

Project Update Summary

March 9, 2017 (for March 16, 2017 meeting)



Community Development Department

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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. 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. PZ 13-00014 (ZC, DEV) & PZ16-00003 (TE) 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. (2 year time frame)
 - d. No permit applications have been submitted. Sky Ranch Lodge submitted an application for a Time Extension prior to the expiration date.
 - e. *Staff has been unable to contact the business owner after multiple attempts in regards to moving the time extension forward. At this time, Staff has determined that approvals for this project have expired. This project will be removed from future updates.*
2. 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.
 - 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.
 - e. *No progress on this application has been made. This project will be removed from future updates unless progress is made.*
3. 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. *Construction was completed and a Certificate of Occupancy was issued on September 28, 2016. This project will be removed from future updates.*
4. PZ14-00001 (DEV) Tlaquepaque North

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- 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. *All construction is complete and Certificates of Occupancy have been issued for all businesses. This project will be removed from future updates.*
5. 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. *Construction is complete and a Final Certificate of Occupancy was issued on October 13, 2016. This project will be removed from future updates.*
6. 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. *Construction is complete and Certificates of Occupancy have been issued for the current tenants. This project will be removed from future updates.*
7. 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. The applicant has until November 3, 2017, to have another permit issued.*
8. 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.*
9. 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.*
10. PZ16-00004 (Major CPA, ZC) Elevations at Foothills South (former Sedona Racquet Club)

- a. Major Community Plan Amendment and Zone Change for the former Sedona Racquet Club to change the Community Plan designation from Public/Semi-Public to Single Family Low Density Residential and change the zoning from OP (Office Professional) to RS-18a (Single-Family Residential).
- b. *Planning and Zoning Commission recommended approval of this project on September 20, 2016 and City Council approved this project on October 26, 2016.*
- c. *The applicant has previously indicated that they intend to subdivide the property. The next step will be submittal of a subdivision application. This project will be removed from future updates until a subdivision application is submitted.*

11. PZ16-00005 (CUP) Vino di Sedona

- a. Conditional Use Permit to allow for open air business (including outdoor entertainment) at Vino di Sedona.
- b. *This project was approved by the Planning and Zoning Commission on September 6, 2016. This project is complete and will be removed from future updates.*

12. 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.*

13. PZ16-00007 (Minor CPA)

- a. City-initiated Minor Amendments to the Community Plan, including clarification, housekeeping changes, and updates to the document.
- b. *Planning and Zoning Commission recommended approval of this project on September 20, 2016 and City Council approved this project on October 26, 2016.*
- c. *No additional steps are needed for this project and it will be removed from future updates.*

14. PZ16-00012 (LDC) ADU Deletion

- a. *City-initiated LDC Amendment to delete the ADU section from the Land Development Code.*
- b. *The Planning and Zoning Commission recommended approval of this amendment on November 1, 2016. City Council approved this amendment on December 13, 2016.*
- c. *This project is complete and will be removed from future updates.*

Pending Projects

1. PZ16-00002 (DEV) 1520 Plaza

- a. Development Review for a new commercial building at the corner of Posse Grounds Road and State Route 89A. The Planning and Zoning Commission held a Conceptual Public Hearing for this item on April 5, 2016. Staff will continue to work with the applicant to address comments and concerns. The next step will be for the applicant to submit a final application packet.

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- b. *No progress has been made on this project and this will be removed from future updates until the applicant moves the project forward.*
2. *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.*
 - 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 and will be working with the applicant to address the comments. A work session and public hearing with the Planning and Zoning Commission will be scheduled once all comments are addressed.*
 3. *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.*
 4. *PZ16-00014 (CUP) Verizon Wireless*
 - a. *Conditional Use Permit for a new monopine 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.*
 5. *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 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. *PZ17-00002 (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.*
 7. *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.*

Long Range Planning Efforts

1. *PZ16-00010 (CFA) CFA 9: Schnebly Hill Road*
 - a. *The City Council public hearing to discuss and possibly approve the Draft Schnebly CFA Plan is scheduled for March 28, 2017 at 4:30 p.m. There have been 2 City Council work sessions to discuss the draft plan on January 25, 2017 and February 15, 2017. The work session discussions with Council have not resulted in any significant changes to the draft plan that was reviewed by the Commission in November 2016.*
2. *PZ16-00011 (MP) Ranger Station Park Planning*
 - a. *The construction drawings and updated cost estimates for phase 1 of the park are being developed by the consultants, Norris Designs and Shephard Wesnitzer. 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.*
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.*