

**ORDINANCE NO. 2023-01  
SEDONA SHUTTLE  
PZ 22-00010 (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 CF (COMMUNITY FACILITIES); 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 January 3, 2023, 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 401-25-002N & P, containing approximately 1.94 acres, and is located along the west side of State Route 179 at 1294 & 1406 State Route 179 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 CF (Community Facilities).

The subject property that is currently zoned RS-18 (Single Family Residential) is hereby rezoned to CF (Community Facilities), 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, the Transportation Master Plan, Climate Action Plan, and Municipal Sustainability 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, the Transportation Master Plan, Climate Action Plan, and Municipal Sustainability Plan.

**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**

A Citizen Participation Plan was completed for the existing CUP, during which the applicant met with neighbors and adjusted the plans to address neighbor concerns. After approval of the current CUP, City staff continued to monitor the parking area and has made adjustments to ensure the parking area is not negatively impacting the surrounding residents.

A new Citizen Participation Plan was completed for the current application. The City will continue to monitor the parking area and address any other impacts that may arise due to the shuttle operations and parking.

**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 shuttle serves an existing parking need. There are no uses proposed that would generate additional parking requirements. The City has implemented the recommendations in the traffic memorandum for the existing CUP, including installing signage to direct traffic to the site and out of the surrounding neighborhoods. No changes to the road network in the area are recommended or proposed. The City has and will continue to monitor the traffic situation in this area and implement changes as needed if the impact from the shuttle operations and parking are greater than anticipated.

**K. Provides Adequate Public Services and Facilities**

Adequate public service and facility capacity exists to accommodate the proposed use on this site. This use will not generate additional demand, but provide a service for existing demand. Providing maintenance and enforcement of this area has been included in the City's planning and budgeting processes.

**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.

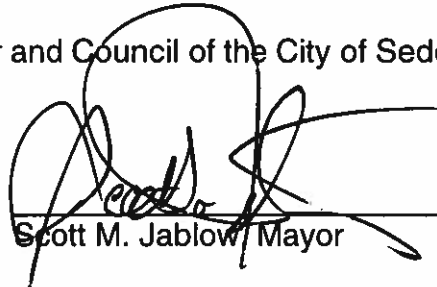
Section 3. Repeal

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 14<sup>th</sup> day of February, 2023.



---

Scott M. Jablow, Mayor

ATTEST:



---

JoAnne Cook, CMC, City Clerk

APPROVED AS TO FORM:



---

Kurt W. Christianson, City Attorney

**Exhibit A (Page 1 of 2)**

**PZ22-00010 (ZC)**

**Sedona Shuttle Legal Description and Zoning Map**

**APN 401-25-002N & P**

Zone Change Request:

RS-18 (Single Family Residential) to CF (Community Facilities)

**401-25-002N**

Legal Summary Sixteenth: SW Quarter: SE Section: 18 Township: 17N Range: 06E DESC AS FLLWS:BEG AT MOST SLY COR LOT 80 FAIRVIEW HEIGHTS PLAT 2;TH N 26D43M28S E 17.92' TO POB;TH N 26D 43M28S E 203';TH N 40D30M13S W 77.24';TH NELY ALNG SELY R/W BOWSTRING DR BEING NON-TANG CURVE CONCAVE SE R=617' C/A=25D21M41S 273.11' TO WLY R/W AZ ST HWY 179;TH SLY ALNG R/W BEING NON-TANG CURVE CONCAVE W R=539.96' C/A=27D16M50S 257.10';TH S 26D46M45S W 202.47' ALNG R/W;TH N 63D20M02S W 150.18' TO POB LESS ADOT #3425789.

Neighborhood 08.03 - BROKEN ARROW -FAIRVIEW HEIGHTS-OAK CREEK KNOLL - DOODLEBUG-CASA MANANA-CHAPEL BELLS AREA

**401-25-002P**

Legal Summary Sixteenth: SW Quarter: SE Section: 18 Township: 17N Range: 06E DESC AS FLLWS:BEG AT MOST SLY COR LOT 80 FAIRVIEW HEIGHTS PLAT 2;TH N 26D43M28S E 17.92';TH S 63D20M02S E 150.18' TO NLY R/W AZ HWY 179;TH S 26D46M45S W 92.92' ALNG R/W TO POC;TH SWLY ALNG ARC OF SD CURVE 178.11';TH N 41D50M10S W 150.40' TO NON-TANG POC;TH NELY ALNG ARC OF SD CURVE 121.85';TH N 26D54M 27S E 74.85' TO POB. LESS ADOT #3425789. (ASSESSOR'S DESC)

Neighborhood 08.03 - BROKEN ARROW -FAIRVIEW HEIGHTS-OAK CREEK KNOLL - DOODLEBUG-CASA MANANA-CHAPEL BELLS AREA

**Exhibit A (Page 2 of 2)**

**PZ22-00010 (ZC)**

**Sedona Shuttle Legal Description and Zoning Map**

**APN 401-25-002N & P**

**Zone Change Request:**

**RS-18 (Single Family Residential) to CF (Community Facilities)**

