Schnebly Community Focus Area Plan

CFA Vision

This CFA is located within the Heart of Sedona, a pedestrian-friendly area focused on Oak Creek and Sedona's heritage. Future development and redevelopment is a mix of uses that preserves the Oak Creek riparian corridor, with natural hillsides, open fields, and a variety of modestly scaled buildings, thus sustaining the distinct historic context and character.

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Note:
References to existing conditions are as of 2016.
Relevant sections of the Sedona Community Plan may be listed on each page.

INTRODUCTION

This Community Focus Area (CFA) Plan is an addendum to the Sedona Community Plan and serves as a guide for future development of this area. The intent is to address issues that are specific to this geographic area in more detail than the City-wide Sedona Community Plan. This unique Sedona neighborhood is located across Oak Creek from the bustling tourist district of Uptown. Driving up Schnebly Hill Road from State Route 179, the shops and galleries are quickly left behind as you pass through a sparsely developed area that soon transitions to the National Forest. There are only 41 houses within this 91 acre area, most of which are hidden in the hills or set back from the road. Sedona's only RV Park is here, hidden in the trees along Oak Creek, with 84 camping sites. Visible above the trees is the glass spire of the Creative Life Center, a draw for visitors and residents to its seminars and programs.

This area is bound to see significant growth and change in the future as only 56% of the lots in this area have been developed. The area is currently zoned single-family residential, and future growth would result in far more houses than today, changing the area from it's open, rural character to a typical residential area. The intent of this CFA Plan is to guide future growth in a manner that will retain the unique character of the area.

Community Expectations

The Sedona Community Plan listed the following expectations for this CFA:

- *"Retain large parcels and rural character.*
- *Support agriculture as a key character element.*
- *Support non-residential uses (e.g., bed and breakfast, neighborhood cafe) if tied to the preservation of large land areas and generates less traffic than medium-density residential.*
- *Retain similarly affordable housing currently provided in existing mobile home/RV park.*
- *Protect riparian environment along Oak Creek.*
- *Evaluate potential for environmentally sensitive public creek access.*
- *Preserve historic resources (Gassaway House)."*

- Sedona Community Plan p. 45

Existing Conditions

CFA Planning Area: 91 acres

Current Land Use:

- 75 lots, 44% of the lots are undeveloped
- 41 houses on 30 acres
- 1 office building, 1 religious institution, and 1 RV Park (84 sites)

Zoning:

- The majority of the CFA is either zoned RS-10b (40 acres) or RS-18b (44 acres):
  - RS-10b permits Single Family Residential with a minimum lot size of 10,000 square feet and a maximum of 4 dwelling units per acre
  - RS-18b permits Single Family Residential with a minimum lot size of 18,000 square feet and a maximum of 2 dwelling units per acre
- Other Zoning: Commercial (C-1): 2 lots; Transitional (T-12): 1 lot; Planned Residential Development (PRD): Red Rock Creek subdivision

Subdivisions:

- Red Rock Creek subdivision on Gassaway Place (The Gassaway House Historic Landmark and 9 undeveloped lots)
- The Gem subdivision on Quail Ridge Lane (8 lots, 1 undeveloped)

Streets:

- 1 public street (Schnebly Hill Road) maintained by the City of Sedona
- 4 private streets

Natural Resources:

- Oak Creek and its riparian area of large sycamore trees separates this area from Uptown
- Bear Wallow Canyon drains into Oak Creek, starting at the Mogollon Rim and running parallel to Schnebly Hill Road until entering Oak Creek next to the RV Park
- The north and east side of the CFA is characterized by steep hillsides and canyons

History of the Area

Oak Creek was the original attraction for settlers to the Sedona area with it's flow of water year-round. The first homesteaders settled along the creek in the 1880s with the new community forming at the base of the canyon. In 1902 "Sedona" was created when the community's first post office was established. The core of the community was concentrated near the intersections of Ranger Road and Schnebly Hill Road where a bridge eventually crossed Oak Creek.

While this area grew into what is now known as Uptown Sedona with hotels, shops, and houses, the area along Schnebly Hill Road remained agricultural. The Farley family had the original homestead on the creek, and with their daughter's marriage to W.C. Steele in 1924, the Farleys and Steeles owned most of the land along Schnebly Hill Road.

In the 1950s the land shifted away from agricultural as the Farleys and Steeles began to split and sell property. In 1952 Schnebly Hill Road was established officially as a county highway. It was in 1954 that the one platted subdivision built in the area was created (The Gem subdivision on Quail Ridge Dr.).

Development was not influenced by zoning until 1969, at which point most of the area was zoned residential by Coconino County. When the City of Sedona was incorporated in 1988, the residential zoning was carried forward. Despite the zoning and proximity to Uptown, development of the area has been minimal compared to the surrounding area.

Highlights in the History of the Area

1896	Flagstaff residents petition for a new wagon road to Jerome (to become the Schnebly Hill Road)
1902	Schnebly Hill Road constructed
1907	Farley homestead patented on Oak Creek
1924	Minnie Farley marries W.C. Steele
1925	Farley cabin built (now City Historic Landmark)
c. 1927	Sedona and T.C. Schnebly House built
1930s	Steele cabins built (now in the Rancho Sedona RV Park)
1932	Farley house built (now City Historic Landmark)
c. 1937	Gassaway House constructed (now City Historic Landmark)
1950s	Schnebly Hill Road designated county highway, Steele Trailer Court established (now Rancho Sedona RV Park)
1954	The Gem subdivision platted (Quail Ridge neighborhood)
1969	Coconino County designates zoning of area as residential
1982	Church established at 333 Schnebly Hill Rd by the Aquarian Educational Group (site of Creative Life Center)
1988	City of Sedona incorporated
2000	Creative Life Center established

Planning Area Boundary

The Community Plan established the general planning area for this CFA. The specific boundary (shown here in blue) encompasses 91 acres of private land north of the State Route 179 roundabout at Schnebly Hill Road and bounded by Oak Creek on the west and National Forest to the east.

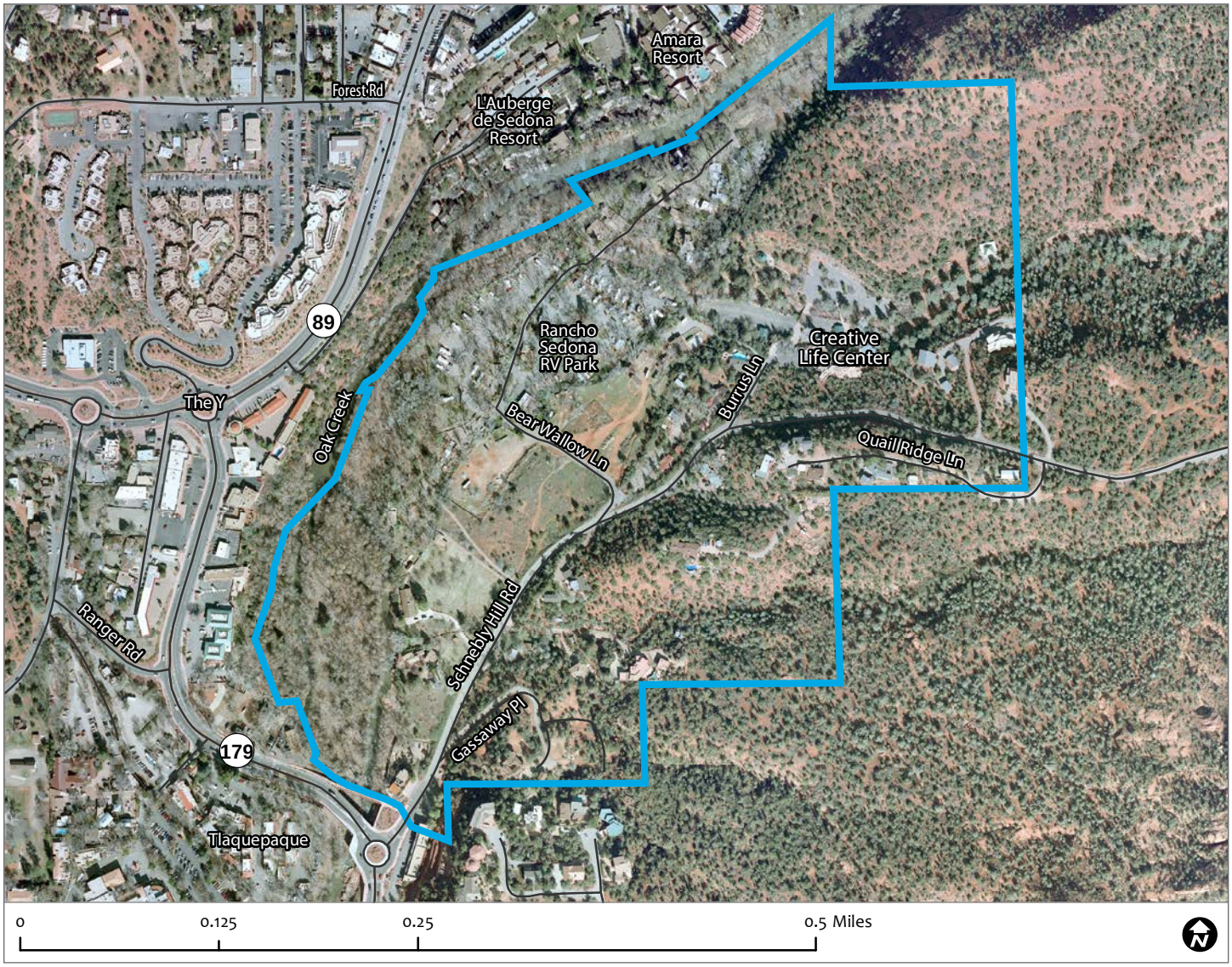


Figure 1. CFA Planning Area Boundary

KEY ISSUES

Character

The key issues for this CFA can be considered strengths and opportunities as well as limitations and constraints. The key issues, most of which are quite unique to this area include its character, Oak Creek, open space, traffic, walking and bicycling, and the potential for future development. The following (pages 6-11) will summarize those key issues.

Character
The unique character, identity, or "sense of place" that distinguish this area is the combination of features addressed throughout this plan: the presence of Oak Creek, open space, historic features, and the proximity to Uptown and the National Forest. The rural, agricultural nature of the area is characterized by the unpaved roads, remnant orchards and irrigation ditch, and large open lots. The area is also defined by a lack of features such as sidewalks, curb and gutters along the street, block walls, and stucco-sided buildings seen elsewhere in Sedona.

The open space of the undeveloped vacant land is one of the defining features of the area. Once agricultural farms and orchards, this open land now provides the pastoral setting and views seen from Schnebly Hill Road. This sense of open space could be retained as a positive feature of new development and not necessarily lost to future development.

One of the fundamental goals for this CFA is to ensure that its unique character is retained and enhanced as changes occur. Many of the recommendations in this plan are intended to provide incentives for future development that will cultivate the desired character.

Examples of the CFA character:

Orchard trees

Gassaway Place Historic Landmark

Rural look of driveway and building

RV Park and sycamore trees

See CFA Recommendations: Sense of Place, page 16; Preservation of Open Space, page 14

KEY ISSUES:

Oak Creek

Oak Creek's riparian habitat of large Sycamore trees and lush plants are the prominent feature of this CFA. The creek is also a historic focal point of the City, as the original homesteads were located next to the creek, dependent on the water for homes, businesses, and agriculture.

Oak Creek is still a magnet for people that are drawn to the water, yet the creek is entirely on private land, prohibiting legal access by the public. People still access the creek, usually by crossing vacant land. This unmanaged access has led to some problems with trespassing, including trash and occasionally transient campsites and campfires.

The natural riparian habitat along the creek and tributary washes is important to accommodate flooding and to provide wildlife habitat. There is a higher diversity and density of plants found along the creek than seen in the surrounding arid uplands typical of Sedona. The original settlers may have thought of the creek as an oasis in the desert, and today it is still a treasured community asset.

Riparian:
Areas located along a watercourse with distinct, water dependent habitat and plants.

Views of Oak Creek

See CFA Recommendations:
Protection of Oak Creek, page 13

KEY ISSUES:

Circulation

Traffic

The majority of traffic on Schnebly Hill Road is from tourists heading to the National Forest, a historic use that continues today. The road historically provided access to the higher elevations of the National Forest, but is no longer maintained to accommodate passenger vehicles. The pavement ends at the Huckaby Trailhead, a parking and picnic area that leads to multiple trails popular with hikers and mountain bikers. Due to the deteriorated condition of Schnebly Hill Road, traffic beyond the trailhead is now primarily off-road vehicles. Most of this traffic is due to the increased popularity of guided jeep tours, and more recently the introduction of off-highway rental vehicles, in addition to private vehicles. This traffic is due to the proximity of the National Forest from Uptown, and the fact that Schnebly Hill Road is one of only 4 roads within the City that leads directly into the backcountry.

Schnebly Hill Road was once a viable route to Flagstaff until the highway through Oak Creek Canyon was improved. There has been speculation about improving the Schnebly Hill Road to Interstate 17. Only a half-mile of the road is within the city limits, and the remainder is on the National Forest within Coconino County. Improving the road to acceptable transportation engineering standards would be costly, and neither the County or National Forest have indicated any interest in doing so. Improving the road is not compatible with the recommendations of this CFA as it could significantly increase traffic and alter the character of the area.

Note:
The City of Sedona is conducting a comprehensive study of circulation issues throughout the city in 2017 which may result in recommendations that could affect this area.

See CFA Recommendations: Pedestrian and Bicycle Network pages 21-23

Pedestrians and Bicycles

With the shops and restaurants of Uptown so close, it is only natural that residents and visitors would want to walk or bike to Uptown. Unfortunately for those walking and biking, there are no trails or sidewalks and Schnebly Hill Road is narrow with no shoulder and several blind curves that can make for a hazardous experience. There is one trail across private land that is used as a shortcut from the RV Park, but that does not go far until you are forced to share the road. Mountain bikes are also commonly seen on Schnebly Hill Road as they head to the National Forest trails.

Schnebly Hill Road where the pavement ends

Huckaby Trailhead

KEY ISSUES:

Development Potential

Existing Conditions: Built and Vacant Property
56% of the lots in this CFA are built with at least one or more buildings (shown in gray in Figure 2). Most of these lots could be considered underdeveloped, because current zoning allows for a higher density of development than what exists.

The core of this CFA (the land between Schnebly Hill Road and Oak Creek) is currently zoned RS-10b Single Family Residential which allows for minimum size lots of 10,000 sq. ft., and a maximum of 4 units per acre. Much of the remainder of the CFA is zoned RS-18b, which allows a minimum lot size of 18,000 sq. ft. and a maximum of 2 units per acre.

Some of the lots do have limitations such as the Oak Creek floodway and steep hillsides which present challenges to development. Despite the limitations, there is a considerable amount of property that could be developed or redeveloped at a significantly higher density under current zoning.

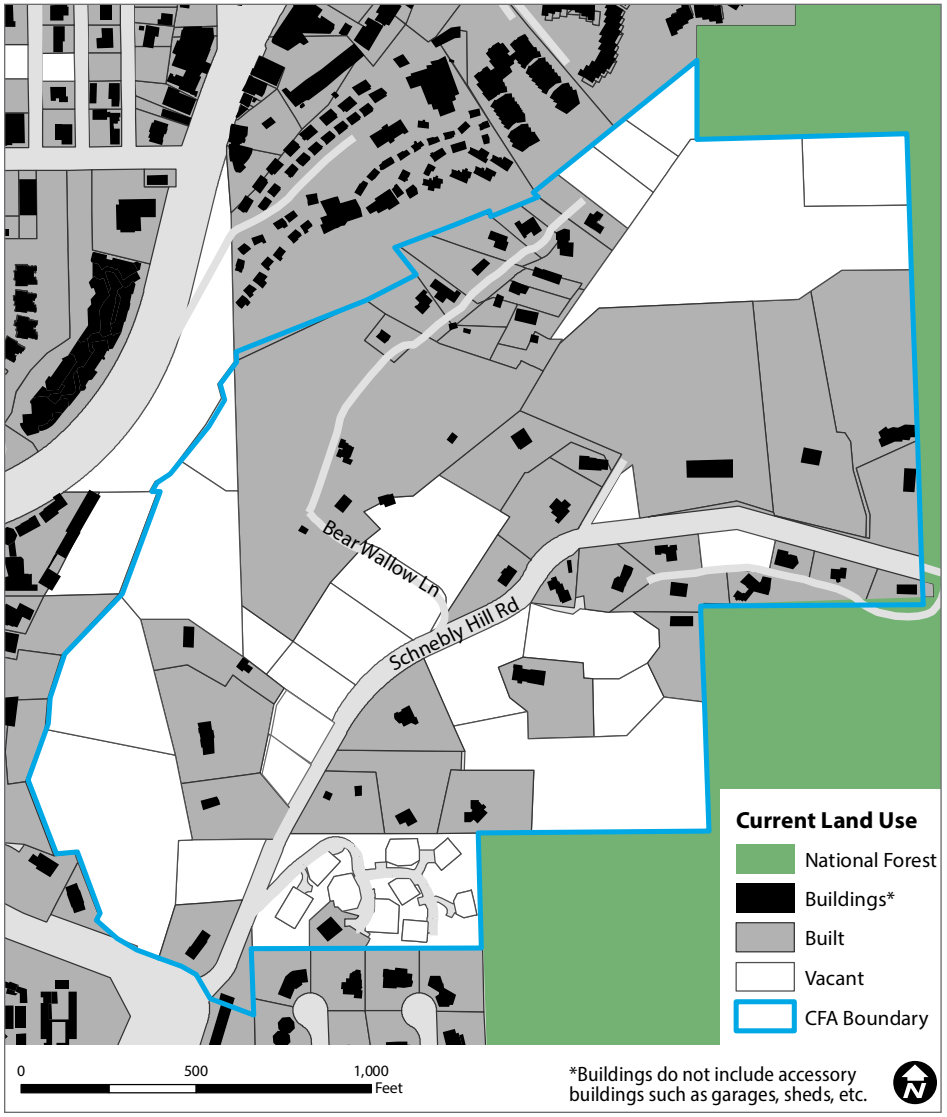


Figure 2. Current Land Use: Built and Vacant Lots

Comparison of Lot Sizes
Figure 3

- Current lot boundaries are outlined in Figure 3
- The minimum lot sizes under current zoning is either 10,000 sq. ft. (RS-10b) or 18,000 sq. ft. (RS-18b) - see examples to the right
- Future development could subdivide larger lots to the minimum lot size to accommodate more units

Potential Development Scenarios
Figure 4 (following page)
To provide an alternative to existing zoning, this CFA Plan proposes a new zone: the Oak Creek Heritage District (see page 25). Figure 5 on the following page illustrates what future development may look like under existing zoning (Scenario 1) and the new zoning (Scenario 2).

The new zoning district would allow for lodging and camping which could serve a different niche that would diversify the City's lodging inventory with camping and small, intimate options such as cottages and cabins. Although outside of the Lodging Area Limits designated in the Community Plan, allowing lodging in this area as an alternative to residential could be an incentive for development that is consistent with the desired character of the CFA.

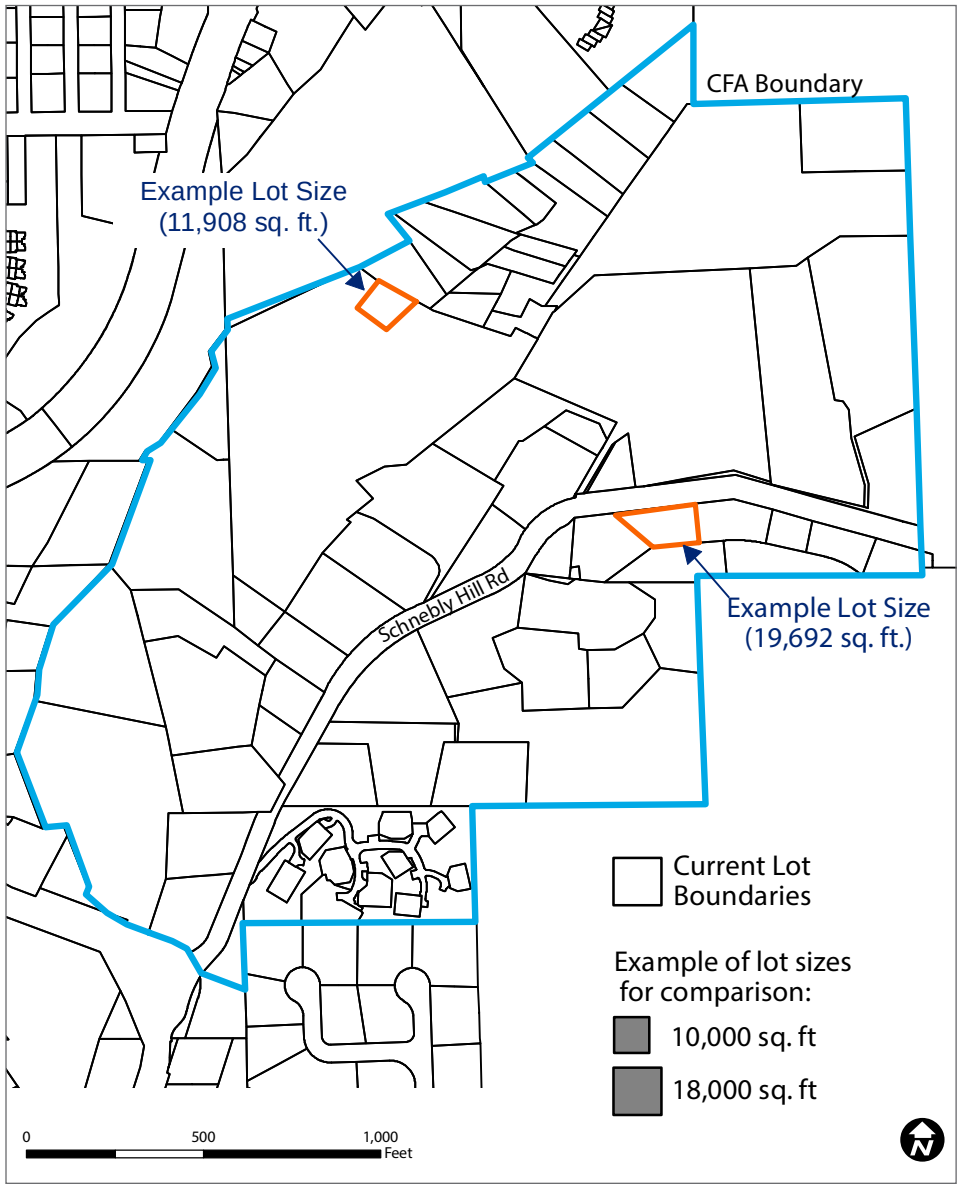
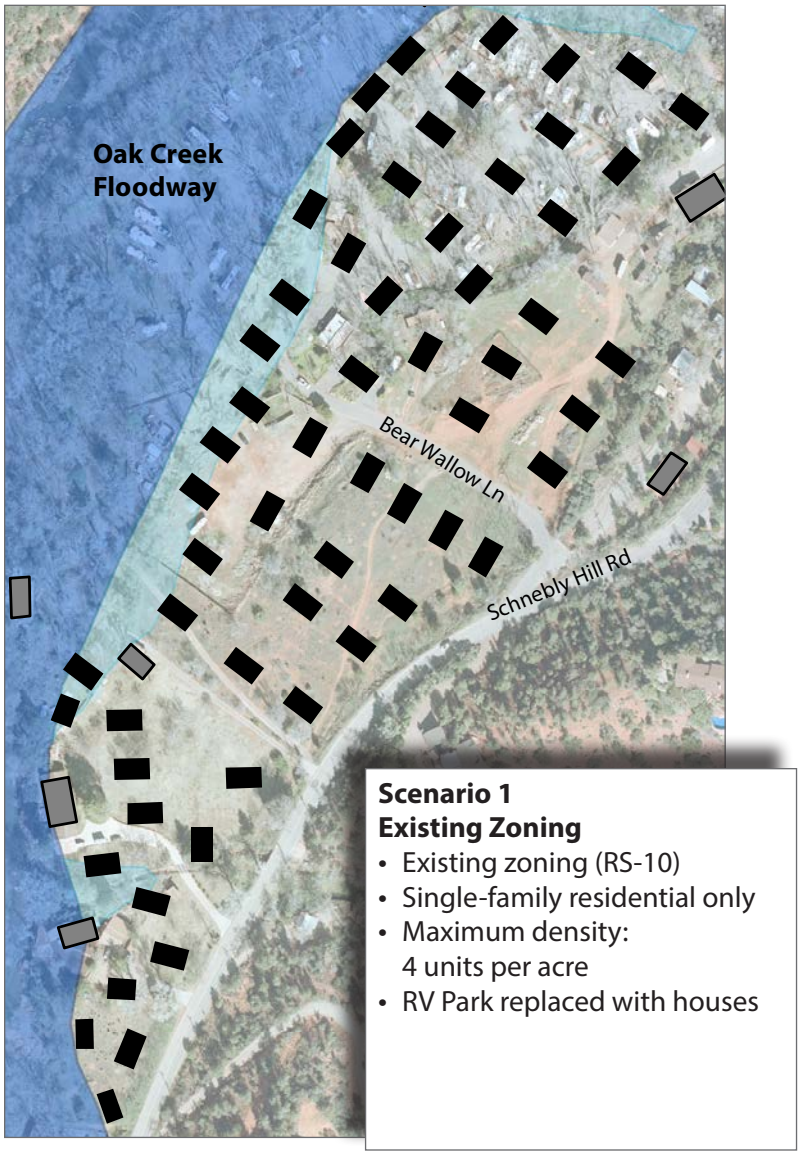


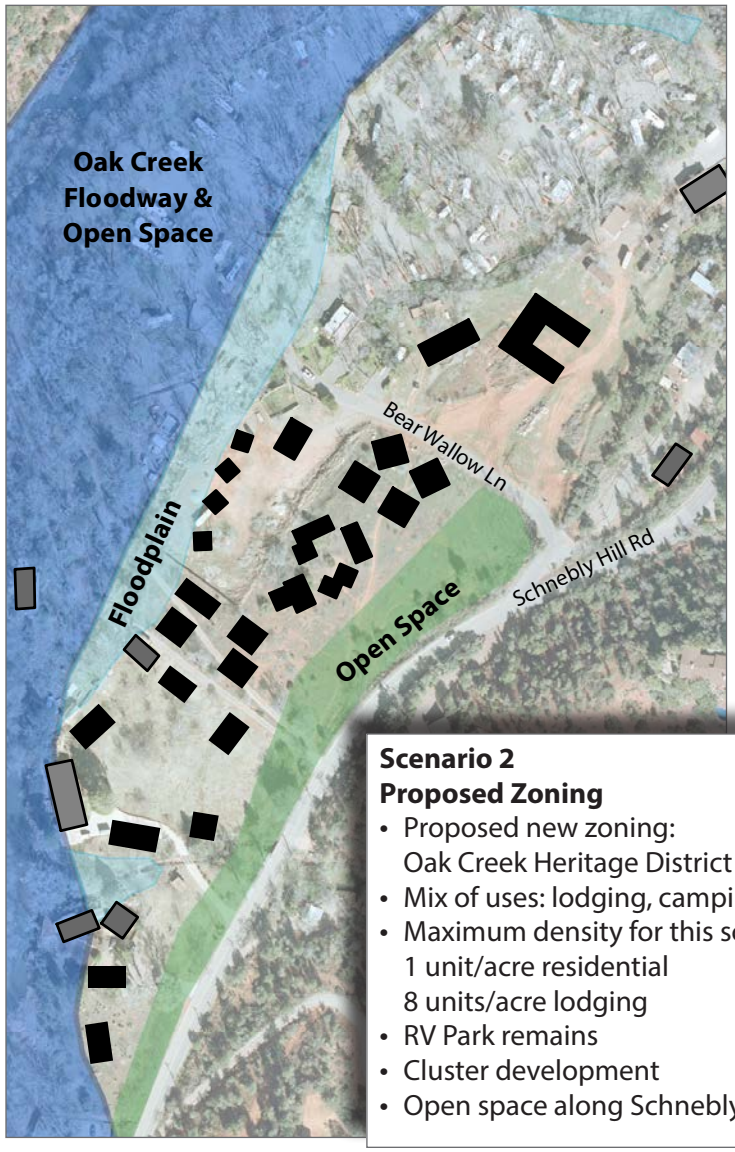
Figure 3.
Comparison of Lot Sizes
The examples shown on the map are representative of the minimum lot sizes for either RS-10b or RS-18b zoning.

Figure 4. Comparison of Potential Development Scenarios



Scenario 1
Existing Zoning

- Existing zoning (RS-10)
- Single-family residential only
- Maximum density:
  4 units per acre
- RV Park replaced with houses



Scenario 2
Proposed Zoning

- Proposed new zoning:
  Oak Creek Heritage District
- Mix of uses: lodging, camping, residential
- Maximum density for this scenario:
  1 unit/acre residential
  8 units/acre lodging
- RV Park remains
- Cluster development
- Open space along Schnebly Hill Road

RECOMMENDATIONS

The Recommendations section of this CFA Plan includes goals, objectives, and strategies. The Sedona Community Plan is the guiding document for the CFA Plan, with the goals of this plan taken from the Community Plan. The CFA objectives are statements describing the desired future of the area. The strategies (listed on the following pages) describe methods that will lead to achieving the goals and objectives. Two chapters of the Community Plan are not listed below ("Parks, Recreation, and Open Space" and "Economic Development") however those topics are covered by the other categories as shown in the summary below.

ENVIRONMENT	LAND USE	COMMUNITY	CIRCULATION
Community Plan Goals • Protect Oak Creek and its riparian habitat. • Reduce the impacts of flooding and erosion on the community and environment. • Protect and preserve natural open space.	**Community Plan Goals** • Reflect a unique sense of place in architecture and design. • Ensure harmony between the built and natural environments. • Create mixed use, walkable districts.	**Community Plan Goals** • Preserve and celebrate the community's history.	**Community Plan Goals** • Reduce dependency on single-occupancy vehicles. • Create a more walkable and bike-able community.
CFA Objectives • Oak Creek is permanently protected in its natural state as a vital resource for the natural environment, community, and region. • Open space is a defining feature of the area, and preserved for its natural resource and scenic values. ➢ See page 13-15	**CFA Objective** • A distinct identity unique to the area which reflects its rural, agricultural, and historical qualities. ➢ See page 16-19	**CFA Objective** • The historic values that contribute to the character of the area are protected and interpreted. ➢ See page 20	**CFA Objective** • A system of trails that connects residents and visitors to destinations within the neighborhood and to Uptown that is safe and convenient for walking and bicycling. ➢ See page 21-23

ENVIRONMENT RECOMMENDATIONS

Protection of Oak Creek

Community Plan Goal:

- ***Protect Oak Creek and its riparian habitat***
- ***Reduce the impacts of flooding and erosion on the community and environment.***

CFA Objective:
Oak Creek is permanently protected in its natural state as a vital resource for the natural environment, community, and region.

Strategies:
1. Maintain the Oak Creek floodway in a natural state, with only minor improvements within the riparian corridor, such as trails, parks, or temporary structures such as yurts.

2. Permanently protect the Oak Creek corridor through land preservation measures.
   a. Property owners can partner with a public or non-profit organization to establish conservation easements on the property to ensure permanent protection.
   b. Land could be donated to or acquired by a public or non-profit organization.

3. Drainages flowing into Oak Creek should be retained unaltered, as linear corridors of natural open space.

> Floodway:
> The channel and overbank areas that carry the deeper, faster moving water during a flood.
> Floodplain:
> Land adjacent to the creek that is subject to flooding.

See Community Plan: p. 71 Goal 3 and 4; p. 78 Policy 3; p. 86 Policy 10

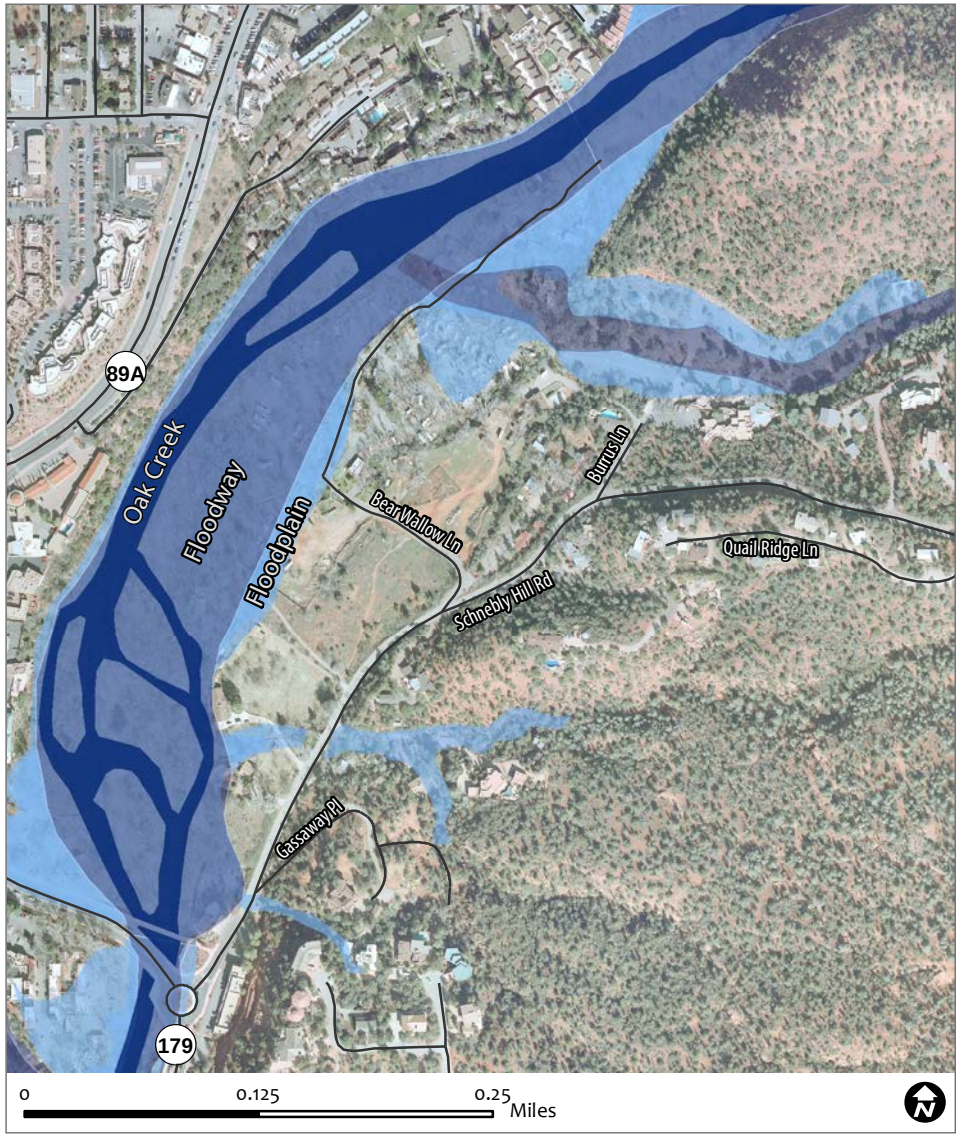


Figure 5. Oak Creek Flood Zones

Preservation of Open Space

Community Plan Goal:
Protect and preserve natural open space.

CFA Objective:
Open space is a defining feature of the area, protected for its natural resource and scenic values.

Strategies:
1. A corridor of undeveloped open space along Schnebly Hill Road should be preserved as open space or a linear park or greenway and may include a trail, orchards, gardens, or other agricultural use.

2. Scenic views from Uptown and Highway 89 should be preserved by limiting development on visible hillsides.
   ➢ See Figure 7 on the following page.

3. Oak Creek and its associated floodway shall be preserved as the spine of an open space system linked to corridors of open space along tributary drainages.

4. To enable the preservation of the Oak Creek floodway, open space, and hillsides, flexibility in site design standards will be considered.

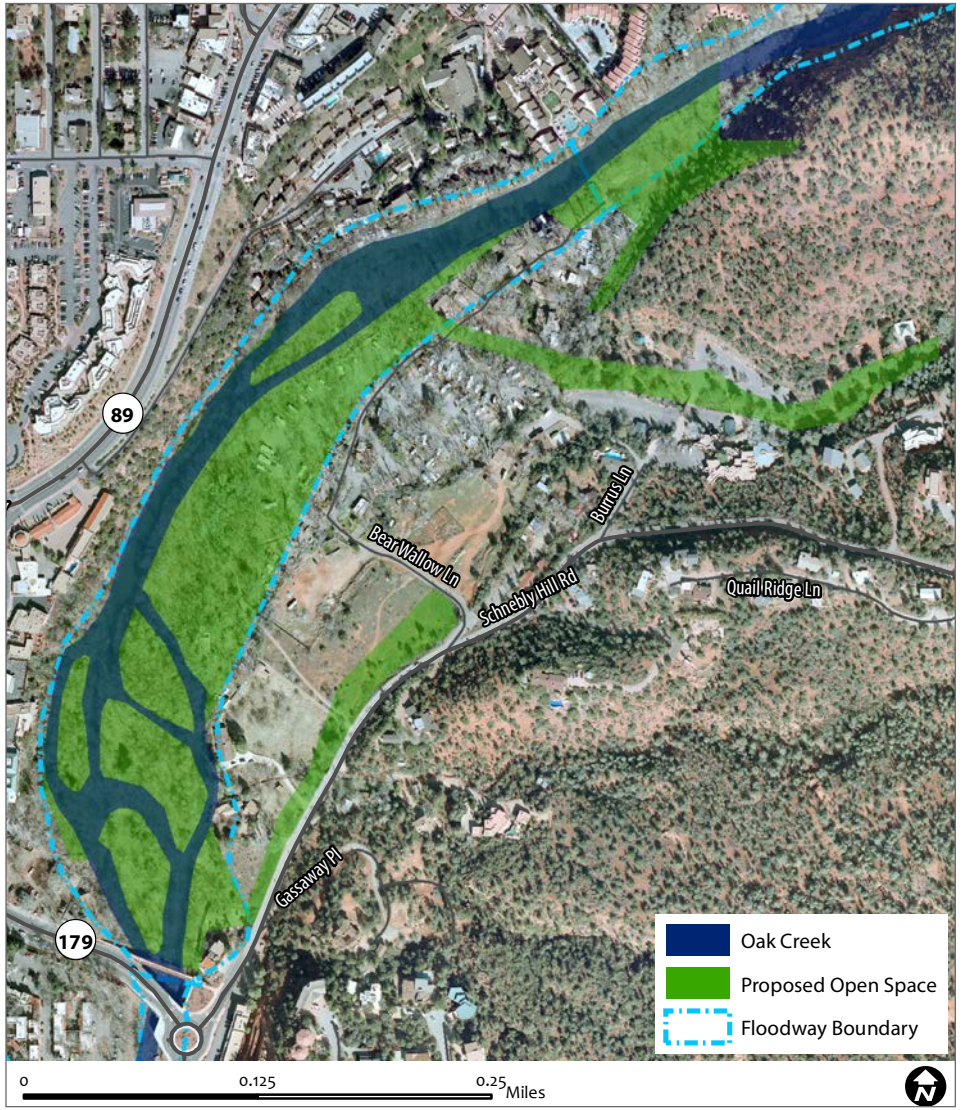


Figure 6. Proposed Open Space

See Community Plan: p. 53 Policy 5; p. 71 Goal 1; p. 78 Policy 10; p. 81 Goal 1; p. 86 Policy 10

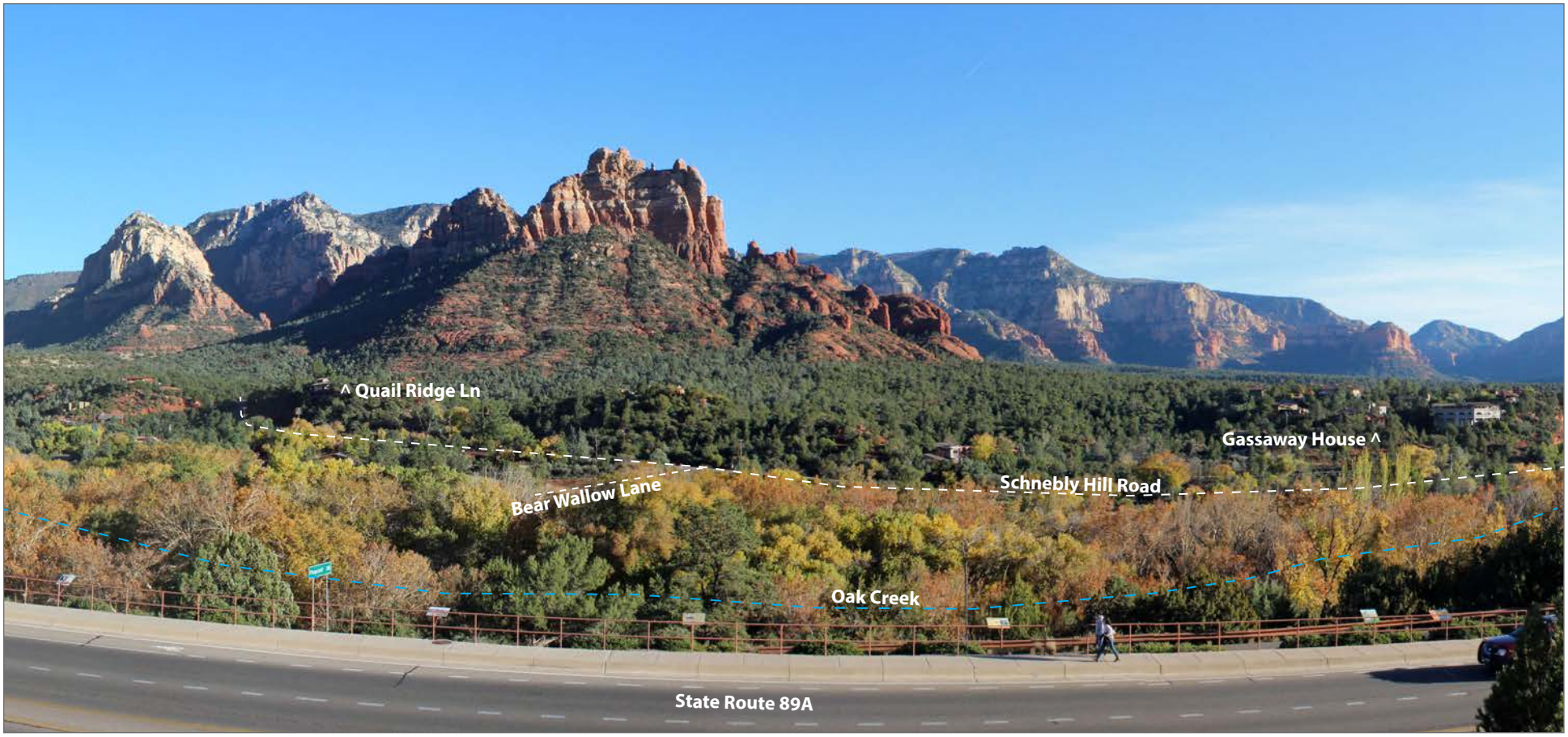


Figure 7. Viewshed from Highway 89 in Uptown
The Schnebly CFA makes up the foreground of this scenic view from above S.R. 89A in Uptown. New development within the CFA should be sensitive to the high visibility of this area.

LAND USE RECOMMENDATIONS

Sense of Place

Community Plan Goals:

- ***Reflect a unique sense of place in architecture and design.***
- ***Ensure harmony between the built and natural environments.***
- ***Create mixed use, walkable districts.***

CFA Objective:
A distinct identity unique to the area which reflects its rural, agricultural, and historical qualities.

Strategies:

1. The design of new development shall be of a style and scale that reflects the desired character and identity unique to this area.
   ➢ See the Development and Design Guidelines on pages 17-19 for examples of the desired character.
2. Cluster development in order to preserve open space, hillsides, and floodplains.
   a. This approach can be applied to all land uses.
   b. Open space that is contiguous with the open space on adjacent properties is preferred.
3. Establish the Oak Creek Heritage District to enable new development to meet the goals and objectives of this plan.
   ➢ See Implementation, pages 25-27 for a description of the proposed district.

Examples of the rural, agricultural, and historic qualities of the area:

➢ See Recommendations: Protection of Oak Creek page 13; and Preservation of Open Space page 14

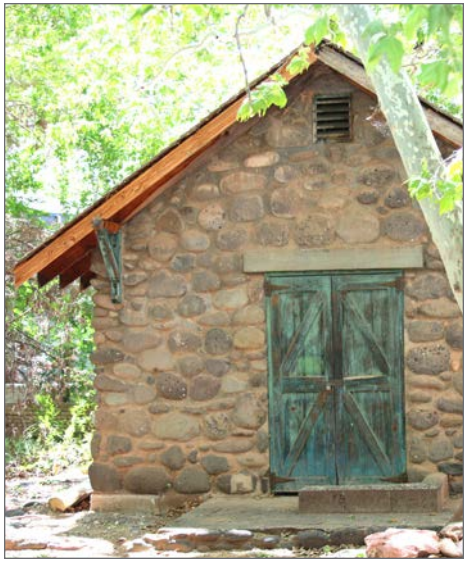
See Community Plan: p. 15, p. 17 Goals 2, 3, 5; p. 53 Policy 8; p. 54 Policy 15

Development and Design Guidelines

The following illustrates the desired character of the area with representative design features. The following Design Guidelines are applicable to development projects within this CFA. In the case of conflicts with other guidelines or regulations, the developer shall consult with City Staff to determine which is most applicable and appropriate for the project.

Building Style and Materials

Use of natural materials representative of the local environment for an authentic appearance that blends with the landscape and neighborhood.



Development and Design Guidelines, continued

Landscaping

- Use of native or drought tolerant plants appropriate to the setting which may be riparian along the creek, historic orchard trees, or native uplands.
- Preserve and integrate natural features as part of the landscaping.

Screening & Fencing

- Buildings and other improvements should be screened from the road with appropriate vegetation, fencing, or other methods.
- Land uses other than residential shall be screened from adjacent houses.
- Fencing of open space areas should allow for open views.
- Fencing and screening materials should fit with the character of the area.

Streets & Parking

- Streets, driveways, parking lots, and walkways should be surfaced with gravel or permeable pavers
- Permeable surfacing allows for water infiltration and creates a less urban, more rural look.

Development and Design Guidelines, continued

Site Layout

- Cluster buildings to preserve open space
- Multiple smaller buildings are preferable to one large building.
- Multiple buildings may form a courtyard or common space.
- Building placement appears scattered and at an angle, not lined up.
- Other land uses should be designed to have a residential appearance that will blend with the neighborhood.

Example of a 12 unit development on less than two acres. The four buildings are clustered together leaving an open space buffer along the road.

Example of a 15 unit development on one acre, with five buildings at an angle and not visible from the road.

COMMUNITY RECOMMENDATIONS

Historic Preservation

Community Plan Goal:
Preserve and celebrate the community's history.

CFA Objective:
The historic values that contribute to the character of the area are protected and interpreted.

Strategies:
1. Support the adaptive reuse of historic buildings in order to preserve and maintain the historic integrity of the buildings.

2. Provide educational information to the public about the significance of historic features.
   a. Interpretive signs or other media should be accessible to the public, such as along a trail.

3. Recognize and protect historic resources, such as the historic irrigation ditch (west of Schnebly Hill Road).
   a. Determine the history and significance of historic features and include in the City's inventory of historic sites (Sedona Historic Resource Survey).
   b. Designating the land to each side of the ditch as open space will protect its historic integrity.
   c. Placing a trail along the alignment of the ditch can provide for public use and interpretive opportunities of this and other historic features.

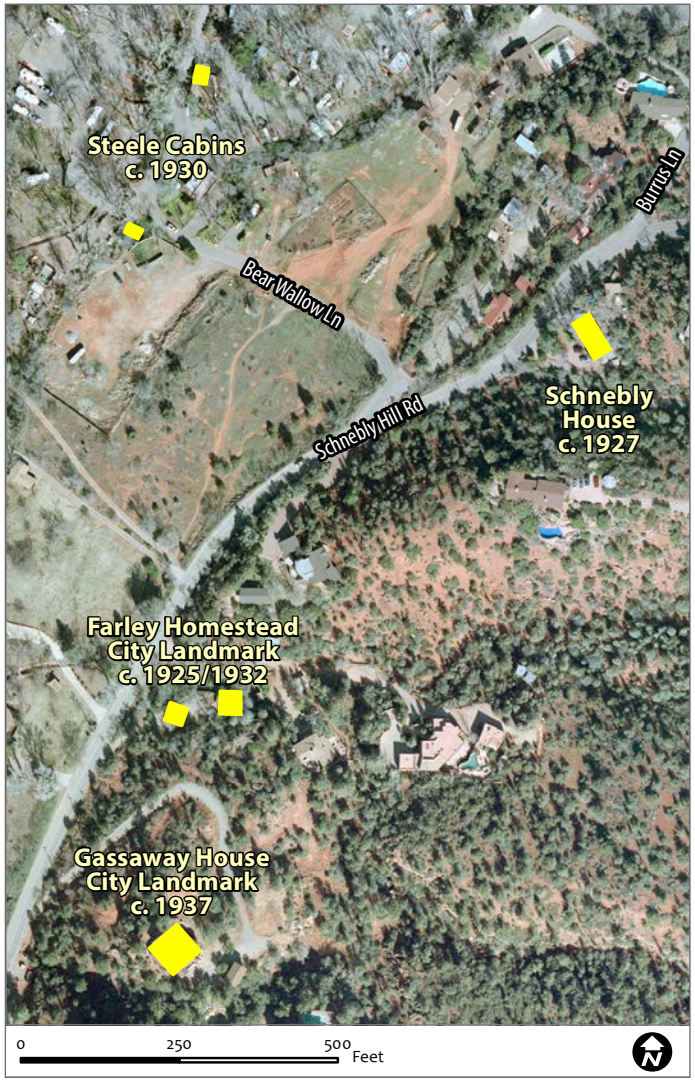


Figure 8. Historic Sites

See Community Plan: p. 97
Goal 5; p. 106 Policy 9 and 10

CIRCULATION RECOMMENDATIONS

Pedestrian & Bicycle Network

Community Plan Goal:

- *Reduce dependency on single-occupancy vehicles.*
- *Create a more walkable and bike-able community.*

CFA Objective:
A system of trails that connects residents and visitors to destinations within the neighborhood and to Uptown that is safe and convenient for walking and bicycling.

Strategies:
1. Provide a non-motorized alternative to Schnebly Hill Road with a pedestrian and bicycle trail.
   a. The trail should be set back from the road to improve the safety and experience wherever possible.
   b. To enable complete connectivity, the trail should provide a connection from the SR 179 roundabout to the Huckaby Trailhead and National Forest trails.

2. Develop a network of trails throughout the CFA to encourage walking and bicycling and reduce vehicular traffic.
   a. Establish access easements across private property to ensure future accessibility.
   b. Consider connections to National Forest trails where feasible, in partnership with the Coconino National Forest and landowners.
   c. Consider trail alignments that may also serve as open space corridors, such as along drainages and irrigation ditches.

➢ See page 23 for a map of the "Potential Pedestrian and Bicycle Network"

Trail from Schnebly Hill Road to the RV Park

See Community Plan: p. 57, Goal 1 and 6; p. 66
Policy 1 and 2; p. 67 Policy 14; p. 86 Policy 6

Pedestrian & Bicycle Network continued: Creekwalk along Oak Creek

3. A creekwalk along Oak Creek should be considered as a recreational and circulation amenity that can benefit residents, visitors, and businesses. Creek access for residents and visitors will be part of the pedestrian network, and not developed with vehicle parking as a destination in and of itself.

a. The creekwalk should be designed to have minimal impacts on the riparian habitat and floodway of Oak Creek, with materials and construction that blends with the natural environment.

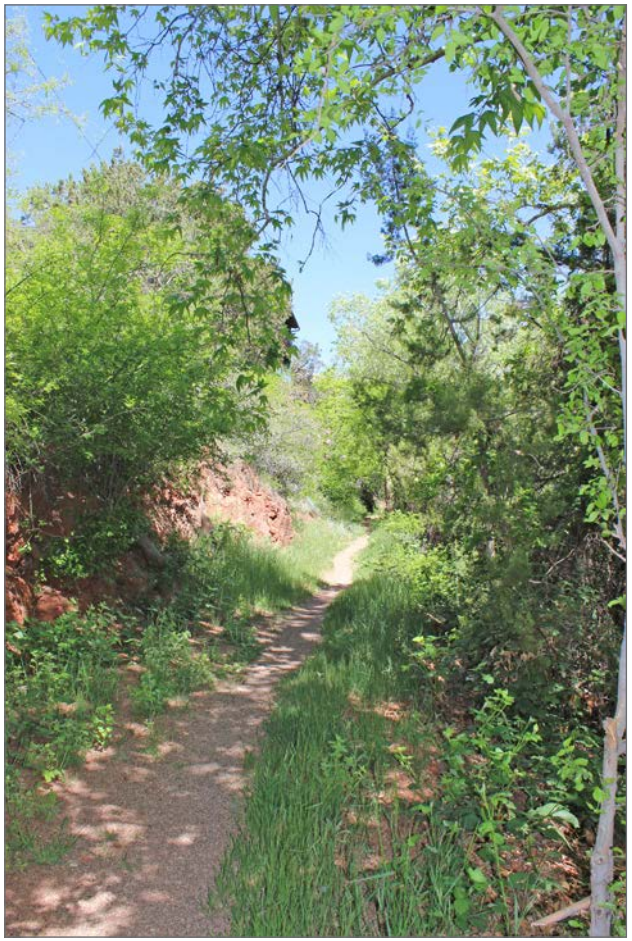
b. Establish access easements across private property to ensure future accessibility.

c. Bridges may be considered to cross the creek at appropriate and feasible locations.

d. Include interpretive signage along the trail with information about Oak Creek, environmental stewardship, and the natural and cultural history of the area.

➢ See following page for a map of the "Potential Pedestrian and Bicycle Network"

Trail along the edge of Oak Creek in Uptown



Trail on the historic Owenby Ditch, on the west side of Oak Creek

Pedestrian & Bicycle Network continued:
Map of Potential Pedestrian and Bicycle Network

This map shows potential routes that could create a connected system of pedestrian and bicycle paths. The intent is to provide safe and convenient access to Uptown and the National Forest trail system. More people walking and biking means less cars contributing to traffic congestion.

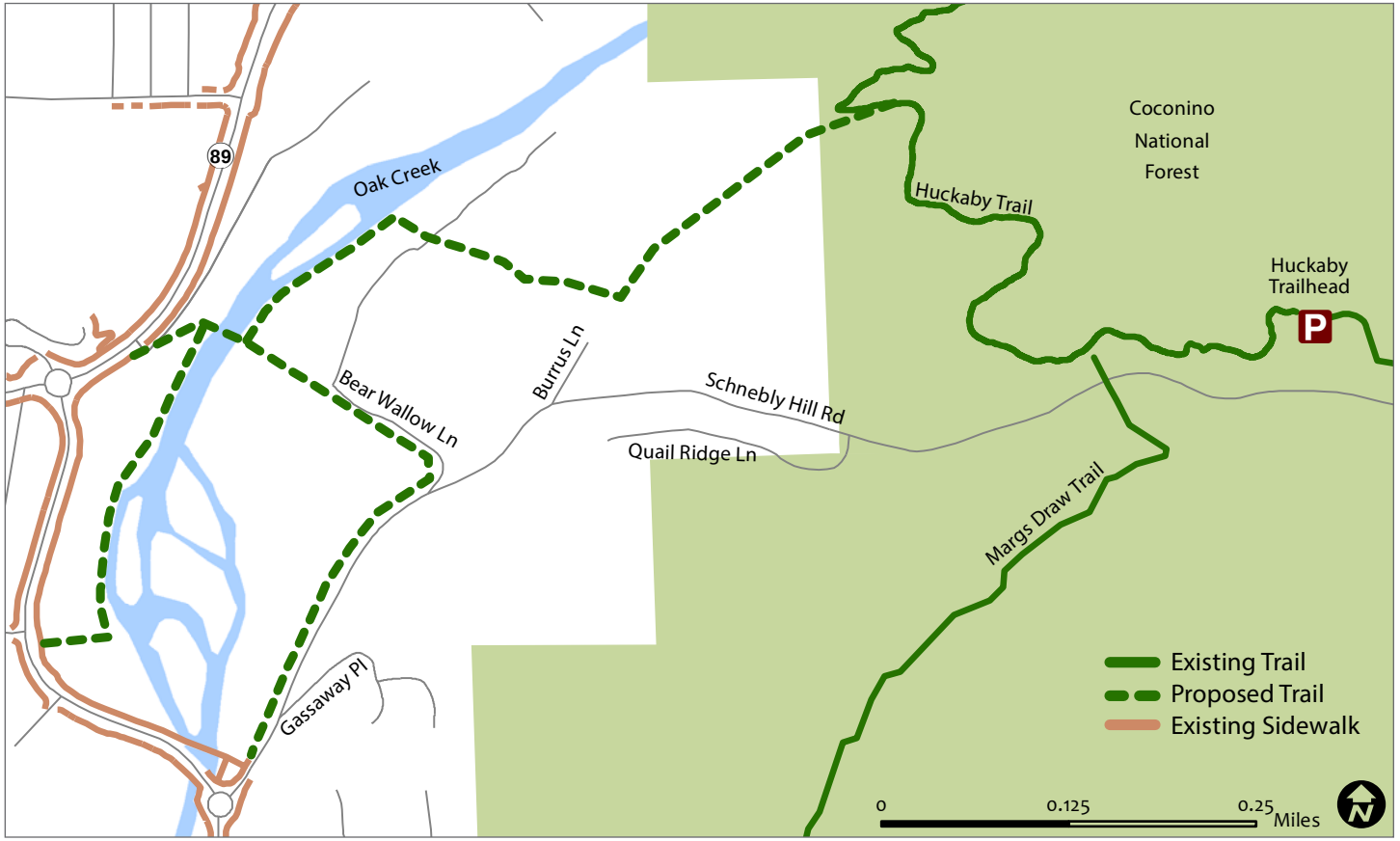


Figure 9. Potential Pedestrian & Bicycle Network

Note:
The routes shown on the map are conceptual only, and the feasibility depends on many factors such as suitable topography and land ownership.

IMPLEMENTATION

This CFA Plan is an addendum to the Sedona Community Plan which provides the overarching vision for future development of the City. The CFA Plan provides a more specific vision and strategies for this area and is an important tool in the City's development review process that evaluates new construction, redevelopment, and renovations, including residential, commercial, and lodging development. This plan will be used by City staff, the City's Planning and Zoning Commission, and City Council when reviewing and evaluating proposed projects.

The CFA Plan is also a tool that can be used by property owners, developers, and residents preparing a development proposal. By using this plan as a guide when putting together a development proposal, the applicant will understand the community's vision for the area.

This plan provides policy direction to guide development, whereas the Land Development Code sets forth the requirements. To make some of these strategies possible, the City of Sedona may need to amend existing regulations and processes, such as elements of the Land Development Code. The City may also consider providing incentives to encourage the participation of private developers in implementing the CFA Plan's recommendations.

Implementation of the plan is likely to occur incrementally over time with property redevelopment, new development projects, and public infrastructure improvements. Whether it is a private developer, property owner, or a City of Sedona Capital Improvement Project, projects should be designed in alignment with the plan's recommendations.

To realize the vision set forth in this plan, contributions and participation from both public, private, and non-profit entities will be necessary. The public-private partnerships to be developed might include the provision of public benefits, or financial participation which could include, but not be limited to, assisting in the offset of costs associated with development plan elements, capital improvements, or purchase of property for a specific community benefit. These community improvements or benefits might include, but are not limited to:

- permanent protection of the Oak Creek corridor,
- trails, parks, and open space, and
- preservation of historic resources.

Proposed Oak Creek Heritage District

To better enable new development projects to meet the objectives of this CFA Plan, a new zoning district is recommended. The Oak Creek Heritage District will offer options for multiple compatible land uses that may be more suitable to the area's unique features than residential zoning. The new district will encourage creative site design that will preserve the area's natural and cultural resources while strengthening the sense of place.

The new district will be an important tool in the implementation of this plan, and to facilitate the plan's implementation the City will initiate the rezoning process at the request of the landowner following adoption of the CFA Plan. The CFA Plan and the new district regulations (in the Land Development Code) will both apply to development projects under the new district.

Rezoning to the Oak Creek Heritage District will provide property owners with more flexibility by expanding their land use options. Property owners may also consider partnering with neighboring landowners to further expand the development potential of their property. This is particularly important when a community resource such as Oak Creek or pedestrian paths cross property lines. Coordination and cooperation among neighboring landowners and the City will be key to realizing the vision for this CFA.

Proposed Oak Creek Heritage District

The Oak Creek Heritage District is a new zoning designation that provides the means for a land use that exemplifies the distinctive natural and cultural values of this area. Those features that set it apart, such as Oak Creek, the hillsides, and the historic sites are all valuable assets that should be considered a highlight rather than a hindrance for property owners. Under this district, property can be developed in a manner that maintains the historic character, scenic views, and natural resources that are the defining features of this unique setting.

One objective of this district is to encourage development that will best protect Oak Creek and the surrounding riparian habitat. Coordinated and consolidated development allows for designs that can cluster buildings and preserve larger areas of connected open space. The alternative is small, individual building lots with more driveways and more fences that will fragment wildlife habitat and eliminate the scenic characteristics of the area.

This district would also diversify the City's lodging options by offering a variety of unique alternatives that are not the typical hotel experience. This is an ideal location for low intensity lodging and camping where visitors can easily walk to the Uptown restaurants and shops and not contribute to traffic congestion.

Landowners with property in the CFA may voluntarily choose to rezone their property to the Oak Creek Heritage District to take advantage of this opportunity once the new zone district regulations are adopted. The City will assist landowners by facilitating the rezoning application process.

The new zoning district is being proposed as an option available only at the request of a landowner.

<u>Permitted Uses</u>

Lodging:

- Lodging Density: not to exceed double the established residential zoning density of the property.
  - For example, if the property was zoned RS-10 which is a maximum of 4 houses per acre, the new zone would allow for a maximum of 8 units of lodging per acre.
- Lodging will be limited to no more than half the acreage of the CFA to ensure a mix of land uses.
- Lodging styles supported include small designer hotels, bed and breakfast inns, cottages, bungalows, and cabins.
- Lodging may have associated amenities and accessory uses as listed below.

Campground/RV Parks:

- Campground density: 12 sites/acre
- Camp sites for recreational vehicles (RVs), tents, travel trailers, etc.
- Alternative camping experiences may include tent structures, yurts, RVs, and other temporary or mobile structures.

Agricultural uses:

- Gardens, nurseries, vineyards, orchards, and incidental operations.

Park and Recreation Amenities:

- Park amenities such as picnic tables, benches, etc.
- Trails
- Amenities may be publicly accessible or for customer use only

Commercial:

- To limit traffic impacts, commercial development should be located on Schnebly Hill Road within 750 feet of the roundabout.
- Appropriate businesses may include restaurants, markets, offices, galleries, studios, and retail shops.

Proposed Oak Creek Heritage District, continued

Single-Family Residential:

- Density: not to exceed the established residential zoning density of the property
- The housing must be clustered in order to preserve areas of open space.

Multi-family Residential:

- Density: not to exceed established zoning density
- Increased density may be considered on a case by case basis when associated with community benefits, such as affordable housing, creek access, or agricultural uses.
- Multi-family housing may include duplexes, apartments, patio homes, courtyard bungalows, condos, or townhouses.
- The housing must be clustered in order to preserve areas of open space.

Accessory Uses:

- Employee, caretaker, or owner-occupied housing
- Spa, fitness, yoga, or other wellness studio
- Outfitter and guide services
- Outdoor recreation equipment supplies and rentals
    - Excluding motorized vehicle rentals
- Retail shop (gifts, gear, and supplies)
- Produce stand
- RV storage
- Café, bar, or restaurant

Examples of lodging accommodations:

Proposed Oak Creek Heritage District, continued

Development Guidelines:
The CFA Development and Design Guidelines (pages 17-19) and all other CFA strategies are applicable to this district, in addition to the following.

- Oak Creek Floodway: All structures are to be located outside of the floodway. This will preserve the Creek's natural habitat, maintain the stormwater functions, and minimize flood damage.

- Open Space Viewshed:
  - A continuous corridor of open space along Schnebly Hill Road will preserve the viewshed from the road which is one of the defining features of the district.
  - Development may need to be clustered in order to preserve open space, including hillsides.

- Habitat Preservation:
  - Site design shall retain large native trees and as much of the natural vegetation as possible.
  - Open space should be uninterrupted and contiguous with open space and natural areas on adjacent properties.

- Historic Features: historic buildings and other historic resources should be preserved, adapted for reuse, and integrated with new development.

- Trails and pathways that connect across other properties are encouraged and will be publicly accessible, including the proposed Oak Creek creekwalk. Internal paths do not need to be publicly accessible.

- Limit the number of driveways off of Schnebly Hill Road by using existing driveways or private roads or sharing driveways wherever possible.

- Existing land uses would continue as non-conforming uses.

Examples of campground accommodations: