

Memorandum

PZ16-00007 (Minor Amendments – Sedona Community Plan)



City Of Sedona Community
Development Department

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To: Planning and Zoning Commission
From: Michael Raber, Senior Planner
Meeting Date: August 11, 2016
Re: Discussion regarding Minor amendments to the Sedona Community Plan, PZ16-00007 (Minor CPA)

Since its adoption, staff has identified several Minor Amendments to the Sedona Community Plan including clarification, housekeeping and update items. The August 11 work session provides the Commission the opportunity to discuss the proposed amendments prior to the September 20, 2016 public hearing. The proposed amendments are summarized below and included in the attached pages from the Community Plan.

Clarification:

Page 27 and 28, “Commercial and Lodging Uses”. Staff is proposing a re-organization of these two pages, placing the appropriate, existing text under two new headings: “Planned Areas and Community Focus Areas” and “Lodging Area Limits”. Staff believes that these changes will make the section on lodging uses much easier to follow.

Housekeeping Changes:

- Page 26, under “Public/Semi-Public”, paragraph 3. Delete: “Sedona Fire District fire stations”. These were not included on the Future Land Use Map and incorrectly listed here.
- Page 26, under “Public/Semi-public”, paragraph 3. If the 2016 Major Amendment request is approved, delete the reference to the former Racquet Club site since it would no longer be designated “Public/Semi-public”.
- Page 112, Community Plan Action Program and Detailed Plans. A sentence would be added referencing CFA Plans.
- Page 112, Capital Improvements Program. Delete the last three sentences. This would create consistency with the other implementation actions in this section by focusing on the implementation of the Community Plan rather than internal processes.
- Page 114, Specific Plans. A sentence would be added referencing CFA Plans.

Updates:

Pages 34, 37, 38 and 41. These pages will be updated to reference the recently-adopted CFA Plans (see the attached pages).

LAND USE DESIGNATIONS

Community Focus Areas

- CFAs are outlined on the Future Land Use Map.
- CFAs contain areas that are likely to be re-developed or have new development potential.
- CFAs may play a key role in furthering the community vision
- CFAs are described on page 34.

Clustering:

“Clustering” of residential units means grouping homes together on fairly small lots (often the actual building area or “envelope”) near one another to reserve larger areas of natural open space in the same development. This is an alternative to traditional lot lines and setbacks.

The Future Land Use Map is the graphic depiction of desired future land uses for Sedona. The following are the descriptions of the Future Land Use Map designations.

Residential

Single-family Residential

Clustering of residential units is strongly encouraged for new residential projects in concentrated areas to direct development away from more environmentally sensitive portions of a site. New development adjacent to the National Forest should provide maximum feasible open space buffers to these lands to minimize urban interface impacts.

Multi-family Residential

Includes patio homes, townhouses, condominiums, apartments, single-family attached uses. Multi-family development is also encouraged within commercial areas and mixed use development in Community Focus Areas (CFA).

Mobile Home Parks

This designation includes existing mobile home parks that are not otherwise covered within a Planned Area designation. Since existing mobile home parks provide some of the most affordable housing options to low and moderate income households, retention of this housing is very important. If these areas are re-developed, the same number of houses per acre (dwelling units per acre) should be retained regardless of housing type. The proportion of housing units that remain affordable to low and moderate income households should be in accordance with the City Housing Policy.

National Forest and Other Natural Open Space

National Forest

Includes all National Forest within the City, with the exception of the Chapel of the Holy Cross. The Chapel property has been identified for sale or exchange by the Forest Service.

Other Natural Open Space

Includes the City owned Sugar Loaf and Jordan Park open space, a private area of undeveloped Oak Creek floodplain in the Uptown area, and a private open space area adjacent to the Munds Mountain Wilderness.

Public/Semi-Public

School sites depicted on the Future Land Use Map include the existing West Sedona School, School District Office on Brewer Road, Sedona Red Rock High School, and the Sedona Charter School.

The Airport designation includes the existing Sedona-Oak Creek Airport located on Table Top Mountain. Any potential for expanding the airport is severely limited by its location which already nearly covers the mesa top.

Other Public/Semi-Public uses include the existing U.S. Post Office, KAZM Radio Station, Chapel of the Holy Cross, Adult Community Center, **Sedona Fire District fire stations**, City Hall, library, cemetery, public parking, Sedona-Verde Valley Medical Center, and land next to Foothills South subdivision, site of the former Sedona Racquet Club.

Parks

The Parks designation includes City parks such as the Jordan Historical Park, Posse Grounds Park, and Sunset Park.

Commercial

Commercial uses include retail, office, services, heavy commercial, and light manufacturing uses. With the exception of concept plans approved for Community Focus Areas and Planned Areas, commercial uses should be limited to the areas along SR 89A and SR 179 as designated on the Future Land Use Map. Although additional areas for heavy commercial and industrial uses are generally discouraged, some heavier commercial service uses that serve local needs should be considered within the existing commercial areas if 1) these uses are not located adjacent to the highway; 2) there is no outside storage involved; 3) significant buffering to residential areas can be provided; 4) traffic generation is minimal.

Commercial/Lodging Uses

The Commercial/Lodging designation includes hotels, motels, timeshares, commercial retail and service, and multi-family uses.

Airport

Existing and planned lodging uses at the Sedona Airport are designated on the Future Land Use Map. No additional areas are recommended.

Recreational Vehicle (RV) Parks

The 28 RV spaces within the Rancho

Sedona RV/Mobile Home Park constitute the only RV spaces within the City. There are no other locations identified for RV parks due to screening and traffic congestion concerns.

The Future Land Use Map is located on page 51.

Bed and Breakfasts

Bed and Breakfast uses with up to six units are supported in all commercial areas and in residential locations with street or highway access that do not bring vehicular traffic through single-family residential neighborhoods. Bed and breakfast uses are also generally supported as an incentive to preserve historic landmarks.

Planned Areas and Community Focus Areas

New lodging development may also be approved as part of a Plan within a Community Focus Area or Planned Area (see also Implementation Chapter-Major Amendment Criteria).

Proposed change: Created headings for "Planned Areas and Community Focus Areas" and "Lodging Area Limits", and moved relevant text from "Commercial/Lodging Uses".

Future Land Use Map Legend

	Single Family Very Low Density (0 to .5 DU/AC)
	Single Family Low Density (.5 to 2 DU/AC)
	Single Family Medium Density (2 to 4 DU/AC)
	Single Family High Density (4 to 8 DU/AC)
	Multi Family Medium Density (4 to 8 DU/AC)
	Multi Family Medium & High Density (4 to 12 DU/AC)
	Mobile Home
	Commercial
	Commercial / Lodging
	Planned Area
	Public / Semi-Public
	Parks
	National Forest & other Natural Open Space

Lodging Area Limits

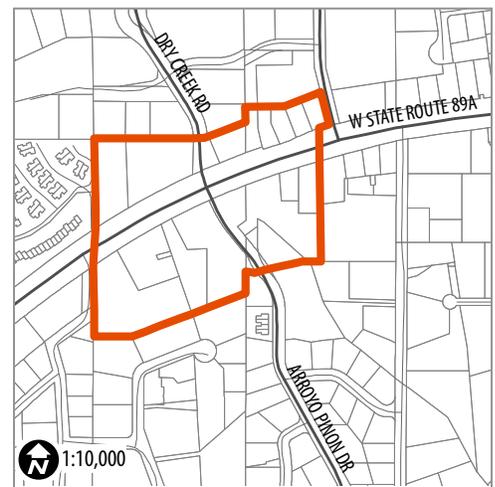
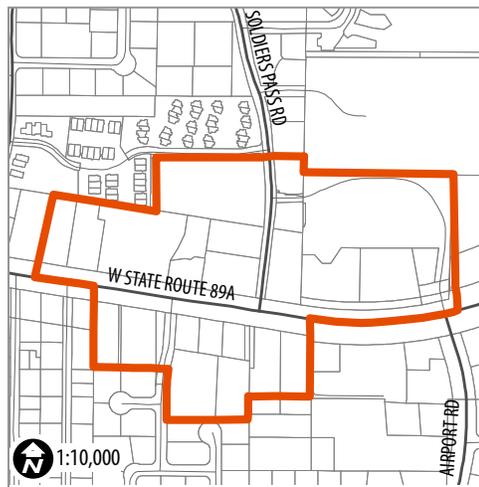
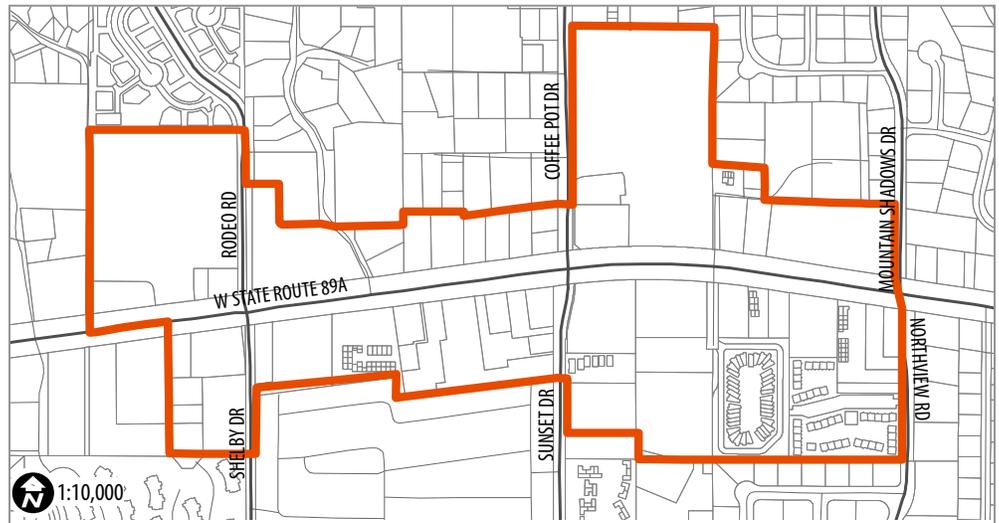
New lodging development is supported within the “Commercial” land use designation if it is within the boundaries on the “Lodging Area Limits” maps (page 28-29 below). Key considerations in determining locations for lodging uses include:

- Avoiding homogeneous or “hotel

strip” development along the highway corridors, and providing commercial diversity and mixed uses.

- Providing locations that have the greatest diversity of commercial uses to encourage pedestrian rather than vehicle trips.
- Providing locations with the best traffic control at the highway.

Lodging Area Limits



Note:
See the Community Focus Area Plan for the Soldiers Pass Rd CFA regarding “Lodging Area Limits” in this area.

COMMUNITY FOCUS AREAS

A Community Focus Area (CFA) is a location where the City will play a proactive planning role to implement the community's vision. With participation from property owners, neighbors, and stakeholders, the City will develop a Specific Plan, including any necessary rezoning, for adoption by the City Council. These Specific Plans may be adopted to bring properties into closer alignment with community expectations as expressed on the following pages. The specific planning process is intended to maintain flexibility for future creativity and innovation. The "Community Expectations" listed on each CFA page describe future conditions for each area that the Plan will strive to achieve over time. These Community Expectations are not intended as definitive requirements, but to provide guidance

for community-level planning efforts. Recognizing the community's need for a town center, the CFAs for the West Sedona Corridor, Uptown, and the Ranger Road area have related public space and mixed use goals. If anchored with civic and community uses, one of these areas could eventually serve as a town center. CFAs:

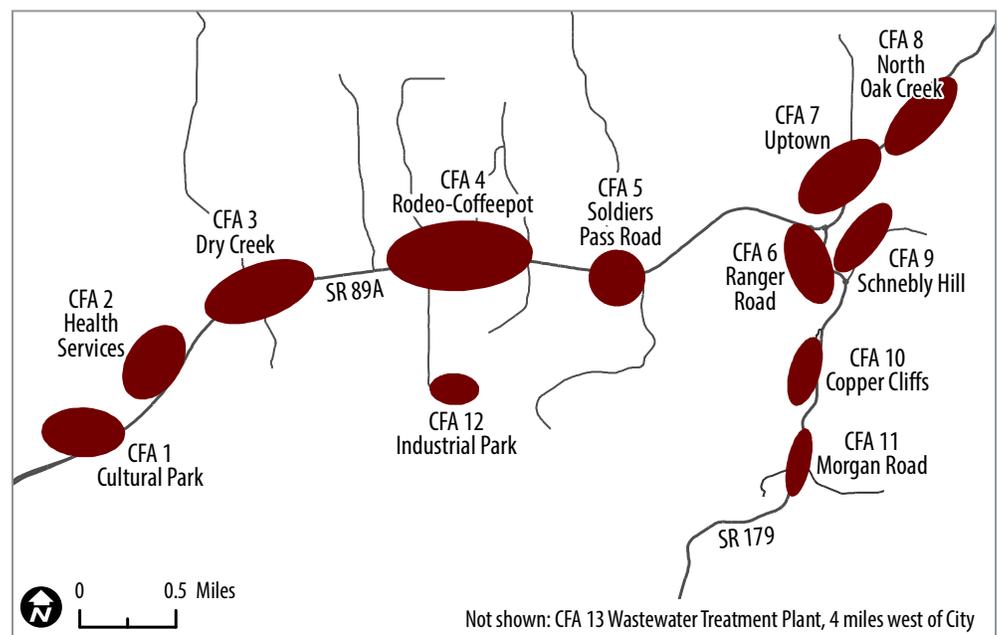
- Can play a key role in furthering the community vision and environmental stewardship while fulfilling community needs and enhancing the experience of visitors.
- Contain properties likely to be re-developed or have new development potential.
- Have natural features or characteristics that should be retained and where there are opportunities for integration of open space within future development.

Community Focus Areas

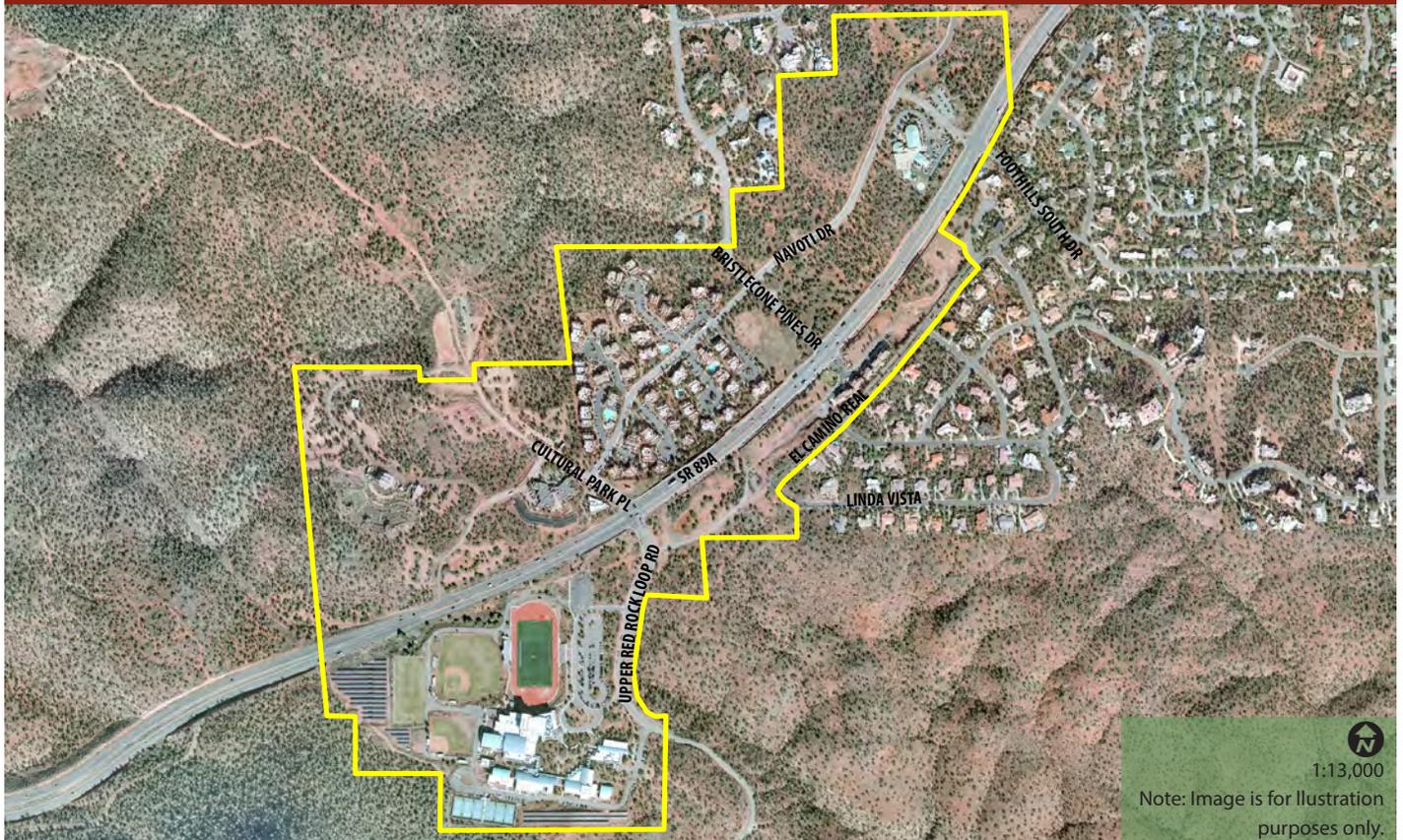
[The Western Gateway Community Focus Area Plan \(CFA 1 and 2\) adopted May 24, 2016, Resolution 2016-18.](#)

[The Community Focus Area Plan for the Soldiers Pass Road CFA \(CFA 5\), adopted April 12, 2016, Resolution 2016-17.](#)

Go to: www.sedonaaz.gov/complan for copies of the completed CFA Plans



Community Focus Area 1: Western Gateway Cultural Park



Attributes

- Site of Yavapai College.
- Former Cultural Park amphitheater (44 acres no longer in use).
- National Forest trailhead.
- Eight undeveloped acres south of SR 89A.

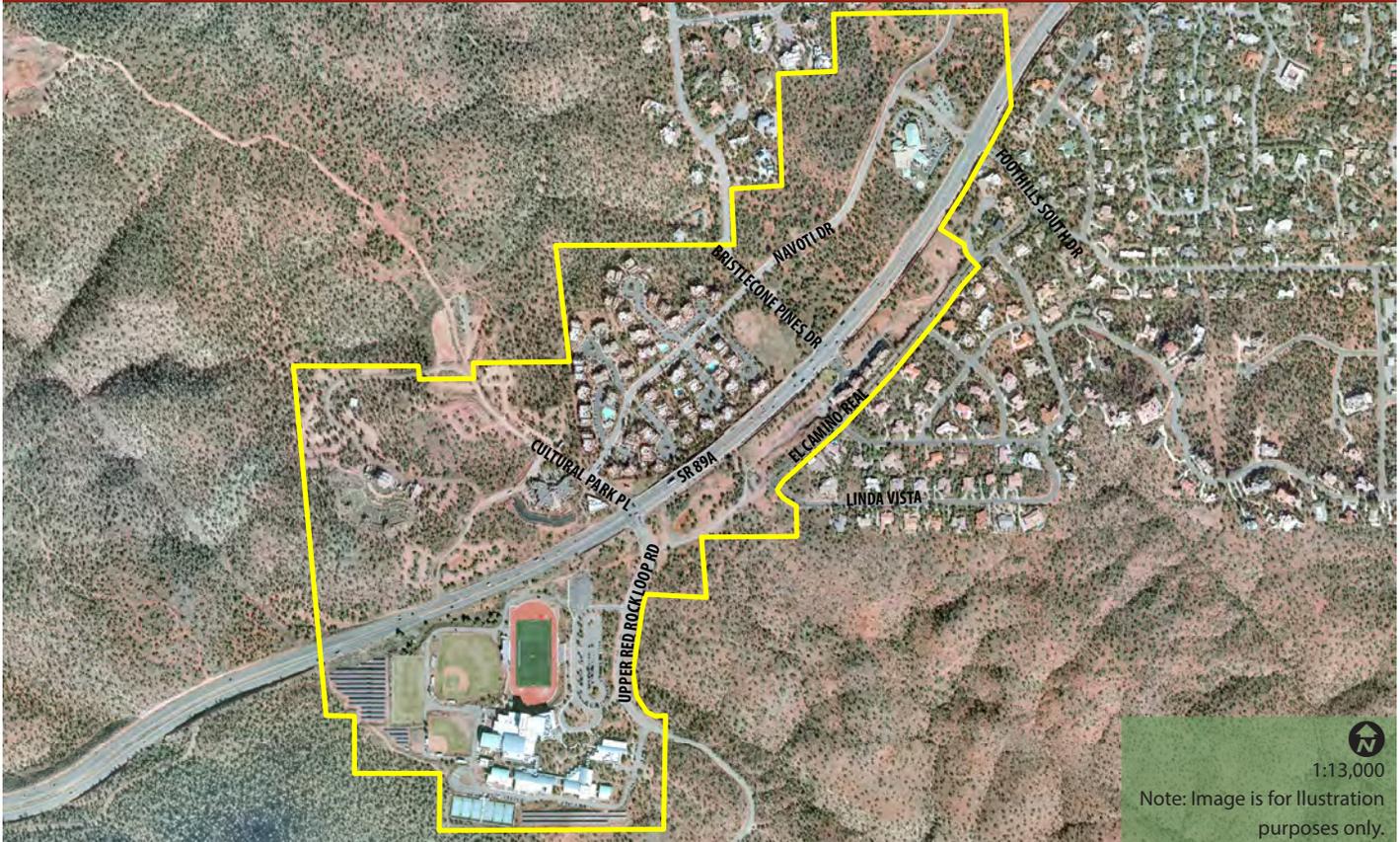
Community Expectations

- Provide a center for education, research, arts, and events. Land use options should remain flexible to further these interests.
- Coordinate objectives between property owners, Yavapai College, and the Sedona Red Rock High School for educational programs.
- Maintain access to National Forest trails.
- Preserve natural open space on ridgelines and along highway.
- Provide visitor information and promote as a Sedona gateway with parking facilities that could also be linked to transit.
- Provide main highway access via Cultural Park Place and Upper Red Rock Loop Road.

[See the Western Gateway Community Focus Area Plan, adopted May 24, 2016 \(Resolution 2016-18\), which combined CFA 1 and 2.](#)

[Go to: www.sedonaaz.gov/complan](http://www.sedonaaz.gov/complan)

Community Focus Area 1: Western Gateway, continued 2: Health Services



Attributes

- Site of Medical Center.
- Remaining area undeveloped.

Community Expectations

- Strengthen the local health care industry—support wellness, medical treatment, and research.
- Allow for assisted living, mix of housing types, and mixed use commercial center(s).
- Preserve natural open space on ridgelines and along SR 89A.
- Provide access to SR 89A only via the established street system.
- Provide significant buffering to adjoining residential areas north of Navoti Drive.

See the [Western Gateway Community Focus Area Plan, adopted May 24, 2016 \(Resolution 2016-18\)](#), which combined CFA 1 and 2.

Go to: www.sedonaaz.gov/complan

Community Focus Area 5: Soldiers Pass Road



Attributes

- Area is nearly all developed.
- Site of a plant nursery and older buildings with potential historic significance on south side of SR 89A.
- Lodging, offices, and churches located on the north side of SR 89A.

Community Expectations

- Provide mixed uses and a more walkable environment.
- Create public gathering spaces.
- New higher density residential or lodging development should be required to address neighborhood traffic circulation and controlled access options to highway.
- Preserve historic resources.
- Provide buffering and land use alternatives as transitions between more intensive commercial and multi-family uses and adjacent single-family neighborhoods.
- Focus on the general needs discussed previously for the West Sedona Corridor (see page 36).
- Create better pedestrian connections between the north and south sides of SR 89A.

[See the Community Focus Area Plan for the Soldiers Pass Road CFA, adopted April 12, 2016 \(Resolution 2016-17\).](#)

[Go to: www.sedonaaz.gov/complan](http://www.sedonaaz.gov/complan)

HOW THE PLAN IS IMPLEMENTED

The Community Plan is:

- An expression of the community's vision
- A guide for future growth
- An assessment of community priorities

The Community Plan is not:

- A capital improvement program budget
- A zoning ordinance
- A subdivision ordinance
- A maintenance and operations plan
- A commitment for expenditures of public funds
- An infringement on private property rights

The Sedona Community Plan is a guide for both the private sector and for strategic public investments over a period of ten or more years. The following outlines the key ways that the Plan can be implemented.

Community Plan Action Program and Detailed Plans

The Plan provides general guidance with goals and policies and a more detailed Action Program. Many of the actions in the Plan call for more specific planning to further define how the goals and policies will be achieved. These more detailed plans may relate to particular geographic areas or topics, such as the SR 89A corridor in West Sedona or planning for a more walkable community. [A Community Focus Area \(CFA\) Plan is an example of a more detailed specific plan \(see pages 34-49\).](#)

Land Development Code

The City of Sedona Land Development Code contains the zoning regulations, subdivision regulations, procedural requirements, and development standards for the City. The provisions of the Land Development Code are to be consistent with and conform to the Community Plan and related specific planning. The Land Development Code and Zoning Map are key tools to implement the Plan.

Private Sector

Many of the Plan recommendations are implemented with new development or redevelopment of existing properties that conforms to the City's Land Development Code and through incentives that may be created in Specific Plans and Planned Areas. In these cases, development flexibility may be provided in conjunction with benefits to the community.

Capital Improvements Program

The Plan also guides the preparation of the City's Capital Improvements Program (CIP), a ten-year plan that identifies the capital projects and equipment and infrastructure investments that will be made by the City along with the priority, projected costs and funding sources for each project. ~~The CIP is updated annually by the City Council with public participation. As provided in Arizona State statutes, the Planning and Zoning Commission then reviews the CIP to determine the conformity of the proposed capital projects with the adopted Community Plan. The City Council then approves the CIP.~~

- B. A modification to the text of the Community Plan that proposes:
1. A change in the density ranges within the residential land use categories or a change in the intensity of use in any land use category.
 2. Substantial changes to goals and policies in the Land Use, Housing and Growth chapter.
 3. Addition of a new land use designation.

Minor Amendments

All amendments to the Community Plan that are not a new or re-adopted Plan or a Major Amendment are considered Minor Amendments. Minor Amendments may be considered and approved at any time by an affirmative vote of the City Council. Minor amendments are subject to public participation procedures adopted by the City Council.

Specific Plans

Specific Plans are addressed in ARS Section 9-461.08 and .09 and provide more detailed planning to allow systematic implementation of the Community Plan through the use of detailed policy direction for smaller areas of the City. In addition to recommending appropriate locations for different land use types, Specific Plans may guide building locations, placement of public facilities and other issues appropriate to the area covered by the Specific Plan. [Community Focus Area Plans are Specific Plans \(see pages 34-49\)](#). Specific Plans may be considered by the Planning and Zoning Commission and City Council at any time and are adopted by a majority of the City Council.

On-going Review

The City should conduct periodic reviews of the Community Plan to evaluate the following.

- Specific Action Items.
- Potential Amendments.
- Actions called out in ARS Section 9-461.07, such as the preparation of an annual report on the progress in applying the Plan.