

APPENDIX A: 2002 SEDONA COMMUNITY PLAN MAJOR AMENDMENTS TO PLANNED AREAS

Villages at Heritage Park Resolution 2006-42 (November 29, 2006)

Villages at Heritage Park Planned Area

Area Description

Includes 22 acres along both sides of Brewer Road, south and west of the Ranger Road intersection, primarily including the former USFS 21-acre administrative site on Brewer Road.

Land Uses

The Villages at Heritage Park will provide for a mixed use development including timeshare/lodging and residential units, a public park, natural open space, educationally-related facilities such as the "Sedona Project," an educational and research institute, and some minor retail. Pedestrian access to Oak Creek through the adjacent Los Abrigados development has also been discussed for the area.

Community Needs and Benefits

The Open Space Element of the Community Plan recommends the evaluation of community benefits on this site relative to a potential future extension of Ranger Road, preservation of natural open space west of Brewer Road, and preservation of designated historic structures on the site.

Summary of Community/Area Needs

- Donation of 1.1 acre park site and historic structures to the City.
- Preservation of natural open space west of Brewer Road including but not limited to a prominent ridgeline on the south and west portion of the site and the northwest corner of the site.
- Reservation of right-of-way for the potential extension of Ranger Road.

- Provision of at least 9 on-site workforce housing units affordable to employees of the Sedona Oak Creek School District, Los Abridados employees and grounds keeper and additional discussion regarding contribution to off-site housing or additional on-site units in place of timeshare units.
- Provision of bed tax and other revenues such as in lieu fees.
- Mitigation of visual and other site impacts using topographic differential, setbacks and natural vegetation.
- Maximum preservation of vegetation on north slope of the southern ridge.
- Coordination of the project with the planned off-site improvements to SR179/89A.

Summary of Community/Area Benefits

- Undergrounding of overhead utility lines.
- Historic structures given to the City in good condition.
- Opportunity for park site to provide a venue for community events and a catalyst for civic tourism.
- Opportunity for park site improvements to be made by the property owner.
- Inclusion of a transit stop.
- Relocation and development of historic weather station as an historic exhibit.
- Opportunity to provide pedestrian improvements within open space preservation areas.
- Provision of off-site public pedestrian access to Oak Creek and other amenities through the adjoining Los Abridados development.
- Inclusion of an easement to provide school district access to the western portion of their property.
- Reservation of land for future right-of-way extension of Mormon Hill Road.
- Opportunity to establish the "Sedona Project," a consortium that would create a Science Institute focused on human-environmental sustainability. Opportunity to contribute to local economy through receipt of bed taxes and other revenue sources.
- Opportunity to support affordable workforce housing available to low and moderate income households.

General Development Criteria

- Maximum of 82 Timeshare units.
- Minimum of 9 workforce housing units.
- Maximum of 8 residential condominium units.
- Minimum of 8 acres of preserved natural open space with a total of at least 73% natural open space throughout the project west of Brewer Road.
- Sufficient parking to accommodate the recommended uses.

Sedona Cultural Park (Southern Portion) Resolution 2007-40 (October 23, 2007)

Cultural Park Planned Area – Southern Portion

Area Description

Includes approximately 23 acres constituting the southern half of the original 44-acre Sedona Cultural Park, located northwest of the intersection of Cultural Park Place and SR 89A. The original Cultural Park ceased operations in 2003.

Community Needs and Benefits

This Planned Area has been and continues to be developed to meet the need for cultural and performing arts facilities in the community. Several goals and objectives in the Economic, Tourism, and Arts and Cultural Elements of the Plan supported this site in meeting this need. Ultimately, the entirety of the original Cultural Park site should be carefully evaluated and planned relative to the uses developed on this 23 acre planned area to ensure compatibility of uses, mitigation of USFS interface impacts, open space preservation, and mitigation of the overall impact of land uses, density, and intensity of uses on the 44 acre site as a whole. Additional benefits include:

Summary of Community/Area Needs

- Support and promotion of arts and culture in the Sedona area.
- Provide an opportunity for shared parking for future transit park and ride.
- Preservation of natural open space.
- Provide affordable workforce housing as part of a mixed use project.
- Provide access and parking to US Forest Service trailhead.

Summary of Community/Area Benefits

- Creation of an indoor performing arts center to benefit the community and arts organizations.
- Creation of an amphitheater and performing arts center on a smaller scale than the original Cultural Park, thereby lessening traffic impacts and enhancing elements of small-town character.
- Creation of a "Sedona Village" that will contain more studios and artists residences and provide an economic magnet and benefit to the Sedona economy by attracting visitors who will participate in the many activities at the Village, amphitheater, and performing arts center.
- Provide increased revenue to the City and to merchants in west Sedona.
- Opportunity to support affordable workforce housing available to low and moderate income households.

- Provide for “small-town” scale development and architecture that promotes Sedona’s Historic and Cultural Heritage.
- Opportunity for a conference/resort center.
- Opportunity to evaluate the impact of the Heritage Grant commitment during the “rezoning process.”

Potential Uses

Provides an appropriate mix of uses to support the development of cultural and performing arts facilities in Sedona including an outdoor amphitheater, performing arts theater, conference/resort/restaurant facilities, a “Sedona Village” with potential elements ranging from galleries, cafés, and coffee houses, museum, music, art and design studios, office space, visitor center, Forest Service Interpretive Center, bars, restaurants, specialty shops and boutiques, bakeries, ice cream parlors, small grocery store and music clubs. Additional area for potential expansion of Yavapai College and live/work opportunities could also be provided.

General Development Criteria

- Preservation of approximately 9 acres of natural open space on the high knoll on the southwest portion of the site and along the highway in the southern and southeast portions of the site generally consistent with the open space areas delineated in the original Cultural Park plan.
- Sufficient on-site parking to accommodate the recommended uses without compromising natural open space on the site.
- A maximum of 210 Hotel Units.
- A maximum of 40 live/work units with a majority of units focused on housing artists.
- Maximum building Area of 250,000 square feet for the Sedona Village and conference center, restaurant, and lodging with a maximum building area of 48,000 square feet for non-arts-related commercial uses.
- Maintenance of access to the US Forest Service trailhead.
- Buildings not located on prominent ridgelines with an emphasis on maintaining and being sensitive to the SR 89A view corridor .
- Maintenance of a focus on arts, cultural, and educational components with commercial uses developed commensurate with the phasing of these components.
- Commercial development on a scale compatible with an intimate village environment.
- Providing at least 12% of live/work housing, lodging units, and commercial area square footage to address workforce housing needs.

Note: The above language is intended to provide general guidelines for possible future zoning and development of the property in question and does not convey any property rights, guarantees, or commitments by the City of Sedona.



APPENDIX B: SCHNEBLY HILL NEIGHBORHOOD VISION

The pages in this appendix are part of a presentation made by a working group of the Citizens Steering Committee in 2012. The group was asked to imagine and describe possible development ideas for various locations in Sedona, which would be consistent with community feedback the Committee had gathered. While this appendix is not a specific proposal of this Plan, it is included to suggest ways that Specific Plans might be developed for any of the Community Focus Areas described in chapter 3 (page 34 and following).

Schnebly Hill Neighborhood Vision

The Schnebly Hill Community Focus Area vision is that of a rural neighborhood with an agricultural theme, and a vital mix of uses beyond pure residential that is compatible with the historic and current diversity of the area. This vision has evolved from the previous Community Plan Special Planning area discussion for Schnebly Hill and the Uptown Creek Area and Heart of Sedona Area Specific Planning efforts. Those are summarized below, followed by a synopsis of the evolving vision for developing and preserving the unique character of this area.

Previous City Plan Special Planning Area Discussion and Goals

- Preserve the historic ranch flavor: large parcels, low densities.
- Need pedestrian improvements.
- Minimize auto traffic.
- Any new development should be of similar scale to historic pattern.
- Retain affordable housing currently existing in Rancho Sedona Mobile Home Park.

Issue: Existing zoning is for higher density residential than rural vision supports. Need for transfer of development rights/density to maintain open space and historic character. Could be facilitated by combining more than one property in a collective development idea and allowing higher value uses with less of a footprint.

Uptown Creek Area Plan and Heart of Sedona Ideas

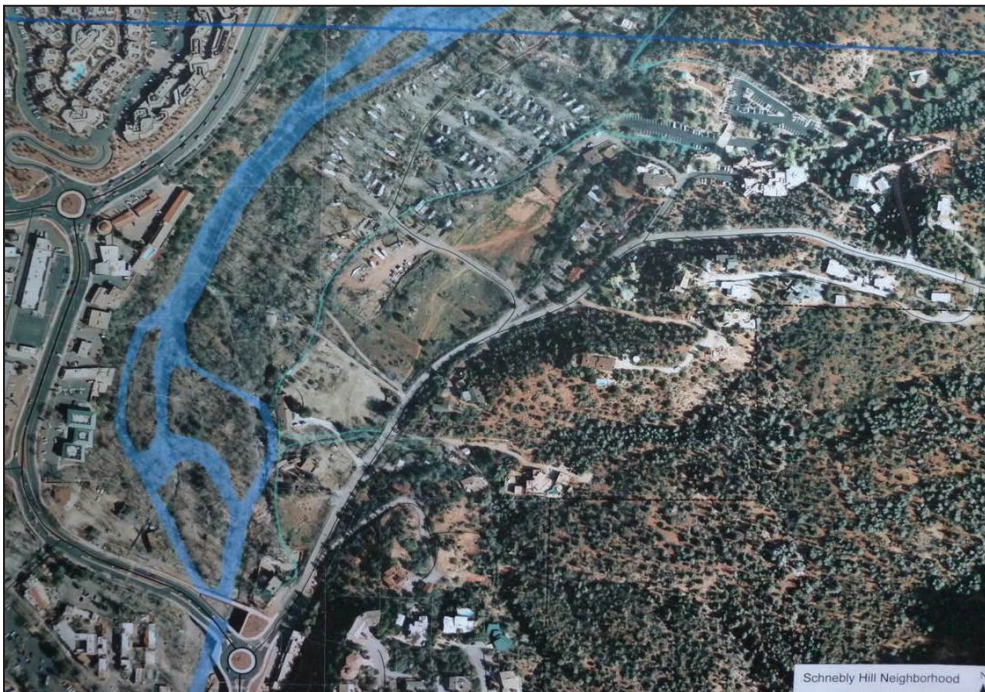
- Creekside park - the CFA vision moves it closer to the commercial area than shown, so that it connects to the Heart of Sedona vision.
- Artist-in-residence overlay zone-shops/galleries allowed along the lower portion of Schnebly Hill Road up to Burris Lane, pedestrian or shuttle only.
- Guest house rental overlay zone - throughout neighborhood.
- Pedestrian paths - not all along roads.
- Trailhead connections - different location (now existing at Creative Life Center).
- Parking structure - the CFA vision sees a smaller structure in different location under age-in-place housing, concealed so no urban feeling is associated with it.

New Ideas for the CFA Vision:

- Agricultural/garden theme becomes main neighborhood character.
- Neighborhood center/community garden on Bear Wallow Lane.
- Reinststate the historic ditch as a key water feature linked to the agricultural uses.
- Build on the existing mix of uses (Rancho Sedona Mobile Home/RV Park, Creative Life Center, and gallery district at the entrance to the neighborhood) to envision a more vital and thorough integration of mixed uses into a coherent whole that works for both residents and visitors. New land uses (higher value on less area) depicted as compatible with the vision include:

- Creekside nature cafe/bed and breakfast at historic house on creek.
- Farmstay-vineyard lodge/culinary garden institute.
- Age-in-place housing with hidden parking below.
- Guest house short-term rentals allowed in neighborhood for Creative Life Center attendees or artist studio seminars.
- Infrastructure should be different than City engineering norms: paver, flagstone, and/or gravel paths rather than curb, gutter, and concrete sidewalks; narrow drives, pedestrian easements not along roads, quirky historic-looking stone retaining walls, etc.
- Monument signage for neighborhood identity at Schnebly Road/SR 179 roundabout, pedestrian emphasis.
- City participates financially in proposed public spaces rather than exacting them from local land owners/developers, covers liability & maintenance for easements for public access on private property.

Existing Schnebly Hill Neighborhood



Schnebly Hill Road Rural Character



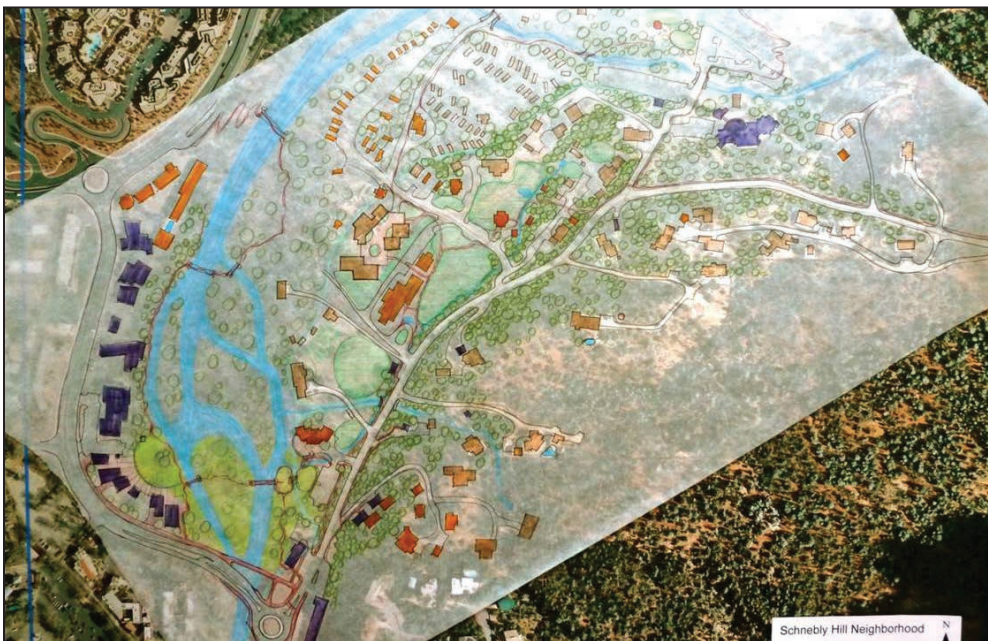
Historic Ranch Style Architecture



Primary Issue: Existing High Density Zoning Implications

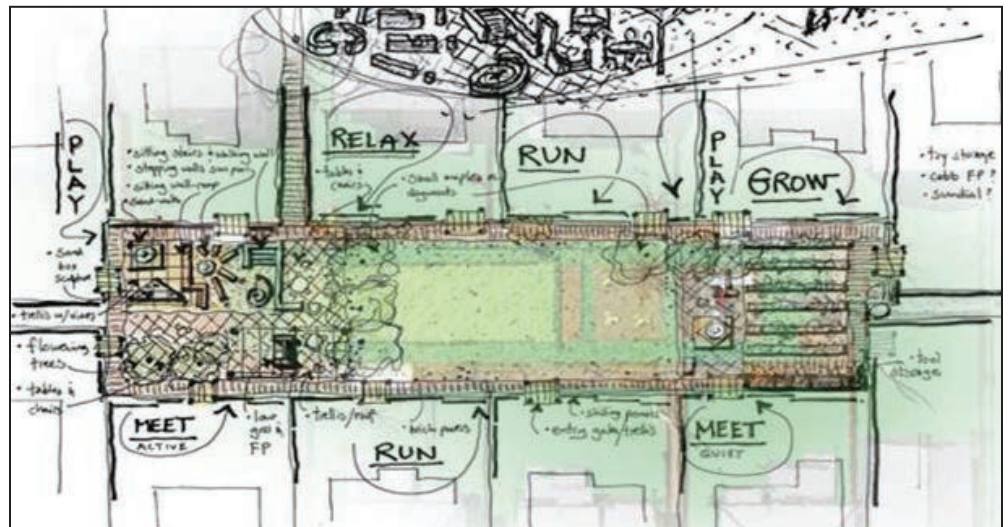


New Vision for Schnebly Hill CFA



Neighborhood Center Ideas

- Park/common greenspace
- Network of pedestrian connections
- Community garden/greenhouse
- Meeting space (house, pavilion, etc.)
- Shade structure
- Water feature
- Small market/café
- Exercise facility



Schnebly Hill Neighborhood Center and Community Garden



Community Garden Site on Bear Wallow



**Uptown Creek Area Plan
(showing ideas for Schnebly Hill area)**

- Artist-in-residence overlay zone
- Guest house rental overlay zone
- Creekside park
- New pedestrian paths
- Trailhead connection
- Parking structure
- Hillside preserve



Heart of Sedona Plan

(showing creek access near roundabout)

