

AGENDA

City of Sedona Planning and Zoning Commission Meeting

3:30 PM

Thursday, October 12, 2017

NOTICE:

Pursuant to A.R.S. 38-431.02 notice is hereby given to the members of the Planning and Zoning Commission and to the general public that the Planning and Zoning Commission will hold a work session open to the public on Thursday, October 12, 2017 at 3:30 pm in the City Hall Vultee Conference Room.

NOTES:

- Meeting room is wheelchair accessible. American Disabilities Act (ADA) accommodations are available upon request. Please phone 928-282-3113 at least 24 hours in advance.
- Planning & Zoning Commission Meeting Agenda Packets are available on the City's website at: www.SedonaAZ.gov/planning

GUIDELINES FOR PUBLIC COMMENT

PURPOSE:

- To allow the public to provide input to the Planning and Zoning Commission on a particular subject scheduled on the agenda.
- Please note that this is not a question/answer session.

PROCEDURES:

- Fill out a "Comment Card" and deliver it to the Recording Secretary.
- When recognized, use the podium/microphone.
- State your Name and City of Residence
- Limit comments to 3 MINUTES.
- Submit written comments to the Recording Secretary.

1. CALL TO ORDER ROLL CALL
2. ANNOUNCEMENTS & SUMMARY OF CURRENT EVENTS BY COMMISSIONERS & STAFF
3. Discussion action regarding a request for a Zone Change and Development Review to construct a new 90 room hotel (Marriott Residence Inn) at 4105 W State Route 89A. The property is zoned L (Lodging) and OS (Open Space). A general description of the area affected includes but is not limited to the southeast corner of W State Route 89A and Upper Red Rock Loop Road. **APN:** 408-11-430B. **Applicant:** Sunridge Hotel Group (Paul Welker) **Case Number:** PZ16-00009 (ZC, DEV)
4. FUTURE MEETING DATES AND AGENDA ITEMS
 - a. Tuesday, October 17, 2017; 5:30 pm (Public Hearing)
 - b. Thursday, November 2, 2017; 3:30 pm (Work Session)
 - c. Tuesday, November 7, 2017; 5:30 pm (Public Hearing)
 - d. Thursday, November 16, 2017; 3:30 pm (Work session)

5. EXECUTIVE SESSION

If an Executive Session is necessary, it will be held in the Vultee Conference Room at 106 Roadrunner Drive. Upon a public majority vote of the members constituting a quorum, the Planning and Zoning Commission may hold an Executive Session that is not open to the public for the following purposes:

- a. To consult with legal counsel for advice on matters listed on this agenda per A.R.S. § 38-431.03(A)(3).
- b. Return to open session. Discussion/possible action on executive session items.

6. ADJOURNMENT

Physical Posting: October 5, 2017 By: DJ

Planning & Zoning Commission Meeting Agenda Packets are available on the City's website at: www.SedonaAZ.gov/planning or in the Community Development Office, 102 Roadrunner Drive approximately one week in advance of the meeting.

Note that members of the City Council and other City Commissions and Committees may attend the Planning and Zoning Commission meeting. While this is not an official City Council meeting, because of the potential that four or more Council members may be present at one time, public notice is therefore given for this meeting and/or event.



City Of Sedona Community Development Department

102 Roadrunner Drive Sedona, AZ 86336

(928) 282-1154 • Fax: (928) 204-7124

Memorandum

DATE: October 5, 2017

TO: **Planning and Zoning Commission**

FROM: Cari Meyer, Senior Planner

MEETING DATE: **October 12, 2017**

SUBJECT: Work Session: Zone Change and Development Review Application; Marriott Residence Inn (PZ16-00009)

October 12, 2017 Planning and Zoning Commission Work Session Expectations

The Planning and Zoning Commission Work Session on October 12 is an opportunity for the Commission to provide comments and feedback to staff and the applicant regarding the project prior to the public hearing (not yet scheduled). Comments and feedback should focus on what additional information the Commission will need in order to take action on this project a future public hearing. Comments and feedback should not include an evaluation of the merits of the project or whether the Commission is in support of the project.

Property Summary

- *Address:* 4105 W State Route, Sedona, AZ 86336 (APN 408-11-430B)
- *Owner/Applicant:* Sedona Hospitality Group, LLC (Paul Welker)
- *Authorized Agent:* Architecture Plus (Mark Fredstrom)
- *Acres:* ± 8.16 acres (entire site); ± 3.06 acres (this project)
- *Current Land Use:* Marriott Courtyard Hotel, Vacant
- *Surrounding Properties*

	Community Plan Designation	Zoning	Current Land Use
NORTH	Commercial/Lodging	PD	Sedona Summit (Timeshare)
EAST	Multi-family Medium/High Density & Single Family Residential	RM-2 & RS-18a	Residential, Park Place & Foothills South
SOUTH	National Forest	NF	National Forest
WEST	Commercial & Public/Semi-Public	C-1 & CF	Vacant Commercial & Sedona Red Rock High School
NORTHWEST	Commercial, Public/Semi-Public, Planned Area	C-1 & PD	Office Building, Yavapai College, Cultural Park

Summary of Request

The applicant is proposing to develop a 90 unit Marriott Residence Inn. In order to accomplish this, the following must be approved:

1. *Zone Change*. Though the property is currently zoned Lodging (L), a zone change is needed to increase the number of permitted lodging units from 121 (approved for the adjacent Marriott Courtyard) to 211.
2. *Development Review* for a 90 unit hotel development.

Community Plan Considerations

The property is located within the Western Gateway Community Focus Area (CFA) in the Sedona Community Plan. Though the City has adopted a CFA Plan for this area, the lodging designation was in place prior to the adoption of the CFA Plan. As a result, staff's review of the proposal is from the perspective of the spirit of the CFA as intended rather than a literal interpretation.

While the CFA Plan provides guidance for review of this proposal, please note that other sections of the Community Plan may be applicable to this project.

Project Application Materials

The applicant has submitted the required application materials for a zone change and development review request. These materials are included with this memo as [Attachment 2](#) and include the following items:

- Application, Letter of Intent
- Renderings
- Site Plans, Floor Plans, Elevations, Sections
- Sign Plans, Lighting Plans, Landscape Plans, Trailhead Proposal
- Engineering Reports (Geotechnical Report, Traffic Study, Sewer Analysis, Water Analysis, Preliminary Drainage Report)

Project Review

The current application materials were submitted to City staff on July 27, 2017. Staff and review agencies have provided comments to the applicant, which are included as [Attachment 3](#). While responses to these comments are not required at this point in the process, the applicant submitted revised documents, which were received by Staff on Monday, October 2, 2017. These revisions are included as [Attachment 4](#). However, due to time constraints, Staff has not had a chance to review this submittal. Staff will review the applicant's revised documents, in addition to any additional revisions, prior to the public hearing.

Public Input

All public comments received by Staff as of October 5, 2017 are included as [Attachment 5](#). Prior to the public hearing, the applicant will also need to submit their final Citizen Participation Report.

Attachments

1. [Vicinity Map & Aerial View](#)
2. [Project Application Materials \(submitted by the applicant\)](#)
 - a. [Application and Letter of Intent](#)

- b. Site Plans, Floor Plans, Elevations, Sections
 - c. Renderings
 - d. Color Board, Signs, Lighting, Landscaping, Trailhead Elements
 - e. Engineering Reports
 - f. Supplemental Maps, Letters of Serviceability
3. Review Agency Comments
- a. City of Sedona Community Development
 - b. City of Sedona Public Works
 - c. Sedona Fire District
 - d. Forest Service
4. Revised Application Materials (submitted by applicant)
- a. Application and Letter of Intent
 - b. Site Plans, Floor Plans, Elevations, Sections
 - c. Renderings
 - d. Color Board, Signs, Lighting, Landscaping, Trailhead Elements
 - e. Engineering Reports
 - f. Supplemental Maps, Letters of Serviceability
5. Public Comments