

Vicinity Map

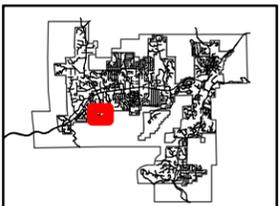
Parcel #
408-11-243A &
408-11-439
Foothills South
Racquet Club
Amendment

- Parcel # 408-11-243A & 408-11-439
- Zoning Boundary
- Building Footprint
- Parcel Boundary
- Trail
- Street Centerline



0 60 120 Feet

City Index

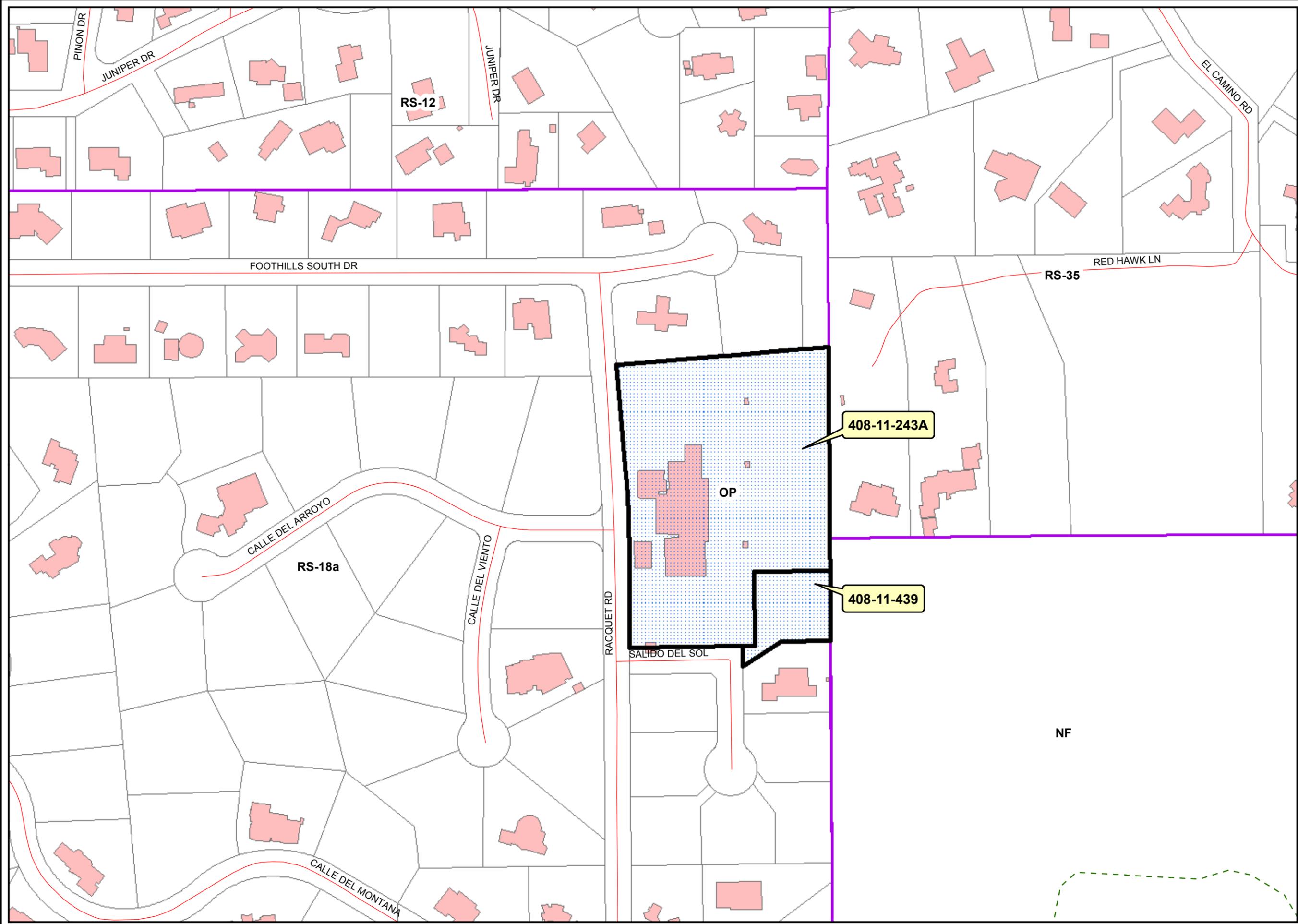


GIS, City of Sedona
05/23/2016
g:/pubreq/projects/sec/
foothills/cam/xds/
408-11-243a_439_vicinity.mxd



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.



Aerial View

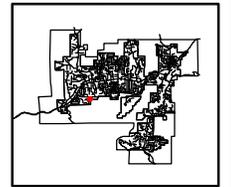
Parcel
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Amendment

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-  Parcel Boundary
-  Street Centerline



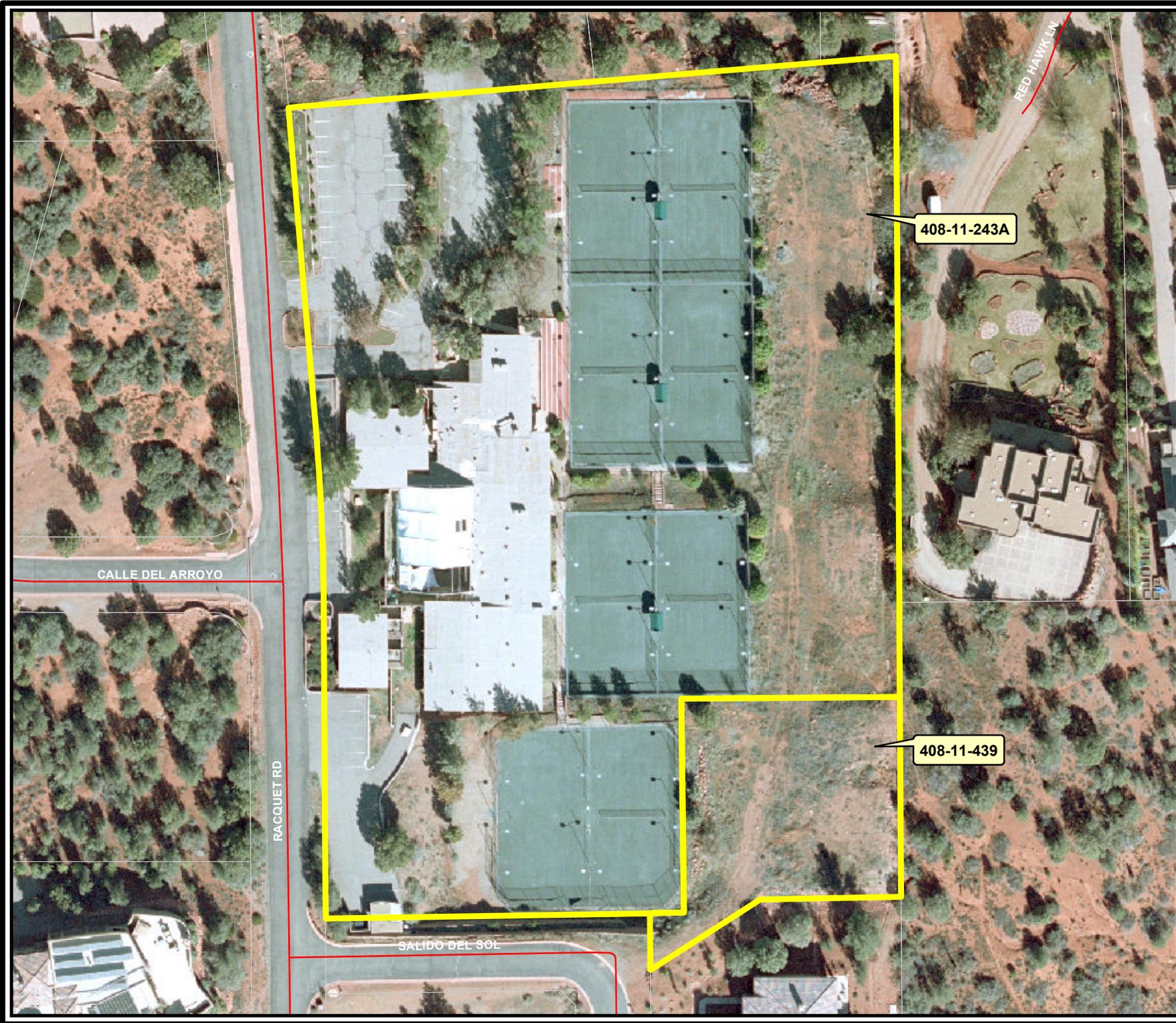
0 20 40 Feet

City Index



GIS, City of Sedona
05/23/2016
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foothills\ca\mxds/
408-11-243A_439_aerial.mxd

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408-11-243A

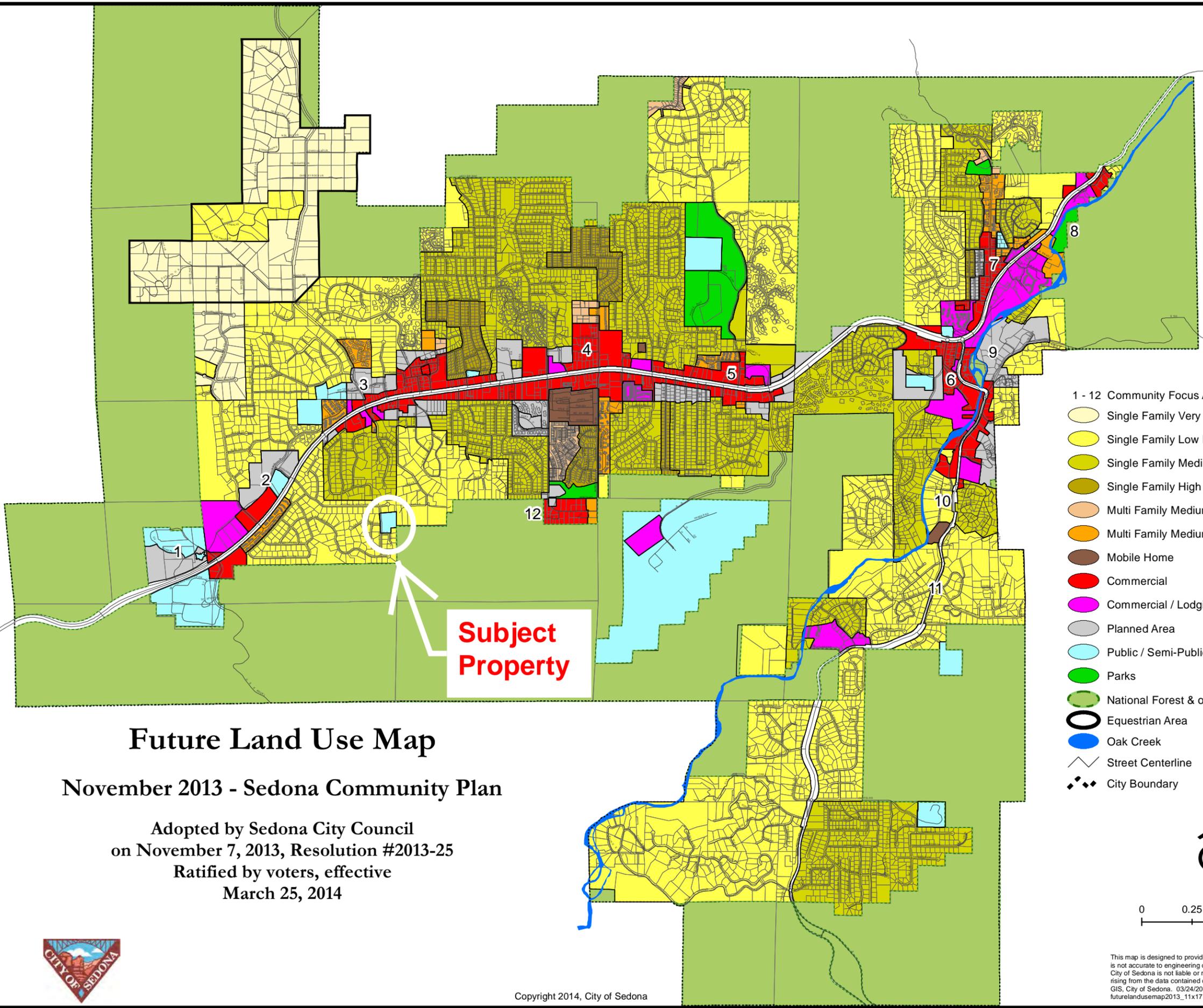
408-11-439

CALLE DEL ARROYO

RACQUET RD

SALIDO DEL SOL

RED HAWK LN



- 1 - 12 Community Focus Area (CFA)
- Single Family Very Low Density (0 to .5 DU/AC)
- Single Family Low Density (.5 to 2 DU/AC)
- Single Family Medium Density (2 to 4 DU/AC)
- Single Family High Density (4 to 8 DU/AC)
- Multi Family Medium Density (4 to 8 DU/AC)
- Multi Family Medium & High Density (4 to 12 DU/AC)
- Mobile Home
- Commercial
- Commercial / Lodging
- Planned Area
- Public / Semi-Public
- Parks
- National Forest & other Natural Open Space
- Equestrian Area
- Oak Creek
- Street Centerline
- City Boundary

Future Land Use Map

November 2013 - Sedona Community Plan

Adopted by Sedona City Council
 on November 7, 2013, Resolution #2013-25
 Ratified by voters, effective
 March 25, 2014



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 GIS, City of Sedona, 03/24/2014, g:\maps\communityplanning\mxd\futurelandusemap2013_11x17

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:

- | | | | |
|---|---------------------------------------|---|---|
| <input type="checkbox"/> Conceptual Review | <input type="checkbox"/> Final Review | <input type="checkbox"/> Appeal | <input type="checkbox"/> Time Extension |
| <input type="checkbox"/> Development Review | <input type="checkbox"/> Subdivision | <input type="checkbox"/> Variance | |
| <input type="checkbox"/> Conditional Use Permit | <input type="checkbox"/> Zone Change | <input type="checkbox"/> Major Community Plan Amendment | <input type="checkbox"/> Minor Community Plan Amendment |

PROJECT CONTACT:		Phone:		App. #:	
Address:		Cell Phone:		Date Rec'd:	
E-mail:		Fax:		Rec'd by:	
PROJECT NAME:		Parcel #:		Fee Pd:	
Project Address/ Location:		Acres:		Zoning:	

Project Description:	
----------------------	--

OWNER NAME:		APPLICANT NAME:	
Address:		Company Name:	
Phone:		Address:	
Cell Phone:		Phone:	
E-mail:		Cell Phone:	
		E-mail:	
ARCHITECT/ ENGINEER:		AUTHORIZED AGENT/OTHER:	
Company Name:		Company Name:	
Address:		Address:	
E-mail:		E-mail:	
Phone:		Phone:	
Cell Phone:		Cell Phone:	
ID #/Exp. Date:			
City Business License #:			



**SOUTHWESTERN
ENVIRONMENTAL
CONSULTANTS, INC.**

E-mail: info@sec-landmgt.com
www.sec-landmgt.com

RECEIVED
JUL 14 2016
CITY OF SEDONA
COMMUNITY DEVELOPMENT

CORPORATE OFFICE:
20 STUTZ BEARCAT DRIVE #6
SEDONA, ARIZONA 86336
(928) 282-7787
Fax: 282-0731

BRANCH OFFICE:
825 COVE PARKWAY
COTTONWOOD, ARIZONA 86326
(928) 634-5889
Fax: 634-2222

ADDITIONAL LOCATIONS:
PRESCOTT, ARIZONA
COUNCIL, IDAHO

July 13, 2016

City of Sedona Community Development Department
102 Roadrunner Drive
Sedona, Arizona 86336

Re: Letter of Intent for the redevelopment of Assessor's Parcel Number 408-11-243A also formerly known as the Sedona Racquet Club located within the gated community of Foothills South. The redevelopment will require a Major Community Plan Amendment from public/semi-public to low density residential use and a Zone Change from OP to RS-18A.

To Whom It May Concern

Elevations at Foothills South, LLC is proposing to change the zoning of the above identified property from OP to RS-18A and to move toward the creation of an additional 9 residential lots on this 4.43 acre parcel. The new zoning will be the same as the zoning covering the rest of the Foothills South subdivision and the 9 new lots will be subject to the same CC&R's that govern Foothills South. Converting the zoning of the parcel from Office Professional (OP) to Residential (RS-18a) will require a major amendment to the Sedona Community Plan.

CURRENT USE

The tennis facility that has occupied this parcel for over four decades has effectively been abandoned. The existing buildings are closed and in need of major renovation or removal. The clay tennis courts are no longer playable. It is the applicants' belief that it is time to change to a use that is more consistent with a gated, residential community.

HISTORY

The Sedona Racquet Club was created concurrently with recordation of the Foothills South Subdivision during a period when playing tennis was significantly more popular than it is today. The racquet club enjoyed a period of relatively consistent use and even hosted some minor league WTA professional tennis events. However the racquet club never proved to be financially sustainable and it went through several bankruptcies including a fatal one that occurred during the recent financial crisis. The residents of Foothills South, whether they played tennis or not, witnessed the slow disintegration of the property and became concerned that it could be purchased by outsiders and developed for a purpose that was completely incompatible with their perception of a quiet, gated community. For this reason a number of residents and members of the HOA Board of Directors banded together; formed an LLC; raised the necessary cash; and purchased the property out of Chapter 11. The applicants have met with and consulted with many of the residents of Foothills South and believe that the proposed actions are consistent with the desires of the immediate community.

PROJECT STATISTICS

These statistics assume the new housing will be comparable to existing homes built within the Foothills South subdivision.

Overall Parcel	192,971 sf		
Roadway	13,490 sf	=	7%
Homes	34,500 sf	=	<u>18%</u>
Total Coverage			25%

THE COMMUNITY PLAN

Although the parcel is zoned OP it is identified on Land Use Maps in the Community Plan as public / semi-public. The reasons that the applicant believes that both the existing zoning and the Community Plan Land Use designation are inconsistent uses for this parcel include.

1. It is located at the back of a gated, low density, residential community.
2. The primary access road to the site from SR89A is a low speed, privately maintained, residential street with single family homes along both sides.
3. There is no traffic signal at the intersection of Foothills South Drive and SR89A.
4. The community gates restrict physical access to the parcel and are not open to the general public.

This proposal envisions changing the seemingly incompatible existing zoning and use designation and converting the property to a low density, single family, residential use that is compatible with the rest of the Foothills South Community. It should be noted that the parcel is not included in a community focus area in the current Community Plan and will therefore not be independently evaluated in this regard. The intent of the balance of the Community Plan is not to address specific situations but rather to provide general direction to development of the entire community. The following paragraphs attempt to describe how specific elements of the proposed development will enhance the Community objectives described in the plan.

Preserve scenic views, open space and view corridors (Page 53)

The entire site has been heavily impacted by construction of buildings, parking lots, tennis courts, and other facilities. The Foothills South CC&R's encourage natural landscaping within the subdivision. Repurposing the property for low density residential use will enable a return of much of the area to a more naturally landscaped state.

The houses to be built on the proposed lots will generally be lower in elevation than most of those around them thereby not unduly impacting existing view corridors. All utilities will be underground.

The Land use, housing and growth sections (page 24) states; The preservation and renewal of older neighborhoods is an important consideration for retaining a mix of housing types as well as community character and history.

The original Foothills subdivisions were created in the early 1970's and have since grown and developed along with the rest of Sedona. Over the years Foothills South has developed a reputation for having a very eclectic group of architectural styles. Unique and interesting architectural designs that comply with existing City guidelines have been and will continue to be welcomed.



Growth is inevitable...it's planning that makes the difference.

The plan encourages ...maximum feasible open space buffers (page 26) and ...the lowest density land uses next to the National forest (page 86.)

A short section of the property boundary is adjacent to the Coconino National Forest. The proposed low density zoning is compliant with the stated goals of the community plan for properties adjacent to the national forest. Maximum setbacks adjacent to the National Forest will be preserved and unregulated access to the Forest from existing parking lots will be eliminated.

Create increased opportunities for formal and informal social interactions (page 97)

The desire of the local Foothills South community to see the property re imagined in a way that is consistent with their existing lifestyle has brought the residents together on many levels.

The Community Plan encourages reducing 'traffic to safe and convenient levels via...access control...and incentives for reducing vehicle trips'.

Access to Foothills South is via a single, un-signalized intersection with SR89A. During its most active times the Club hosted approximately 250 visits per day and many, if not most of the visits involved individuals arriving by car. There were approximately 70 parking spaces provided at the old facility for visitors. A formal traffic evaluation has yet to be completed for the proposed change however; it should be evident to even the most casual observer that replacing a facility served by a 70 space parking lot with 9 residential units requiring only 18 parking spots will result in reduced traffic flow both within the subdivision and at the intersection of Foothills Drive and SR89A.

CONCLUSION

In a general sense and among other considerations, the Sedona Community Plan attempts to set a path that melds together the creation of active, livable, and enjoyable residential neighborhoods with community experiences that appeal to both residents and visitors. One of the most difficult aspirations of this effort is allowing residents to develop their own neighborhood sense of place while still adhering to the larger scale goals established in the Community Plan. What the Elevations at Foothills South is attempting to do is allow and enable the residents of an older, relatively close knit residential community to decide what the future character of their neighborhood will be. The defined community benefits listed above are real. The intangible benefits associated with allowing the most effected residents a controlling voice in their own neighborhood are also real. We believe that this proposal is compatible with both the intent and the spirit of the Sedona Community Plan and we request your concurrence in allowing its implementation.

Sincerely



Neil Johnson
SEC Inc.



Growth is inevitable...it's planning that makes the difference.

CONCEPTUAL PLAT
FOOTHILLS SOUTH, TRACT A
CITY OF SEDONA

A PORTION of TRACT "A", FOOTHILLS SOUTH (UNIT ONE AMENDED)
per PLAT RECORDED in Bk. 19 M.&P., Pgs. 18-19 and of LOT 8,
FOOTHILLS SOUTH UNIT 4 per PLAT RECORDED in Bk. 53 M.&P.,
Pgs. 9-10, Y.C.R.O., all LOCATED in SE¼ SECTION 15, T.17N., R.5E.,
G.&S.R.M., YAVAPAI COUNTY, ARIZONA

EXISTING ZONING
OP

THIS DISTRICT IS INTENDED PRIMARILY FOR THE
DEVELOPMENT OF PROFESSIONAL AND ADMINISTRATIVE
OFFICES, WITH SETBACK, LANDSCAPING AND
ARCHITECTURAL REQUIREMENTS DESIGNED TO MAKE
THESE USES RELATIVELY COMPATIBLE WITH RESIDENTIAL
USES.

PROPOSED ZONING
RS-18a

MINIMUM LOT SIZE = 18,000 SQ. FT.
MINIMUM LOT WIDTH AND DEPTH = 100 FT.
MAXIMUM DWELLING UNITS PER ACRE = 2
MAXIMUM LDT COVERAGE = 25%
MINIMUM FRONT YARD SETBACK = 30 FT.
MINIMUM REAR YARD SETBACK = 30 FT.
MINIMUM INTERIOR SIDE YARD SETBACK = 10 FT.
MINIMUM EXTERIOR SIDE YARD SETBACK = 15 FT.

LEGEND

PROPOSED PROPERTY LINE —————
PROPOSED BUILDING ENVELOPE - - - - -

OWNER/DEVELOPER:

ELEVATIONS AT FOOTHILLS SOUTH LLC
220 CALLE DEL NORTE
SEDONA, ARIZONA 86336
928-204-9764

ENGINEERS/LAND PLANNERS/SURVEYORS:

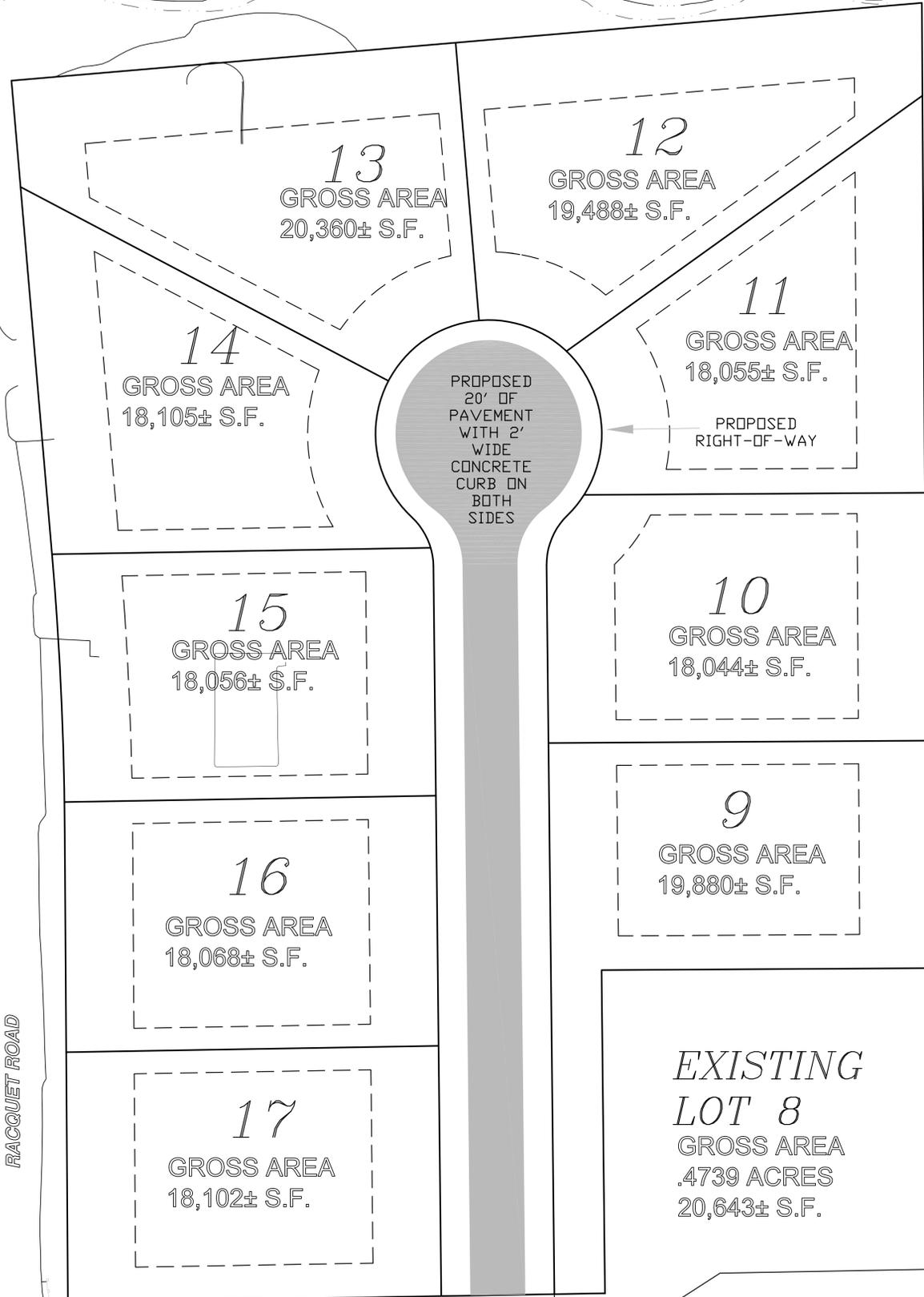
SEC, INC.
20 STUTZ BEARCAT DRIVE #6
SEDONA, ARIZONA 86336
(928) 282-7787 FAX: (928) 282-0731
REGISTRATION NUMBERS:
P.E. 49109
R.L.S. 40829

UTILITIES FURNISHED BY:

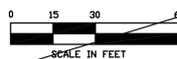
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NATURAL GAS - UNISOURCE ENERGY SERVICES
TELEPHONE - CENTURYLINK COMMUNICATIONS
EMERGENCY SERVICES - SEDONA FIRE DISTRICT
SOLID WASTE DISPOSAL - WASTE MANAGEMENT
WATER - ARIZONA WATER COMPANY
WASTE WATER - CITY OF SEDONA

RACQUET ROAD

SALIDO DEL SOL



NOTE:
SURVEY COMPLETED BY LANDMARK ENGINEERING AND
SURVEYING. TOPOGRAPHY PROVIDED BY KENNEY AERIAL
MAPPING



NOT FOR CONSTRUCTION. FOR AGENCY REVIEW ONLY

FOOTHILLS SOUTH TRACT A
CONCEPTUAL PLAT



20 STUTZ BEARCAT # 6
SEDONA ARIZONA 86336
(928) 282-7787

SITE MAP SHEET MAP LEGENDS & ABBREVIATIONS		
DATE	DRAWN	SHEET
04/1/2016	NW, NJ	1 OF 1
SCALE	CHECKED	Project No.
NO SCALE	KG	16-0303E



EXPIRES 3/31/2018

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**SOUTHWESTERN
ENVIRONMENTAL
CONSULTANTS, INC.**

E-mail: info@sec-landmgt.com
www.sec-landmgt.com

RECEIVED
JUL 14 2016
CITY OF SEDONA
COMMUNITY DEVELOPMENT

CORPORATE OFFICE:
20 STUTZ BEACRCAT DRIVE #6
SEDONA, ARIZONA 86336
(928) 282-7787
Fax: 282-0731

BRANCH OFFICE:
825 COVE PARKWAY
COTTONWOOD, ARIZONA 86326
(928) 634-5889
Fax: 634-2222

ADDITIONAL LOCATIONS:
PRESCOTT, ARIZONA
COUNCIL, IDAHO

July 13, 2016

City of Sedona Community Development Department
102 Roadrunner Drive
Sedona, Arizona 86336

PUBLIC PARTICIPATION PLAN

The proposed redevelopment of the parcel formerly containing the now defunct racquet club is being driven by and is widely supported by the residents of Foothills South. The owner of record for this parcel is Elevations at Foothills South, LLC (Elevations). The owners of Elevations are homeowners in the Foothills South subdivision and/or they are members of the Foothills South HOA Board of Directors. Their intent throughout this process is to maintain a constant open line of communications with both their fellow Foothills south residents and all property owners within 500' of the parcel.

A notice of public participation and outreach meeting has been mailed to all property owners within 500 feet of the parcel. At this meeting individuals will be afforded the opportunity to review the project, ask questions of the developers and generally have their concerns heard and documented.

The open house will include multiple, brief overview presentations followed by opportunities for questions and comments by the attendees. Drawings and presentation material that explains the proposed project will be available and representative(s) from Elevations, the Foothills South Community and SEC will attend to answer the questions and to record the comments made by participants. After the completion of the public meeting the questions and comments received will be summarized in a written report that will be provided to City Staff in a timely manner.

The Foothills South HOA has formed a committee comprised entirely of residents that is working closely with the owners of Elevations to help ensure comprehensive community input. The following individuals are members of the community and have agreed to make themselves available to answer questions and receive comments from residents throughout the process.

Ralph Young
928-204-9764
elevationsfoothills@gmail.com

Burt Engley
928-204-2355
burt@burtensley.com

Also available to answer questions is a representative of SEC Inc., the Planning and Engineering Firm for the project.

Neil Johnson
928-282-7787 Ext 4211
njohnson@sec-landmgt.com

Access to the subject parcel is and will continue to be only through the Foothills South subdivision. Even though the majority of the impact of the development of this parcel will be on these residents, it is the intent of Elevations to actively seek the input of all property owners within 500' as required by the City.

The public open house has been announced via a mass mailing to all of the addresses provided by the City. A copy of the announcement contained in the mailing is attached.

Sincerely



Neil Johnson
SEC Inc.



Growth is inevitable...it's planning that makes the difference.



**SOUTHWESTERN
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CONSULTANTS, INC.**

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Fax: 634-2222

ADDITIONAL LOCATIONS:
PRESCOTT, ARIZONA
COUNCIL, IDAHO

July 8, 2016

Dear neighbor

As the current owner of the property formerly known as the Sedona Racquet club, Elevations at Foothills South would like to invite you and your neighbors to a public open house so we can present and explain our plans for the property. The Open House will be held on Tuesday, July 26, 2016 between the hours of 4:00 p.m. and 5:30 p.m. at:

Rock of Ages Church
390 Dry Creek Road (at the intersection with Remuda)
Sedona, Arizona 86336

Elevations at Foothills South, LLC is a member owned and managed Limited Liability Company that has been formed primarily by residents of the Foothills South Subdivision specifically to purchase the old racquet club property and thereby control its future development. As you may or may not know, the old racquet club had been struggling for many years and was falling into disrepair. It had been through several bankruptcies and many residents became concerned that the property, which is zoned OP (office-professional), could be purchased by outsiders and developed for a purpose that was completely incompatible with a quiet, gated community such as Foothills South. The proposed amendment to the Community Plan and Zone Change being requested will convert the property to the same RS-18A zoning that covers the rest of Foothills South and ultimately result in the creation of nine new residential lots.

The intent of this open house is to allow Sedona residents an opportunity to review the concept, ask questions and have their comments and concerns heard and documented. If you are unable to attend the open house you can submit written comments to SEC, Inc., 20 Stutz Bearcat #6, Sedona, Arizona 86336.

A conceptual sketch of the proposal is enclosed. We look forward to seeing you at the open house.

Sincerely

Neil Johnson
SEC Inc.

RECEIVED
JUL 13 2016
CITY OF SEDONA
COMMUNITY DEVELOPMENT

**CONCEPTUAL PLAT
FOOTHILLS SOUTH, TRACT A
CITY OF SEDONA**

A PORTION of TRACT "A", FOOTHILLS SOUTH (UNIT ONE AMENDED) per PLAT RECORDED in Bk. 19 M.&P., Pgs. 18-19 and of LOT 8, FOOTHILLS SOUTH UNIT 4 per PLAT RECORDED IN Bk. 63 M.&P., Pgs. 9-10, Y.C.R.O., all LOCATED in SE¼ SECTION 16, T.17N., R.6E., G.&S.R.M., YAVAPAI COUNTY, ARIZONA

**EXISTING ZONING
QP**

THIS DISTRICT IS INTENDED PRIMARILY FOR THE DEVELOPMENT OF PROFESSIONAL AND ADMINISTRATIVE OFFICES, WITH RESTRICK, LANDSCAPING AND ARCHITECTURAL REQUIREMENTS DESIGNED TO MAKE THESE USES RELATIVELY COMPATIBLE WITH RESIDENTIAL USES.

**PROPOSED ZONING
RS-18a**

MINIMUM LOT SIZE = 18,000 SQ. FT.
MINIMUM LOT WIDTH AND DEPTH = 100 FT.
MAXIMUM DENSITY UNITS PER ACRE = 2
MAXIMUM LOT COVERAGE = 25%
MINIMUM FRONT YARD SETBACK = 30 FT.
MINIMUM REAR YARD SETBACK = 20 FT.
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LEGEND

PROPOSED PROPERTY LINE —————
PROPOSED BUILDING ENVELOPE - - - - -

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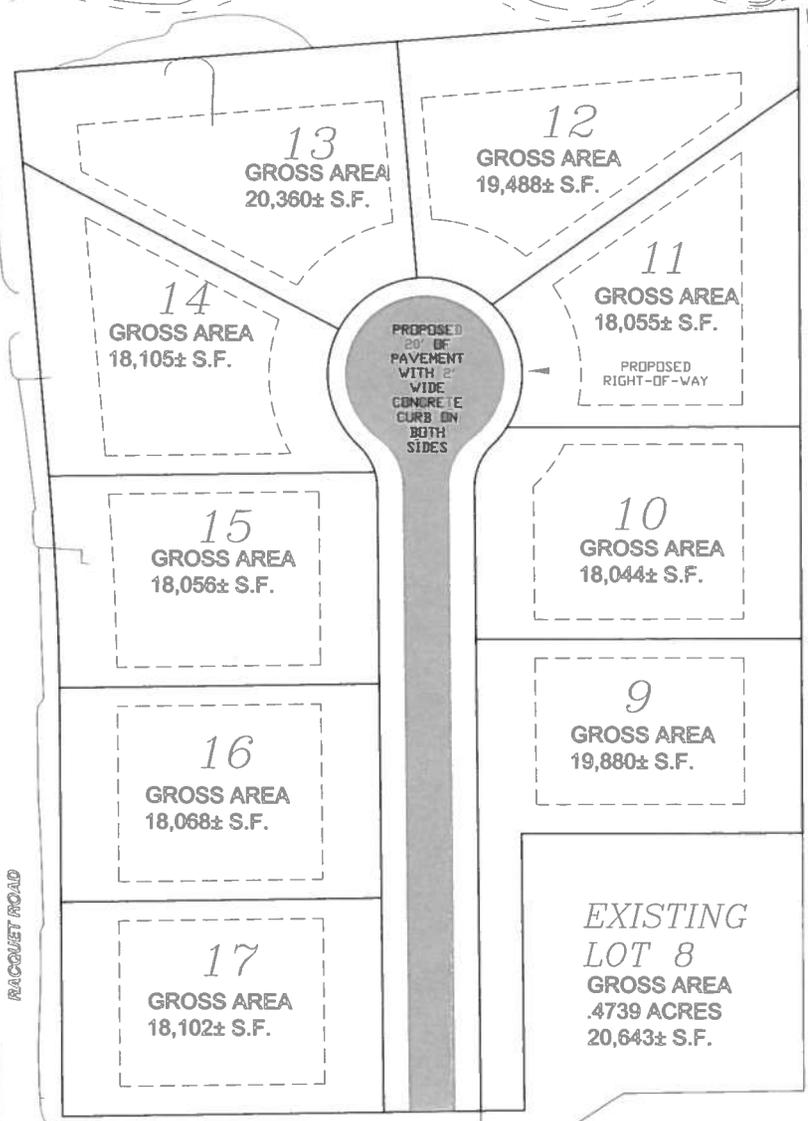
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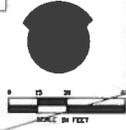
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NOTE:
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NOT FOR CONSTRUCTION. FOR AGENCY REVIEW ONLY

**FOOTHILLS SOUTH TRACT A
CONCEPTUAL PLAT**

SITE MAP SHEET MAP LEGENDS & ABBREVIATIONS		
DATE 04/1/2018	DRAWN HW, NJ	SHEET 1 OF 1
SCALE N/D	CHECKED KC	Project No. 18-0303C

20 STUTZ BEARCAT # 6
SEDONA, ARIZONA 86336
(928) 282-7787

18-0303C_FOOTHILLS SOUTH.dwg | 180425-18-0303C.dwg

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ADDITIONAL LOCATIONS:
PRESCOTT, ARIZONA
COUNCIL, IDAHO

August 1, 2016

City of Sedona Community Development Department
Attn. Cari Meyer and Mike Raber
102 Roadrunner Drive
Sedona, Arizona 86336

Re: Report on the results of a public meeting concerning the redevelopment of Assessor's Parcel Number 408-11-243A also formerly known as the Sedona Racquet Club located within the gated community of Foothills South, Sedona, Arizona.

Mike and Cari

On July 26, 2016 between the hours of 4:00 pm and 5:30 pm Elevations at Foothills South, LLC and SEC Inc., serving as their agent, conducted the public meeting proposed in the previously submitted PUBLIC PARTICIPATION PLAN dated June 2, 2016 and amended July 11, 2016. The meeting was announced in a mass mailing sent July 11, 2016 to all of the property owner addresses provided by the City. Only six of the notifications came back as undeliverable. The Foothills South HOA made an effort to contact these property owners with unknown success. Twenty individuals attended the meeting including several Board Members of the HOA. Eighteen of the attendees identified themselves as residents of Foothills South and two as being associated with Foothills South HOA management.

A brief presentation was made at the beginning of the meeting that covered the high points presented in the Letter of Intent. It was then explained that the primary purpose of the meeting was to allow all residents the opportunity to ask questions and have their concerns regarding the proposed project heard and documented.

The comments received were consistently in favor of the proposal to convert the site to residential lots. The most prevalent concern was that the development should be subject to the provisions of the existing CC&R's. The following sample of public comments/questions and the responses made are representative of a dialog that lasted for an hour and a half.

Comment

We are in support of this proposal as long as it adheres to the CC&R's

Response

The intent is for the new subdivision to be subject to the existing Foothills South CC&R's. Elevations at Foothills South has an agreement to this affect with the HOA.

Comment

The CC&R's require 30' setbacks on all sides of the property and a minimum 2,200 square foot house. The current proposed layout may have to be changed.

Response

The current proposed layout does show setbacks that conform to the zoning rather than the CC&R's. The proposed layout will be revisited to ensure that it complies as completely as possible with the CC&R's. The City generally does not object to covenants that are more restrictive than their ordinance.

Comment

The owner of Lot 7 in Foothills South, Unit 4 stated that he would prefer to have the access road enter the Tract from Racquet Road rather than from Salido Del Sol. The current point of access is in front of his house.

Response

There are technical challenges involved in building a relatively short L shaped road that ends in a cul-de-sac on the types of grades that exist on the site. We will revisit the available options but the ultimate deciding factor may be Fire District ease of access regulations.

Comment

Will the subdivision be flat?

Response

No. The amount of elevation change across the property will require that both the road and the lots have a noticeable slope. The design will conform to City standards.

Comment

Will any Spec houses be built?

Response

A representative of Elevations at Foothills South stated that they have no plans for building houses. They do not want to be competitors with other residents that may be trying to sell their property. Their primary goal is to ensure that the property is developed in a manner that is compatible with the rest of Foothills South.

Comment

Will the "existing lot 8" shown on the proposed layout be part of the new subdivision?

Response

Lot 8 was purchased by Elevations at Foothills South in case it was needed to ensure access or proper development to Tract A. Conversations with the city have revealed that trying to do this type of combination would likely be a complicated and extended process. We are currently attempting to formulate an acceptable design that does not include lot 8 but have not entirely ruled out its use.

Comment

It was my understanding that you were going to demolish the Racquet Club within a year of acquiring it. Is that still the plan?

Response

The representative from Elevations at Foothills South stated that they had contacted seven potential demolition companies and that each had asked difficult questions concerning whether recycling is feasible and how to dispose of the waste material. There was also the question of how to control dust



Growth is inevitable...it's planning that makes the difference.

after the demolition and for how long the dust would need to be controlled. The current thinking is that the demolition should be part of the ultimate construction contract.

Comment

We are in support of this concept as long as the CC&R's are followed. Will you continue to tell us what is happening and is there anything we can do to help?

Response

Input from the residents is an important part of this process. We will be available to answer questions or hear your concerns throughout the proceedings. Our e-mail addresses and phone numbers are shown in the documentation explaining the proposal that is available at the back of the room. In addition we encourage you to attend the Planning and Zoning and City Council meetings that will be held at city hall concerning this proposal.

Comment

Many residents have already gone through a lot of lawyers and money to get to this point. We just want to see it finished.

Response

We are aware of the hassles you have gone through previously and will work to bring this to a conclusion as soon as possible. There is however a well-defined process that will need to be followed to accomplish the end goal. We are committed to working with the residents and with the City to accomplish this goal.

At the conclusion of the meeting we asked whether after hearing what had been said, anyone was opposed the replacement of the Racquet Club with residential lots. No one said a thing.

Copies of the sign in sheets from the meeting are attached. Please do not hesitate to contact us if you have any questions.

Sincerely



Neil Johnson
SEC Inc.



Growth is inevitable...it's planning that makes the difference.

Elevations at Foothills South

Public Meeting at Sedona

July 26, 2016 4:00 P.M.

PLEASE PRINT

Name	Address / E-Mail Address	Telephone Numbers	Lot Owner at Foothills South
- Fred & Marion Calley	171 El Camino ^{Fire at NP M} Jessie's Calle	928-204-2023	
Tim Anderson	3172 Calle del Marbon, Sedona <i>tim.anderson2@me.com</i>	734 846 5355	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No yes
Bob/REBECCA MAXWELL	160 SALIDO DEL SOL	928-301-2564	ye YES
Burt Kusley	3183 Calle del Marbon	920-245-2355	Yes
Paul Tiller		928 282 7321	Yr

Elevations at Foothills South

Public Meeting at Sedona

July 26, 2016 4:00 P.M.

PLEASE PRINT

Name	Address / E-Mail Address	Telephone Numbers	Lot Owner at Foothills South
Linda Jensen	500 Foothills South W.	928 282 5256	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Sheldon Golub	118 Linda Vista	928-699-6035	✓
Phil Young	220 Calle Del Norte ^{Sedona} AZ 86336	928-209-9769	✓
Pauline Curry	155 Linda Vista	928-862-2240	L
MARIL SAKELBY	240 ROQUET RD.	928-554-4742	
Susan Kopsch	61 Calle del Arboles	" 282-2270	
SAVAS SOSANGELIS	435 Foothills South	928 282 1245	✓

Elevations at Foothills South

Public Meeting at Sedona

July 26, 2016 4:00 P.M.

PLEASE PRINT

Name	Address / E-Mail Address	Telephone Numbers	Lot Owner at Foothills South
Vanderwater	340 Lake Rd Sedona		<input type="checkbox"/> Yes <input type="checkbox"/> No
Steve + Rene Smith	77 Legend Rd Sedona AZ 86351	920-281-1111	
Jerry - James + Mary Dell	201 El Camino Real		
Wayne Swart	155 Salido del Sol.		✓



City Of Sedona Community Development Department

102 Roadrunner Drive Sedona, AZ 86336

(928) 282-1154 • Fax: (928) 204-7124

NOTICE OF APPLICATION: MAJOR COMMUNITY PLAN AMENDMENT & ZONE CHANGE

Application materials are available on the City's website
(www.sedonaaz.gov/cd) under Current Projects.



Scan with your mobile
device to access project
documents online

The Planning and Zoning Commission is **tentatively** scheduled to review this application at a work session on August 11 and at a public hearing on Tuesday, September 20, 2016. City Council is **tentatively** scheduled to review the application in October. You will receive a public notice from this office prior to the public hearings.

Your comments, input, and opinions on the proposed project are welcomed. Written comments may be submitted to the City using the comment form on the website or by contacting City Staff using the information below.

- Case Number:** PZ16-00004 (Major CPA, ZC)
- Project Summary:** Request for approval of a Major Sedona Community Plan Amendment and Zone Change in order to pursue the development of the former Sedona Racquet Club as a single-family residential subdivision.
- Property Address:** 100 Racquet Road (Former Sedona Racquet Club)
- Parcel Numbers:** 408-11-243A
- Site Size:** ± 4.43 acres
- Existing Sedona Community Plan Designation:**
P/SP (Public/Semi Public)
- Proposed Sedona Community Plan Designation:**
SFLD (Single-family Low Density)
- Existing Zoning:** OP (Office Professional)
- Proposed Zoning:** RS-18a (Single-family Residential)
- Owner/Applicant:** Elevations at Foothills South LLC (Ralph Young)
- Authorized Agent:** SEC Inc. (Neil Johnson)
- City of Sedona Contacts:**
Michael Raber, Senior Planner
(928) 204-7106; mraber@sedonaaz.gov
- Cari Meyer, Senior Planner
(928) 203-5049; cmeyer@sedonaaz.gov

{{Please turn over for additional information}}

Vicinity Map

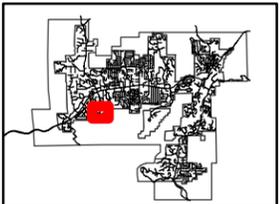
Parcel #
408-11-243A &
408-11-439
Foothills South
Racquet Club
Amendment

-  Parcel #
408-11-243A &
408-11-439
-  Zoning Boundary
-  Building Footprint
-  Parcel Boundary
-  Trail
-  Street Centerline



0 60 120 Feet

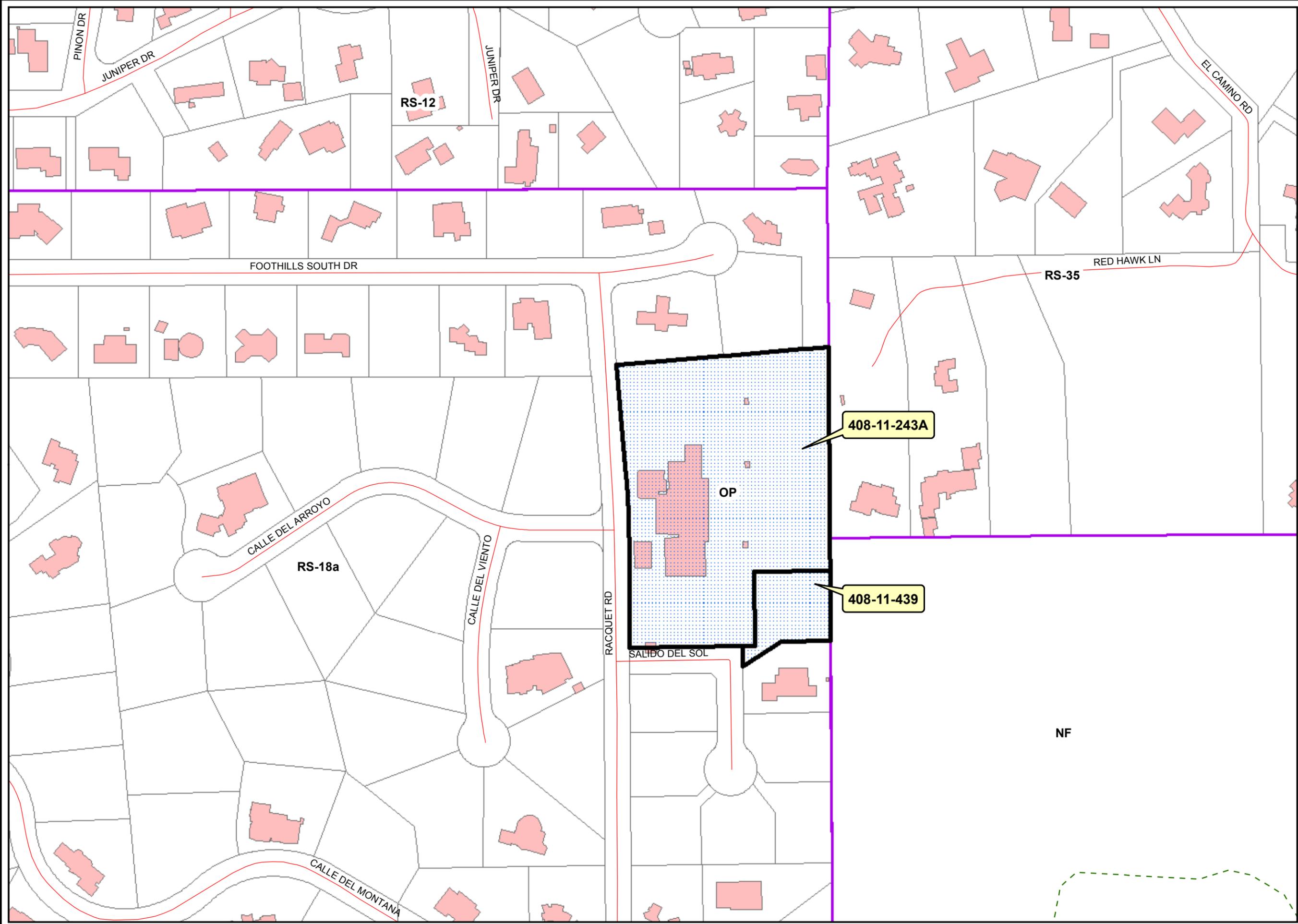
City Index



GIS, City of Sedona
05/23/2016
g:/pubreq/projects/sec/
foothills/cam/xds/
408-11-243a_439_vicinity.mxd



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.





City Of Sedona Community Development Department

102 Roadrunner Drive Sedona, AZ 86336

(928) 282-1154 • Fax: (928) 204-7124

July 5, 2016

Southwestern Environmental Consultants, Inc.
c/o Neil Johnson
20 Stutz Bearcat Drive #6
Sedona, AZ 86336

RE: Comments, Elevations at Foothills South; PZ16-00004 (Major Community Plan Amendment, Zone Change), 100 Racquet Rd

Dear Mr. Johnson,

On June 2, 2016, on behalf of your clients, you submitted an application for a Major Community Plan Amendment and Zone Change for the property located at 100 Racquet Road, Assessor's Parcel Number 408-11-243A. Your request is to amend the Community Plan designation for this property from P/SP (Public/Semi-Public) to SFLD (Single Family Low Density) and to rezone this property from OP (Office Professional) to RS-18a (Single Family Residential). If approved, these changes would allow for the future development of this parcel as a residential subdivision.

A preliminary review of the submitted materials has been completed. In order to help move your application through the process, we are providing you with the attached comments. Please note that this preliminary review does not constitute a recommendation to approve or deny your request. We have also attached comments received thus far from reviewing agencies. As a reminder, as the project moves through the process, additional questions and comments may be generated. In order to keep this project on schedule for a City Council hearing by the end of the year, please return your responses/revisions by July 25, 2016.

If you have questions about the general process, please contact me at (928) 204-7106 or mraber@sedonaaz.gov. If you have questions regarding a specific comment, please feel free to contact the reviewing agency directly. Contact information is included in each comment letter.

Sincerely,

Mike Raber, Senior Planner

Comment Letters Attached:

1. City of Sedona Community Development (Long Range and Current Planning)
2. City of Sedona Public Works
3. Sedona Fire District
4. Arizona Department of Water Resources
5. UniSource Energy Services



City Of Sedona Community Development Department

102 Roadrunner Drive Sedona, AZ 86336

(928) 282-1154 • Fax: (928) 204-7124

Planning Comments

Reviewers: Cari Meyer, Senior Planner, Mike Raber, Senior Planner

PZ16-00004 (Major Community Plan Amendment, Zone Change) Elevations at Foothills South 100 Racquet Road; APN 408-11-2432A

1. **General Comment:** A subdivision application has not been submitted in conjunction with this project. If your current application is approved, the next step will be to submit a formal subdivision application for the proposed 9-lot subdivision for review and approval.
2. **Letter of Intent:**
 - a) Community Plan references: On pages two and three of the Letter of Intent, there are several quotes from the Community Plan. The majority of these appear to be from the old 2002 Community Plan rather than the current 2013 Community Plan. The Letter of Intent should only reference the current 2013 Plan. Please revise the Letter of Intent accordingly and provide page numbers from the current 2013 Plan for any references. The 2013 Community Plan can be found online at www.SedonaAZ.gov/complan.
 - b) Current Use: Please clarify the statement that “the existing zoning does not in fact cover the current use” of the property. Please explain how this property is currently used.
 - c) Water and sewer usage, traffic: The Letter of Intent references “significant reductions” in demand for water and sewer services and traffic generation. Please explain in greater detail and specify how these conclusions were reached and provide any applicable supporting documentation.
3. **Public Participation Plan**
 - a) In the last paragraph on page one, please clarify how the public open house will “afford all citizens of Sedona an opportunity to review and comment...” You indicate that a mass mailing will be mailed to identified groups, individuals or entities identified as having a special interest. Do you plan on advertising this event to the greater Sedona public?
 - b) The Public Participation Plan (along with the Letter of Intent) seems to focus primarily on how other residents of Foothills South will be informed of and kept up to date on the project. Please keep in mind that the notification radius for this project has been set at 500 feet. This radius includes some properties outside of the subdivision that need to be included in the public participation process.
 - c) Please provide us the date and time of the open house and a copy of the invitation used to notify the public and interested parties.
 - d) The Public Participation Report is due on August 9, 2016.
4. **Planning and Zoning Commission Work Session and Site Visit**
 - a) This project has been scheduled for an initial site visit and work session with the Planning and Zoning Commission on August 11, 2016. The site visit will leave City Hall at approximately 2:00 pm and the work session will begin at 3:30 pm. You and your project representatives will need to meet the Commission at the site and walk them through the project. Please confirm that this date and time will work and provide City Staff with a gate code to allow us to access the project site by July 25, 2016.



City of Sedona Public Works Department

102 Roadrunner Drive Sedona, AZ 86336

(928) 204-7111 • Fax: (928) 282-5348, Ryan Mortillaro, (928) 203-5091

PZ16-00004 (DEV)

Elevations at Foothills South (Conceptual Review)

6/20/16

Engineering Comments

For the next level of review:

1. Please provide a trip generation report.
2. Please provide a preliminary drainage report.
3. Please provide a geotechnical report.
4. Please provide cut and fill earthwork quantities (in cu. yds.) for the project. If applicable, the applicant shall provide bond assurance, which meets the requirements of the City of Sedona, Land Development Code Section 809, prior to issuance of a building permit.
5. Please provide a slope analysis.
6. Please provide a legal description of the property.
7. Provide a 2-ft contour map of the property.

Prior to Issuance of Building Permit:

- Provide Final Grading and Drainage Plans. The Site Plan shall meet the requirements of LDC Section 803.
- Provide Final Drainage Report.
- Applicant shall follow the City of Sedona Land Development Code in its entirety.
- Applicant shall provide a Storm Water Pollution Prevention Plan. SWPPP measures shall be in place prior to the start of construction (LDC Article 8). Storm water quality measures shall also comply with City of Sedona Code requirements (City Code Chapter 13.5)
- Accessible sidewalks and parking areas will need to meet the current US Dept. of Justice ADA requirements.
- A City Right-of-Way Permit shall be acquired for any work taking place within City Rights-of-Way.
- Provide utility construction details on plans. Provide the actual details with the plans.
- A copy of the ADEQ "Approval to Construct" Water Facilities and Wastewater Facilities shall be provided prior to construction.
- Provide construction details for concrete structures (walls, curb, etc.).
- Applicant shall provide a Storm Water Pollution Prevention Plan along with the ADEQ NOI (disturbance area is greater than 1 acre). SWPPP measures shall be in place prior to the start of construction (LDC Article 8). Storm water quality measures shall also comply with City of Sedona Code, Chapter 13.5 requirements.
- Determine the need for a 404 permit from the Army Corps of Engineers for work in watercourse areas prior to disturbance of those areas.
- A City Right-of-Way Permit shall be acquired for any work taking place within City Rights-of-Way. A Traffic Control Plan needs to be submitted with the application.
- No dumping of excavated material is allowed within city limits without prior authorization from the City of Sedona Engineering Department (LDC Chapter 8).
- For projects involving grading of more than 5,000 cubic yards, a haul plan, a dust control plan, a topsoil reutilization plan, a stormwater pollution prevention plan, and a traffic control plan shall be required. Each must be acceptable to and approved by the City Engineer. (LDC Section 806)



SEDONA FIRE DISTRICT

2860 SOUTHWEST DRIVE · SEDONA, AZ 86336 · TEL: (928) 282-6800 · FAX: (928) 282-6857

Safe...Friendly...Dedicated

July 1, 2016

Ms. Cari Meyer
Associate Planner, Current Planning
City of Sedona Community Development
City of Sedona
104 Road Runner Drive
Sedona, Arizona 86336

Dear Ms. Meyer:

A conceptual review has been completed for the project listed below.

Description: Elevations at Foothills South (Formerly the Sedona Racquet Club)
Address: 100 Racquet Road, Sedona, Arizona 86336
Case#: PZ16-00004 (Major CPA, DEV)
APN: 408-11-343A
Proposal: 9 new residential lots

Based on the submitted information the following fire code requirements shall be applicable.

1. Section 503.1: Fire department access roadways shall be provided. Roadways shall meet the listed requirements:
 - A. Roadways shall be at least 20 feet wide.
 - B. Grades shall not exceed 6% for gravel, 12% for blacktop and 15% for concrete surfaces.
 - C. Overhead obstructions shall not be lower than 13 feet 6 inches.
 - D. Obstructions such as low water crossings, security gates and speed bumps require buildings served by such roads to be equipped with automatic fire sprinklers.
 - E. Turning radii shall be no less than 20 feet inside, 40 outside.
 - F. Dead-ends longer than 150 feet shall be equipped with turn-a-rounds.
 - G. Bridges shall be designed to carry the imposed loads of fire apparatus.
 - H. Approved signs shall mark roads by name.
 - I. Vehicles shall not park in a fashion to obstruct fire lanes. No parking signs shall be installed where parking presents such obstructions.

2. Section 903.2: All buildings hereafter constructed shall be equipped with an approved automatic fire sprinkler system. Systems shall be installed in accordance with the National Fire Protection Association's pamphlet #13D, "**Standard for the Installation of Sprinkler**

Systems in One- and Two-Family Dwellings and Manufactured Homes” the 2002 edition.

3. Section 508.1: An approved water supply capable of supplying the required fire-flow shall be provided. Fire hydrants shall be installed in accordance with the local water purveyor and as required by this office. Hydrants shall be situated on at least six-inch mains, eight-inch if dead-end.

NOTE: Required fire-flows shall be made available prior to any combustible construction materials being brought on site. Fire flow is based on the size and construction type of the proposed buildings.

NOTE: A fire hydrant shall be installed between lots 16 and 17.

Fire hydrants shall be installed as directed by this office. An approved water main shall be provided to support the required fire flow for this project. Fire flows are determined by Appendix B, Table B105.1, of the IFC, 2003 edition.

4. Section 506.1: Security gates, if installed, shall be equipped with a Sedona Fire District key over-ride cylinder. This cylinder shall be keyed to the type presently employed by the Sedona Fire District. Operation of the key shall open the gates and the gates shall remain open until such time that the key is returned to its normal position. One clockwise turn shall open the gate. One counterclockwise turn shall return the gate to normal operation. Provide proper key cylinder. This cylinder is available for purchase through this office.

In addition to the key operation, a TOMAR (TOMAR Industries, <http://TOMAR.com>) optical sensor 2091-SD or similar, shall be installed. This sensor allows for emergency apparatus to enter the property having the gate automatically open upon the approach of emergency apparatus. The actuation of the gate is through a signal sent via the strobe lights on the emergency apparatus. The gate will remain open for as long as the signal is being transmitted by the emergency apparatus. Provide proper optical sensor.

A battery backup system shall be provided to open the gate one time upon a power failure. Provide proper battery backup.

5. Section 505.1: Premises-identification shall be clearly posted prior to final occupancy. Numbers shall be visible and legible from the street. Number colors shall be contrasting to their background. Provide proper address numbers.

These comments shall not be meant to exclude any applicable requirements adopted by the Sedona Fire District or other regulatory agency. The adopted fire code is based on the 2003 edition of the International Fire Code with amendments as approved by the Arizona State Fire Marshal.

Inspections required by the fire code, to ensure that these requirements have been satisfied, shall be scheduled through this office. Proof of these inspections shall be submitted by you to the City of Sedona Community Development Department prior to a certificate of occupancy being issued.

As of February 27, 2008 the Sedona Fire District adopted a fee for service schedule. Service fees include construction plan reviews. A construction permit is required to be obtained from this office prior to any commencement of work. Construction permits will not be issued until such time that fee payments are received.

If you have any questions concerning these comments please feel free to contact me at (928) 204-8907 or gjohnson@sedonfire.org.

Sincerely,



Gary J. Johnson
District Fire Marshal

C: Mr. Neil Johnson
SEC
20 Stutz Bearcat Drive
Suite #6
Sedona, AZ 86336

njohnson@sec-landmgt.com

Mike Raber - RE: Major Amendment to Sedona Community Plan

From: Karen Modesto <kmodesto@azwater.gov>
To: "MRaber@sedonaaz.gov" <MRaber@sedonaaz.gov>
Date: 6/22/2016 3:56 PM
Subject: RE: Major Amendment to Sedona Community Plan

Hi Mike,

This is in response to your recent request to Gerry Walker regarding a change to the Sedona Community Plan. Based on the description in your letter (the hyperlinks did not work), please be advised of the following from ADWR's Office of Assured and Adequate Water Supply:

To Whom it May Concern: the change to the Sedona Community Plan that creates nine residential lots on the site of the former Sedona Racquet Club likely requires a determination of Adequate Water Supply from the Arizona Department of Water Resources. For further information and assistance, please contact the Office of Assured & Adequate Water Supply at: [602-771-8599](tel:602-771-8599) or assuredadequate@azwater.gov

Richard B. Obenshain, Manager
Recharge, Assured & Adequate Water Supply Programs
Water Planning & Permitting Division
Arizona Department of Water Resources
1110 W. Washington St., Suite 310 Phoenix, AZ 85007
MAILING ADDRESS: PO BOX 36020, Phoenix, AZ 85067-6020
Phone: [\(602\)771-8622](tel:6027718622)
Fax: [\(602\)771-8689](tel:6027718689)

Please feel free to contact Rick or me if you need additional information.

Regards,
Karen

Karen Modesto
Arizona Department of Water Resources
Statewide Planning
[\(602\) 771-7705](tel:6027717705)
kmodesto@azwater.gov



Cari Meyer - RE: [EXTERNAL E-Mail] City of Sedona Development Application (Elevations at Foothills South)

From: <IFreeman@uesaz.com>
To: <CMeyer@sedonaaz.gov>
Date: 6/13/2016 9:47 AM
Subject: RE: [EXTERNAL E-Mail] City of Sedona Development Application (Elevations at Foothills South)
Cc: <IFreeman@uesaz.com>

Hi Cari

UniSource has no conflicts with this project. We will need to remove the existing service stub that was for the Racquet Club, probably before any demolition. Please have the owners contact us at [928-203-1295](tel:928-203-1295) when they are ready.

Irene

From: Cari Meyer [CMeyer@sedonaaz.gov]
Sent: Thursday, June 09, 2016 4:47 PM
Subject: [EXTERNAL E-Mail] City of Sedona Development Application (Elevations at Foothills South)

****I use the same distribution list for all new development projects. If the project(s) on this list are not in your county or area of service, do not feel obligated to respond, but feel free to contact me with any questions you have or clarifications you may need.****

The City of Sedona Community Development Department has received the following development applications and is requesting your review.

1. **PZ16-00004 (Major CPA, ZC) Elevations at Foothills South at 100 Racquet Road (APN 408-11-343A). This is the site of the former Sedona Racquet Club.** The property is in *Yavapai County*. As a final review, comments should focus on the accuracy and completeness of all information provided and whether the plans submitted meet your agency's requirements. The applicant is proposing a Major Community Plan Amendment to change the designation on the Future Land Use Map from Public/Semi Public to Single Family Low Density and a Zone Change to change the zoning from OP (Office Professional) to RS-18a (Single Family Residential). These designations would match the designations in the surrounding neighborhood. The property is approximately 4.43 acres and the applicant has not submitted a subdivision application at this time. Please review the materials at the link below. There will be an internal meeting for this project on **Tuesday, June 21, 2016, at 8:00 am** in the Schnebly Conference Room at the Community Development Department Office. Comments are due by **Thursday, June 30, 2016**.



**SOUTHWESTERN
ENVIRONMENTAL
CONSULTANTS, INC.**

E-mail: info@sec-landmgt.com
www.sec-landmgt.com

CORPORATE OFFICE:
20 STUTZ BEACRCAT DRIVE #6
SEDONA, ARIZONA 86336
(928) 282-7787
Fax: 282-0731

BRANCH OFFICE:
825 COVE PARKWAY
COTTONWOOD, ARIZONA 86326
(928) 634-5889
Fax: 634-2222

ADDITIONAL LOCATIONS:
PRESCOTT, ARIZONA
COUNCIL, IDAHO

July 14, 2016

Michael Raber, and Cari Meyer, Senior Planners
City of Sedona
102 Roadrunner Drive
Sedona, AZ 86336

Re: Elevations at Foothills South, redevelopment of the parcel formerly known as the Sedona Racquet Club, Response to comments sent July 5, 2016

Dear Mike and Cari

This letter is intended to address the comments contained in your e-mail sent on January 5, 2016. Our response is shown in Red *italics* after each question. Also attached are a revised LOI, a sample LOI with the changes that have been made in red, and a revised Public Participation Plan

Planning Comments

**Reviewers: Cari Meyer, Senior Planner, Mike Raber, Senior Planner
PZ16-00004 (Major Community Plan Amendment, Zone Change) Elevations at
Foothills South
100 Racquet Road; APN 408-11-2432A**

1. **General Comment:** A subdivision application has not been submitted in conjunction with this project. If your current application is approved, the next step will be to submit a formal subdivision application for the proposed 9-lot subdivision for review and approval. *Understood*
2. **Letter of Intent:**
 - a) Community Plan references: On pages two and three of the Letter of Intent, there are several quotes from the Community Plan. The majority of these appear to be from the old 2002 Community Plan rather than the current 2013 Community Plan. The Letter of Intent should only reference the current 2013 Plan. Please revise the Letter of Intent accordingly and provide page numbers from the current 2013 Plan for any references. The 2013 Community Plan can be found online at

www.SedonaAZ.gov/complan. *The references have been modified and now point to the 2013 version of the Community Plan.*

- b) Current Use: Please clarify the statement that “the existing zoning does not in fact cover the current use” of the property. Please explain how this property is currently used. *The existing zoning comment has been removed and a description of current use added.*
- c) Water and sewer usage, traffic: The Letter of Intent references “significant reductions” in demand for water and sewer services and traffic generation. Please explain in greater detail and specify how these conclusions were reached and provide any applicable supporting documentation. *Reduction in the demand for water and sewer services is not included in the Community Plan and these comments have been deleted. The concept of reduced demand will be addressed during the subdivision application phase of the project. A description of why traffic flow is expected to be reduced has been added to the LOI.*

3. Public Participation Plan

- a) In the last paragraph on page one, please clarify how the public open house will “afford all citizens of Sedona an opportunity to review and comment...” You indicate that a mass mailing will be mailed to identified groups, individuals or entities identified as having a special interest. Do you plan on advertising this event to the greater Sedona public? *The Public Participation Plan has been modified to indicate that everyone identified by the city as being a property owner within 500’ of the parcel has been notified.*
- b) The Public Participation Plan (along with the Letter of Intent) seems to focus primarily on how other residents of Foothills South will be informed of and kept up to date on the project. Please keep in mind that the notification radius for this project has been set at 500 feet. This radius includes some properties outside of the subdivision that need to be included in the public participation process. *The Public Participation Plan has been modified to state that, while it is residents of Foothills South that will be primarily affected all property owners within 500’ will be directly invited to comment.*
- c) Please provide us the date and time of the open house and a copy of the invitation used to notify the public and interested parties. *A copy of the invitation is attached.*
- d) The Public Participation Report is due on August 9, 2016. *Understood.*

4. Planning and Zoning Commission Work Session and Site Visit

- a) This project has been scheduled for an initial site visit and work session with the Planning and Zoning Commission on August 11, 2016. The site visit will leave City Hall at approximately 2:00 pm and the work session will begin at 3:30 pm. You and your project representatives will need to meet the Commission at the site and

Growth is inevitable...it's planning that makes the difference.



walk them through the project. Please confirm that this date and time will work and provide City Staff with a gate code to allow us to access the project site by July 25, 2016. *The date and time are agreeable. The gate code specific to this project is #4211.*

Comments from Engineering, ADWR and the utility companies will be addressed during the Subdivision Application phase of the project.

Please feel free to contact me if you have any questions. Thank you for your consideration;

Sincerely



Neil Johnson, Project Liaison
SEC Inc.



Growth is inevitable...it's planning that makes the difference.

Cari Meyer - Re: PZ16-00004

From: Mike Raber
To: wayne swart
Date: 7/28/2016 3:25 PM
Subject: Re: PZ16-00004
Cc: Audree Juhlin; Warren Campbell; Cari Meyer

Hi Wayne:

Thank you for your comments. A conceptual subdivision layout was submitted by the applicant to show the maximum number of lots that could be developed under the requested zoning, but that layout is not currently under review and the applicant has not submitted a subdivision application at this time. If the Community Plan amendment and zone change are approved, the applicant would still need to submit an application for a subdivision where the design, setbacks, lots, access, grading, etc would be evaluated. The current layout could change under that review process. The subdivision process would include public hearings with the Planning and Zoning Commission and City Council as well. The applicant is also preparing a Public Participation Plan that will summarize the comments at the meeting you attended. Your comments will also be included in the packet for the Commission's August 11 work session.

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>>> wayne swart <wswart57@gmail.com> 7/27/2016 1:57 PM >>>

Hello Mike

Yesterday I attended a meeting put on by Neil Johnson of Southwestern Environmental Consultants, in regards to the tennis club. My main concern is that they have configured the property such that access will be off of our street, Salido del Sol. There are currently 3 access points to this property off Racquet Drive into the old tennis club. Ours street is a small side street. To shunt the traffic (initially construction and later residential) thru this side street does not sit well with me. Another concern brought up at the meeting was that the development as presented did not conform to the HOA CC and Rs. The CC and Rs stipulate a 30ft setback and the new lots would only accommodate a 12ft setback.

I suspect this is an ongoing process, but I did want to bring this to your attention. Thank you very much.

Wayne Swart

On Jun 27, 2016, at 7:42 AM, Mike Raber <MRaber@sedonaaz.gov> wrote:

Hi Wayne:

Single-family Low-Density is a single-family residential designation in the Sedona Community Plan with a density of .5-2 units per acre. The RS-18a zoning district is a Single-family Residential zone that conforms to this Sedona Community Plan designation (with a minimum lot size of 18,000 square feet). This RS-18a zoning district is the same zone as the Foothills South subdivision.

Please let me know if you have additional questions.

Thanks

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>>> "wayne swart" <wswart57@gmail.com> 6/24/2016 4:29 PM >>>

I received a mailing regarding the conversion of the former Sedona Racquet Club to housing. Could you please tell me the difference between single family low density and single family residential? Thanks!

Sedona City Hall is open for business Monday through Thursday from 7 a.m. to 6 p.m. and closed on Fridays. The Municipal Court and Wastewater system maintenance remain on a Monday through Friday, 8 a.m. to 5 p.m. schedule. Police and maintenance services are not impacted.