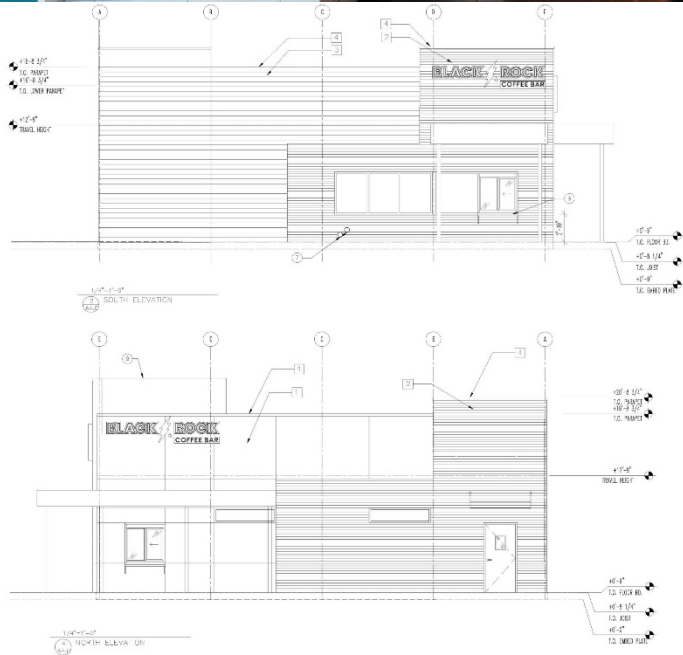




Black Rock Coffee Of Sedona Letter of Intent & Development Review Package



Prepared for:

Black Rock Development Company, LLC
9170 E Bahia Dr, Suite 101
Scottsdale, Arizona 85260

Prepared by:

Atwell, LLC
9001 Airport Freeway, Suite 660

Job No. 24004242

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**BLACK ROCK COFFEE OF SEDONA
LETTER OR INTENT
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1.0 INTRODUCTION

On behalf of Black Rock Development Company, LLC, ATWELL (applicant) submits this comprehensive application letter of intent for the proposed development of a Black Rock Coffee Bar. The proposed Black Rock Coffee Bar is a premium craft coffee shop with multiple locations across the country. Black Rock Coffee considers itself a “Part of local communities, each Black Rock Coffee Bar finds way to serve their neighborhoods. And by doing so we help raise the bar for relationship and compassion.” The proposed building is roughly 645 square feet in size, with state-of-the-art design and identifiable branding elements. It offers a Patio and outdoor seating with the option of Drive-Thru availability. The Proposed Standard Building includes dual lane drive-thru ordering single lane pickup.

Figure 1 Vicinity Plan



Property details may be found below:

Table 1 Location and Property Information

Developer Name	Black Rock Development Company, LLC
Assessor Parcel/ Address	408-25-038R 80 Posse Ground Road, Sedona, AZ
City, County, State Highway and local streets within 3 miles of the subdivision, or the area to be served by the drainage improvements.	City of Sedona Yavapai County Arizona 89A
Township, range, section, ¼ section	S12-T17N-R5E
Major drainageways and facilities	Unnamed wash along south of property boundary
Names of surrounding Developments	Sedona Animal Clinic (North) Jay Bird's (East)
Site Area	0.423 ac (18,426 sf)

Community benefits associated with the proposed project include the following:

- Providing fun and customer focused beverages while promoting local community art and events.
- Creation of beautiful landscaping along State Route 89A and Posse Ground Road
- Fostering low-light conditions to facilitate dark-sky protection initiatives.
- Promotion of walkability by allowing customer pickup, pedestrian order window and bicycle parking

This document is intended to clarify and respond to the required section outlined in the Planning and Development application checklist:

Article 2	Zoning Districts
Article 3	Use Regulations
Article 5	Development Standards
Article 6	Signs
Article 7	Subdivisions
Article 8	Administration and Procedures

2.0 ARTICLE 2 – ZONING DISTRICTS

Based on the zoning map, the project is zoned as CO. Which is detailed under paragraph 2.14 as “The CO district is intended to accommodate general retail and other commercial and service uses, and incidental or accessory uses, where access requires good vehicular circulation. Land uses are characterized by frequent visits of customers and clients. The CO district is intended to provide attractive commercial development with adequate access to arterial streets and with efficient internal circulation and parking and that is compatible with surrounding residential areas.”

The CO Requirements are shown in the table below, along with the proposed implementations

	CO Requirement	Value	Proposed Development	Difference
Lot Standards (minimum)				
A	Width	60 feet	126 feet	66 feet
	Area	10,000 sq. ft.	18,426 sq. ft.	8,426 sq. ft.
Setbacks (minimum)				
B	Front	10 feet	N/A	
C	Side	None	N/A	
	Side, Street	10 feet	31.8 feet (W) 11.6 feet (S)	21.8 feet (W) 1.6 feet (S)
D	Rear	None		
	Any setback abutting residential	20 feet	N/A	
Height				
	Building Height	27'-0"		
Impervious Coverage (maximum)				
	Building coverage	60% (max)	3.5%	-56.5%
	Total Coverage	80% (max)	67%	-13%
Parking				
	1 space/250 sf 4 Stacking	3 spaces (1ADA) 4 stacking	5 spaces (1 ADA) 4 stacking	+ 2 Spaces

3.0 ARTICLE 3 – USE REGULATIONS

3.1 Purpose

This article identifies the land uses allowed in Sedona’s zoning districts and establishes standards that apply to certain uses with unique characteristics or impacts, and those which are applicable to this project.

3.2 Table of Allowed Uses

The table of allowed uses (shown below) show that within the zoning district CO, a restraint with Drive-Through option is an acceptable use

P = permitted

C = conditional use permit required

A = accessory

Blank Cell = use prohibited

	Residential									Non-Residential					Other			Use-Specific Standards		
	RS-70	RS-55	RS-18	RS-10	RS-6	RMH	RM-1	RM-2	RM-3	M1	M2	M3	CO	IN	L	CF	OS		OC	
Restaurant with Drive-Through													C	P	P					3.3.C(11)

3.3 Use Specific Standards

3.3.C.11 Restaurant with Drive-Through

All drive-through facilities shall comply with the vehicle stacking requirements of Section [5.5.G](#), Loading and Stacking Areas.

Response: No conditional Use permit Required as the use adheres to the zoning. Loading and Stacking will be addressed in Article 5 of this document.

3.4 Accessories Uses and Standards

No accessory structures are being proposed.

3.5 Temporary Uses and Standards

No Temporary uses are being proposed.

5.0 ARTICLE 5 – DEVELOPMENT STANDARDS

5.1 Purpose

This article includes standards that regulate the physical layout and design of development within Sedona to ensure the protection of the health, welfare, safety, and quality of life. These standards address the physical relationship between development and adjacent properties, public streets, neighborhoods, and the natural environment, in order to implement the Sedona Community Plan vision for a more attractive, efficient, and livable community.

The proposed project adhere to the4se purposes, is set back the appropriate distance from setbacks, takes into consideration sight visibility, and establishes pedestrian access to the business.

5.2 Applicability

All new developments adhere to this section. Since the proposed development is a new development, this article applies.

5.3 Grading and Drainage

5.3.D.1 Grading and Slope Protection

a. All buildings, structures, driveways, and roads shall, to the maximum extent practicable, follow the natural contours of the land to minimize disturbed area.

Response: Drive access has been designed such that the tie in points have not been changed, this applies to sidewalk as well such that the existing grade has been preserved

b. Grading and cut-and-fill practices shall be minimized and shall blend scale, form, and visual character into the natural landforms and minimize exposed scars. Level grading of entire lots without respect for existing landforms or neighboring development is prohibited.

Response: Site has been designed to be a balanced cut and fill and uses the maximum on site slopes to preserve the natural landscape.

c. Sharp angles shall be rounded off, in a natural manner, at the top and ends of cut and fill slopes (within approximately five feet of the sharp angle) unless steep angles are a natural character of the site. Where this would damage tree root systems, the amount of rounding off may be reduced and shrubs used instead to hide the transition.

Response: Landscaping on site has been significantly improved in developed conditions and provide all around coverage to allow for a softened natural appearance.

d. Except for driveways, cut-and-fill slopes shall be entirely contained within a lot and natural grade at the lot lines shall be maintained.

Response: Grading has been stopped at property lines and shall not extend into off site portions. Any offsite grading improvements shall occur within public ROW.

e. Where the existing terrain is generally level, slopes greater than 1:3 are prohibited within five feet of property lines.

Response: No slopes greater than 1:3 are proposed.

f. Finished floor elevations of buildings and parking areas shall transition with the grades of the site.

Response: due to extreme slope conditions south of site, finished floor is level with retaining wall. However, parking lot and other impervious do adhere to natural grades.

g. On sloped properties, structures shall be designed to step down with the existing topography. Building placement on slopes shall incorporate stepped vertical massing and plan view offsets to save existing vegetation and landforms.

Response: The proposed building does not have a significant enough footprint to allow for a stepped façade. However existing landforms have been preserved, and any existing shrubbery or trees have been preserved where possible.

5.3.D.2 Storm Drainage Facilities

a. 1. *All developments shall be designed with considerations for existing, temporary, and post-development drainage impacts and flows. These considerations shall include quantity, quality, and method of delivery of drainage flows.*

Response: Please see attached drainage report which provides underground detention capable of balancing pre and post rates and addressing water quality.

2. *Project designs shall provide drainage or storm water capture/low-impact development measures on the project site so that off-site storm drainage flows do not increase, are not more polluted, or differently delivered than existing flows, unless adequate provisions satisfactory to the City Engineer are made to accommodate the flow off site.*

Response: Please see attached drainage report which provides underground detention capable of balancing pre and post rates and addressing water quality.

b. *Design measures shall be implemented to prevent nonstorm drainage flows from flowing between or off of properties.*

Response: No flows travel between properties and no ultimate outlet locations for drainage basins are being altered in proposed conditions.

c. *All development proposals shall, to the maximum extent feasible, preserve existing drainage courses in as natural a manner as possible. Storm water may be directed into natural or landscaped areas where infiltration can occur (bio-retention basins, swales, rain gardens).*

Response: No bioretention swales or infiltration areas have been proposed. Geotechnical report shows that entirety of property is set upon bedrock. This means that no infiltration can occur on property.

d. No obstruction, including walls and fences, shall be placed within a drainage facility, roadside ditch, wash, or drainage easement, unless authorized by the City Engineer.

Response: No walls or fences are being proposed in any drainage facilities or easements.

e. Maintain existing riparian areas in undisturbed form unless authorized by the City Engineer.

Response: no riparian areas existing on property.

5.3.D.2 Storm Drainage Facilities

All Requirements in this section refer to aesthetic considerations. Since proposed detention is entirely underground. This section does not have application. However, adherence to landscaping code has been met.

5.4 Access, Connectivity, and Circulation

5.4.A Purpose

The purpose of this section is to support the creation of multimodal travel within the City of Sedona while promoting connectivity between neighborhoods and reducing over all pollution associated with all forms of travel. In addition this section tries to create the most effective and least dangerous travel scenarios.

The proposed development:

- Creates a new driveway (cross connectivity is not relevant for our development)
- Create a new sidewalk crossing said driveway
- Provide landscaped screening keeping pedestrian sightlines away from development improvements.
- Take into account water quality via a filter system in the underground storage on site.
- No shared Utility Easement are proposed

5.4.B Applicability

This article applies to all developments.

5.4.C Circulation Plan

The Circulation Plan which adheres to those requirements in 5.4.C.1 may be found in the appendix of this package.

5.4.D Street Connectivity

Access to this site is being proposed singularly on Posse Ground Road.

5.4.D.2 Standards

a. Continuation and Connection to Public Roadways

The vehicular access and circulation for a development shall incorporate the continuation and connection of public street roadways and associated rights-of-way that have been extended or connected to the boundary of the development site from existing or approved abutting developments.

Response: The site allows for pedestrian access via ADA accessible path. It also provides bicycle parking spaces. The proposed site continues and does not impede sidewalk existing on Posse Ground Road. Nor does it alter the sidewalk or access on W AZ 89A.

b. Extension of Circulation System to Site Boundaries

The vehicular access and circulation for a development shall provide for the extension or connection of proposed internal public street roadways and associated rights-of-way to those boundaries of the development site whenever such extensions or connections are or may be necessary to ensure that the development site or the abutting property will have:

- 1. At least two vehicular access points to and from an external through street system;*

Response: According to email from Cari Meyer on June 5th 2024. Two points of access are not allowable on this site because of the proximity of a south drive to the existing intersection of streets.

2. Convenient and efficient access by vehicles needed to provide police, fire, and emergency services; and

Response: Circulation plan details emergency vehicle paths. Please see in the appendix of this package.

3. Convenient and efficient access by vehicles needed to provide other public services.

Response: Circulation plan details convention vehicle paths. Please see in the appendix of this package.

c. Connection to Bikeways and Sidewalks

An extension or connection of a public street roadway and right-of-way to an abutting property, street, or right-of-way shall include the extension or connection of associated bikeways and sidewalks.

Response: Circulation path details pedestrian and bike path. Proposed development also provides 2 bike parking spaces. Please see plans and circulation plan provided with this review package.

d. Temporary Turnaround

The Director and/or the City Engineer may require a temporary turnaround at the end of a roadway extension if needed to facilitate traffic flow or to accommodate emergency vehicles pending the roadway's connection to other roadways.

Response: This is understood. Atwell will accommodate any such considerations.

e. Waiver or Modification of Connection Requirements

No Moderation is being requested at this time.

5.4.D.3 Cul-de-Sac and Dead-End Streets

This section is not applicable as no dead-ends nor cul-de-sacs are being proposed.

5.4.D.4 Gates and Restrictions on Access to Streets, Driveways, or Alleys

No gates or restrictions are being proposed that would hinder street, driveway, or ally access.

5.4.E.1 General

a. Every lot shall have sufficient access providing reasonable means of ingress and egress for emergency vehicles and for those needing access to the property for its intended use.

Response: Ingress and Egress has been accommodated for. Please see circulation plan provided with this package.

b. All driveway entrances and other openings onto streets shall be constructed so that:

- 1. Vehicles may safely enter and exit the property;*
 - 2. Interference with the free and convenient flow of traffic in abutting or surrounding streets is minimized; and*
 - 3. Shared driveways are provided to the maximum extent feasible to minimize the number of access points to streets (except for driveways within residential subdivisions or along private residential streets).*
- c. Unobstructed, direct, and convenient access for vehicles to and from a private or public street shall be provided for all off-street parking spaces. With the exception of single-family uses, access from any parking area to the street shall be designed to allow vehicles to enter and exit in forward drive.*
- d. All driveways shall be surfaced with materials that have textures and colors that would enhance visual compatibility with native site surroundings. Such*

materials may include paving blocks or bricks, exposed aggregate concrete and asphalt, but specifically does not include uncolored concrete.

e. All driveways from existing private or public roads that interfere with a natural or constructed drainage course shall provide a drainage culvert that meets the Engineering Standards.

Response: All above standards have been accounted for. Please see full development set for more details.

5.4.E.2 Driveway Fronting State Highways

No Driveways connecting to state highways are being proposed.

5.4.E.3 Residential

This section is not applicable to this development.

5.4.E.4 Nonresidential

a. Vehicle Maneuvering

Vehicles shall not be allowed to back out or otherwise maneuver from a property into a City arterial or roadway if, in the opinion of the City Engineer, a potential traffic safety concern is present.

Response: No such maneuvers are being designed in the properties circulation plan.

b. General Driveway Standards

All driveways providing access to a public right-of-way shall comply with adopted City Engineering standards.

Response: City standards have been taken into consideration and comments with city shall be addressed in future submittals.

5.4.E.5 OC District

This section is not applicable to this development.

5.4.F Visibility Triangles

Response: Visibility triangle have been considered and are now shown on site plan and circulation plan found in this package.

5.4.G Cross-Access between Adjacent Uses

No differing uses are adjacent to property nor is cross access proposed.

5.4.H Pedestrian and Bicycle Circulation

5.4.H.1 Sidewalks

No sidewalks within the public right of way are being proposed, only access via ramp from proposed driveway.

5.4.H.2 On-Site Pedestrian Walkways

All development shall provide an on-site system of pedestrian walkways that meets the following standards:

a. Areas to Connect

On-site pedestrian walkways shall provide direct access and connections to and between:

- 1. The primary entrance or entrances to each building, including pad site buildings;*
- 2. Any sidewalks, walkways, or shared-use paths on adjacent properties that extend to the boundaries shared with the development;*

3. *Any parking areas intended to serve the development;*
4. *Any sidewalk system along the perimeter streets adjacent to the development;*
5. *Any public transit station areas, transit stops, park and ride facilities, or other transit facilities on site or along an adjacent street;*
6. *Any adjacent residential neighborhoods (planned or existing); and*
7. *Any adjacent or on-site public park, trail system, open space, greenway, or other public or civic use or amenity.*

Response: All considerations stated in section 5.4.H.1.A (1-7) have been considered and pedestrian and bicycle circulation has been accommodated for through ADA accessible paths. See circulation and visibility plan included with this review package.

b. Walkway Design

Required on-site pedestrian walkways shall be a minimum width of five feet; however, the Director and/or City Engineer may require a wider walkway based on site characteristics such as, but not limited to, anticipated pedestrian volume, street classification, zoning of adjacent properties, and location within a CFA. All required walkways shall:

1. *Be distinguishable from areas used by vehicles using one or more of the following techniques:*
 - i. *Changing surfacing material, patterns, and/or paving color, but not including the painting of the paving material;*
 - ii. *Changing paving height;*
 - iii. *Decorative bollards;*
 - iv. *Raised median walkways with landscaped buffers;*
2. *Be designed with similar and/or complementary details, colors, and finishes as other interconnected walkways;*

3. *Have adequate lighting for security and safety;*
4. *Be conveniently and centrally located on the subject property;*
5. *Be ADA accessible; and*
6. *Not include barriers that limit pedestrian access between the subject property and adjacent properties.*

Response: All considerations stated in section 5.4.H.1.B (1-6) have been addressed. Sedona Red is proposed in all Public Pavement. Accessible path has been delineated from public ROW by adherent striping. Path crosses into proposed landscaping island from parking and continues through driveway into building patio. Site lighting can be found in the attached photometric plan and on-site plan which shows locations of lights. No barriers have been proposed in the pedestrian access path and all ramps are barrier free.

5.4.H.3 Pedestrian Access Through Parking Areas

This section is not relevant to our proposed development as the development falls under the 50 parking space requirement.

5.4.H.4 Pedestrian Access through Parking Garages

No Parking Garage is being proposed.

5.4.H.5 Shared-Use Trails

No Shared use trails are proposed or present on property.

5.4.H.6 Use and Maintenance of sidewalks, walkways, and trails

No Vehicle parking nor garbage or refuse containers will be allowed on sidewalks, walkways or trails. Walkways and sidewalks will be maintained and usable thought the year and in all conditions.

5.4.H.7 Bicycle Circulation

This section does not apply to the proposed development as no bike lane is being proposed.

5.5 Off-Street Parking and Loading

5.5.A Purpose

This section is intended to provide off-street parking and loading facilities in proportion to the generalized parking, loading, and transportation demands of different land uses. This section is also intended to help protect the public health, safety, and general welfare

5.5.B Applicability

This section is applicable to all new development. Thus, this section is applicable to this proposed development.

5.5.D Minimum Off-street Parking Spaces Required

Table 5.2 Required Off-Street Parking Spaces

Use Category	Use Type	Number of Spaces Required
Food and Beverage Service	Restaurant	<p>Restaurants with less than 1,000 square feet (including outdoor seating area): 1 space per 250 square feet;</p> <p>All other restaurants: 1 space per 100 square feet; (See also outdoor dining under <u>Accessory Uses</u> in this table).</p> <p>Restaurants with drive-through shall provide a minimum of 4 vehicle stacking spaces per service window.</p>

Proposed Table of Parking

Parking			
1 space/250 sf 4 Stacking	3 spaces (1ADA) 4 stacking	5 spaces (1 ADA) 4 stacking	+ 2 Spaces

5.5.D.3 Bicycle Parking

2 bicycle parking spots have been provided close to the proposed building entrance. They are protected from Traffic, in a well-lit area and do not interfere with pedestrian traffic.

5.5.D.4 Bus and Large Vehicle Parking

This section does not apply as no large vehicle nor bus is being proposed.

5.5.E Parking Alternative, Credits, and Adjustments

No parking alternatives, nor credits or adjustments are being requested at this time.

5.5.F Off-Street Parking and Layout Design

5.5.F.1 Modifications

It is understood that modification to this section may occur at the discretion of the Director or City Engineer.

5.5.F.2 Use of Parking and Loading Areas

Proposed developments parking will not be used as loading spaces. Parking is not designated in aisle ways or fire lanes. No sale shall occur of parking spaces either permanently or temporarily. Proposed parking lot will not be used for overnight occupancy and shall only be used for commercial purposes.

5.5.F.3 Location of Parking Areas

Parking is not located between the front façade and adjacent street frontage and are located on the same lot as the principal use.

5.5.F.4 Parking Area Dimensional Standards

Please see next section (5.5.F.5) for breakdown.

5.5.F.5 General Parking Standards

The following standards illustrated in Figure 5-3 shall apply to all parking areas in the City unless otherwise exempted by this Code. Letters referenced in Figure 5-3 correspond to the list-level for the following standards:

a. Aisle widths shall comply with the minimum widths listed in conventional and interlocked parking design standards and general parking standards. When stall sizes utilized are greater than minimum size, the City Engineer may, at his discretion, increase the required aisle width.

Response: Aisle widths are set at 24' for two way traffic.

b. Length of aisle or island separating adjacent parking spaces shall have a maximum length of 300 feet.

Response: Does not apply, maximum length of lot is 165 Feet.

c. Curbs shall be installed at a minimum of three feet from the face of walls, fences, buildings and other structures adjacent to the exterior boundaries of the property. These areas shall be landscaped except for required pedestrian walkways.

Response: This is adhered to except in drive-thru area where such a distance would render the use impossible.

d. The curb radius for landscape islands shall be a two-foot minimum.

Response: Landscape islands are either compound curbs or do not exist as singular curb style on proposed development.

e. Individual ingress/egress access drives shall be in accordance with the provisions set forth in Section 5.4, Access, Connectivity, and Circulation, and constructed to the specifications of the City Engineer.

f. Walkway openings four feet in width shall be provided in islands separating adjacent parking spaces at seven-space intervals.

Response: walkway openings are 5 feet in width all proposed sidewalks are also 5 feet in width.

g. A 12-foot deep backup-turnaround shall be required on all dead-end parking lanes.

Response: No dead-end parking is being proposed

h. Traffic circulation on one-way angle parking shall be designed for counter-clockwise traffic flow and directional arrows shall be painted on the pavement to help assure the correct flow.

Response: No one way parking is being proposed.

i. No inside turning radius at the curb shall be less than 15 feet.

Response: There are areas where this minimum is not being met this is to facilitate Fire Vehicle maneuverability. All other areas where this minimum is required has been adhered to.

j. No outside turning radius at the curb shall be less than 35 feet.

Response: For maneuverability of drive-thru operations this minimum has not been met. Smaller radii have been proposed to allow for bulb-out like design allowing larger vehicles to turn easily and align themselves with window.

k. Parking stalls shall be striped according to the specifications of the City Engineer, with the center of the stripe as the point of measurement.

Response: Centerline of stripe has been used as measurement of width.

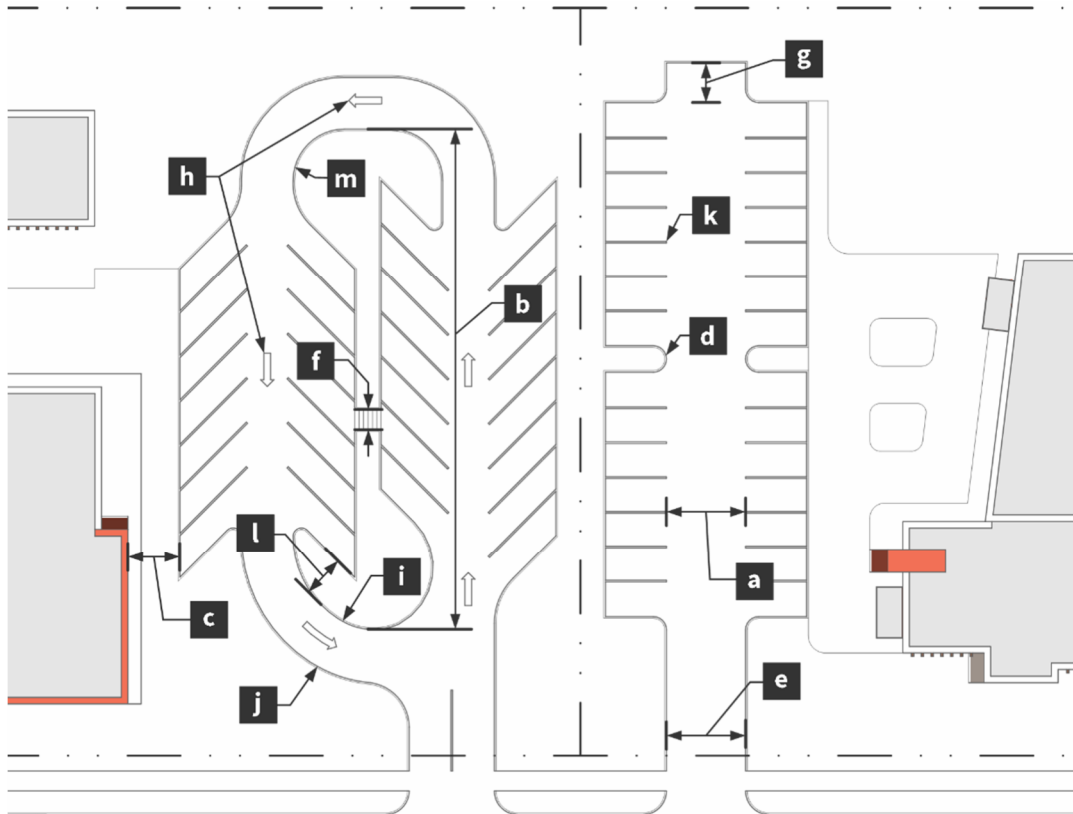
l. Ends of island parking nodes where angled parking is provided shall be a minimum of 10 feet average width.

Response: No Angled parking is being proposed.

m. The inside radius to a parking stall on a curve approach shall not be less than 15 feet.

Response: This is not applicable to proposed parking layout.

Figure 5-3 General Parking Standards



5.5.F.6 Surface Materials

Response: All concrete within the city right of way shall be colored "Sedona Red"

5.5.F.7 Minimizing Vehicular and Pedestrian Conflicts

Response: Striping has been provided and ADA accessible grading from public ROW to location of services.

5.5.F.8 Covered Parking

No Covered Parking is being proposed.

5.5.F.9 Pollution Control

Response: Underground detention provides filtration via isolation row. Please find details in drainage report.

5.5.F.10 Surfacing in Floodplains

No floodplain present on site.

5.5.F.11 Parking Area Grading

Response: Parking lot grading adheres to design standards and is at maximum practical slopes to retain existing landscape profile.

5.5.F.12 Parking Area Landscaping

Purpose: Landscaping requirements have been met. For details please see landscaping set attached in this review package.

5.5.F.13 Parking Area Lighting

Purpose: Lighting requirements have been met. For details please see photometric plans attached in this review package. Dark sky preservation has been considered in light considerations.

5.5.G Loading and Stacking Areas

Purpose: No Loading Areas are being provided. Required 4 stacking spaces have been proposed.

5.5.H Parking and Loading Area Maintenance

Response: Parking area and pavement shall be maintained, no change in parking count will be proposed post construction.

5.6 Landscaping, Buffering, and Screening

5.6.A Purpose

The City recognizes landscaping, buffering, and screening as important components that contribute to Sedona's sense of place by:

(1) Blending the built and natural environments to ensure the natural landscape remains the dominant feature of the City;

Response: The proposed development includes ample vegetation and blends with surrounding area. The building and all appurtenances are out of landscape buffers and setbacks.

(2) Preserving the natural landscape and ensuring the use of native plants and trees to retain the unique character of Sedona's landscape;

Response: Landscaping takes into consideration natural plants. For more detail see landscaping set attached in review package.

(3) Conserving water resources by using sustainable design and maintenance techniques and native and/or adapted plant species that are low water-use and regionally appropriate;

Response: Native plants which comply to Sedona standard lists have been selected.

(4) Realizing the environmental benefits of landscaping such as: storm water retention and infiltration, recharging groundwater, retaining soil moisture, preventing erosion, and mitigating air quality, water pollution, dust, noise, heat, and glare;

Response: Large landscape islands are proposed.

(5) Improving the appearance of development to protect and enhance public and private investments and property values;

Response: Architectural and landscaped screening is proposed to enhance appearance.

(6) Establishing an attractive streetscape that contributes to the character and appearance of the City; and

Response: Building and landscaping features support character and appearance of the City of Sedona.

(7) Providing screening to minimize the visual impacts of some types of facilities, structures, and equipment.

Response: Screening is proposed, and building adheres to building setbacks.

5.6.B Applicability

This section applies to all new development and thus applies to this proposed development.

5.6.C Landscaping and Buffering

5.6.C.1 General Landscaping Standards

a. Site Area Landscaping

1. Any part of a site not used for buildings, parking, driveways, walkways, utilities, or approved storage areas shall be retained in a natural state, reclaimed to its natural state, or landscaped pursuant to the standards in this Section 5.6.

2. Required landscaped areas shall be planted at a minimum rate of one tree and three shrubs per 400 square feet.

Response: All unpaved areas not being used for development have been restored to natural state in post condition. One tree and 3 shrubs per 400

sqft have been met and may be found on landscaping set attached to review.

b. Landscape Materials

1. Native Plant Species

A minimum of 50 percent of the plants on a development site shall be native species identified in the Administrative Manual.

Response: Plants requested by Sedona list have been proposed. Please see landscaping set included in this review package.

2. In the OC Zoning District

Area is not in an OC Zoning District.

3. Adaptive Plant Species

Adaptive plant species identified in the Administrative Manual shall be used for the balance of plants on a development site that are not native species required in Section 5.6.C(1)b.1.

Response: Plants requested by Sedona list have been proposed. Please see landscaping set included in this review package.

4. Nonnative and Nonadaptive Plant Species

The Director may approve the use of plant species that are not identified in the Administrative Manual after the applicant demonstrates such plant species have low water usage, are drought tolerant, and freeze resistant. These plant species shall not be substituted for the required native plant species required in Section 5.6.C(1)b.1.

Response: Plants requested by Sedona list have been proposed. Please see landscaping set included in this review package.

5. *Artificial Plant Materials*

Artificial trees, shrubs, or plants (not including artificial turf) are prohibited.

Response: No artificial plants have been proposed.

6. *Ground Cover*

Loose ground covers shall be contained by a curb, depressed construction, or other suitable alternative to contain the materials within the landscape area.

Response: Loose ground cover shall be contained by curb.

c. *Landscape Variety*

Vegetation shown on the landscape plan shall meet the following standards:

- 1. For development sites 5,000 square feet or larger, a minimum of five different plant species shall be used in the overall development site landscape plan; and*
- 2. No one plant species shall comprise more than 50 percent of the quantity of required landscape materials.*

Response: Plants requested by Sedona list have been proposed. Please see landscaping set included in this review package.

d. *Minimum Plant Specifications*

All vegetation installed to satisfy the requirements of this section shall meet the following minimum size requirements at the time of planting:

e. *Protecting Visibility Triangles*

Landscaping shall meet all required standards in Section 5.4.F, Visibility Triangles.

f. *Protection from Vehicles*

All landscaped areas shall be protected from vehicular encroachment by curbs, wheel stops, or other barriers located two feet outside the landscaped area, with openings to accommodate surface collection of storm water runoff.

g. Coordinated Development

This does not apply to proposed site.

h. Existing Vegetation Credit and Bonus

1. If existing native and/or adaptive species of vegetation identified in the Administrative Manual meet the location requirements and intent of landscaping, buffering, or screening required in this Section 5.6, the preservation of that existing vegetation may be credited toward the landscaping, buffering, or screening materials required by this Section 5.6.

2. All existing vegetation preserved and used for credit against the requirements for new vegetation shall be protected during construction by a fence erected one foot beyond the drip line of the vegetation or pursuant to the standards in Section 5.6.C(5)c.

3. Preserved vegetation may be credited only one time toward any one buffer, screen, or other landscape requirement.

4. Shrubs and other vegetation that meet the minimum size requirements in Section 5.6.C(1)d shall be credited on a one-to-one basis.

5. Trees shall be credited according to the following criteria in the quantities shown in Table 5.5.

6. If preserved trees are removed, the applicant is responsible for providing the number of trees that were credited by the removed tree.

Response: Plants requested by Sedona list have been proposed. Please see landscaping set included in this review package.

i. Planting Near Utilities

1. *Trees and shrubs shall not be planted in utility easements unless there is no other practicable location on the lot where the landscaping would achieve its intended purpose. The Director may adjust the location of required landscaping to avoid utility easements; provided, that the total amount of landscaping and buffering required is not reduced.*

Response: Trees and shrubs are not proposed in any utility easements.

2. *Trees shall not be planted within 10 feet of the centerline of a sewer or water line.*

Response: No trees are being proposed within 10 feet of the centerline of any water or sewer lines.

3. *Trees or shrubs planted within utility easements shall comply with the standards of the utility provider to minimize effects on facility's maintenance and repair.*

Response: Trees and shrubs are not proposed in any utility easements.

4. *To avoid conflicts, new trees planted near Arizona Public Service (APS) overhead facilities shall be no taller than 25 feet in height at maturity.*

Response: Native approved species are only being used on site.

5. *All screening and vegetation surrounding ground-mounted transformers and utility pads shall provide 10 feet of clearance in front of access doors, and two feet on all other sides to ensure the safety of the work crews and public during maintenance and repair.*

Response: No ground mounted transformer is being proposed.

j. Storm Water Management Features

1. *Required landscape and buffer areas shall be designed to serve as storm water management areas to the maximum extent practicable and consistent with their required locations and vegetation.*

Response: Not applicable as detention is underground.

2. Areas created to meet storm water management requirements of the City or a governmental entity, and located in a required side or rear setback area buffer or in a parking lot, shall be counted toward required landscaping and buffering in those areas, provided the area includes vegetation required by this Section 5.6.

Response: Not applicable as detention is underground.

k. Water Conservation

1. Lawn or turf area shall not exceed 10 percent of the overall landscape area of a project site, except within the 500-year floodplain of Oak Creek as designated by FEMA.

2. The Director may allow greater areas of lawn or turf if it can be demonstrated that the grass species and irrigation methods will not demand high water usage.

Response: Planting has been proposed with the consideration of Sedona standards. Please see landscaping set included in this review package.

l. Water Features

Water features used for landscaping and design amenities, except for misting devices, shall recirculate water.

Response: No irrigation is proposed.

5.6.C.2 Minimum Landscaping Required

Response: Minimum landscaping requested by the city of Sedona standards has been met. Please see landscaping set included in this review package.

5.6.C.3 Minimum Rear and Side Lot Buffers Required

Response: Minimum landscaping buffers by the city of Sedona standards has been met. Please see landscaping set and site plan included in this review package.

5.6.C.4 Landscape Area Use and Maintenance

a. Landscape Area Use

1. Parking

Parking of automobiles, trucks, trailers, boats, recreational vehicles, or other motor vehicles is not allowed on any required landscape or buffer area.

2. Structures and Fixtures Features Allowed in Landscaped Area

The following structures and fixtures may be included in a required landscape or buffer area, in addition to the required landscaping:

- i. Street furniture (e.g., benches);*
- ii. Hardscape (e.g., brick pavers, scored concrete); and*
- iii. Structures to protect trees (e.g., tree grates and curbs).*

Response: No parking is proposed in landscape areas nor in any landscape buffers, it is acknowledged that fixtures may be required in these areas.

b. Installation

Prior to the issuance of a Certificate of Occupancy, the applicant shall:

- 1. Satisfactorily pass a site inspection by a City official that verifies the development site complies with the standards in this Section 5.6; or*
- 2. Provide surety acceptable to the City and equal to 125 percent of the total cost of landscaping improvements in accordance with a written estimate, prepared by a landscape architect or other landscape designer, based on the approved landscaping plan. A signed conditional Certificate of Occupancy agreement with the City shall accompany the surety and estimate.*

Response: The requirements for inspection have been acknowledged.

c. Landscape Irrigation

All required landscaped areas shall be provided with a permanent and adequate means of underground irrigation.

Response: Irrigation shall be provided.

d. *Landscape Maintenance*

It shall be the responsibility of the owner, lessee, heirs, assigns, agent, homeowners association or other liable entity of the property to permanently maintain all approved landscaping in accordance with the approved landscape plan.

Response: The requirements for inspection have been acknowledged.

5.6.C.5 *Landscape Area Use and Maintenance*

a. *Plan Required*

1. *No existing trees on any lot or parcel shall be removed and no person shall strip, excavate, grade, or otherwise remove top soil from a site without a site development plan, a tree removal plan, a grading plan, or a landscape plan.*

2. *The City may retain the services of a qualified arborist as deemed necessary to assist in the review process. The cost of the arborist's review shall be paid by the applicant requesting the tree removal.*

Response: Tree preservation plan along with landscaping plan has been provided with this review package.

b. *Tree Removal Plan Requirements*

No existing trees shall be removed from any lot or parcel except those that meet one or more of the following criteria:

1. *The tree is located in an area where structures or improvements will be placed and nonremoval would unreasonably restrict the economically beneficial use of the lot or parcel; or*
2. *The tree must be removed because it is dead, diseased, injured, in danger of damaging existing or proposed structures, or abuts or overhangs a building so as to interfere with the growth of other trees or existing utilities, create unsafe vision clearance, or conflicts with other ordinances or regulations; or*
3. *The tree is identified on an adopted city, county, or state list of trees that are invasive species, exotic, noxious, or discouraged tree species for the Sedona area; or*
4. *The tree is a potential fire hazard.*

Response: All prescriptions have been adhered to. Tree preservation plan along with landscaping plan has been provided with this review package.

c. Tree Protection During Construction Activities

Trees not specifically authorized for removal from a property shall be protected during construction activities to prevent root damage, soil compaction, and trunk damage. The following standards shall apply:

1. Generally

i. All trees which are to be saved within the construction envelope shall be fenced during construction to avoid compaction of the root system, and low branches from being broken.

ii. Protective fencing and barriers shall be no smaller than one foot past the diameter of the dripline of the tree to be saved and shall be a minimum of three feet in height.

2. Exemptions

Trees within five feet of a structure's walls or trees that overhang a driveway or patio are exempt from this requirement; provided:

i. That six or more inches of gravel is placed over that portion of the dripline to reduce compaction damage; and

ii. It can be demonstrated that construction activities would be unduly hindered by the fencing requirement.

3. Alternative Protection Procedures

Other recognized procedures for tree preservation may be approved by the Director.

Response: All construction related safety and preservation matters have been acknowledged.

d. Tree Replacement Required

1. If any existing trees are removed that do not meet the criteria in Section 5.6.C(5)b, Tree Removal Plan Requirements, new or transplanted trees shall be planted on the property in the same quantity as those removed and shall meet the minimum plant size requirements in Section 5.6.C(1)d.

2. This requirement may be waived by the Director if the remaining trees on site satisfy the minimum tree planting requirements.

Response: All prescriptions have been adhered to. Tree preservation plan along with landscaping plan has been provided with this review package.

e. Disposal of Removed Trees

Trees that are cut down shall be removed from the lot or parcel within two weeks, chipped on site, or cut and stored for firewood on the property in a manner that does not encourage the propagation of insects or risk of wildfire. [Res. 2019-19 Exh. A, 10-8-19].

Response: All disposal related matters have been acknowledged.

5.6.D Screening

(1) Roof-Mounted Mechanical Equipment

- a. Roof-mounted mechanical equipment shall be screened by a parapet wall or similar feature that is an integral part of the building's architectural design.*
- b. The parapet wall or similar feature shall be sufficient to screen the mechanical equipment from all sides when viewed from ground level.*
- c. The color of roof-mounted equipment and vents shall comply with exterior color standards in Section 5.7.F(5), Building Color, and compatible with the roof or adjacent wall color, screened, or integrated into the design of the structure.*
- d. Facilities for the operation of active or passive solar energy systems and other alternate energy systems shall be exempt from the screening requirements.*

Response: Roof Screening has been provided please see architectural set provided in this review package for more details.

(2) Ground-Mounted Mechanical Equipment

No Ground-Mounted Mechanical Equipment being proposed.

(3) Loading, Service, and Refuse Areas

- a. Outdoor loading, service, and refuse areas shall be integrated into the building design if possible, or shall be located where they are not visible from public open space, public trails, public streets, or from adjacent properties, to the maximum extent practicable.*
- b. In cases when loading, service, and refuse areas are visible from a public open space, public trail, public street, or adjacent property, the loading, service, and refuse areas shall be screened from view by a solid wall or fence a minimum of eight feet in height that incorporates at least one of the primary materials and colors of the nearest wall of the primary building (but excluding unfinished CMU block). Dense, mature landscaping may be used to satisfy the screening requirement with approval by the Director, providing the screening achieves a similar level of screening as the previous options. (See Figure 5-7.)*

Response: Refuse container is screened via walls with appropriate Sedona colors, see architectural plans included in this review package for more details

(4) Outdoor Storage Areas

No outdoor storage areas are being requested at this time.

5.6.D Screening

(1) Purpose

These standards regulate walls, fences, retaining walls, and vertical combinations of those items in order to:

- a. Enhance the visual appearance of the built environment in the City;*
- b. Establish an attractive streetscape;*
- c. Ensure visual compatibility with public spaces; and*
- d. Promote street and neighborhood character.*

(2) Applicability

- a. The provisions of this section shall not apply to a wall or fence required by any law or regulation of the state of Arizona or any state or federal agency.*
- b. Fences are not considered an accessory use for purposes of the use regulations of this Code, and may be erected prior to establishment of a primary use.*

Response: Wall is being proposed south of building. Therefore this section applies.

(3) Height and Location

- a. Front Setback Area*

Walls and fences within a required front setback area shall not exceed four feet in height, with the following exceptions:

Response: Wall is set within easement by no more than 4.6 feet. Wall height is no more than 2 feet

d. Fences and Walls Outside of Required Setbacks

Any fence or wall that is not located within a required setback shall comply with the maximum height requirements for primary structures and buildings.

(4) Alternative Fence Height Standards

a. Walls and Fences up to Eight Feet in Height

Response: No Fences are being proposed higher than 4 feet.

(5) Fencing in Drainage Ways

Fences and walls shall not impede or divert the flow of water in drainage ways.

Response: No fences are being proposed in drainage ways.

(6) Visibility Triangles

The standards of Section 5.4.F, Visibility Triangles, shall apply.

Response: Visibility triangles have been considered and may be found on site and landscaping plan found attached with this review set.

(7) Materials and Design

a. Compatible Design

1. Walls and fences shall be designed as an integral part of a new development project and shall be architecturally compatible with principal buildings in terms of materials, colors, and design.

2. Walls and fences shall be designed to be compatible with the total surrounding landscape and architectural character of the building.

3. Posts and rails on solid wood fences shall face the interior of the lot when the fence faces a public street.

Response: Walls shall comply with design criteria.

b. Materials and Texture

1. Prohibited Finish Materials

The following are prohibited as fence materials:

- i. Chain link or open wire fences, except as provided in Section 5.6.E(7)b.2;*
- ii. Razor wire;*
- iii. Highly reflective corrugated metal; or*
- iv. Nontextured or unfinished concrete or block (CMU) walls.*

Response: No prohibited materials have been proposed.

2. Chain-Link Fencing in Single-Family Residential, CF and IN Zoning Districts

Not Applicable to proposed site.

c. Articulation and Alignment

Not Applicable to site, wall does not exceed 4 feet in height.

(8) Retaining Walls

a. Maximum Height

The height of retaining walls supporting either cut or fill conditions shall not exceed 16 feet in height measured vertically from the lowest point at natural grade to the highest point of the wall.

Response: Wall measured top to existing grade is 5.06 feet.

b. Terracing Required

Retaining walls greater than eight feet in height shall be terraced to minimize visual impacts on residents, neighboring properties, and the public realm by:

Response: Terracing is not required.

c. Recessions and/or Projections Required

1. Retaining walls that exceed three feet in height and are over 40 feet in length shall incorporate recessions and/or projections that have a minimum wall plane change of two feet.

2. A direction change of more than 30 degrees in plan view shall also constitute a recession or projection.

Response: wall height is not such that this applies. Wall height does not exceed 3 feet in height for a length of 40 feet.

d. Fence or Wall On Top of Retaining Wall

If a freestanding wall or fence is required or proposed on top of a retaining wall, then the following shall apply:

1. The combined height of a solid, freestanding fence or wall on top of a retaining wall shall not exceed eight feet when measured from the low side of the finish grade and shall not exceed the height limit for fences when measured from the high side of the finish grade.

2. If greater height is required as permitted in Section 5.6.E(4), then the freestanding wall or fence shall be moved back from the top of the retaining wall a minimum of five feet to create a planter area between the walls. (See Figure 5-10.)

i. A minimum of four shrubs for each 20 linear feet of planting area shall be planted.

ii. The Director may authorize the substitution of one-gallon vines or cascading plants (such as rosemary) for shrubs at a 3:1 ratio, such as three vines or cascading plants for one shrub.

iii. The Director may waive or reduce the width of the planter area if the proposed fence is made of wrought iron or similar materials and landscaped in such a manner that its potential visual impact is reduced.

Response: This portion is not applicable to this site as the wall is in a functional location. Handrails have been proposed for safety in a walkable area.

5.7 Site and Building Design

5.7.A Purpose

The intent of this Section 5.7 is to establish site and building design standards that foster high-quality, attractive, and sustainable development that is compatible with the Sedona Community Plan principles and policies. The standards are further intended to:

(1) Protect and enhance the character and quality of Sedona's neighborhoods;

Response: The proposed development adheres to Sedona's color palettes, incorporates native plants and terrains to the site, and is set up to blend in with the existing contours while minimizing disturbances to the sight line of surrounding neighboring properties.

(2) Protect and enhance the long-term market value of property within Sedona;

Response: The building is designed in such a way to enhance the aesthetics and blend in with surroundings.

(3) Enhance the human and pedestrian scale of new developments and ensure compatibility between residential neighborhoods and adjacent nonresidential uses;

Response: Proposed development has accommodated existing sidewalk in ROW and created an accessible ADA path to business.

(4) Mitigate negative visual impacts arising from the scale, bulk, and mass of large buildings and centers;

Response: The building is utilizing screening landscaping and has a small footprint minimizing itself by the nature of its size.

(5) Promote building designs and construction practices that are sustainable, provide for solar and other alternative energy systems and are adaptable to multiple uses for extended building lifecycles;

Response: Building will not draw considerable energy, building will utilize up to date energy savings devices.

(6) Minimize negative impacts of on-site activities to adjacent uses; and

Response: The site will not create a considerable increase in traffic, will not create any excess noise and shall comply to dark sky preservation standards.

(7) Balance the community's economic and aesthetic concerns. [Res. 2019-19 Exh. A, 10-8-19].

Response: The building is interesting architecturally and provides a fun community-oriented alternative to another larger unnamed non-local coffee shop chain.

5.7.B Applicability

Proposed development is subject to this section.

5.7.C Review of Site and Building Design Compliance

1) Coordination with Site Plan Review Process

Review for compliance with the standards in this Section 5.7 shall occur at the time of site plan review. Where site plan review is not required, review for compliance with these standards shall occur prior to issuance of a building permit.

(2) Site Analysis

All projects that require major site plan review shall prepare and submit a site analysis pursuant to this subsection 5.7.C(2) and the specifications in the Administrative Manual. The site analysis shall examine a site's physical properties, amenities, unique attribute, character, and neighboring environment.

5.7.D Site Design

(1) Intent

Site design standards address a development's relationship to its surrounding natural features and development patterns. They also address the relationship between key elements within the site. Site design standards should be considered at the outset, and throughout, the design process. These standards are intended to:

a. Ensure development relates to the physical characteristics of the site;

Response: Building is set at and beyond buffer, landscaped trees have been provided to obscure from public view.

b. Ensure building scale, orientation, and design relates to the surrounding uses and streets, and creates a cohesive visual identity and an attractive street scene;

Response: The building is altered with input from the city to create a cohesive visual identity, minimize impact to the line of sights, and maintain the relationship with the surrounding street.

c. Ensure site design for efficient pedestrian, bicycle, transit, and vehicular circulation patterns, and create a high-quality pedestrian environment;

Response: The proposed project does not alter the existing conditions with respect to vehicular circulation patterns and pedestrian environment.

d. Promote design environments built to human scale;

Response: Building is intended for human use.

e. Ensure delivery, trash, and loading facilities are located so as not to impede regular vehicular and pedestrian circulation and access routes; and

Response: All trash collection and loading facilities are planned to be within the site and will not have any impact on the access street.

f. Ensure safe and efficient access between buildings and parking areas.

Response: The buildings are connected with safe access road between them and the parking area.

(2) Responsiveness to Natural Site Conditions and Context

Site design shall respond to the following standards:

a. General

1. Building envelopes and areas of disturbance shall be selected on the basis of natural landforms, native vegetation and native mature trees, underlying geology, floodways and floodplains, drainage ways, and required setbacks.

2. Structures and access shall be designed and located to fit into the topographic contours of the site, minimize disturbance of sensitive areas, and preserve geologic and natural vegetative features. Natural vegetation, significant rock outcroppings, and existing landforms shall be retained to the maximum extent practicable. Flexibility and creativity are encouraged in designing development around existing features.

3. Site design shall maximize the use of disturbed land for roads, parking areas, or structures in order to preserve natural, undisturbed areas.

b. Retaining Walls

Where retaining walls are required, they should be faced with natural rock and/or constructed to blend with adjacent surroundings. If retaining walls are constructed of block and/or finished with stucco, they shall comply with the color requirements of Section 5.7.F(5). The use of dry stack rock walls, where structurally appropriate, is strongly encouraged.

Response: Understood, retaining wall will use material and colors approved by City of Sedona.

c. Trees and Vegetation

Trees and vegetation shall be maintained to provide slope stability and prevent visual scarring wherever possible. Revegetation with native plant materials is encouraged following development. A revegetation landscape plan is required for disturbed site areas.

(3) Sensitive Area Protection in the OC Zoning District

This Section does not apply to proposed development.

(4) Protection from Potential Hazards

All proposed development shall be designed to protect the public from the potential hazards of drainage, debris flow, fire, and erosion. Projects shall be designed with existing features in order to minimize disturbance to, and therefore mitigation of, land surfaces and hillsides.

Response: The proposed site is designed in order to minimize disturbance to land surfaces. The perimeter contours are restored to predeveloped conditions as much as possible. Site storm water runoff will utilize on-site underground detention system.

(5) Relationship to the Public Realm and Adjacent Developments

a. Development shall respect local development patterns and site features to the maximum extent practicable when such development patterns contribute to a unified visual appearance. Site designs shall respond to local contextual influences and to the design and layout of adjoining developments.

Response: The proposed design is developed to blend with the surrounding uses.

b. Elements that shall be coordinated between adjacent sites to the maximum extent practicable include:

- 1. Shared driveways for accessing adjoining streets;*

Not Applicable.

2. *Linkages of internal vehicular circulation systems;*

Not Applicable.

3. *Linkages of interior pedestrian systems;*

Not Applicable.

4. *Linkages/continuation of open space systems;*

Not Applicable.

5. *Perimeter open space and landscape buffer zones;*

The project will use all native vegetation to maintain the appearance of the site and screen the site from the surrounding area.

6. *Areas and access for refuse collection;*

Refuse container access is from within the site and is screen from public visual access.

7. *Drainage and detention facilities; and*

Drainage and detention facilities are designed to comply with standards for runoff during a storm event.

8. *Linkages of any other networks and/or functional areas where a coordinated site design approach will benefit the cohesiveness of a larger area, such as shared utility easements.*

Not Applicable.

(6) *Utilities*

Response: The project includes, sewer, water, and electric lines (12kv or less). The utilities are kept underground and within will-be disturbed areas. No temporary facilities are required.

5.7.E Building Placement and Orientation

(1) Intent

The intent of these standards is to ensure that buildings are oriented to emphasize public spaces, with entryways clearly visible from key locations, because the location and orientation of individual buildings within the network of streets, pedestrian connections, and open spaces on a site largely establishes the character of a development.

5.7.E.2 Building Locations

Not Applicable, singular building is being proposed.

5.7.E.3 Building Separation

Not Applicable, singular building is being proposed.

5.7.F Building Design

5.7.F.1 Intent

Building design directly impacts the character and function of new development. The building design standards are intended to:

a. Ensure that new building design is sensitive to and compatible with the Sedona built and natural environment, which is achieved through compliance with this Code;

Response: Building material and design has been made with collaboration from the City, please find building set attached for review in this package.

b. Ensure that multi-building or phased developments use compatible schemes of materials, colors, and architectural vocabulary to ensure consistency;

Not Applicable.

c. Ensure building materials are durable and have low-maintenance requirements in the semi-arid environment;

Response: Building is using resilient painted metal siding resistant to a desert climate.

d. Encourage sustainable development by limiting the amount of resources necessary to construct and operate buildings and by designing buildings to be adaptable for multiple uses;

Response: The construction means are specified to be as efficient as possible. The buildings can be used for other purposes, if needed in the future.

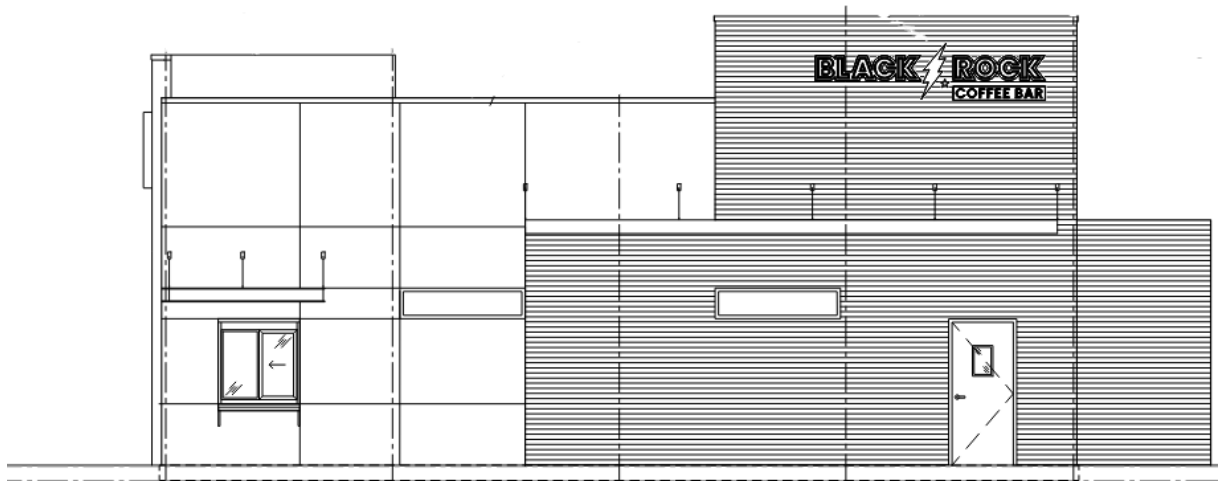
e. Ensure that buildings are compatible in architectural style and proportionate to elements within the project site, adjacent and neighboring properties, and the area within which they are located.

Response: The buildings are designed to have the look of adjacent properties. The siding and colors are selected to match the theme of the adjacent properties

5.7.F.2 Building Form

5.7.F.2.A.3 Building Massing

Building massing has been considered to minimize unusual bulk.



Proposed Building Elevation

5.8 Exterior Lighting

Exterior lighting will be reserved to that necessary for operations and to protect life and safety- no decorative or ornamental lighting will be used. Facility area lighting will be provided for site security and safety with minimal impact on surrounding properties per City Land Development Code §5.8. A Lighting Plan and light fixture cut sheets are included in the drawing set. Lighting criteria for the site are as follows:

- 1. Interior lighting will utilize LED, fluorescent, compact fluorescent, metal halide, and high intensity discharge and be high efficiency rated.**
- 2. Exterior lighting will be “Dark Sky Compliant with photometric control, motion control, and/or hand/off/auto switches. The facility will utilize High Pressure Sodium HID or Metal, Halide HID lamps. Lamps are to be high efficiency rated.**
- 3. Lighting for building entrances will be wall-mounted lighting fixtures.**
- 4. Emergency lighting will either be in the form of separate, wall-mounted fixtures, or by the use of emergency battery packs and ballasts in-ceiling or wall-mounted lighting fixtures.**

5.9 Public Art

Not Applicable.

6.0 ARTICLE 6 – SIGNS

This Proposed development is not proposing any lighted signs nor any monument or pylon signs. Directory and directional signs are not needed. However, general information of this section is provided below.

6.1 Title

This Article shall be known as the “Sedona Sign Ordinance.”

6.2 Purpose

The purpose of this article is to promote public health, safety, and welfare through a comprehensive system of reasonable, effective, consistent, content-neutral, and nondiscriminatory sign standards and requirements, including the following specific purposes:

- (1) To promote and accomplish the goals, policies, and objectives of the Community Plan;*
- (2) To balance public and private objectives by allowing adequate avenues for both commercial and noncommercial messages;*
- (3) To recognize free speech rights by regulating signs in a content-neutral manner;*
- (4) To improve pedestrian and traffic safety by promoting the free flow of traffic and the protection of pedestrians and motorists from injury and property damage caused by, or which may be fully or partially attributable to, cluttered, distracting, and/or illegible signage;*
- (5) To protect the aesthetic beauty of the City’s natural and built environment for the citizens of and visitors to the City, and to protect prominent viewsheds within the community;*
- (6) To prevent property damage, personal injury, and litter from signs which are improperly constructed, poorly maintained, or made of unstable materials;*

(7) To protect property values, the local economy, and the quality of life by preserving and enhancing the appearance of the streetscape; and

(8) To provide consistent sign design standards that enables the fair and consistent enforcement of these sign regulations.

6.3 Definitions

Definitions specific to the administration, interpretation, and enforcement of this section are in Section 9.7, Sign Definitions.

6.4 General Standards Applicable to All Signs

6.5.A General

Unless specifically exempted, the standards contained in this section shall apply to all signs within the City of Sedona.

6.5.B Abandoned Signs

Not Applicable, no existing signs are on property.

6.5.C Clearance to Utility Lines

Signs shall not be located with less than five feet, six inches horizontal or 10 feet vertical clearance from overhead electric conductors that are energized not more than 750 volts. Signs shall not be located with less than eight feet, six inches horizontal or 11 feet vertical clearance from overhead electric conductors that are energized in excess of 750 volts.

Response: No signs oh such a height are being proposed.

6.5.D Clearance over Pedestrian Walkways or Vehicular Drives

Response: No signs are proposed to hang over pavement.

7.0 ARTICLE 7 – SUBDIVISIONS

This section is not relevant to proposed development.

8.0 ARTICLE 8 – ADMINISTRATION AND PROCEDURE

Permit review procedures per LDC Table 8.1 and will require the following:

- Notifications – published, written, and posted
- Pre-Application Meeting
- Review and Decision Making - Bodies
 - o Staff - Review
 - o Historic Preservation Committee – not required since the project site is not within a historic preservation district
 - o Planning and Zoning – Review and Decision
 - o City Council – Appeal

8.3.E(5) Approval Criteria Applicable to All Development, Subdivision and Rezoning Applications

8.3.E.5.a. Generally

Unless otherwise specified in this Code, City review and decision-making bodies shall review all development, subdivision and rezoning applications submitted pursuant to this article for compliance with the general review criteria stated below.

Response: Acknowledged.

8.3.E.5.b. Prior Approvals

The proposed development shall be consistent with the terms and conditions of any prior land use approval, plan, or plat approval that is in effect and not proposed to be changed. This includes an approved phasing plan for development and installation of public improvements and amenities.

Response: No previously approved plan existing for this property, no change to platting nor zoning is being proposed. Property will be developed in singular phase.

8.3.E.5.c. Consistency with Sedona Community Plan and Other Applicable Plans

Except for proposed subdivisions, the proposed development shall be consistent with and conform to the Sedona Community Plan, Community Focus Area plans, and any other applicable plans. The decision-making authority:

- 1. Shall weigh competing plan goals, policies, and strategies; and*
- 2. May approve an application that provides a public benefit even if the development is contrary to some of the goals, policies, or strategies in the Sedona Community Plan or other applicable plans.*

Response: Property is not within community focus area, however business is consistent with communal aspects.

8.3.E.5.d. Compliance with This Code and Other Applicable Regulations

The proposed development shall be consistent with the purpose statements of this Code and comply with all applicable standards in this Code and all other applicable regulations, requirements and plans, unless the standard is lawfully modified or varied. Compliance with these standards is applied at the level of detail required for the subject submittal.

Response: All proposed development considerations are consistent with the Codes and regulations of the city of Sedona. Plan reviews which reveal matters to the contrary will be corrected and no variances or modifications are being requested at this time.

8.3.E.5.e. Minimizes Impacts on Surrounding Property Owners

The proposed development shall not cause significant adverse impacts on surrounding properties. The applicant shall make a good-faith effort to address concerns of the surrounding property owners in the immediate neighborhood as defined in the Citizen Participation Plan for the specific development project, if such a plan is required.

Response: No drainage impacts shall affect adjoining lots. Screening has been proposed in appropriate spots to lessen impact of visual development to adjoining lots and community at large. Interconnectivity of lots has been considered and adequate pedestrian routes have been proposed.

8.3.E.5.f. Consistent with Intergovernmental Agreements

The proposed development shall be consistent with any adopted intergovernmental agreements, and comply with the terms and conditions of any intergovernmental agreements incorporated by reference into this Code.

Response: This is acknowledged, Development shall be consistent with intergovernmental agreements.

8.3.E.5.g. Minimizes Adverse Environmental Impacts

The proposed development shall be designed to minimize negative environmental impacts, and shall not cause significant adverse impacts on the natural environment. Examples of the natural environment include water, air, noise, storm water management, wildlife habitat, soils, and native vegetation.

Response: Night sky lighting, native plants, minimization of grading, and storm water filtration have all been proposed in attempt to mitigate negative environmental impacts.

8.3.E.5.h. Minimizes Adverse Fiscal Impacts

The proposed development shall not result in significant adverse fiscal impacts on the City.

Response: No significant fiscal impacts are expected from development of site.

8.3.E.5.i. Compliance with Utility, Service, and Improvement Standards

As applicable, the proposed development shall comply with federal, state, county, service district, City and other regulatory authority standards, and

design/construction specifications for roads, access, drainage, water, sewer, schools, emergency/fire protection, and similar standards.

Response: Development has made every attempt to be in compliance with all regulatory authorities concerning Utility, service, and improvement standards.

