



The following updated is periodically provided to the Planning and Zoning Commission to provide an update on various projects. Changes from the previous update are indicated by italics. Commissioners are welcome to contact Staff with questions regarding a project at any time.

Projects Reviewed By Planning and Zoning Commission

1. PZ15-00010 (DEV) Thai Spices Restaurant
 - a. This project was approved by the Planning and Zoning Commission on November 3, 2015.
 - b. A building permit was issued on April 26, 2017 and construction is underway.
2. PZ15-00013 (DEV) & PZ17-00013 (TE) Super 8 (Andante Inn) Façade Remodel
 - a. Development Review for a façade remodel for the former Super 8 Motel (Andante Inn).
 - b. Planning and Zoning Commission approved this project on August 16, 2016 with an effective date of August 31, 2016. The applicant had one year from the effective date to have a building permit issued. Planning and Zoning Commission approved a 2-year time extension, giving the applicant until August 31, 2019, for building permits to be issued.
 - c. A building permit was issued on January 16, 2018 and construction is underway.
3. PZ16-00009 (ZC, DEV, CUP) Residence Inn
 - a. Zone Change, Development Review, and Conditional Use Permit to allow for construction of a Marriott Residence Inn next to the existing Marriott Courtyard Hotel.
 - b. The Planning and Zoning Commission recommended approval of the zone change and approved the Development Review and Conditional Use Permit on April 17, 2018.
 - c. City Council held work sessions on May 23, 2018 and September 12, 2019, and approved the project at a public hearing on November 13, 2019.
 - d. *Building permits were issued on June 19, 2019 and construction is underway.*
4. PZ17-00001 (DEV, CUP) AZ Water Tank
 - a. Development Review and Conditional Use Permit for a new water tank at 55 Bell Rock Trail.
 - b. The Planning and Zoning Commission held public hearing on August 16, 2018 and October 16, 2018 and approved the project at the October public hearing.
 - c. A neighboring property owner appealed Planning and Zoning Commission's approval, which was heard by City Council on January 23, 2019. The City Council upheld the Planning and Zoning Commission's approval of the project.
 - d. A special action complaint has been filed by a resident. The City has filed an answer to the complaint and the Superior Court will eventually make a determination as to whether the action taken by the City was appropriate and legal.
5. PZ17-00009 (Major CPA, ZC, DEV) Pinon/89A Multifamily Project
 - a. Major Sedona Community Plan amendment and conceptual rezoning and development review in order to develop a 45-unit apartment complex at 3285 W SR 89A. The Major Amendment request would redesignate the property from "Commercial" to "Multifamily High Density (Greater than 12 DU/AC)" and would also exclude the property from being within the Lodging

Area Limits in the Community Plan. The requested zoning is from C-2 (General Commercial) to RM-3 (High density Multi-family Residential – 20 units per acre).

- b. Planning and Zoning Commission recommended approval of the Major Community Plan Amendment to the City Council on September 19, 2017.
- c. City Council approved the Major Community Plan Amendment on October 25, 2017.
- d. Planning and Zoning Commission recommended approval of the Zone Change and approved the Development Review on November 7, 2017.
- e. City Council approved the Zone Change on December 12, 2017.
- f. Building permits were issued on November 14, 2018 and the project is currently under construction.

6. PZ17-00015 (CUP) Sedona Charter School Playground

- a. Application to amend an existing Conditional Use Permit to move the playground at the Sedona Charter School.
- b. Planning and Zoning Commission approved this application on January 16, 2018.
- c. *Building permits were issued on July 25, 2019, and construction is underway.*

7. PZ17-00019 (DEV, CUP) Oak Creek Small Animal Clinic

- a. Application for development review and a conditional use permit for construction of a new veterinary clinic.
- b. The Planning and Zoning Commission approved this project on June 5, 2018. Building permits were issued on August 22, 2018.
- c. *A Certificate of Occupancy was issued on June 5, 2019. This project is complete and will be removed from future updates.*

8. PZ18-00001 (DEV, SUB) and ADM18-00001 Habitat for Humanity

- a. Application for development review, subdivision, and administrative waiver to construct a triplex.
- b. Planning and Zoning Commission reviewed the Administrative Waiver on March 6, 2018, which was approved by the Community Development Director on March 13, 2018.
- c. Planning and Zoning Commission approved the Development Review on July 3, 2018.
- d. Planning and Zoning Commission recommended approval of the Preliminary Plat on August 21, 2018. City Council approved the Preliminary Plat on September 25, 2018. The Final Plat has not yet been submitted or approved.
- e. Building permits were issued on February 20, 2019 and construction is underway. The individual units cannot be sold until the Final Plat is approved and recorded.

9. PZ18-00002 (CUP) 75 Kallof Place Monopine

- a. Application for a new monopine wireless communication facility.
- b. Planning and Zoning Commission approved this project on July 3, 2018. The next step would be submittal of building permits.

10. PZ18-00003 (SUB) Hillside Vista Estates

- a. Application to create a 30 lot single-family subdivision on approximately 32 acres.
- b. Planning and Zoning Commission reviewed the Conceptual Plat on June 19, 2018.
- c. Planning and Zoning Commission recommended approval of the Preliminary Plat on December 4, 2018. City Council approved the Preliminary Plat on January 8, 2019.
- d. The Revised Preliminary Plat was submitted in February 2019 and approved by staff in March 2019.
- e. *The Final Plat was submitted in April 2019 and is scheduled for City Council consideration on September 10, 2019 (Consent Agenda).*

11. PZ18-00007 (DEV) Park Place

- a. Development Review application to allow for the construction of 58 new townhouses. The site was previously approved for 88 condominium units and only 12 were constructed.
- b. Planning and Zoning Commission held a conceptual review public hearing on July 3, 2018.
- c. *Planning and Zoning Commission approved this project on May 21, 2019.*
- d. *The required revisions to the Final Plat were submitted for staff review in July 2019. The applicant is working with staff to address outstanding items. The Revised Final Plat will be scheduled for City Council consideration after all outstanding items are addressed.*

12. PZ18-00009 (DEV) Ambiente: A Landscape Hotel

- a. Development Review application for a 40 unit lodging project.
- b. *Planning and Zoning Commission approved this project on July 2, 2019. The next step will be submittal for building permits.*

13. PZ18-00010 (CUP) Orchards Wireless

- a. Application to modify a rooftop wireless communication facility.
- b. Planning and Zoning Commission approved this project on September 4, 2018.
- c. Building permits for the modifications were issued on November 28, 2018 *and expired on May 28, 2019. The CUP will expire on September 19, 2018, and any future modifications to the wireless facility would be reviewed under the current wireless communications standards (LDC Article 4).*

14. PZ19-00001 (CUP) Sedona Creative Child Care Club

- a. Conditional Use Permit to allow for the operation of a child day care program at Church of the Red Rocks
- b. Planning and Zoning Commission approved this project on April 2, 2019.
- c. The Tenant Occupancy permit for this use was approved on April 30, 2019. *A Certificate of Occupancy was issued on May 13, 2019. This project is complete and will be removed from future updates.*

15. PZ19-00004 (CUP) KAZM Tower

- a. Conditional Use Permit application to add back haul antennas to the existing KAZM AM/FM tower.

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- b. *Planning and Zoning Commission approved this project on June 18, 2019. The next step will be submittal for building permits.*

Projects Currently Under Review

16. PZ18-00004 (ZC, DEV) Oak Creek Boulevard Multi-family

- a. Application for a zone change and development review to construct a 6 unit apartment complex.
- b. Planning and Zoning Commission held a conceptual review public hearing on June 19, 2018.
- c. The applicant submitted for comprehensive review in November 2018. Staff has provided comments on that submittal. The next step would be for the applicant to resubmit plans addressing Staff comments.
- d. *Due to the amount of time that passed without activity on this application, Staff informed the applicant that the application would be considered withdrawn and, if they desire to continue to pursue this project, a new application, to be reviewed under the new LDC, would be required. This project will be removed from future updates.*

17. PZ18-00011 (DEV) Mary D. Fisher Theater Sign Plan

- a. Development Review application for a Master Sign Plan for the Mary D. Fisher Theater.
- b. This project was submitted in October 2018.
- c. *This application has been withdrawn and will be removed from future updates.*

18. PZ19-00002 (Major CPA) Serenade Apartments

- a. Major Community Plan Amendment to redesignate an approximately 2.25 acre property from Single Family Medium Density to Multifamily High Density. If this amendment is approved, the applicant would then need to apply for a zone change and development review to allow for the development of a multi-family project.
- b. This project was submitted in March 2019.
- c. *The applicant withdrew this application on June 20, 2019. This project will be removed from future updates.*

19. PZ19-00005 (ZC, DEV), previously PZ16-00013 (ZC, DEV) The Village at Saddlerock Crossing

- a. Zone Change and Development Review to allow for construction of a mixed use project, including lodging, retail, restaurant, and housing on the south side of State Route 89A at Soldiers Pass Road.
- b. Originally submitted under project PZ16-00013; Conceptual Public Hearing with the Planning and Zoning Commission was held on September 28, 2017.
- c. *Comprehensive Review submitted on April 10, 2019 under PZ19-00005. Staff provided comments to the applicant in May 2019. The next step would be the applicant resubmitting the project and addressing staff comments.*

20. PZ19-00008 (CUP)

- a. *Conditional Use Permit to allow for fleet services at 3075 W State Route 89A (former Sedona Quilt Shop) for Safari Jeep Tours.*

- b. *The application was submitted on June 4, 2019. Comments have been provided to the applicant, who is working with Staff to address outstanding items.*

Long Range Planning Efforts

1. PZ19-00003 (Minor CPA) Major Amendment Criteria
 - a. A City-initiated proposed change to major amendment criteria in the Community Plan that would allow the following to be considered as a minor amendment: (1) increase in residential density; (2) select projects on 5 acres or less.
 - b. *This project is currently on hold.*
2. Uptown CFA Planning
 - a. The planning process for the Uptown CFA has begun. This CFA will combine 2 separate CFAs identified by the Community Plan: CFA 7 (Uptown) and CFA 8 (North Oak Creek).
3. PZ19-00009 (LDC)
 - a. *City-initiated clean up and clarification changes to the Land Development Code.*
 - b. *This item is scheduled for a Planning and Zoning Commission public hearing on September 3, 2019*