

## Staff Report

PZ21-00002 (Major CPA, Conceptual ZC,  
Conceptual DEV)  
Jordan Lofts Multi-family  
Summary Sheet



## City of Sedona

### Community Development Department

102 Roadrunner Drive Sedona, AZ 86336  
(928) 282-1154 • [www.sedonaaz.gov/cd](http://www.sedonaaz.gov/cd)

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<b>Meeting Date:</b>	<b>Public Hearing:</b> July 6, 2021
<b>Hearing Body:</b>	<b>Planning and Zoning Commission</b>
<b>Actions Requested:</b>	Consideration of a Major Community Plan Amendment to the Future Land Use Map  Review of Conceptual Zone Change and Conceptual Development Review Applications
<b>Staff Recommendation:</b>	Recommendation of Approval of a Major Community Plan Amendment to the Future Land Use Map  No Recommendation on Conceptual Zone Change and Conceptual Development Review Applications at this time
<b>Location:</b>	630 Jordan Road (western parcel, Conceptual Development review only) 500 Quail Tail Trail (eastern parcel, Major Community Plan Amendment, Conceptual Zone Change, Conceptual Development Review)
<b>Parcel Number:</b>	401-58-001A (western parcel) and 401-05-004A (eastern parcel)
<b>Owner:</b>	Garry J. Shuster No. 2 Family, LLP 2200 N. Central Avenue, Ste. 105, Phoenix, AZ 85004
<b>Applicant/Authorized Agent:</b>	Miramonte Homes, LLC / Charity Lee 102 S. Mike's Pike, Flagstaff, AZ 86001
<b>Project Summary:</b>	Major Community Plan Amendment to allow for a potential rezoning and development review for construction of an 84-unit apartment complex. Conceptual Zone Change and Conceptual Development Review is also being requested at this time.
<b>Site Size:</b>	Total: ± 6.5 acres <i>Western parcel: ± 2.1 acres; Eastern parcel: ± 4.4 acres</i>
<b>Existing Sedona Community Plan Designation:</b>	Western Parcel: Multi-family Medium and High Density (4-12 DU/AC) Eastern Parcel: Single-family Low Density (.5-2 DU/AC)
<b>Proposed Sedona Community Plan Designation:</b>	Western Parcel: No Change Eastern Parcel: Multi-family Medium and High Density (4-12 DU/AC)
<b>Existing Zoning:</b>	Western Parcel: RM-2 (Medium-High Density Multifamily) Eastern Parcel: RS-18 (Single-family Residential)
<b>Proposed Zoning:</b>	Western Parcel: No Change Eastern Parcel: RM-2 (Medium-High Density Multifamily)
<b>Current Land Use:</b>	Vacant

**Surrounding Properties:**

	Subdivision	Community Designation	Plan	Zoning	Current Land Use
<b>NORTH</b>	No Subdivision	Multifamily Medium/High Density and Single-family Low Density		RM-2 and RS-18	Residential built and vacant
<b>EAST</b>	No Subdivision	Single-family Low Density		RS-18	Vacant
<b>SOUTH</b>	No Subdivision and Sierra Vista	Multi-family Medium and High Density and Single-family Medium Density Residential		RM-3 and RS-18	Multi and Single-family Residential
<b>WEST</b>	No Subdivision and The Orchards	Multi-family Medium and High Density Residential		RM-2	Townhomes/Multi-family Residential

**Report Prepared By:** Mike Raber, Senior Planner; Cari Meyer, Planning Manager

**Attachments:**

*Due to file size constraints, all attachments have been uploaded to the City's website as separate documents at the following link:*

<https://www.sedonaaz.gov/your-government/meetings-documents/-folder-5188>

*Sheets at the end of the Staff Report also contain links to the Attachments.*

1. Vicinity/Aerial Map
2. Staff Response to Planning and Zoning Commission Work Session
3. Staff and Review Agency Comments
  - a. City of Sedona Community Development Department
  - b. City of Sedona Public Works Department
  - c. City of Sedona Economic Development
4. Applicant Submitted Materials (Updated June 23, 2021)
  - a. Application, Letters of Intent
  - b. Legal Description, Letters of Authorization
  - c. Site Plans, Architectural Details, Elevations
  - d. ALTA Survey
  - e. Citizen Participation Plan and Report
  - f. Engineering Reports
    - i. Sewer Design Report
    - ii. Water Design Report
    - iii. Trip Generation and Traffic Statement
5. Public Comments (Comments received since the Planning and Zoning Commission Work Session)

*Comments provided to the Commission for the Work Session may be reviewed at the following link: <https://www.sedonaaz.gov/your-government/meetings-documents/-folder-5169>*

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## PROJECT DESCRIPTION

The applicant is seeking the following with the expressed intent of developing an 84-unit multi-family apartment complex:

- Major Community Plan Amendment (CPA) on eastern parcel
  - Single-family Low Density, 0.5-2 dwelling units per acre (SFLD) to Multi-family Medium and High Density, 4-12 dwelling units per acre (MFM/HD)
- Conceptual Zone Change (ZC) on eastern parcel
  - Single-family Residential (RS-18) to Medium-High Density Multifamily (RM-2)
- Conceptual Development Review (DEV) for entire site
  - For building and site design of the proposed project

Development of this site is permitted in accordance with the Land Development Code (LDC) requirements, including [Article 2 \(Zoning Districts\)](#), [Article 3 \(Use Regulations\)](#), and [Article 5 \(Development Standards\)](#). However, the proposed development would not be permitted under the existing Community Plan and Zoning designations on the eastern property and a Community Plan Amendment and zone change is required.

## CONCEPTUAL REVIEW

The ZC and DEV portions of the application have been submitted as a conceptual review. The purpose of the Conceptual Review is to give review agencies, Staff, the Planning and Zoning Commission, and the general public an opportunity to familiarize themselves with, and provide comments on, a development proposal in its early, conceptual stage of design. The process also affords the applicant an opportunity to become aware of major issues, concerns, and suggestions prior to the completion of more detailed plans for comprehensive development review. This creates a more timely mechanism through which early design concepts may be revised to address areas of concerns.

At the Conceptual Review stage of a project, Staff does not evaluate for full conformance with specific code sections or provide a recommendation on the project. *However, Staff comments on the Conceptual ZC and DEV applications are noted in italics throughout this Staff Report.* Staff comments generally refer to future requirements or comments that have already been provided to the applicant.

## BACKGROUND AND PROPERTY INFORMATION

The applicant first met with City Staff in early 2021 to discuss the current proposal, including the various approvals that would be needed to facilitate the proposed development. The application was submitted in March 2021. As this project is contingent upon a Major Community Plan Amendment, the applicant has opted to only request a conceptual review of the ZC and DEV applications at this time. If the Major amendment is approved, the applicant will move forward with the comprehensive zoning and development review submittals.

### *Site Characteristics (Existing)*

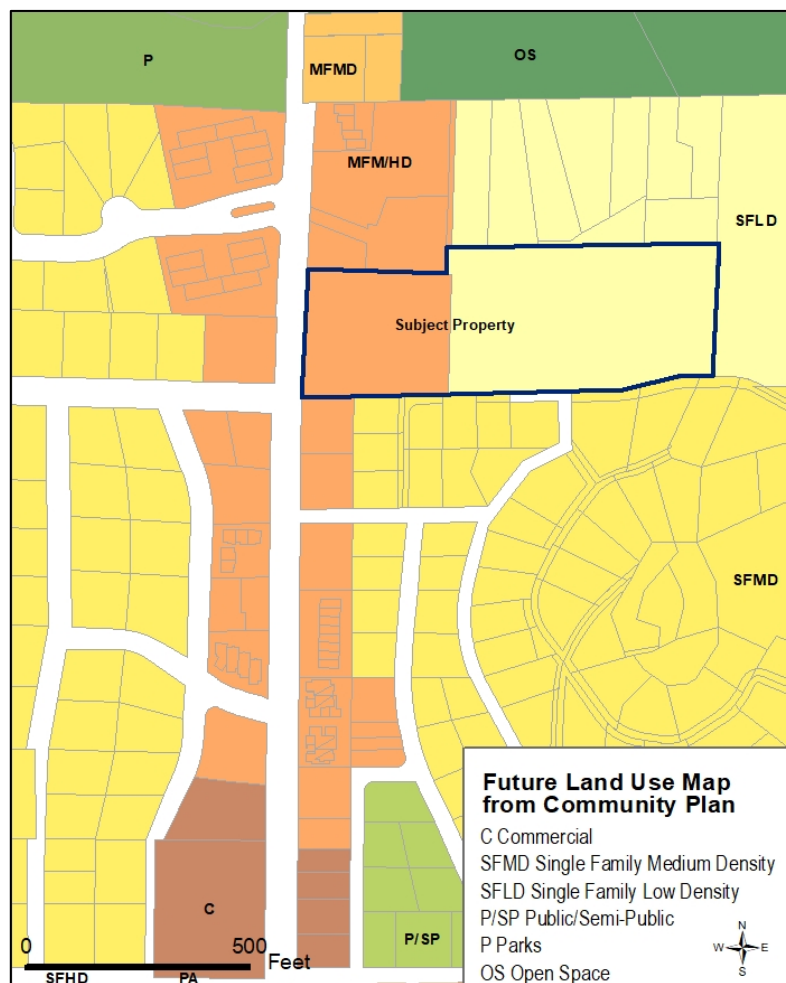
- The project site is two parcels of approximately 6.5 acres total
  - Western Parcel: ± 2.1 acres
  - Eastern Parcel: ± 4.4 acres

- The two parcels are bisected by Quail Tail Trail, a private roadway and easement for ingress/egress for properties to the north.
- The property is in Coconino County.
- The property is currently vacant, with approved, unrecorded subdivision plats.
- There is existing vehicular and pedestrian access to the site from Jordan Road and vehicular access through the site via Quail Tail Trail.
- The western parcel has been partly disturbed in the past. The eastern parcel is heavily vegetated with a steep drainage on the eastern third of the parcel.

### Community Plan and Zoning Designations

The properties have the following land use designations:

- Western Parcel (2.1 acres)
  - Community Plan Future Land Use Map: Multi-family Medium and High Density, 4-12 dwelling units per acre (MFM/HD)
  - Zoning: Medium-High Density Multifamily (RM-2)
    - Potential Project Size: 25 units (12 units per acre)
  - No changes to the Community Plan or zoning are proposed for this parcel.
- Eastern Parcel (4.4 acres)
  - Community Plan Future Land Use Map: Single-family Low Density, 0.5-2 dwelling units per acre (SFLD)
  - Zoning: Single-family Residential (RS-18).
    - Potential Project Size: 8 units (2 units per acre)



The properties do not fall into a future Community Focus Area (CFA) and are outside of the Uptown CFA boundary.

### Previous Applications

This property was previously proposed for development for the Jordan Condominiums (western parcel) and Jordan Estates (eastern parcel). This project was originally submitted for Subdivision and Development Review in 2008 (SUB 2008-04 & DEV 2008-09). The Planning and Zoning Commission approved the DEV application and recommended that City Council approve the Preliminary Plat on April 7, 2009. City Council approved the Preliminary Plat on May 12, 2009, and the Final Plat on September 25, 2012.

The Jordan Condominiums plat allowed for development of the western parcel with 16 townhouse-style condominiums and the Jordan Estates plat allowed for development of the eastern parcel with eight (8) single-family houses. Though final approval was granted for the plats, they were never recorded, and the project was never developed. As the projects did receive Final Plat approval, the plats could still be recorded but a new DEV application would be required for development of a multi-family project on the western parcel. Depending on the proposed project, an amendment to the Final Plat may be required. *If this project moves forward, abandonment of the previous approvals would be required as a condition of approval of the ZC and DEV applications.*

## **PUBLIC INPUT**

- The proposal documents were placed on the Projects and Proposals page of the Community Development Department website ([www.sedonaaz.gov/projects](http://www.sedonaaz.gov/projects)).
- The applicant notified property owners within 300 feet of the subject property and along the length of Jordan Road to an on-site meeting on May 1, 2021, and June 18, 2021.
- The applicant's Citizen Participation Report is included in Attachment 4.e.
- This proposal was included in the City-wide notice distributed by the City regarding all 2021 proposed Major Community Plan Amendments.
- The property was posted with a Notice of Public Hearing and a notice was published in the Red Rock News on June 18, 2021.
- All notices contain contact information or directions on how to submit comments.
- All public comments received as of June 27, 2021, are included as Attachment 5.

## **REVIEW AGENCY COMMENTS AND CONCERNS**

The submitted documents were routed to review agencies for comments. Comments were received from the following agencies and are included as Attachment 3:

1. City of Sedona Community Development Department
2. City of Sedona Public Works Department
3. City of Sedona Economic Development

## **REQUIRED APPLICATIONS**

The applicant is proposing an apartment complex consisting of 84 townhome-style loft apartments. The conceptual plans show a mix of units, with 12 one-bedroom units, 60 two-bedroom units and 12 three-bedroom units. Ten of the units would be dedicated as affordable housing per the City's Development Incentives and Guidelines for Affordable Housing (DIGAH). The conceptual site plan shows 6 apartment buildings and 36 units on the western parcel and 8 buildings and 48 units on the eastern parcel. Parking is provided throughout the site and includes 148 spaces.

To accomplish this, the following must be approved:

1. *Major Community Plan Amendment to the Future Land Use Map (CPA):* The western parcel is designated MFM/HD and the eastern parcel is designated SFLD on the Sedona Community Plan Future Land Use Map. The major amendment request would re-designate the eastern parcel as MFM/HD on the Future Land Use Map to match the designation on the western parcel.

The applicant initially proposed a CPA to Multi-family High Density, more than 12 dwelling units per acre (MFHD) for the entire site in conjunction with a rezoning request to High-Density Multifamily (RM-3). This would have allowed a density of up to 20 dwelling units per acre, or up to 130 units across the entire property. As the applicant is proposing 84 units, the density of 12.9 DU/AC would

have exceeded the maximum density of 12 units per acre allowed under the currently proposed MFM/HD Community Plan designation and RM-2 Zoning.

However, [LDC Section 2.24.B\(3\)](#) exempts units that are deed restricted to meet the DIGAH's standards for affordability from the density calculation. As the project proposes 10 deed restricted units, when those units are removed from the density calculation, the project has a density of 11.4 units per acre, which is permitted under the MFM/HD and RM-2 designations. Therefore, the applicant amended the application to only request the CPA and ZC on the eastern parcel, proposing no changes to the western parcel. The applicant has noted that this change in the proposal will also ensure that additional units will not be added in the future.

- a. The Major Amendment criteria in the Community Plan (Chapter 9) states that a Major Amendment is required where there is an increase in density beyond the density range of a specific residential land use category and the density allowed by the Zoning Map. As this application would increase the density on the eastern parcel, this application is being processed as a Major Amendment.
2. *Zone Change (ZC)*: The requested rezoning is from RS-18 to RM-2 on the eastern parcel, resulting in RM-2 for the entire site.

The applicant initially proposed a rezoning for the entire site to RM-3 which would have allowed up to 20 dwelling units per acre, or up to 130 units. As noted above, as the LDC exempts units deed restricted for affordability from the density calculations, the proposal for 74 market rate units and 10 affordable units would have a density under the code of 11.4 units per acre, allowing this proposal to be accommodated under the RM-2 zoning.

- a. Approval of the CPA would only change the Future Land Use Map. While the MFM/HD designation would support a change in the zoning, the eastern property would remain in the RS-18 zone without a zone change approval. As development of the site must comply with the current zoning, the project would not be permitted unless the zoning change to RM-2 on the eastern parcel is also approved.
  - b. Since the development is contingent on approval of the Major CPA, the applicant has only requested review of a Conceptual ZC at this time.
  - c. If the Major CPA is approved, the applicant would then submit the complete application packet for a ZC application.
3. *Development Review (DEV)*: 84-unit apartment complex.
- a. Multi-family residential projects consisting of 11 or more dwelling units, are subject to review and approval by the Commission prior to the issuance of building permits.
  - b. As the development is contingent upon approval of a Major CPA, the applicant has only requested review of a Conceptual DEV application at this time.
  - c. If the Major CPA is approved, the applicant would then submit the complete application packet for a DEV application.

4. *Land Combination*: Combine the two parcels into a single parcel. Based on the current site plan, the units will be placed on the western parcel and the western portion of the eastern portion, the two

parcels will need to be combined so that the density of the project may be calculated based on the combined size of the parcel, not based on each parcel individually. If all other applications are approved, approval and recordation of and Land Combination permit will be required prior to issuance of building permits.

## DEVELOPMENT PROPOSAL

The applicant is applying for a Major CPA, ZC, and DEV to allow for the development of an 84-unit townhome-style apartment complex. All the housing units are proposed to be deed restricted for long-term rentals and 10 of the units are proposed to be deed restricted for affordability.

The details of the project are not required for the Major CPA or Conceptual Reviews. During the comprehensive review, the applicant will need to provide details regarding how the housing units will be restricted for affordability and from becoming short-term rentals.

A detailed description of the proposal was submitted by the applicant and is included in Attachment 4.a. A summary is included below, with Staff comments provided in *italics*.

### **Phasing**

The project is proposed to be developed in a single phase.

### **Sedona Land Development Code (LDC)**

A comprehensive evaluation for compliance with all applicable sections of the Land Development Code will be conducted during comprehensive review.

#### **LDC Section 5.3: Grading and Drainage**

- A preliminary grading and drainage report and plan will be required for comprehensive review.
- *There are no floodplains through the site.*

#### **LDC 5.4: Access, Connectivity, and Circulation**

- Primary vehicular access to the site is proposed from Jordan Road, which connects to N State Route 89A at the Jordan Road roundabout.
- The site would be able to be accessed by the Owenby Way roundabout (Owenby Road to Schnebly Road to Jordan Road), but all exiting traffic would go to the Jordan Road roundabout.
- Quail Tail Trail through the site would be maintained for access to the lots to the north.
- The development would build new curb, gutter, and sidewalks along Jordan Road.
  - *The applicant has been asked to provide pedestrian connections within the from the site to Jordan Road.*
- The applicant has submitted a trip generation letter showing that the development for the eastern parcel (proposed for the Major CPA and ZC) would generate a total of 322 daily trips, with 24 in the AM peak and 31 in the PM peak.
  - *A traffic impact analysis will be required for comprehensive ZC and DEV*

#### **LDC 5.5: Off-Street Parking and Loading**

- Parking is proposed to be provided through surface parking lots.
- Based on the current unit count, a total of 141 parking spaces would be required. The plans currently show a total of 148 spaces.
- *The plans do not currently show any covered parking. Covered parking is required at a rate of 0.5 spaces per unit, or 42 covered spaced for 84 units.*

[LDC 5.6: Landscaping, Buffering, and Screening](#)

- *The applicant will be required to submit a landscape plan with comprehensive review.*

[LDC 5.7: Site and Building Design](#)

- *Staff has conducted a preliminary review of the plans. While more information is needed and will be provided at the next stage of review, Staff has provided the applicant with preliminary comments and a list of sections of the code that need to be addressed and incorporated into the proposal.*

[LDC 5.8: Outdoor Lighting](#)

- *An outdoor lighting plan will be required during comprehensive review.*

[LDC 5.9: Public Art](#)

- *Multifamily projects that include strategies for achieving housing diversity, affordability, and availability to address local housing needs, as determined by the Director, are exempt from public art requirements.*

[LDC Article 6: Signs](#)

- *A master sign plan will be required during comprehensive review.*

[Wastewater Disposal](#)

- *The property has the ability to connect to the City's Wastewater System.*
- *A sewer report will be required for comprehensive review.*

**PUBLIC COMMENT**

All written comments received by Staff are included as Attachment 5. The applicant has included their Citizen Participation Report, detailing their outreach efforts as Attachment 4.e.

The following is a summary of the comments received by Staff. Please note that staff has received a very large number of comments in opposition to this proposal. However, most of the comments, although much more detailed in some cases, fall into these general areas of concern:

- Concern about the impact of the apartment project on the neighborhood with the 4.4 acres going from a maximum of 2 units per acre to 12 units per acre
- Traffic impact on Jordan Road and onto Wilson Canyon Road/Access to Quail Tail Trail
- Visual impact of the apartment buildings and parking areas
- Impact on wildlife
- Does not significantly contribute toward work force housing and market rate units won't be affordable to \$15/hour employees
- Project is out of character for the surrounding neighborhood
- Environmental impacts
- Noise and Light Pollution
- Impact on water and sewer
- Ability for the surrounding areas to evacuate in case of fire
- Support for projects that increase housing options for workforce housing within the City

**PLANNING AND ZONING COMMISSION WORK SESSION**

The Planning and Zoning Commission conducted a site visit to the subject property and work session on June 1, 2021. Questions and comments raised during those meetings and Staff's responses are included in Attachment 2.



## REVIEW GUIDELINES

The following is requested from the Planning and Zoning Commission at this time:

**MAJOR COMMUNITY PLAN AMENDMENT:** Recommendation from the Planning and Zoning Commission

**ZONE CHANGE:** Conceptual Review of Proposal

**DEVELOPMENT REVIEW:** Conceptual Review of Proposal

The following sections contain Staff's evaluation of each project component.

### DISCUSSION (MAJOR COMMUNITY PLAN AMENDMENT)

In making a recommendation regarding a Major Community Plan Amendment to City Council, the Planning and Zoning Commission should determine whether such amendment is in the interest of the public and is consistent with the community's vision, and overall consistency with the Sedona Community Plan.

As defined by A.R.S. 9-461.06, a major amendment is a substantial alteration of the City's land use mixture or balance as established in the Community Plan's Land Use Element. It is up to the City to develop criteria that meet this definition. Based on the criteria set by the City of Sedona in the Community Plan (Chapter 9, page 113), the following Major Amendment criteria apply to this application:

*A. A change to the Future Land Use Map where:*

*1. There is an increase in density beyond the density range of a specific residential land use category and the density allowed by the Zoning Map.*

When it has been determined that a Major Amendment is required, the following are required for the review of the application:

1. Major amendments are subject to public participation procedures adopted by the City Council.
  - a. The applicant notified property owners within 300 feet of the subject property and along the length of Jordan Road to an on-site meeting on May 1, 2021, and June 18, 2021. A summary of those meetings, along with other outreach efforts, is included in the applicant's Citizen Participation Report (Attachment 4.e).
  - b. The public hearing was noticed in the Red Rock News with a ¼ page display ad on June 18, 2021.
  - c. This proposal was included in the City-wide notice distributed by the City regarding all 2021 proposed Major Community Plan Amendments.
2. Shall be presented at a single public hearing in the same calendar year the proposal is made.
  - a. The proposal was made in 2021. The Planning and Zoning Commission hearing is scheduled to be held on July 6, 2021, and the City Council public hearing is tentatively scheduled for September 15, 2021.
  - b. All Major Community Plan Amendments will be presented at the same public hearing.
3. Be approved by an affirmative vote of at least two-thirds of the members of the City Council.
  - a. The proposal will not become effective unless approved by two-thirds of the City Council.
4. May be initiated by the City or requested by the private sector.
  - a. This proposal was requested by the property owner.

## EVALUATION OF PROPOSAL

### **Considerations for Major Community Plan Amendments**

When considering a change to the Future Land Use Map designation, consideration should be given to the following:

- The Community's Vision
- Overall consistency with the Sedona Community Plan

### **Community Vision**

Housing Diversity is one of the 6 Major Outcomes the Sedona Community Plan (Plan) has sought to achieve since its 2013 adoption. This outcome statement is intended to reflect a future condition:

*"Sedona has fostered the building of different housing types to provide more options for all ages and income levels by using innovative public policies and programs and nurturing partnerships with private developers. This housing diversity has attracted more young people, families, and professionals, to become a vital part of our community life."* *Community Plan Summary, Plan page vii*

The Plan's Land Use, Housing and Growth Chapter contains a housing goal (page 17) of encouraging diverse and affordable housing options, which overlaps with other goals in the Plan such as sustainability, circulation, economic development, and community. Furthering the housing goal positively influences these other goals, moving Sedona closer to achieving the community's vision:

*"Encouraging a variety of choices in housing types is consistent with the community's vision for a future that "nurtures connections between people, encourages healthy and active lifestyles, and supports a diverse and prosperous economy, and values the protection of the environment."* *Land Use, Housing, and Growth, Plan page 24*

The following excerpt from the housing section further explains how the different elements of the community vision are intertwined:

*"A sustainable community offers a range of housing types by providing opportunities for people to live near jobs, shopping, and services, which enable shorter trips, the use of alternative transportation, and a reduction in traffic congestions. There are also economic benefits associated with a diversity of housing choices, such as the ability to attract and retain businesses and employees. A lack of choices may mean a loss in revenue when employees choose to live in another community that has more housing options, where they spend their income outside the City."* *Land Use, Housing, and Growth, Plan page 23*

### **Supply of Apartment Housing and Housing Needs**

While the Community Plan acknowledges that "apartments provide a versatile housing type from the point of view of both individuals and developers," it also notes that apartments make up only 4% of Sedona's housing units compared with the statewide average of 22%.

The City's apartment inventory, last updated in April 2021, yields the following housing numbers:

**CITY-WIDE ALL HOUSING TYPES**

<i>Type</i>	<i>Number</i>	<i>Percent of Total</i>
Single-family residential, detached	5,460	81%
Condos, Townhomes	657	10%
Apartments	283	4%
Manufactured/mobile homes	305	5%
Total	6,705	

**UPTOWN ALL HOUSING TYPES**

<i>Type</i>	<i>Number</i>	<i>Percent of Total</i>
Single-family residential, detached	469	75%
Condos, Townhomes	55	9%
Apartments*	102	16%
Manufactured/mobile homes	0	0%
Total	626	

\*36% of apartments in the City are in Uptown

From the adoption of the first Community Plan in 1991 until 2017, the Plan had a density cap of 12 units per acre. In 2017, the City amended the Plan to allow for consideration of densities higher than 12 units per acre “on a case-by-case basis through consideration of strategies for achieving housing diversity, affordability, and availability to address local housing needs” (Land Use, Housing, and Growth, Plan page 26). A Community Plan amendment and zone change the same year resulted in the 45-unit Pinon Lofts apartments, bringing the total number of apartment units in the community to 283 units.

Even with these additional units, the percentage of apartments remains unchanged at 4% of all housing units. With the additional 84 units at Jordan Lofts, the apartment percentage would increase to 5% of the total and increase the total number of apartments in the City by nearly 30%. In the Uptown area, the percentage of apartment units to other housing units is 16%. With the addition of 84 units at Jordan Lofts, the apartment percentage in Uptown would increase to 26% and the total number of apartments in Uptown would increase by 82%.

In 2020, the City commissioned a Housing Needs Assessment, to evaluate the current housing situation in the City. This report cited a “*lack of multi-family units in the City... [creating] a significant impediment for providing affordable housing to persons currently working in the community*”. The report notes a total affordable housing demand of 1,480 to 1,515 units for both existing and future residents. In addition, the report cites the fact that there are only two apartment complexes larger than 25 units in Sedona: Shadowbrook (54 units) and Pinon Lofts (45 units). One of the limitations to expanding Sedona’s housing stock cited in the report is the size of multi-family projects typically built here.

*“Most multi-family developers desire to build projects that are larger than the ones found in Sedona. Larger projects provide economies of scale that can be used to offset a high-cost environment. Essentially, Sedona is competing with the urban areas of the state for development projects.”*

**CITY-WIDE LARGEST APARTMENT COMPLEXES (MORE THAN 10 UNITS)**

<i>Apartment Complex</i>	<i>Units</i>
Shadowbrook	54
Pinon Lofts	45
Wyndham	24
Apple Tree Square (Uptown)	18
Royal Crest	17
Sedona Terrace	15
La Vivienda (Uptown)	15
Old English 1 & 2 (Uptown)	12

***Economic Development Impact***

The lack of housing has impacts on local businesses and their ability to attract and retain employees. The City's Economic Development Department provided the following comments for this project. While not commenting on the specifics of this project in this location, these comments provide an overview of the challenges local businesses face and how taking steps to address the housing needs would be in line with the City's Economic Development goals.

*The mission of the economic development program for the city of Sedona is aimed at diversifying Sedona's economy. To work towards this mission, we focus on business diversification, business and workforce development, and jobs that pay above median wages. Routinely, Sedona businesses state their biggest impediment to sustaining and/or expanding their business is lack of available workforce options. Further, they state the number one issue to retaining and attracting quality employees is the lack of diverse housing options inclusive of rental housing and affordable housing.*

*The lack of rental properties at an affordable, sustainable price point, could have devastating consequences for the business economy of Sedona. This issue impacts the residents, workforce, the businesses, and Sedona's amenities. The lack of rental housing means that the workforce either lives outside of the community or chooses to relocate altogether to another community. The increased housing costs contribute to longer commutes for workers, which leads to increased traffic and road congestion and higher pollution levels.*

*The 2020 Five-Year Housing Action Plan's first objective is to "encourage development of affordable housing units that meets the needs of low and moderate income households." Additionally, there is a demand for market-rate apartments because currently there are so few rental units available. This project will address both of the needs."*

***Land Availability***

There are 4,455 acres of land in the City zoned for residential housing. Of that, 62 acres (1.4%) are within one of three multi-family zoning districts: RM-1, RM-2, or RM-3. Of the 62 acres, 18 acres are now vacant, representing 29% of the total acreage zoned for multifamily and 0.4% of the total acreage zoned for residential housing. A large percentage of the vacant RM-2 ( $\pm$  13 acres) may be very difficult to build on due to topographic constraints (from the Background Report from 2017's Major Community Plan Amendment for the Multi-family High Density designation). When this area is taken into account, only approximately 5 acres within the City is zoned for multifamily, vacant, and easily buildable. Just over 2 acres is contained within this project (western parcel).

### ***Availability of Multi-family and Rental Housing***

The background report, cited above, provides an in-depth discussion on challenges to the availability of multi-family housing, including:

- A diminishing supply of vacant land
- Zoning limitations (very little multi-family-zoned land)
- Development limitations – land costs, density limits, fees, development standards, approvals, permitting
- Historic trends in Sedona for single-family homes

The 2020 Housing Needs Assessment notes additional limitations such as high construction costs.

The 2017 background report and the 2020 Needs Assessment cite the impact from short-term rentals. Effective January 1, 2017, Senate Bill SB 1350 ended Sedona’s prohibition on short-term rentals and limiting the City’s ability to regulate short term rentals. Since SB 1350 passed, many units that had been being used as long-term rental housing (both single-family and multi-family) have been converted to short-term rentals, which, in many cases, led to the eviction of renters, with those renters being forced to find housing elsewhere. However, due to the conditions cited above, many of those displaced renters have been unable to secure new housing.

Since 2017, short-term rentals have proliferated. At the time of writing this report, the City has a total of 771 verified listings, representing approximately 11% of the housing units in the City. With the increasing number of conversions to short-term rentals and displaced renters, the amount of substandard and unsafe housing has increased. Some property owners have seen the need as an opportunity and have illegally converted buildings to create spaces that are often not habitable, but are nevertheless being offered for rent, such as crawl spaces, closets, sheds, and garages.

### ***History of Housing Development Since Incorporation***

Page 25 of the Sedona Community Plan’s Chapter 3 – Land Use, Housing and Growth, states that Sedona is committed to growing only within its current limits. Land Use Policy #1 (page 53) of the Community Plan states: “Approve new housing units only if within the City’s current overall limit on the total number of homes that can be built under current zoning.” Some form of this policy has been in place in the Sedona Community Plan since 1998.

The Community Plan is a general plan; this policy is intended to address the buildout of the City within its overall capacity for growth when all of the residentially-zoned land is occupied. Based on current zoning, the City’s residential lands are currently about 77% built out and residential lands have been historically under-utilized with regard to allowable density. Since 1998 and the adoption of the growth policy, new residential projects have collectively built approximately 344 less dwelling units than what has been allowed by zoning. Further, prior to 1998, projects collectively built approximately 500 fewer units than would have been allowed by the Community Plan at the time.

Examples of larger projects that developed below allowed densities include:

- Casa Contenta (1994)
  - Developed with 111 units less than the zoning allowed
- Back-o-Beyond Ranch (1996)
  - Developed with 240 units less than the zoning allowed

- Foothills South Unit 3 (2003)
  - 20 acres originally zoned for multi-family development
  - Rezoned to single-family residential
  - Decrease of 215 potential residential units

Examples of smaller projects that developed below allowed densities include:

- Uptown Parking Lot (2000)
  - Replaced 24 potential residential units.
- Thunder Mountain Unit 1 Amended (2002)
  - A portion of this subdivision was re-platted at 29 units less than the original approval.
- Eagle Rock (2004)
  - Developed with 11 units less than the zoning allowed
- CVS Pharmacy (2015)
  - Replaced 12 potential residential units with a parking lot for the adjacent commercial building and open space.

While other projects have been rezoned to allow more residential units than the original zoning, collectively, development in the City has always resulted in less residential units than what was allowed by zoning.

Given that development in Sedona has not historically grown beyond the limits set by the existing zoning, the addition of 84 dwelling units provided by this project is not contrary to Land Use Policy #1 in the Community Plan.

### ***Multifamily Development In Uptown***

In the Uptown area, while there are several properties zoned for multifamily development, with many of them being in the RM-3 (20 units per acre) category, these properties have typically been under-utilized. In addition, the majority (78%) of multi-family units in Uptown were built prior to 1990. As the City incorporated in 1988, most of the units in Uptown were built prior to the City's incorporation and are more than 30 years old.

#### **UPTOWN HISTORY OF MULTI-FAMILY RESIDENTIAL**

<i>Type</i>	<i>1960s</i>	<i>1970s</i>	<i>1980s</i>	<i>1990s</i>	<i>2000s</i>
Apartments, 2-4 units	2	13	8	4	0
Apartments, 5+ units	24	30	11	9	0
Condominiums/Townhouses	0	21	12	5	17

While the Uptown area has not seen large multifamily developments in recent years, the historic pattern of development in this area has included multifamily residential development. In addition, due to the age of the existing development, there is potential for redevelopment of existing properties.

### ***Project Location and Surrounding Zoning***

The western parcel, zoned RM-2, allows for multi-family residential development with a maximum of 12 units per acre. This same zoning borders the project to the north and across Jordan Road to the west. To the south, the western parcel is bordered by RM-3 zoning (up to 20 units per acre) and RS-10 zoning (up to 4 units per acre).

The eastern parcel, the subject of the Community Plan amendment and rezoning, is zoned RS-18, (up to 2 units per acre). This parcel is bordered by the RM-2 to the west (western parcel), RS-18 to the north and east

and RS-10 to the south. Although this would extend the RM-2 zoning to the east, all access to the project would be from Jordan Road and would not use the roads within the existing single family subdivisions. In addition, the conceptual site plan shows significant areas of open space on the eastern portion of the lot being preserved. Given the density limitations of the proposed RM-2 zoning district, additional units would not be permitted without another Community Plan Amendment and rezoning.

### ***Current Development Potential***

The existing zoning of the project site would allow for 33 units (25 multifamily units on the western parcel and 8 single family units on the eastern parcel). The proposed 84 units would be an increase of 51 units. However, the proposed 84 units would be primarily 2-bedroom units, with some additional 1-bedroom and 3-bedroom units.

Taking into account typical development of single family properties, it would not be unusual to see 5 – 8 bedrooms per single family house. Further, the proposed multifamily units are currently being shown with a footprint of approximately 650 square feet and total square footage of approximately 1,200 square feet. A single family house in the RS-18 zone would be permitted 35% lot coverage. On an 18,000 square foot lot, that would equate to a footprint of 6,300 square feet and a potential total square footage of over 12,000 square feet.

While Staff cannot say with certainty what the potential single family houses on this property may look like, the recent trends Staff has seen in single family home review have been for larger houses with attached or detached guest houses that maximize the building envelope and lot coverage, many of these with the expressed interest of using the property for short term rentals, which would be permitted if the property were to develop under the RS-18 zoning. In areas where this type of development is happening, staff has seen an increase in calls from neighbors concerned about the bulk, massing, use, and traffic impacts of the houses being constructed. However, as these houses are meeting all applicable codes, little can be done to address these concerns.

Given the current potential of the site, staff believes the change from single family to multifamily, particularly given the proposed restrictions on short term rentals, is compatible with the overall development of the area. While there are more multifamily units proposed than single family houses currently allowed, the total number of units should not be the only factor considered, as there are substantial differences in impacts of a 1,200 square foot multifamily unit being used for long term housing vs. a 12,000 square foot single family house being used for short term housing. In staff's opinion, the eastern parcel is a logical area to extend the RM-2 zoning without necessitating a Community Plan designation and zoning beyond 12 units per acre while providing for a project that can have a meaningful impact on the City's supply of apartment units, increasing the overall supply of apartments within the City by 30%.

### ***Overall Consistency with the Sedona Community Plan***

In addition to evaluating this proposal for consistency with housing specific goals and policies of the Plan as well as other City documents (e.g., Housing Needs Assessment), Staff has also evaluated this proposal for overall consistency with the Plan. The following addresses applicable goals and policies.

#### *Land Use, Housing and Growth Goals*

- *Goal: Grow only within established residential and commercial limits.*

This project is within currently established residential and commercial limits. Relevant policies include the following:

- Policy 1, page 53: Approve new housing units only if within the City's overall limit on the total number of homes that can be built under current zoning.

- This policy is intended to address the buildout of the City within its overall capacity for growth when all the residentially zoned land is occupied. Since the City’s residential lands are currently about 77% built out and residential land has been historically under-utilized, this project complies with this policy.
- *Goal: Ensure harmony between the built and natural environments.*  
 The project concentrates development in the previously disturbed areas of the site and in the areas of the site closest to existing infrastructure (road, utilities, etc.) as well as setting aside a significant portion of its area as natural open space. This open space area of the site is the most topographically challenging area and is closest to the Open Space and National Forest areas to the north and east of the site. Additional considerations regarding this goal will be further evaluated at the zoning and development review stages. Relevant policies include:
  - Policy 5, page 53: Preserve scenic views, including potential utility undergrounding and view corridor planning, in the consideration of new development and infrastructure, including limits on approval of multi-story structures.
    - Zoning and development review will include evaluation of building orientation, massing, and building height. At this stage of the project, the applicant has indicated they will comply with all development standards and will not be requesting any variances.
    - All new utility lines will be required to be underground.
  - Policy 15, page 54: Encourage clustering of residential units to direct development away from more environmentally sensitive portions of a site.
    - Although this is not technically a “cluster” development, the conceptual site plan shows the buildings clustered towards the western side of the site, allowing for preservation of open space on the site in keeping with this policy.
- *Goal: Create mixed use, walkable districts*  
 This goal is applicable in that the project contributes to the mix of uses and Uptown businesses are accessible by foot or bike. The project is less than a quarter mile from the last commercial business on Jordan Road and less than half a mile from the Jordan Road roundabout, making Uptown withing walking distance for the residents of this development.
- *Goal: Encourage diverse and affordable housing options.*  
 The proposal is increasing the diversity of housing by developing an apartment complex, of which there are very few in the City. The proposal will provide affordable housing options in the following ways:
  - The entire project provides long-term rental housing which is in short supply and being impacted by short-term rentals. Market-rate apartments will be less expensive than single-family home rentals and would be the most affordable type of housing product available in Sedona.
  - Short-term rentals would be prohibited.
  - Consistent with the City’s DIGAH, 12% of the units (10 total units) will be deed restricted to be affordable to households earning up to 80% of the area median income.
  - The proposal will increase the diversity of housing by increasing the City’s apartment unit inventory by 30%.

Relevant policies include the following:

- Policy 3, page 53: Ensure that a balance of land uses is maintained and identify general areas for concentrated, mixed use development, public gathering places, and land use transitions to



provide healthy and sustainable residential neighborhoods and commercial areas and to address specific area needs.

- As stated in the applicant’s letter of intent, this project “*provides for greatly needed sustainable residential development in higher densities to support and provide balance to the Community’s need of work force housing and long-term rental housing specific to residents of Sedona, a Community Benefit.*”
    - The location is also in keeping with multi-family zoning to the north, south and west of the site.
  - Policy 14, page 54: Consider new and emerging trends for non-traditional housing developments, such as co-housing, garden apartments and other alternate housing types.
    - As noted in the applicant’s letter of intent, the project proposes two-story, townhome-style, loft apartments directly supportive of this policy.
  - Policy 17, page 54: Allow densities great than 12 dwelling units per acre through consideration of projects with strategies for achieving housing diversity, affordability, and availability to address local housing needs in areas designated for Multi-family High Density.
    - While the project has an overall density of greater than 12 units per acre, the density based on the LDC’s calculation is 11.4 units per acre.
      - This calculation is based on changes made to the LDC to encourage smaller units and affordable units within existing density limitations.
    - As noted in the applicant’s letter of intent, by allowing higher density residential use, the other outcomes of this policy are achieved:
      - Housing Diversity: long-term rental property significantly under-represented in Sedona’s current housing stock
      - Affordability: providing a project of sufficient size to increase the City’s affordable housing resources, including deed restricting 10 of the units to be rented as affordable housing units.
      - Availability: placement of workforce-priced housing near a high concentration of Sedona’s workforce. In addition, prohibiting short term rentals will ensure the units will be available for long-term rentals.

### *Circulation Goals*

- *Goal: Reduce dependency on single-occupancy vehicles*  
The proposal will not directly reduce dependency on single-occupancy vehicles. However, by increasing the opportunity for employees to live in the City, it could help reduce the number of people driving if those employees choose to walk, bicycle, or take transit to work. For employees that don’t live within walking distance of work, the property is approximately one-third of a mile from the Uptown Parking Lot, which is one of the stops for the Verde Lynx shuttle.
- *Goal: Provide for safe and smooth flow of traffic*  
The project partially addresses this goal by proposing one access point off Jordan Road which is a major collector street with controlled access onto SR 89A (Jordan Road roundabout) and does not bring traffic through single-family neighborhoods.
- *Goal: Create a more walkable and bike-able community.*  
This Proposal does not directly achieve this goal, however, providing additional housing on a main corridor will allow for walking and biking to the Uptown commercial area.

### *Environmental Goals*

- *Goal: Protect and preserve the natural environment.*  
The project is retaining a large area of natural open space. The City's development review process and grading and drainage standards have been put in place to ensure that components such as storm water retention and erosion protection meet ordinance requirements. The rezoning and development review process will evaluate the project in accordance with these standards.
- *Goal: Promote environmentally responsible building and design.*  
Although not applicable at this stage, the rezoning and development review process will evaluate the project in accordance with City development standards and other possible considerations through the City's Climate Action Plan.

### *Parks, Recreation and Open Space Goals*

- *Goal: Protect and preserve natural open space*  
This project preserves a significant amount of natural open space.

### *Economic Development Goals*

- *Goal: Support locally owned businesses*  
This proposal supports local businesses by providing additional housing options for the employees of those local businesses. The limited availability of housing has been a challenge for businesses to hire and retain employees who cannot find housing in the City.

## **CONCLUSION**

The proposal under consideration is a Major Community Plan Amendment. While the City routinely considers proposals to amend the Community Plan, the decision of whether to make a particular amendment is a legislative policy action left to the judgement and discretion of the Planning and Zoning Commission and City Council. A variety of factors are considered when making these decisions, including how the proposal relates to the community's vision and overall consistency with the Sedona Community Plan. In this case, the Planning and Zoning Commission is being asked to evaluate the proposal and forward a recommendation to the City Council.

### ***Findings of Fact***

From the evaluation of the proposal, staff finds that:

- Housing diversity is one of the six major outcomes of the Sedona Community Plan.
- There is a critical need for apartment housing in the City and is needed to achieve housing diversity.
- There is very little land available for apartment housing.
- Short-term rental housing is fast replacing long-term rental housing.
- Since incorporation, Sedona's land has been under-utilized compared to what zoning would allow.
- The location of the proposed Multi-family Medium and High-Density land use designation is consistent with surrounding land uses.
- The proposed project will increase the City's apartment supply by 30%.
- The proposed project is in substantial compliance with applicable Community Plan goals and policies.

In conclusion, staff believes that the request is supported by the evaluation and the findings of fact.

### ***Staff Recommendation***

Staff is recommending approval of the proposed Major Community Plan Amendment based on the following:

1. The proposal directly addresses one of the Community Plan's six major outcomes: Housing Diversity. While the Community Plan acknowledges that apartments provide a versatile housing type it also notes that apartments make up 4% of Sedona's housing units compared with the statewide average of 22%. Based on the City's current inventory of apartment units, the potential introduction of 84 units from this project would increase the supply of apartment units within the City by 30%. This is a significant community benefit.
2. The proposal is in substantial compliance with applicable Community Plan goals and policies for Land Use, Housing and Growth and goals for Economic Development and Open Space. The proposal partially complies with other applicable Plan goals.
3. The proposal does not directly contradict any goal or policy in the Community Plan.

## REVIEW CRITERIA: ZONE CHANGE AND DEVELOPMENT REVIEW

All development applications are reviewed under [LDC Article 8 \(Administration and Procedures\)](#).

[LDC Section 8.3](#) contains procedures and rules applicable to all development applications while the following sections contain procedures and rules that apply to specific development applications. [LDC Section 8.3.E\(5\)](#) contains the approval criteria applicable to all development, subdivision, and rezoning applications. These criteria are as follows:

### A. Generally

1. Unless otherwise specified in this Code, City review and decision-making bodies shall review all development applications submitted pursuant to this article for compliance with the general review criteria stated below.
2. The application may also be subject to additional review criteria specific to the type of application, as set forth in section 8.4 through 8.8.
3. If there is a conflict between the general review criteria in this section and the specific review criteria in section 8.4 through 8.8, the applicable review criteria in sections 8.4 through 8.8 control.

### B. Prior Approvals

The proposed development shall be consistent with the terms and conditions of any prior land use approval, plan, or plat approval that is in effect and not proposed to be changed. This includes an approved phasing plan for development and installation of public improvements and amenities.

### C. Consistency with Sedona Community Plan and Other Applicable Plans

Except for proposed subdivisions, the proposed development shall be consistent with and conform to the Sedona Community Plan, Community Focus Area plans, and any other applicable plans. The decision-making authority:

1. Shall weigh competing plan goals, policies, and strategies; and
2. *May approve an application that provides a public benefit even if the development is contrary to some of the goals, policies, or strategies in the Sedona Community Plan or other applicable plans.*

### D. Compliance with This Code and Other Applicable Regulations

The proposed development shall be consistent with the purpose statements of this Code and comply with all applicable standards in this Code and all other applicable regulations, requirements and plans, unless the standard is lawfully modified or varied. Compliance with these standards is applied at the level of detail required for the subject submittal.

### E. Minimizes Impacts on Adjoining Property Owners

The proposed development shall not cause significant adverse impacts on surrounding properties. The applicant shall make a good-faith effort to address concerns of the adjoining property owners in the immediate neighborhood as defined in the Citizen Participation Plan for the specific development project, if such a plan is required.

### F. Consistent with Intergovernmental Agreements

The proposed development shall be consistent with any adopted intergovernmental agreements, and comply with the terms and conditions of any intergovernmental agreements incorporated by reference into this Code.

**G. Minimizes Adverse Environmental Impacts**

The proposed development shall be designed to minimize negative environmental impacts, and shall not cause significant adverse impacts on the natural environment. Examples of the natural environment include water, air, noise, stormwater management, wildlife habitat, soils, and native vegetation.

**H. Minimizes Adverse Fiscal Impacts**

The proposed development shall not result in significant adverse fiscal impacts on the City.

**I. Compliance with Utility, Service, and Improvement Standards**

As applicable, the proposed development shall comply with federal, state, county, service district, City and other regulatory authority standards, and design/construction specifications for roads, access, drainage, water, sewer, schools, emergency/fire protection, and similar standards.

**J. Provides Adequate Road Systems**

Adequate road capacity must exist to serve the uses permitted under the proposed development, and the proposed uses shall be designed to ensure safe ingress and egress onto the site and safe road conditions around the site, including adequate access onto the site for fire, public safety, and EMS services. The proposed development shall also provide appropriate traffic improvements based on traffic impacts.

**K. Provides Adequate Public Services and Facilities**

Adequate public service and facility capacity must exist to accommodate uses permitted under the proposed development at the time the needs or demands arise, while maintaining adequate levels of service to existing development. Public services and facilities include, but are not limited to, roads, potable water, sewer, schools, public safety, fire protection, libraries, and vehicle/pedestrian connections and access within the site and to adjacent properties.

**L. Rational Phasing Plan**

If the application involves phases, each phase of the proposed development shall contain all of the required streets, utilities, landscaping, open space, and other improvements that are required to comply with the project's cumulative development to date, and shall not depend upon subsequent phases for those improvements.

**DISCUSSION (ZONE CHANGE)**

The zone change component of this project proposes to rezone the eastern parcel from RS-18 (Single-family Residential) to RM-2 (Multi-family Residential, High Density) to match the existing zoning on the western portion of the property. While the applicant is currently only requesting conceptual zoning review at this time, the following will be used to evaluate the Zone Change application.

In considering an application for a Zone Change, the review process is guided by [LDC Section 8.6.A](#). In addition to the above general criteria, Zone Change applications are reviewed for conformance with the Community Plan, CFA Plans, and other adopted plans and policies of the City, if applicable. Further, [LDC Section 8.6.A\(2\)e](#), states that, in order to mitigate the negative impact of the applicant's proposed use on citizens and surrounding properties and to assure compatibility with adjacent land uses, the Commission may recommend, and the Council may approve, a rezoning conditioned upon one or more of the following:

1. Development in accordance with a specific schedule for the development of specific improvements or uses for which zoning is requested;
2. Development in accordance with a specific Site Plan or a Site Plan to be subsequently approved under this Code;
3. Modifications in the otherwise applicable lot coverage, building height, or density;
4. Public dedication of rights-of-way for streets, alleys, public ways, drainage, public utilities and the installation of improvements that are reasonably required by or directly related to the effect of the rezoning;
5. Other conditions reasonably calculated to mitigate the impact of the proposed development.

### ***Other Community Plan Considerations***

As noted in the Major Community Plan Amendment discussion above, all applicable components of the Community Plan will be used to evaluate this project, including goals and policies.

### ***Staff Recommendation***

None at this time (Conceptual Review). This is an opportunity for the Commission to provide feedback to the applicant and staff regarding the project, if the Major Community Plan Amendment is approved.

## **DISCUSSION (DEVELOPMENT REVIEW GUIDELINES)**

The development review portion of this project will review the proposed site plan and buildings for compliance with applicable LDC standards, including, but not limited to, height, building design, parking, landscaping, etc. [LDC Section 8.4.A](#) contains the procedures and rules for development review applications. This section does not include any additional approval criteria for development review applications beyond the general criteria listed above.

As this was only reviewed as a conceptual application, the details of the site plan, floor plans, elevations, colors, materials, landscaping, etc., have not been completely worked out. Staff has provided comments regarding potential future requirements, but the applicant has not submitted revised plans, nor are they required to at this time. If the application moves forward to Comprehensive Development Review, Staff will continue to work with the applicant to modify the project to ensure compliance with all applicable code requirements.

In reviewing the Conceptual Development Review, the Planning and Zoning Commission is encouraged to provide feedback of the potential changes to the project plans that they would like to see to ensure the intent of the LDC requirements are addressed with this project.

### ***Staff Recommendation***

None at this time (Conceptual Review). This is an opportunity for the Commission to provide feedback to the applicant and staff regarding the project if the Major Community Plan Amendment is approved.

## Recommendation and Motions

PZ21-00002 (Major CPA)  
Jordan Lofts Multi-family



City of Sedona

Community Development Department

102 Roadrunner Drive Sedona, AZ 86336

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### **STAFF RECOMMENDATION (MAJOR COMMUNITY PLAN AMENDMENT):**

Staff recommends approval of the proposed Major Community Plan Amendment as set forth in case number PZ21-00002 (Major CPA), Jordan Lofts Multi-family Project.

### ***Sample Motions for Commission Use***

(Please note that the following motions are offered as samples only and that the Commission may make other motions as appropriate.)

### ***Recommended Motion for Approval:***

I move to recommend to the Sedona City Council approval of case number PZ21-00002 (Major CPA), Jordan Lofts Multi-family Project, based on the findings as outlined in the Staff Report, and subject to all applicable requirements and the recommended conditions of approval.

### ***Alternative Motion for Denial:***

I move to recommend to the Sedona City Council, denial of case number PZ21-00002 (Major CPA), Jordan Lofts Multi-family Project, based on the following findings (please specify findings).



*As recommended by Staff*

1. Within thirty days of approval of the Major Community Plan Amendment, the property owner of record of the subject property voluntarily agrees to sign and record a waiver acknowledging their waiver of any right to claim just compensation for diminution in value under A.R.S. §12-1134 related to the granting of this Major Community Plan Amendment approval.



**Attachment 1: Vicinity Map and Aerial Map**

**Attachment 2: Staff Response to Planning and Zoning  
Commission Work Session**

**Attachment 3: Staff and Review Agency Comments**

City of Sedona Community Development Department

City of Sedona Public Work Department

City of Sedona Economic Development

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Available online at the following link:

<https://www.sedonaaz.gov/home/showpublisheddocument/43877/637605797469265446>

## **Attachment 4: Applicant Submitted Materials (Updated June 23, 2021)**

- a. Applications, Letter of Intent
- b. Legal Description, Letters of Authorization
- c. Site Plans, Architectural Details, Elevations
- d. ALTA Survey

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Available online at the following link:

<https://www.sedonaaz.gov/home/showpublisheddocument/43879/637605797497084286>

**Attachment 4: Applicant Submitted Materials (Updated  
June 23, 2021)**

e. Citizen Participation Plan and Report

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Available online at the following link:

<https://www.sedonaaz.gov/home/showpublisheddocument/43881/637605797554115537>

**Attachment 4: Applicant Submitted Materials (Updated  
June 23, 2021)**

f. Engineering Reports

*Sewer Design Report*

*Water Design Report*

*Trip Generation and Traffic Statement*

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Available online at the following link:

<https://www.sedonaaz.gov/home/showpublisheddocument/43883/637605797569740484>

## **Attachment 5: Public Comments**

(Comments received since the Planning and Zoning  
Commission Work Session)

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Available online at the following link:

<https://www.sedonaaz.gov/home/showpublisheddocument/43885/637605797620835952>

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Comments provided to the Commission for the Work  
Session may be reviewed at the following link:

<https://www.sedonaaz.gov/your-government/meetings-documents/-folder-5169>