

**RESOLUTION NO. 2023-04
SEDONA SHUTTLE
MINOR COMMUNITY PLAN AMENDMENT
PZ 22-00010 (MINOR 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 1.94 ACRES OF PROPERTY
LOCATED AT 1294 AND 1406 STATE ROUTE 179 FROM SINGLE FAMILY LOW
DENSITY RESIDENTIAL TO PUBLIC/SEMI PUBLIC.**

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 does not include a change to the Future Land Use Map in land use designation from Residential to Public/Semi-Public, allowing this application to be considered as a minor amendment, and

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

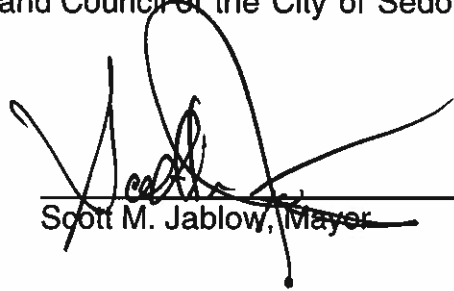
WHEREAS, the Sedona Planning and Zoning Commission duly considered the proposed minor amendment on January 3, 2023 and recommended approval of said minor amendment,

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

1. The area to be re-designated consists of 1.94 acres of property located along the west side of State Route 179 at 1294 and 1406 State Route 179, as depicted in Exhibit A. This property is further described as Coconino County Assessor’s Parcel Nos. 401-25-002N & P.
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 “Public/Semi-Public”, 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
 - 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

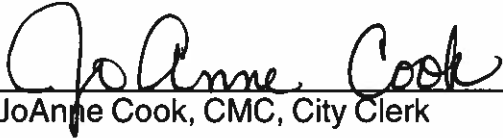
property that are consistent with the Community Plan and Future Land Use Map as amended and the Sedona Land Development Code.

APPROVED AND ADOPTED by the Mayor and Council of the City of Sedona, Arizona, this 14th 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 (Minor CPA)

Sedona Shuttle Legal Description and Community Plan Map

APN 401-25-002N & P

Minor Community Plan Amendment:

SFLD (Single Family Low Density) to P/SP (Public/Semi-Public)

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 (Minor CPA)

Sedona Shuttle Legal Description and Community Plan Map

APN 401-25-002N & P

Minor Community Plan Amendment:

SFLD (Single Family Low Density) to P/SP (Public/Semi-Public)

