



What is a Major Community Plan Amendment and why is it needed in the Jordan Lofts Project?

In the voter-approved Community Plan, a map displays in high level, what land use each property in Sedona is designated as. Separate from the Community Plan, there is a zoning map of what each property is legally zoned as. This zoning map outlines in detail exactly what uses are permitted on each piece of property.

In the case of Jordan Lofts, because neither the Community Plan's map, nor the zoning matches with what the developer would like to do with the property, they must first seek to get a Major Community Plan Amendment, and then apply for a zone change and development review. The zone change can not occur without first successfully achieving a Major Community Plan Amendment. More specifically, the developer must follow this process:

- Go through the state mandated steps and timeframe to seek a Major Community Plan Amendment. This is a public process that begins with the City's Planning and Zoning Commission.
- Then, if the commission votes to recommend the amendment (note they only make a recommendation to City Council), City Council will discuss and vote to approve or deny the amendment. The vote must be a 2/3 majority in favor to pass.
- If it is denied, the developer can not move forward with the zone change and development review. However, if the amendment is approved, the developer can move to the next process to seek a zone change and development review. The project would go back to the Planning and Zoning Commission and depending on that vote, the rezoning would go to City Council for final approval.

In short, the major Community Plan amendment must be approved by City Council before the applicant can seek a zone change and development review approval.

Why is the City even willing to entertain the idea of a Major Community Plan Amendment?

With the City's Community Plan being completed or updated once every ten years, there is a built-in, state determined process in which developers can go through, once a year, to consider a Major Community Plan Amendment. There are no guarantees, but there is a public process like described above that one can go through if they wish for a Major Community Plan Amendment on a property they either own or are looking to purchase.

If City Council approves the Major Community Plan Amendment, does that mean it's a done deal for the approval of the zone change and development review too?

No, each process is treated separately. In the Major Community Plan Amendment approval or denial phase, the developer doesn't usually submit a fully completed design, because they are waiting to see if the amendment is approved.

During the zone change and development review process, a more detailed design is provided because City staff, the Planning and Zoning Commission and City Council are going to require it as they discuss the nitty-gritty of the project.

When City staff looks at the zone change request, they look at more than if the proposed use meets the proposed zoning. Staff considers if the request is meeting the Community Plan's applicable goals and policies like environmental goals, housing diversity concerns, traffic issues, etc.