

City Council

August 11, 2021 Work Session

Major Community Plan Amendment and Zone
Change

Major Community Plan Amendments

- Considered once a year in Single Public Hearing
- Criteria set by Community Plan, Chapter 9: Major Amendment Criteria
- 60-Day Review
- City-wide Public Notices for PZ and City Council
- Must be approved by at least 2/3 of City Council
- 2021: One request being considered
 - Uptown Sedona Parking Garage

Major Community Plan Amendments

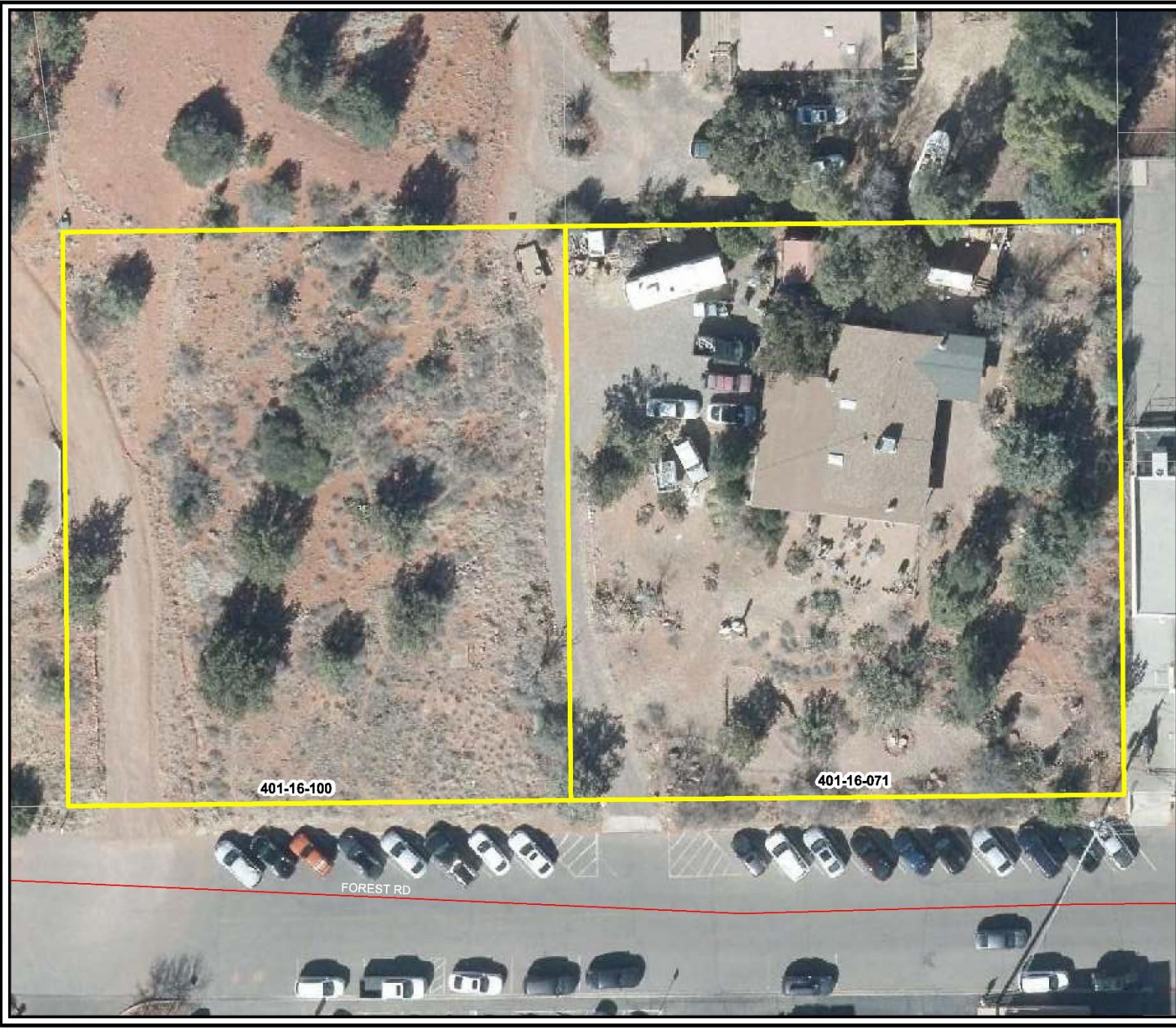
- 2021 Schedule
 - June 1, 2021: P&ZC Work Session
 - July 6, 2021: P&ZC Public Hearing
 - August 11, 2021: City Council Work Session
 - September 15, 2021: City Council Public Hearing

Uptown Parking Structure (PZ 21-00003)

Major Community Plan Amendment
Zone Change


Uptown Parking Structure (PZ 21-00003)

- Address: 430 and 460 Forest Road,
APN 401-16-100 and 401-16-071
- Owner/Applicant: City of Sedona
- Acres: Approximately 1.24
- Current Land Use: Vacant and residential structure that will be removed.



Aerial View

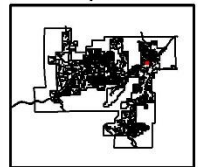
Parcel
401-16-100 &
401-16-071
Uptown Parking
Garage

-  Parcel 401-16-100 & 401-16-071
-  Parcel Boundary
-  Street Centerline



0 12½ 25 Feet

City Index



401-16-100

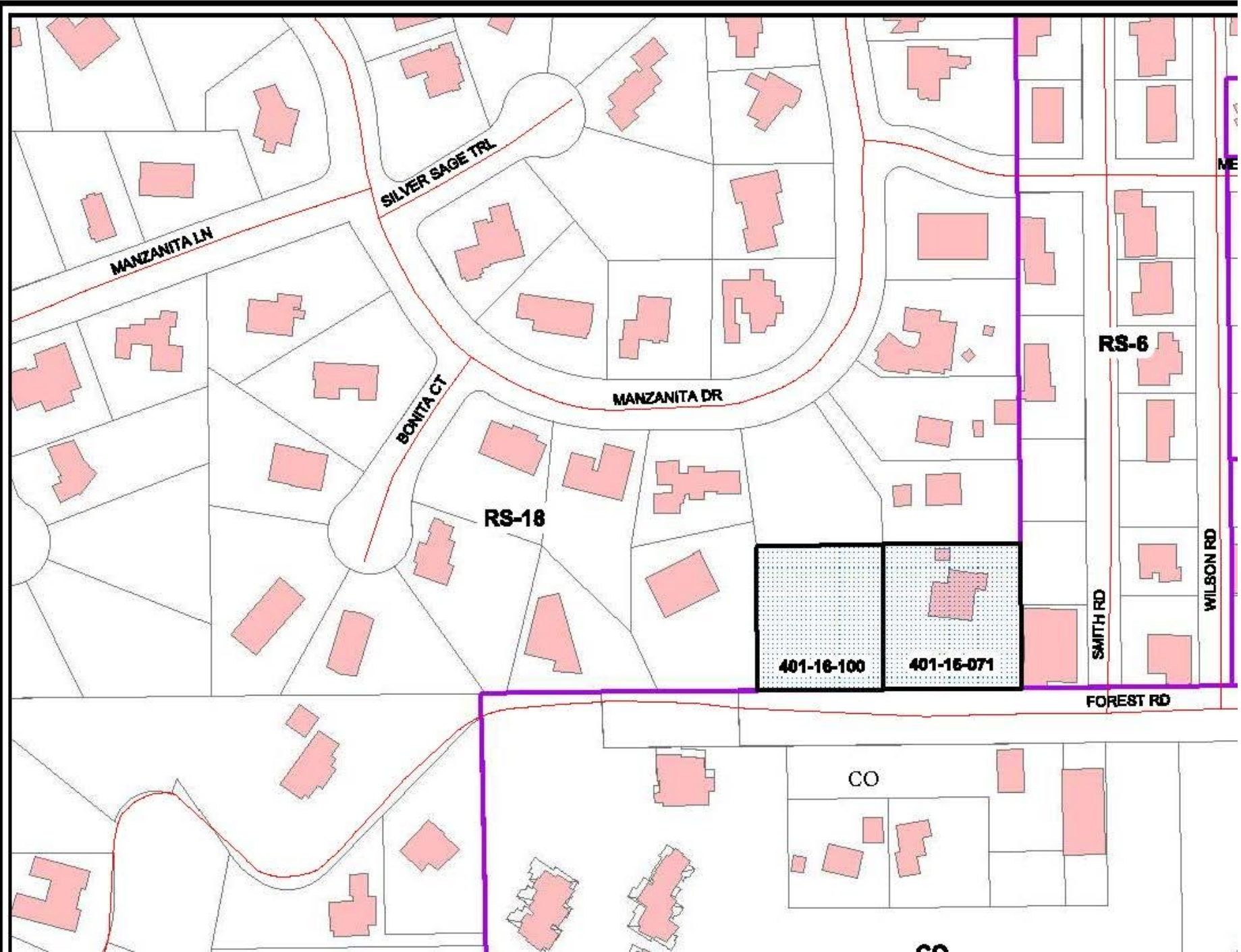
401-16-071

FOREST RD

GIS, City of Sedona
05/11/2021
[g:\pub\req\projects\uptownparkinggarage\mxd\401-16-100_071_aerial.mxd](https://pub.req/projects/uptownparkinggarage/mxd/401-16-100_071_aerial.mxd)



This map is provided to provide information about Sedona and has been prepared for general planning and informational purposes only. It is not necessarily accurate to engineering or surveying standards. Every effort has been made to make this map as accurate and as accurate as possible, however, no warranty or liability is made. This information is provided as a "best effort". The City of Sedona shall have no liability or responsibility to any person or entity who relies on this map or its data. It is recommended to verify any data with the information contained on this map.



Uptown Parking Structure (PZ 21-00003)

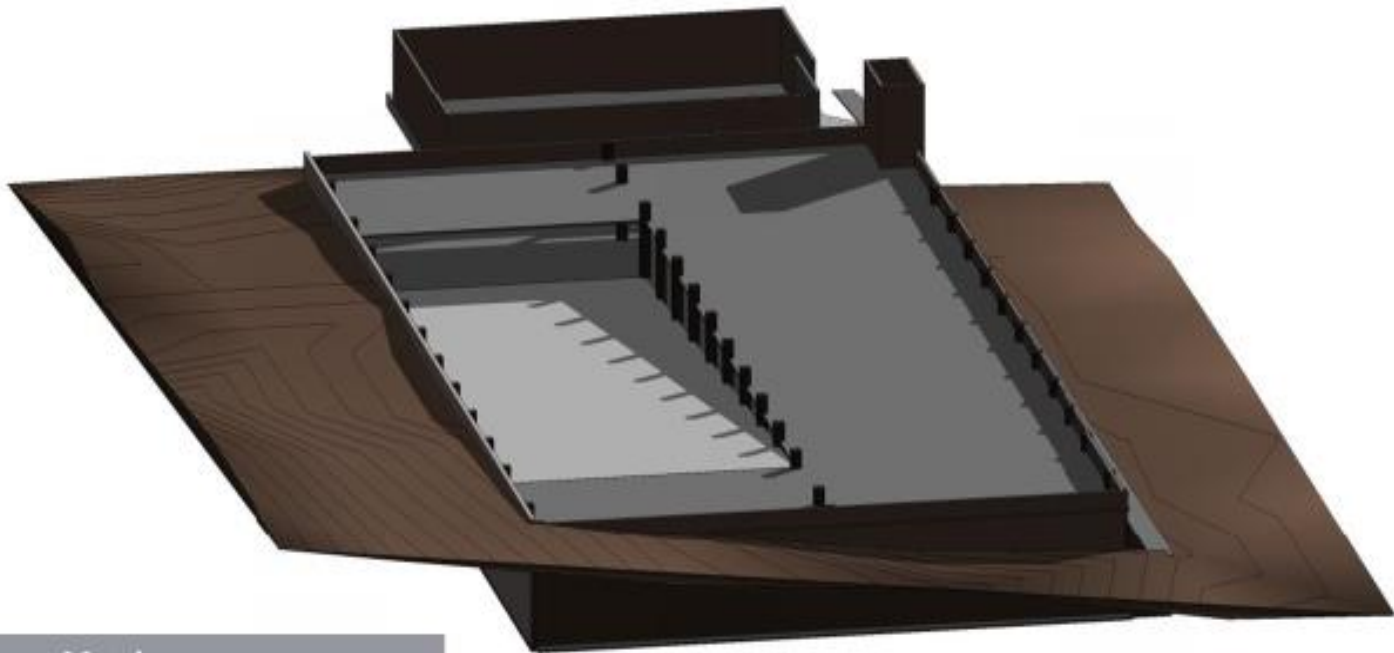
- Summary of request: Develop a parking structure in Uptown Sedona
 - Major Community Plan Amendment: Redesignate the two parcels from Single-family Low Density to Commercial
 - Zone Change: Rezone from RS-18 Single-family Residential to M3 (Mixed Use Activity Center)

Uptown Parking Structure (PZ 21-00003)

Community/CFA Plan Considerations

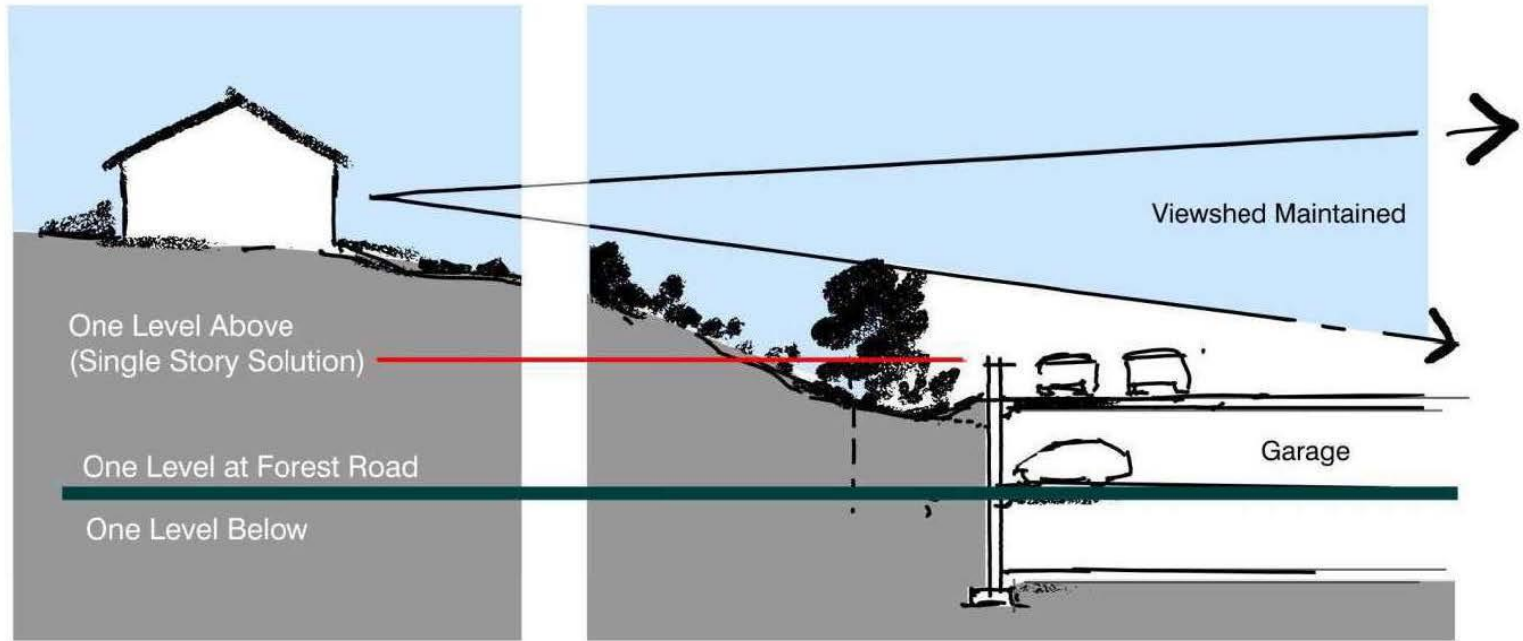
- CFA First Objective – Recommendations on Parking Needs
- Uptown Parking Assessment - May 2019 through February 2020
- City Purchase of Property – March through June 2020
- Design Process (On-going) – December 2020
- Major Community Plan Amendment and Rezoning - March through September 2021

Garage – Option 3 (Three-Deck With One Level Subgrade)



Metrics

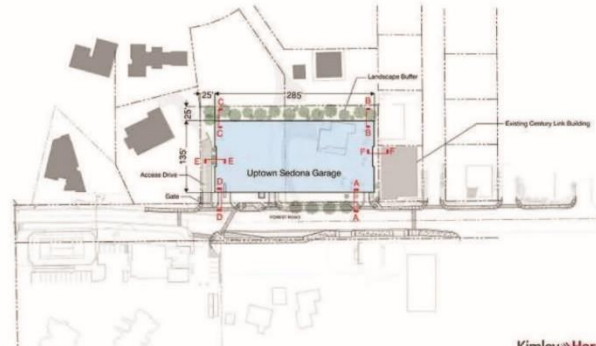
| | |
|-----------------------|------------|
| Excavation Cubic Yard | 22,556 cy |
| Retaining Wall Height | 26 ft |
| Total Space Count | 272 spaces |





Single Story Study | View From Forest Road

Uptown Sedona Garage Concept Study



Conceptual Site Plan



A generous landscape buffer is provided to visually screen the garage from the neighboring residences.

The visual scale of the garage is reduced by placing one parking level below grade. The resulting one-story height preserves the red-rock views of the neighboring residences.



Single Story Solution

Uptown Sedona Garage Concept Study



Uptown Parking Structure (PZ 21-00003)

Community Plan Vision – One of six major outcomes: Reduced Traffic

- Circulation Policy #4: *“Help alleviate traffic congestion in Uptown by transforming Uptown into a “Park Once” district through improved wayfinding 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”
- Circulation Action #2: *“Preparation of a Traffic Study...”*

Uptown Parking Structure (PZ21-00003)

Community Plan Goals:

- Land Use, Housing and Growth
- Circulation
- Environment

Uptown Parking Structure (PZ21-00003)

CFA Plan (Plan Uptown):

- Parking Garage and Mixed Land Uses in this location

2019-2020 Parking Study

- Current Conditions
- Parking Demand
- Site Analysis

Uptown Parking Structure (PZ21-00003)

Findings:

- One of six major outcomes – Reduced Traffic
- Community Plan Circulation Actions
- Transportation Master Plan
- Uptown Parking study (2019-2020)
- Substantial Compliance with applicable Community Plan goals and policies
- Compliance with CFA Plan (draft)

Uptown Parking Garage (PZ21-00003)

Public Input:

- Comments received by staff included in Attachment 3 of the P&Z staff report
- General areas of concern in the staff report
- Exhibit B (page 59-68) Additional comments forwarded since packet distribution.

Uptown Parking Structure (PZ21-00003)

Recommendations:

Planning and Zoning Commission unanimously recommends approval of the proposed Major Community Plan Amendment and Zone Change

- Addresses one of Community Plan six major outcomes – Reduced Traffic and complies with applicable goals and policies; implements circulation actions
- Implements Transportation Master Plan and Uptown Parking Study
- Complies with draft CFA Plan
- Does not directly contradict any goal or policy.

Uptown Parking Structure (PZ 21--00003)

Questions?