

**Action Minutes
City of Sedona
Planning & Zoning Commission Site Visit
630 Jordan Road, Sedona, AZ
Tuesday, June 1, 2021 – 9:00 a.m.**

1. CALL TO ORDER & ROLL CALL

The Chair called the site visit to order at 630 Jordan Road at 9:03 a.m.

Roll Call:

Planning & Zoning Commissioners Present: Chair Kathy Levin, Vice Chair Charlotte Hosseini, and Commissioners George Braam, Peter Furman and Lynn Zonakis. Commissioner Kali Gajewski was absent. There is one vacancy.

Staff Present: Cari Meyer, Planning Manager; Mike Raber, Senior Planner; James Crowley, Associate Engineer; Hanako Ueda, Assistant Engineer

Applicant: Charity Lee, Miramonte Homes

2. The Commission and Staff will participate in a site visit of 630 Jordan Road and 500 Quail Tail Trail (location of proposed Jordan Lofts project) in preparation for the following item included on the Commission's agenda for June 1, 2021:

- a. Discussion regarding a request for approval of a Major Community Plan Amendment to the Future Land Use Map from Single-family Low Density to Multi-family Medium and High Density and Conceptual Zone Change from RS-18 (Single-family Residential) to RM-2 (Multi-family Residential High Density) for the eastern 4.4 acres of the site with Conceptual Development Review for the entire site to allow for 84 townhome-style loft apartments. The property consists of two parcels totaling 6.5 acres along the east side of Jordan Road and bisected by Quail Tail Trail and north of Wilson Canyon Road (630 Jordan Road and 500 Quail Tail Trail). APN: 401-58-001A and 401-05-004A. Applicant: Miramonte Homes, LLC. Case Number: PZ21-00002 (Major CPA, ZC, DEV).**

The Commission walked the site of the proposed Jordan Lofts project and discussed the project, including the following:

- Summary of proposal; Clarification that the current proposal is to redesignate the eastern portion of the site to Medium/High Density Multi-family and rezone to RM-2; current proposal is to not change Community Plan and Zoning on western portion
- Overall density of project
- Access points to the project in relation to existing roads; Which roads are public vs. Private
- Proposed changes and improvements to Quail Tail Trail
- Whether existing utilities will be moved, whether undergrounding utility lines is possible
- Sewer connection for development
- Proposed building heights, including an explanation of how building heights are measured
- Walked down Wilson Canyon Road, discussed extent of development, areas of the site that will remain undeveloped, whether the applicant has any plans for development of those areas.

3. ADJOURNMENT

The site visit was adjourned by the Chair at approximately 9:37 a.m. without objection.

I certify that the above is a true and correct summary of the site visit of the Planning & Zoning Commission held June 1, 2021.

Cari Meyer

Cari Meyer, Planning Manager

6/1/2021

Date