

Project Update Summary

February 4, 2014

Updates for February 2014 in italics



City Of Sedona Community & Economic
Development Department

102 Roadrunner Drive Sedona, AZ 86336
(928) 282-1154 • Fax: (928) 204-7124

General Update Items

1. Outdoor Lighting Small Grant Program
 - a. *First awards have been made; as not all the money was awarded, the Community & Economic Development Department is continuing to work with property owners who have showed interest.*
2. KFC/Taco Bell Building
 - a. *All necessary permits have been obtained and KFC/Taco Bell is open for business. This item will be removed from future updates.*
3. Arco Gas Station
 - a. *All necessary permits have been obtained and Arco is open for business. This item will be removed from future updates.*

Approved Projects

1. DEV 2010-01 (C-Market)
 - a. New commercial development at 285 Jordan Road (Uptown Sedona)
 - b. Approved March 6, 2012 (2 year approval); Expires March 6, 2014 unless building permits are issued and project is under construction
 - c. Submitted for building permits on September 6, 2013 (B-00463); Corrections were issued on September 27, 2013 *and returned for review on January 8, 2014. Minor corrections are still needed.*
 - d. *As a precautionary measure, the applicant has applied for a time extension, PZ13-00019 (TE), which is on the Planning & Zoning Commission's February 18, 2014 public hearing agenda.*
2. DEV 2010-03 (Thai Spices)
 - a. Development Review for new restaurant at 1425 W State Route 89A
 - b. Approved September 6, 2011 (2 year approval)
 - c. Permits issued (B-00178) on August 9, 2013
 - d. *Some work on the utilities to the site has begun.*
3. CUP 2012-03 (Farmer's Market)
 - a. Weekly outdoor farmer's market at Wells Fargo Bank from November through May
 - b. Approved January 3, 2013 (3 year approval)
 - c. *February 2014 Update: In second winter season at Wells Fargo; no issues reported*

4. DEV 2012-01; PZ13-00012 (ZC), Bella Sedona Apartments Development Review and Zoning Reestablishment
 - a. Development Review: 8-unit apartment complex (by Shadowbrook Apartments)
 - b. Approved February 5, 2013 (2 year approval); Expires February 5, 2015 unless building permits are issued and project is under construction
 - c. Zoning Reestablishment: Reestablishing RM-1 to allow for development of apartment project; Approved by City Council on September 24, 2013
 - d. *February 2014 Update: No recent activity*
5. PZ 13-00002 (DEV) Park Place Condominiums
 - a. Approved redesign for condominiums site plan
 - b. Approved May 7, 2013 (2 year approval)
 - c. Expires May 7, 2015 unless building permits are issued and project is under construction
 - d. Will require a Final Plat Map Amendment before permits may be issued
 - e. *February 2014 Update: No recent activity*
6. PZ 13-00003 (ZC, DEV) Mariposa Restaurant
 - a. Zone Change and Development Review approval to allow for construction of a new restaurant
 - b. Development Review approved by Planning and Zoning Commission on April 2, 2013, Zone Change approved by City Council on May 14, 2013 (3 year approval)
 - c. Expires May 14, 2016 unless permits are issued and project is under construction
 - d. Demo Permit issued July 2, 2013; Grading Permit issued July 19, 2013; Landscaping Permit issued September 20, 2013; *Building permit issued December 17, 2013*
7. PZ 13-00004 (SUB) Kayenta Plaza
 - a. Commercial condominium conversion of existing building to create 6 units
 - b. Preliminary Plat approved by City Council on August 13, 2016
 - c. Next step is Final Plat – Per Land Development Code Section 704.06, preliminary plats are good for 36 months, applicant must apply for Final Plat by August 13, 2016
 - d. *February 2014 Update: No recent activity*
8. PZ 13-00005 (CUP) Over the Edge Eatery
 - a. Outdoor food trailer at Over the Edge Bikes
 - b. Approved by Planning and Zoning Commission on May 7, 2013 (5 year approval)
 - c. *Based on a conversation with the applicant in January 2014, the original applicant is no longer pursuing implementation of this project. As CUPs run with the land, the property owner or business owner may use the CUP if they can find a different vendor, provided they operate under the same Conditions of Approval. As this project is no longer considered active, it will be removed from future updates unless the property owner or business owner find a different vendor.*

9. PZ 13-00017 (TE) Jordan Estates and Townhomes
 - a. Time Extension approved November 19, 2013, new expiration date of September 25, 2015. Applicant must record the Final Plat Map by February 17, 2014 to meet conditions of approval. The applicant has been working with Public Works Department Staff to ensure that this deadline is met.
 - b. *February 2014 Update: No recent activity*

Pending Projects

1. PZ 13-00006 (ZC, SUB, DEV) Wyndham Sales Office
 - a. Major Plat Amendment, Major Amendment to the Planned Development, and Development Review for the following:
 - i. Proposal to remove one 10-unit apartment building from the Final Plat and construct a new sales office for Wyndham Vacation Resorts in its place.
 - ii. Future use of the sales center should Wyndham vacate the building would be for recreational purposes for use by tenants of the apartment
 - iii. Proposal to change all buildings platted as 10-unit apartment buildings to 12-unit apartment buildings (footprints would not change, 3 bedroom units would be converted into two 1 bedroom units)
 - b. Conceptual Review completed June 4, 2013
 - c. Next steps would be submittal of application and documents for Final Review.
 - d. Project must go through Work Session and Public Hearing with Planning and Zoning Commission and a Work Session and Public Hearing with City Council
 - e. Submittal date and time frames unknown at this time (dependent upon applicant submitting required documents)
 - f. *February 2014 Update: No update*
2. PZ 13-00009 (DEV) 15/20 Plaza
 - a. Development Review for new commercial buildings (*approximately 4,900 square feet total*) at 1520 W. State Route 89A (northeast corner of Posse Ground and State Route 89A)
 - b. Conceptual Review with Planning and Zoning Commission completed September 3, 2013
 - c. Next steps would be submittal of application and documents for Final Review. Planning and Zoning Commission has final approval authority.
 - d. *February 2014 Update: Applicant anticipates submitting for final review in early 2014.*
3. PZ 13-00013 (DEV) Sedona Rouge Expansion
 - a. Development Review for 32 new lodging units (new site plan, development under the previously approved plans is no longer being pursued)
 - b. Submitted for Conceptual Review on July 29, 2013
 - c. Planning and Zoning Commission held Work Session on August 20, 2013 and a Site Visit on August 27, 2013

- d. Project has changed to include a Zone Change, Land Exchange, and Development Agreement in addition to the Development Review. City Council held a Work Session on November 13, 2013, and Planning & Zoning Commission will hold another Work Session on December 12, 2013.
 - e. *February 2014 Update: Applicant anticipates submitting for final review within the next week.*
4. PZ 13-00014 (ZC, DEV) Sky Ranch Lodge Expansion
- a. Zone Change and Development Review for 40 new lodging units and a 7,500 square foot meeting facility
 - b. Submitted application for Conceptual Review on July 30, 2013
 - c. Planning and Zoning Commission held Work Session on August 20, 2013 and a Site Visit on August 27, 2013
 - d. Conceptual Review completed September 17, 2013.
 - e. *Applicant submitted for final review in December 2013; Planning & Zoning Commission held a work session on January 16, 2014 and has a work session scheduled for February 4, 2014. The Planning & Zoning Commission is currently scheduled to take final action on February 18, 2014. After the Planning & Zoning Commission takes action, the project will move to City Council review.*
5. PZ 13-00015 (SUB) Mormon Hill Estates
- a. Subdivision for 19 new single family lots on the old ILX property off of Brewer Road
 - b. Submitted application for Conceptual Review on August 30, 2013
 - c. Conceptual Plat Review: Planning & Zoning Commission held a Work Session on September 26, 2013; a Work Session and Site Visit on October 10, 2013; and a Public Hearing on October 15, 2013
 - d. Next step is submittal of application and documents for Preliminary Plat Review, which requires Public Hearings with Planning and Zoning Commission and City Council.
 - e. *February 2014 Update: No recent activity*
6. PZ 13-00016 (ZC, DEV) CVS/pharmacy
- a. Zone Change and Development Review for new 15,000 square foot building for CVS/pharmacy at 20 Airport Road.
 - b. Submitted application for Conceptual Review on September 6, 2013
 - c. Planning & Zoning Commission held a Work Session and Site Visit on October 10, 2013 and Conceptual Public Hearing on November 19, 2013.
 - d. Next step is submittal of application and documents for Final Review.
 - e. *February 2014 Update: No recent activity*
7. PZ 13-00018 (CUP) Enterprise Rent-A-Car CUP Renewal
- a. Renewal of a CUP (CUP2008-3 & CUP2003-5) to operate a rental car agency in a C-1 (General Commercial) Zone; Current CUP expires March 3, 2014

- b. *Application materials submitted at the end of December 2014. This item is currently on the Planning & Zoning Commission's February 18, 2014 agenda for action.*
- 8. *PZ13-00019 (TE) C-Market Time Extension*
 - a. *As a precautionary measure to ensure the Development Review approvals do not expire before permits are issued and the project is under construction, application materials were submitted for a time extension in December 2013 (See details under Approved Projects, DEV 2010-01, C-Market)*
 - b. *This item is currently on the Planning & Zoning Commission's February 18, 2014 agenda for action.*

Potential Projects

- 1. Sedona Wine and Beer Company (CUP)
 - a. Outdoor entertainment venue to allow business to hold parties and events on their outdoor patio.
 - b. No application submitted.
 - c. *February 2014 Update: No Update.*
- 2. Red Rock Creek Subdivision (Modification to SUB & ZC approvals)
 - a. Gassaway House Property, Previous Zone Change and Subdivision approved June 5, 2007 under ZC2006-6 and SUB2006-16
 - b. Per letter from John O'Brien dated October 29, 2008, the zoning is vested.
 - c. *February 2014 Update: No Update. As there has been no activity on this property in a few months, this item will be removed from future updates unless the property owner comes in with an application.*
- 3. Casitas at Coffee Pot (SUB)
 - a. Condo conversion of Casitas at Coffee Pot apartments, west side of Coffee Pot between Grasshopper Lane and Jackrabbit Lane, 12 units
 - b. No application submitted.
 - c. *February 2014 Update: No Update. As there has been no activity on this property in a few months, this item will be removed from future updates unless the property owner comes in with an application.*
- 4. Sedona Racquet Club (DEV)
 - a. Development Review proposal for an Age-in-Place Development with a mix of Independent Living, Assisted Living, and Convalescent Care
 - b. No application submitted.
 - c. *February 2014 Update: No Update. As there has been no activity on this property in a few months, this item will be removed from future updates unless the property owner comes in with an application.*

5. Rigby Property (ZC & DEV)
 - a. Possible rezoning and development review for a project on property behind Windsong Mobile Home Park (The Rigby House property)
 - b. *February 2014 Update: No Update. As there has been no activity on this property in a few months, this item will be removed from future updates unless the property owner comes in with an application.*
6. Preserve at Oak Creek (CPA, ZC, SUB, DEV)
 - a. All previous approvals have expired. As the property was zoned PD, the current zoning only allows for development of that specific proposal. Any new proposal would have to go through at least a zone change and development review, possibly a community plan amendment and potentially a subdivision, depending on the proposal.
 - b. *February 2014 Update: No Update.*
7. Lomacasi (CPA, ZC, SUB, DEV)
 - a. The property is zoned L (Lodging) and designated Commercial/Lodging by the Community Plan. Any new proposal would have to go through at least a development review, possibly a community plan amendment, zone change, and subdivision, depending on the proposal.
 - b. *February 2014 Update: No Update.*
8. Cultural Park (CPA, ZC, SUB, DEV)
 - a. All previous approvals have expired. As the property was zoned PD, the current zoning only allows for development of that specific proposal. Any new proposal would have to go through at least a zone change and development review, possibly a community plan amendment and potentially a subdivision, depending on the proposal.
 - b. *February 2014 Update: No Update.*
9. Southeastern Corner of 89A and Upper Red Rock Loop Road (CPA, ZC, DEV)
 - a. No approvals for this site. The property is zoned C-1 and RS-18a, designated as Commercial and Low Density Residential by the Community Plan. Inquiries have generally involved Lodging uses, which would require Zone Change and Development Review. Other approvals may be required depending on the proposal.
 - b. *February 2014 Update: No Update.*

Community and Economic Development Department

Monthly Report - December 2013



Summary

Applications		
Received	43	
Valuation	\$354,708	
Permits		
Issued	62	
Valuation	\$2,951,178	
Fees Collected	\$147,700	

Customer Interactions

(internal/external)

Phone Calls	974
Front Counter	888
Emails	856
Memos/Letters	23
Mailings	26
Meetings/ Inspections	233
Plan Reviews	118
Total:	3118

Commissions

P&Z Meetings

Public Hearings	0
Work Sessions	1
Site Visits	0
Canceled	2

HPC Meetings

Public Hearings	0
Work Sessions	0
Site Visits	0
Canceled	1

	2013 December				2012 December	
Commercial Applications/Permits						
	Applications Received	Application Valuation	Permits Issued	Permit Valuation	Applications Received	Permits Issued
Commercial (new construction)	0	\$0	1	\$800,000	5	3
Commercial (remodel/additions)	1	\$6,500	2	\$90,000	5	3
Tenant Improvements/Occupancy	4	\$0	7	\$10,000	3	5
Temporary Use Permits	2	n/a	0	n/a	2	2
Sign Permits	3	n/a	3	n/a	4	3
Sign Permits (temporary)	14	n/a	14	n/a	19	19
Liquor Licenses	0	n/a	0	n/a		
Film Permits	0	n/a	0	n/a	0	0
Total:	24	\$6,500	27	\$900,000	38	35

Residential Applications/Permits Issued

	Applications Received	Application Valuation	Permits Issued	Permit Valuation	Applications Received	Permits Issued
Single-Family (new construction)	1	\$200,000	5	\$1,355,000	2	1
Single-Family (remodel/additions)	7		14	\$564,950	5	4
Multi-Family (new construction)	0	\$0	0	\$0	0	0
Multi-Family (remodel/additions)	0	\$0	0	\$0	0	0
Accessory Dwelling Units	0	\$0	0	\$0	1	0
Photovoltaic	2	\$45,500	1	\$25,500	1	0
Miscellaneous (sheds, pools, fences, grading)	9	\$102,708	15	\$105,728	5	7
Total:	19	\$348,208	35	\$2,051,178	14	12

Planning Applications Received

	Number
Development Review Application	1
Zoning Applications	0
Subdivision Applications	0
Land Split/Land Combinations	0
Conditional Use Permits	1
Administrative Waiver	1
Total:	3

Code Enforcement Cases

	Number
Open/Active	16
Closed	0
Short-term Vacation Rentals	0
Total:	16



Office building removed to make way for new Mariposa Restaurant

Community and Economic Development Department

Planning and Zoning Commission

December 3	Regular Meeting Canceled
December 12	Work Session: Work Session for Sedona Rouge Development Review, Zone Change, Development Agreement, and Land Exchange (no action)
December 17	Regular Meeting Canceled

Historic Preservation Commission

December 9	Regular Meeting Canceled
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City Council

No agenda items from Community & Economic Development

Year-End Summary - Highlights

Commercial Permits	Permits Issued	Permit Valuation
Commercial (new construction)	6	\$3,118,680
Commercial (remodel/additions)	39	\$1,027,538
Tenant Improvements/Occupancy	78	\$312,978
Total:	123	\$4,459,196

Residential Permits Issued	Permits Issued	Permit Valuation
Single-Family (new construction)	30	\$8,604,512
Single-Family (remodel/additions)	124	\$4,112,233
Accessory Dwelling Units	4	\$37,096
Photovoltaic	41	\$911,646
Total:	199	\$13,665,487