

Project Application

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City Of Sedona
Community Development Department
 102 Roadrunner Drive Sedona, AZ 86336
 (928) 282-1154 • www.sedonaaz.gov/cd

Application for (check all that apply):

- Conceptual Review
 Comprehensive Review
 Appeal
 Time Extension
 Community Plan Amendment
 Development Review
 Subdivision
 Minor Modification
 Zone Change
 Conditional Use Permit
 Variance

Project Information	Project Name	Uptown Sedona Parking Structure		
	Project Address	430 and 460 Forest Rd	Parcel No. (APN)	401-16-100, 071
	Primary Contact	Mike Raber, Senior Planner	Primary Phone	928-204-7106
	Email	mraber@SedonaAZ.gov	Alt. Phone	
	Address	102 Roadrunner Drive	City/State/ZIP	Sedona, AZ 86336
Office Use Only	Application No	PZ 21-00003	Date Received	3/1/21
	Received by	M.R.	Fee Paid	

Project Description	City-initiated request for a Major Community Plan Amendment to the Future Land Use Map from Single-family Low Density Residential (.5 to 2 DU/AC) to Commercial and a rezoning from RS-18 (Single-family) to M3 - Mixed Use Activity Center, in order to provide for a parking structure.
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Additional Contact Information: Please complete the following for all companies/people authorized to discuss the project with the City. Please attach additional sheets if necessary.

Contact #1	Company		Contact Name	
	Project Role		Primary Phone	
	Email		Alt. Phone	
	Address		City/State/ZIP	
Contact #2	Company		Contact Name	
	Project Role		Primary Phone	
	Email		Alt. Phone	
	Address		City/State/ZIP	
Contact #3	Company		Contact Name	
	Project Role		Primary Phone	
	Email		Alt. Phone	
	Address		City/State/ZIP	



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PZ 21-00003 (Major CPA, ZC) – Uptown Sedona Parking Structure

City-initiated Major Community Plan Amendment Proposal

Request:

The request is for approval of a City-initiated request for a Major Sedona Community Plan amendment and rezoning to provide for development of a parking structure in Uptown Sedona. The subject property comprises 1.24 acres along the north side of Forest Road (430 and 460 Forest Road) and is designated Single-family Low Density (.5 to 2 DU/AC) on the Sedona Community Plan's Future Land Use Map. The Major Amendment request would re-designate the property as Commercial. The requested zoning is from RS-18 Single-family Residential to M3 Mixed Use Activity Center.

The M3 mixed use zoning district provides for community uses and lot and building standards most appropriate for developing a parking structure on the site while maintaining a maximum separation from adjacent single-family uses. The Community Plan's Commercial designation is the only current land use designation that can be adopted to provide for the M3 mixed use zoning district. Both the Uptown CFA Plan ("Plan Uptown"), now underway, and the future Sedona Community Plan update may provide a land use designation that is more focused on the parking structure as a land use rather than the broader "Commercial" designation. Although it was intended that the Uptown CFA Plan would incorporate the parking structure location into its land use guidelines, the final adoption of the CFA Plan may take longer than originally anticipated due to the COVID-19 pandemic's impact on the timeframe. Since the Major Community Plan amendment process has a more predictable timeline and is covering specific amendments for this year, this process has been selected to help ensure that the project will move forward in a timely manner.

Background

In May 2019, the City contracted with Walter P. Moore to prepare an Uptown Sedona Parking Facility Needs, Siting and Design Concept Assessment to analyze the current parking conditions and parking demand and make recommendations for alternatives that accommodate current and future parking needs. The consulting team and staff met with the Uptown Parking Advisory Committee during the course of the study and conducted individual interviews with Committee members and other stakeholders. The Parking Advisory Committee is part of the Citizen Engagement program initiated by the City. It is comprised of various business owners and City staff and was formed to advise on parking issues within Uptown. The consulting team also conducted a survey of both Uptown businesses and employees to obtain additional information about parking habits and needs. The draft final report, presented to the City Council on [December 10, 2019](#), addressed parking occupancy and demand and recommendations for three potential site alternatives including a recommended site on the north side of Forest Road and parking structure concepts for that site. In the December 10 meeting, Council requested that the consultant and staff evaluate additional parking structure concepts. On [February 25, 2020](#),



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the Sedona City Council provided direction to staff to purchase the property at the Forest Road site and move forward with design for a parking structure in this location. The City Council provided direction to staff to pursue a design for a three-level parking structure with the first level below the grade of Forest Road with the other two levels forming a single-story above Forest Road.

In March and June 2020, the City purchased the two parcels comprising the subject property. On December 14, 2020, the consulting firm of Gabor Lorant Architects was selected for the design of the parking structure. The parking structure design process is now getting underway and public outreach will be a part of that process over the next several months.

The parking structure design will be presented to the Planning and Zoning Commission in a future meeting.

A link to a new website for the parking structure will be provided in the near future.

Sedona Community Plan Recommendations

The 2019-20 Uptown Sedona Parking Facility Needs, Siting and Design Concept Assessment and the follow-up implementation are consistent with the following Sedona Community Plan Recommendations:

- Circulation Policy #4 – “Help alleviate traffic congestion in Uptown by transforming Uptown into a “park once” district through improved way finding and parking availability.”
- Circulation Action #1 – “Implement parking recommendations for Uptown from the 2012 update to the 2005 Parking Management Study and the Parking Advisory Committee.” The previous parking study specified the need for a parking facility in the south end of Uptown. In 2018, the Uptown Parking Advisory Committee requested that the City initiate a parking needs and facility siting assessment.
- Circulation Action #2 – Preparation of a Traffic Study... Part of strategy #3 of the 2017 Transportation Master Plan included the construction of a new parking garage. The development of a parking garage was included in the “future years” of the FY 20-29 Capital Improvement Program (CIP).



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COMMUNITY PLAN AMENDMENT PROCESS AND PUBLIC PARTICIPATION

PZ 21-00003 (Major CPA, ZC)

This is a Major Amendment to the Sedona Community Plan. By State Law, all Major Amendments must be considered together at one public hearing this calendar year. The Planning and Zoning Commission must first make a recommendation on the proposed amendments, including this one, to the City Council in a public hearing. The Council will consider approval of the amendments in a public hearing. A 2/3 vote of the City Council is required to approve the Plan amendments.

At least 60 days prior to the public hearing notification process for the Planning and Zoning Commission, the City will transmit the amendment proposals to the Planning and Zoning Commission; City Council; Coconino and Yavapai Counties; Northern Arizona Council of Governments, Arizona Department of Commerce and Department of Water Resources. The proposals will also be transmitted to other agencies, utilities, internal City departments and other City Commissions for comment.

During this 60-day period (mid-March to mid-May 2021), the public will have an opportunity to comment on this and other Major Amendment proposals.

In July 2021, plan amendment proposals will move into the public hearing phase. A public notice will be mailed to all City residents and property owners describing the proposals, announcing the Planning and Zoning Commission public hearing, where additional information may be reviewed, additional input opportunities and how the City can be contacted regarding comments and concerns. The notice will also be placed in the paper.

A Planning and Zoning Commission public hearing is tentatively scheduled for July 6, 2021. The Commission may forward a recommendation to Council or they may continue the hearing to another date.

The City Council public hearing is tentatively scheduled for September 15, 2021. The Council may take action or continue the proposal. However, the Council must take action by the end of the year in order to approve the amendment. Noticing for the Council public hearing is the same as that for the Planning and Zoning Commission.