



The following updated is provided to the Planning and Zoning Commission approximately once every 3-4 months to provide an update on various projects. Commissioners are welcome to contact Staff directly with questions regarding project at any time.

Projects Approved by Planning and Zoning Commission

1. PZ 13-00002 (DEV); PZ14-00003 (SUB) Park Place Condominiums
 - a. Redesign for condominiums.
 - b. Development Review approved May 7, 2013 (2 year approval from approval of Plat Amendment); Plat Amendment approved May 27, 2014.
 - c. No permit applications have been submitted. Permits must be issued and the project under construction by May 27, 2016.
2. 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. The Planning and Zoning Commission approved the Development Review and recommended that City Council approve the zoning on February 18, 2014.
 - c. City Council approved the Zone Change and Development Agreement for this project on April 22, 2014. (3 year time frame)
 - d. No permit applications have been submitted. Permits must be issued and the project under construction by April 22, 2017.
3. PZ 13-00013 (DEV, ZC, Land Swap, Development Agreement) 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. The Planning and Zoning Commission approved the Development Review and recommended the City Council approve the zone change on April 15, 2014.
 - c. City Council approved the project on June 10, 2014.
 - d. All permits have been issued and the project is under construction.
4. PZ 13-00015 (SUB) Sky Ridge Subdivision
 - a. Subdivision for 19 new single family lots on the old ILX property off of Brewer Road
 - b. The Planning and Zoning Commission recommended approval of the Preliminary Plat on July 15, 2014.
 - c. City Council approved the Preliminary Plat on October 14, 2014.
 - d. City Council approved the Final Plat on April 28, 2015. The applicant must provide the required financial assurances for the construction of the infrastructure prior to recording the Final Plat.
5. PZ 13-00016 (ZC, DEV) CVS/pharmacy

-
- a. Zone Change and Development Review for new 12,913 square foot building for CVS/pharmacy at 20 Airport Road.
 - b. Planning and Zoning Commission approved the Development Review and recommended that City Council approve the Zone Change on December 16, 2014.
 - c. City Council approved this project on May 12, 2015. A building permit application was filed on July 8, 2015 (B-01449). *The building plans have been approved and can be issued pending payment of fees and provision of a grading bond and other minor requirements for the grading permit.*
6. PZ14-00001 (DEV) Tlaquepaque North
- a. Development Review application for expansion of the Tlaquepaque Arts and Crafts Village on the north side of State Route 179.
 - b. The Planning and Zoning Commission approved this project on August 19, 2014.
 - c. Permits have been approved and issued and the project is under construction.
7. PZ14-00002 (ZC) Over the Edge Parking Lot
- a. Zone Change application to change the parcel at 35 View Drive from RS-6 (Single Family Residential) to C-2 (General Commercial) to allow for use of the lot as a parking lot for Over the Edge Bikes that would provide parking for a potential future expansion of the store.
 - b. The Planning and Zoning Commission recommended approval on March 3, 2015.
 - c. City Council approved this project on June 9, 2015.
 - d. A grading permit for the parking lot construction was issued on July 14, 2015 (B-01424).
8. PZ14-00005 (ZC, DEV, Minor CPA) Sedona Marriott Courtyard
- a. 121 room Marriott Courtyard Hotel.
 - b. The Planning & Zoning Commission approved the Development Review and recommended that the City Council approve the Zone Change and Minor Community Plan Amendment on September 29, 2014.
 - c. The City Council approved the project on October 28, 2014.
 - d. All permits have been issued and the project is under construction.
9. PZ14-00013 (DEV) Nexus Commercial Center
- a. Development Review for a 10,000 square foot commercial building to be built on the lot in front of City Hall (20 Roadrunner Drive).
 - b. The Planning and Zoning Commission held a Conceptual Public Hearing on December 11, 2014.
 - c. This project was approved by Planning and Zoning Commission on April 21, 2015. Permits for this project were issued on July 29, 2015 and the project is under construction.
10. PZ14-00015 (CUP) Sedona Bike Park
- a. Conditional Use Permit to operate a Bike Skills Park at Posse Ground Park.
 - b. The Bike Skills Park Work Group has been meeting over the past couple years, coming up with a design and raising funds. This item was approved by the Planning and Zoning

Commission on February 17, 2015. The next step will be submittal for permits to construct the Bike Park.

- c. Design of the park is being completed. After design is complete, a contractor will be selected.

11. PZ15-00001 (DEV, CUP) Christ Lutheran Church

- a. Development Review and Conditional Use Permit for church expansion
- b. This item was approved by the Planning and Zoning Commission on March 3, 2015.
- c. Building permits were issued on April 28, 2015 and construction is underway.

12. PZ15-00002 (CUP) Peach Tree Inn

- a. This project was approved by the Planning and Zoning Commission on July 21, 2015.
- b. Tenant Occupancy Permit issued on August 7, 2015. Once all inspections are passed, a Certificate of Occupancy will be issued.

13. PZ15-00009 (DEV) Whole Foods Façade Remodel

- a. *This project was approved by the Planning and Zoning Commission on October 20, 2015.*
- b. *Permits for the remodel have been approved and are issued pending payment of all applicable fees.*

14. PZ15-00010 (DEV) Thai Spices

- a. *This project was approved by the Planning and Zoning Commission on November 3, 2015.*
- b. *A building permit application was submitted on November 5, 2015, and is being reviewed by Staff.*

15. PZ15-00011 (CUP) Wells Fargo Farmers Market Renewal

- a. *This project was approved by the Planning and Zoning Commission on November 3, 2015.*
- b. *As a renewal, this project is complete and will not be included on future updates.*

16. PZ15-00012 (CUP) Tlaquepaque Farmers Market Renewal

- a. *This project was approved by the Planning and Zoning Commission on November 3, 2015.*
- b. *As a renewal, this project is complete and will not be included on future updates.*

Pending Projects

1. PZ15-00005 (CUP) Red Earth Preschool

- a. Conditional Use Permit to allow for the addition of a toddler program to an existing in-house kindergarten.
- b. After the initial review of this application, the applicant was informed that expanding the preschool/kindergarten would result in additional sewer capacity fees being due. *The applicant appealed this decision through the Wastewater Hearing process and the Wastewater Hearing Officer ruled that the City is correct in assessing additional sewer*

capacity fees for this use. As the applicant felt she could not afford this cost, the application was withdrawn. This project will be removed from future updates.

2. *PZ15-00013 (DEV) Super 8 Façade Remodel*
 - a. *Staff has completed initial review of this project and provided comments to the applicant. The Planning and Zoning Commission held a work session on this item on November 17, 2015. Staff will work with the applicant to address all comments prior to scheduling another meeting.*

Community Focus Area Planning Efforts

1. CFA 5: Soldiers Pass
 - a. The Planning and Zoning Commission recommended approval of the Soldiers Pass CFA Plan on March 17, 2015. The City Council has had two work sessions on this CFA Plan. Staff is working to address their comments and questions and will be bringing the plan back to City Council in the future.
2. CFA 1/2: Western Gateway
 - a. Two community meetings were conducted in 2014. Staff met with property owners, stakeholders, local planners, and the CFA working group. In March 2015, staff developed a draft plan that was presented to the community and conducted focus group sessions on the draft. Staff has complied all public comments on the draft and is currently working on a revised draft. The Commission's next meeting on this CFA plan is scheduled for December 15, 2015.

Projects Not Requiring Planning and Zoning Commission Review

The Sedona Land Development Code gives the Community Development Director the discretion to determine whether certain projects need to go through Planning and Zoning Commission review. The following projects have been recently approved by Staff:

1. Starbucks Building Remodel and Tenant Improvement
 - a. Building remodel and site reconfiguration. No square footage added, refaced building for new coffee shop, closed 2 driveways onto W State Route 89A, reconfigured drive-thru, established shared access with View Plaza/Picasso's parking lot.
 - b. Certificate of Occupancy issued September 16, 2015.
2. Chipotle Tenant Improvement
 - a. Minor changes to exterior of the building; Interior remodel for new restaurant.
 - b. Certificate of Occupancy issued November 17, 2015.
3. Manzanita Market Tenant Improvement
 - a. Interior Tenant Improvement for new market.
 - b. Certificate of Occupancy issued November 17, 2015.