

Navajo Lofts
Condominium Plat
Application Narrative

Project Description

Navajo Lofts, located at Southwest Drive and Navajo Lane sits on 4.5 acres of land, is entitled and construction permitted for 60 townhouse style units designed as 30 duplexes. The duplexes range in size from 1332 to 1434 square feet with 4 separate floor plans, all containing attached one car garages. Common area amenities include a pool, ramada, barbeques and an indoor resident/office building. The project construction plans were approved by the city, permit B-05922 dated 11/16/2023 and 11/23/2023, subsequently permits were pulled 2/14/2023 and construction commenced 2/16/24. Because of the status of the project being recently entitled including building permits a substantial part of the requirements of the Land Development Code and Administrative Manual have been satisfied as a part of these approvals.

MKC Holdings, LLC and the City of Sedona entered into a development agreement that regulates short term rentals among other agreements made between the parties. The applicability of the development agreement is not affected by a condominium plat, nor a fee sale of any unit. A copy of the development agreement is attached with the project application for reference.

The condominium plat will provide for flexibility for completed units to be offered for lease or sale, providing flexibility to better accommodate the needs of the community.

Land Development Code Application

Section 8.5.D pertains to condominium plats and condominium conversions and is applicable to this application. The applicant responses are set forth in blue below.

(4) *Standards of Development*

- a. A tentative tract map for a condominium development shall be prepared and submitted to the City, in accordance with the subdivision regulations and land divisions of this Code.
 - [Provided with the application in the form of the Preliminary Plat.](#)
- b. All condominiums and condominium conversions shall be developed in accordance with applicable requirements set forth in the International Plumbing Code and National Electrical Code adopted by the city of Sedona.
 - [Contained within the approved project construction documents cited herein.](#)
- c. All existing buildings and structures shall be made to comply with all applicable building regulations of the City.
 - [No existing structures are contained on the subject land.](#)
- d. Utility systems shall exist or shall be constructed to adequately provide for utility services to all condominium units.

- Contained within the approved project construction documents cited herein.

e. Each existing tenant of the project shall be given a 120-day notification of the intended condominium conversion and the right to purchase their converted unit before the unit is offered for sale.

- Not applicable

(5) Special Conditions

a. Copies of the condominium documents shall be submitted to the City. These documents shall set forth the occupancy and management policies for the project, as well as contain adequate and satisfactory provisions for maintenance, repair, and general upkeep.

- A draft on the project declaration is provided with this application.

b. A minimum area of 400 square feet per unit of outdoor area shall be provided in all residential condominium projects, excluding parking, carports, service areas, mechanical equipment areas, dumpsters, and similar areas. A maximum of 400 square feet of patio space per unit may be included in the satisfaction of this condition.

- Noted on the preliminary plat.

Administrative Code Application

B. Preliminary Plat

The requirements set forth in section B are satisfied as follows.

- Approved construction plans noted in the application.
- The record of survey, provided with this application.
- Preliminary Plat for Navajo Lofts provided.

Should the city need additional information, the applicant will be happy to provide.