

Project Application



City Of Sedona

Community Development Department

102 Roadrunner Drive Sedona, AZ 86336

(928) 282-1154 • Fax: (928) 204-7124

The following application is for:

Conceptual Review

Final Review

Appeal

Time Extension

Development Review

Subdivision

Variance

Conditional Use Permit

Zone Change

Major Community Plan Amendment

Minor Community Plan Amendment

PROJECT CONTACT:	DAN SURBER	Phone:	928-204-2814	App. #:	P216-00001
Address:	P.O. BOX 3764 SEDONA, AZ. 86340	Cell Phone:	928-821-2182	Date Rec'd:	1/7/16
E-mail:	dsurber78@gmail.com	Fax:	928-204-1031	Rec'd by:	CGM
PROJECT NAME:	GARNELLO WAREHOUSE	Parcel #:	408-24-319	Fee Pd:	\$1500
Project Address/ Location:	60 SINAGUA DRIVE SEDONA, AZ 86336	Acres:	.35 ACRES	Zoning:	C-2

Project Description:	A NEW 3,808 ^{sq} Commercial/Warehouse Building with associated driveway, parking and walkways
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OWNER NAME:	LARRY AND DENISE GARNELLO	APPLICANT NAME:	DAN SURBER
Address:	2978 W. S.R. 89-A SEDONA, AZ. 86336	Company Name:	DAN SURBER ARCHITECT
Phone:	928-274-0411	Address:	P.O. BOX 3764 SEDONA, AZ. 86340
Cell Phone:	928-274-0411	Phone:	928-204-2814
E-mail:	crystalmagic.sda@gmail.com	Cell Phone:	928-821-2182
		E-mail:	dsurber78@gmail.com
ARCHITECT/ ENGINEER:	DAN SURBER	AUTHORIZED AGENT/OTHER:	
Company Name:	DAN SURBER ARCHITECT	Company Name:	
Address:	P.O. BOX 3764 SEDONA, AZ. 86340	Address:	
E-mail:	dsurber78@gmail.com	E-mail:	
Phone:	928-204-2814	Phone:	
Cell Phone:	928-821-2182	Cell Phone:	
ID #/Exp. Date:	# 25209 9/30/16		
City Business License #:	000075		

Garnello Warehouse Building
Owner/Developer:
Larry and Denise Garnello
60 Sinagua Drive
Sedona, Arizona 86336

**LETTER OF INTENT AND PROJECT INFORMATION FOR:
“NEW WAREHOUSE BUILDING”**

The applicant is proposing a new 3,808 sq.ft. Commercial/Warehouse Building with associated driveway, parking and walkways will be located on existing vacant site. The project is located at 60 Sinagua Drive, Sedona, Arizona.

The subject property/Assessors parcel # 408-24-319, is a 15,246 sq.ft. (.35 acres) parcel and is zoned C-2 (General Commercial/Warehousing).

Lot Coverage Allowed = 3,812 sq.ft. (15,246 sq.ft. x 25% = 3,812 sq.ft.)

Floor Area Ratio = 7,623 sq.ft. (15,246 sq.ft. x .5 = 7,623 sq.ft.)

The subject property is surrounded by C-2 (General Commercial). The Owners of this parcel also own and operate the businesses to the south on State Route 89-A.

It is there intent to use half of the new building for there existing business storage and workshop area.

Pursuant to the General Submittal requirements for the proposed development of the new Commercial Warehouse Building, the following describes the intent of the project.

Site Design and Building Placement:

Our goal is to develop the existing vacant property with an emphasis meeting current designated zoning and City of Sedona Land development Code while creating the opportunity for pedestrian connections and routing delivery and service traffic away from State Route 89-A. The new site layout will create a parking area for the new warehouse and also overflow employee parking for Owner's existing business to the south.

It is there intent to explore providing a pedestrian access to the existing businesses to the east and west. The new building location and form will create an inviting focus and the massing, building materials will compliment the surrounding built environment..

Building Information:

The new building will consist of four potential warehouse bays.

Bay #1 through Bay #3 at 924 sq.ft. and Bay #4 at 1,036 sq.ft. for a total square footage of 3,808. Each bay/suite will have a defined covered front entrance.

The orientation of the building will run parallel to the longest property dimension running west to east with vehicle and pedestrian access at the west property end line.

Occupancy possibilities will be warehouse/storage, contractor office/service/storage, custom service and craft shops. All future potential occupancies shall meet C-2

Commercial District permitted uses.

Grading and Drainage:

The existing site has a slight slope from west to east and drainage is directed to the south-east corner where there is an existing surface drain. The new development will follow the existing conditions with some slight cut and fill. The drainage will be redirected, detained and metered to existing southeast drain. See civil engineers drainage report and grading and drainage plan for further explanation and detail.

Access and Parking:

A new 24'-0" Ingress and Egress asphalt paved drive will be located along the west property boundary to access the new parking area in front of the new building.

The new development requires five spaces. The applicant is proposing fourteen spaces, which includes one handi-cap space. The reasoning being that the new development will accommodate employee parking from owners business to the south and potential negotiated overflow parking that currently exists at the dead-end cul-de-sac at Sinagua Drive.

Vegetation and Landscaping

The existing vacant property currently has no trees or vegetation. the lot was used as a staging area for the City of Sedona drainage project located at the east property line.

There will be a new planter located at the south property line adjacent to existing masonry retaining wall to provide a buffer between the south property, the parking area and the new building. This planter will have a mixture of trees, shrubs and ground cover.

There will be extensive landscape adjacent to building at west property to soften and provide a transition from the built environment to the outdoor public realm.

See Landscape Plan for plant list and location.

Wastewater Disposal

The Owners intent is to connect to the existing City of Sedona sewer system at Sinagua Drive for potential future tenant requirements.

Exterior Lighting

Our exterior lighting will comply with the City of Sedona lighting regulations. No raised parking lights will be necessary and we intend to employ low voltage mushroom type lighting along the driveways, walkways and planter areas.

Exterior building lighting will be fully shielded wall sconces which will direct the light downward with no horizontal or upward illumination.

Utility Connections

Water: existing/currently supplied by Sedona Water Company

Gas: existing/currently supplied by Uni-source Energy services.

Telephone: existing/currently supplied by Quest Communications

Sewer: available connection to City of Sedona sewer.

Electric: existing/currently supplied by APS

All utilities are existing and extended to site.

Architectural Design and Details

The primary building structure will be fabricated metal building with exterior walls having colored metal siding with a red rock stone veneer wainscot and at columns. Covered entrance structures will be provided at each bay to define entrances and to create diversity in massing. The covered entrances will be supported by columns with red rock stone veneer.

Air-conditioning ground units (remote compressors) will be screened with all unit air-handlers located within the unit. There will be no roof-top units.

Colors will be in the darker natural hues and shall conform to City of Sedona Light Reflective Guidelines.

The new buildings will be designed with a logical hierarchy of masses by using materials such as red rock and masonry at the lower portion of the building to create a base and to minimize its perceived heaviness or massiveness as the building rises in elevation.

Building materials and colors will compliment the surrounding buildings and create a project that will relate to its surrounding environment, provides a potential alternative pedestrian connection and will add to the economic vitality of Sedona.

It is our intent to integrate the design of the new project by complimenting the metal building with natural materials and colors and the use of indigenous landscape.

The visual impact will be reduced by varying building heights and setbacks, using natural building materials.

New evergreen trees and complimentary low water indigenous plant material will be introduced at the parking areas and at the west and south property lines in order to create a buffer and screen from the existing developments and roadway.

We believe that the new Garnello Warehouse Development as proposed meets the City of Sedona zoning criteria and has been designed using design principles outlined in the City of Sedona Design Review Manual and Main Street Design Guidelines.

The Garnello Development will create a much needed occupancy use in an aesthetically pleasing building structure and will add to the economic vitality of Sedona.

Thank you,



Dan Surber, Architect (agent)
Owner/Developer
Larry and Denise Garnello

October 28, 2015

Date

City of Sedona
Department of Community Development
Attention: Audrey Juhlin and Cari Meyer
104 Roadrunner Drive
Sedona, Arizona 86336

Citizens Participation Plan for:
Garnello Commercial Warehouse Project

An informative letter which includes site plan, floor plans and building elevations will be sent out stating our intent for the property located at 60 Sinagua Drive Sedona, Arizona- Parcel # 408-24-319

Citizens will be invited to send questions or comments via fax, mail or e-mail and we will respond to clarify or answer questions regarding the project in same fashion.

All comments, questions or dialogue will be documented and presented to the City of Sedona as part of this participation plan prior to the public meeting in November.

Thank you,
Dan Surber, Architect (agent)

Dan Surber Architect

P.O. Box 3764 Sedona, Arizona USA 86340

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