

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:	Simone Mussa	Phone:	928.274.3060	App. #:	PZ16-00002
Address:	40 Soldiers Pass road, suite 15	Cell Phone:	928.274.3060	Date Rec'd:	2/25/16
E-mail:	simone@mussa-associates.com	Fax:		Rec'd by:	Jm
PROJECT NAME:	15/20 Plaza	Parcel #:	408-25-038R	Fee Pd:	4750
Project Address/Location:	1520 State Route 89A	Acres:	.476	Zoning:	

Project Description:	15/20 Plaza is Mixed Use commercial building.	RECEIVED FEB 25 2016 CITY OF SEDONA COMMUNITY & ECONOMIC DEVELOPMENT
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OWNER NAME:	Farshid Paydar	APPLICANT NAME:	Simone Mussa
Address:	410 Arroyo Pinon Drive	Company Name:	Mussa + Associates
Phone:	928.300.9459	Address:	40 Soldiers Pass RD. #15
Cell Phone:		Phone:	928.274.3060
E-mail:		Cell Phone:	928.274.3060
		E-mail:	simone@mussa-associates.com
ARCHITECT/ENGINEER:	William Kantor	AUTHORIZED AGENT/OTHER:	
Company Name:	W.S. Kantor, P.E.	Company Name:	
Address:	825 Cove Parkway, suite B	Address:	
E-mail:	simone@mussa-associates.com	E-mail:	
Phone:	928.274.3060	Phone:	
Cell Phone:	928.274.3060	Cell Phone:	
ID #/Exp. Date:	10217 / 6.30.18		
City Business License #:			

February 29, 2016

To the City of Sedona Community Development Department,

I am the owner of a Commercial Property located at the northeast corner of Posse Ground and of W. Hwy 89A in the City of Sedona. The physical address is 1520 W. Hwy 89A, and the parcel number is 408-25-038R.

We are planning to develop the above parcel for a commercial building. I therefore hired Simone Mussa of Mussa + Associates to be the design team for this development and I therefore authorized Simone Mussa to represent me and make all the necessary decision on my behalf.

Sincerely,

A handwritten signature in black ink, appearing to read "Farshid Paydar". The signature is fluid and cursive, with a long horizontal stroke at the end.

Farshid Paydar

410 Arroyo Pinon Drive,

Sedona, AZ 86336



40 soldier pass road, suite_15
Sedona, Az_86336
t: (928) 274-3060
simone@mussa-associates.com
www.mussa-associates.com

Letter of Intent

Date: 2/22/2016

Project Name: 15/20 Plaza

Project Parcel Number: 408-25-038R

Parcel Address: 1520 West State Route 89A

To: The City of Sedona Planning and Zoning Commission.

Objective:

Farshid Paydar (owner) and Simone Mussa of Mussa + Associates (designer) are proposing to develop the site at the corner of 89A and Posse Grounds Road for Commercial use.

2.2 Site design:

The site currently has no existing structures on the site. There is an existing sidewalk and swale located on the south and east side of the site that we plan to leave existing.

The site does have a considerable slope from the north side of the site to the south. We are planning to utilize the slope of the lot but putting a parking structure under part of the building.

2.2.1. Sensitivity to Natural Features:

- A careful study of the site was done to determine the location of the building in order to minimize the impact of other buildings views and make sure the building blends as much as possible with the natural surroundings.
- Due to the nature of the site we decided to develop one building, located in middle of the parcel, leaving area around the building dedicated for parking. Our goal was also to minimize the amount of excavation by taking advantage of the natural slope we were able to design a dedicated parking area below part of the building. This solution also made it possible for the building to stay below the 22' building height elevation as per the City of Sedona code requirements.
- Our site has a pedestrian sidewalk running along the east and west side of the site. We have made this an integral part of the design by allowing pedestrians to enter the site with stairs or ADA ramp. This side of the building also has very interesting masses and materials to create an interesting composition drawing the pedestrian to the site.

2.2.2. Arrangement of Spaces:

- At this time there are no opportunities for a shared driveway.
- At this time there is no opportunities for a shared pedestrian walkway. However, the site has a pedestrian sidewalk running along the east and west side of the site, we have made strong connections to that sidewalk.

2.2.3. View shed Analysis:

- Another very important factor that was taken in considerations during the design and the positioning of the building, were the views. The building will have beautiful views towards the north (Thunder Mountain and Coffee Pot), towards the south (airport mesa) and east towards Shneeby hill; also due to the extensive use of glazing on both north and south walls the building will appear very “light” and “transparent”. With the use of landscaping and pathways on the south side of building (between 89A and the building) we would like to create a few areas for people to be able to sit and rest under the shade of the trees and the existing sidewalk located on Posse Grounds will connect the building making it easy for people to reach their destinations by foot.
- Even though the building and parking lot square footage has been maximized, due to the small size of the parcel, we put great attention in trying to create a beautiful environment through the use of a beautiful natural stone and rusted steel screen wall on the south and west side corner of the parcel with the intent to block as much as possible the views of the parking area located below the building from 89A and the pedestrian path.

2.3 Drainage Way Design:

- Grading: The natural slope of the existing site varies from 0% to 60%. The proposed site grades follow the same direction as the natural slope. The proposed building utilizes the elevation differences on the site with a lower level parking garage. The parking garage entrance and exit is via a two-way route.
- The off-site natural drainage onto the property is from the north and east. An existing catch basin adjacent to Highway 89A at the south edge of the property will be utilized to convey the development run-off away from the site. Surface water run-off from the upper level parking lot and buildings will be mitigated by an underground detention system which will be discharged via a pipe and conveyed by a small ditch to the existing catch basin adjacent to highway 89A at the south edge of the property. Surface water run-off from the lower level parking garage and ramps will be intercepted by an underground detention system and then outflow via a small earth ditch to the existing catch basin adjacent to highway 89A at the south edge of the property. The first flush for the development will be captured by the detention systems. The post-development flows for all return periods will be less than the pre-development conditions. A new curb will be installed along Posse Grounds Road to address existing drainage problems as requested by the city engineer.

2.4 Building Placement and Orientation

2.4.1. Relationship to Adjacent Developments:

- After studying the site, we have found that there are no strong existing circulation patterns, view corridors or shared spaces.
- However, we have created a new circulation loop to the existing sidewalk allowing pedestrians to walk onto the site and through the building.

For the placement of the buildings we took in consideration the followings:

1. 2.4.2 Relationship to the Public Realm:

The proximity of building to the existing 89A sidewalk and the locations of the building entrances make it very easy for pedestrians to access. The proposed building will have multiple entries allowing the pedestrian easy access to their desired location.

2. Building exposure.
The façade of the Building facing 89A will be composed by three different building masses including a terrace, creating dynamic shadow lines to enhance the south façade for pedestrians and street traffic. The rest of the facades of the building are also characterized by the use of different building masses, large windows and multiple exterior materials making each façade appealing to look at.
3. Landscaped areas.
We maximized the landscaped areas on the site in order to make the building blend and enhance with the natural surroundings, buildings and parking lot entrances.
4. By placing the parking lot entrance/exit on Posse Grounds road (as per City of Sedona suggestion) will alleviate the traffic from 89A. Also the entrances to the buildings are located facing Posse Grounds road making it very easy for people to see them.
5. 2.4.3 Corner Site.
As suggested in this section we have located the bulk of the parking behind the building and the remaining parking to be screened by natural slope and architectural fence.
6. 2.4.4. View Considerations.
The façade facing south has a section with a terrace so that people will be able to view art outside and enjoy the views of Airport Mesa. The rest of the façade has large windows surrounded by a metal trim protruding 5" out from the face of the exterior finishes that will create beautiful shadow lines on the façade, create a bit of sun protection on the windows and at the same time maximize the natural light inside the building. The west facing façade will have natural stone clad wall with clerestory windows located between the top of the wall and the roof overhang. The tall wall and the deep roof overhang will protect from the harsh west summer sun and the clearstory windows will let natural light fill the inside space. The north facing façade will be a combination of glazing, windows and solid surfaces.

2.5 Linkage and Circulation

- Our goal was to make the development easily accessible by car and by pedestrians. We interconnect the new development with the existing sidewalk from 89A and Posse Grounds road.
- The vehicular circulation in the parking lot area has been designed to facilitate the traffic flow by having one entrance. This allowed the cars to circulate around the building and park with ease. We have added hammerhead turnarounds where needed to allow easy circulation on the site.
- The pedestrian circulation was enhanced by walkways and pathways connecting the existing side walk to the buildings main entrances. We also created an ADA pathway that connects the building to the existing side walk and the to the parking area.

2.6 Parking

- The layout of the parking lot, driveways and traffic flow, was designed following the City of Sedona Land Development Code and also trying to maximize the lot square footage, building square footage and parking ratio.
- The development will have a total of 27 parking spaces, including 2 Handicap spaces and 2 compact spaces. Our goal was also to minimize the amount of excavation, so by utilizing the natural elevations of the site as much as possible we were able to achieve this by using a two level concept for the site. The lower level will consist of a parking garage below. The upper level parking lot will utilize the higher lot elevations. This solution also made it

possible for the building to stay below the 22' building height as per City of Sedona code restrictions.

- There will be 6 parking spaces below the building, including 2 compact spaces, with a 26' wide driving lane. The parking stalls will be perpendicular to the driving lane. Access to the lower level parking will be by 26' wide entrance and exit ramps along a two-way circular route. The parking stalls and ramps will be screened from Highway 89A with beautiful natural stone clad walls which will give the impression that the building is coming out of the ground. The upper level parking spaces will be perpendicular to the driving lane.
- Vehicle access will be from Posse Grounds Road via a 26' wide entrance driveway located approximately 143' (beyond 115' setback) from Highway 89A (measured parallel to Posse Grounds Road) and circulate along a 26' wide two-way route through the site to a 26' wide exit driveway at Posse Grounds Road.
- Pedestrian access to the site will be via a sidewalk along the south and west edge of the property that will connect to the existing sidewalk along Posse Grounds Road and extend to the building. The entire pedestrian route will be handicap accessible.

2.7 Exterior lighting

- The exterior lighting at the buildings will be located under the roof overhangs and will be fully shielded in order to preserve the dark sky ordinance.
- The exterior lighting for the parking area will be provided by strategically located path lights (parking lot entrances, exits, and barriers). The path lights will be fully shields, low intensity, and energy efficient fixtures emitting a nice warm glow.

2.8 Signage

- Signage for the buildings units will be integrated with the architectural features of the buildings

2.9 Building Equipment and Service

- The dumpster enclosure will have stone clad walls on three sides and weathered steel gates which will reflect the architectural style of the development.
- All utility cabinets and pedestal will be in accessible locations by service personnel but screened and away from public view.
- All mechanical equipment will be located on top of the roofs and will be screened by parapet walls.

2.10 Fences and walls

- A 3' fence wall will be located on the south side of the property and for a third of the length of the west side of the property. The natural stone wall will have 3' long vertical weathered steel tube mounted on top with a 4 inch spacing in between. The idea of the 3' natural stone wall is to hide the parking area behind and the vertical steel tube will create a "see-through" screen.

3.1 Architectural Character and Building Forms

The design intent for building was to create dynamic environment for locals and tourists to enjoy possible art, retail, food and the beautiful Sedona settings. The building aesthetic will be very attractive with beautiful clean lines, offset masses (4 different masses) and roof lines (3 different roof lines), and carefully designed details. The building itself will be very low profile in order to blend with the surroundings and minimize the impact with the beautiful Sedona views. The goal of the design is to enhance the architectural quality of the 89A corridor in West Sedona and yet to blend with the natural colors and natural surroundings. The materials that we are planning to use are long lasting materials which do not degrade with time but yet “age” with time, such as natural stone, steel, glass and stucco.

During the Design phase we took in consideration the following criteria:

- Proportions and Massing.
When designing the building we made sure that all the different building masses where proportioned to each other and the surroundings, we also made sure that the building had more a horizontal emphasis than vertical.
- View protection.
The building is located so that it doesn't disturb views from neighboring properties.
- Varied facades, massing, roofs heights and strong shadow lines.
Our intent was to design the façades of the buildings as three dimensional as possible. By using different offset masses with different parapets/roof heights, and by using different materials, the façades of the building will be very dynamic with strong shadow lines.
- Shades and shadows.
Through the use of roof overhangs, steel trellises, offset masses and steel trims around windows the facades of the building wild have strong shadow lines and shaded areas.
- Materials, textures and colors.
The materials that we are proposing for the new development will consist of weathered steel cladding, natural finish hot rolled steel, natural stone veneer, stucco, and glass. The colors will be very natural; brown for the stucco, rust for the steel cladding, and red rock color for the stone veneer and the textures will be different from one another.
- Architectural details.
Deep roof overhangs.
Steel facias.
Steel trellises.
12” thick stone veneered walls.
Steel trims around windows (for protection and to give more depth).
Exterior walls off-sets.
Covered walkways.
Exposed steel beams.
Steel screen fence.

4.0 Landscaping

- The landscape designer followed the City of Sedona code and regulations for the landscaping. All the landscaping will be native to the area and was designed to blend the architecture into the natural surroundings.
- Even though we are trying to maximize the building and parking lot square footage, we also understand the importance of landscaping in order to create a pleasant and inviting environment. The landscaping

will surround the building structures and parking lot to enhance the building "look and feel" from 89A with landscape inclusive of ground covers, desert grasses and native trees.

- All proposed plants will be served by an automated irrigation system which can be deactivated after 4-5 years once the plants have reached their establishment period.

Building Permit Duration

We would like to request a two (2) years Building Permit Duration.

Sincerely,

Simone Mussa (designer)



1250 E. State Route 89A
Cottonwood, AZ 86326

May 6, 2013

Simone Mussa
Mussa + Associates
40 Soldier Pass Rd Suite 15,
Sedona, AZ 86336

Re: APN 408-25-038R

Dear Mr. Mussa,

The above referenced project is located in Arizona Public Service Company's electric service area. The Company extends its lines in accordance with the "Conditions Governing Extensions of Electric Distribution Lines and Services," Schedule 3, and the "Terms and Conditions for the Sale of Electric Service," Schedule 1, on file with the Arizona Corporation Commission at the time we begin installation of the electric facilities.

Application for the Company's electric service often involves construction of new facilities for various distances and costs depending upon customer's location, load size and load characteristics. With such variations, it is necessary to establish conditions under which Arizona Public Service will extend its facilities.

The policy governs the extension of overhead and underground electric facilities to customers whose requirements are deemed by Arizona Public Service to be usual and reasonable in nature.

Please give me a call at 928-646-8463 so that we may set up an appointment to discuss the details necessary for your project.

Sincerely,

A handwritten signature in black ink that reads "Sandra Finley". The signature is fluid and cursive, with a large loop at the end of the last name.

Sandra Finley
Customer Project Manager
Verde District

ARIZONA WATER COMPANY

65 COFFEE POT DRIVE, SUITE 7 • SEDONA, ARIZONA 86336
PHONE: (928) 282-7092 • FAX: (928) 282-6131 • WWW.AZWATER.COM

May 16, 2013

Farshid Paydar
410 Arroyo Pinon Dr.
Sedona, AZ 86336

Re: Domestic Water Service to 1520 W. State Route 89A / Parcel #408-25-038R

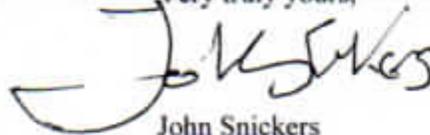
Dear Mr. Paydar:

Arizona Water Company (the "Company") certifies that the above-described property is located within its Certificate of Convenience and Necessity in Sedona, Arizona, and that it will provide water service to the property in accordance with the Company's tariffs and the Arizona Corporation Commission's rules and regulations. It will be the responsibility of the developer to provide the funds to install the necessary water facilities, and the Company assumes no liability to install those facilities if the funds are not advanced by the developer.

The design of the water distribution system must comply with the Company's standard specifications that are on file at the Arizona Department of Environmental Quality. Both preliminary and final water system designs must be approved by the Company.

It will also be the responsibility of the developer to meet all the requirements of regulatory agencies having jurisdiction over Arizona subdivisions and of Arizona statutes applicable to subdivided or unsubdivided land, including, but not limited to, requirements relating to a Certificate of Assured Water Supply, as set forth in the Arizona Groundwater Management Act, A.R.S. §45-576.

Very truly yours,



John Snickers
Operations Superintendent
jsnickers@azwater.com

tt
Enclosure



May 15, 2013

Farshid Paydar
410 Arroyo Pinion Dr
Sedona, AZ 86336

RE: Par#408-25-038R
1520 W State Route 89A

Thank you for your interest in natural gas to 1520 W State Route 89A in Sedona, AZ. You can get natural gas to this parcel from 89A if Arizona Department of Transportation will issue us a road encroachment permit. Our natural gas main is in their right of way. If they will not issue us a permit then you will have to pay for a mainline extension starting from the Northwest corner of 100 Posse Ground Rd. At this time I cannot tell you what that cost will be.

If you have any questions please contact me at 928-203-1215

Sincerely

A handwritten signature in blue ink, appearing to read "Irene Freeman".

Irene Freeman
Planner



EXHIBIT A

Description for a portion of Lot 1 and Lot 2 of Section 12, Township 17 North, Range 5 East of the Gila and Salt River Base and Meridian, Yavapai County, Arizona, more particularly described as follows:

To find the TRUE POINT OF BEGINNING begin at the Southwest corner of Lot 1 of said Section 12;

THENCE North 00 degrees, 39 minutes, 00 seconds East, 133.36 feet to a point on the Northerly right of way line of Highway 89A;

THENCE South 81 degrees, 10 minutes, 00 seconds East, 218.70 feet along said Northerly right of way line of Highway 89A;

THENCE North 18 degrees, 40 minutes, 00 seconds East, 167.45 feet along the East side of Posse Ground Road;

THENCE South 81 degrees, 10 minutes, 00 seconds East, 97.40 feet;

THENCE South 08 degrees, 50 minutes, 00 seconds West, 165.00 feet to a point on the Northerly side of Highway 89A;

THENCE North 81 degrees, 10 minutes, 00 seconds West, 126.00 feet along the Northerly right of way line of said Highway 89A and the POINT OF BEGINNING.

Title Resources Guaranty Company - Issued by
Yavapai Title Agency, Inc.

Policy No: 967022771
File No: 07004830-SW
Reference No.

SCHEDULE B

This policy does not insure against loss or damage, nor against any costs, attorneys' fees or expenses, any or all of which arise by reason of the following:

PART I

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.

Proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.
2. Any facts, rights, interests or claims which are not shown by the public records but which could be ascertained by an inspection of the land or which may be asserted by persons in possession thereof.
3. Easements, liens or encumbrances, or claims thereof, which are not shown by the public records.
4. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, and agreements, covenants, conditions or rights incident thereto, whether or not the matters excepted under (a), (b) or (c) are shown by the public records.