



August 29, 2024

Cari Meyer
Planning Manager
City of Sedona
102 Roadrunner Drive, Building 104
Sedona, AZ 86336

Re: The Village at Saddlerock Crossing – 7th Submittal Notes and Comments

Dear Cari:

Below is a summary of the changes to the site plan and other plan sheets that were submitted last month as part of case number PZ19-00005 (ZC, DEV). We made a number of changes in response to feedback and input from both the City Council and the community, and we also used this opportunity to clean up and address many of the staff comments from the prior submittal. As such, the summary of changes will be broken down into two separate sections: Changes in Response to Council/Community Input and Staff Comment Responses.

Changes in Response to Council/Community Input

Narrative

- **Good Neighbor Policy:** Good Neighbor Policy referenced in narrative and submitted in conjunction with narrative to outline commitments agreed upon with Saddlerock neighborhood community.
- **Hotel/Residential Unit Counts:** Updated throughout to reflect revised site plan.

Floor Plans

- **Hotel Floor Plan:** North Wing reduced from 34 guest rooms to 24 guest rooms. Standard guest rooms consolidated into larger premium suites. Reduces overall guest room count from 110 rooms to 100 rooms. Responsive to concerns about overall hotel density and also a desire to see guest accommodations that compete with STRs (i.e. larger suites with kitchenettes, etc.). Also removed hot tubs being shown on the balconies of certain suites.
- **Multi-Family South Floor Plan:** Demised several larger units into standard one-bedroom units. Overall multi-family unit count increased from 40 units to 46 units, with a mix of 24 studios, 16 one-bedrooms, and 6 two-bedrooms.
 - Also reduced the size of the second-level common area decks for both the east and west building clusters and pulled them significantly farther back from the south property line.
 - Extended screen wall on west cluster to fully screen the southern edge of the only east-facing balcony.

Site Plan

- **Bike Racks:** Removed bike rack for five (5) bikes closest to Saddlerock Circle driveway at specific request of many Saddlerock residents. Concerns regarding hotel guests/MF residents riding bikes in Saddlerock neighborhood, and proximity of bike rack closest to the neighborhood.
- **Saddlerock Circle Sidewalk Extension:** Removed sidewalk segment from southwest corner of subject site to Valley View Drive. Saddlerock residents unanimously expressed their desire to have the sidewalk end at the Baney property line. Concerns that sidewalk extension will encourage hotel guests/MF residents to use the Saddlerock neighborhood for walks, dog walking, etc.
- **Screening of Ground-Floor Outdoor Dining Area:** Added site plan note to provide screening of western edge of ground-floor outdoor dining area at request of residents concerned about noise/light.
- **Dog Park:** Added dog park between North Wing and East Wing of hotel to provide area for pets of registered guests to play, relive themselves, etc. Dog park will include a waste station with cleanup bags and trash receptacle. Added at the request of Saddlerock residents to discourage hotel guests from using the Saddlerock neighborhood for dog walking and dog relief.
- **Directional Signage:** Added “No Right Turn – Not a Through Street” sign at Elk Road Driveway and “No Left Turn – Local Traffic Only” at Saddlerock Circle driveway. Responsive to concerns expressed regarding cut-through traffic.

Parking Study

- Parking study updated to reflect changes in hotel guest room and multi-family residential unit totals. Overall parking requirement reduced from 193 spaces to 188 spaces.

Staff Comment Responses

2.16.B: Lot and Building Standards

- **Setbacks:** *The front setback is shown on the plans at 10 feet, not the required 15 feet. Assuming the buildings have not moved since the previous review, the location should still be okay. The correct setback would need to be shown and the location of the buildings confirmed as compliant.*

Response: Clear setback plan provided (Sheet A-07) with building outlines shown as simple blocks.

- **Heights:** *While the revised plans are closer to compliance than the previous submittal, there are still some areas that need to be addressed, with most of the outstanding items being clarifications where the plans are unclear.*

Response: Building height exhibits revised to provide additional clarity.

- **Impervious Coverage:** *It is still not clear where the parking structure is factored into these calculations.*

Response: Lot/impervious coverage plan (Sheet A-11) provided to show compliance.

2.24: Measurements and Exceptions

- **Building Height:** *Buildings have been redesigned to incorporate recession and projections to address unrelieved building plane requirements (reliance on change in building materials has been removed). Notes have been added to the plans where windows and doors are proposed to be recessed. While the plans do not indicate the amount of recession of the windows, a minimum of 12 inches would be required.*

Response: Building exhibits revised to show a window section showing the 12" recess, as required.

5.7.F: Building Design

- **Building Massing:** The Guest Room buildings have been slightly redesigned, which included a change in height for a portion of the building. This change in height resulted in less than a 3' vertical difference between sections of the buildings that previous had at least a 3' vertical distance, bringing the building out of compliance with massing requirements. The buildings would need to be redesigned again to incorporate a 3' vertical difference and heights would then need to be reevaluated to ensure any increased heights are still compliant.

Response: Building exhibits revised to show height compliance, as required.

5.8: Exterior Lighting

- **Parking Area Lighting:** *An updated lighting plan for the lower level of the parking structure was not included in the resubmittal.*

Response: Lighting plan/photometric diagrams updated to show lower level parking structure

- **Sign Illumination:** *Sign lighting has not been added to the lighting plan or the sign plan.*

Response: Lighting plans updated to show fixtures at signage locations.

6.7: Design Standards Applicable to All Signs

- **Design Standards Applicable to All Signs:** *Sign lighting has not been added to the lighting plan or the sign plan.*

Response: Lighting plans updated to show fixtures at signage locations.