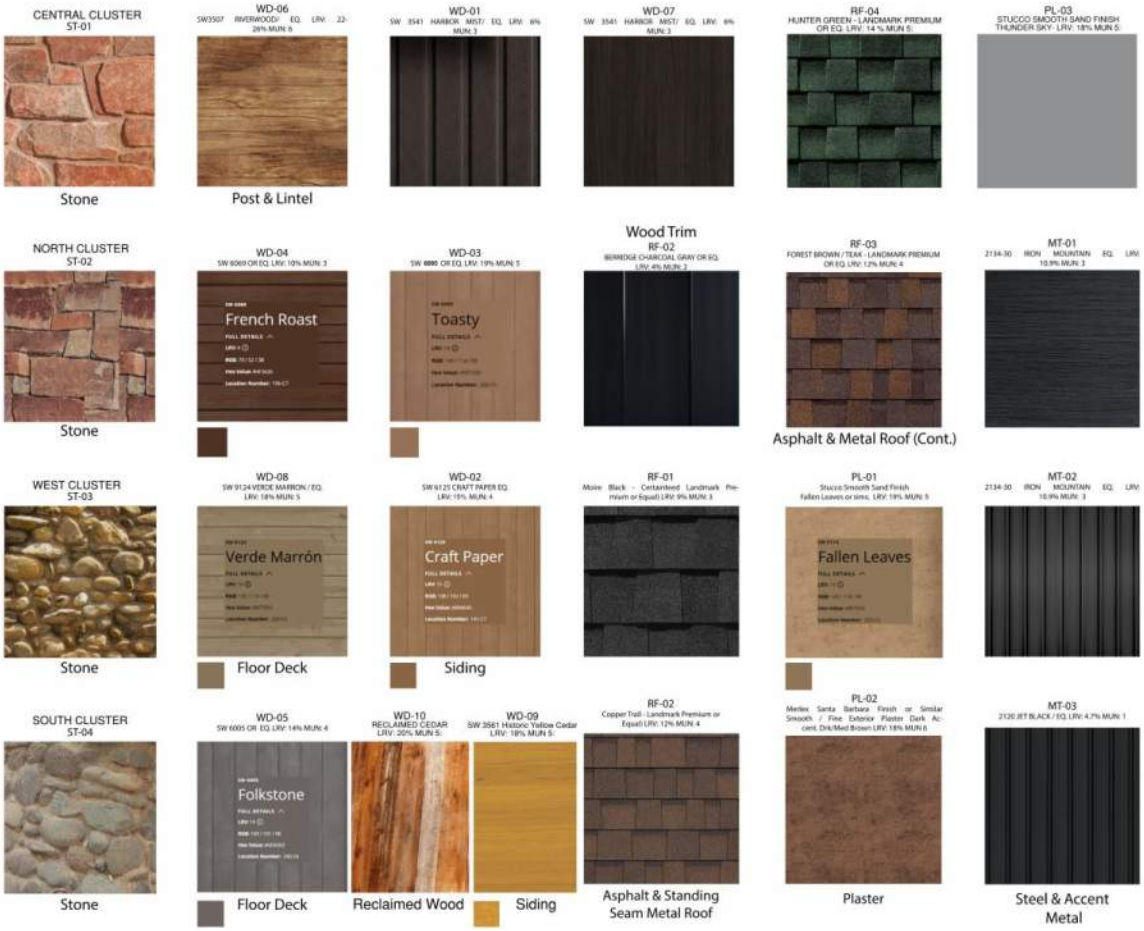
OAK CREEK HERITAGE LODGE CLUSTER DIFFERENTIATION MATRIX				
	South Cluster: Blended Mixed-use cluster	**Central Cluster: Heart of the Lodge and Arrival Experience**	**West Cluster: Transitional cluster**	**North Cluster: Traditional cluster**
	masses specifically with the formal direction of entry to each building mass, roof pitch direction.	the solid / grounding architectural elements and the open / airiness of the programmatic and natural features of each building.		
SEDONA / SOUTHWEST TRADITIONAL	South cluster only hints at southwest traditional through exposed rafters, simple construction, window detailing, door and window frames. Exposed beams at building ends. River-rock and wood cladding to tap into local Sedona materiality.	Central cluster alludes to Sedona/southwest traditional with the simple forms of the spa building and meeting house but secondarily to the farm / agricultural style of the restaurant and lobby buildings.	The west cluster is traditional at the primary buildings, elements, and masses. The wrap around porches and interplay between porches and upper balconies along with the cross-bracing, stucco, porch overhangs, and square shaped windows lean this cluster more to the Sedona / southwest.	The reclaimed wood siding, low-rise small bungalow camp arrangements, mixture of unique details and residential window scales and details make the north cluster the most Sedona / Southwest traditional. The chimneys also allude to cabins and homesteads of the region.
HYBRID	More Farm / Agricultural typology - South cluster is a hybrid of styles as the residential buildings lean more contemporary farm with the larger glass openings and simple forms. The bunk house and meeting house lean more southwest traditional with the hierarchy of large to small massing compositions and roof overhangs.	Most Farm / Agricultural typology.	More Sedona / Southwest Traditional.	Most Sedona / Southwest Traditional.

OAK CREEK HERITAGE LODGE CLUSTER DIFFERENTIATION MATRIX				
	South Cluster: Blended Mixed-use cluster	**Central Cluster: Heart of the Lodge and Arrival Experience**	**West Cluster: Transitional cluster**	**North Cluster: Traditional cluster**
OUTDOOR SPACE CONFIGURATIONS & BUILDING ATTACHMENTS				
BALCONIES	Very linear in nature. On all rear sides of villas. Stacked in cohesive manner.	Majority of the glass rails and large balconies to connect to the indoor-outdoor relationship of barns and farm utility buildings	Majority staggered railings with decorative horizontal banding or cross-bracing elements to emphasize heavy timber aesthetic.	wrap around decks and front porches throughout.
OVERHANGS	1'-6" to 2'6" overhangs providing a deeper roof pitch profile and more shadowing on the facades	Large overhangs on primary elements to be the most impactful and strongest design feature only executed in the central cluster	1'-6" to 2'6" overhangs providing a deeper roof pitch profile and more shadowing on the facades	standard overhangs and utilizes porches and "lean-to" shed masses along with canted gable roof profiles to create a unique roofline and design parti for each small building
DECORATIVE ELEMENTS	Defining elements of exposed metals and cast iron-like frames. Color palette is more gray-blue and dark accents to connect to the Faley pump house and natural local river rock colorations.	Heavy timber treatments around openings unique to the central cluster. Natural wood plank, veneer, and detailing fascia boards on accent locations and decking.	Cross-brace accents to emphasis heavy timber and stucco southwest stye. Deep warm stucco coloration with exposed wooden elements and overhangs, warm natural river rock cladding on the ends of buildings contrast is the most defining decorative elements unique to the west cluster.	Detailing on chimneys, "lean-to" and double gables, ground floor porch relationships are all unique to the north cluster. Lowest density and smallest building cluster of all. A warmer cut and placed stone cladding to relate to the Sedona red stone but contrast to its more organic shapes.

Historical Inspiration:



See Sheet A1-05 for enlarged view.



Section 5.8: Outdoor Lighting

The proposed project shall meet the requirements of this section. A conceptual site lighting plan was developed for the proposed project. Please refer to Sheets LT-01 and LT-02 and Pages 97 through 99.

The nighttime at Oak Creek Heritage Lodge is designed to be as unique and environmentally aware as the elements are during the day. The views after sunset are equally stunning as the stars emerge highly visible in the clear sky. The earth silhouettes against the sky exposing the forms and mass as looming shadows. Under the low natural lighting of the sky, the ground is navigable as the eyes adapt to the conditions. The intensity of the lighting is kept very low, and the locations selected with intention, providing small pools of light to guide navigation like stars in the night sky. Lighting standards are kept close to the ground and shielded to prevent unwanted lighting from affecting the nighttime environment.

The lighting system is designed to maintain the elegance of the natural environment while providing a slightly elevated illumination for wayfinding and safety. Curated locations for fixtures allow for wide spacing while still making the site easy to move about safely by identifying key features of the paths. Focus is placed on intersections, grade changes, stairs and other significant features for ease of visibility.

- Lighting sources utilize warm colored LEDs to provide calming, inviting, and complimentary tones to the Sedona desert and design palette. (*SLDC section 5.8.E(1))*
- General area fixtures are fully cutoff to the sky keeping all illumination focused on the ground to preserve the darkness of the night without light pollution. (*SLDC section 5.8.E(3))*
- Lighting for pedestrian circulation throughout the site is proposed to be small landscape bollards to create a safe and navigable walking surface while not exceeding the lighting level output for the site. Fixtures are spaced at regular intervals but at a wide spacing such that the ground plane is not uniformly illuminated. *(SLDC section 5.8.H)*
- The entry drive and drop off circle are illuminated with a low performance bollard which illuminates the driveway with a soft graze of light. These fixtures help to identify the edge of the drive while casting very low lighting level on the drive surface for ease of navigation.
- In the central court between reception, restaurant, and spa, string lighting is introduced to create a central focus and activate the space at night. Fixtures are shielded with cone shades while still creating the ambiance for the space. *(SLDC section 5.8.E(2)b)*
- In select areas, small pendants are hung in feature trees to provide subtle landscape lighting while maintaining the dark sky. *(SLDC section 5.8.F(1)a)*

Fixture Palette:

- Bollard lights feature 20 to 30-inch overall height, fully downward facing light sources, warm white LED lamp, and low wattage consumption. Products available in hardened wood, teak, metal or brass in several styles to disappear into the landscape.
- String lighting is used sparingly to create focal points within the site and provide functional lighting for seating below. Conical shades provide a rustic appearance while also cutting off lighting from the night sky.
- Floor wash lights are used to discreetly illuminate the entry drive to the reception and drop off, a matching bollard illuminates the parking.
- Tree pendant lighting is used at key feature public areas around the main lobby, marketplace, and meeting room. Downlighting cylinders with perforated metal are visually interesting while producing small pools of light on and around the base of the trees.

Section 5.9: Public Art

The project proposes to include on-site artwork and shall conform to the requirements of this section. Please refer to Sheet L4-01.

Sedona's art scene is diverse and represents its vibrant and eclectic way of life. Sedona is home to hundreds of artists whose styles include individualistic, contemporary, visionary, Native American, and modern realism expressions. The project offers opportunities to pay homage to the artists of the past as well as those emerging strong on the horizon.

1. Promote art that celebrates local history, culture and artists.
2. Utilize preserved areas to develop art destinations that invites/engages visitors to the site and orients them to the area's local history.
3. Structure art around specific site areas that pay homage to its history, existing agricultural remnants, and the structures that will be removed.
4. Re-purpose materials salvaged from the site structures to form art pedestals, platforms and sculptures.
5. Establish goals for art that explore the following objectives:
    - Accentuate/frame views from the site;

- Highlight the Oak Creek corridor and the geological formations of the red rocks;
- Connect with the earth and the sky;
- Promote nature immersion and mindfulness; and
- Express art through site objects such as fire features, walls, and gates.

Article 6: Signs

The proposed project shall meet the requirements of this Article. The proposed signage will utilize natural materials that are representative of the Schnebly community and surrounding area. The intention is for the signs to blend and have an understated appearance that does not distract from the natural views of the surrounding area. Please refer to Sheets L4-01 to L4-02 for the proposed signage plan and elevations. The proposed signage includes a monument sign at the entrance of Schnebly Hill Road to create a sense of arrival at the hotel. Wayfinding signs are proposed throughout the site so that hotel guests can easily identify the property, it's amenities, Oak Creek, and the open space trails along Schnebly Hill Road.

Creekwalk

Community Development Department Staff Comment:
Development with frontage on Oak Creek shall provide a publicly accessible trail ("creek walk") where appropriate to create a continuous and connected trail parallel to the creek.

Applicant Response:
The City is envisioning a future trail with a potential footbridge over Oak Creek near the northwestern edge of the site. The precise location of the easement shall be determined in the future and shall be mutually agreed upon by the City and Owner. The City must determine the best location for their northbound pedestrian bridge and public trail to Uptown. The project has set aside a 12' wide Creek Walk Access Easement to accommodate a publicly accessible trail for future use.

Sustainability

The Applicant currently implements the below sustainability practices in its current hotel portfolio and intends to implement them at this proposed hotel. Conditions of approval as coordinated with City staff will address these items and will be implemented prior to Certificate of Occupancy.

i. Trash and Recycling – Hotel operations will have a trash and recycling collection program. Hotel staff will inform guests of the program through emails, program flyers, and signs in guestrooms and throughout the property. Separate trash and recycling bins to be provided in each guestroom and throughout the property. Collaborate with Sedona Recycles, Compost Crowd, or other local vendors to improve general waste, recycling, food waste, and composting diversion.
ii. Water Refill Stations – Filtered water refill stations will be provided for hotel guests to encourage reuse of bottles in several strategic locations such as the lobby area, fitness center, and wellness spa.
iii. Reusable bottles will be available for purchase onsite.
iv. Landscaping and Irrigation – Majority of large native trees are preserved within the site. The proposed building placement and site circulation is structured around saving existing native trees. Proposed irrigation with automatic controllers, sensors, and metering of outdoor water use will improve water conservation. Additionally, natural systems will be harvested, i.e., rainwater collection and storage are proposed for use with onsite irrigation, which fosters resilient natural eco systems.
v. Electric vehicle charging stations will be provided on site.

vi. A hotel shuttle service will be provided on a daily timetable to transport guests (in groups) to local destinations to reduce the potential impact on traffic.

vii. Permeable Surfacing – The proposed project will conform to surfacing all streets, driveways, parking areas, and walkways with gravel or other permeable surfacing except where necessary to meet ADA requirements, or where determined to be infeasible, or where the Fire District requires a different material.

Sedona Climate Action Plan (SCAP)

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

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

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

Additionally, the Applicant will implement best practices with groups and agencies as follows:

- Keep Sedona Beautiful (KSB)
- Arizona Public Service (APS) Green Choice Program

The project design supports and addresses the SCAP as noted:

Buildings and Energy

In order to reduce the fiscal and environmental impacts of consumption, the proposed buildings will utilize both passive and active energy savings methodologies. Passive, using orientation, shading devices, and breezeways, etc.; active, utilizing all electric heating and cooling to reduce gas consumption and increase efficiencies. Buildings will be highly thermally insulated, glazing will utilize low-E dual glazed clear glass, and the project is proposing solar panels on, at least, three flat roof areas of the Lodge. The solar photovoltaic (PV) system will assist with long-term access to clean energy. The current solar PV system is anticipated to capture approximately 130,000 kWh per year. Utilizing low VOC paints and materials will reduce off-gassing. Natural ventilation, daylighting, and controlled lighting will promote a quality indoor environment.

Transportation & Land Use

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

Materials & Consumption

Energy efficient and sustainable materials will be utilized throughout the lodge development, both inside, on buildings, and in the landscape to increase the diversion of waste from the landfill and reduce GHG

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

Water & Natural Systems

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

Please refer to the provided report titled "Sedona Oak Creek Lodge MEP Sustainability and Water Conservation Study" for specific goals and water conservation that will support the SCAP goals. Additionally, see Page 100 for the Sustainability Goals & Synergies, which supports and addresses the Sedona Climate Action Plan.

Climate Resilience

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

Development Review Findings

All development applications are reviewed under LDC Article 8 (Administration and Procedures).

Response: Applicant responses are stated below for each development review criterion.

a. Generally

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

Applicant Response: The Applicant understands the proposed development shall be reviewed by City and decision-making bodies. The proposed project shall conform to all applicable review criteria stated below.

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.

Response: The project site was part of the prior Oak Creek Heritage District Zone Change (PZ19-00010). The zone change consisted of rezoning residential uses (RS-18 or RS-10) to Oak Creek Heritage Area (OC District). Additionally, the proposed project intends to comply with the guidance and requirements of the Schnebly Community Focus Area (CFA) Plan and Sedona's Land Development Code (LDC).

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.*

Response: The proposed development will maintain consistency with the Sedona Community Plan and the Schnebly Community Focus Area plan. Please refer to Schnebly CFA Section (beginning on page 8) of this document, which outlines how the proposed project conforms to the goals and objectives of the Schnebly CFA.

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.

Response: The proposed development will be consistent with all applicable standards in the Land Development Code. Please refer to the LDC section beginning on Page 26 which outlines how the proposed project conforms to applicable standards of the LDC.

e. Minimizes Impacts on Surrounding 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 surrounding property owners in the immediate neighborhood as defined in the Citizen Participation Plan for the specific development project, if such a plan is required.

Response: The proposed project will not cause significant adverse impacts on surrounding properties. The Applicant has made good-faith effort to coordinate community outreach meetings and understand concerns of the surrounding property owners in the immediate neighborhood. The Citizen Participation Plan outlines the Applicant's goals and strategies to address concerns raised by the surrounding property owners. The Citizen Participation Report will outline how the proposed project will address the concerns and will be submitted to Planning for review prior to the scheduled Planning & Zoning Commission meeting.

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.

Response: The proposed development does not have any adopted intergovernmental agreements in place.

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, storm water management, wildlife habitat, soils, and native vegetation.

Response: The proposed development is designed to minimize negative environmental impacts and shall not cause significant adverse impacts on the natural environment. The proposed building coverage on the site is 9% where the maximum allowed is 25.0%. The total quantity of lodging units proposed is 70 where the site is allowed a lodging density of 92. The existing structure, a single-family residence, in the Floodway needs to be removed to honor the Floodway boundary and retain the natural riparian habitat. The Floodway is preserved as Open Space and includes only temporary improvements to protect natural riparian habitat along the creek/tributary washes, to accommodate flooding, and to provide wildlife habitat. The proposed drainage approach seeks to leave natural creek drainage unaltered by maximizing local site percolation. The proposed lighting is designed to maintain the elegance of the natural environment and conform to the City's dark sky regulations. All buildings and site circulation are proposed based on saving existing native trees and protecting existing grades as much as possible, preserving existing grades and natural vegetation along Oak Creek, and preserving the historic-resource well sheds and irrigation channels. The proposed native species make up 87% of all new plants.

h. Minimizes Adverse Fiscal Impacts

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

Response: The proposed project will not result in significant adverse fiscal impacts on the City. When completed, the proposed project will generate additional revenue for the City in the form of transient occupancy taxes.

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.

Response: The proposed development to comply with all applicable code, regulations, and standards with federal, state, county, service district, City and other regulatory authorities.

j. Provides Adequate Road Systems and Traffic Mitigation

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.

Response: Please refer to the Traffic Impact Analysis (TIA) prepared by Kimley-Horn & Associates which analyzes the trip generation, driveway capacity analysis, and capacity analysis of the State

Route 179 and Schnebly Hill Road roundabout. The TIA identified that the development will not change the Level of Service performance of the Schnebly Hill Road/SR 170 intersection. As such, no improvements are warranted by the developer to the intersection. Furthermore, the analysis shows that capacity is sufficient on Schnebly Hill Road to accommodate development traffic. However, the TIA provides recommendations that may be considered to better manage traffic speeds for vehicles using Schnebly Hill Road.

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.

Response: The Applicant has included will-serve letters from public services and facilities with the comprehensive review application. The public services and facilities will provide adequate capacity for the proposed development and maintain adequate levels of service to existing developments.

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.

Response: The proposed development does not involve multiple phases. The proposed project will be completed in a single phase.

Summary

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

Development Team

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

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

Civil Engineer
Sefton Engineering Consultants
40 Stutz Bearcat Drive
Sedona, Arizona 86336

Architect
WATG
300 Spectrum Center Drive, Suite 500
Irvine, California 92618

Consulting Architect
Eric Brandt Architect
2890 Thunder Mountain Road
Sedona, Arizona 86336

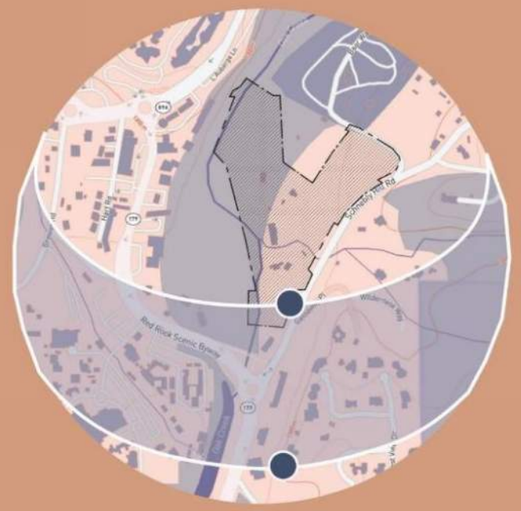
Landscape Architect
BrightView Design Group
8 Hughes
Irvine, California 92618

Traffic & Parking Engineer
Kimley-Horn & Associates, Inc.
7740 North 16th Street, Suite 300
Phoenix, Arizona 85020

Acoustical Engineer
MD Acoustics, LLC
4960 South Gilbert Road, Suite 1-461
Chandler, Arizona 85249

Lighting Designer
WSP
15231 Laguna Canyon Road, Suite 100
Irvine, California 92618

Appendix A



THE SUN

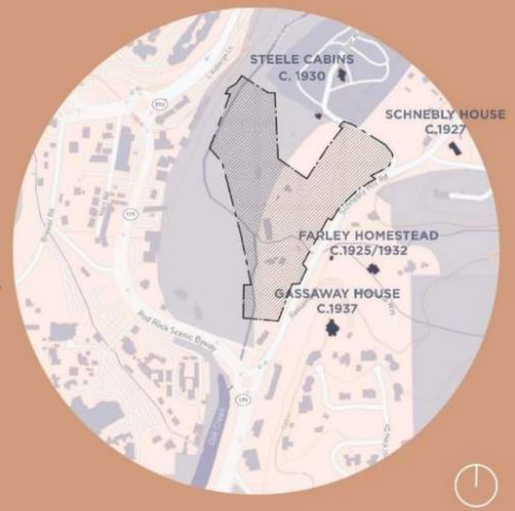
The sun path stays on the southern end with the summer solstice sun higher in the sky then the winter solstice sun.

THE MOON

The moon path stays to the northern and goes from high in the sky to low depending on the day in the lunar cycle.

THE WIND

In the summer, the winds are mostly coming from the south and lesser so from the west. In the winter the eastern winds pick up more.

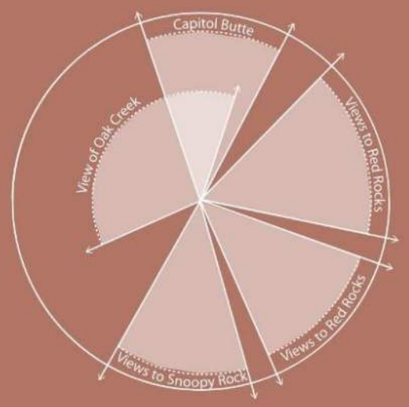


HISTORICAL BUILDINGS

These buildings play a role in Sedona's history and are recognized as an inspiration for the project.

THE SITE

In reconnecting to the earth and the natural rhythms of the site, the sun path, moon path, wind and various views of the site guide the placement of buildings and design of open spaces.



THE VIEWS

WILSON MOUNTAIN

SNOOPY ROCK

OAK CREEK

THE HERITAGE

Sedona has always been a place of rejuvenation and growth. The energy of this place is unique with its striking geology, fauna and flora. Whether it was the indigenous people hunting and gathering, the early settlers growing their crops here or modern day locales creating art, people thrive here because of the richness of the earth and what can grow from it. We seek to create a space that returns people to nature as it has been done for centuries.

THE SCHNEBLY CFA PLAN

The project site, located within the heart of Sedona, seeks to preserve the Oak Creek riparian corridor and sustain the distinct historic context and character of the area. A series of site development strategies including maintaining existing trees, minimizing grading, preserving and celebrating the historical remnants on site, and clustering modestly scaled buildings help accomplish this critical goal.

THE ENVIRONMENT

Taking inspiration from the Oak Creek draws out the dynamic energy of nature throughout the site. Gathering spaces and respite nodes weave in and out within the open areas to provide spaces with varying levels of activity while preserving the Oak Creek floodway and viewsheds towards the rock formations and Oak Creek.

THE LAND USE

Design intent is in reverence to the agricultural roots of Sedona. The indigenous people and the early settlers had strong connections to their adjacent natural environment. The proposed site plan extends that aspect through clustering of buildings, integrating them while utilizing context sensitive materials and colors, promoting ground permeability and celebrating existing site remnants.

THE CIRCULATION

Site circulation takes into account access to the adjacent natural environment and access through/along the site in order to further integrate the site to Oak Creek, existing trail network, and external natural icons.

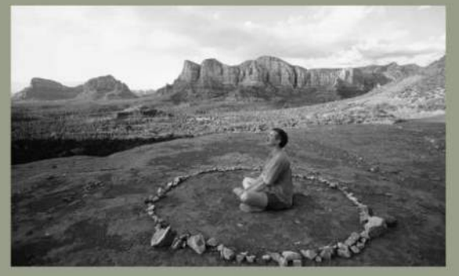
THE COMMUNITY

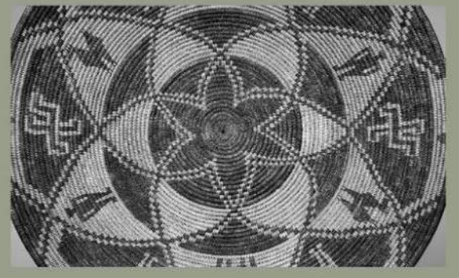
Energy

The swirling energy fields of Sedona's vortexes inspired the design of the preserved areas to create avenues for spiritual healing and rejuvenation. The site is designed to encourage deeper connection to one's self, creating a sense of inner peace and truly immersing the body into nature.

Art

Sedona takes pride in their skilled artisans and the rich craftsmanship they possess. Landscape components pay homage to the different art forms Sedonian artists offer, making them significant points of interests throughout the site.





inspiration

design narrative

THE SCHNEBLY CFA PLAN APPLICATION

The **goals, objectives, and strategies** recommended within the Schnebly Community Focus Area Plan **guide the development of Oak Creek Heritage Lodge**. The following images and text illustrate **application of these principles within the proposed landscape and site design**.

THE ENVIRONMENT

1. SITE PRESERVATION:
   - The existing site conditions are being preserved to retain its unique, pastoral, agricultural and historic characteristics.
   - Proposed circulation and spaces celebrate the spiritual environment and unique locations naturally existing on site: light and shade; prospect and refuge; sculptural installations create points of interest to explore; and destination spaces that honor site ecology.
   - Proposed plant materials are native to the area with low water usage, are drought tolerant and freeze resistant. These promote environmental stewardship and will help maintain the natural character of the site.

2. OAK CREEK FLOODWAY PRESERVATION:
   - The floodway is preserved as Open Space and includes only temporary improvements to protect natural riparian habitat along the creek/tributary washes, to accommodate flooding, and to provide wildlife habitat.
   - The proposed drainage approach seeks to leave natural creek drainage unaltered by maximizing local site percolation.

3. VIEWSHED PRESERVATION:
   - Existing viewsheds are protected through appropriate placement of buildings, trees, and outdoor spaces.








design narrative

THE ENVIRONMENT

OPEN SPACE PRESERVATION
VIEWSHED PRESERVATION
FLOODWAY PRESERVATION

OPEN SPACE TABULATION

SITE ACREAGE	MIN. TARGET OPEN SPACE	PROPOSED OPEN SPACE
11.58 ACRES (504,424.80 SF)	25% (126,106.2 SF)	49% (247,326.6 SF)

LEGEND

- PROPOSED OPEN SPACE
- ADJACENT OPEN SPACE
- OPEN SPACE CONNECTIVITY
- OPEN AREA - VIEWSHEDS
- OPEN AREA - LANDSCAPE
- PRESERVED TREES
- FLOODWAY DG PATHWAYS

1. BUILDINGS ARE SET BACK AND A LARGE CONTIGUOUS OPEN SPACE ZONE IS PROVIDED ALONG SCHNEBLY HILL ROAD. MOST EXISTING TREES ARE PRESERVED IN THIS ZONE.
2. PROPOSED OPEN SPACE ALONG SCHNEBLY HILL ROAD, WITHIN BUILDING SETBACK AND BEYOND FLOODWAY MAINTAINS CONNECTIVITY WITH OPEN SPACE ADJACENT TO THE PROPERTY ALONG ALL EDGES.
3. BUILDING CLUSTERING AND OPEN SPACE PRESERVATION MAINTAINS EXISTING LARGE "VIEWSHEDS" FROM SCHNEBLY HILL ROAD, WHICH IS ONE OF THE DEFINING FEATURES OF THE OAK CREEK HERITAGE DISTRICT.
4. WITHIN FLOODWAY ZONE, ALL TREES WILL BE PROTECTED IN PLACE EXCEPT THOSE THAT ARE DECEASED, DYING, OR INVASIVE. ONLY "OPEN-TO-SKY" CANTILEVERED TERRACES AND MINOR IMPROVEMENTS ARE PROPOSED INCLUDING DG PATHWAYS AND MOVABLE FURNITURE. NO BUILDINGS ARE PROPOSED WITHIN THE FLOODWAY ZONE.

Overlay

THE SCHNEBLY CFA PLAN APPLICATION

The project site, located within the heart of Sedona, seeks to **preserve the Oak Creek riparian corridor and sustain the distinct historic context and character of the area**. A series of site development strategies including **maintaining existing trees, minimizing grading, preserving and celebrating the historical remnants on site, and clustering modestly scaled buildings** help accomplish this critical goal.

THE LAND USE

1. CLUSTERING OF BUILDINGS:
   - Multiple small building form organic clusters to ensure harmony with the surroundings, reduce impervious footprint and preserve larger area of connected open space.

2. SITE INTEGRATION:
   - Buildings will be integrated with the site through use of understated architectural styles, complementary colors and rustic materials to create a unique sense of place.
   - Proposed planting palette will respond to the distance from the riparian zone and create moments of orchard planting in respect to the agrarian history.
   - Flexible and open space oriented programmed spaces are proposed with minimal treatment and natural materials.

3. CELEBRATION OF EXISTING SITE REMNANTS:
   - Protect on-site historical components and create interpretive site elements that celebrate agricultural remnants such as water channel and wells.

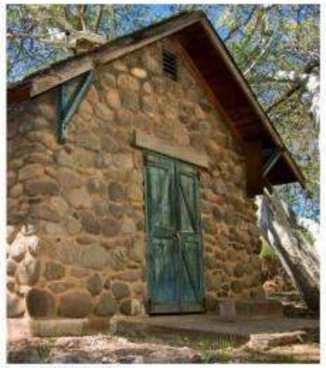
4. GROUND PERMEABILITY:
   - All paving materials are proposed to be permeable in order to allow maximum water infiltration and maintain a natural feel of the site.

OPEN SPACE PERMEABILITY

BUILT AREA PERMEABILITY

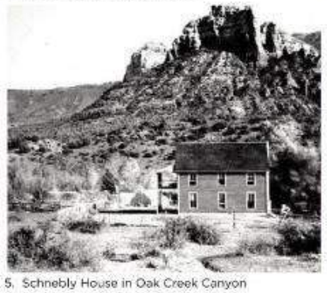
design narrative


BUILDING CLUSTERING
GATHERING COURTYARDS
LEGEND
PROPOSED OPEN SPACE
ADJACENT OPEN SPACE
OPEN AREA - LANDSCAPE
OAK CREEK
BUILDING CLUSTERS
GATHERING COURTYARDS
EXISTING IRRIGATION CHANNEL
EXISTING WELL
NOTES:
1. SMALL BUILDINGS ARE CLUSTERED TO MAINTAIN THE EXISTING AGRARIAN APPEARANCE OF THE SITE. THIS ALLOWS A LARGE AND CONTIGUOUS OPEN SPACE AREA ALONG SCHNEBLY HILL ROAD.
2. INSTEAD OF ONE LARGE BUILDING, SEVERAL SMALLER BUILDINGS ARE CLUSTERED TO FORM THE SOUTH CLUSTER, CENTRAL CLUSTER, NORTH CLUSTER AND WEST CLUSTER.
3. THE FOUR BUILDING CLUSTERS PROPOSED FORM FLEXIBLE COURTYARD SPACES WITH LIGHT PROGRAMMING FOR COMMON USE.
NATURE PRESERVE
WEST CLUSTER
CREEK SITE EASEMENT FUTURE TRAIL BY CITY
CENTRAL CLUSTER
OAK CREEK
FLOODWAY
100 YR FLOOD PLAIN
SOUTH CLUSTER
NORTH CLUSTER
LANDSCAPED COURT
LANDSCAPED COURT
NATURE SPA
HERB GARDEN
NATURE POOL
DROP OFF
EVENT LAWN
LANDSCAPED COURT
LANDSCAPED COURT
PROPERTY LIMIT
BUILDING SETBACK
BEAR WALLOW LN
IRRIGATION CHANNEL & ORCHARD
SCHNEBLY HILL RD
ENTRY DRIVE
DESIGNATED OPEN SPACE
IRRIGATION CHANNEL & ORCHARD



7. Hart Pump House

6. South Cluster Material Palette



5. Schnebly House in Oak Creek Canyon

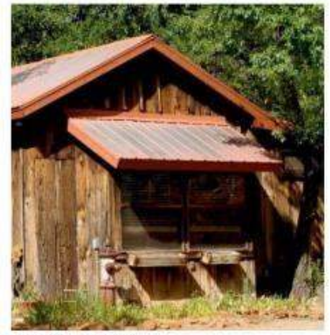
4 Central Cluster Material Palette

8. West Cluster Material Palette

9. Sedona Residence, CFA reference.

10. Tlaquepaque Arts Villages

11. North Cluster Material Palette



12. Faley Homestead

3 Jordan Sales Building

2. Garland Building

1. Wade Weissmann Cabin - CFA Example

- ## Central Cluster:

The Central Cluster is inspired by historic stone masonry and wood construction found locally. The Sedona Jordan Historical Fruit Packaging House, along with the Jordan Sales Building, were the two main influences for the architectural coloration and detailing.

- ## South Cluster:

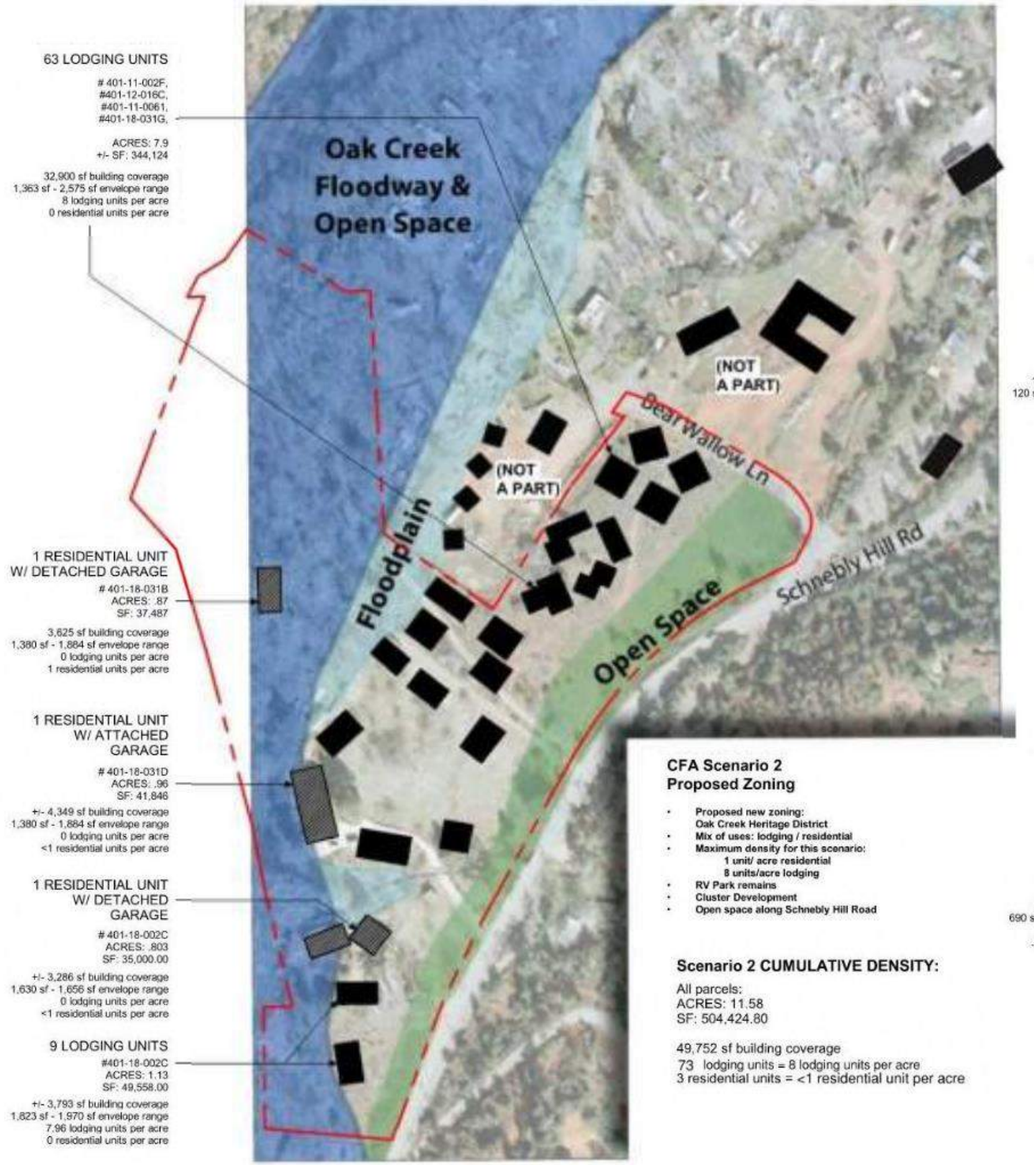
The South Cluster is inspired by traditional agricultural and barn architecture that was infused into the southwest region. The Sedona Hart Pump House and the Schnebly House were the two main influences.

- ## West Cluster:

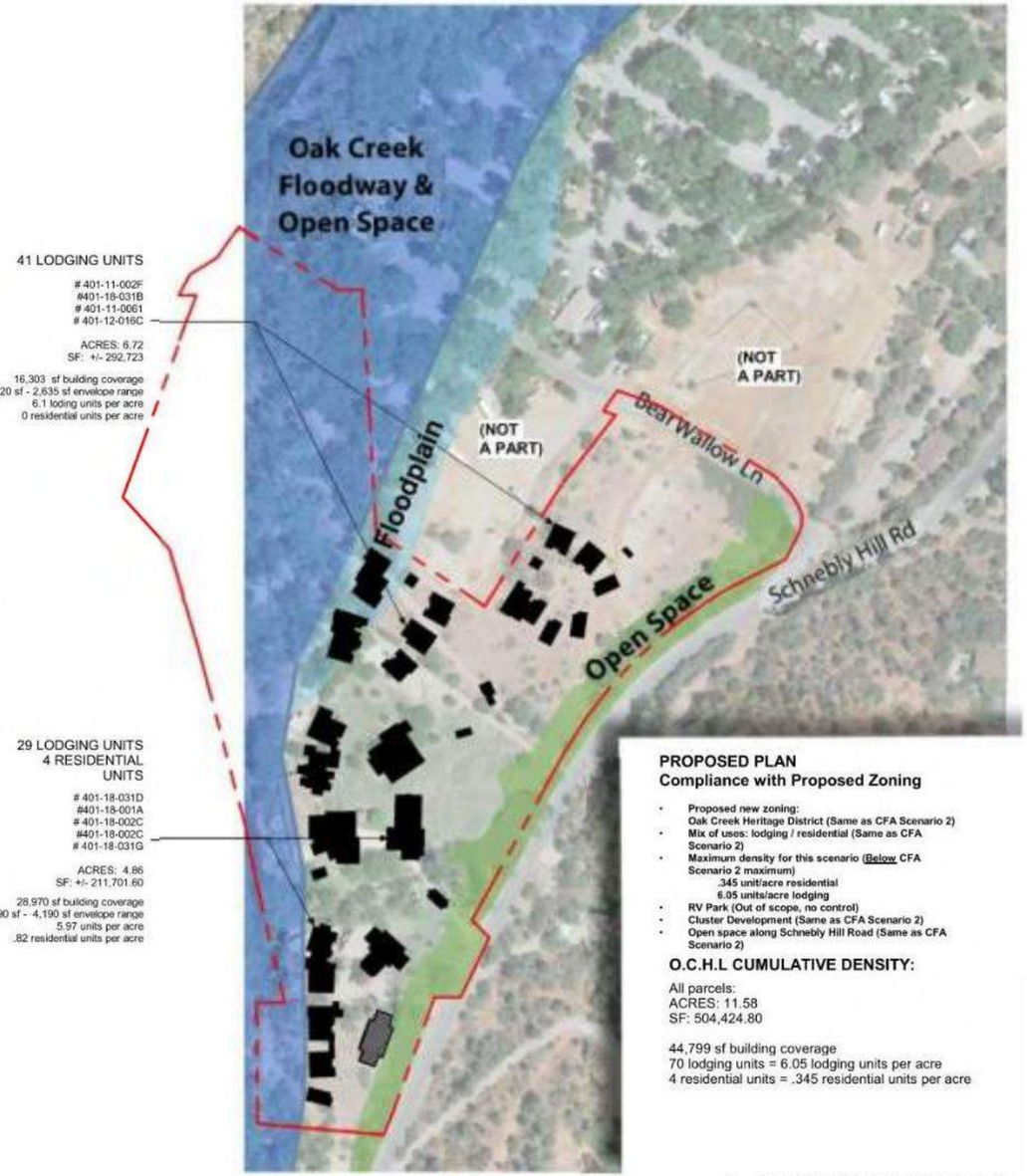
The West Cluster is inspired by contextual wood and plaster buildings found near the project site. Key influential case studies include the Tlaquepaque Arts Village, Garland Building and several residential timber/stucco buildings throughout the Oak Creek Historical District.

- ## North Cluster:

The North Cluster is inspired by traditional rustic wood buildings found near the project site. Key influential case studies include the Faley Homestead and the Weissman Cabin.



2 CFA SCENARIO 2
1" = 160'-0"



1 PROPOSED SITE
1" = 160'-0"

THE SCHNEBLY CFA PLAN APPLICATION

Education of the beauty and history of this land is important to grow local and tourist stewardship of the land. This private space will provide public utility in order to serve its local community and Sedona as a whole.

THE CIRCULATION

1. TRAIL CONNECTIVITY:
   - A meandering trail is proposed along Schnebly Hill Road and the future access easement along the western edge connects residents and visitors to destinations within the neighborhood and to Uptown.
   - Along Schnebly Hill Road, a 10'-0" wide trail allows for safe pedestrian and bike circulation and connects it with the rest of CFA. The trail is reduced to 8' and 6' to maneuver around existing trees that are protected in place. Trail splits in to two 4' wide section around steep terrain that may need excessive grade manipulation.
   - A 12' wide access easement along the western edge provides future accessibility.
   - Bike racks are provided at public buildings to promote bike circulation.

2. ENVIRONMENTAL STEWARDSHIP:
   - Signage will be proposed along the trail to educate the public on Oak Creek and overall environmental stewardship.
   - Signage will be utilized to signal entry into sensitive site areas and to bring awareness to Oak Creek, preserved site elements and the cultural history of the site.

design narrative

THE CIRCULATION overlay

PUBLIC TRAILS

LEGEND

- PROPOSED OPEN SPACE
- ADJACENT OPEN SPACE
- OPEN AREA - LANDSCAPE
- EXISTING IRRIGATION CHANNEL
- EXISTING WELL
- PROPOSED 4' TRAIL
- PROPOSED 6' TRAIL
- PROPOSED 8' TRAIL
- PROPOSED 10' TRAIL
- FUTURE TRAIL BY CITY
- CLUSTER OPEN SPACE

NOTES:

1. A CONNECTED TRAIL SYSTEM IS PROVIDED ALONG SCHNEBLY HILL ROAD AND BEAR WALLOW LANE THAT CONNECTS THROUGH THE NEIGHBORHOOD TO A PROPOSED 12' WIDE EASEMENT ALONG THE WESTERN EDGE.
2. THE SCHNEBLY HILL TRAIL WILL CONNECT SOUTHWARDS WITH SR 179 ROUNDABOUT AND TRAVEL NORTHWARDS TOWARDS THE HUCKABY TRAILHEAD.
3. THE TRAIL ALONG SCHNEBLY HILL ROAD IS PROPOSED TO BE SET BACK FROM THE ROAD EXCEPT IN AREAS WHERE EXISTING TREES, SLOPES AND IRRIGATION DITCHES ARE PRESERVED.
4. INTERPRETIVE SIGNAGE WILL BE PROVIDED ALONG THE TRAIL WITH INFORMATION TO PROMOTE HISTORICAL AND CULTURAL AWARENESS ABOUT THE AREA AND OAK CREEK.
5. THE TRAIL MEANDERING ALONG SCHNEBLY HILL ROAD IS 10' WIDE. TO PRESERVE MATURE TREES IN THE OPEN SPACE, THE TRAIL WIDTH IS REDUCED NEAR TREES AND STEEP SIDE SLOPES TO 8' WIDE, 6' WIDE OR TWO 4' WIDE TRAILS.

CREEK SITE EASEMENT FUTURE TRAIL BY CITY
NATURE PRESERVE
OAK CREEK
FLOODWAY
100 YR FLOOD PLAIN
WEST CLUSTER
CENTRAL CLUSTER
FLOODWAY
SOUTH CLUSTER
NORTH CLUSTER
PROPERTY LIMIT
BUILDING SETBACK
EXISTING WASH
ENTRY DRIVE
SCHNEBLY HILL RD
ROW LINE
DESIGNATED OPEN SPACE
BEAR WALLOW LN

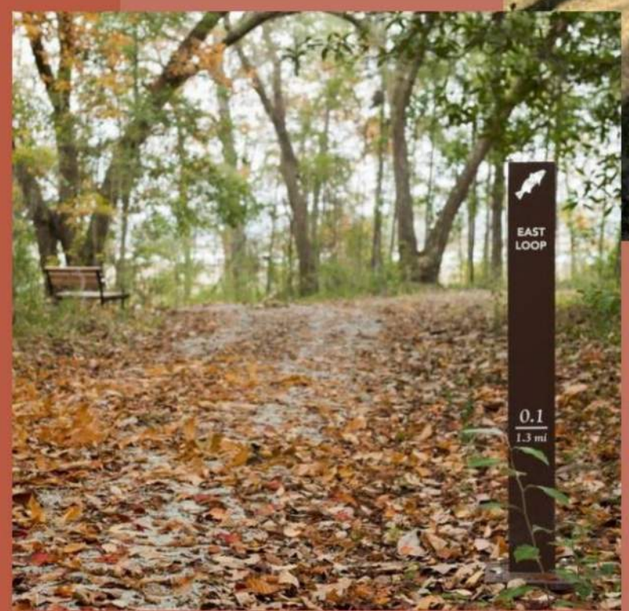
THE SCHNEBLY CFA PLAN APPLICATION

Education of the beauty and history of this land is important to grow local and tourist stewardship of the land. This private space will provide public utility in order to serve its local community and Sedona as a whole.

THE COMMUNITY

1. SITE AWARENESS:
   - Interpretive signage will be provided to signal entry into historically important and sensitive site areas such as the lawn area over Brown Residence.
   - Interpretive signage will be used to educate the public.

2. HERITAGE CELEBRATION:
   - Trails run along and towards the irrigation channel for public use to highlight this historical remnant. Small orchard are added in proximity to highlight the location.
   - The historical well and irrigation ditches are being preserved in place with trails/overlook proposed for visual access and appreciation.



design narrative

THE LANDSCAPE PLAN

OVERALL PLANTING APPROACH

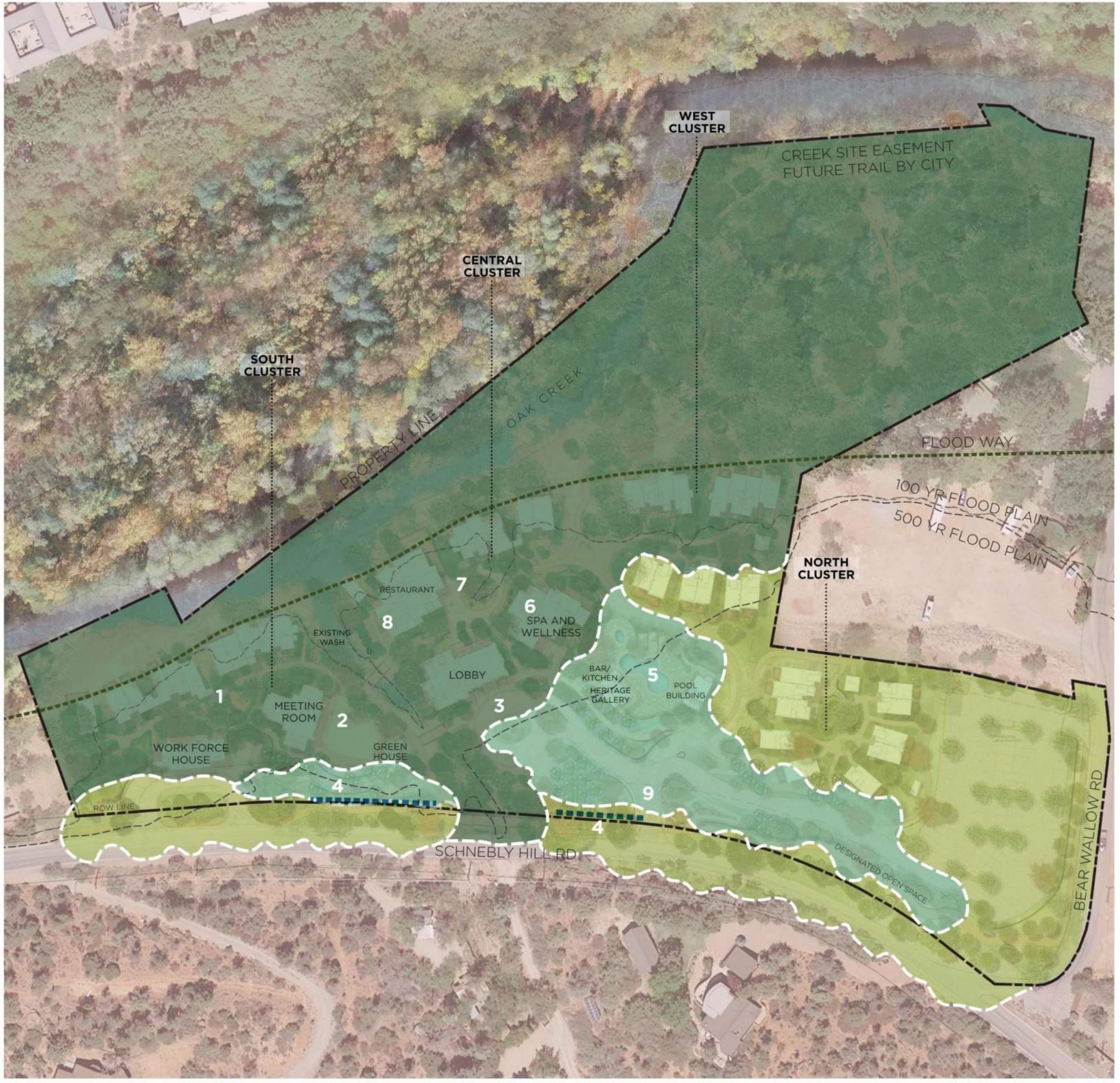
As described within the Schnebly CFA Plan and the Sedona Land Development Code, the proposed planting approach is structured around preservation of Oak Creek, the existing site terrain and trees and celebrating the agricultural history of site. Blending the built and natural environments is a key goal for the city and the following design guidelines help accomplish those goals.

- Extend the existing riparian ecosystem into the site to integrate with the area's existing planting ecosystems while retaining undisturbed areas in their natural state. This helps promote optimum plant growth and maintain species diversity.
- Provide enhanced native planting palettes around gathering areas to allow a natural transition from planting oriented immersive spaces to functional zone.
- Incorporate a strong agricultural overlay on the site with orchards and shrubs used by the early settlers. This layer travels through the middle of the site that emphasizes the preserved irrigation channels and celebrate the agrarian lifestyle of the area.
- Proposed planting palettes for Riparian and Non-Riparian Transitional typologies of native and adaptive plant species are derived from Section 5.6.C(1)b.1 of the Design, Review, Engineering and Administrative Manual Agricultural palette includes plants historically grown within agricultural areas located in proximity of the site.
- Minimize lawn areas on site and provide specific programming functions for people gathering and events only.
- Propose new trees to maintain viewsheds through the site and towards the red rocks while preserving the existing to the greatest extent possible.

PLANTING TYPOLOGY LEGEND

- RIPARIAN
- NON-RIPARIAN TRANSITIONAL
- HERITAGE AGRICULTURE
- EXISTING IRRIGATION CHANNEL HISTORIC RESOURCE

1. TERRACE
2. FLEXIBLE LAWN
3. DROP OFF
4. PRESERVED IRRIGATION CHANNEL
5. NATURE POOL
6. NATURE SPA
7. MARKET
8. HERB GARDEN
9. ENTRY DRIVE



NOTE

The plants are organized on the site per the proposed typologies and the species selected for each typology. Planting densities differ to recreate a creek adjacent natural environment within the Riparian Zone. Similarly, the plant density within the Heritage Agriculture typology emulates a typical agricultural zone.

THE PLANT PALETTE

Riparian

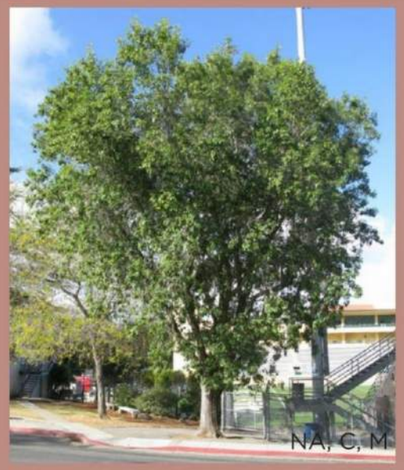
Platanus wrightii
Arizona Sycamore
NA, C, H

Salix gooddingii
Goodings Willow
NA, C, H

NA, L

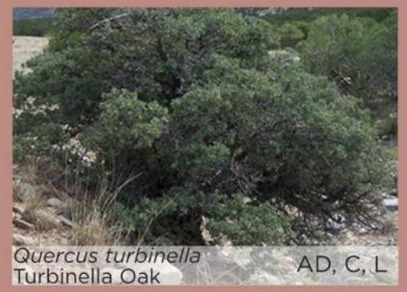
Rhus trilobata
Skunkbush
NA, C, L

Vitis arizonia
Canyon Grape
NA, YL, L

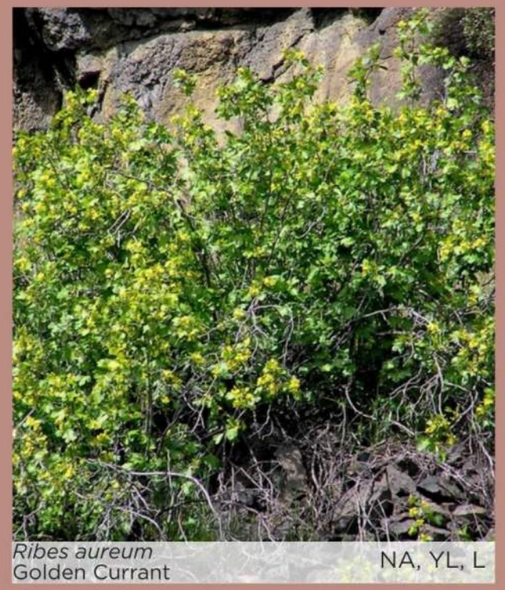


NA, C, M

Ephedra viridis
Green Ephedra
NA, C, M/L



Quercus turbinella
Turbinella Oak
AD, C, L



Ribes aureum
Golden Currant
NA, YL, L

Mirabilis multiflora
Colorado Four O' Clock
NA, YL, L

Ptelea trifoliata
Hop Tree
NA, C, L

Forestiera neomexicana
New Mexico Olive
NA, C, M/L

NA, C, VL

Salvia dorrii
Desert Sage
NA, YL, L

NOTES:
PLANT ORIGIN: NA = NATIVE , AD = ADAPTIVE , RA= REGIONALLY APPROPRIATE
ON THE CITY LIST=C, "HISTORIC SETTLER"/HERITAGE AGRICULTURE LIST = HA, YAVAPAI COUNTY NATIVE AND NATURALIZE PLANTS & LADYBIRD JOHNSON CENTER APPROVED = YL
WATER USE: VL= VERY LOW, L = LOW, M = MODERATE, H = HIGH

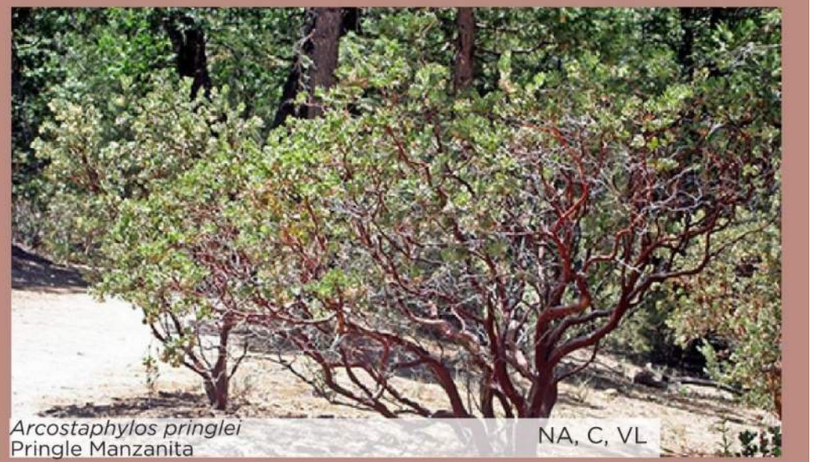
THE PLANT PALETTE

Non-Riperian Transitional

Juniperus scopulorum
Rocky Mountain Juniper
NA, C, L

Pinus edulis
Pinyon Pine
NA, C, L

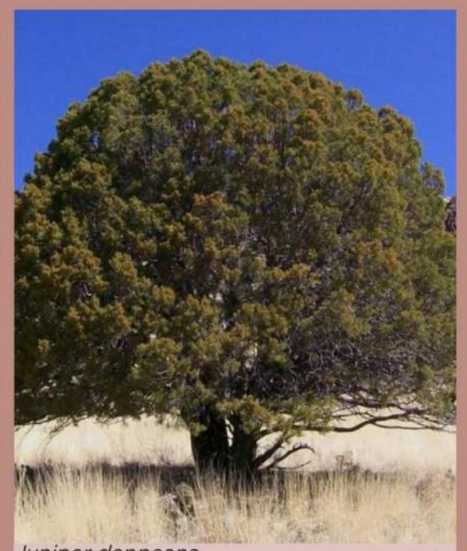
Nolina microcarpa
Bear Grass
NA, C, L



Arcostaphylos pringlei
Pringle Manzanita
NA, C, VL

Quercus gambelii
Gambel Oak
NA, C, L

Symphoricarpus rotundifolius
Roundleaf Snowberry
NA, C, M/L



Juniper deppeana
Alligator Juniper
NA, C, L

Desmondium grahamii
Graham's Ticktrefoil
NA, YL, L

Mirabilis multiflora
Colorado Four O' Clock
NA, YL, L

Prosopis Velutina
Velvet Mesquite
NA, C, M

Bouteloua gracilis
Blue Grama
NA, YL, L

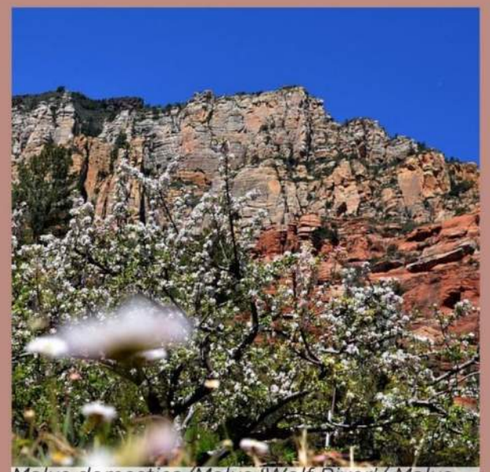
Ericameria laricifolia
Turpentine Bush
NA, C, L

Ceanothus integerimmus
Deer Brush
NA, C, VL

NOTES:
PLANT ORIGIN: NA = NATIVE , AD = ADAPTIVE , RA= REGIONALLY APPROPRIATE
ON THE CITY LIST=C, "HISTORIC SETTLER"/HERITAGE AGRICULTURE LIST = HA, YAVAPAI COUNTY NATIVE AND NATURALIZE PLANTS & LADYBIRD JOHNSON CENTER APPROVED = YL
WATER USE: VL= VERY LOW, L = LOW, M = MODERATE, H = HIGH

THE PLANT PALETTE
Heritage Agriculture

Prunus americana
American Plum — AD, C, M



Malus domestica/Malus 'Wolf River'/ Malus domestica 'Black Twig'/ Malus x 'King David'/ Malus domestica 'Mendocino Cox'
Apple — RA, HA, M

Salvia dorrii
Desert Sage — NA, YL, L

Mirabilis multiflora
Colorado Four O' Clock — NA, YL, L

Rosmarius officinalis
Rosemary — AD, C, L

Lupinus palmeri
Bluebonnet Lupine — NA, YL, L

Bouteloua Dactyloides
Buffalo Grass — RA, HA, L

Wisteria frutescens
Wisteria — RA, HA, M

Thymus praecox arcticus
Creeping Thyme — RA, HA, L

Desmondium grahamii
Graham's Ticktrefoil — NA, YL, L

Prunus persika
Peach Tree — RA, HA, M

Leucophyllum frutescens
Texas Sage — NA, C, L

Sypringa x Bloomerang
Bloomerang Lilac — RA, HA, M

Forestiera neomexicana
New Mexico Olive — NA, C, M/L

Lonicera japonica
Japanese Honeysuckle — RA, HA, H

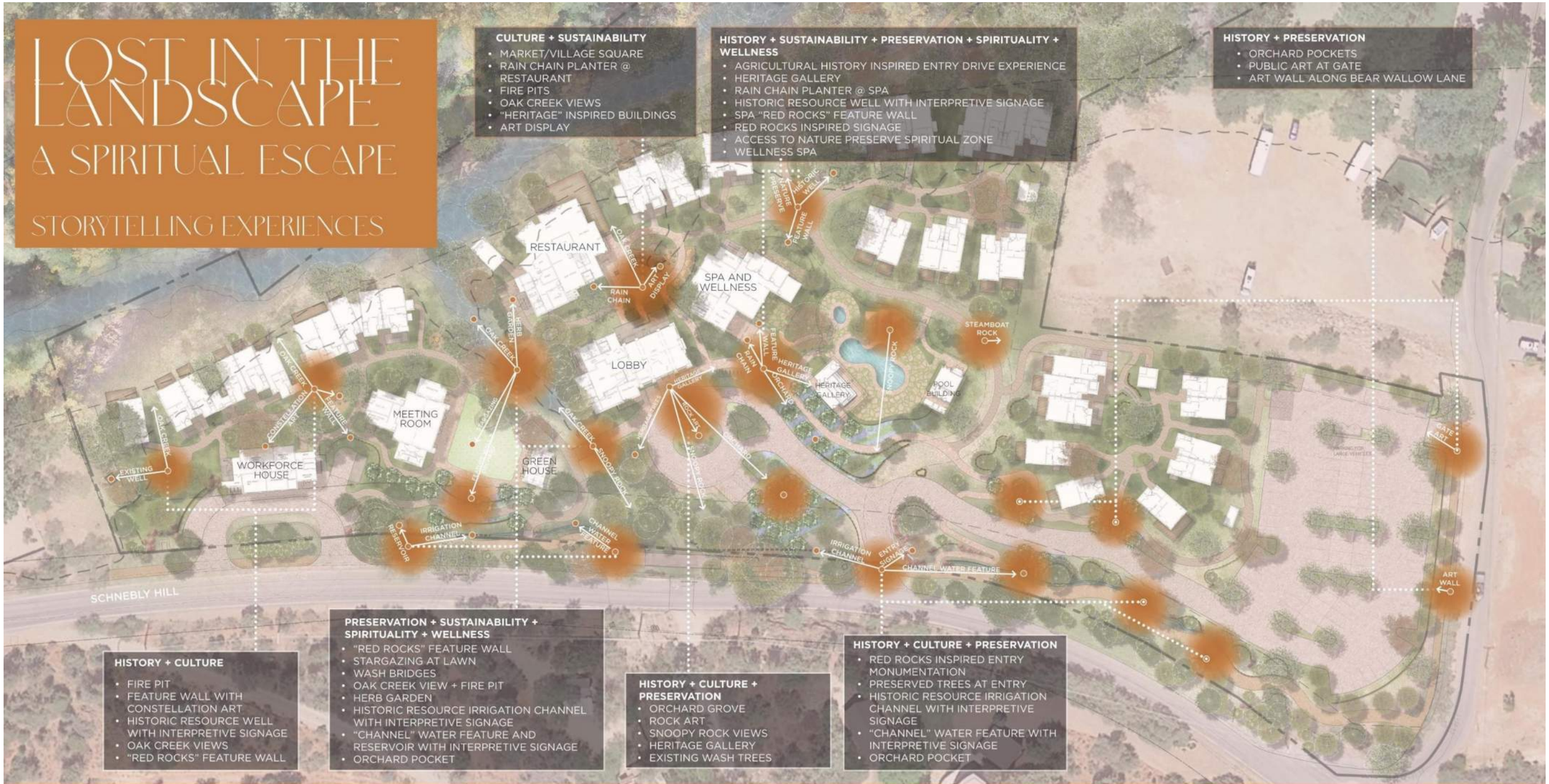
Artemisia dracunculus
Tarragon — NA, YL, L

NOTES:
PLANT ORIGIN: NA = NATIVE , AD = ADAPTIVE , RA= REGIONALLY APPROPRIATE
ON THE CITY LIST=C, "HISTORIC SETTLER"/HERITAGE AGRICULTURE LIST = HA, YAVAPAI COUNTY NATIVE AND NATURALIZE PLANTS & LADYBIRD JOHNSON CENTER APPROVED = YL
WATER USE: VL= VERY LOW, L = LOW, M = MODERATE, H = HIGH

LOST IN THE LANDSCAPE

A SPIRITUAL ESCAPE

STORYTELLING EXPERIENCES



OVERVIEW

The site and landscape design seeks to reflect the **history, culture, sustainability, and preservation while providing unique spiritual & wellness** experiences.

The site development strategies allow visitors to weave through the site while learning and becoming **immersed** in the landscape and experiencing various site elements and existing historic remnants.

HISTORY

History/Heritage Gallery

Visitors have the opportunity to explore the Heritage Gallery as a way to orient themselves to the history of the site while they prepare to spend time at the Lodge.

Rock Signage / Red Rock Sculpture

Interpretive signage will be placed to signal significant historic elements and sensitive areas as well as wayfinding throughout the site.

Orchard Grove

The grove pays homage to the agrarian history of the site and provides interest within the landscape.

CULTURE

Market / Village Square

The market is the main social hub of the Lodge and provides a central gathering place for visitors.

Amenitized with seating and fire features, the space allows the opportunity to pause and connect with others while visitors wait to get to their destination. This area is surrounded by the Lobby, Restaurant and Wellness Spa buildings that provide a welcoming arrival experience and opportunities for to engage with local artists around intimate music performances and art displays.

SUSTAINABILITY

Farm to Table

A large portion of food served at the restaurant will be locally sourced and supplemented by herbs and orchard fruits grown on site.

Water Harvesting

Water harvested from rooftops will be utilized for irrigation throughout the year. Rainchains will be incorporated at the entrance to the Restaurant and Wellness Spa to celebrate and inform visitors about water harvesting and how that establish sustainability practices around water conservation.

PRESERVATION

Views to Snoopy Rock and Steamboat Rock

Existing viewsheds are protected through placement of buildings, trees, and other site elements.

Wash Bridge

Natural drainage through the Wash is left unaltered while visitors experience the natural beauty atop the bridge.

Irrigation Channel and Well Respites

As the unique features found on site, the irrigation channels and wells are preserved as a rememberence of the previous settlement and use of the site.

SPIRITUALITY + WELLNESS

Stargazing

With the available wide open spaces on site, stargazing connects visitors with the unique energy of Sedona.

Spiritual Experiences

Site materials, planting and views to red rocks encourage connection with the surroundings. Self empowering workshops, guided meditations, indigenous ways of living seminars offer personal growth of the mind, body and spirit.

Wellness Experiences

The Wellness Spa, Restaurant and Meeting facilities inspire wellness through self care, healthy food and team building.

THE MATERIALS

The contrast that naturally occurs between the rich geological formations and the vegetation of Sedona guides the color and texture story for the project. The following are key goals for the proposed exterior materials:

1. Utilize materials and colors that seamlessly blend with the immediate site and surrounding rock formations.

2. The primary materials are extensions of the red rocks while the object and fabric accents are inspired by tree blooms and the vibrant wildflower colors.

3. Include horizontal striations within hardscape elements.

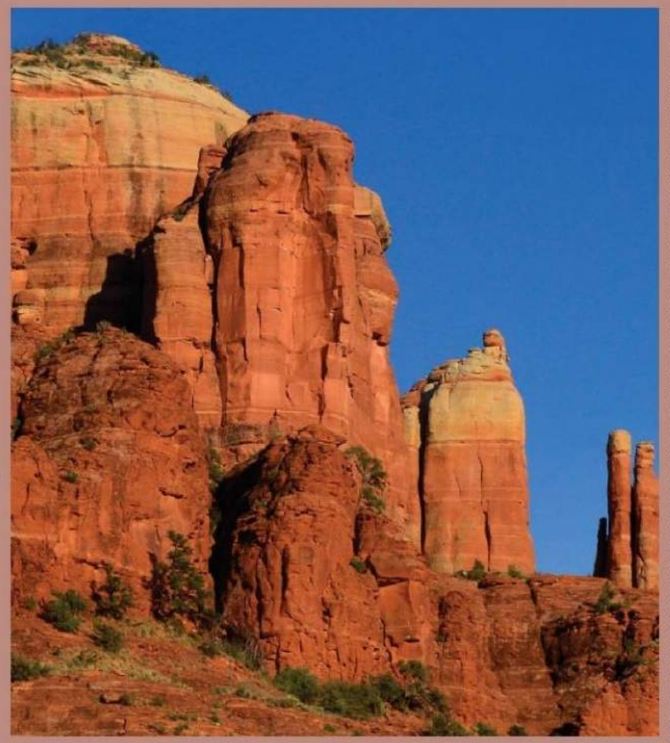
4. Organize contrasting smooth and heavy textures together.

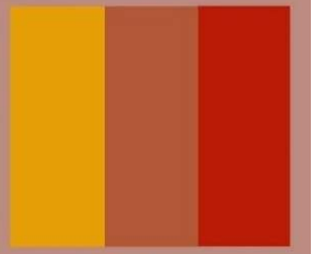
5. VERTICAL SURFACES utilize dry stack stone, stone veneer, textured concrete, corten steel, painted steel, pressure treated wood and are structured around rust, dark brown and tan colors.

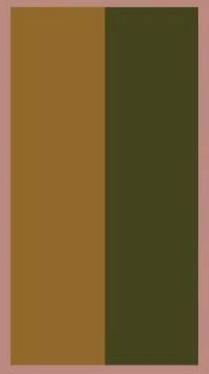
6. HORIZONTAL SURFACES utilize permeable pavers, concrete grid paving, loose decomposed granite, wood decking, gravel/ dirt, mulch in beige and light browns.

7. OBJECT ACCENTS such as pots, site furniture utilize vibrant metals, smooth concrete, textured rope, leather, satin, traditional patterns and materials such as cotton/wool, etc. include green and brown colors.

8. FABRIC HINTS are brighter and utilize yellow, magenta and red.



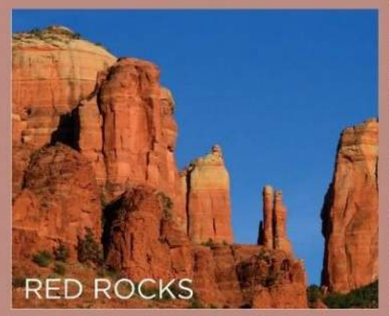


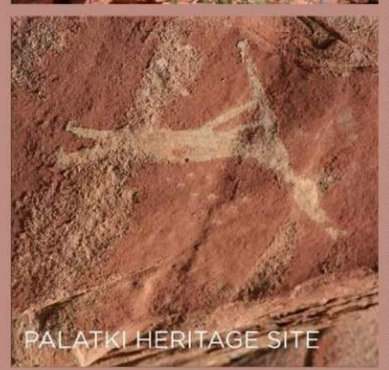


inspiration

HARDSCAPE AND ACCENTS

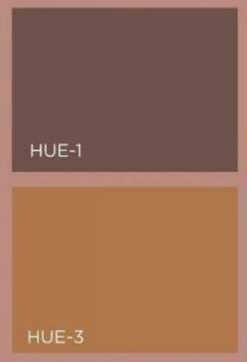
REFLECT CHARACTER AND CULTURAL HISTORY OF SEDONA

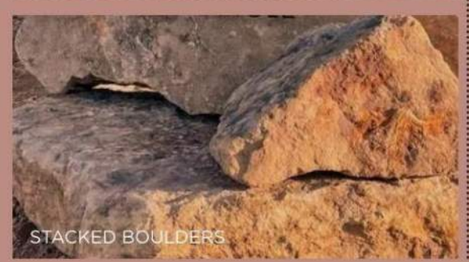




HARDSCAPE MATERIALS

NATURALIZED AND INTEGRATED
NATURAL ROCK COLORS AND TEXTURES
LINEAR AND RANDOM HARDSCAPE OPTIONS
GRAVEL, MULCH AND DG TO BALANCE STONE DENSITY





SOFT ACCENTS

TRADITIONAL PATTERNS AND MATERIALS
VIBRANT METALS AND SMOOTH CONCRETE POTTERY
TEXTURED ROPE, LEATHER, AND SATIN FURNITURE AND FABRICS

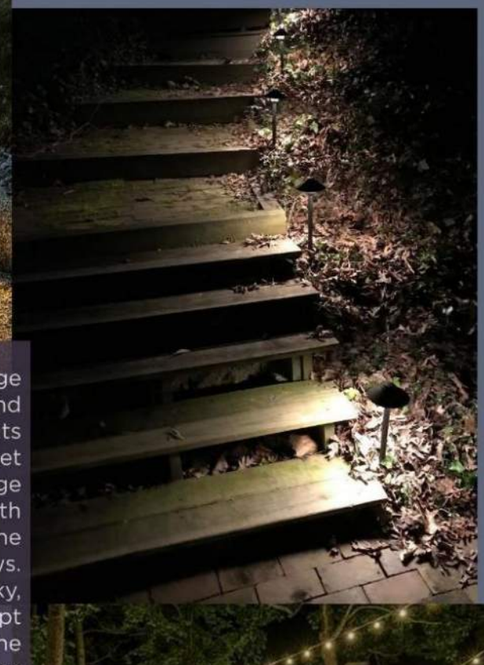
expression

ILLUMINATION APPROACH

The lighting system is designed to maintain the elegance of the natural environment while providing a slightly elevated illumination for wayfinding and safety. Curated locations for fixtures allows for wide spacing while still making the site easy to move about safely by identifying key features of the paths. Focus is placed on intersections, grade changes, stairs and other significant features for ease of visibility.

- Lighting sources utilize warm colored led's to provide calming, inviting, and complimentary tones to the sedona desert and design palette. Sedona land development code (sldc) section 5.8.E(1)
- General area fixtures are fully cutoff to the sky keeping all illumination focused on the ground to preserve the darkness of the night without light pollution. sldc section 5.8.E(3)
- Lighting for pedestrian circulation throughout the site is proposed to be small landscape bollards to create a safe and navigable walking surface while not exceeding the lighting level output for the site. Sldc section 5.8.H. Fixtures are spaced at regular intervals but at a wide spacing such that the ground plane is not uniformly illuminated.
- The entry drive and drop off circle are illuminated with a low performance bollard which illuminates the driveway with a soft graze of light. These fixtures help to identify the edge of the drive while casting very low lighting level on the drive surface for ease of navigation.
- In the central court between reception, restaurant, and spa, string lighting is introduced to create a central focus and activate the space at night. Fixtures are shielded with cone shades while still creating the ambiance for the space. Sldc section 5.8.E(2)b.
- In select areas, small pendants are hung in feature trees to provide suble landscape lighting while maintaining the dark sky. Sldc section 5.8.F(1)a

The nighttime at oak creek heritage hotel is designed to be as unique and environmentally aware as the elements are during the day. Views after sunset are equally stunning as the stars emerge highly visible in the clear sky. The earth silhouettes against the sky exposing the forms and mass as looming shadows. Under the low natural lighting of the sky, the ground is navigable as the eyes adapt to the conditions. The intensity of the lighting is kept very low, and the locations selected with intention, providing small pools of light to guide navigation like stars in the night sky. Lighting standards are kept close to the ground and shielded to prevent unwanted lighting from affecting the nighttime environment.

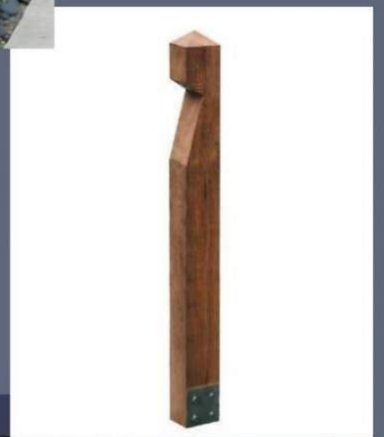


OVERALL SITE LIGHTING PLAN

1. Landscape Bollard (18-inch)
2. Asymmetric Performance Bollard (9-inch)
3. Symmetric Performance Bollard (39-inch)
4. Recessed Steplight
5. Building Mounted Downlight
6. Trellis Mounted Downlight
7. Wall Mounted Downlight
8. Tree Pendants
9. Ambiance String Lights
10. Signage Lighting

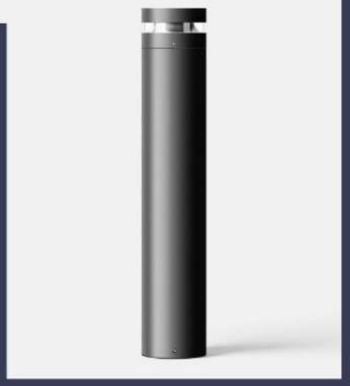
FIXTURE PALETTE

Bollard lights feature 20-30 inch overall height, fully downward facing light sources, warm white LED lamp, and low wattage consumption. Products available in hardened wood, teak, metal or brass in several styles to disappear into the landscape.



String lighting is used sparingly to create focal points within the site and provide functional lighting for seating below. Conical shades provide a rustic appearance while also cutting off lighting from the night sky.

Floorwashlightsareused to discreetly illuminate the entry drive to the reception and drop off, a matching bollard illuminates the parking.



Tree pendant lighting is used at key feature public areas around the main lobby, marketplace, and meeting room. Downlighting cylinders with perforated metal are visually interesting while producing small pools of light on and around the base of the tres.

CAP - SEDONA CLIMATE ACTION PLAN
GUIDING PRINCIPALS

BUILDINGS & ENERGY
GOAL: Ensure long-term access to clean energy while reducing the fiscal and environmental impacts of consumption

TRANSPORTATION AND LAND USE
GOAL: Reduce transportation emissions and enhance community mobility

MATERIALS AND CONSUMPTION
GOAL: Increase the diversion of waste from the landfill and reduce GHG emissions associated with the consumption of goods and services

WATER AND NATURAL SYSTEMS
GOAL: Conserve community water resources by maximizing water efficiency technologies while ensuring a secure and sustainable water supply in the face of climate change impacts. Manage, restore, and foster resilient ecosystems, landscapes, and resources

CLIMATE RESILIENCE
GOAL: Ensure Sedona and its residents, businesses, visitors, facilities, and services are prepared for climate impacts, especially those at the highest risk

Community & Site

Water Use & Efficiency

Energy Use & Efficiency

Materials & Resource Use

Indoor Environmental Quality

Aesthetics, Education & Innovation

PROJECT SUSTAINABILITY GOALS & SYNERGIES

"LEED CERTIFIED"
3 PUBLIC BUILDINGS
LOBBY, RESTAURANT & SPA

Coconino County
BRONZE LEVEL CERTIFICATION

VVREO
Verde Valley Regional Economic Organization
BRONZE LEVEL CERTIFICATION

Project Specific
Water Conservation & Sustainability Study

Schnebly Community Focus Area Plan

Keep Sedona Beautiful

Arizona Public Service