City Talk for Jan. 11, 2022
Community Development Department
Cari Meyer, planning manager

Development projects listed on city website

"What's happening at this property?" "What's going on with that project?" "I think I heard that something was happening next door to me… can you tell me anything about that?"

The Community Development Department fields calls every day from members of the community wanting to know what's happening with various developments. While some projects are actively going through the review and public hearing process, others may not have seen any activity for months, and still others are under construction.

Though we are happy to discuss the status of a project, we also work hard to keep our website up to date so that anyone interested in development activity has a centralized place to go for this information: www.sedonaaz.gov/projects.

The main page of this website is broken into two main sections: "development proposals" and "city initiated projects." Development proposals are projects that are being proposed by a property owner. City initiated projects are projects where the city is the applicant. These projects go through the Planning and Development Process prior to applying for a building permit, and while the city takes our own projects through the same process a private developer is required to go through, separating projects in this way makes a clear distinction between projects being done in response to the work program or priorities set by City Council, and projects being proposed by private property owners.

When projects are in this section of the website, we are reviewing what has been submitted, working with the applicant to make changes to bring the project into compliance with code requirements, or taking the project through the public hearing process where the Planning and Zoning Commission and/or City Council review and approve or deny the application.

Each project page has an overview of the proposal, links to current application materials (site plans, elevations, renderings, etc.), previous submittals (so you can see how the project has changed over time), dates and times of public hearings for the project (and links to meeting materials), a place to submit comments and staff contact information in case you need more information.

It's important to mention that projects here have not been approved, and there is no guarantee that they will be approved. This is the stage where public feedback can cause the applicant to make changes to the project to address neighbor concerns or incorporate other suggestions that can lead to a better overall project that goes beyond the minimum requirements of the code. Comments submitted through the website are sent to city staff and then provided to the applicant and ultimately to the decision makers (Planning and Zoning Commission and/or City Council) for consideration in their evaluation of a project.

Once a project completes the review and public hearing process, or is withdrawn by the applicant, it will get moved to the Archived Project Pages section of this page. Projects that are withdrawn, denied or approved with no associated construction, will typically remain on the archive page for approximately three months. Approved projects that involve construction will then be able to apply for a Building Permit. These projects will remain for the duration of the construction – so, if you see a project under construction, you can go to this page and review the approved plans as you follow the construction progress.

Our website is a continual work in progress, and we're always finding ways to better present the information we have and communicate the status of different projects. If you have any questions or suggestions of how we could do better, let us know!