

**RESOLUTION NO. 2017-25
PINON/89A
MAJOR COMMUNITY PLAN AMENDMENT
PZ 17-00009 (MAJOR CPA)**

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF SEDONA, ARIZONA, AMENDING THE SEDONA COMMUNITY PLAN FUTURE LAND USE MAP BY RE-DESIGNATING APPROXIMATELY 2.25 ACRES OF PROPERTY LOCATED AT 3285 W STATE ROUTE 89A FROM COMMERCIAL, WITHIN THE LODGING AREA LIMITS, TO MULTI-FAMILY HIGH DENSITY AND OUTSIDE OF THE LODGING AREA LIMITS.

WHEREAS, Arizona law (A.R.S. § 9-461.06) and the Sedona Community Plan (Chapter 9) require that any major amendments to the Community Plan are made only after a public hearing and approval of at least two-thirds of the City Council, and

WHEREAS, a major amendment, pursuant to A.R.S. § 9-461.06(H) is any “substantial alteration of the municipality’s land use mixture or balance” as defined by criteria set forth in the adopted Community Plan, and

WHEREAS, a major amendment under Chapter 9 of the Community Plan includes a change to the Future Land Use Map where there is an increase in residential density above 12 DU/AC, and

WHEREAS, an application for a major amendment to the Community Plan was properly submitted for consideration for the property designated herein, and

WHEREAS, the Sedona Planning and Zoning Commission duly considered the proposed major amendment on September 19, 2017 and approved said major amendment,

THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF SEDONA, ARIZONA:

1. The area to be re-designated consists of 2.25 acres of property located at the southeast corner of the intersection of W State Route 89A and Pinon Drive, as depicted in Exhibit A. This property is further described as Yavapai County Assessor’s Parcel No. 408-11-086A.
2. That portion of the Sedona Community Plan Future Land Use Map depicting the aforementioned area is re-designated from “Commercial,” within the Lodging Area Limits to “Multi-Family High Density” and outside of the Lodging Area Limits as depicted in Exhibits A & B.
3. By making this re-designation of the Future Land Use Map, affected property owners have the opportunity to propose changes to the zoning of the designated

property that are consistent with the Community Plan and Future Land Use Map as amended and the Sedona Land Development Code.

APPROVED AND ADOPTED by the Mayor and Council of the City of Sedona, Arizona, this 25th day of October, 2017.




Sandra J. Moriarty, Mayor

ATTEST:



Susan L. Irvine, CMC, City Clerk

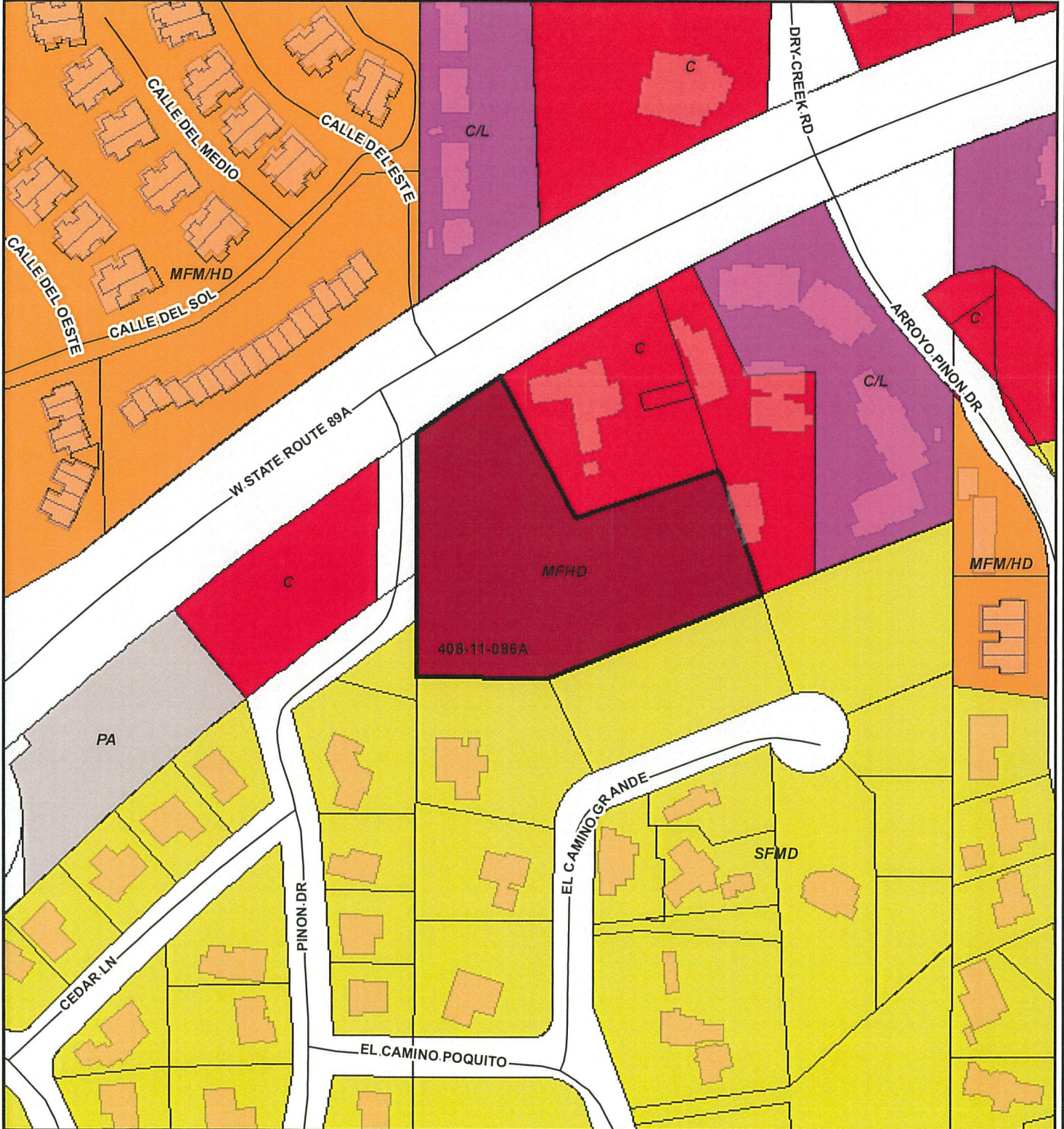
APPROVED AS TO FORM:



Robert L. Pickels, Jr., City Attorney

Exhibit A
PZ 17-00009 Pinon/89A Multifamily
Sedona Community Plan Future Land Use Map

Major Community Plan Amendment Request: Commercial to Multi-Family High Density (Greater than 12 DU/AC)



Community Plan 2013

- SFMD Single Family Medium Density (2 to 4 DU/AC)
- MFM/HD Multi Family Medium & High Density (4 to 12 DU/AC)
- MFHD Multi Family High Density (Greater than 12 DU/AC)
- C Commercial
- C/L Commercial / Lodging
- PA Planned Area

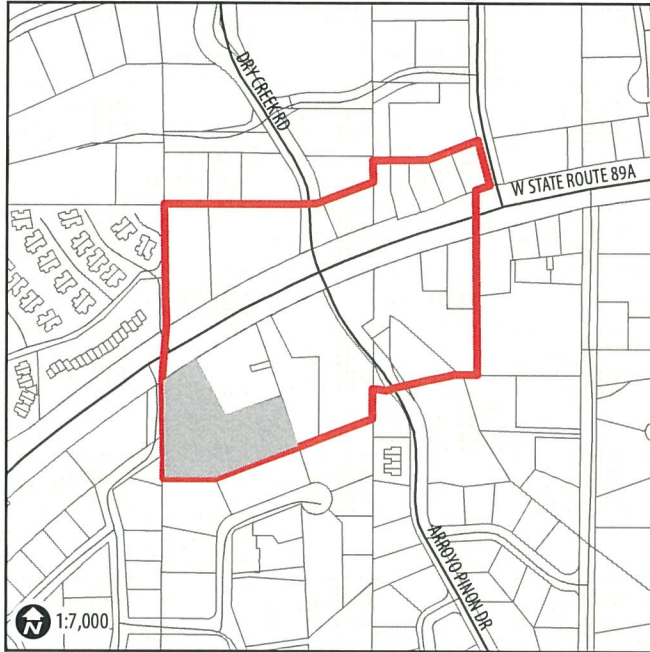
- Street Centerline
- Building Footprint
- Parcel #408-11-086A
- Parcel Boundary

0 75 150 Feet

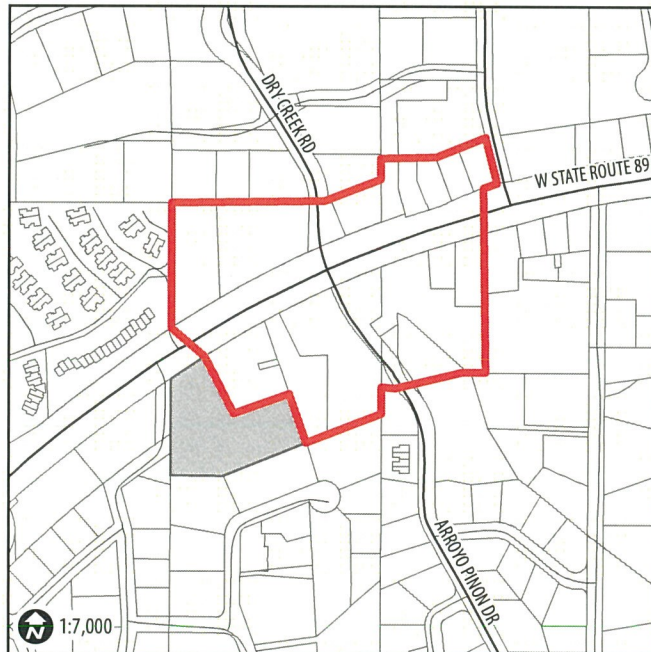


This map is designed to provide as-is information only. The data is not accurate to engineering or surveying standards. The City of Sedona is not liable or responsible for loss or damages arising from the data contained on this map.
 GIS, City of Sedona. 09/27/2017
<g:/projects/cd/staff/mikeraber/newcat/mxds>

Exhibit B
PZ 17-00009 Pinon/89A Multi-family
Major Community Plan Amendment Request: Amend Lodging Area Limits



Community Plan, p. 28
Current Lodging Area Limits



Proposed Lodging Area Limits