

The Village at Saddlerock Crossing

Soldiers Pass Road & State Route 89A
PZ19-00005 (ZC, DEV)



About the Site

- South of Soldiers Pass Road and SR-89, west of Saddlerock Circle and east of Airport Rd.
- 6.36 gross acres
- Zoned C-2 (5.27 ac) and RM-2 (1.09 ac)
- Community Plan: Commercial and Multi-family/High Density
- Located in Soldiers Pass Road Community Focus Area (CFA-5)
- Adjacent Land Uses:
 - North: Commercial/Retail and Lodging
 - East: Commercial/Retail
 - South: Single-Family Residential
 - West: Commercial/Retail



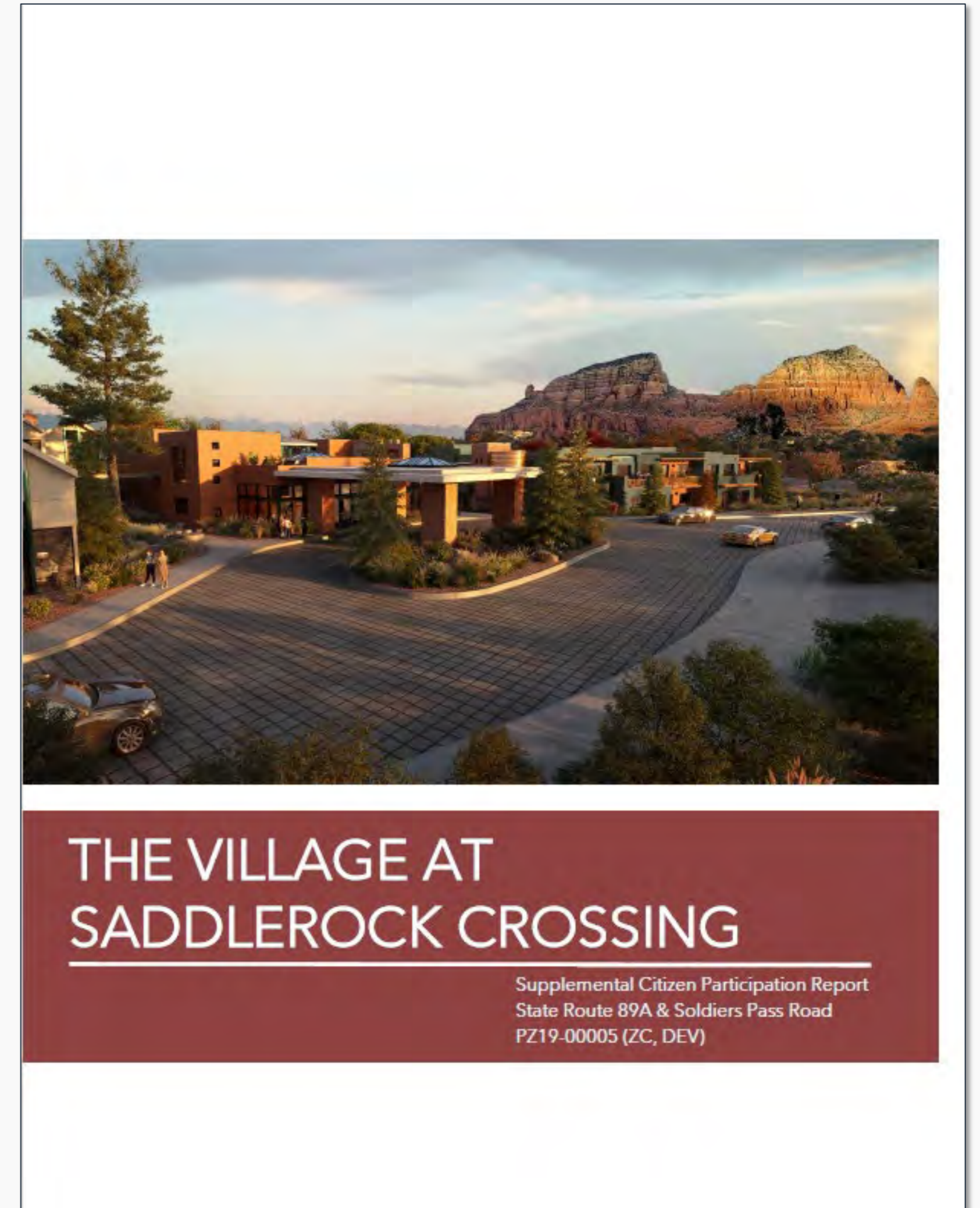
The Village at Saddlerock Crossing

- Mixed-use lodging and multi-family residential development with 100-room Oxford Collection branded hotel and 46-unit workforce multi-family residential development.
- Consists entirely of one and two-story buildings.
- Development bisected by new connector road providing signalized access from Saddlerock Circle to Soldiers Pass Road and SR-89A.
- 46 income-qualified workforce housing units.
- Majority of parking provided by 179-space subterranean parking structure on east side of site.



Outreach

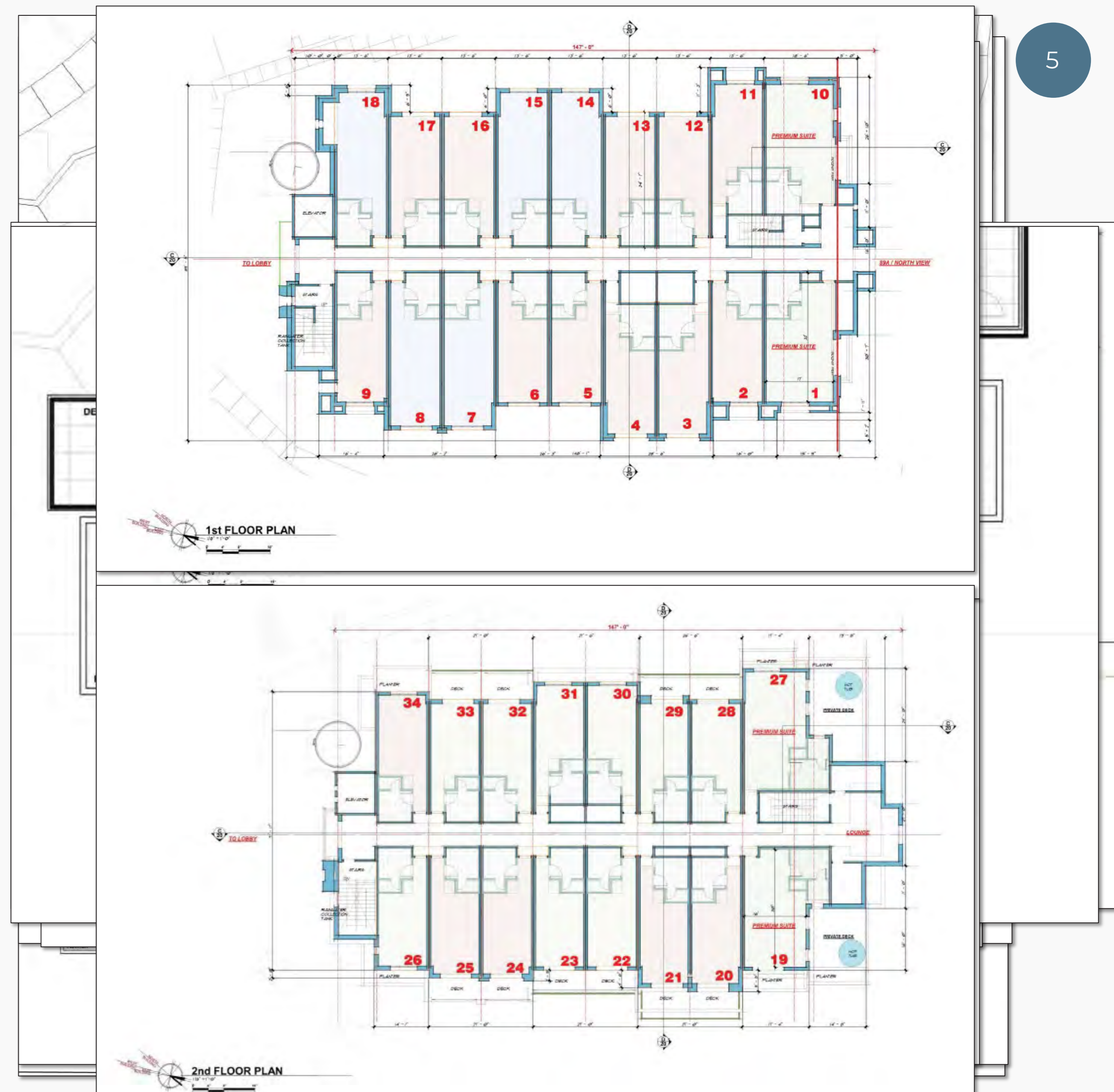
- Held five total neighborhood meetings from May to August 2024:
 - May 20 - Elk's Lodge (40-50 attendees)
 - June 3 - Elk's Lodge (30 attendees)
 - June 10 - Elk's Lodge (25 attendees)
 - July 17 - Virtual (16 attendees)
 - August 21 - Elk's Lodge w/ Virtual Option (35-40 attendees)
- Each in-person meeting lasted 2-3 hours.
- One-on-one calls and virtual meetings with Saddlerock residents who were unable to attend meetings or requested follow-up.
- Wide range of topics discussed, including parking, building height/privacy, traffic, noise, landscaping, pet management, and lighting.
- Updated site plan/floor plans, added development agreement provisions, and created Good Neighbor Policy.



Site Plan Updates

Hotel/Multi-Family

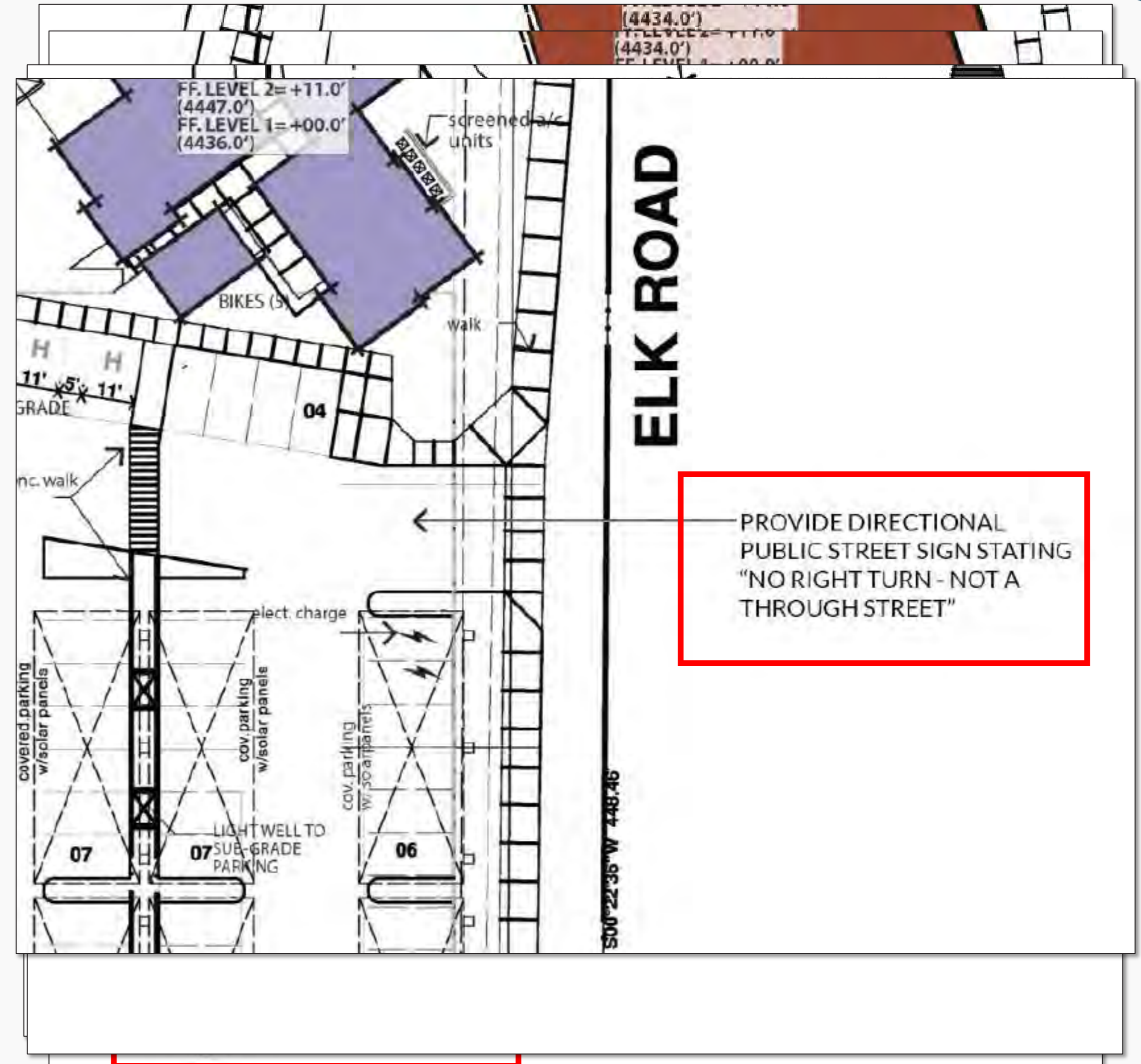
- Reduction from 110 hotel rooms to 100 hotel rooms.
 - Creation of larger suites in North Wing to compete with short-term rentals.
 - Also: Removal of balcony hot tubs.
- Increase in workforce housing from 40 units to 46 units.
 - Decrease in two-bedroom units, increase in one-bedroom units.
 - 24 studios, 16 one-bedrooms, 6 two-bedrooms.
- Reduction in 2nd-level common area for both MF South building clusters
 - East building
 - West building
 - Full screening of single east-facing balcony with planter wall.



Site Plan Updates

Site-Wide

- Removal of bike racks adjacent to Saddlerock Circle access.
- Removal of sidewalk extension to Valley View Drive on Saddlerock Circle.
- Screening of west portion of ground-floor outdoor dining area.
- Addition of dog park/relief area.
- Addition of "No Left Turn - Local Traffic Only" sign at Saddlerock Circle exit
- Addition of "No Right Turn - Not a Thru Street" sign at Elk Road exit.



Development Agreement

- Sustainability Commitments
 - Green Hotel Measures
 - In-room recycling program.
 - Recycling receptacles in public areas and back-office areas.
 - Composting of food waste.
 - Low-flow bathroom fixtures in Hotel guest rooms and common areas.
 - Dual-flushing toilets in Hotel guest rooms.
 - Energy Star appliances throughout the Hotel.
 - Thermostat occupancy sensors in guest rooms.
 - Automatic light sensors in Hotel guest rooms, bathrooms, and hallways.
 - LED lighting for all ceiling and wall fixtures.
 - Five (5) tankless filtered water coolers and water bottle fill stations.
 - Non-chemical-based Ozone cleaning system.
 - Saline-based pool and spa sanitation system.
 - Bulk soap amenities in Hotel guest room showers.
 - Cold water hotel laundry system.
 - Prohibition of single-use plastic water bottles at Hotel.
 - Enrollment in APS Green Choice renewable energy program
 - Construction materials recycling

6. **Covenants of Owner.** Owner agrees as follows:

6.1 Sustainability Commitments.

a. Green Hotel Measures: As part of the Project, the Owner has identified several “Green Hotel Measures” that will be incorporated into the Hotel to enhance the long-term environmental sustainability of the Project. Consequently, the following items shall be incorporated into the development and operations of the Hotel:

- In-room recycling program.
- Recycling receptacles in public areas and back-office areas.
- Composting of food waste.
- Low-flow bathroom fixtures in Hotel guest rooms and common areas.
- Dual-flushing toilets in Hotel guest rooms.
- Energy Star appliances throughout the Hotel.
- Thermostat occupancy sensors in guest rooms.
- Automatic light sensors in Hotel guest rooms, bathrooms, and hallways.
- LED lighting for all ceiling and wall fixtures.
- Five (5) tankless filtered water coolers and water bottle fill stations.
- Non-chemical-based Ozone cleaning system.
- Saline-based pool and spa sanitation system.
- Bulk soap amenities in Hotel guest room showers.
- Cold water hotel laundry system.
- Prohibition of single-use plastic water bottles at Hotel.

b. APS Green Choice: The Owner shall enroll in Arizona Public Service’s (“APS”) Green Choice program or an equivalent renewable energy program offered/available once the Project is completed and operational.

c. Construction Materials Management: The Owner and its general contractor shall utilize a Construction and Demolition Waste Management Plan to identify different types of construction waste, collection locations on site, disposal methods, handling procedures, and recycling/disposal location(s). This plan will be provided to the City of Sedona prior to the commencement of construction.

Development Agreement

- Parking

- 50% of restaurant and rooftop lounge seating capacity reserved for registered hotel guests at all times. Remaining capacity open to public by reservation only. Managed via point-of-sale reservation system.
 - Property owners in Saddle Rock treated as “registered guests” for purposes of this arrangement.
- Hotel meeting space limited to registered guests only.
- Review:
 - Parking survey to be completed no earlier than 12 months after C of O.
 - Count vacant spaces during afternoon peak traffic hour for fourteen consecutive days.
 - Submitted to City no later than 18 months after C of O.
 - If survey shows no less than 2 days in which no spaces available, triggers remedies section.
- Remedies
 - Initial 180-day “cure” period. 2nd parking survey following cure period.
 - If 2nd survey shows no less than 2 days in which no spaces available, immediately reserve 75% restaurant/rooftop lounge capacity for registered guests. 3rd survey 90 days later.
 - If 3rd survey shows no less than 2 days in which no spaces available, immediately reserve 100% restaurant/rooftop lounge capacity for registered guests.
- Reversion
 - May request reversion of parking restrictions upon demonstration of sufficient parking capacity, as determined by the City of Sedona’s Community Development Director.
- Apartments
 - Tenants limited to one vehicle for studios/1-bedroom units, and two vehicles for 2-bedroom units.

Development Agreement

- Workforce Housing

- All 46 multi-family units committed to income-qualified, rent-restricted workforce housing for a 50 years.
- Applicants subject to income verification, criminal background check, rental history check, and credit history check.

- Lease Terms

- The minimum lease term shall be thirty (30) days.
- Tenants and guests of tenants shall not park in the Saddlerock Homes neighborhood.
- Tenant(s) must keep the balcony or patio free from garbage and debris. No personal property may be kept or stored on the balcony or patio, including barbeque grills. Only outdoor furniture is permitted on the balcony or patio. Nothing may be hung on or from the balcony or patio, including but not limited to clothing, towels, rugs, flags, and banners.
- Quiet hours will be observed from 9:00 pm to 8:00 am daily, and shall be in effect 7 days a week, 365 days a year. During these times, tenants agree not to:
 - Operate stereos, radios, televisions, and musical instruments in a manner that disturbs other tenants or neighbors
 - Create or allow any noise or activity that disturbs other tenants or neighbors.
 - Allow loud talking or other noise emanating from the unit that can be heard outside of the unit.
 - No amplified music/audio source is permitted on balconies or patios at any time.
- Except for service animals or approved support animals for persons with disabilities, no dogs are permitted (even temporarily) in or about the Apartments.

	Studio	1 Bedroom	2 Bedroom
80% AMI Rent	12 Units	8 Units	N/A
100% AMI Rent	12 Units	8 Units	3 Units
120% AMI Rent	N/A	N/A	3 Units

Development Agreement

- Deliveries and Trash Pick-Up
 - Deliveries and trash pickup for the Project shall occur no earlier than 7:00 am and no later than 9:00 pm.
- Cut-Through Traffic Mitigation
 - The Owner shall install a “No Left Turn – Neighborhood Residents Only” sign at the Saddlerock Circle exit, and a “No Right Turn – Not a Through Street” sign at the Elk Road exit.
- Historical Society Contribution
 - The Owner will provide the Sedona Historical Society and Sedona Heritage Museum with a one-time contribution of twenty-five thousand dollars (\$25,000.00) for future improvements to Cook’s Cemetery. The contribution shall be provided no later than six (6) months after the Application is approved by the Sedona City Council.

Good Neighbor Policy

- Designated Contact
 - Upon issuance of Certificate of Occupancy, policy will be updated with name, phone number, and email address of designated on-site contact person(s)
 - Owner shall designate both business hours contact person and after-hours contact person.
 - Finalized policy will be distributed to Saddlerock residents via mail and email (if opted in), and a copy provided to Community Development Department.
- Noise Mitigation
 - Owner shall cease all rooftop activity at 9:00 pm, seven days a week.
 - During operational hours, no live music or DJ at any time.
 - Pre-recorded music only, via hotel's permanent speaker system – no PA's or portable speaker systems. Volume levels compliant with Sedona City Code Chapter 8.25.
 - Bus idling limited to 30 minutes in a 60-minute period. If temp is higher than 75 degrees, 60 minutes in a 90-minute period.
- Landscape and Maintenance
 - Landscape shall be maintained consistent with Class A hotel and multi-family residential community.
 - Includes regular and consistent maintenance, trimming (including height), replanting, and seasonal cleanup.

Good Neighbor Policy

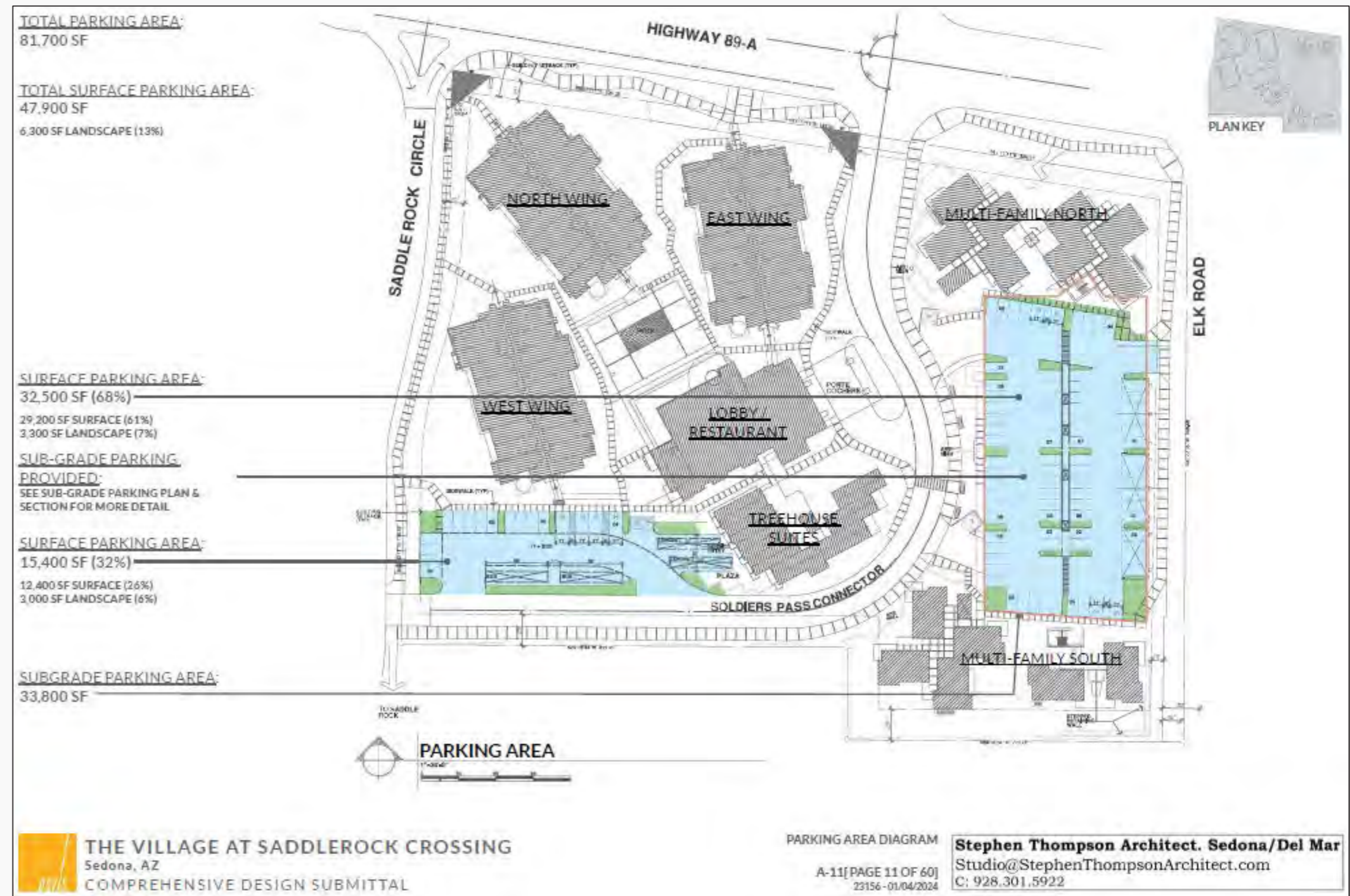
- Cut-Through Traffic
 - In addition to signage at Saddlerock Circle and Elk Road, Owner will notify and advise all commercial drivers to avoid using local streets south of the Property to either access or depart from the Property.
- Parking
 - Owner will provide registered hotel guests with printed information at check-in expressly forbidding guests from parking in Saddlerock neighborhood.
 - Employee handbook will incorporate language prohibiting parking in Saddlerock neighborhood.
 - Owner will work with Saddlerock residents and Community Development Department to establish resident permit parking program for Saddlerock neighborhood if parking becomes a consistent problem.
- Pet Management
 - Owner will provide on-site dog park/relief area, incorporating waste station with cleanup bags and trash receptacle.
 - Upon check-in, guests will be provided with the following information:
 - Sedona codes and ordinances regarding animal waste cleanup and leashing/restraints.
 - Locations of public parks and dog parks.
 - Notification that the Saddlerock neighborhood shall not be used by hotel guests for dog walking.
 - Cannot leave dogs unattended in hotel rooms.
 - Oxford Suites Pet Behavior Guidelines will be enforced at the hotel.

Good Neighbor Policy

- Complaint Response and Procedure
 - Gather contact information of complainant
 - Investigate complaint
 - Document resolution
 - Communicate with interested parties
 - With respect to noise complaints, the designated contact person will provide an initial response to the complainant within one hour and provide a follow-up report within two hours of the initial complaint.
- Amendment Process
 - Submitted to staff for review, notice letters mailed to Saddlerock neighborhood.
 - If no neighborhood opposition after 15 days, staff may administratively review/approve.
 - If neighborhood opposition within 15 days but resolved, staff may administratively review/approve.
 - If neighborhood opposition cannot be resolved, amendment request scheduled for review with P&Z Commission.

Parking

- Per parking study prepared by Southwest Traffic Engineering, a total of 188 parking spaces are required for the development.
 - 208 spaces provided.
 - 216 spaces in valet mode.
- 28-space parking surplus.
- Peak parking demand evaluation identifies a peak weekday demand of 182 spaces and a peak weekend demand of 186 spaces.
- Development Agreement provides additional safeguards to prevent overflow parking in surrounding area and tiered parking mitigation strategy if parking supply is inadequate.
- Additional parking mitigation measures in Good Neighbor Policy.



- Traffic improvements to SR-89A:
 - Connector road from Saddlerock Circle to Soldiers Pass Road & SR-89A, providing signalized access from Saddlerock Homes community.
 - Deceleration lane on eastbound SR-89A at Soldiers Pass Road.
 - “Porkchop” to limit turning movements at Saddlerock Circle & SR-89A to right-in/right-out with guidance from ADOT.
- With proposed traffic improvements, all study intersections expected to operate at an adequate level of service with proposed project.
 - Saddlerock Circle & SR-89A currently operating at an inadequate level of service as a full movement access.
 - Combination of new connector road and “porkchop” improves LOS at Saddlerock Circle & SR-89A.
- Proposed development generates significantly less traffic than commercial/retail/multifamily development under existing CO/RM-12 zoning.
- Traffic Impact Analysis approved by ADOT in March 2024.

Scenario 1 (60% Commercial Lot Coverage and 12 MF Units)

Time Period	Shopping Plaza (LUC 821)	High Turnover Restaurant (LUC 932)	Fast Food Restaurant (LUC 934)	Coffee Shop (LUC 937)	Gas Station (LUC 945)	Multifamily Housing (LUC 220)	Total
Average Daily, Inbound (vtpd)	3,512	1,072	1,169	534	876	76	7,239
Average Daily, Outbound (vtpd)	3,512	1,072	1,169	534	876	76	7,239
Total Daily	7,024	2,144	2,338	1,068	1,752	152	14,478
AM Peak Hour, Inbound (vtph)	112	106	114	88	71	6	497
AM Peak Hour, Outbound (vtph)	68	86	110	84	71	21	440
Total AM Peak	180	192	224	172	142	27	937
PM Peak Hour, Inbound (vtph)	265	110	86	39	69	16	585
PM Peak Hour, Outbound (vtph)	275	71	80	39	69	10	544
Total PM Peak	540	181	166	78	138	26	1,129

vtpd - vehicle trips per day, vtph - vehicle trips per hour

Scenario 2 (45% Commercial Lot Coverage and 12 MF Units)

Time Period	Shopping Plaza (LUC 821)	High Turnover Restaurant (LUC 932)	Fast Food Restaurant (LUC 934)	Coffee Shop (LUC 937)	Gas Station (LUC 945)	Multifamily Housing (LUC 220)	Total
Average Daily, Inbound (vtpd)	2,364	1,072	1,169	534	876	76	6,091
Average Daily, Outbound (vtpd)	2,364	1,072	1,169	534	876	76	6,091
Total Daily	4,728	2,144	2,338	1,068	1,752	152	12,182
AM Peak Hour, Inbound (vtph)	75	106	114	88	71	6	460
AM Peak Hour, Outbound (vtph)	46	86	110	84	71	21	418
Total AM Peak	121	192	224	172	142	27	878
PM Peak Hour, Inbound (vtph)	178	110	86	39	69	16	498
PM Peak Hour, Outbound (vtph)	185	71	80	39	69	10	454
Total PM Peak	363	181	166	78	138	26	952

vtpd - vehicle trips per day, vtph - vehicle trips per hour

Scenario 3 (30% Commercial Lot Coverage and 12 MF Units)

Time Period	Shopping Plaza (LUC 821)	High Turnover Restaurant (LUC 932)	Fast Food Restaurant (LUC 934)	Coffee Shop (LUC 937)	Gas Station (LUC 945)	Multifamily Housing (LUC 220)	Total
Average Daily, Inbound (vtpd)	1,587	536	935	534	876	76	4,544
Average Daily, Outbound (vtpd)	1,587	536	935	534	876	76	4,544
Total Daily	3,174	1,072	1,870	1,068	1,752	152	9,088
AM Peak Hour, Inbound (vtph)	50	53	91	88	71	6	359
AM Peak Hour, Outbound (vtph)	31	43	88	84	71	21	338
Total AM Peak	81	96	179	172	142	27	697
PM Peak Hour, Inbound (vtph)	120	56	69	39	69	16	369
PM Peak Hour, Outbound (vtph)	124	35	64	39	69	10	341
Total PM Peak	244	91	133	78	138	26	710

vtpd - vehicle trips per day, vtph - vehicle trips per hour

Scenario 4 (15% Commercial Lot Coverage and 12 MF Units)

Time Period	Strip Plaza (LUC 822)	High Turnover Restaurant (LUC 932)	Fast Food Restaurant (LUC 934)	Coffee Shop (LUC 937)	Gas Station (LUC 945)	Multifamily Housing (LUC 220)	Total
Average Daily, Inbound (vtpd)	545	268	702	534	876	76	3,001
Average Daily, Outbound (vtpd)	545	268	702	534	876	76	3,001
Total Daily	1,090	536	1,404	1,068	1,752	152	6,002
AM Peak Hour, Inbound (vtph)	29	26	68	88	71	6	288
AM Peak Hour, Outbound (vtph)	19	22	66	84	71	21	283
Total AM Peak	48	48	134	172	142	27	571
PM Peak Hour, Inbound (vtph)	66	28	52	39	69	16	270
PM Peak Hour, Outbound (vtph)	66	18	48	39	69	10	250
Total PM Peak	132	46	100	78	138	26	520

vtpd - vehicle trips per day, vtph - vehicle trips per hour

Public Benefit - Traffic

- Because of high turnover, commercial/retail uses generate several times more average daily trips than relatively low-frequency uses like lodging and residential.
- Even when limiting commercial square footage to 15% lot coverage, development generates nearly 4.5 times more traffic than proposed development.
 - Commercial development with 30% lot coverage generates 6.6 times more traffic.

Scenario Comparison

Time Period	Scenario 1 Total	Scenario 2 Total	Scenario 3 Total	Scenario 4 Total
Average Daily, Inbound (vtpd)	7,239	6,091	4,544	3,001
Average Daily, Outbound (vtpd)	7,239	6,091	4,544	3,001
Total Daily	14,478	12,182	9,088	6,002
AM Peak Hour, Inbound (vtph)	497	460	359	288
AM Peak Hour, Outbound (vtph)	440	418	338	283
Total AM Peak	937	878	697	571
PM Peak Hour, Inbound (vtph)	585	498	369	270
PM Peak Hour, Outbound (vtph)	544	454	341	250
Total PM Peak	1,129	952	710	520

vtpd - vehicle trips per day, vtph - vehicle trips per hour

The Village at Saddlerock Crossing

Time Period	Multi-Family Housing	Hotel	All Suites Hotel	Rooftop Bar	High Turnover Restaurant	Total
Average Daily, Inbound (vtpd)	166	342	18	N/A	161	687
Average Daily, Outbound (vtpd)	166	342	18	N/A	161	687
Total Daily	332	684	36	N/A	322	1,374
AM Peak Hour, Inbound (vtph)	8	25	2	N/A	16	51
AM Peak Hour, Outbound (vtph)	27	19	1	N/A	13	60
Total AM Peak	35	44	3	N/A	29	111
PM Peak Hour, Inbound (vtph)	25	24	1	7	17	74
PM Peak Hour, Outbound (vtph)	13	24	2	4	11	54
Total PM Peak	38	48	3	11	28	128

vtpd - vehicle trips per day, vtph - vehicle trips per hour

Public Benefit - Housing

- In conjunction with hotel, developing 46-unit workforce housing community.
- Nearly 50% ratio compared to 100-guestroom hotel.
- Approximately \$13.4 million construction cost and \$7 million loss in first 25 years of operation. \$1.8 million loss in first five years.
- Commitment to minimum 50 years, or as long as hotel operates.
- Unit and AMI mix as recommended by the City of Sedona Housing Department to meet needs of workforce and residents.
- Most recent zone change for lodging (Marriott Residence Inn) contributed \$824,000 to affordable housing fund in 2018.
- Construction cost plus net operational loss amounts to nearly \$21 million contribution to workforce housing in Sedona.

	Studio	1 Bedroom	2 Bedroom
80% AMI Rent	12 Units	8 Units	N/A
100% AMI Rent	12 Units	8 Units	3 Units
120% AMI Rent	N/A	N/A	3 Units

	Studio	1 Bedroom	2 Bedroom	Studio	1 Bedroom	2 Bedroom
Count	12	8	3	12	8	3
80% AMI Rent	\$ 1,194.00	\$ 1,364.00	\$ 1,536.00			
100% AMI Rent			\$ 1,920.00	\$ 1,492.00	\$ 1,705.00	
120% AMI Rent				\$ 2,046.00	\$ 2,304.00	

Additional Public Benefits

- Connector road with 10-foot-wide pedestrian path from Saddlerock Circle to Soldiers Pass Road & SR-89A.
- Signalized access to Soldiers Pass & SR-89A intersection for Saddlerock neighborhood.
- Enhanced crosswalks at intersection of Soldier's Pass and SR-89A.
- Vehicular and pedestrian connections to Elk Road.
- New 5-foot sidewalks on Elk Road and Saddlerock Circle.
- Improved, widened, and landscaped 10-foot-wide pedestrian path on SR-89A.
- New Lynx/Verde Shuttle shelter with rest stop/water station/bike racks.
- \$25,000 endowment to Sedona Historical Society for Cook's Cemetery improvements.



Employees

- Front desk: 5 employees - three shifts per day. Business peaks covered by GM and/or AGM.
 - 7 days per week x 3 shifts per day = 21 shifts per week / 5 shifts per team member
 - **5 team members (4.2 rounded up)**
- Valet: Three employees - two shifts per day.
 - 7 days per week x 2 shifts per day = 14 shifts per week / 5 shifts per team member
 - **3 team members (2.8 rounded up)**
- Engineering: 4 employees - two shifts per day.
 - Special projects covered by dept manager.
 - 7 days per week x 2 shifts per day = 14 shifts per week / 5 shifts per team member
 - **3 team members + 1 dept manager (2.8 + 1 rounded up)**
- Kitchen/Restaurant: 5 employees - three shifts per day.
 - 7 days per week x 3 shifts per day = 21 shifts per week / 5 shifts per team member
 - **5 team members (4.2 rounded up)**
- Bar: 1.5 employees - one shift per day.
 - 7 days per week X 1 shifts per day = 7 shifts per week/ 5 shifts per team member
 - **1.5 team members (1.4 rounded up)**
- Banquets: Operated in the off-season so no additional staff will be required beyond what is present in the kitchen dept.
- Housekeeping: 10 employees based on 72% occupancy and daily housekeeping
 - $110 \times 72\% = 79.2$ rooms occupied / 16 rooms cleaned per room attendant = **5 room attendants per day**
 - Laundry - **2 laundry attendants**
 - HK supervision - **2 - Department manager and supervisor**
- A&G - **2 - GM and AGM/Front Desk manager**
- Sales - **2**
- **Total: 32.5 average over a year, rounded up. Peak business periods: 35 team members with additional front desk personnel.**
- The property will generate about 40 to 50 W-2 filings per year

Summary

- Significant outreach with Saddlerock community to address concerns on macro and micro levels.
- Reduced hotel guest rooms from 110 to 100.
 - Providing suites to compete with STRs.
- Increased workforce housing from 40 units to 46 units.
 - Unit mix more consistent with workforce needs.
 - \$21 million net contribution to workforce housing in Sedona.
- Decreased total parking requirement from 193 to 188.
 - 216 spaces provided in valet mode.
- Site plan revisions to address concerns related to 2nd level MF deck areas, sidewalks, bike racks, cut through traffic mitigation, screening of outdoor dining, and on-site dog park/relief area.
- Development Agreement commitments for sustainability, parking, workforce housing, apartment lease terms, delivery hours, cut-through traffic mitigation, and historical society contribution.
- Good Neighbor Policy commitments for designated neighborhood contact, noise mitigation, landscape & maintenance, cut-through traffic, parking, and pet management.

QUESTIONS



WITHEY MORRIS BAUGH

Project Model

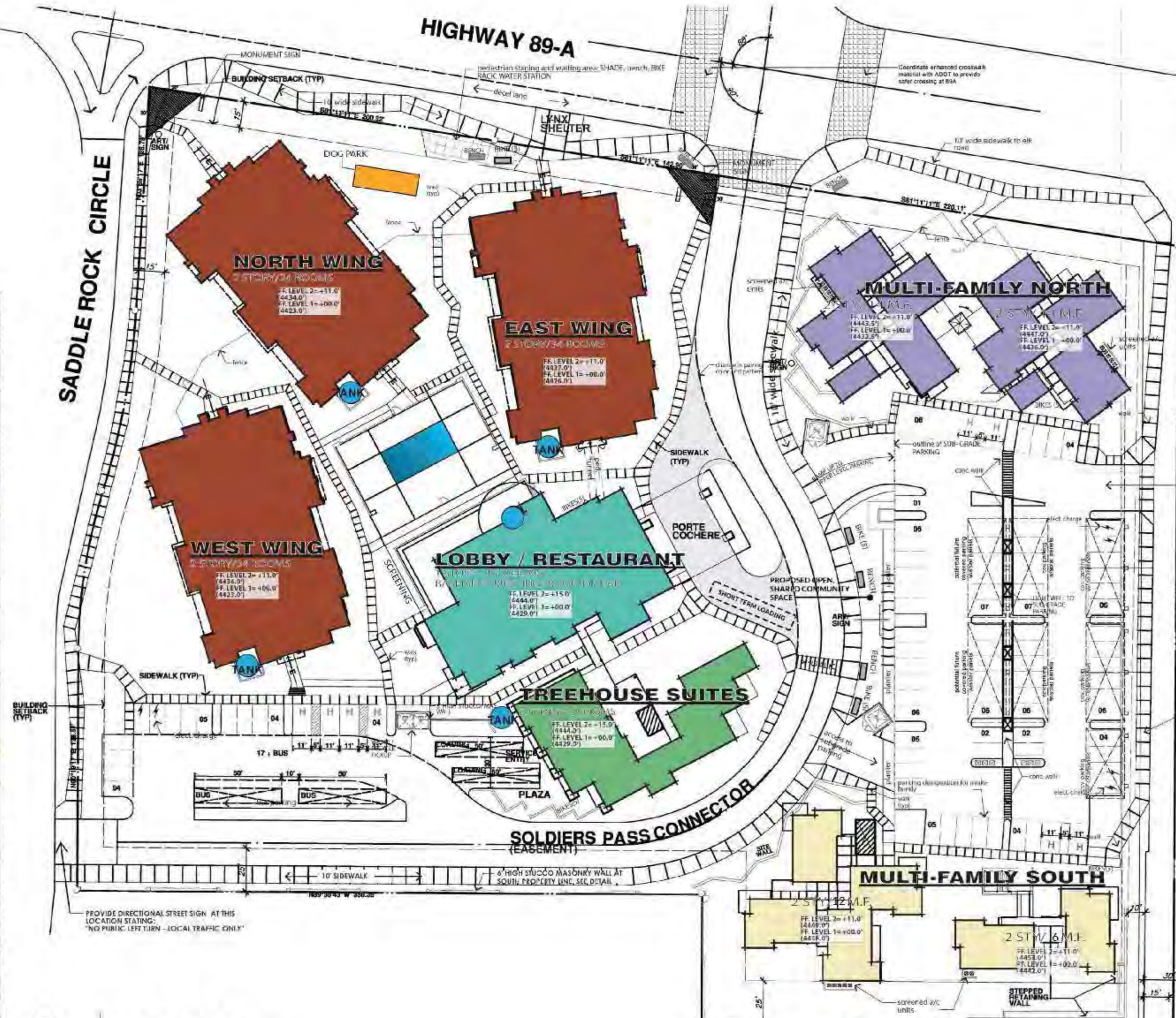
- LOBBY / RESTAURANT
- HOTEL: 58 guest rooms.
- HOTEL: 34 guest rooms
Basement/ Business Center
- HOTEL: 8 guest rooms.
Treehouse Suites
- MULTI-FAMILY:
28 units
- MULTI-FAMILY
18 units

THE VILLAGE AT SADDLEROCK CROSSING - SEDONA, ARIZONA	
PROJECT DATA	
PROJECT LOCATION	South side of the intersection of Saddle Rock Circle and Highway 89-A, Sedona, Arizona
ASSESSORS PARCEL NUMBERS	125-1-1371, 1372, 1373, 1374, 1375, 1376, 1377, 1378, 1379, 1380, 1381, 1382, 1383, 1384, 1385, 1386, 1387, 1388, 1389, 1390, 1391, 1392, 1393, 1394, 1395, 1396, 1397, 1398, 1399, 1400, 1401, 1402, 1403, 1404, 1405, 1406, 1407, 1408, 1409, 1410, 1411, 1412, 1413, 1414, 1415, 1416, 1417, 1418, 1419, 1420, 1421, 1422, 1423, 1424, 1425, 1426, 1427, 1428, 1429, 1430, 1431, 1432, 1433, 1434, 1435, 1436, 1437, 1438, 1439, 1440, 1441, 1442, 1443, 1444, 1445, 1446, 1447, 1448, 1449, 1450, 1451, 1452, 1453, 1454, 1455, 1456, 1457, 1458, 1459, 1460, 1461, 1462, 1463, 1464, 1465, 1466, 1467, 1468, 1469, 1470, 1471, 1472, 1473, 1474, 1475, 1476, 1477, 1478, 1479, 1480, 1481, 1482, 1483, 1484, 1485, 1486, 1487, 1488, 1489, 1490, 1491, 1492, 1493, 1494, 1495, 1496, 1497, 1498, 1499, 1500, 1501, 1502, 1503, 1504, 1505, 1506, 1507, 1508, 1509, 1510, 1511, 1512, 1513, 1514, 1515, 1516, 1517, 1518, 1519, 1520, 1521, 1522, 1523, 1524, 1525, 1526, 1527, 1528, 1529, 1530, 1531, 1532, 1533, 1534, 1535, 1536, 1537, 1538, 1539, 1540, 1541, 1542, 1543, 1544, 1545, 1546, 1547, 1548, 1549, 1550, 1551, 1552, 1553, 1554, 1555, 1556, 1557, 1558, 1559, 1560, 1561, 1562, 1563, 1564, 1565, 1566, 1567, 1568, 1569, 1570, 1571, 1572, 1573, 1574, 1575, 1576, 1577, 1578, 1579, 1580, 1581, 1582, 1583, 1584, 1585, 1586, 1587, 1588, 1589, 1590, 1591, 1592, 1593, 1594, 1595, 1596, 1597, 1598, 1599, 1600, 1601, 1602, 1603, 1604, 1605, 1606, 1607, 1608, 1609, 1610, 1611, 1612, 1613, 1614, 1615, 1616, 1617, 1618, 1619, 1620, 1621, 1622, 1623, 1624, 1625, 1626, 1627, 1628, 1629, 1630, 1631, 1632, 1633, 1634, 1635, 1636, 1637, 1638, 1639, 1640, 1641, 1642, 1643, 1644, 1645, 1646, 1647, 1648, 1649, 1650, 1651, 1652, 1653, 1654, 1655, 1656, 1657, 1658, 1659, 1660, 1661, 1662, 1663, 1664, 1665, 1666, 1667, 1668, 1669, 1670, 1671, 1672, 1673, 1674, 1675, 1676, 1677, 1678, 1679, 1680, 1681, 1682, 1683, 1684, 1685, 1686, 1687, 1688, 1689, 1690, 1691, 1692, 1693, 1694, 1695, 1696, 1697, 1698, 1699, 1700, 1701, 1702, 1703, 1704, 1705, 1706, 1707, 1708, 1709, 1710, 1711, 1712, 1713, 1714, 1715, 1716, 1717, 1718, 1719, 1720, 1721, 1722, 1723, 1724, 1725, 1726, 1727, 1728, 1729, 1730, 1731, 1732, 1733, 1734, 1735, 1736, 1737, 1738, 1739, 1740, 1741, 1742, 1743, 1744, 1745, 1746, 1747, 1748, 1749, 1750, 1751, 1752, 1753, 1754, 1755, 1756, 1757, 1758, 1759, 1760, 1761, 1762, 1763, 1764, 1765, 1766, 1767, 1768, 1769, 1770, 1771, 1772, 1773, 1774, 1775, 1776, 1777, 1778, 1779, 1780, 1781, 1782, 1783, 1784, 1785, 1786, 1787, 1788, 1789, 1790, 1791, 1792, 1793, 1794, 1795, 1796, 1797, 1798, 1799, 1800, 1801, 1802, 1803, 1804, 1805, 1806, 1807, 1808, 1809, 1810, 1811, 1812, 1813, 1814, 1815, 1816, 1817, 1818, 1819, 1820, 1821, 1822, 1823, 1824, 1825, 1826, 1827, 1828, 1829, 1830, 1831, 1832, 1833, 1834, 1835, 1836, 1837, 1838, 1839, 1840, 1841, 1842, 1843, 1844, 1845, 1846, 1847, 1848, 1849, 1850, 1851, 1852, 1853, 1854, 1855, 1856, 1857, 1858, 1859, 1860, 1861, 1862, 1863, 1864, 1865, 1866, 1867, 1868, 1869, 1870, 1871, 1872, 1873, 1874, 1875, 1876, 1877, 1878, 1879, 1880, 1881, 1882, 1883, 1884, 1885, 1886, 1887, 1888, 1889, 1890, 1891, 1892, 1893, 1894, 1895, 1896, 1897, 1898, 1899, 1900, 1901, 1902, 1903, 1904, 1905, 1906, 1907, 1908, 1909, 1910, 1911, 1912, 1913, 1914, 1915, 1916, 1917, 1918, 1919, 1920, 1921, 1922, 1923, 1924, 1925, 1926, 1927, 1928, 1929, 1930, 1931, 1932, 1933, 1934, 1935, 1936, 1937, 1938, 1939, 1940, 1941, 1942, 1943, 1944, 1945, 1946, 1947, 1948, 1949, 1950, 1951, 1952, 1953, 1954, 1955, 1956, 1957, 1958, 1959, 1960, 1961, 1962, 1963, 1964, 1965, 1966, 1967, 1968, 1969, 1970, 1971, 1972, 1973, 1974, 1975, 1976, 1977, 1978, 1979, 1980, 1981, 1982, 1983, 1984, 1985, 1986, 1987, 1988, 1989, 1990, 1991, 1992, 1993, 1994, 1995, 1996, 1997, 1998, 1999, 2000
USE ZONING	CU - Community Center
PROPOSED ZONING	CU - Community Center
COMMITMENT FOCUS AREA	Community Center
SITE AREA	1.23 Acres
PROPOSED LOT AREA	1.23 Acres
PROPOSED LOT AREA (SEE SHEET 4-0)	1.23 Acres
OWNER	Village at Sedona, LLC
ARCHITECT	Stephen Thompson Architect
DATE	07/30/2024

THE VILLAGE AT SADDLEROCK CROSSING - SEDONA, ARIZONA	
BUILDING DATA	
LOBBY / RESTAURANT	11,100 SF
HOTEL	11,100 SF
TREEHOUSE	11,100 SF
BEDROOM WEST	11,100 SF
BEDROOM NORTH	11,100 SF
BEDROOM EAST	11,100 SF
TOTAL HOTEL AREA	33,300 SF
MULTI-FAMILY NORTH	11,100 SF
MULTI-FAMILY SOUTH	11,100 SF
TOTAL MULTI-FAMILY	22,200 SF
TOTAL PROJECT AREA	55,500 SF

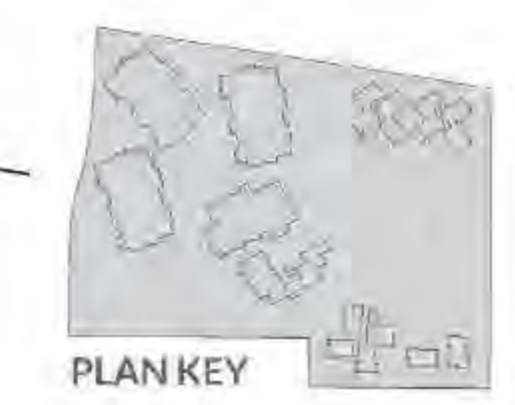
THE VILLAGE AT SADDLEROCK CROSSING - SEDONA, ARIZONA	
PARKING DATA	
LOBBY / RESTAURANT	10
HOTEL	10
TREEHOUSE	10
BEDROOM WEST	10
BEDROOM NORTH	10
BEDROOM EAST	10
TOTAL HOTEL AREA	30
MULTI-FAMILY NORTH	10
MULTI-FAMILY SOUTH	10
TOTAL MULTI-FAMILY	20
TOTAL PROJECT AREA	50

THE VILLAGE AT SADDLEROCK CROSSING - SEDONA, ARIZONA	
PARKING DATA	
LOBBY / RESTAURANT	10
HOTEL	10
TREEHOUSE	10
BEDROOM WEST	10
BEDROOM NORTH	10
BEDROOM EAST	10
TOTAL HOTEL AREA	30
MULTI-FAMILY NORTH	10
MULTI-FAMILY SOUTH	10
TOTAL MULTI-FAMILY	20
TOTAL PROJECT AREA	50



SITE PLAN
1"=30'-0"
0 30 60 90

1. ALL ELECTRIC VEHICLE CHARGING STATIONS TO BE MINIMUM LEVEL 2 CHARGING TYPE.



PROVIDE DIRECTIONAL PUBLIC STREET SIGN STATING 'NO RIGHT TURN - NOT A THROUGH STREET'











City of Sedona City Council

The Village at Saddlerock Crossing

Zone Change

September 24, 2024 Public Hearing

(Continued from March 26, 2024)

Property Summary

- Address: 1335 W State Route 89A (11 separate parcels)
- Owner: The Baney Corporation
- Authorized Agents: Stephen Thompson, Jason Morris, Benjamin Tate
- Acres: 6.36 acres
- Current Land Use: Vacant; previously developed with Biddle's Nursery

Project History

- Previous Applications

- ◇ PZ14-00007 (Major CPA, ZC, DEV): Lodging, Residential, Retail; Withdrawn by applicant prior to public hearings

- ◇ PZ16-00013 (ZC, DEV): Lodging, Residential, Retail; Withdrawn by applicant after conceptual review hearing

- Current Application

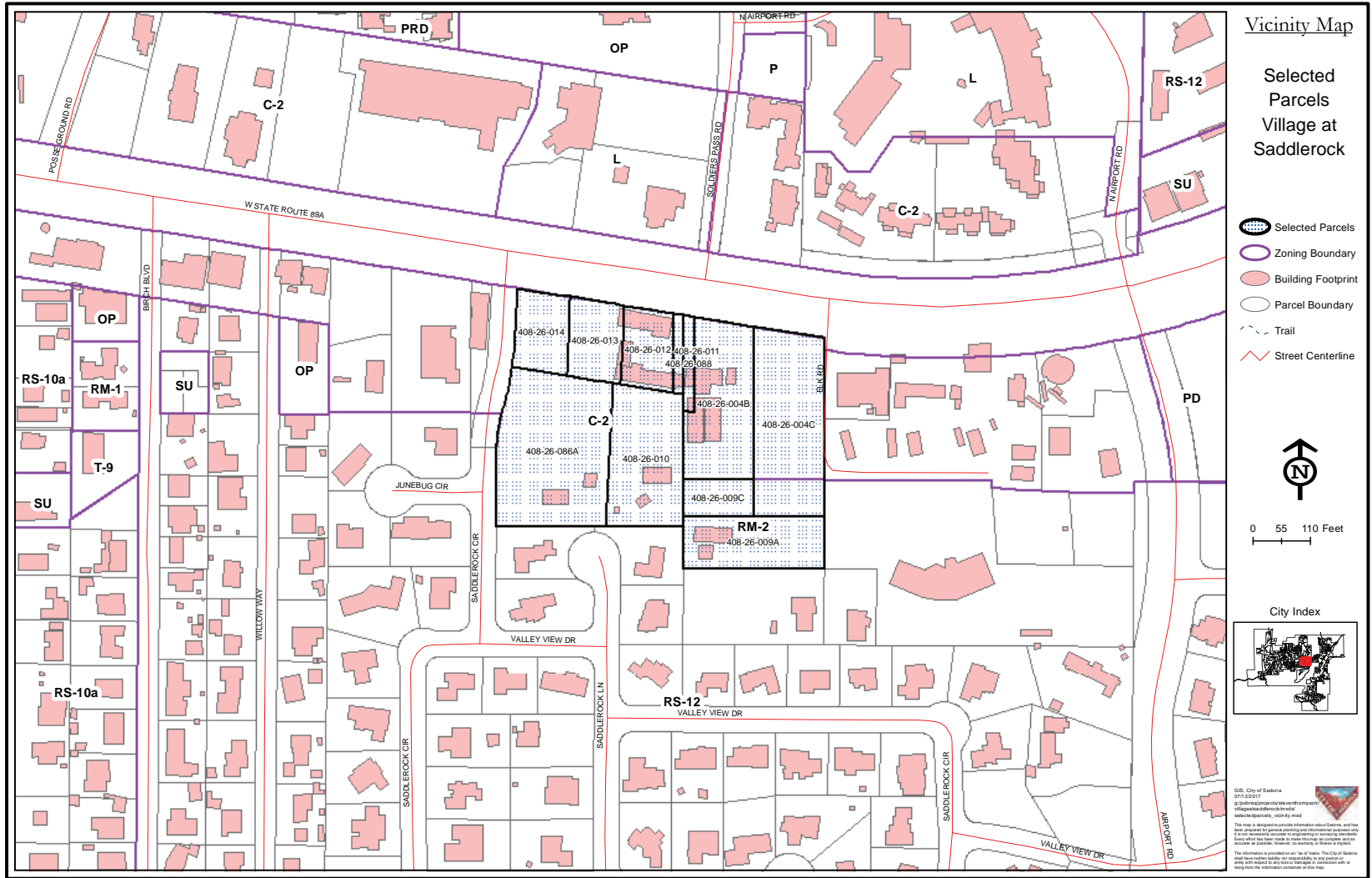
- ◇ Originally submitted in April 2019; Lodging, Residential, Retail

- * Shift of Focus: Eliminate retail, Increase residential

- ◇ Proposal: 110 lodging units, 40 multifamily residential units

Project changed since March to 100 lodging units and 46 multifamily units

Vicinity Map



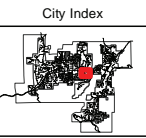
Vicinity Map

Selected
Parcels
Village at
Saddlerock

- Selected Parcels
- Zoning Boundary
- Building Footprint
- Parcel Boundary
- Trail
- Street Centerline

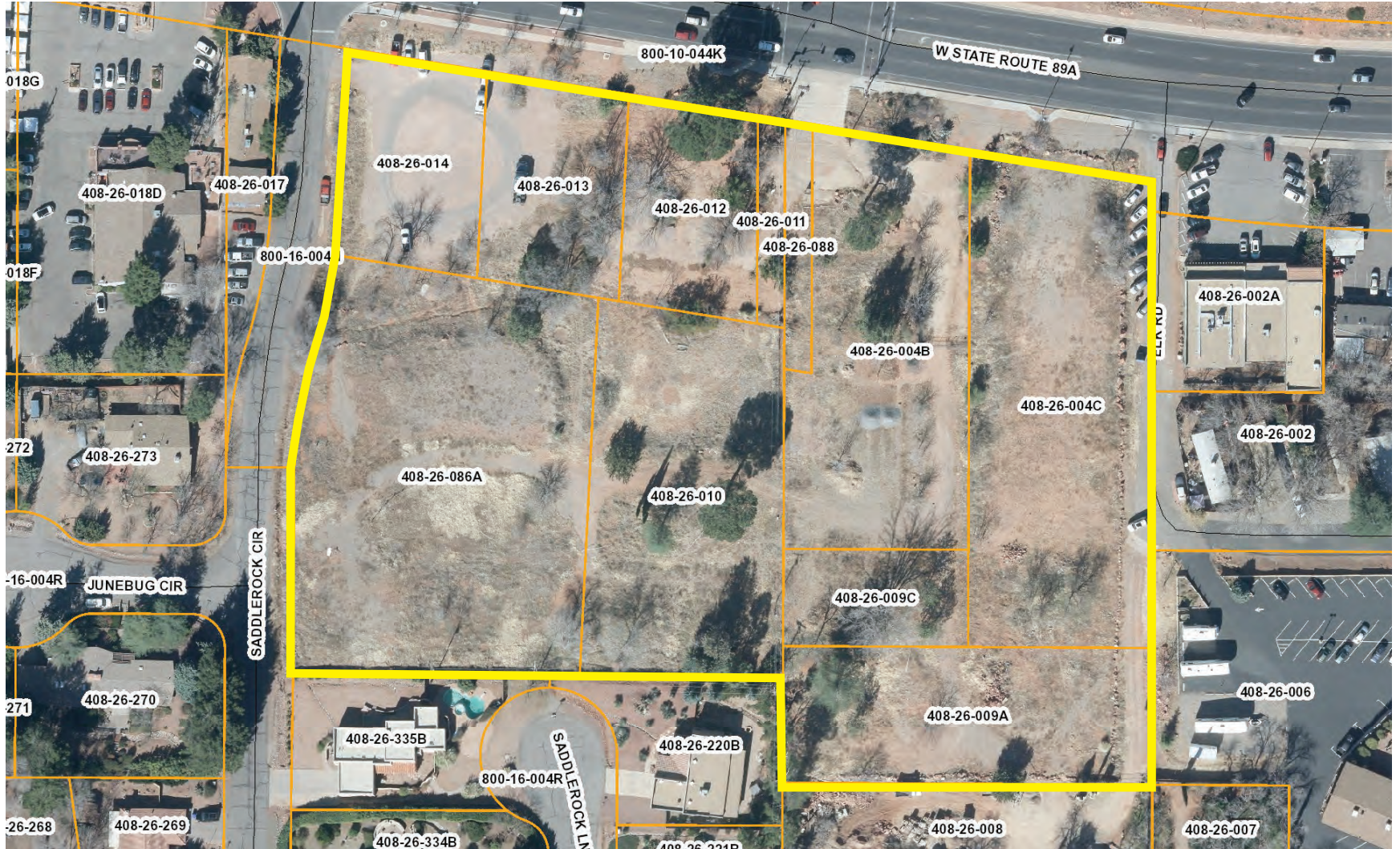


0 55 110 Feet



City of Sedona
07/22/17
This map is designed to provide information about Sedona, and has been prepared for general informational purposes only. It is not intended to be used for engineering or surveying purposes. Sedona and its staff make no warranty or representation as to the accuracy or completeness of the information contained herein. The City of Sedona and its staff make no liability for any portion of this map or any other information provided on this website.

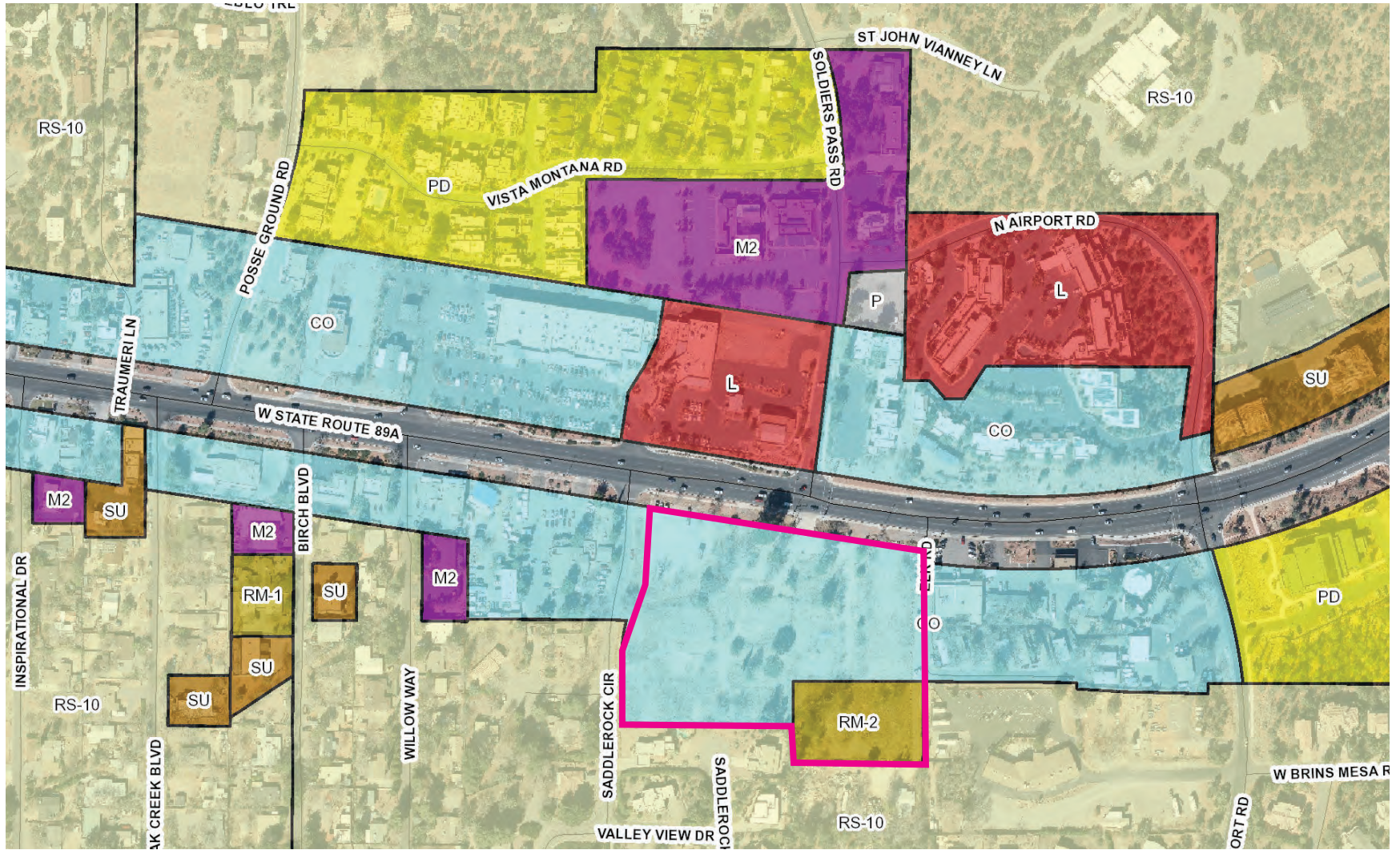
Aerial Map



Land Use Designations

- Community Plan: Commercial and Multi-family Medium/High Density) (MFM/HD)
 - ◇ Commercial portion of property within the Lodging Area Limits
 - ◇ Multi-family designation: 1 acre
- Soldiers Pass Community Focus Area
 - ◇ Plan adopted by City Council April 2016, Amended August 2022
 - ◇ 2022 amendments replaced recommendations for lodging with mixed-use (Lodging is not a recommended use for the CFA)
- Current Zoning: Commercial (CO) and Medium-High Density Multi-family Residential (RM-2)
- Proposed Zoning: Lodging (L)

Zoning Map



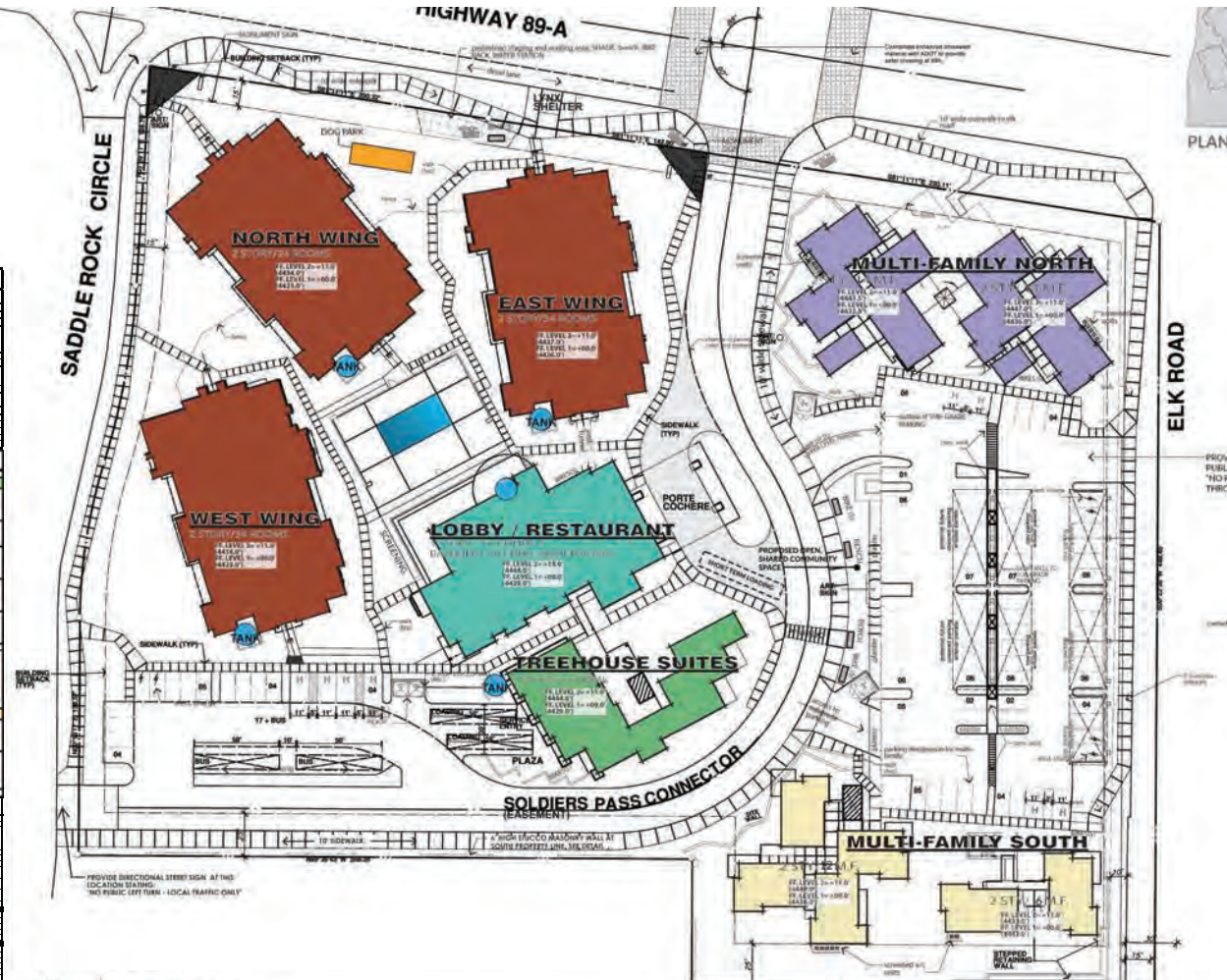
Proposed Site Plan

- LOBBY / RESTAURANT
- HOTEL: 58 guest rooms.
- HOTEL: 34 guest rooms
Basement/ Business Center
- HOTEL: 8 guest rooms.
Treehouse Suites
- MULTI-FAMILY:
28 units
- MULTI-FAMILY
18 units

THE VILLAGE AT SADDLEROCK CROSSING - SEDONA, ARIZONA	
PROJECT DATA	
PROJECT LOCATION:	East of the intersection of West State Route 89A and Soldiers Pass Near between Sedona, Circle and Elk Road
PERMIT NUMBER:	21-008-0000-0001-0000-0000-0000-0000-0000-0000
PROJECT NUMBER:	0000-0000-0000-0000-0000-0000-0000-0000-0000-0000
PROJECT NAME:	THE VILLAGE AT SADDLEROCK CROSSING
PROJECT ADDRESS:	East of State Route 89A, West of Soldiers Pass Connector
PROJECT PHASE:	Phase 1: Lot 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100
PROJECT DATE:	01/2021
PROJECT TYPE:	Residential
PROJECT AREA:	100.00 ac
PROJECT PERMITS:	1. Site Plan, 2. Grading, 3. Erosion Control, 4. Land Use, 5. Fire, 6. Flood, 7. Noise, 8. Air Quality, 9. Water Quality, 10. Cultural Resources, 11. Historic Resources, 12. Parks and Recreation, 13. Public Works, 14. Other
PROJECT CONTACT:	XXX-XXX-XXXX
PROJECT OWNER:	XXX-XXX-XXXX
PROJECT DESIGNER:	XXX-XXX-XXXX
PROJECT ENGINEER:	XXX-XXX-XXXX
PROJECT ARCHITECT:	XXX-XXX-XXXX
PROJECT LANDSCAPE ARCHITECT:	XXX-XXX-XXXX
PROJECT INTERIOR ARCHITECT:	XXX-XXX-XXXX
PROJECT SPECIALIST:	XXX-XXX-XXXX
PROJECT CONSULTANT:	XXX-XXX-XXXX
PROJECT NOTES:	1. All dimensions are unless otherwise specified. 2. All elevations are unless otherwise specified. 3. All materials are unless otherwise specified. 4. All finishes are unless otherwise specified. 5. All construction is to be in accordance with the applicable codes and standards. 6. All construction is to be in accordance with the applicable codes and standards. 7. All construction is to be in accordance with the applicable codes and standards. 8. All construction is to be in accordance with the applicable codes and standards.

THE VILLAGE AT SADDLEROCK CROSSING - SEDONA, ARIZONA	
BUILDING DATA	
Building	Area (sq ft)
Hotel	100,000
Multi-Family	200,000
Lobby/Restaurant	50,000
Treehouse Suites	30,000
Other	10,000

THE VILLAGE AT SADDLEROCK CROSSING - SEDONA, ARIZONA		
PARKING DATA		
Building	Area (sq ft)	Number of Spaces
Hotel	100,000	100
Multi-Family	200,000	200
Lobby/Restaurant	50,000	50
Treehouse Suites	30,000	30
Other	10,000	10

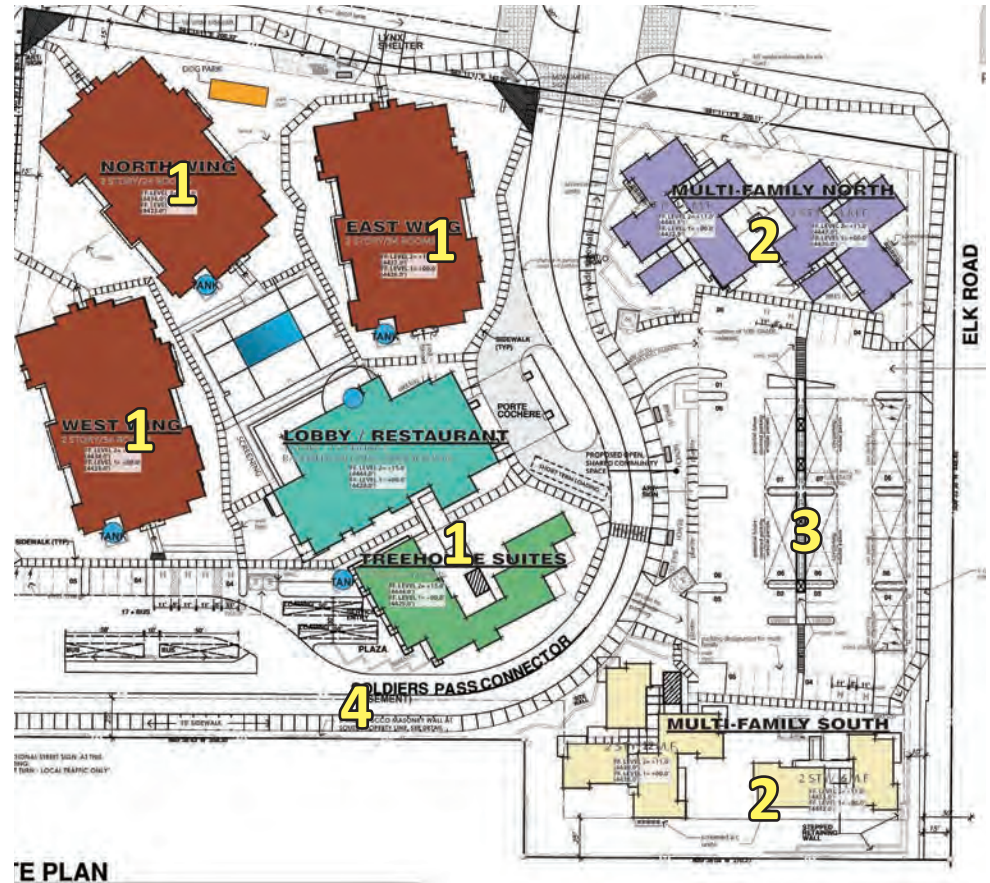


SITE PLAN

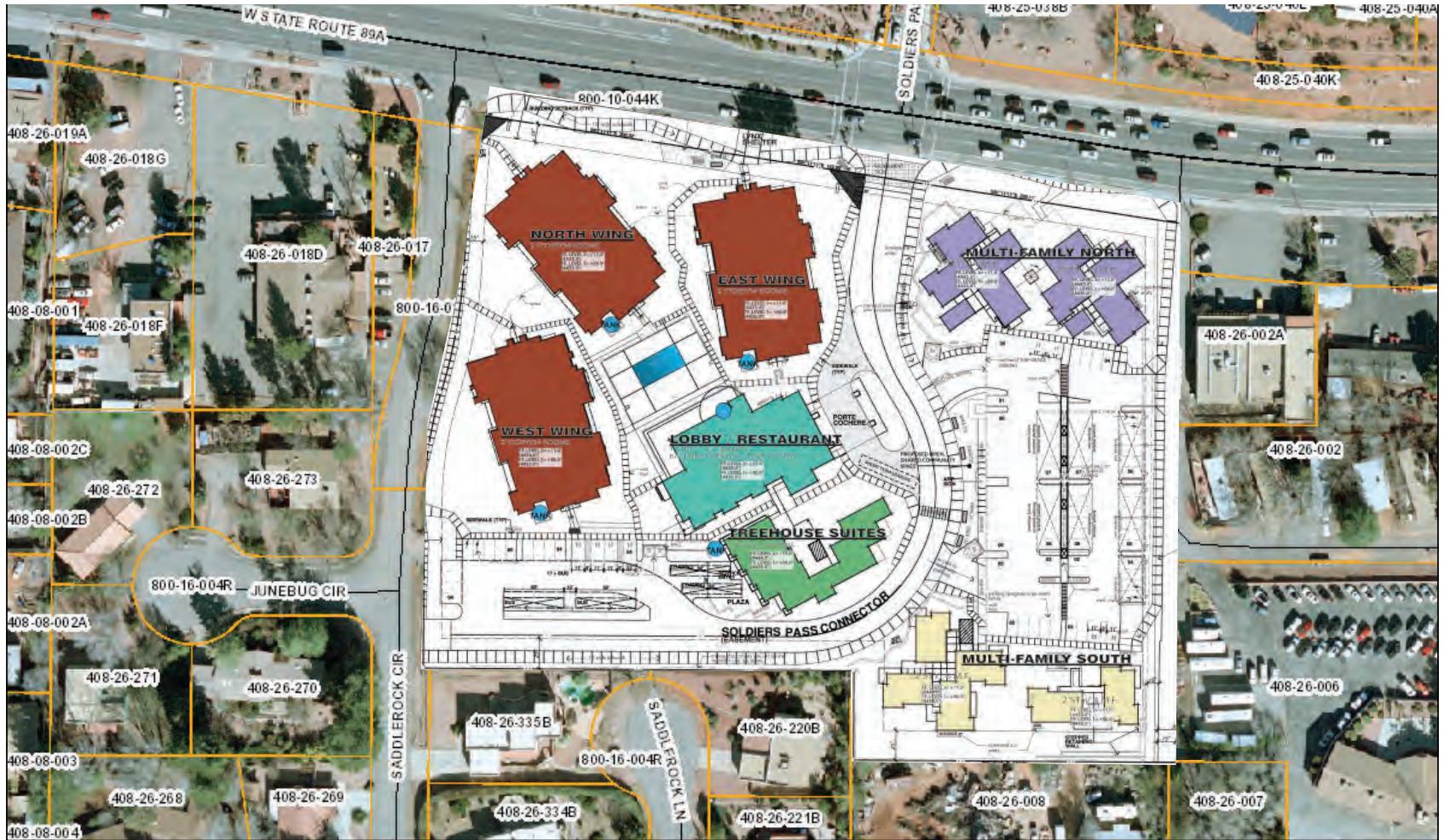


Development Proposal

1. 100 Lodging Units, Restaurant, Meeting Space
2. 46 multifamily units
 - ◇ All restricted for affordability & long-term rental
3. Parking structure
4. Connection from Saddlerock Circle to Soldiers Pass Road



Context Map



September 26, 2017

0 0.0125 0.025 0.05 mi

1:1,463

Soldiers Pass CFA Plan

Planning Area Boundary

The Community Plan identified the general planning area for this CFA. The specific boundary (shown here in blue) was defined during the CFA planning process.

Most of this area is already developed. There are less than 10 acres of undeveloped vacant parcels, however there are additional properties that could be redeveloped.

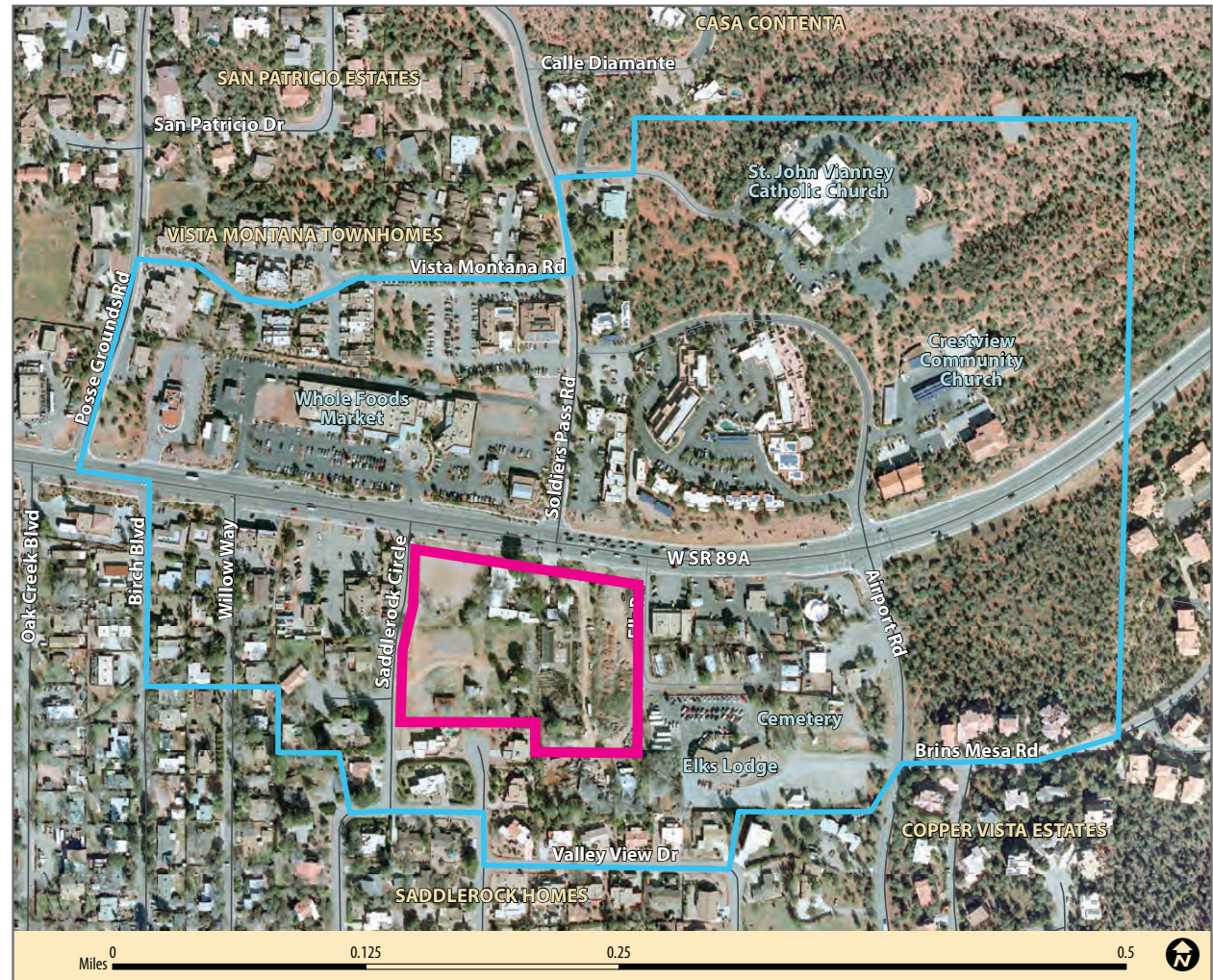


Figure 1.
CFA Planning Area Boundary

Soldiers Pass CFA Plan

- *Vision: “This is a dynamic and walkable center of activity for neighbors, visitors, and businesses. The already diverse mix of land uses will be enhanced and new development will complement existing land uses. People will walk, bike and use transit more as improvements will be designed with people in mind by improving connectivity, safety, and convenience.”*

Staff’s evaluation for consistency with the CFA Plan has not changed since the March Council meeting.

Land Development Code

- Generally addressed through Development Review portion of the application
- Full Evaluation is included in the Staff Report
 - ◇ Project may be considered compliant if all conditions of approval are addressed

Staff's evaluation for compliance with LDC requirement has not changed. The applicant or architect did not discuss changes with Staff. The changes made do not address Staff comments and, in some cases, may have created additional comments. Revised plans were not submitted with sufficient time to provide corrections and would need to be addressed at the building permit stage if the project moves forward.

Review Agency Comments

- Outstanding Comments received from following agencies
 - ◇ City of Sedona Community Development (Planning & Building)
 - ◇ City of Sedona Public Works
 - ◇ City of Sedona Sustainability
- Condition of Approval would require the outstanding comments to be addressed through revised plans (reviewed at building permit stage) or through a development agreement

Recommended condition of approval that requires revised plans to be reviewed at building permit stage remains.

Public Input

- Citizen Participation Report from applicant included in packet
- Project documents placed on Community Development Website
- Public Hearing noticed in Red Rock News, posting on property, mailing to neighbors
- All comments received provided to Council

The public input process is one of the areas that Council had wanted more work to be done. The applicant has submitted a new public participation report. All comments received by Staff have been provided to Council.

Review Categories

- Community Plan and CFA Plan
- Other adopted plans (TMP, GO! Sedona Plan, CAP)
- Land Development Code
 - ◇ Article 2-6: Use and Design Standards
 - ◇ Article 8: Administration and Procedures (Findings required for approval of development project)

Findings: LDC Section 8.3.E(5)

- LDC Section 8.3.E(5) outlines the findings that must be made for all development applications.
 - ◇ Consistent with previous approvals (if applicable), Sedona Community Plan, other applicable plans, Intergovernmental Agreements
 - ◇ Compliance with LDC and other applicable regulations
 - ◇ Minimizes impacts on adjoining property owners
 - ◇ Minimizes adverse environmental & financial impacts
 - ◇ Compliance with utility, service, and improvement standards
 - ◇ Provides adequate road systems, public services, & facilities
 - ◇ Rational phasing plan

Staff Evaluation & Recommendation

- As outlined in the Staff report, Staff did not believe this application meets the required findings for a Rezoning or Development Review and recommended denial of the application to Planning and Zoning Commission.

Planning and Zoning Commission Hearing

- Hearing on November 7, 2023
 - ◇ Continue the public hearing to allow the applicant the opportunity to address the noted deficiencies
- Revised plans submitted by applicant on January 4, 2024
- Continuance on February 6, 2024
 - ◇ Commission approved Development Review and recommended approval of the Zone Change, finding that the project was consistent with the Community Plan and CFA Plan
 - ◇ 4-2 vote, Chair Levin and Commissioner Hirst opposed, Commissioner Braam was excused

City Council Hearing

- Council can approve (P&Z Recommendation) or deny (Staff Recommendation) the Zone Change.
 - ◇ Motions for both are included in packet materials.

On March 26, Council continued the hearing for up to 6 months. Updated project materials have been provided to Council.

A draft Development Agreement has been prepared. Based on review by Community Development Staff and the City Attorney, the agreement in Council's packet accurately reflects the commitments that the applicant has made through their project documents as well as statements made in previous public hearings.

**DRY CREEK ROAD
SHARED USE PATHWAY
2 Fences Trailhead to Gringo Road**

**CONSTRUCTION
CONTRACT APPROVAL**



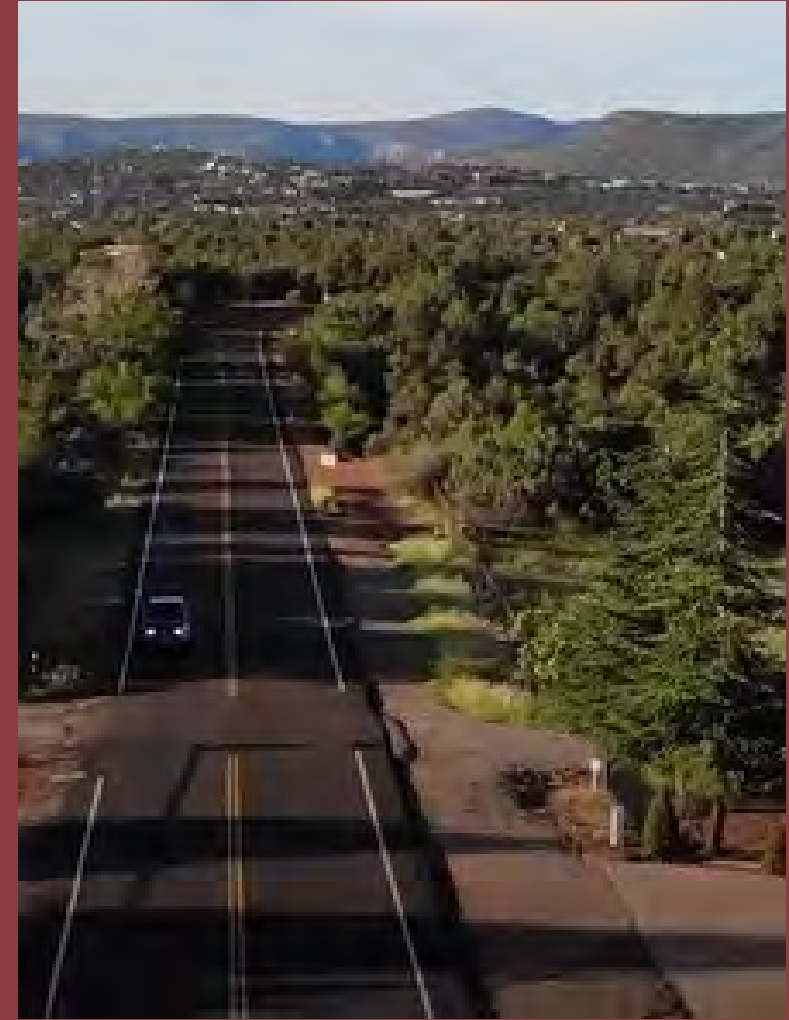
History

- Distracted Drivers
- Excessive speeding
- Pedestrian/bicyclists in road lane
- Maintenance Team clear & grub



City Effort - Update

- Sedona in Motion (SIM),
- Get Outside (GO) Sedona
- Transit
- Shared Use Path Projects
 - Dry Creek Road Shared Use Path Ph1 (SUP)
 - Thunder Mountain/Sanborn SUP
 - Soldiers Pass Road SUP
 - Pinon Drive SUP
 - Navoti Drive to Dry Creek Road SUP
 - Shelby Drive
 - Sunset Park SUP
 - SR 179
 - Pedestrian Crossing @ Oak Creek
 - Chapel Road SUP
 - Hillside Vista SUP
 - Uptown SUP
 - Ranger Station Park
 - Brewer Road SUP (FY25)
 - Andante Road SUP (FY26)



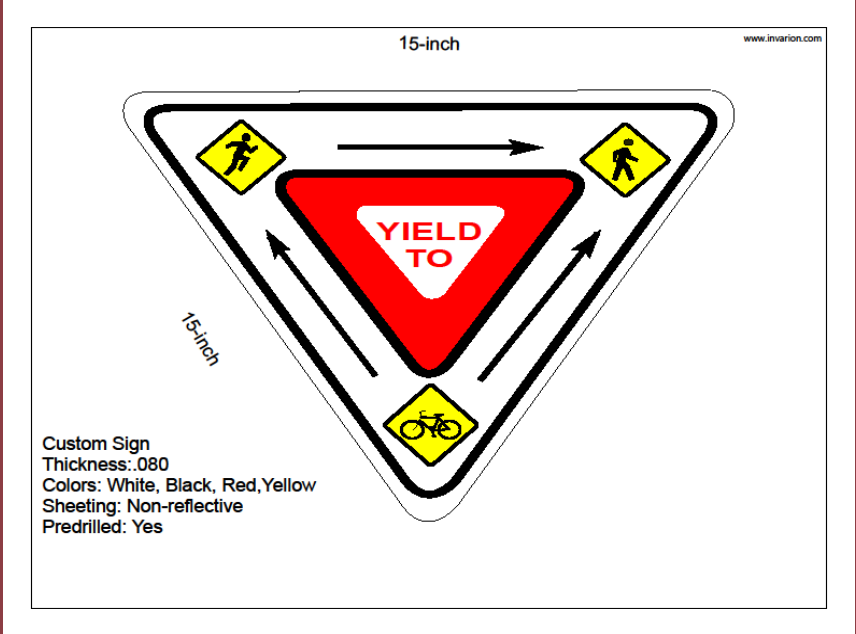
Project

- Safety
- Walkability
- Bikeability
- Signs
- Connectivity
- Experience



Schedule

- Notice to Proceed September 2024
- Begin construction October 2024 (no lane closures anticipated)
- Construction complete February 2025





Sedona

Arizona, United States

SIZE: SMALL CITY
REGION: MOUNTAIN



255

OVERALL CITY RANKING
OUT OF 2579 CITIES (90TH PERCENTILE)

137

RANK IN THE U.S.

16

RANK IN MOUNTAIN
REGION

1

RANK IN ARIZONA



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FIND YOUR CITY

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COUNTRY

POPULATION

ARIZONA

RESET

Sort cities by clicking on any column heading

CITY	STATE/COUNTRY	POPULATION	SCORE	RANK (WORLD)	RANK (COUNTRY)	RANK (STATE)
Sedona	Arizona, United States	9,739	55	263	137	1
Flagstaff	Arizona, United States	76,177	44	466	272	2
Florence	Arizona, United States	25,783	41	557	347	3

