



## City Of Sedona Community Development Department

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### Memorandum

**Date:** November 12, 2015  
**To:** **Planning and Zoning Commission**  
**From:** Cari Meyer, Senior Planner  
**Meeting Date:** November 17, 2015  
**Subject:** Work Session, Super 8 Façade Remodel, PZ15-00013 (DEV)

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The City has received an application for Development Review approval for an exterior façade remodel of the existing Super 8 Hotel at 2545 W State Route 89A. Staff and review agencies have completed initial review of the application materials. Those comments have been provided to the applicant and are included as an attachment to this memo. Prior to moving forward with this project, Staff felt it was appropriate to bring this item to the Planning and Zoning Commission as a work session item to allow the Commission to ask questions of Staff and the applicant. Once the work session is complete, the applicant will work to address all comments received and submit a revised application. At that time, this project will be scheduled for a public hearing.

#### **Property Background and Proposal**

The subject parcel comprises approximately 2.66 acres on the south side of W State Route 89A west of Stutz Bearcat Drive and adjacent to the traffic signal at Andante Drive. The Community Plan designates this parcel as “C – Commercial” on the Future Land Use Map. The property is zoned C-2 (General Commercial).

Based on Yavapai County records, the existing hotel was constructed in 1981, prior to the City’s incorporation. This property is not included in the current Lodging Area Limits in the Community Plan and the lodging use is not allowed in the C-2 zoning district. Since the hotel existed prior to the City’s incorporation, it is considered a legal non-conforming use. The property owner has applied for Development Review approval to make façade changes to the existing building.

Changes to non-conforming developments are governed by Section 1202 of the Sedona Land Development Code, Nonconforming developments. Based on this section of the code, the property owner is permitted to make changes to bring the development into closer conformance with current regulations, provided that the valuation of the improvements do not exceed 25% of the building’s valuation. In reviewing this façade remodel, Staff has also asked the applicant to make changes to bring other non-conforming aspects of the building into closer conformance with current regulations, including, but not limited to: parking, landscaping, color, height and massing, screening, lighting, and signs.

#### **Planning and Zoning Commission Work Session**

This project is being presented to the Planning and Zoning Commission as a work session item ahead of a future public hearing (not yet scheduled). The Commission’s review should focus on whether the proposed façade changes will bring the development into closer conformance with current

regulations and what additional on-site improvements, if any, should be a priority for the property owner to address.

**Attachments**

- 1. Staff and Review Agency Comments .....1
- 2. Vicinity and Aerial Maps .....10
- 3. Applicant Submitted Materials .....12