



City Of Sedona Community & Economic Development Department

102 Roadrunner Drive Sedona, AZ 86336

(928) 282-1154 • Fax: (928) 204-7124

March 14, 2014

Hal J. Dick
PO Box 211
Cottonwood, AZ 86326-0211

RE: PZ 14-00002 (ZC) Over the Edge Parking

Dear Mr. Dick:

Community & Economic Development Department 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 comments and concerns provided by other reviewing agencies, as well as comprehensive comments from this department, will be provided to you at the Project Review meeting. The Project Review meeting for your proposal will be held in the Community & Economic Development Department Conference Room at 104 Roadrunner Drive on **Thursday, March 27, 2014 at 10:30 am**.

In addition to the Project Review Meeting, an Introductory Work Session with the Planning and Zoning Commission is scheduled on **Thursday, March 27, 2014 at 3:30 pm**, in the Vultee Conference Room. You or your designated agent must attend this meeting and be prepared to present your project to the Planning and Zoning Commission. At this meeting, the Planning and Zoning Commission will be able to ask you questions about your project and identify additional information they would like to see before they take action.

Revisions as a result of comments received from reviewing agencies and the Planning & Zoning Commission, as well your Citizen Participation Report, must be provided prior to scheduling a public hearing on this item.

If you have any questions or comments on this matter, or require any additional information, please contact me by phone at (928) 203-5049 or email at cmeyer@sedonaaz.gov.

Sincerely,

Cari Meyer, Associate Planner
Community & Economic Development Department

Attachments:

1. Community & Economic Development Department Preliminary Planning Comments



City Of Sedona Community & Economic Development Department

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Preliminary Planning Comments PZ14-00002 (ZC); Over the Edge Parking; 15 View Drive March 14, 2014

1) Community Plan Considerations:

- a) This property is located in the Grasshopper Flats Planned Area. The following items are in the Community Plan for this area and will be used in the evaluation of your project (if applicable):
 - i) Enhanced buffering and land uses that are compatible with both existing residential and commercial areas.
 - ii) Land uses that generate minimal traffic relative to the residential character of the area.
 - iii) Diverse housing options.
 - iv) Elimination of non-conforming uses.
 - v) Consolidate properties under unified planning.
 - vi) Provide alternate access to adjacent commercial areas.
 - vii) Provide road, pedestrian/bicycle connections.
 - viii) Retain existing single-family residential structures for residential and non-residential uses
 - ix) Preserve historic resources.

2) Lot Combination:

- a) Based on Yavapai County records, the lot proposed for rezoning is 0.22 acres (9,583 square feet), less than the required 10,000 square feet for a commercial lot. In order to avoid a non-conforming situation, you will be required to combine this lot with the lot you own at 1695 W State Route 89A.

3) Proposed Zoning:

- a) You are proposing to change the zoning on this parcel from RS-6 (Single Family Residential) to C-2 (General Commercial). For purposes of comparison, you should include a summary of the differences between the two zones, including development standards and uses.

4) Sedona Land Development Code (SLDC):

- a) Section 910 of the SLDC (previously provided to you) contains standards for landscaping of parking areas. The proposed parking lot will be required to meet the requirements of this section including the following:
 - i) SLDC 910.05.M.1: Landscaping between the parking lot and an adjacent property line, 4 feet wide with 2 15-gallon trees and 5 shrubs for every 4 parking spaces.
 - ii) SLDC 910.05.M.2: A landscape peninsula with 1 canopy tree and 3 shrubs for every 7 parking spaces.
 - (1) *While there are only 7 parking spaces shown on the plans, and therefore landscape peninsulas would not be required to break up the parking spaces, this requirement*

could be applied at either end of the proposed parking lot to require landscaping if other requirements (street frontage, etc.) do not apply

- iii) SLDC 910.05.M.3: All landscaped areas must be protected from damage by vehicles by a curb, railroad ties, wheel stops, etc.
- b) Section 912 of the SLDC (previously provided to you) contains standards for development of parking areas. The proposed parking lot will be required to meet the requirements of this section including the following:
 - i) SLDC 912.05.C: The driveway shall have a minimum width of 28 feet. A reduction may be approved at the discretion of the City Engineer.
 - ii) SLDC 912.05.J.1.c: Handicapped parking spaces shall comply with the requirements of the Americans with Disabilities Act.
 - iii) SLDC 912.05.J.2: Aisle widths shall comply with the requirements listed in the SLDC. For the proposed parking configuration, the parking space is required to be 9' x 18' and the aisle behind the parking area is required to be 24' wide.
 - iv) SLDC 912.05.J.8: A minimum stacking distance of 40 feet is required unless a different distance is warranted by the lot size and configuration and is approved by the Director.
 - v) SLDC 912.05.J.10: A 10' visibility triangle must be maintained where the driveway intersects with the street.
- 5) Design Review Manual:
 - a) Section 2.6 of the Design Review Manual (previously provided to you) contains guidelines for the design of parking areas. Please ensure the following items are addressed:
 - i) Preservation of existing topography
 - ii) Preservation of healthy trees and plants
 - iii) Screening/buffering of parking areas
 - iv) Tree canopies, appropriate landscaping
- 6) Site Plan:
 - a) You should show how this lot relates to the lot on State Route 89A. In particular, you should show how customers using this parking lot would access the bike shop (sidewalk, path, etc.)

Aerial View

Parcel
#408-07-074
Over the Edge
Parking

-  Parcel #408-07-074
-  Parcel Boundary
-  Street Centerline

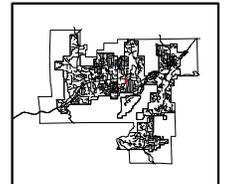
408-07-074

VIEW DR



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City Index



GIS, City of Sedona
02/21/2014
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This map is designed to provide information about Sedona, and has been prepared for general planning and informational purposes only. It is not necessarily accurate to engineering or surveying standards. Every effort has been made to make this map as complete and as accurate as possible; however, no warranty or fitness is implied. The information is provided on an "as-is" basis. The City of Sedona shall have neither liability nor responsibility to any person or entity with respect to any loss or damages in connection with or arising from the information contained on this map.

Vicinity Map

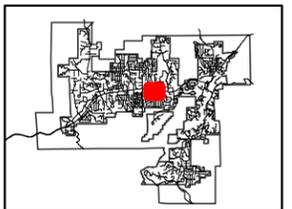
Parcel #
408-07-074
Over the Edge
Parking

-  Parcel #408-07-074
-  Zoning Boundary
-  Building Footprint
-  Parcel Boundary
-  Trail
-  Street Centerline



0 45 90 Feet

City Index

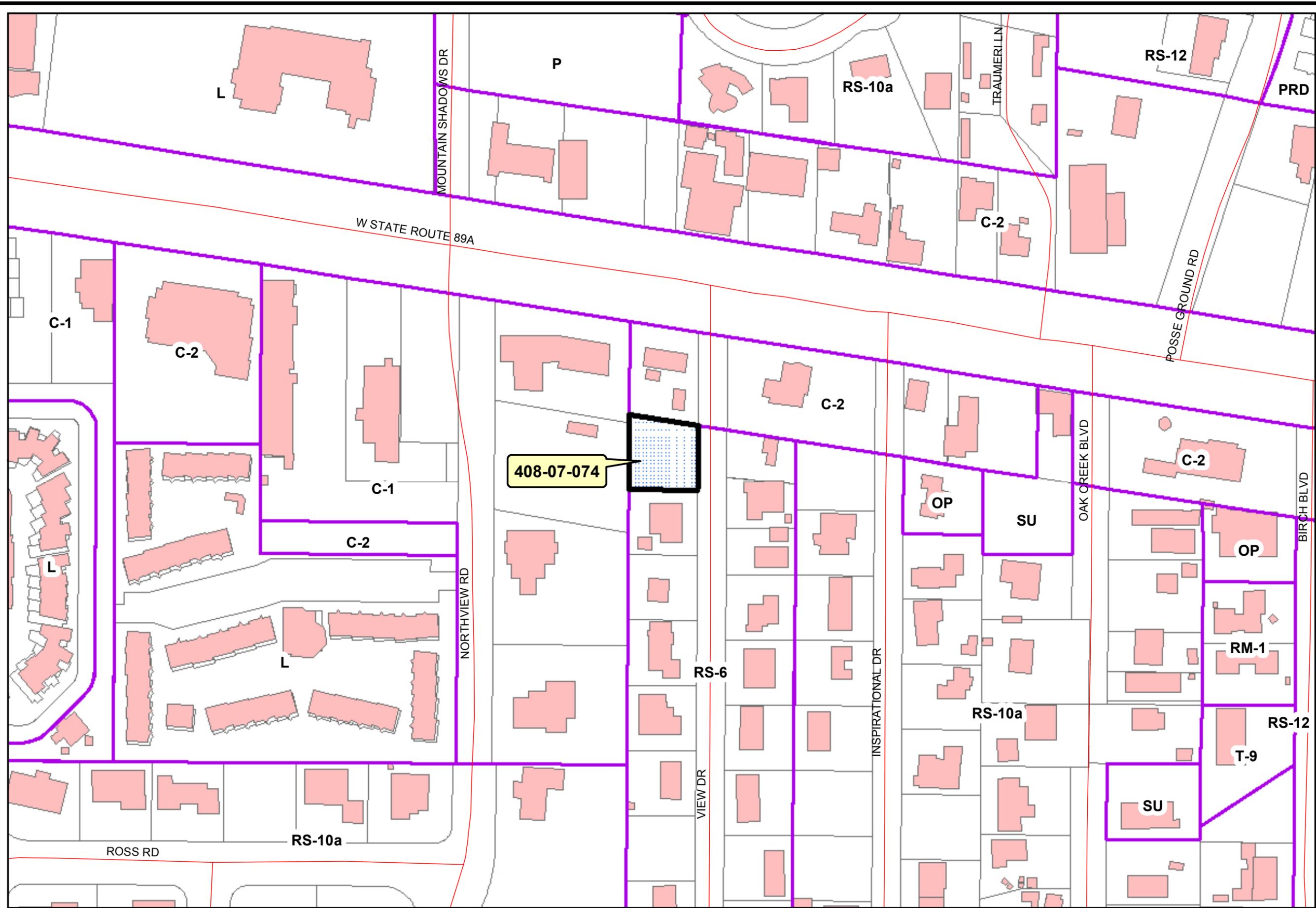


GIS, City of Sedona
02/21/2014
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Differences Between RS-6 and C-2 Zoning



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When looking at zone change applications, it is important to examine the differences between the existing zoning and the proposed zoning. Case Number PZ14-00002 (ZC) proposes a change from RS-6 (Residential Single Family) to C-2 (General Commercial). The following is a brief summary of the differences between the two zones:

	RS-6	C-2
Use	Residential	Commercial
Front Setback	20 feet	15 feet
Interior Side Yard	5 feet	0 feet, 20 feet if abutting residential
Exterior Side Yard	10 feet	10 feet
Rear Yard	20 feet	0 feet, 20 feet if abutting residential
New building	No Development Review (No public hearing/notification), SLDC 903.01	Development Review (public hearing/notification), SLDC 903.03
Lot Coverage	40%	25%, 28% if more than 1 story, 35% if affordable housing is included
Height	22 feet, alternate standards possible	22 feet, alternate standards possible; 16 feet if constructed within 30 feet of residentially zoned property
Massing	2 masses for under 2,000 sf; 3 masses for over 2,000 sf	3 masses if over 2,500 sf; 800 square feet largest unrelieved building plane
Landscaping	Trees required, based on building square footage	Trees required, based on building footage Front yard landscaping required Landscaping of parking lot areas required
Walls and Fences	6 feet in front yard	3 feet in front and street side yards, 6 feet in other yards
Screening	None required between properties	6 feet fence required between commercial and residential properties
Outdoor Lighting	Fully Shielded, no lumen cap	Fully Shielded, lumen cap of 100,000 per acre
Parking	2 spaces per dwelling unit	Based on use, most common (general retail) requires 1 space per 250 square feet

Zone Changes in the Grasshopper Flat Planned Area



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The Grasshopper Flat Planned Area is generally south of State Route 89A between Northview Road and Saddlerock Circle. The existing, adjacent, commercial area (between the Planned Area and State Route 89A) is one lot in depth. The Planned Area has a mix of uses. The adjacent commercial uses are not well buffered from the single family home uses.



Outline of Grasshopper Flat Planned Area

While the zoning in the Grasshopper Flat Planned Area is predominantly residential, there are other zones including Special Use, Office Professional, Multi-Family Residential, and Transitional.



Zoning Map of Grasshopper Flat Planned Area

Since 2002, the City of Sedona has approved 3 zone changes in the Planned Area, summarized here:

Case Number	Address	APN	Change Requested	Benefits Provided
ZC 2007-3	50 Birch	408-08-021A, B, C	RS-12 to SU <i>2 Condos and parking for neighboring lot</i>	<ul style="list-style-type: none"> • Compatible with transitional neighborhood & Grasshopper Flat SPA • Screening from adjacent residential • Parking for neighboring lots
ZC 2006-2	35 Oak Creek Blvd & 1575 W SR 89A	408-08-079 & 408-26-024	RS-12 & C-2 to SU <i>Commercial and 4 residential units</i>	<ul style="list-style-type: none"> • Rental housing (including 1 affordable unit) • Eliminates a parking problem, allows for viable use of a commercial property • Buffering/screening from adjacent residential • Sidewalk extension along property line
ZC 2002-9	75 Birch Blvd	408-08-059C	RS-10a to T-9 <i>3 apartments</i>	<ul style="list-style-type: none"> • Community Plan compliance • Apartment/Rental housing • Buffering from adjacent residential • Additional landscaping



**DEPARTMENT OF COMMUNITY
AND ECONOMIC DEVELOPMENT**
Current Planning Department

104 Road Runner Drive
Sedona, Arizona 86336

Tel: (928) 282-1154
Fax: (928) 204-7124
TDD: (928) 282-3113

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CITY OF SEDONA
COMMUNITY & ECONOMIC
DEVELOPMENT

APPLICATION FOR: Development Review Subdivision
 Conditional Use Permit Time Extension
 Conceptual Review Zone Change
 Variance Appeal

Property Owner: Hal J. Dick
 Address: P.O. Box 211 Cottonwood, Az. 86326-0211
 Telephone: 708-646-5894 Fax: _____ E-mail: _____
cell: (928) 300-4293

Applicant: Same As Above
 Address: _____
 Telephone: _____ Fax: _____ E-mail: _____

Authorized Agent (if applicable): _____
 Address: _____
 Telephone: _____ Fax: _____ E-mail: _____

Project Name: Private Parking for Over The Edge Bike Shop
 Project Address/Location: Inspirational View, Block F, Lot I, 15 View Dr.
 Description: Parking Lot

Signature: Hal J. Dick Date: _____
 Print Name: Hal J. Dick

For Staff Use Only	
Taken By <u>Cari</u>	Application # <u>PZ 14-00002 (2C)</u>
Date Filed <u>2/18/2014</u>	Filing Fee <u>\$ 2,200</u>
Hearing Date _____	Zoning _____

408-07-074

03/03/2014

Subject:

Letter of intent for review by the Sedona Planning and Zoning Commission to change from single family residential to C2 Commercial Zoning.

Project Name:

Private Parking for the "Over The Edge Bike Shop"

Location:

Inspirational View, Block F. Lot 1,

Parcel number : 408-07-074

Address:

15 View Drive

This residential property in question is bordered by the commercial property housing the above mentioned "Over the Edge Bike Shop". Address of bike shop is 1695 W SR 89A.

Subject at hand:

After two meetings with Sedona city officials ranging from Long Range Planning, Current Planning Division and Community Development, it was agreed by all, the sought after Zoning Change is the best avenue to pursue. If approved the change would guarantee compliance and insure the future integrity of its use.

It should be mentioned that I feel that a lot of the private parking will be used by the employees of the "Over The Edge Bike Shop". As shown on the site plan, the parking lot itself would be small in size and only have seven (7) parking spaces.

All vegetation/trees now present on the lot are to stay. It is felt that this not only would soften The effect of the parking lot, but would also serve as a very important barrier to the adjacent residential property to the south on View Drive.

Evidence of the vegetation is noted on the just completed Survey and pictures supplied with this letter of intent.

I feel that this consideration for a zoning change is in compliance with the Sedona Community Plan and Grasshopper Flat area. The frontage properties in this area along W SR 89A are mostly only one lot deep. It is felt that expanding these properties deeper could relieve some of the pressure of overcrowding.

In my case, having a parking only expansion lot would reduce the congestion of the ingress, egress and exit from the front of the "Over The Edge Bike Shop". The bike shop sets on the corner of View Drive and W SR 89A.

A sincere effort is being made to keep the proposed parking lot in question small and in appreciation with the natural environment. The lot is bordered on its west side with a (25) foot wide tree lined drainage ditch. This along with the aforementioned barrier of the native plants to the south side of the property, further reduces the size of the parking area. It is also felt that any additional plants would take away from the native look of the property. The east side, would be very important to keep open to sight, so as not to obstruct the view of northbound traffic on View Drive.

Thank you for your kind consideration.

This letter of intent is respectfully submitted,

A handwritten signature in black ink that reads "Hal J. Dick". The signature is written in a cursive, flowing style with a large initial "H" and "D".

Hal J. Dick, (owner of properties in question)

