



The following updated is provided to the Planning and Zoning Commission approximately once every 3-4 months 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 Approved by Planning and Zoning Commission

1. PZ15-00010 (DEV) Thai Spices
 - a. This project was approved by the Planning and Zoning Commission on November 3, 2015.
 - b. A permit was issued, but construction did not commence and the permit expired.
 - c. *A new permit was issued on April 26, 2017, and construction is underway.*
2. PZ15-00013 (DEV) 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. The applicant has one year from the date of approvals to have a building permit issued.
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, and construction is underway.*
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.*
5. PZ17-00003 (LDC) Sign Code Update
 - a. *The Planning and Zoning Commission recommended approval of the Draft Revised Sign Code on March 30, 2017.*
 - b. *The City Council held work sessions on the Draft Revised Sign Code on May 24, 2017, and June 14, 2017, will continue the work session on July 12, 2017. Once the work sessions are completed, a public hearing with City Council will be scheduled.*

Pending Projects

1. PZ16-00009 (ZC, DEV) Residence Inn
 - a. Zone Change and Development Review to allow for construction of a Marriott Residence Inn next to the existing Marriott Courtyard Hotel.

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- b. The Planning and Zoning Commission held a Conceptual Hearing on this project on November 1, 2016.
 - c. The applicant has submitted for final review. Staff has provided comments on this submittal. A work session and public hearing with the Planning and Zoning Commission will be scheduled in the near future.
2. 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. Once the application is resubmitted, a Conceptual Hearing will be scheduled with the Planning and Zoning Commission.
 - c. *The property owner (and project applicant) recently obtained a demolition permit for the former "spa" building. The demolition has been completed and passed final inspections on June 9, 2017.*
 3. PZ16-00014 (CUP) Verizon Wireless
 - a. Conditional Use Permit for a new monopine (concealed wireless communication facility) at the Sedona United Methodist Church.
 - b. The City's Wireless Consultant determined that the application was incomplete and has been working with the applicant to obtain all required documentation. Once the application is deemed complete, the expert review will begin. Once the expert review is complete, a hearing with the Planning and Zoning Commission will be scheduled.
 4. 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. A public hearing will be scheduled with the Planning and Zoning Commission in the future.
 5. PZ17-00002 (CUP) Momo's Korean Food Truck
 - a. Conditional Use Permit to place a food truck at Sacajawea Plaza in Uptown Sedona.
 - b. Staff has completed initial review of the application and will be working with the applicant to address all comments. Once all comments are addressed, a public hearing will be scheduled with the Planning and Zoning Commission.
 6. PZ17-00004 (SUB) Sedona Heights Building Envelope Adjustment
 - a. Minor plat amendment to amend the building envelope for a lot in the Sedona Heights Subdivision.
 - b. The City's Subdivision Regulations allow Director approval of this type of amendment. Staff is working with the applicant to ensure the amendment is presented in the proper form before giving final approval.
 7. *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 redesignate 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 and is tentatively scheduled for a work session with the Planning and Zoning Commission in August and a public hearing in September.*
8. *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 and is tentatively scheduled for a work session with the Planning and Zoning Commission in August and a public hearing in September.*
9. *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 and is tentatively scheduled for a work session with the Planning and Zoning Commission in August and a public hearing in September.*
10. *PZ17-00010 (Major CPA, ZC)*
- 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 and is tentatively scheduled for a work session with the Planning and Zoning Commission in August and a public hearing in September.*
11. *PZ17-00011 (ZC) 140 Navajo Drive Zoning Confirmation*
- a. *Request to confirm/reestablish Multifamily residential (RM-1) zoning at 140 Navajo Drive. This zoning was approved as a part of a previous project but was never vested. No development is proposed at this time.*

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- b. *The application was submitted in June 2017. Staff review is underway and this project will be scheduled for a public hearing with the Planning and Zoning Commission after the Staff review is complete.*

Long Range Planning Efforts

1. PZ16-00010 (CFA) CFA 9: Schnebly Hill Road
 - a. City Council held two work sessions to discuss the draft plan on January 25, 2017 and February 15, 2017. The work session discussions with Council did not result in any significant changes to the draft plan that was reviewed and recommended by the Commission in November 2016. Two public hearings were held on March 28, 2017 and April 11, 2017.
 - b. *The City Council approved the CFA plan on April 11, 2017. This project is complete and will be removed from future updates.*
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
 - a. The AAA CFA is located at the end of Shelby and Sunset Drive, and backs to the National Forest and bordering Sunset Park. Information on existing conditions and issues of concern in the CFA has been collected. Background research into potential scenarios is underway.
 - b. *Staff is currently seeking property/business owner input*
 - c. *Staff has begun drafting the Plan.*
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 hearing on June 1, 2017. The Commission continued the public hearing to a future date, tentatively scheduled for August 1, 2017. When this item is heard again, it will be a continuation of the June 1, 2017 hearing. Because it is not a new public hearing the public comment portion of the agenda item is closed and the meeting will resume where it left off.*
 - c. *Planning and Zoning Commission will make a recommendation on this project to be forwarded to City Council.*