

**ORDINANCE NO. 2021-05
UPTOWN PARKING GARAGE
PZ 21-00003 (ZC)**

AN ORDINANCE OF THE OF THE CITY OF SEDONA, ARIZONA, REZONING THAT PROPERTY DESCRIBED HEREIN FROM ITS PRESENT DESIGNATION OF RS-18 (SINGLE FAMILY RESIDENTIAL) TO M3 (MIXED USE ACTIVITY CENTER); DIRECTING THE AMENDMENT OF THE ZONING MAP UPON COMPLETION OF ALL ZONING CONDITIONS SET FORTH HEREIN; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; AND ESTABLISHING AN EFFECTIVE DATE.

RECITALS:

WHEREAS, the Planning and Zoning Commission has formally considered the proposed rezoning, following proper notice and a hearing on July 6, 2021, and has recommended approval of the requested rezoning.

WHEREAS, City Council has read and considered the staff reports prepared by the Community Development Department staff and all attachments to those reports, the applicant's application, the narrative provided by the applicant and all statements made by the applicant and its representatives during the presentations to the Planning and Zoning Commission and to City Council, City Council finds that the proposed rezoning meets the findings required by the Sedona Land Development Code (LDC) Section 8.6.

BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF SEDONA, ARIZONA AS FOLLOWS:

Section 1. Description and Rezoning

The subject property, as depicted in Exhibit A, consists of Coconino County Assessor's Parcels 401-16-100 and 401-16-071, containing approximately 1.24 acres, and is located along the north side of Forest Road at 430 and 460 Forest Road in Sedona, Arizona, a legal description and zoning map of which is provided in "**Exhibit A**" attached hereto and incorporated by this reference. The owner/applicant desires to rezone the property from RS-18 (Single Family Residential) to M3 (Mixed Use Activity Center).

The subject property that is currently zoned RS-18 (Single Family Residential) is hereby rezoned to M3 (Mixed Use Activity Center), based on conformance with the requirements for approval of a zone change and consistency and conformance with the Community Plan and subject to all applicable ordinance requirements and based on the Planning and Zoning Commission findings as outlined in the Staff Report and adopted by the Commission and City Council, including:

A. Generally

The development applications submitted complies with the general review criteria of LDC Section 8.3.E(5) as follows:

B. Prior Approvals

The proposed development is consistent with the terms and conditions of the Community Plan and the draft Uptown CFA Plan. There are no other land use approvals, plans, or plats applicable to this property.

C. Consistency with Sedona Community Plan and Other Applicable Plans

The proposed development is consistent with and conforms to the Sedona Community Plan, Community Focus Area plans, and the parking study done for the Uptown area.

D. Compliance with This Code and Other Applicable Regulations

The proposed development is consistent with the purpose statements of this Code and complies with all applicable standards in this Code and all other applicable regulations, requirements and plans. 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 will not cause significant adverse impacts on surrounding properties.

F. Consistent with Intergovernmental Agreements

There are no intergovernmental agreements that impact this project.

G. Minimizes Adverse Environmental Impacts

The proposed development is designed to minimize negative environmental impacts and shall not cause significant adverse impacts on the natural environment.

H. Minimizes Adverse Fiscal Impacts

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

I. Compliance with Utility, Service, and Improvement Standards

The proposed parking garage complies with all utility, service, and improvement standards.

J. Provides Adequate Road Systems

The proposed parking garage will be constructed to serve an existing parking need. There are no uses in the garage that would generate additional parking requirements. The garage will be designed with safe ingress and egress off Forest Road.

K. Provides Adequate Public Services and Facilities

There are no uses proposed with the parking garage that would require provision of new public services or facilities.

L. Rational Phasing Plan

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

Section 2. Zoning Map

The zoning map of the City of Sedona is hereby amended to reflect this rezoning, and at least three (3) copies of the map shall be kept in the office of the City Clerk for public use and inspection.

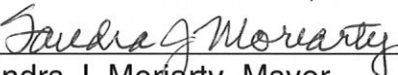
Section 3. Repeal

All ordinances and parts of ordinances in conflict with this Ordinance are repealed to the extent of such conflict.

Section 4. Effective Date

This ordinance shall become effective thirty (30) days following adoption by the City Council.

PASSED AND ADOPTED by the Mayor and Council of the City of Sedona, Arizona, this 15th day of September, 2021.



Sandra J. Moriarty, Mayor

ATTEST:



Susan L. Irvine, CMC, City Clerk

APPROVED AS TO FORM:



Kurt W. Christianson, City Attorney

**Uptown Parking Garage
Zone Change
PZ 21-00003**

Exhibit A – Zoning Map and Legal Description

Legal Description

LEGAL DESCRIPTION:

.59 acres 401-16-100

Lot 41 Manzanita Hills UNIT 1, according to the plat of record in the office of the County Recorder of Coconino County, Arizona, recorded in Case 2, Map 261.

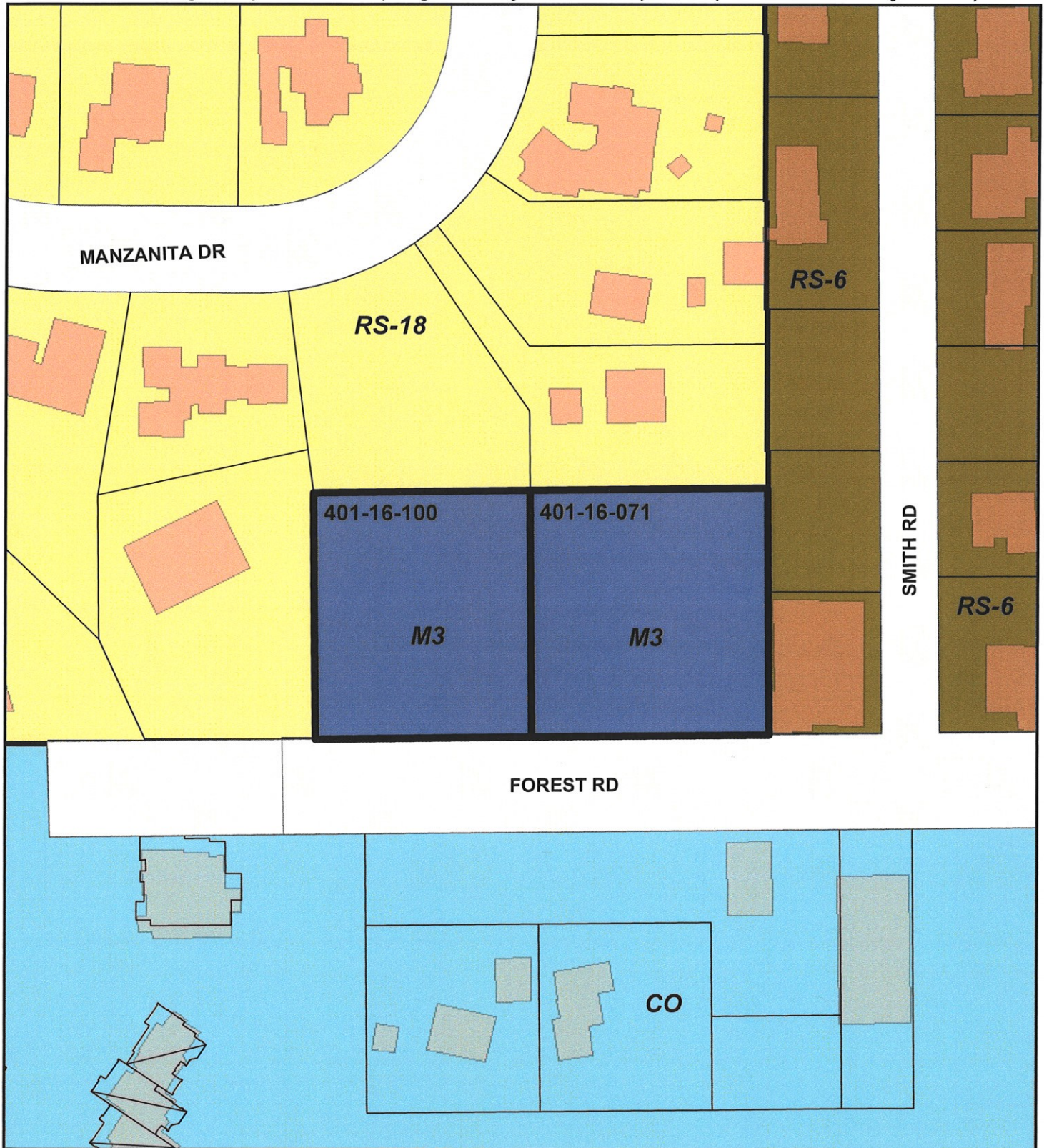
.65 acres 401-16-071

A parcel of land in the Southwest quarter of the Southeast quarter of the Northeast quarter of Section 7, Township 17 North, Range 6 East of the Gila and Salt River Base and Meridian, Coconino County, Arizona, described as follows:

BEGINNING at the Southeast corner of Southwest quarter of the Southeast quarter of the Northeast quarter of said Section 7;
THENCE North 00°21' West, 171 feet;
THENCE South 89°31'44" West, 165 feet;
THENCE South 00°21' East, 171 feet;
THENCE North 89°31'44", 165 feet to the PLACE OF BEGINNING.

**Exhibit A
PZ 21-00003 Uptown Parking Garage
Zoning Map**

Zone Change Request: RS-18 (Single-Family Residential) to M3 (Mixed Use Activity Center)



Zoning Districts

- CO Commercial
- M3 Mixed Use Activity Center
- RS-6 Single Family Residential
- RS-18 Single Family Residential
- Parcel 401-16-100 & 401-16-071
- Parcel Boundary
- Building Footprint

0 50 100 Feet



This map is designed to provide as-is information only. The data is not accurate to engineering or surveying standards. The City of Sedona is not liable or responsible for loss or damages arising from the data contained on this map.
GIS, City of Sedona. 08/24/2021
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