

**RESOLUTION NO. 2021-21
UPTOWN PARKING GARAGE
MAJOR COMMUNITY PLAN AMENDMENT
PZ 21-00003 (MAJOR CPA)**

**A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF SEDONA,
ARIZONA, AMENDING THE SEDONA COMMUNITY PLAN AND FUTURE LAND USE
MAP BY RE-DESIGNATING APPROXIMATELY 1.24 ACRES OF PROPERTY
LOCATED AT 430 AND 460 FOREST ROAD FROM SINGLE FAMILY LOW DENSITY
RESIDENTIAL TO COMMERCIAL.**

WHEREAS, Arizona law (A.R.S. § 9-461.06) and the Sedona Community Plan (Chapter 9) require that any major amendments to the Community Plan are made only after a public hearing and approval of at least two-thirds of the City Council, and

WHEREAS, a major amendment, pursuant to A.R.S. § 9-461.06(H) is any “substantial alteration of the municipality’s land use mixture or balance” as defined by criteria set forth in the adopted Community Plan, and

WHEREAS, a major amendment under Chapter 9 of the Community Plan includes a change to the Future Land Use Map in land use designation from Residential to Commercial, and

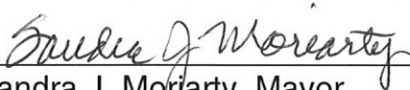
WHEREAS, an application for a major amendment to the Community Plan was properly submitted for consideration for the property designated herein, and

WHEREAS, the Sedona Planning and Zoning Commission duly considered the proposed major amendment on July 6, 2021 and approved said major amendment,

THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF SEDONA, ARIZONA:

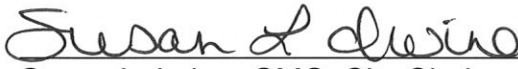
1. The area to be re-designated consists of 1.24 acres of property located along the north side of Forest Road at 430 and 460 Forest Road, as depicted in Exhibit A. This property is further described as Coconino County Assessor’s Parcel Nos. 401-16-100 and 401-16-071.
2. That portion of the Sedona Community Plan Future Land Use Map depicting the aforementioned area is re-designated from “Single Family Low Density Residential” to “Commercial”, subject to all applicable Community Plan requirements and based on the Planning and Zoning Commission findings as outlined in the Staff Report and adopted by the Commission, including:
 - The proposal reduces traffic, addressing one of the Community Plan’s six major outcomes, and is in compliance with applicable goals and policies and implements Community Plan Circulation Actions.
 - The proposal implements the 2017 Transportation Master Plan and Uptown Sedona Parking Facility Needs, Siting and Design Concept Assessment (2019-2021).
 - The proposal does not directly contradict any goal or policy in the Community Plan, or other adopted plan.
3. By making this re-designation of the Future Land Use Map, affected property owners have the opportunity to propose changes to the zoning of the designated property that are consistent with the Community Plan and Future Land Use Map as amended and the Sedona Land Development Code.

APPROVED 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

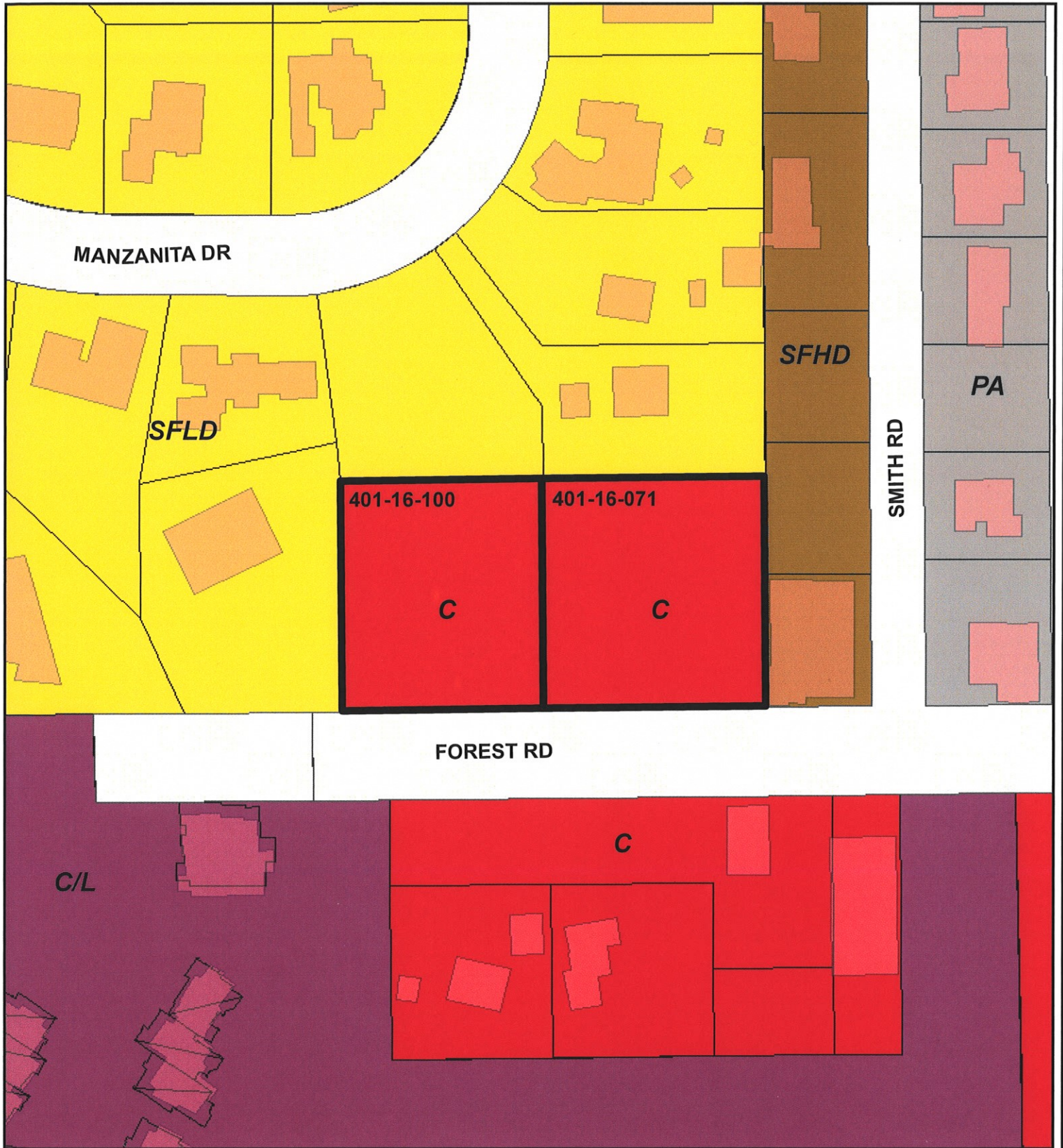
APPROVED AS TO FORM:



Kurt W. Christianson, City Attorney

Exhibit A
PZ 21-00003 Uptown Parking Garage
Sedona Community Plan Future Land Use Map

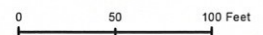
Major Community Plan Amendment Request: Single Family Low Density (.5-2 DU/AC) to Commercial



Community Plan 2013

- Single Family Low Density (.5 to 2 DU/AC)
- Single Family High Density (4 to 8 DU/AC)
- Commercial
- Commercial / Lodging
- Planned Area

- Parcel 401-16-100 & 401-16-071
- Building Footprint
- Parcel Boundary



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 rising from the data contained on this map.
 GIS, City of Sedona. 8/24/2021.
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