**ORDINANCE NO. 2014-14**
**MARRIOT COURTYARD ZONE CHANGE**
**PZ14-0005 (ZC)**

**AN ORDINANCE OF THE CITY OF SEDONA, ARIZONA, REZONING THAT PROPERTY DESCRIBED HEREIN FROM ITS PRESENT DESIGNATION OF C-1 (COMMERCIAL) AND RS-18A(SINGLE FAMILY RESIDENTIAL) TO L (LODGING) AND OS (OPEN SPACE); ESTABLISHING CONDITIONS OF SUCH REZONING; DIRECTING THE AMENDMENT OF THE ZONING MAP UPON COMPLETION OF ALL ZONING CONDITIONS SET FORTH HEREIN; PROVIDING THAT ALL ORDINANCES OR PARTS OF ORDINANCES OR ANY PART OF THE LAND DEVELOPMENT CODE IN CONFLICT WITH THE PROVISIONS OF THIS ORDINANCE SHALL BE REPEALED UPON THE EFFECTIVE DATE OF THIS ORDINANCE.**

BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF SEDONA, ARIZONA AS FOLLOWS:

Section1. Description and Rezoning

The subject property consists of Yavapai County Assessor's Parcel 408-11-430B), containing approximately8.16 acres, and is located at 4105 W. State Route 89A; the southeast corner of W. State Route 89A and Upper Red Rock Loop Road in Sedona, Arizona. The owner/applicant desires to rezone the property from C-1 (Commercial) and RS-18A (Residential) to L (Lodging) and OS (Open Space) to allow for the construction of a hotel with 121 new lodging units, and various site improvements, parking spaces, and landscaping.

That portion of the subject property that is currently zoned (C-1) Commercial is hereby rezoned to (L) Lodging and that portion of the property currently zoned (RS-18) Single family Residential, is hereby rezoned (OS) Open Space, upon completion of all conditions as set forth *Exhibit A* to Resolution 2014-29.

Section 3. Zoning Map

The zoning maps of the City of Sedona shall be amended to reflect these zoning changes, and at least three (3) copies of the map shall be kept in the office of the City Clerk for public use and inspection.

Section 4. Repeal

All ordinances and parts of ordinances in conflict with this Ordinance are repealed to the extent of such conflict.

PASSED AND ADOPTED by the Mayor and City Council of the City of Sedona, Arizona, this 28th day of October, 2014.

Robert M. Adams, Mayor

ATTEST:

Susan L. Irvine, CMC, City Clerk

APPROVED AS TO FORM:

Mike Goimarac, City Attorney