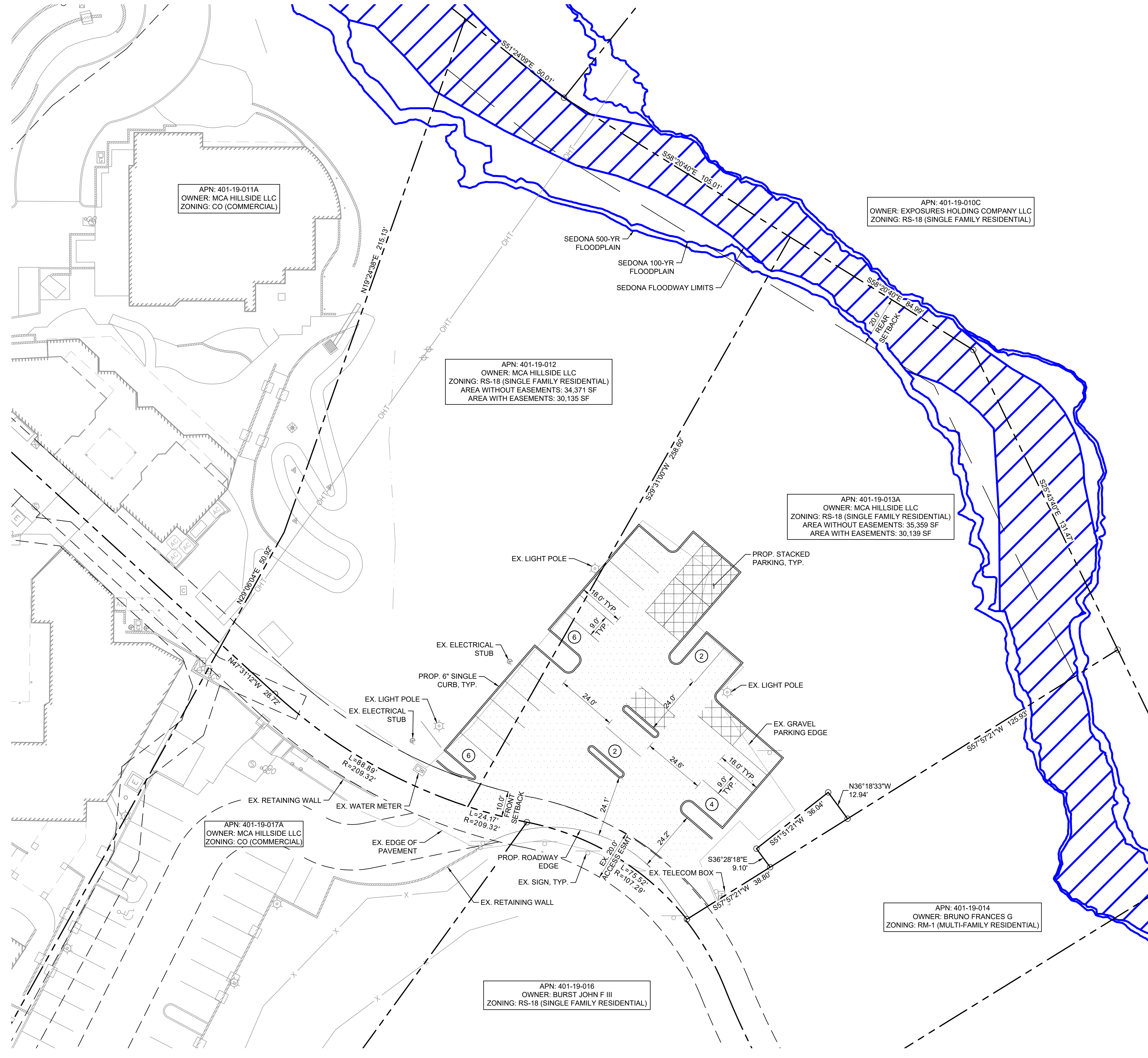


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APN: 401-19-011A
 OWNER: MCA HILLSIDE LLC
 ZONING: CO (COMMERCIAL)

APN: 401-19-012
 OWNER: MCA HILLSIDE LLC
 ZONING: RS-18 (SINGLE FAMILY RESIDENTIAL)
 AREA WITHOUT EASEMENTS: 34,371 SF
 AREA WITH EASEMENTS: 30,135 SF

APN: 401-19-013A
 OWNER: MCA HILLSIDE LLC
 ZONING: RS-18 (SINGLE FAMILY RESIDENTIAL)
 AREA WITHOUT EASEMENTS: 35,359 SF
 AREA WITH EASEMENTS: 30,139 SF

APN: 401-19-017A
 OWNER: MCA HILLSIDE LLC
 ZONING: CO (COMMERCIAL)

APN: 401-19-016
 OWNER: BURST JOHN F III
 ZONING: RS-18 (SINGLE FAMILY RESIDENTIAL)

APN: 401-19-014
 OWNER: BRUNO FRANCES G
 ZONING: RM-1 (MULTI-FAMILY RESIDENTIAL)

APN: 401-19-010C
 OWNER: EXPOSURES HOLDING COMPANY LLC
 ZONING: RS-18 (SINGLE FAMILY RESIDENTIAL)

OWNER
 MCA HILLSIDE LLC
 1750 E DEERE AVE
 SANTA ANA, CA 92705
 TEL NO. (949) 988-7957
 CONTACT: TOM HANRAHAN
 EMAIL: THANRAHAN@MCA-REALTY.COM

ENGINEER
 KIMLEY - HORN AND ASSOCIATES, INC.
 101 W GOODWIN ST. SUITE 303
 PRESCOTT, AZ 86303
 TEL NO. (928) 458-7125
 CONTACT: JAMES HUGGINS, PE
 EMAIL: JAMES.HUGGINS@KIMLEY-HORN.COM

SURVEYOR
 ARIZONA SURVEYING AND MAPPING
 2440 W MISSION LANE, SUITE #4
 PHOENIX, AZ 85021
 TEL NO. (602) 246-9944
 CONTACT: LANCE DICKSON, RLS
 EMAIL: INFO@ASAM1.COM

PROJECT INFORMATION

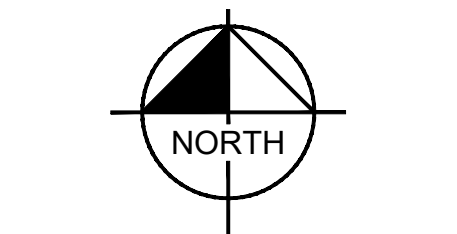
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 GROSS ACREAGE: +1.6 ACRES
 EXISTING ZONING: RS-18
 PROPOSED ZONING: CO, COMMERCIAL
 EXISTING LAND USE: GRAVEL PARKING LOT
 PROPOSED LAND USE: PAVED PARKING LOT
 JURISDICTION: CITY OF SEDONA, AZ

SETBACKS:
 • FRONT: 10'
 • SIDE: 10' ABUTTING STREET
 • REAR: 20' ABUTTING RESIDENTIAL ZONING
 26 SPACES

PROPOSED PARKING: 26 SPACES

LEGEND

- PROPERTY LINE
- - - SETBACK LINE
- - - EASEMENT LINE
- PROP. CURB
- (X) PROP. PARKING SPACES
- ▨ PROP. ASPHALT PAVEMENT
- ▧ FLOODWAY LIMITS
- ▩ FLOODPLAIN LIMITS
- ▤ PROP. STACKED PARKING



Call at least two full working days before you begin excavation.

ARIZONA 811
 Arizona One Stop, Inc.
 Dial 8-1-1 or 1-800-STAKE4T (762-6348)
 In Maricopa County: (602) 263-1100

HILLSIDE SEDONA SHOPPING CENTER
PRELIMINARY SITE PLAN
 671 SR-179
 SEDONA, AZ

PRELIMINARY
 FOR REVIEW ONLY
 NOT FOR CONSTRUCTION

Kimley»Horn
 ENGINEER: JAMES HUGGINS, PE NO. 29615, DATE: 06/25

PROJECT NO. 292125000
 DRAWING NAME SP01

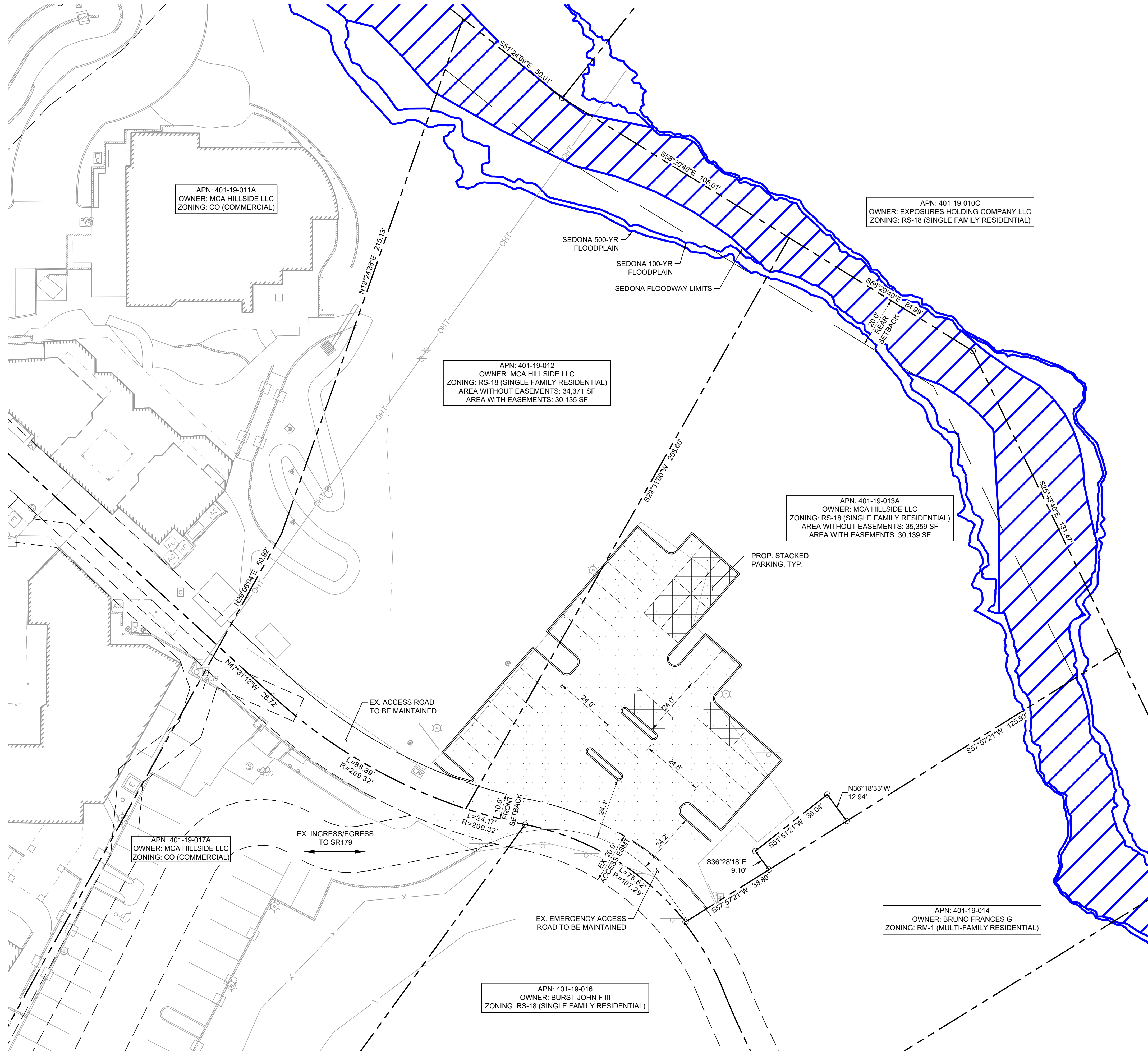
01 OF 02

NO.	REVISION	BY	DATE	APPR.

SCALE (H): 1"=20'
 SCALE (V): N/A
 DESIGNED BY: JTH
 DRAWN BY: JTH
 CHECKED BY: ACB
 DATE: JUNE 2025

Kimley»Horn
 © 2025 KIMLEY-HORN AND ASSOCIATES, INC.
 101 WEST GOODWIN STREET, SUITE 303
 PRESCOTT, ARIZONA 86303 (928) 458-7121

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OWNER
 MCA HILLSIDE LLC
 1750 E DEERE AVE
 SANTA ANA, CA 92705
 TEL NO. (949) 988-7957
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 EMAIL: THANRAHAN@MCA-REALTY.COM

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 KIMLEY - HORN AND ASSOCIATES, INC.
 101 W GOODWIN ST. SUITE 303
 PRESCOTT, AZ 86303
 TEL NO. (928) 458-7125
 CONTACT: JAMES HUGGINS, PE
 EMAIL: JAMES.HUGGINS@KIMLEY-HORN.COM

SURVEYOR
 ARIZONA SURVEYING AND MAPPING
 2440 W MISSION LANE, SUITE #4
 PHOENIX, AZ 85021
 TEL NO. (602) 246-9944
 CONTACT: LANCE DICKSON, RLS
 EMAIL: INFO@ASAM1.COM

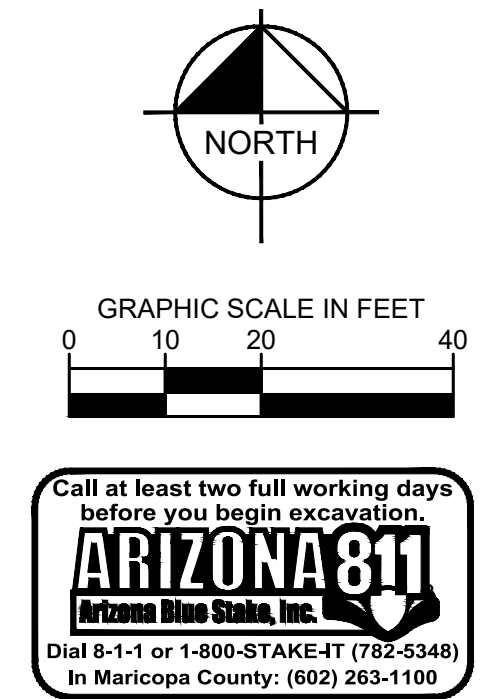
PROJECT INFORMATION
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 GROSS ACREAGE: +1.5 ACRES
 EXISTING ZONING: RS-18
 PROPOSED ZONING: CO, COMMERCIAL
 EXISTING LAND USE: GRAVEL PARKING LOT
 PROPOSED LAND USE: PAVED PARKING LOT
 JURISDICTION: CITY OF SEDONA, AZ

SETBACKS:
 • FRONT: 10'
 • SIDE: 10' ABUTTING STREET
 • REAR: 20' ABUTTING RESIDENTIAL ZONING 26 SPACES

PROPOSED PARKING:
 26 SPACES

LEGEND

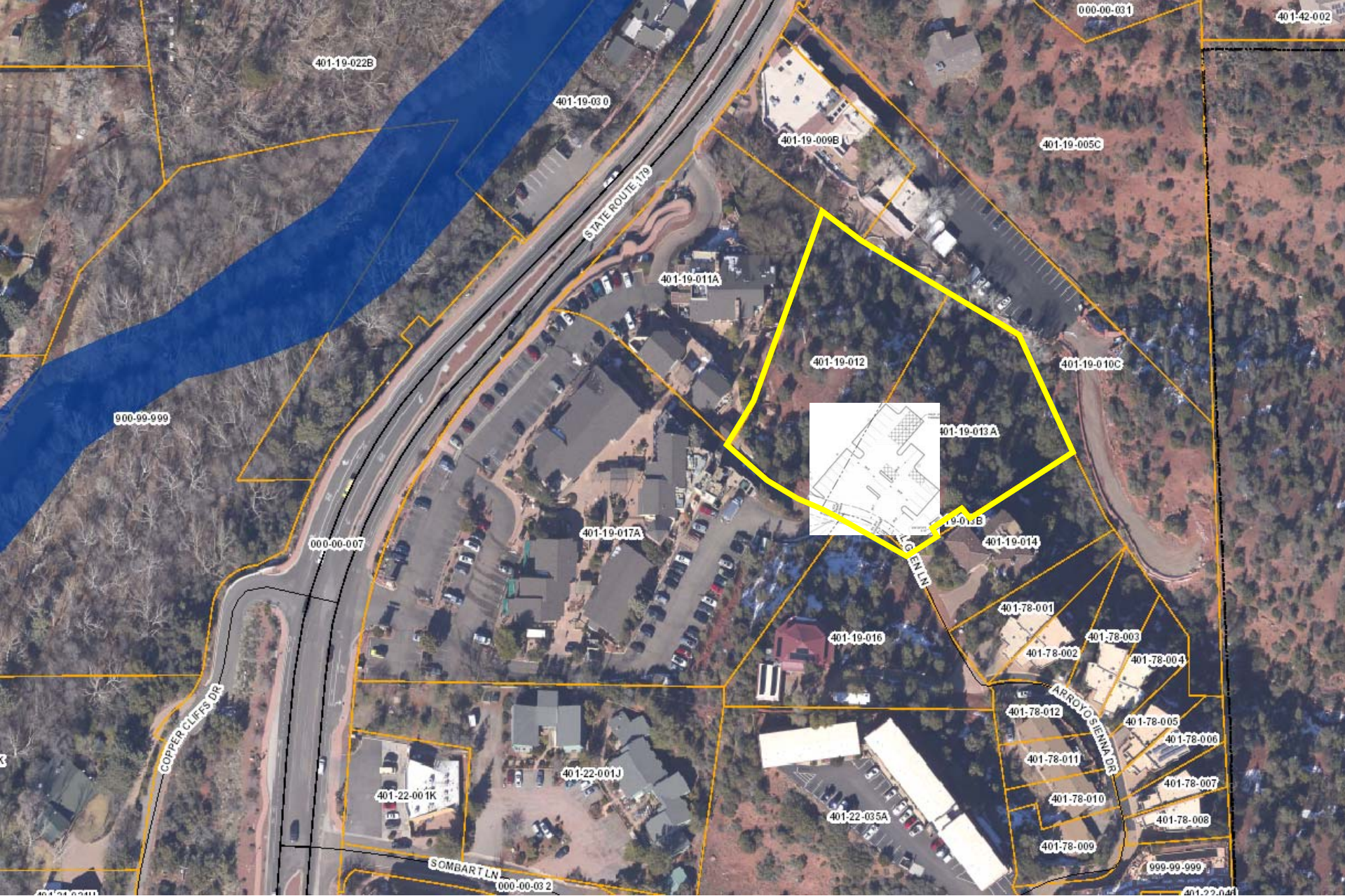
- PROPERTY LINE
- SETBACK LINE
- EASEMENT LINE
- PROP. CURB
- PROP. ASPHALT PAVEMENT
- FLOODWAY LIMITS
- FLOODPLAIN LIMITS
- PROP. STACKED PARKING



HILLSIDE SEDONA SHOPPING CENTER PRELIMINARY SITE CIRCULATION PLAN		SCALE (H): 1"=20'	SCALE (V): N/A	DESIGNED BY: JTH	DRAWN BY: JTH	CHECKED BY: ACB	DATE: JUNE 2025
PRELIMINARY FOR REVIEW ONLY NOT FOR CONSTRUCTION		KIMLEY-HORN		ENGINEER: JAMES HUGGINS, PE NO. 29615, DATE: 06/25		PROJECT NO. 292125000	
DRAWING NAME SC01		02 OF 02		APPROVED BY: [Signature]		DATE: [Date]	

CONTEXT PLAN

Hillside Shopping Center – Gravel Lot ZC





March 3rd, 2025

MCA Hillside, LLC
1750 E Deere Ave, 2nd Floor
Santa Ana, CA, 92705
949-300-0495
tmattox@mca-realty.com

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

Subject: Written Narrative for Context Map for Zone Change Application (APN 401-19-012 & 401-19-013A)

Written Narrative for Context Map

Subject Property: 86 Royal Glenn, Sedona, AZ

Introduction

This narrative is submitted in support of a zone change application for the subject property. In conjunction with the zone change approval, MCA is committed to the paving of an existing gravel lot, improving accessibility, safety, and environmental management. This upgrade aligns with Sedona's commitment to maintaining functional and aesthetically cohesive infrastructure while minimizing dust, erosion, and maintenance concerns.

Existing Conditions

- The area in question is currently a gravel lot that serves as an informal parking and access area.
- The unpaved surface results in dust generation, erosion, and inconsistent grading, which can create accessibility and maintenance challenges.
- The lot is surrounded by natural desert vegetation, rock formations, and nearby developed infrastructure, all of which will be carefully considered during the upgrade process.

Proposed Asphalt Improvements

- **New Asphalt Paving:** The project involves paving approximately 15,000 square feet of the existing gravel lot, establishing a smooth, durable surface suitable for long-term use.
- **Surface Preparation:** Minor grading will ensure a stable base before paving, using compacted subgrade materials to support the asphalt.

MCA Realty, Inc.
1750 E. Deere Ave. 2nd Floor,
Santa Ana, CA 92705

- **Pavement Construction:** The lot will be paved with C3/4" asphalt reinforced with Forta Fi Fibers, providing a strong, weather-resistant surface.
- **Dust & Erosion Control:** By replacing the gravel surface with asphalt, the project will significantly reduce dust dispersion and minimize runoff-related erosion.
- **Updated Site Striping:** Once paved, the lot will be striped for organized parking and traffic flow, ensuring clear delineation of spaces and pathways.

Environmental & Aesthetic Considerations

- **Preserving Natural Character:** The project will maintain existing vegetation and significant natural features, ensuring the lot blends with the surrounding landscape.
- **Viewshed Protection:** The paving process will have a minimal visual impact and will improve the overall site aesthetics by eliminating loose gravel and dust.
- **Sustainable Water Management:** Proper grading and paving will reduce sediment runoff, helping to protect nearby natural areas from erosion and debris accumulation.

Circulation & Accessibility Enhancements

- **Improved Vehicle Access:** The paved surface will provide better traction, smoother navigation, and reduced wear on vehicles.
- **Enhanced Pedestrian Safety:** A stable surface will eliminate loose gravel hazards, reducing the risk of slips and falls.
- **Defined Parking Layout:** The addition of striping and designated spaces will create a more organized, user-friendly parking area.

Conclusion

The proposed project represents a necessary infrastructure upgrade, transforming a gravel lot into a safe, durable, and environmentally responsible paved area. These improvements will enhance site functionality, reduce maintenance costs, and align with Sedona's commitment to sustainability and accessibility.



Applicant and Permit Information

Applicant Name:	MCA Hillside, LLC	Permit #:	
Phone:	949-701-5194	Date Rec'd:	
Email Address:	thanrahan@mca-realty.com	Initials:	
Action/Staff Initials:	<input type="checkbox"/> Approved <input type="checkbox"/> Denied	Date:	

Site Identification

Property Address/Location:	86 Royal Glen Ln, Sedona, AZ, 86336
Parcel Number	401-19-013A & 401-19-012
Business Name (If applicable):	Hillside Shopping Center

Lumen Information

Gross acres of entire site:	1.6 AC	Acres for Public Right-of-Way:	.05
Net Acreage of Site:	1.55 AC	x 70,000 = Total initial lumens permitted*	108,500

**Total outdoor light output shall not exceed 70,000 initial lumens per net acre for all development except single-family residential uses. This cap is not intended to be achieved in all cases or as a design goal. Design goals should be the lowest level of lumens necessary to meet the lighting requirements of the site. Partially shielded light fixtures are limited to a maximum of 3,850 initial lumens per net acre and are counted towards the 70,000 initial lumens per net acre cap.*

Type of Shielding and Lumens Proposed (See Lumen Calculation Table – page 2)

Lumens: Fully Shielded Fixtures:	3
Lumens: Partially Shielded Fixtures:	
Total Lumens Proposed:	15,000

Applicant Signature

Signature:	Tom Hanrahan	Date:	6/18/25
------------	--------------	-------	---------

Exterior Lighting Application

Commercial and Multi-Family

See LDC Section 5.8: Exterior Lighting

Lighting Inventory and Lumen Calculation Table

- Include a Site Plan identifying all lighting fixtures, keyed to the inventory table.
- Include all new/proposed lighting and all existing lighting.
- Include any lighting proposed for external illumination of signs.
- Attach cut sheets or manufacturer’s product description for all lights. If not available for existing fixtures, include photographs of the fixtures and any additional information to demonstrate compliance with code requirements.
- Attach additional sheets if necessary

Lighting Classes (See LDC Section 5.8.D(1) for a complete explanation):

- Class 1: High Activity Areas
- Class 2: Security and Public Safety
- Class 3: Decorative and Accent

Correlated Color Temperature(CCT)/Kelvin Rating: A maximum of 4,000K is permitted for all lighting; Class 2 Lighting is limited to a maximum of 2,700K

Shielding:

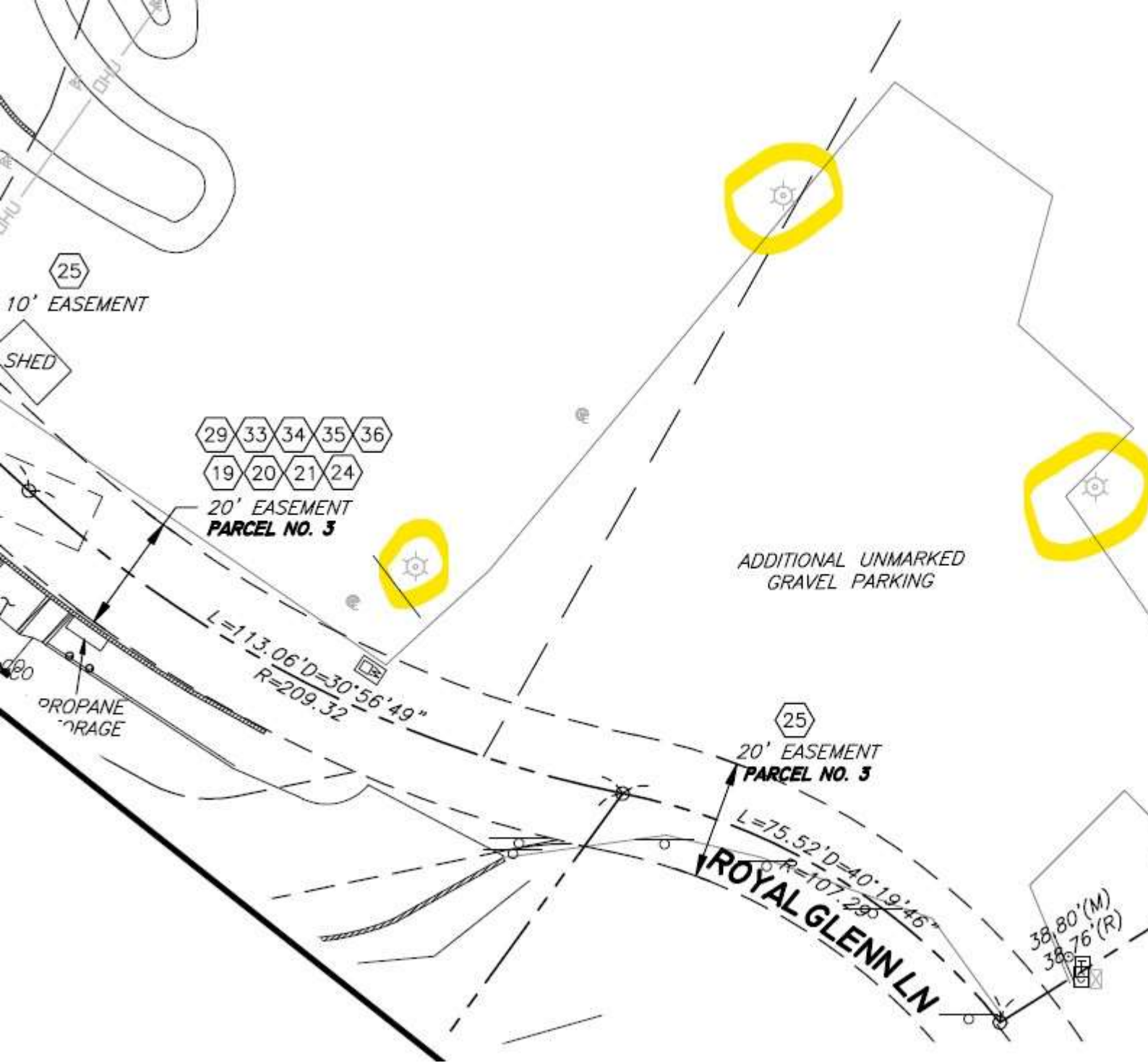
- F: Fully Shielded: Required for most lighting
- P: Partially Shielded: Limited to 3,850 lumens per acre
- U: Unshielded: Only permitted for existing, legal nonconforming lighting

Site Plan: Attached Provided with plans (Sheet _____)

Plan Key (ID)*	New or Existing (N or E)	Lighting Class (1, 2, or 3)	CCT/Kelvin Rating	Shielding (F, P, or U)	Initial Lumens	No. of Units	Total Lumens
1	E	2	5000K	F	7000	3	21,000
1	N	2	2700	F	5000	3	15,000
Total Lumens Proposed:							15,000

*Plan key identification in first column must correspond to labeling on site plan

Replacing 3 lightbulbs in our existing 15 foot lightposts. Current lightbulbs are non-compliant. See attached pictures. The lightposts will be cut and re-welded at the base to a height of 12 feet.



Existing lightpost locations circled in yellow. Proposing to replace the three bulbs with compliant Kelvin/Lumen bulbs

PROPOSED BULB REPLACEMENT



Features & Specs



Light Type	LED
Additional Features	High Light Efficiency, 360 Degree Beam Angle
Wattage	50 watts
Bulb Shape Size	G30
Bulb Base	E26
Incandescent Equivalent Wattage	50 Watts
Specific Uses For Product	Home Lighting Solution
Light Color	Warm White
Voltage	110 Volts
Color Temperature	2700 Kelvin
Brightness	5000 Lumen
Connectivity Technology	Normal bulb
Controller Type	Push Button
Power Source	Corded Electric
Color Rendering Index	85
Light Source Type	LED
Light Source Wattage	50 Watts
Accepted Voltage Frequency	100 to 240 Volts and 50 Hertz to 60 Hertz
Control Method	App
Light Source Operating Life	2.5E+4 Hours
White Brightness	5000 Lumens
Efficiency	High Efficiency

A tall, black, rectangular light pole stands in a gravel parking area. The pole has a square light fixture at the top and a textured, cylindrical base. In the background, there are red rock mountains under a clear blue sky. A white car is partially visible on the left side of the frame. The text is overlaid on the right side of the image.

**POSTS WILL BE CUT
AND WELDED TO
THE BASE AT A
COMPLIANT HEIGHT
OF 12 FEET.**



256-21-12
65W / 5000K / 7000lm
120-277VAC 60Hz 650mA
E330072



ATTENTION
Doit enlever ou contourner le
ballast avant l'installation si
le ballast HID est présent

Hillside Site Plan

Overview |

Proposed ZC from
RS-18 to CO

