



City of Sedona Community Development Department

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2019 – Minor Community Plan Amendments - Project Description

Major Amendment Criteria:

The request is for consideration of a Minor amendment to the text of the Sedona Community Plan's Chapter 9 – "Plan Adoption, Amendment and Administration" in order to change the "Major Amendment Criteria" for proposed changes to the Future Land Use Map (A.1. through A.3.), as follows:

1. An increase in residential density would no longer require a Major Amendment, but would be considered a Minor Amendment.
2. Changes to the following on the Future Land Use Map would now be considered Major Amendments only on properties greater than 5 acres. On properties of 5 acres and under, these would be considered Minor Amendments:
 - Residential to Commercial
 - Public/Semi-public to Residential or to Commercial
 - Planned Area to Commercial
3. A Major Amendment would be required for the following proposed changes to the Future Land Use Map regardless of property size:
 - Commercial to Planned Area (NEW)
 - Residential to Commercial/Lodging or to Planned Area (NO CHANGE)
 - Public/Semi-public to Commercial/Lodging or to Planned Area (NO CHANGE)
 - Planned Area to Commercial/Lodging (NO CHANGE)
 - Commercial to Commercial/Lodging if outside the Lodging Area Limits in the Future Land Use Map designation (NO CHANGE)
 - Parks and Open Space to any other land use designation (NO CHANGE)

Additional clarification would also be made in the opening paragraph of "Major Amendment Criteria" regarding Specific Plans considered as Minor Amendments.

Minor Amendments. Second Sentence. Amend to read: "Minor Amendments may be considered at any time by an affirmative vote of at least two thirds of the members of the City Council".