

Project Update Summary

January 21, 2016 (for February 2, 2016 meeting)



Community Development Department Development Services

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The following updated is provided to the Planning and Zoning Commission approximately once every 3-4 months to provide an update on various projects. Commissioners are welcome to contact Staff directly with questions regarding project at any time.

Projects Approved by Planning and Zoning Commission

1. PZ 13-00002 (DEV); PZ14-00003 (SUB) Park Place Condominiums
 - a. Redesign for condominiums.
 - b. Development Review approved May 7, 2013 (2 year approval from approval of Plat Amendment); Plat Amendment approved May 27, 2014.
 - c. No permit applications have been submitted. Permits must be issued and the project under construction by May 27, 2016.
2. PZ 13-00014 (ZC, DEV) Sky Ranch Lodge Expansion
 - a. Zone Change and Development Review for 40 new lodging units and a 7,500 square foot meeting facility
 - b. The Planning and Zoning Commission approved the Development Review and recommended that City Council approve the zoning on February 18, 2014.
 - c. City Council approved the Zone Change and Development Agreement for this project on April 22, 2014. (3 year time frame)
 - d. No permit applications have been submitted. Permits must be issued and the project under construction by April 22, 2017.
3. PZ 13-00013 (DEV, ZC, Land Swap, Development Agreement) Sedona Rouge Expansion
 - a. Development Review for 32 new lodging units (new site plan, development under the previously approved plans is no longer being pursued)
 - b. The Planning and Zoning Commission approved the Development Review and recommended the City Council approve the zone change on April 15, 2014.
 - c. City Council approved the project on June 10, 2014.
 - d. All permits have been issued and the project is under construction. *A Temporary Certificate of Occupancy was issued on December 23, 2015. This allows the business to begin operation while the final requirements of the project are being met. Staff will monitor this project to ensure progress is being made to completion of the project.*
4. PZ 13-00015 (SUB) Sky Ridge Subdivision
 - a. Subdivision for 19 new single family lots on the old ILX property off of Brewer Road
 - b. The Planning and Zoning Commission recommended approval of the Preliminary Plat on July 15, 2014.
 - c. City Council approved the Preliminary Plat on October 14, 2014.

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- d. City Council approved the Final Plat on April 28, 2015. The applicant must provide the required financial assurances for the construction of the infrastructure prior to recording the Final Plat.
5. PZ 13-00016 (ZC, DEV) CVS/pharmacy
 - a. Zone Change and Development Review for new 12,913 square foot building for CVS/pharmacy at 20 Airport Road.
 - b. Planning and Zoning Commission approved the Development Review and recommended that City Council approve the Zone Change on December 16, 2014.
 - c. City Council approved this project on May 12, 2015.
 - d. *Building permits have been issued and the project is under construction.*
 6. PZ14-00001 (DEV) Tlaquepaque North
 - a. Development Review application for expansion of the Tlaquepaque Arts and Crafts Village on the north side of State Route 179.
 - b. The Planning and Zoning Commission approved this project on August 19, 2014.
 - c. Permits have been approved and issued and the project is under construction.
 7. PZ14-00002 (ZC) Over the Edge Parking Lot
 - a. Zone Change application to change the parcel at 35 View Drive from RS-6 (Single Family Residential) to C-2 (General Commercial) to allow for use of the lot as a parking lot for Over the Edge Bikes that would provide parking for a potential future expansion of the store.
 - b. The Planning and Zoning Commission recommended approval on March 3, 2015.
 - c. City Council approved this project on June 9, 2015.
 - d. *Final inspections have been passed and the project is complete. This item will be removed from future updates.*
 8. PZ14-00005 (ZC, DEV, Minor CPA) Sedona Marriott Courtyard
 - a. 121 room Marriott Courtyard Hotel.
 - b. The Planning & Zoning Commission approved the Development Review and recommended that the City Council approve the Zone Change and Minor Community Plan Amendment on September 29, 2014.
 - c. The City Council approved the project on October 28, 2014.
 - d. All permits have been issued and the project is under construction.
 9. PZ14-00013 (DEV) Nexus Commercial Center
 - a. Development Review for a 10,000 square foot commercial building to be built on the lot in front of City Hall (20 Roadrunner Drive).
 - b. The Planning and Zoning Commission held a Conceptual Public Hearing on December 11, 2014.
 - c. This project was approved by Planning and Zoning Commission on April 21, 2015.
 - d. Permits have been issued and the project is under construction.

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10. PZ14-00015 (CUP) Sedona Bike Park
 - a. Conditional Use Permit to operate a Bike Skills Park at Posse Ground Park.
 - b. The Bike Skills Park Work Group has been meeting over the past couple years, coming up with a design and raising funds. This item was approved by the Planning and Zoning Commission on February 17, 2015. The next step will be submittal for permits to construct the Bike Park.
 - c. Design of the park is being completed. After design is complete, a contractor will be selected.
 11. PZ15-00001 (DEV, CUP) Christ Lutheran Church
 - a. Development Review and Conditional Use Permit for church expansion
 - b. This item was approved by the Planning and Zoning Commission on March 3, 2015.
 - c. Permits have been issued and the project is under construction.
 12. PZ15-00002 (CUP) Peach Tree Inn
 - a. This project was approved by the Planning and Zoning Commission on July 21, 2015.
 - b. Tenant Occupancy Permit issued on August 7, 2015. Once all inspections are passed, a Certificate of Occupancy will be issued.
 13. PZ15-00009 (DEV) Whole Foods Façade Remodel
 - a. This project was approved by the Planning and Zoning Commission on October 20, 2015.
 - b. *Permits have been issued and the project is under construction.*
 14. PZ15-00010 (DEV) Thai Spices
 - a. This project was approved by the Planning and Zoning Commission on November 3, 2015.
 - b. *Permits have been issued and construction may be at any time.*

Pending Projects

1. PZ15-00013 (DEV) Super 8 Façade Remodel
 - a. Staff has completed initial review of this project and provided comments to the applicant. The Planning and Zoning Commission held a work session on this item on November 17, 2015. Staff will work with the applicant to address all comments prior to scheduling another meeting.
2. *PZ15-00017 (CUP) Sedona Off-Road Adventures CUP*
 - a. *Conditional Use Permit for a Jeep tour office in Sinagua Plaza. This item is on the Commission's agenda for a work session on January 28, 2016 and a public hearing on February 2, 2016.*
3. *PZ16-00001 (DEV) Garnello Warehouse*
 - a. *Staff is completing initial review of a proposed new warehouse on a vacant lot at 60 Sinagua Drive.*

Community Focus Area Planning Efforts

1. CFA 5: Soldiers Pass
 - a. The Planning and Zoning Commission recommended approval of the Soldiers Pass CFA Plan on March 17, 2015. The City Council has work sessions on this CFA Plan. Staff is working to address their comments and questions and will be bringing the plan back to City Council in the future.
2. CFA 1/2: Western Gateway
 - a. The Planning and Zoning Commission recommended approval of the Western Gateway CFA Plan on January 19, 2016. Staff will begin the work session and public hearing process with City Council in the near future.