

**RESOLUTION NO. 2016-31  
ELEVATIONS AT FOOTHILLS SOUTH  
MAJOR COMMUNITY PLAN AMENDMENT  
PZ 16-00004 (MAJOR CPA)**

**A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF SEDONA,  
ARIZONA, AMENDING THE SEDONA COMMUNITY PLAN FUTURE LAND USE  
MAP BY RE-DESIGNATING APPROXIMATELY 4.43 ACRES OF PROPERTY  
LOCATED AT 100 RACQUET ROAD FROM PUBLIC/SEMI-PUBLIC TO SINGLE-  
FAMILY LOW DENSITY RESIDENTIAL.**

WHEREAS, Arizona law [A.R.S. § 9-461.06] and the Sedona Community Plan [Chapter 9] require that any major amendments to the Community Plan are made only after a public hearing and approval of at least two-thirds of the City Council, and

WHEREAS, a major amendment pursuant to A.R.S. § 9-461.06 H is any “substantial alteration of the municipality’s land use mixture or balance” as defined by criteria set forth in the adopted Community Plan, and

WHEREAS, a major amendment under Chapter 9 of the Community Plan includes a change to the Future Land Use Map in land use designation from Public/Semi-Public to Single-Family Low Density Residential, and

WHEREAS, an application for a major amendment to the Community Plan was properly submitted for consideration for the property designated herein, and

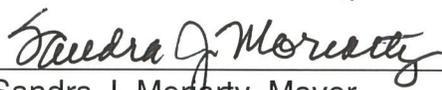
WHEREAS, the Sedona Planning and Zoning Commission duly considered the proposed major amendment at a meeting held on September 20, 2016 and recommended approval of said major amendment, and

WHEREAS, the Sedona City Council held a public hearing on the proposed major amendment on October 26, 2016 and approved said major amendment,

THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF SEDONA, ARIZONA:

1. The area to be re-designated consists of 4.43 acres of property located along the east side of Racquet Road within the Foothills South Subdivision, as depicted in Exhibit A. This property is further described as Yavapai County Assessor’s Parcel No. 408-11-243A.
2. That portion of the Sedona Community Plan Future Land Use Map depicting the aforementioned area is re-designated from “Public/Semi-public” to “Single-family Low Density Residential”.
3. By making this re-designation of the Future Land Use Map, affected property owners have the opportunity to propose changes to the zoning of the designated property that are consistent with the Community Plan and Future Land Use Map as amended and the Sedona Land Development Code.

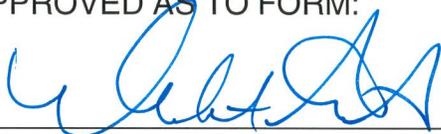
APPROVED AND ADOPTED by the Mayor and Council of the City of Sedona, Arizona this 26<sup>th</sup> day of October, 2016.

  
\_\_\_\_\_  
Sandra J. Morarty, Mayor

ATTEST:

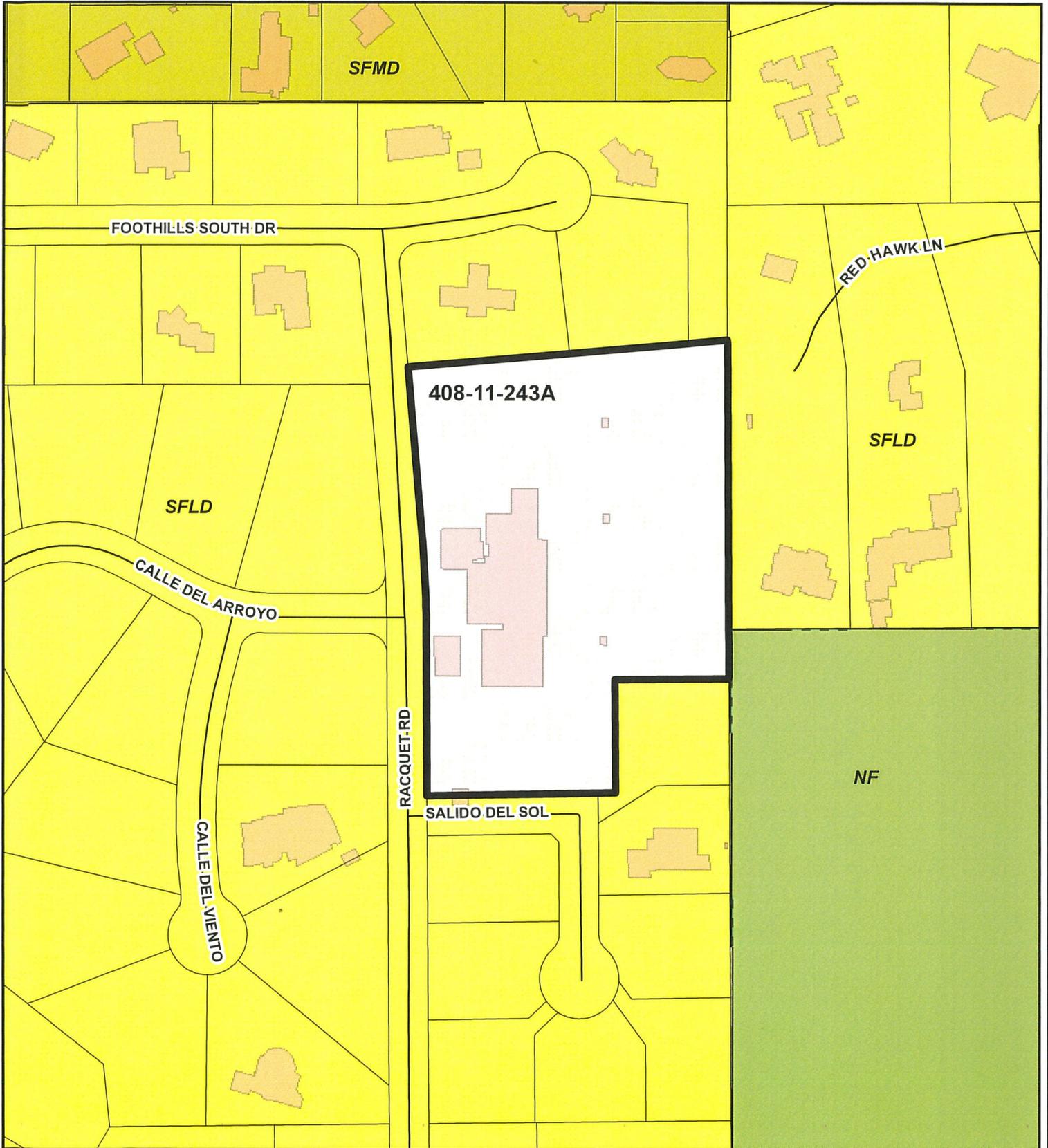
  
\_\_\_\_\_  
Susan L. Irvine, CMC, City Clerk

APPROVED AS TO FORM:

  
\_\_\_\_\_  
Robert L. Pickels, Jr., City Attorney

**Exhibit A**  
**PZ 16-00004 Elevations at Foothills South**  
**Sedona Community Plan Future Land Use Map**

**Major Community Plan Amendment Request: Public/Semi-Public to Single Family Low Density Residential**



**Community Plan 2013**

-  Single Family Low Density (.5 to 2 DU/AC)
-  Single Family Medium Density (2 to 4 DU/AC)
-  National Forest & Other Natural Open Space

-  Parcel #408-11-243A
-  Parcel Boundary
-  Building Footprint
-  Street Centerline



0 75 150 Feet

This map is designed to provide as-is information only. The data is not accurate to engineering or surveying standards. The City of Sedona is not liable or responsible for loss or damages arising from the data contained on this map.  
 GIS, City of Sedona. 010/04/2016  
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