



The following updated is periodically provided to the Planning and Zoning Commission to provide an update on various projects. Changes from the previous update are indicated by italics. Commissioners are welcome to contact Staff with questions regarding a project at any time.

### Projects Reviewed By Planning and Zoning Commission

1. PZ15-00010 (DEV) Thai Spices Restaurant
  - a. This project was approved by the Planning and Zoning Commission on November 3, 2015.
  - b. A building permit was issued on April 26, 2017 and construction is underway.
2. PZ15-00013 (DEV) & PZ17-00013 (TE) Super 8 (Andante Inn) Façade Remodel
  - a. Development Review for a façade remodel for the former Super 8 Motel (Andante Inn).
  - b. Planning and Zoning Commission approved this project on August 16, 2016 with an effective date of August 31, 2016. The applicant had one year from the effective date to have a building permit issued. Planning and Zoning Commission approved a 2-year time extension, giving the applicant until August 31, 2019, for building permits to be issued.
  - c. *A building permit was issued on January 16, 2018 and construction is underway.*
3. PZ16-00001 (DEV) & PZ16-00008 (DEV Amendment) Garnello Warehouse
  - a. Development Review for a new commercial warehouse at 60 Sinagua Drive.
  - b. This project was approved by the Planning and Zoning Commission on June 7, 2016. An amendment for changes to the approved color and materials board was approved on October 13, 2016.
  - c. Building permits were issued on January 23, 2017.
  - d. *The project was issued a Certificate of Completion on November 15, 2017. This project is complete and will be removed from future updates.*
4. PZ16-00006 (CUP) Orchards Inn Wireless
  - a. Conditional Use Permit for a modification to an existing rooftop wireless facility at Orchards Inn.
  - b. The Planning and Zoning Commission approved this project on October 13, 2016.
  - c. Building permits were issued on November 8, 2016.
  - d. *Building permits were finalized on July 18, 2017. This project is complete and will be removed from future updates.*
5. PZ16-00009 (ZC, DEV, CUP) Residence Inn
  - a. Zone Change, Development Review, and Conditional Use Permit to allow for construction of a Marriott Residence Inn next to the existing Marriott Courtyard Hotel.
  - b. *The Planning and Zoning Commission recommended approval of the zone change and approved the Development Review and Conditional Use Permit on April 17, 2018.*
  - c. *City Council held a work session on May 23, 2018. Future meetings have not been determined.*

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6. PZ16-00014 (CUP) Verizon Wireless Monopine at Methodist Church
    - a. Conditional Use Permit for a new monopine (concealed wireless communication facility) at the Sedona United Methodist Church.
    - b. *Planning and Zoning Commission approved this project on November 7, 2017.*
    - c. *Building permits were issued on March 15, 2018.*
  7. PZ17-00002 (CUP) Momo's Korean Food Truck
    - a. Conditional Use Permit to place a food truck at Sacajawea Plaza in Uptown Sedona.
    - b. *Planning and Zoning Commission approved this project on December 5, 2017.*
    - c. *Parking lot improvements were completed and a Certificate of Occupancy was issued on April 25, 2018. This project is complete and will be removed from future updates.*
  8. PZ17-00007 (Major CPA, ZC) Sedona Hard Cider
    - a. Major Sedona Community Plan amendment and rezoning in order to allow for production of hard apple cider at 145 Copper Cliffs Lane. The Major Amendment request would re-designate the property from "Single-family Low-density (.5-2 DU/AC)" to "PA (Planned Area)" on the map. The requested rezoning is from "RS-18b (Single-family Residential)" to "PD (Planned Development)."
    - b. The application was submitted in June 2017.
    - c. Planning and Zoning Commission recommended approval to the City Council on September 19, 2017.
    - d. *City Council approved this project on October 25, 2017. This project is complete and will be removed from future updates.*
  9. PZ17-00008 (Major CPA) City-initiated High Density Multifamily amendment
    - a. City-initiated request for a Major Sedona Community Plan text amendment to the Land Use, Housing, and Growth Chapter (Chapter 3) of the Sedona Community Plan to create a Multifamily High Density designation allowing more than 12 dwelling units per acre for development projects that provide strategies for achieving housing diversity, affordability and availability in order to address local housing needs.
    - b. The application was submitted in June 2017.
    - c. Planning and Zoning Commission recommended approval to the City Council on September 19, 2017.
    - d. *City Council approved this project on October 25, 2017. This project is complete and will be removed from future updates.*
  10. PZ17-00009 (Major CPA, ZC, DEV) Pinon/89A Multifamily Project
    - a. Major Sedona Community Plan amendment and conceptual rezoning and development review in order to develop a 45-unit apartment complex at 3285 W SR 89A. The Major Amendment request would redesignate the property from "Commercial" to "Multifamily High Density (Greater than 12 DU/AC)" and would also exclude the property from being within the Lodging Area Limits in the Community Plan. The requested zoning is from C-2 (General Commercial) to RM-3 (High density Multi-family Residential – 20 units per acre).
    - b. The application was submitted in June 2017.

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- c. Planning and Zoning Commission recommended approval of the Major Community Plan Amendment to the City Council on September 19, 2017.
  - d. *City Council approved the Major Community Plan Amendment on October 25, 2017.*
  - e. *Planning and Zoning Commission recommended approval of the Zone Change and approved the Development Review on November 7, 2017.*
  - f. *City Council approved the Zone Change on December 12, 2017.*
  - g. *Building permits for the project are currently under review.*

11. PZ17-00010 (Major CPA, ZC) Son Silver West

- a. Major Sedona Community Plan amendment to accommodate 40 additional parking spaces for the existing Son Silver West Gallery at 1535 SR 179. The Major Amendment request would redesignate the property from "Single-family Low Density" (.5-2DU/AC)" to "PA (Planned Area)". The applicant is also requesting to rezone the property from "RS-18b (Single-family Residential)" to "P (Parking)".
- b. The application was submitted in June 2017.
- c. Planning and Zoning Commission recommended denial of the Major Community Plan Amendment to the City Council on September 19, 2017.
- d. *City Council denied this application on October 25, 2017. This project is complete and will be removed from future updates.*

12. PZ17-00011 (ZC) 140 Navajo Drive Zoning

- a. Request to remove zoning conditions of approval for 140 Navajo Drive. This was originally presented as a request to confirm/reestablish Multifamily residential (RM-1) zoning at 140 Navajo Drive.
- b. Planning and Zoning Commission recommended approval of this project on September 5, 2017.
- c. *This project was approved by City Council on October 24, 2017. This project is complete and will be removed from future updates.*

13. PZ17-00012 (CUP) Whole Foods Outdoor Use

- a. Conditional Use Permit application for outdoor display of merchandise at Whole Foods Market.
- b. *Planning and Zoning Commission approved this project on December 5, 2017.*
- c. *Permits were issued and a Certificate of Occupancy was issued for the use of the added space on March 27, 2018. This project is complete and will be removed from future updates.*

14. PZ17-00014 (DA) CVS Development Agreement

- a. Application to amend the CVS Development Agreement to modify the permitted hours of operation. This is scheduled for the City Council's November 14, 2017 meeting. Planning and Zoning Commission review is not required.
- b. *City Council approved this application on November 14, 2017. This project is complete and will be removed from future updates.*

15. PZ17-00015 (CUP) Sedona Charter School Playground

- a. Application to amend an existing Conditional Use Permit to move the playground at the Sedona Charter School.

- b. *Planning and Zoning Commission approved this application on January 16, 2018. The next step will be submittal of building permits for the playground equipment.*

16. *PZ17-00020 (CUP) Red Rock Jeep Renewal*

- a. *Application for renewal of a Conditional Use Permit to continue operation of a jeep tour business at Sacajawea Plaza in Uptown.*
- b. *Planning and Zoning Commission approved the renewal on March 6, 2018. This project is complete and will be removed from future updates.*

**Projects Currently Under Review**

17. *PZ16-00013 (ZC, DEV) Oxford Hotel*

- a. *Zone Change and Development Review to allow for construction of an Oxford Hotel on the south side of State Route 89A at Soldiers Pass Road.*
- b. *The applicant submitted for Conceptual Review. Based on Staff comments and the guidelines in the CFA plan, the applicant has put the project on hold while they redesign the project.*
- c. *A Conceptual Public Hearing with the Planning and Zoning Commission was held on September 28, 2017. The next step will be submittal of application documents for Comprehensive Review.*

18. *PZ17-00001 (DEV, CUP) AZ Water Tank*

- a. *Development Review and Conditional Use Permit for a new water tank at 55 Bell Rock Trail.*
- b. *Staff has completed initial review of the application and provided comments to the applicant.*
- c. *The applicant resubmitted project documents, which are currently under review by Staff.*

19. *PZ17-00016 (SUB) Foothills South Unit 5 (former Sedona Racquet Club)*

- a. *Application to create a 10 lot subdivision on the site of the former Sedona Racquet Club.*
- b. *Staff review is complete and this project is scheduled for a public hearing on July 17, 2018.*

20. *PZ17-00017 (DEV) Jordan Condominiums*

- a. *Application for development review for a 16 unit condominium complex. This project was originally approved in 2009. That development review approval expired and the property owner is seeking re-approval of the previous project with some minor modifications.*
- b. *Based on Public Works comments, the roadways through the project will need to be redesigned. Once the Staff is working with the applicant to address outstanding comments prior to scheduling a public hearing.*

21. *PZ17-00018 (SUB) Thunder Mountain Ranch 2 Plat Amendment*

- a. *Minor Plat Amendment to amend a platted access easement.*
- b. *The applicant is working with Staff to submit a complete application. Once submitted, this will be placed on a City Council Consent Agenda. No Planning and Zoning Commission review is required.*

22. *PZ17-00019 (DEV, CUP) Oak Creek Small Animal Clinic*

- a. *Application for development review and a conditional use permit for construction of a new veterinary clinic.*

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- b. *Staff review is complete and this item is scheduled for a Planning and Zoning Commission public hearing on June 5, 2018.*

23. *PZ18-00001 (DEV) and ADM18-00001 Habitat for Humanity*

- a. *Application for development review and an administrative waiver to construct a triplex.*
- b. *Staff review is complete and this item is scheduled for a Planning and Zoning Commission public hearing on July 3, 2018.*

24. *PZ18-00002 (CUP) 75 Kallof Place Monopine*

- a. *Application for a new monopine wireless communication facility.*
- b. *Staff review is complete and this item is scheduled for a Planning and Zoning Commission public hearing on July 3, 2018.*

25. *PZ18-00003 (SUB) Hillside Vista Estates*

- a. *Application to create a 30 lot single-family subdivision on approximately 32 acres.*
- b. *The applicant has submitted for Conceptual Plat review and staff and agency review is underway.*

26. *PZ18-00004 (ZC, DEV) Oak Creek Boulevard Multi-family*

- a. *Application for a zone change and development review to construct a 6 unit apartment complex.*
- b. *The applicant has submitted for conceptual review and staff and agency review is underway.*

27. *PZ18-00005 (Major CPA, Conceptual ZC, Conceptual DEV) Andante Inn Expansion*

- a. *Major Community Plan Amendment, Conceptual Zone Change and Conceptual Development Review application to allow for the future consideration of an expansion to the existing Andante Inn (Super 8 Hotel)*
- b. *Application submitted in early April 2018 and was withdrawn in May 2018. This project will be removed from future updates.*

28. *PZ18-00006 (Major CPA) Shadowbrook Expansion*

- a. *Major Community Plan Amendment to apply the Multi-Family High Density Designation to the property and allow for a lot split to allow for future consideration of an expansion to the Shadowbrook Apartment complex on the location of the old septic leach field.*
- b. *Application submitted in early April 2018 and is currently under review.*

29. *PZ18-00007 (DEV) Park Place*

- a. *Development Review application to allow for the construction of 59 new townhouses. The site was previously approved for 88 condominium units and only 12 were constructed.*
- b. *The applicant has submitted for conceptual review and staff and agency review is underway.*

## **Long Range Planning Efforts**

1. Land Development Code (LDC) Update

- a. The City of Sedona is working with a consultant, Clarion Associates, to update the Land Development Code.

- b. *Staff and the Planning and Zoning Commission have reviewed all 3 parts of the update. The next step is review of the consolidated draft.*
  - c. *The Planning and Zoning Commission will review the consolidated draft in a work session on June 5 and a public hearing on June 19. Future City Council dates will be set once Planning and Zoning Commission review is complete.*
  - d. Completion of the entire update is anticipated in 2018.
2. PZ16-00011 (MP) Ranger Station Park Planning
- a. The construction drawings and updated cost estimates for phase 1 have been completed. The proposed phase 1 includes the parking lot, restroom, lawn, and play area. Future park construction is being presented in multiple phases in the capital improvement plan budget proposal. However, there is no funding allocations anticipated over the next few years.
3. AAA CFA (Sunset/Shelby Live/Work CFA)
- a. The AAA CFA is located at the end of Shelby and Sunset Drive, and backs to the National Forest and bordering Sunset Park.
  - b. *Planning and Zoning Commission recommended approval of the Plan May 15, 2018. City Council hearings are planned for the near future.*
4. PZ17-00005 (LDC) Wireless Ordinance and PZ17-00006 (MP) Wireless Master Plan
- a. The City's consultant, CityScape, has developed a draft revised Wireless Ordinance and Wireless Master Plan.
  - b. The Planning and Zoning Commission held a work session on this project on May 18, 2017, and a public hearings on June 1, 2017, August 1, 2017, and November 7, 2017. *At the November 7, 2017, meeting, the Commission recommended approval of the Ordinance and Master Plan to City Council.*
  - c. *City Council held work sessions on December 13, 2017, and April 11, 2018. During the work sessions, City Council directed Staff to not pursue the Master Plan. The City Council adopted the Wireless Ordinance May 22, 2018.*