

DEPARTMENT OF COMMUNITY DEVELOPMENT

Current Planning Division

**104 Road Runner Drive
Sedona, Arizona 86336**

**Tel: 928-203-5044
Fax: 928-282-5348
TDD: 928-282-3113
dnicolella@sedonaaz.gov**

March 5, 2013

Don Woods / Architect
Box 773
Sedona AZ 86336

RE: DEV 13-00002 (DEV) - Redevelopment of Park Place

Dear Mr. Woods:

The Department of Community Development Staff has completed a preliminary review of the submitted materials for the above referenced project. Comments from this preliminary review are attached and are presented in no particular order of importance.

Any other ideas or comments and copies of comments and concerns provided by other reviewing agencies on this application will be provided to you at the Project Review meeting. The Project Review meeting for your proposal will be held in the Department of Community Development Conference Room at 104 Roadrunner Drive on **Thursday, March 28, 2013 at 9:30 a.m.** Please be prepared to address staff's comments and concerns at this meeting, and provide any additional data and materials requested. If plan revisions are required, please bring one set of revised site plans for discussion.

On that same day, **Thursday, March 28, 2013 at 3:30 p.m.**, an **introductory work session** for this project is also scheduled in the Vultee Conference Room. Please plan to attend this session during which staff will introduce the project to the Planning and Zoning Commission.

After the conclusion of these two meetings, plan modifications and/or new information may be required. These plan modifications and/or new information must be submitted to the Department of Community Development by the end of the business day on Monday, **April 15, 2013**. In addition, the Citizen Participation report is also due at this time.

This new information and the Citizen Participation report will be included in the Planning and Zoning Commission packet for the **regular work session** scheduled for **Thursday, May 2, 2013, at 3:30 p.m. in the Vultee Conference Room**. Then, **Tuesday, May 7, 2013 at 5:30 p.m. in the City Council Chambers**, the Planning and Zoning Commission's **public hearing** is scheduled. You or your designated agent must attend the **work session and public hearing**. An agenda will be provided to you with a copy of the staff report when it is distributed to the Commission prior to the public hearing.

If you have any questions or comments on this matter, or require any additional information, please call me at the numbers provided above.

Sincerely,

David Nicolella

David Nicolella, Associate Planner

Department of Community Development

Attachment: Community Development Department Preliminary Review Comments

**Community Development Department Preliminary Review Comments
DEV 13-00001 (DEV) – The Redesign of buildings 111 A&B, 103A and 104 for the
Park Place Condominiums**

The Park Place Condominium project has a Settlement Agreement and Release document that was approved in 2004. These preliminary review comments will begin by addressing some of the outstanding issues with the agreement.

**SETTLEMENT AGREEMENT AND RELEASE
DATED JUNE 8, 2004**

1. Please address the following issues/ comments regarding the Settlement Agreement:
 - a) Section 5, A (iii) Non-landscaped areas of the Development shall not exceed 50% of the development area. Provide revised non-landscaped area calculations.
 - b) Section 5, A (v) *States:* Public Art shall be selected, by the Miller Bros., and installed not later than the date of issuance of a Certificate of Occupancy for the first building in the Development.
 - i. The Public Art never got installed. Submit a rendering of the proposed art piece/pieces and a map of the proposed locations.
 - c) Section 5, A (vi): Secondary egress from the Subject Parcel through the Commercial Parcel. This egress shall be constructed to the City's Engineering Department standards.

PRELIMINARY DEVELOPMENT REVIEW COMMENTS

1. Please address the following issues/ comments regarding the Site Plans:
 - a) Provide a parking calculation sheet which includes: required parking, number of garage parking spaces provided, number of regular parking spaces provided, and the number of handicapped parking spaces provided. Assure that the parking shown on the drawings are consistent on all drawings:
 - i. Include a parking summary that indicates whether the space is open parking or assigned parking.
 - ii. Please provide dimensions for the parking areas.
2. Assure that the landscape shown on the drawings are consistent on all drawings. The Landscape Plan prepared by Richard Hubbell and Associates is not consistent with the other plans:
 - a) Provide diameter at breast height (dbh) information for existing trees.
 - b) Include and label existing landscape in front of the wall on SR-89A where it is adjacent to the proposed buildings.
3. Indicate the color or material that will be used for the motor court and walkways.
4. Provide a lighting plan and lighting application.
5. Please address the following issues/ comments regarding general information:
 - a) Provide information on the time frame completion of this phase.
 - b) Provide a drawing showing the area to be excavated. Include tonnage to be removed, slope angles, and slope treatment information.
 - i. How long of a period of time will the excavation take?
6. If you address these comments by April 15, 2013, the information will be included in the Planning Commissions packet for the May 2, 2013, Work Session.
7. Additional comments from other departments may be forthcoming.

DON WOODS ARCHITECT

January 28, 2013

Planning and Zoning Commission
City of Sedona
104 Roadrunner Dr.
Sedona, AZ 86336

LETTER OF INTENT REDEVELOPMENT OF PARK PLACE

BACKGROUND

The City Council approved a final plat for the Park Place Condominium Project on July 12, 2005. The project had received development review approval from the Planning and Zoning Commission including approval of a sample exterior as a guide for future elevations. Prior to Aug. of 2008 twelve units had been completed in two buildings, and subsequently sold. Due to the economic downturn the developers decided to temporarily put the project on hold, and that hold has continued until this day.

GOING FORWARD

Obviously, some changes have to be made. A new market study as well as value engineering for construction cost was necessary, and as a result the developers have concluded that the following adjustments need to be made.

- Redesign buildings 104, 103A, and 111A & B and construct in one phase. Building 104 will now be a stand-alone community building. Leave the remaining plot plan as is, test the market, and then decide on a course for the future. These three buildings will be limited to the current building length regulation of 150 ft. and shall have no more area or number of units in each building than originally proposed. The buildings will contain 12 units instead of 18 plus a community center. There is considerably less area and more open space in this revision.
- Eliminate the underground parking garages. Not only were they expensive, but the over excavation necessary to construct them was not particularly kind to the landscape.
- Now that the parking will be above grade and the individual garages will now count towards land coverage, the units will have to be smaller in size in order to keep within the 25% allowed. The market also suggests smaller units.

- Reduce the widths of the buildings and increase the depths somewhat to create more open space as viewed from SR 89A and El Camino Real.
- Eliminating the underground garages allows the building heights to be lower. This project was originally approved for use of alternate standards with sloped roofs as high as 32 ft. above the existing grade directly below. The redesign will be limited to 27 ft.
- Because alternate standards were applied on existing building 110 the new adjacent building will have a 30 ft. separation.
- Change the floor and building footprints but keep the exteriors compatible with the previous design by using the same materials, same color palate, and the same details.
- Add an extensive pool, terrace area, and garden. The market again suggested this.

PARKING

One half of the units will have two car garages. The units with one car garages will have one extra parking space in the auto court. The existing buildings provided the extra half space for the first five two bedroom units as per city requirements. In addition there will be a handicap space for every four units.

LANDSCAPING

The Landscape Improvements are being submitted under separate cover.

FAIR HOUSING

The project as previously designed allowed for alternate plans to accommodate Fair Housing Standards if required by a buyer. All interior partitions will remain nonstructural in order to comply, and again alternate plans will be submitted prior to obtaining a building permit. The Community Building will totally comply.

SENSITIVE DESIGN PRINCIPLES

The project will conform to the sensitive design principles incorporated in Land Development Code and Design Review Manual in ways such as:

- Redesign of the project will look like it was all conceived at the same time by the same design team.
- Arrangement of buildings and masses will create comfortable spaces both internally and externally. There shall be open space in front of building 111A & B so as not to block their view.
- Building orientation will emphasize view shed, courtyards and privacy.
- Buildings shall be located for a good topographic fit.
- All drainage shall flow to rock swales, and then on to either new or previously designed retention areas before leaving the property.
- Parking for residents shall be either in a private garage or auto court. Accessible pathways shall be provided to all courtyards, unit entries, garages and additional handicap parking.
- Trash shall be located in the garages.

- All AC compressors shall be concealed by either walls or landscape.
- Landscaping and exterior lighting shall match existing. Refer to Landscape Improvements under separate cover.

TRAFFIC IMPACT

Traffic will not be impacted by this change to the design.

UTILITY CONNECTIONS

The first twelve units are occupied and are currently being served by the utility companies who will continue to serve the remainder of the project as per letters previously provided.

LEGAL DESCRIPTION AND EASEMENTS

The most current plat is being provided. In moving forward there will be another amended plat submitted after the hopeful approval of this development review. A new title report will also be submitted which will include all past and future easements.

CITIZEN REVIEW

There has already been a presentation to the current owners of the first twelve units, and it was met with general acceptance. Further communication with two of the owners resulted in some building shifting for both view and highway noise blockage. There will be a full presentation in about a month not only to the owners but to the immediate neighbors in the adjacent subdivisions. This will be followed by a report back to staff. As was in the case of the original Park Place submittal there certainly will be plenty of time spent with them and sensitivity in answering any concerns.

PUBLIC ART

The developers have an agreement in place with the city to install art of a predetermined value prior to obtaining the next building permit.

CONCLUSION

In conclusion this redevelopment will certainly have less mass and should be more appealing to the community as well as easier to market. After completing these twelve units, community building, pool, and garden, and after sensing the reaction, the developers will make a decision as to the direction in the future. And that is why they have hesitated to change the entire concept too quickly. Hopefully, the Commission will allow this development to proceed in a slightly different fashion than originally approved.

Thank you for your consideration.

Don Woods Architect

REV#	DATE	DESCRIPTION



SWARBACK PARTNERS
 Architects & Engineers
 7800 West McDowell Drive, Suite A
 Phoenix, Arizona 85022
 Phone: 480.222.2222
 Fax: 480.222.2222
 www.swarback.com



PRIVATE RESIDENCES FOR PARK PLACE
 WEST HIGHWAY 89-A, SEDONA, ARIZONA
PREVIOUS APPROVED SITE PLAN

DATE: 01/11/2011	SCALE: 1" = 60'-0"
PROJECT: PRIVATE RESIDENCES FOR PARK PLACE	DATE: 01/11/2011
DESIGNED BY: JHB	CHECKED BY: JHB
DRAWN BY: JHB	DATE: 01/11/2011



PROJECT PHASE	STATUS
PRELIMINARY	<input type="checkbox"/>
CONSTRUCTION	<input type="checkbox"/>
AS-BUILT	<input type="checkbox"/>
ISSUE FOR PERMIT	<input type="checkbox"/>
ISSUE FOR CONSTRUCTION	<input type="checkbox"/>
ISSUE FOR OCCUPANCY	<input type="checkbox"/>

BUDG 10A Community BLDG part only

gross livable area: 1,880 gsf
 net livable area: 1,805 nsf
 gross garage/mechanical Area: 1,328 gsf
 Total Enclosed Building Area: 3,308 gsf
 Existing Building Footprint: 2,680 gsf
 Proposed Building Footprint: 1,980 gsf (26% less)

Overall building length 51 feet - Existing building
 Overall building length 57 feet - Proposed building

BUDG 10B

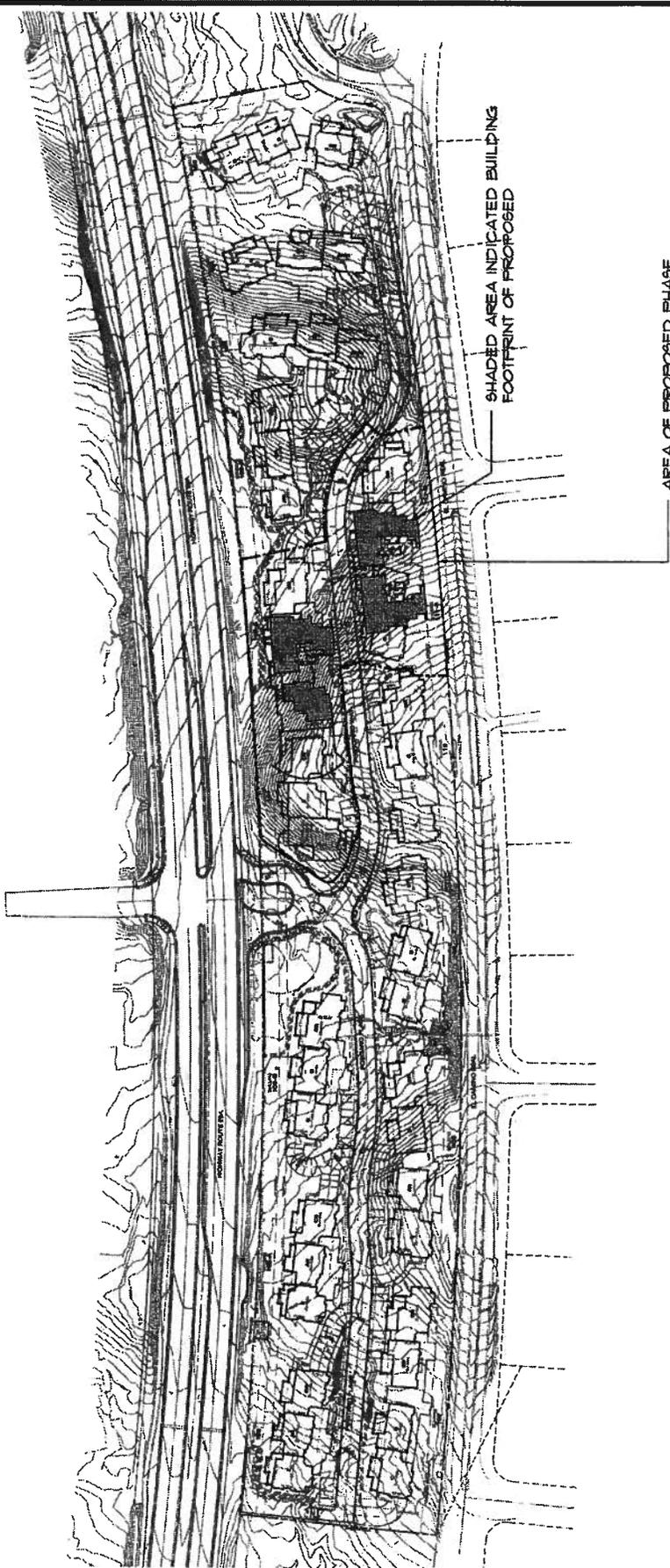
gross livable area: 4,906 gsf (1,228 gsf/unit)
 net livable area: 4,344 nsf (1,086 nsf/unit)
 gross garage/mechanical Area: 2,187 gsf
 Total Enclosed Building Area: 7,092 gsf
 Existing building footprint 103-0 (includes allowable area for lobbies)
 Proposed building footprint: 3,435 gsf (46% less)

Overall building length 173 feet - Existing building
 Overall building length 68 feet - Proposed building

BUDG 111a&b

gross livable area: 9,809 gsf (1,228 gsf/unit)
 net livable area: 8,688 nsf (1,086 nsf/unit)
 gross garage/mechanical Area: 2,011 gsf
 Total Enclosed Building Area: 11,819 gsf
 Existing Building Footprint 111-a&b (includes allowable area for lobbies)
 Proposed building footprint: 6,520 gsf (28% less)

Overall building length 240 feet - Existing building
 Overall building length 150 feet - Proposed building



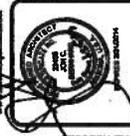
AREA OF PROPOSED PHASE

A1.0

REV.	CONTENTS	DATE

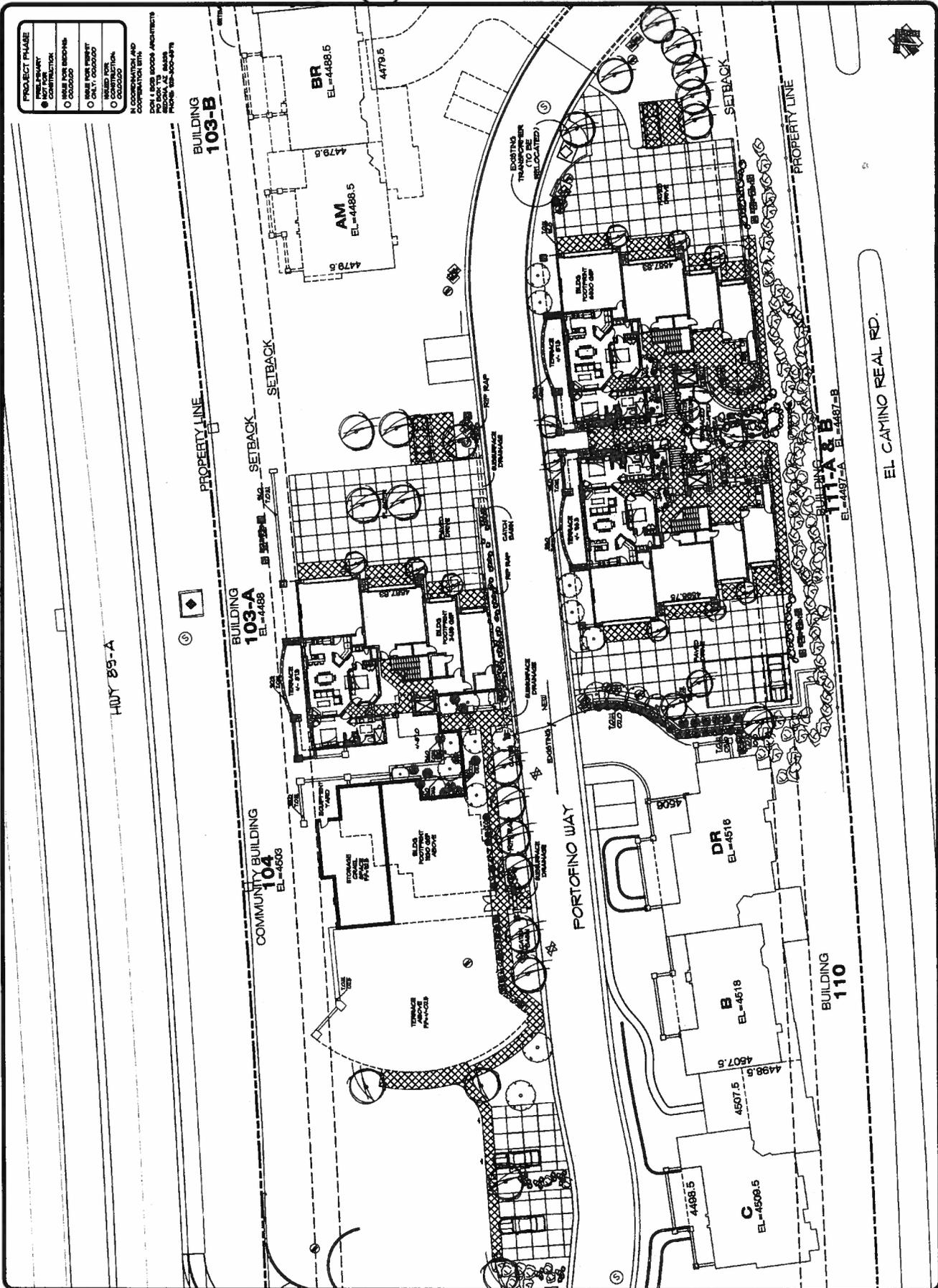


SWABACK PARTNERS
 Architects & Planners
 1900 West McDowell Drive, Suite A
 Phoenix, Arizona 85027
 Tel: 480.977.9999 Fax: 480.977.2201
 www.swaback.com



**PRIVATE RESIDENCES FOR
 PARK PLACE
 WEST HIGHWAY 89-A, BEDON, ARIZONA
 PROPOSE GARAGE LVL SITE PLAN**

DATE: 03/23/11	SCALE: 1/8" = 1'-0"	PROJECT: BLDG
DESIGNED BY: DJD		
A1.1		



PROJECT PHASE
PRELIMINARY
CONSTRUCTION
AS BUILT
FINAL

DO NOT SCALE ARCHITECTURE
 DIMENSIONS ARE SHOWN IN
 DIMENSIONS AND
 PHONE: 480-977-9999

EL CAMINO REAL RD.

REV.	COMMENT	DATE



SWABACK PARTNERS
p.l.c.

Architecture & Planning
1700 West Jackson Street, Suite A
Denver, Colorado 80202
Tel: 303.733.1200
Fax: 303.733.1201
www.swaback.com



**PRIVATE RESIDENCES FOR
PARK PLACE
WEST HIGHWAY 88-A, SEDONA, ARIZONA
PROPOSE UPPER LVL SITE PLAN**

DATE	05/15/10
SCALE	1/8" = 1'-0"
PROJECT	PRIVATE RESIDENCES FOR PARK PLACE
A1.2	



PROJECT PHASE
PRELIMINARY
CONSTRUCTION
AS BUILT

DO NOT SCALE ARCHITECTS
DON L. BOB ARCHITECTS
1700 WEST JACKSON STREET, SUITE A
DENVER, CO 80202
PHONE: 303.733.1200

BUILDING 103-B

BUILDING 103-A
EL. 4466

COMMUNITY BUILDING 104
EL. 4603

BUILDING 110

BUILDING 111A & 111B
EL. 4467-B

REV.	COMMENTS	DATE

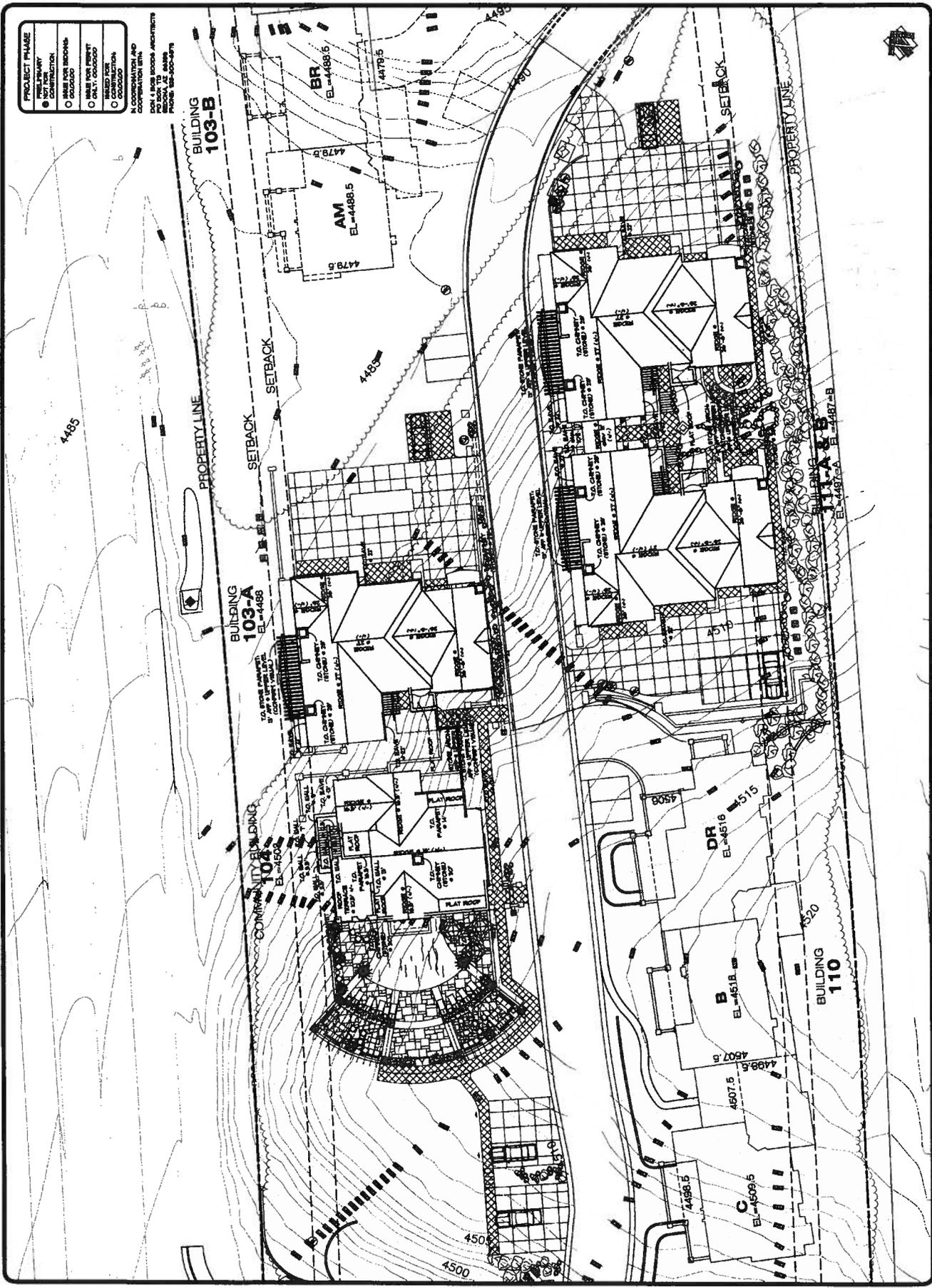


SWABACK PARTNERS
 Architects & Planners
 7700 West McDowell Drive, Suite A
 Phoenix, AZ 85022-2520
 Phone: 480.480.2000
 Fax: 480.480.2001
 www.swaback.com



PROPOSED ROOF SITE PLAN
PARK PLACE
 PRIVATE RESIDENCES FOR
 WEST HIGHWAY 89-A, SEDONA, ARIZONA

DATE: 01/29/10	SCALE: 1/8" = 1'-0"
PROJECT: PARK PLACE	DATE: 01/29/10
A1.3	



PROJECT PHASE	
PRELIMINARY	
FINAL FOR PERMIT	
FINAL FOR CONSTRUCTION	
AS BUILT	

CONSTRUCTION AND COORDINATION WITH DON & BOB BODD ARCHITECTS
 1000 N. GILBERT AVENUE, SUITE 100
 PHOENIX, AZ 85004
 PHONE: 602-998-4878

REV.	DATE	DESCRIPTION



SWABACK PARTNERS
plc

Architecture & Planning
2000 West McDowell Blvd., Suite 400
Scottsdale, Arizona 85250
Tel: 480.972.2222
www.swaback.com



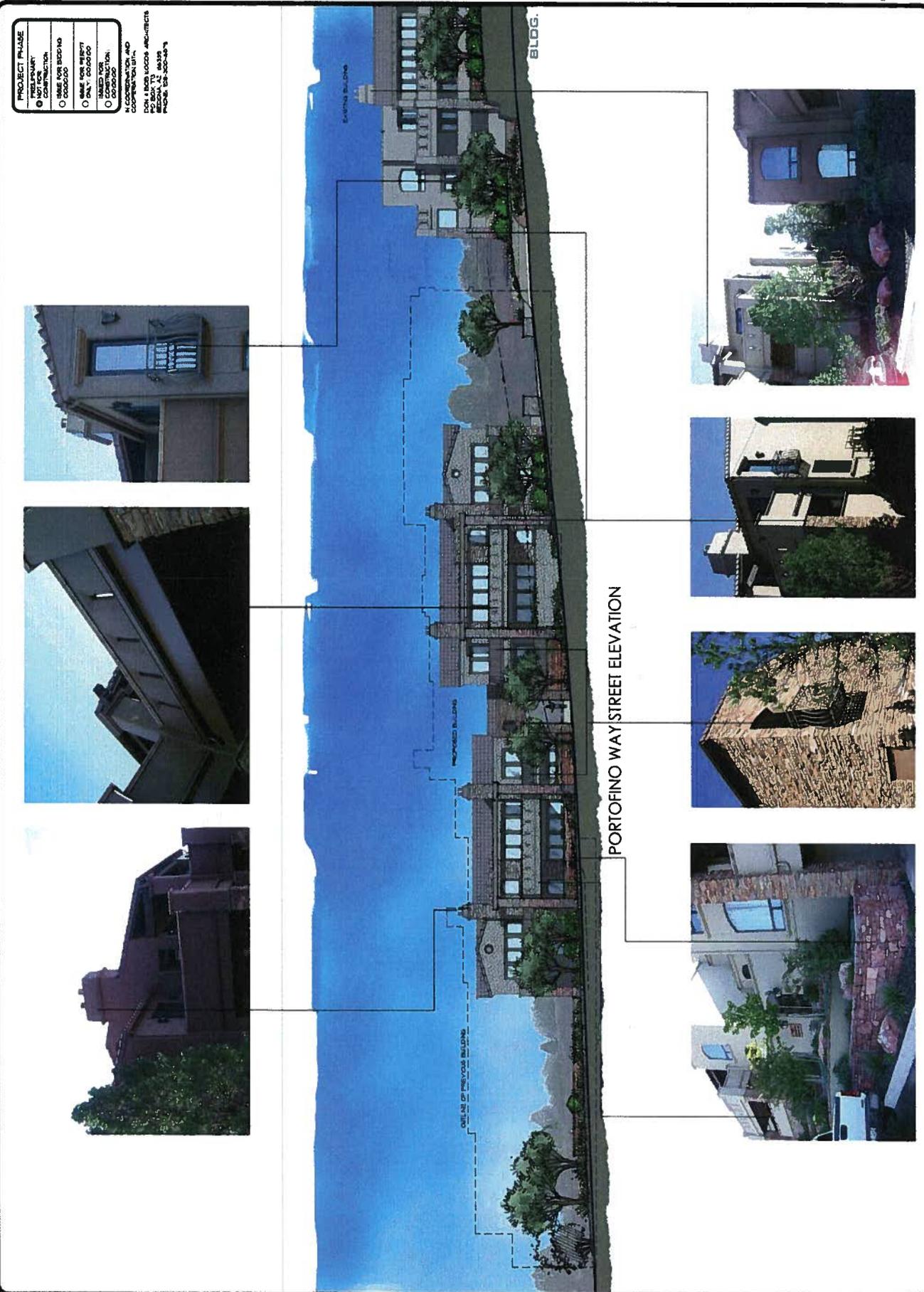
PRIVATE RESIDENCES FOR:
PARK PLACE
WEST HIGHWAY 89-A, SEDONA, ARIZONA
PROPOSED ELEVATIONS

DATE	01/21/13
NO. OF SHEETS	11
TOTAL SHEETS	11
PROJECT	PARK PLACE
SCALE	AS SHOWN
CHECKED	
DATE	01/21/13
NO. OF SHEETS	11
TOTAL SHEETS	11
PROJECT	PARK PLACE
SCALE	AS SHOWN

A2.1

PROJECT PHASE	NOTED
NOT FOR CONSTRUCTION	<input checked="" type="checkbox"/>
USE FOR BIDDING	<input type="checkbox"/>
USE FOR PERMIT	<input type="checkbox"/>
FOR CONSTRUCTION	<input type="checkbox"/>
FOR CONSTRUCTION	<input type="checkbox"/>
FOR CONSTRUCTION	<input type="checkbox"/>

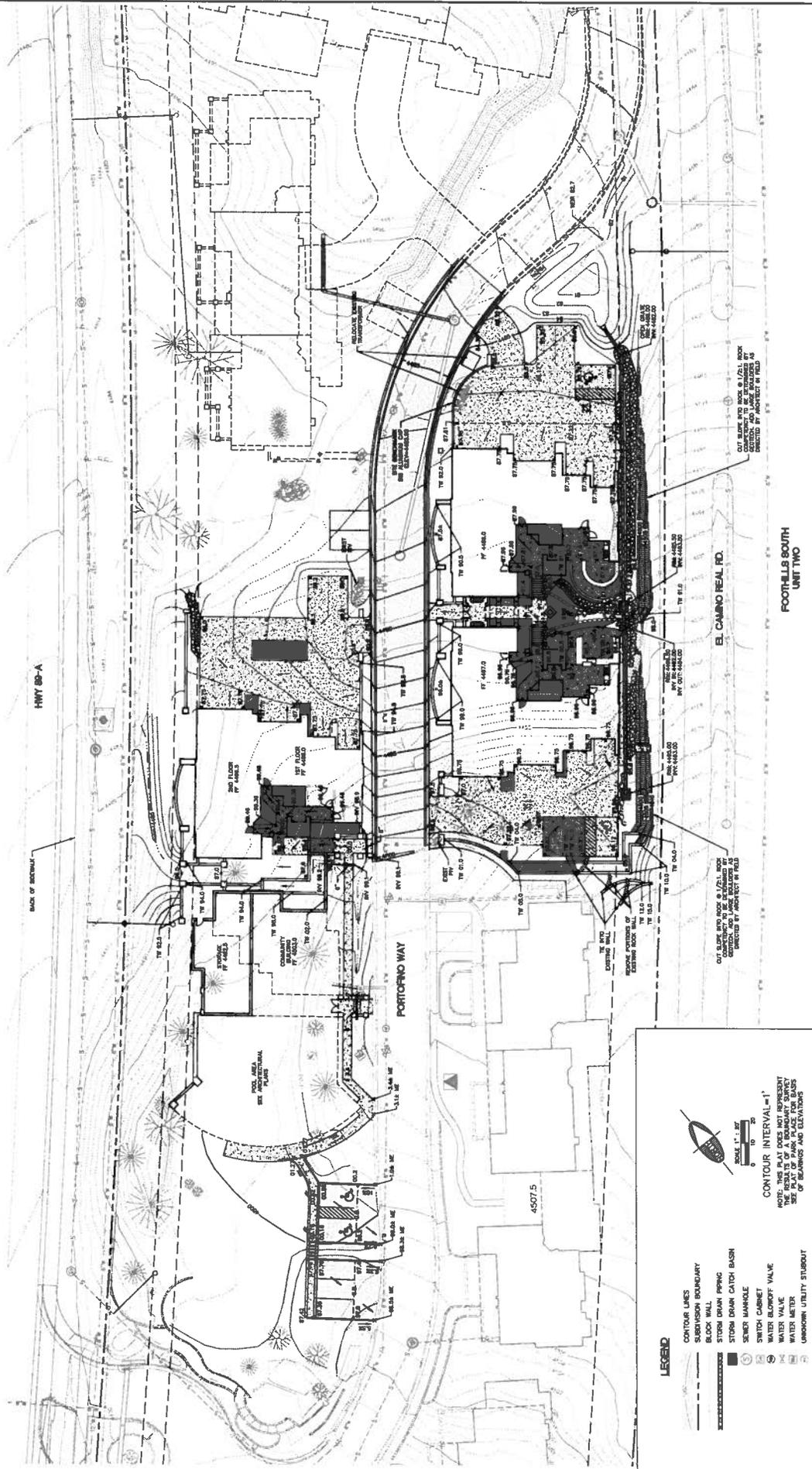
A. COORDINATION AND CONSTRUCTION OF THE PROPOSED ELEVATIONS TO MATCH THE EXISTING BUILDING AND ADJACENT BUILDINGS.



DRAWINGS AND SPECIFICATIONS AS SHOWN ON THIS SHEET ARE THE PROPERTY OF THE ARCHITECT AND MAY NOT BE REPRODUCED WITHOUT THE WRITTEN PERMISSION OF SWABACK PARTNERS, PLLC

PRELIMINARY GRADING PLAN

A PORTION OF PARK PLACE CONDOMINIUM
 AS RECORDED AT BOOK 60 OF MAPS AND PLATS, PAGE 50
 YAVAPAI COUNTY, ARIZONA



LEGEND

- CONTOUR LINES
- SUBDIVISION BOUNDARY
- BLOCK WALL
- STONE DRAIN PILING
- STONE DRAIN CATCH BASIN
- SEWER MANHOLE
- SWITCH CABINET
- WATER BLOWOFF VALVE
- WATER VALVE
- UNDERGROUND UTILITY STRUCTURE
- TOP OF WALL

SCALE 1" = 10'
 0 10 20

CONTOUR INTERVAL = 1'
 NOTES: THIS PLAN DOES NOT REPRESENT THE RESULTS OF A BOUNDARY SURVEY. SEE ATLAS FOR THE LOCATION OF ALL BOUNDARIES AND ELEVATIONS.

REVISIONS	NO.	DESCRIPTION	DATE	BY

75 Kellor Place
 Scottsdale, AZ 85236
 928.282.2638 fax
 www.swi.com

SWI
 Shephard & Wasitzke, Inc.

PRELIMINARY GRADING PLAN

SECTION: SCENIC ACCENT

PARK PLACE

FOOTHILLS SOUTH UNIT TWO

DRAWING NO. C1

NOT FOR CONSTRUCTION
 BOARD OR RECORDING

SHEET NO. 1 OF 1

DATE: 05/20/13
 DRAWN: AMB
 CHECKED: AMB

1-800-STAKE-IT

LETTER of INTENT

LANDSCAPE IMPROVEMENTS:

LANDSCAPE

DESIGN CONCEPT:

The Park Place landscape plan evolved in response to the design criteria described below:

- select and locate plant material in and around the proposed improvements in a manner to create a natural appearing and well balanced combination of structures, roadway and landscape material.
- provide screening and buffering of buildings and paved areas
- provide streetscape beautification and visual enhancement
- provide shade, cooling and overall beautification
- maintain the flavor of the neighboring landscape character by the selection and location of plant material that blends harmoniously with the local native landscape

The 110 ft. by 90 ft. open park area between the major entry and the pool area is designed as an open space visual amenity and to expand the theme of the entry gate area as an "entry park". The area on the west side of the entry area was designed and constructed as the first component of the "entry park" theme to be followed by expansion of this theme on the east side of the entry gate area. The primary design elements proposed within this area are a small meandering lawn/ground cover/seasonal color area surrounded and infiltrated by borders and islands of proposed vegetation selected and designed to blend harmoniously within the native vegetation character of the surrounding area. The small depressed grass area will function as additional detention area and incorporate the low-water use grass species utilized in the existing small grass area west of the entry gate.

SELECTION of PLANT MATERIAL

All plant material is from the city of Sedona Approved Plant List and is drought tolerant. The proposed plant material consists of non-native and native plants with emphasis placed on the use of non-native plants due to their faster rate of growth, more desirable appearances and seasonal effects i.e. seasonal bloom and color change. There is no benefit in the use of native plants for the purpose of reduced water use **THE MINIMUM IRRIGATION WATER USE FOR NATIVE AND NON-NATIVE PLANTS IS THE SAME.** (see "Irrigation" below for further information).

Emphasis has been placed on the use of non-native plants that mimic in appearance particular native plants. This concept allows the strengthening of a native appearance

but with the use of non-native plants in lieu of slower growing native non-commercially available plants.

The table below indicates the use of non-native plants specifically selected for use because of their "native appearance". The left column lists non-native plants that mimic in appearance the native plant shown in the right column. For example, the "non-native" Indian Hawthorn is similar in appearance to the "native" Manzanita.

NON-NATIVE PLANTS

Indian Hawthorn
Texas Ranger
Grey Cotoneaster
Silverberry
Photinia
Clusterberry

NATIVE PLANTS

Manzanita
Fendler Brush
Ceanothus
Tindle Oak
Sugar Sumac
Buckthorn

STATUS of EXISTING TREES:

There are two classifications of existing trees on the site 1. existing trees and, 2. boxed trees dug / boxed and temporarily stored in the ground. Of the 3 Pinon Pines effected by construction, 2 will require transplanting and 1 will remain. All 10 boxed and temporarily stored trees will be relocated.

TOP-DRESSING

All landscaped and disturbed areas shall be top-dressed with crushed red stone to match what was used in the earlier phase of development and ground cover areas shall be top-dressed with decomposed bark mulch.

IRRIGATION

All landscape material will be treated with a highly efficient, automatic, underground irrigation system. This project will require 4 independent systems; one system per building (total 3) and one system for the pool & common area. Each system will include a moisture sensor to de-activate the system in the event of already wet soil from rain and/or snow. Each system will also automatically adjust the cycles for timing and dosage to compensate for seasonal weather change and will self de-activate after a period of 5 years. The irrigation dosage/schedule for the first 5 years of operation is specified in the "Irrigation" section of "GENERAL NOTES" located on sheet 1 of the landscape plan.

SITE LIGHTING

The only site lighting proposed will be ground level shielded low voltage and/or line voltage lighting proposed for the purposes of safety. Ground level path lights will be shielded, colored flat black and not exceed 16" in height. They will be installed to be hidden from view behind boulders, walls or shrubs so that, when illuminated, only the illumination is visible . . . the luminaire is not seen. Shielded recessed wall lights and/or

"sconce" type lights may be incorporated and, if utilized, they will be totally shielded to keep all light shielded and directed downward.

For any questions or concerns please contact me @:

Richard Hubbell
Office: (928) 282-2740
Cell: (928) 300-6552

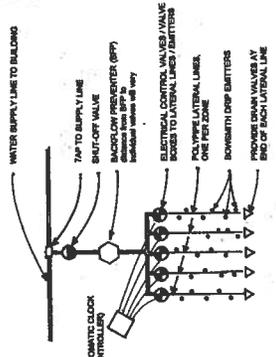
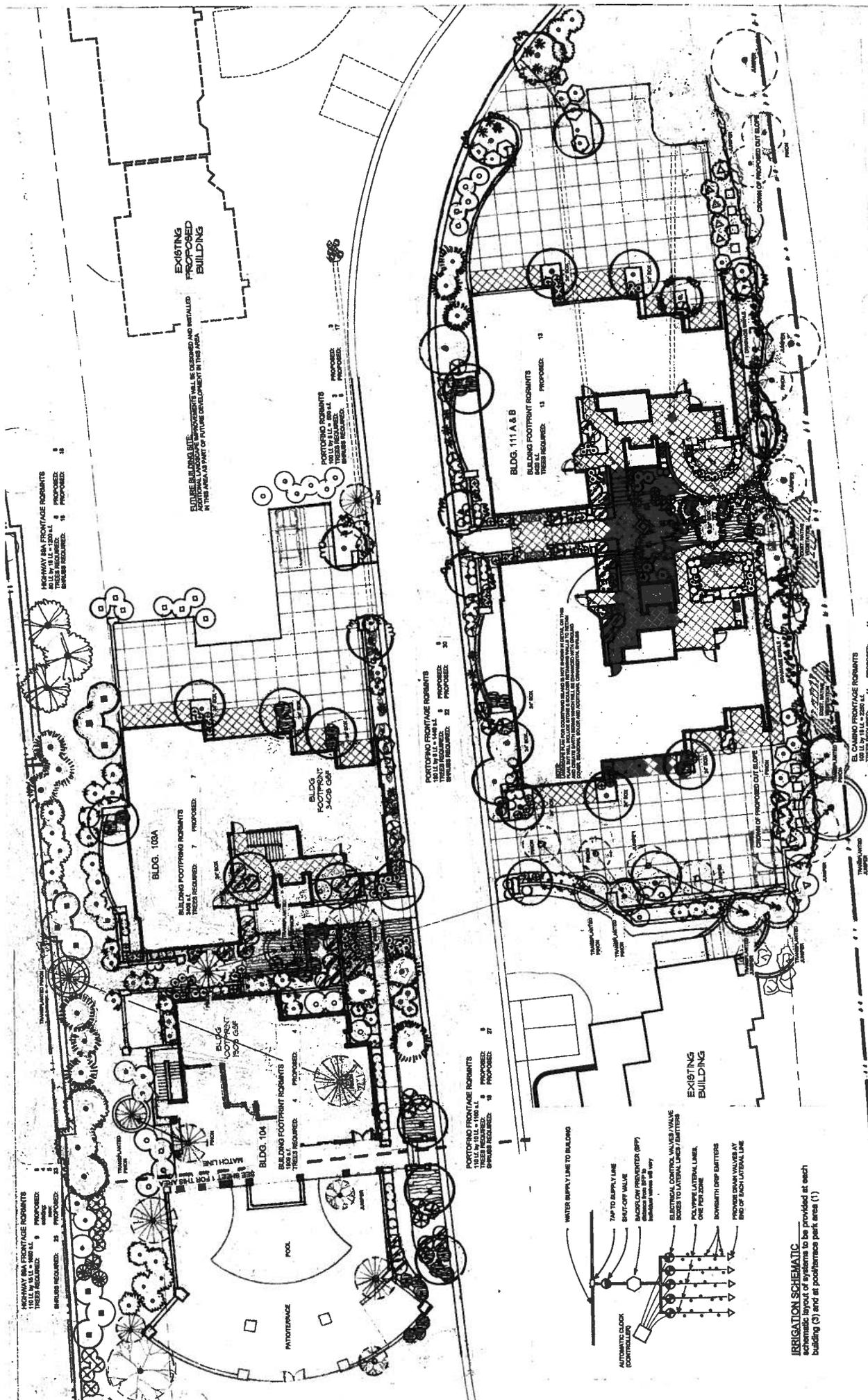
Richard Hubbell L.A. # 9579



Robert Stearns Haddock
Engineers 9/8/15

LANDSCAPE PLAN

Scale 1" = 10'



IRRIGATION SCHEMATIC
The layout of irrigation systems to be provided at each building (3) and all performance park area (1)

EL CAMINO FRONTAGE ROYALTY
BLDG. 111 A & B
TREES REQUIRED: 11 PROPOSED: 11
BRUSHES REQUIRED: 24 PROPOSED: 24

PORTOFINO FRONTAGE ROYALTY
BLDG. 104
TREES REQUIRED: 18 PROPOSED: 18
BRUSHES REQUIRED: 18 PROPOSED: 18

PORTOFINO FRONTAGE ROYALTY
BLDG. 104B GAR.
TREES REQUIRED: 22 PROPOSED: 22
BRUSHES REQUIRED: 22 PROPOSED: 22

BLDG. 111 A & B
BLDG. FOOTPRINT ROYALTY
TREES REQUIRED: 13 PROPOSED: 13
BRUSHES REQUIRED: 13 PROPOSED: 13

PORTOFINO FRONTAGE ROYALTY
BLDG. 100A
TREES REQUIRED: 7 PROPOSED: 7
BRUSHES REQUIRED: 7 PROPOSED: 7

PORTOFINO FRONTAGE ROYALTY
BLDG. 100A
TREES REQUIRED: 7 PROPOSED: 7
BRUSHES REQUIRED: 7 PROPOSED: 7

EXISTING BUILDING
EXISTING BUILDING SITE
PROPOSED DEVELOPMENT WILL BE DESIGNED AND INSTALLED
IN THIS AREA AS PART OF FUTURE DEVELOPMENT IN THIS AREA.

