

MEMORANDUM

TO: Mike Raber, City of Sedona
FROM: Matt Goebel, Jim Spung, and Tareq Wafaie, Clarion Associates
DATE: November 28, 2017
RE: LDC Update Part 2: Development Standards - PUBLIC DRAFT

We are pleased to submit the staff draft of Part 2 of the LDC Update, Development Standards. This draft includes the following:

- **Article 5:** Development Standards
- **Article 7:** Subdivision Standards
- **Article 9:** Rules of Construction and Definitions (partial, building on the definitions already submitted with Part 1, Districts and Uses). This article will continue to grow with Part 3, Administration and Procedures.

In addition to an overarching recommendation to make the LDC more user friendly, the LDC Analysis and Annotated Outline emphasized the following improvements related to the development standards:

- Clarify the organization and applicability of the development standards;
- Update the lot and building standards (which was partially addressed in Part 1);
- Generally, focus on infill and redevelopment; and
- Improve other specific development and design standards.

The remainder of this memorandum covers the major issues addressed in the draft articles. These drafts are based on our own analysis and meetings with staff and other stakeholders, with particular focus on the LDC Analysis and Annotated Outline.

General Comments

Standards and Guidelines (Articles 9 and 10)

While most of the current LDC development standards are located in Article 9, there are numerous supplemental provisions dealing with the same topics in Article 10, the “Design Review Manual.” For example, allowable building materials are addressed in both articles. This duplicative treatment is confusing and redundant, and reconciling these overlapping provisions was one of the most important goals in drafting this set of materials. This public draft consolidates related material from the two articles and converts many guidelines (“should”) from Article 10 into standards (“shall”). In many cases, this means simply adjusting the text to reflect current practice in Sedona. Any guidelines in Article 10 that were not carried forward were relocated to the design standards bin for inclusion in a separate design standards manual (discussed below).



Separate Manuals

Throughout the current LDC, there are supporting, detailed materials that do not need to be in the code itself. These include administrative details (such as application submittal requirements); technical engineering standards (such as street design standards); and design guidelines (which are encouraged but not mandated). Many of these materials should be relocated outside the LDC to separate administrative, engineering, and design manuals. In such cases, we did not carry forward those standards but rather saved them in separate “bin” documents for staff’s review and footnoted within the text of the LDC wherever we recommended such relocation.

Footnotes, Cross-References, and Commentary

As with the articles dealing with districts and uses, footnotes are included to highlight relocations, new or modified provisions, and to ask questions. There are also cross-references hyperlinked to other sections within the document for ease of reference. Each article (and some sections) begins with a shaded text commentary box drawing the reader’s attention to the primary purpose of the article and the major changes from the current LDC. These commentary boxes provide context for review and will be removed prior to a consolidated adoption draft.

References to Sedona Community Plan and Sustainability Policies

We included several text boxes linking proposed standards to policies in the Sedona Community Plan and general concepts and policies for improving sustainability in Sedona. Examples of each type of reference are provided below.

Sedona Community Plan says...

Encourage clustering of residential units to direct development away from more environmentally sensitive portions of a site. (p.54)

Water Quality

Impervious coverage limits help Sedona to reduce stormwater runoff and improve water quality. Reducing the amount of parking is an effective way to reduce impervious coverage.



Article 5: Development Standards

Below is a summary of the changes to the specific sections within Article 5. The article is organized from the “ground up,” beginning with site disturbance and land preparation, followed by site design and vertical construction, and ending with operational characteristics.

Sections 5.1 and 5.2 - Purpose and Applicability

Sections 5.1 and 5.2 describe the purpose and intent of the development standards article, followed by a summary of the general applicability of the standards as they relate to both new development and redevelopment activities.

Section 5.3 - Grading and Drainage

This section is based on the current Article 8: Grading and Drainage. While no major substantive changes are proposed, this section includes the general standards related to earthwork construction needed during the early planning stages of a project. This section also incorporates relevant drainageway standards from Article 10, the Design Review Manual, and incorporates comments received from the engineering staff. The technical grading and drainage standards found in Article 8 and Article 10 are proposed for relocation to a separate engineering manual. The administrative and procedural content was removed from Article 8 and will be included in Part 3 of the LDC Update.

Section 5.4 - Access, Connectivity, and Circulation

This section includes standards from Sections 706, 906, 912, and Article 10 related to access, connectivity, and circulation of automobiles and pedestrians. In cases where the current LDC merely encourages a sound development practice, this draft requires such practice. The majority of this section contains new standards, and footnotes indicate where existing language has been modified. Some illustrations in this draft have been carried forward from the current code, and some have been replaced. Remaining illustrations to be replaced will be included with the consolidated draft prior to the final adoption draft.

Section 5.5 - Off-Street Parking and Loading

Generally

This section includes standards for how much parking and loading is required, and the layout and design of parking areas. Table 5.4, *Required Off-Street Parking Spaces* mirrors the uses from the land use table delivered in Part 1 of the LDC Update, making it clear how much parking is required for each proposed land use. The current parking requirement for each use is listed (if one exists) in the second column for comparison against the new proposed requirement. That column will be removed prior to the adoption draft.

There are several new exemptions from off-street parking requirements, including properties smaller than 5,000 square feet (except single-family and duplex dwellings) and expansions of a use less than 15 percent (or 25 percent for supportive non-primary uses). These exemptions, coupled with new and revised parking alternatives, attempt to make it easier to redevelop properties in Sedona and encourage sustainable practices such as shared parking, bicycle parking, and pervious pavement surfaces. We also introduced a new standard parking ratio that would apply to Uptown at one space per 500 square feet. Future mapping of the Uptown area will have to occur for any Uptown-specific standards to be effective.

Maximum Parking Standards

We have proposed maximum parking standards to reduce stormwater runoff, minimize negative impacts associated with large expanses of vacant parking areas, and to maintain the character of Sedona. The maximum parking standards allow developers to build up to 25 percent more parking than the minimum required, with some exceptions to allow more.

Other

Other new and revised sections included are off-street parking layout and design, loading and stacking areas, parking and loading area maintenance, and bicycle parking. Revisions from the current standards are footnoted.

Section 5.6 - Landscaping, Buffering, and Screening

This section consolidates related materials from Articles 9 and 10 and updates the existing standards. As with other parts of the development standards, we have converted any guidelines that are carried forward from Article 10 into standards. We introduced several new standards that offer increased flexibility for small lots, redevelopment, and infill projects. This section also introduces a new procedure allowing the Director to approve alternative landscape plans in some circumstances that would otherwise not comply with the requirements of this section.

This section also introduces new standards derived from principles identified in the International Wildland-Urban Interface Code (WUI Code) and “Firewise” practices. To minimize the risk of wildfire damage to property and the loss of life, these new standards establish appropriate plant spacing and maintenance standards for areas close to buildings.

Section 5.7 - Site and Building Design

This section consolidates related material from Articles 9 and 10. We have converted any guidelines that are carried forward into standards. “Should” has become “shall” for any text that is carried forward.

Applicability

While the new site and building standards clearly apply to new construction, an important policy decision for Sedona is how many of the standards should apply to redevelopment projects. This is not addressed directly in the current code, especially the Design Review Manual. This draft proposes a sliding-scale approach for additions to existing structures to determine which parts of the section must apply. It is a starting point for discussion and could be further tailored. In determining which new standards should apply to redevelopment, the community should strike a balance between upgrading properties and overall community appearance, while at the same time not setting standards so high as to discourage redevelopment.

Design Review Manual

Many current provisions, especially in Article 10 (the Design Review Manual), talk generally about the principles of good design and the rationale behind various provisions, but are not regulatory in nature. They do not easily translate into standards. Per the Assessment Report, we recommend removing much of that material from the code. It should not go in the code itself, but rather should live in a separate document that can be heavily illustrated and that can discuss the principles of good design in general terms, with examples. We placed a significant amount of this material (mostly from the current Article 10) into a separate bin file that we are formatting to match the revised LDC and will discuss in greater detail with staff.

Photographs and Other Graphics

There are dozens of photos and drawings in the current Articles 9 and 10 of widely varying quality. We began preparing this draft by reviewing all the existing graphics and attempting to integrate them into the draft. However, it became clear that the graphics were distracting and made it harder to focus on the actual proposed new text. Thus, we removed all of the existing graphics from this draft. Following initial review of the standards, we will include some of those original graphics and also develop additional graphics as necessary to support the revised standards.

Residential versus Nonresidential

Many codes have separate sets of standards for residential and nonresidential development, but this is not a distinction that is emphasized in the current Sedona code. We thus have combined the two development types together in this section. However, it is worth discussion as to whether any tailored standards should be considered for specific development types (e.g., specific standards for townhome residential, or for vertical mixed-use buildings).

Section 5.8 - Exterior Lighting

This section contains the standards from the current LDC Article 9, Section 911 and Article 10, Section 2.7. This section was substantially reorganized for clarity and reflects recent staff research on “dark sky”-compliant lighting standards. Updating the dark sky ordinance was included as a priority in the Sedona Community Plan as mentioned in the LDC Analysis and Annotated Outline.

This section begins with the purpose and applicability of the exterior lighting standards, followed by the procedures for evaluating compliance with the lighting standards, then standards that apply to exterior lighting broadly, ending with lighting standards that apply to specific geographic areas and/or land uses.

Section 5.9 - Public Art

This section carries forward the public art regulations from the Sedona Public Art Ordinance in Article 18, with changes for organization and clarity. In this draft we also proposed expanding the applicability

of the requirement to include multifamily residential and mixed-use buildings. Thresholds for when public art is required for those uses are provided for initial discussion.

Article 7: Subdivision Standards

This article includes standards from Sections 700, 702, 706, and 707 of Article 7, *Subdivision Regulations and Land Division*. This article includes the standards for designing new subdivisions of land and the associated required public improvements. Content from the current Article 7 related to the administration and subdivision procedures will be included in Part 3 of the LDC Update, *Administration and Procedures*. Content that is more technical is proposed to be included in an Engineering Standards Manual.

As recommended in the LDC Analysis, we introduced specific flag lot standards as well as cluster subdivision standards. Cluster subdivisions are intended to allow flexibility in lot design and layout if sensitive lands and/or open areas are protected. This draft proposes application of the cluster subdivision tool to residential and mixed-use districts only. Further discussion is required on whether or not cluster subdivisions should be limited to specific zoning districts and whether or not the tool should be required or optional, and under what circumstances (e.g., required in high-hazard areas).

Article 9: Definitions

This article builds on the definitions already included with the districts and uses. The new definitions are those related to development standards and some terms of measurement that were not included with the districts and uses. Several of these definitions were taken from the current LDC and revised for clarity as noted. Others are new, based on definitions we have drafted for other communities and then tailored for Sedona.

Next Steps

We want your feedback! Reviewers should consider the following questions:

- Is something missing that should have been included?
- Were any standards removed that should have been retained for one reason or another?
- Are there any standards that are not clearly understood after a thorough read?

While the public and city officials continue reviewing Part 2, Development Standards, Clarion will be preparing the staff draft of Part 3, Administration and Procedures. That draft is expected to be available for public review in early 2018.

Attachments:

- Sedona_LDC_Development Standards_PUBLIC DRAFT