

3. LAND USE, HOUSING, AND GROWTH

Goals

- Grow only within currently established residential and commercial limits.
- Ensure harmony between the built and natural environments.
- Reflect a unique sense of place in architecture and design.
- Provide public gathering spaces that promote social interaction.
- Create mixed use, walkable districts.
- Encourage diverse and affordable housing options.

Land Use Chapter:

- Land Use
- Existing Land Use Map
- Housing
- Growth
- Land Use Designations
- Community Focus Areas
- Future Land Use Map
- Policies
- Action Plan

What Changed Since 2002?

- Heart of Sedona Area Plan developed of the area around the historic Ranger Station.
- Accessory Dwelling Unit ordinance adopted to help address affordable housing needs.
- Housing Policy developed that includes incentives and guidelines for affordable housing.
- Ordinance adopted allowing mixed residential and commercial uses in commercial zones.
- Main Street Program Character District Guidelines adopted for Uptown Sedona.

What's New in This Plan?

- Community Focus Areas to provide for more specific area planning to implement the community's vision.
- Recommendations that will encourage a diverse range of housing options.
- Recommendations for changes to the Land Development Code to be consistent with the Community Plan and provide an effective way to implement it.

The preservation of our natural environment and scenic resources is of paramount importance and is the community's greatest asset. Dark night-time skies and expansive scenic vistas are highly valued. We want the built and natural environments to be well-integrated and the community's unique identity and character to be reflected in the built environment. A desire for a sense of community and "small-town" character are recurring themes. We want our built environment to encourage uniqueness in architectural design so that typical franchise architecture is not found here, buildings are designed on a human scale, signs are understated and indigenous and historic materials are utilized.

As noted in Fritz v. City of Kingman, 191 Ariz. 432 (1998), Arizona statutes require that each municipality adopt a general plan and that such plans are aspirational guides or statements of policies and preferences. (See A.R.S. Sec 9-461.05(C)) This Court concluded that a general plan is not a self-executing document and recognized that in order to realize a general plan's abstract policies and preferences, a city must undertake further specific actions such as adoption of zoning ordinances that apply specific uses and densities to specific properties.

Private property rights are protected by both the State and U.S. Constitutions that prohibit the taking of any property without just compensation and due process of law. This Community Plan will be interpreted and applied in accordance with the law and will respect the private property rights of all citizens that are protected by the State and U.S. Constitutions.

LAND USE

Land use is the focal element of this Plan. It illustrates where the community should or should not develop, the anticipated scale and intensity of development, and how various land uses relate to each other.

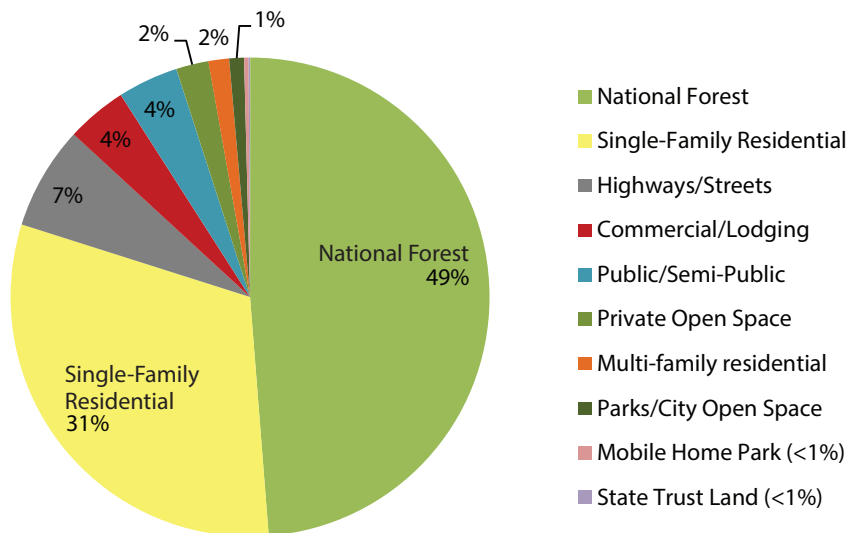
Some outstanding conditions that remain since the 2002 Community Plan include the absence of a community or town center, lack of a clear sense of community, and a lack of pedestrian facilities. There is also a need for clear development and re-development incentives in commercial areas in West Sedona to encourage mixed use, provide walkable access and a broad

range of land uses and vibrant public spaces. The City’s zoning regulations are the same for all commercial areas, even though different areas of the City have different issues and needs. It is not easy to predict how buildings, parking and other features on a site will relate to development on another site. We also want to ensure that the City grows within its current capacity for growth and that a balance of land uses will be maintained to serve resident and visitor needs. In 2012, the City was approximately 78% built out as illustrated on the Existing Land Use Map and charts on the following pages.

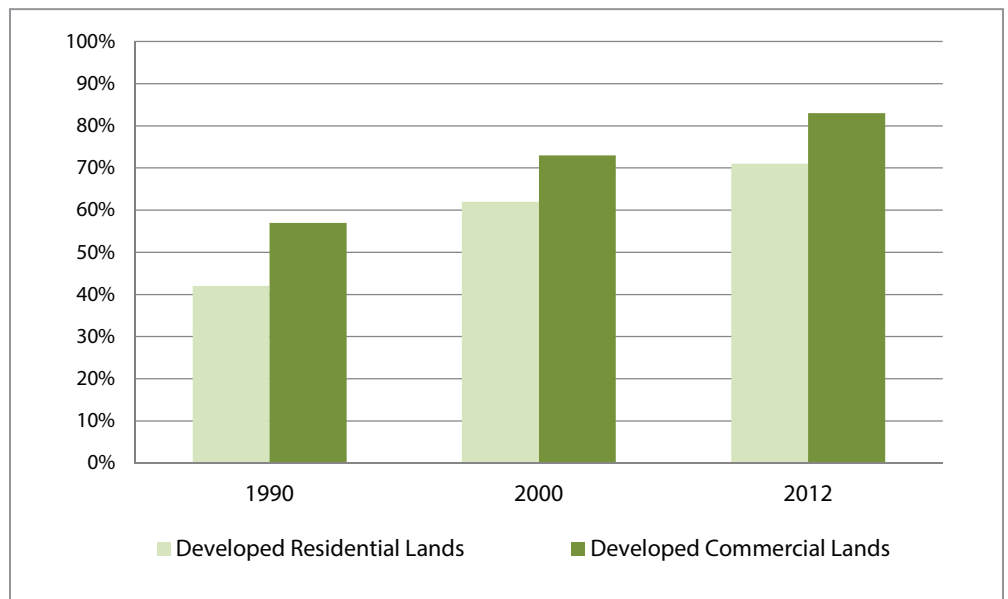
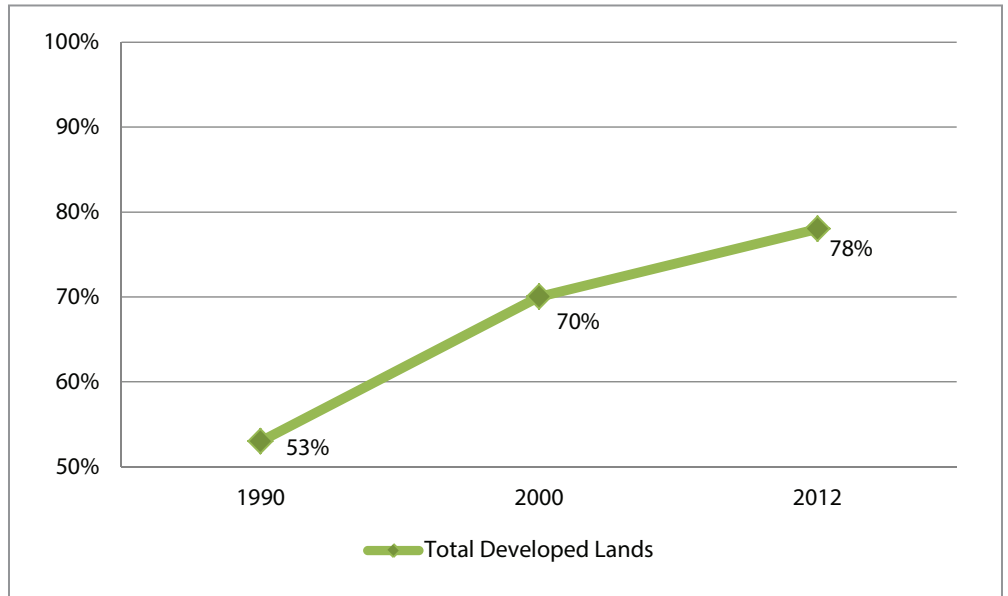
Key Issues

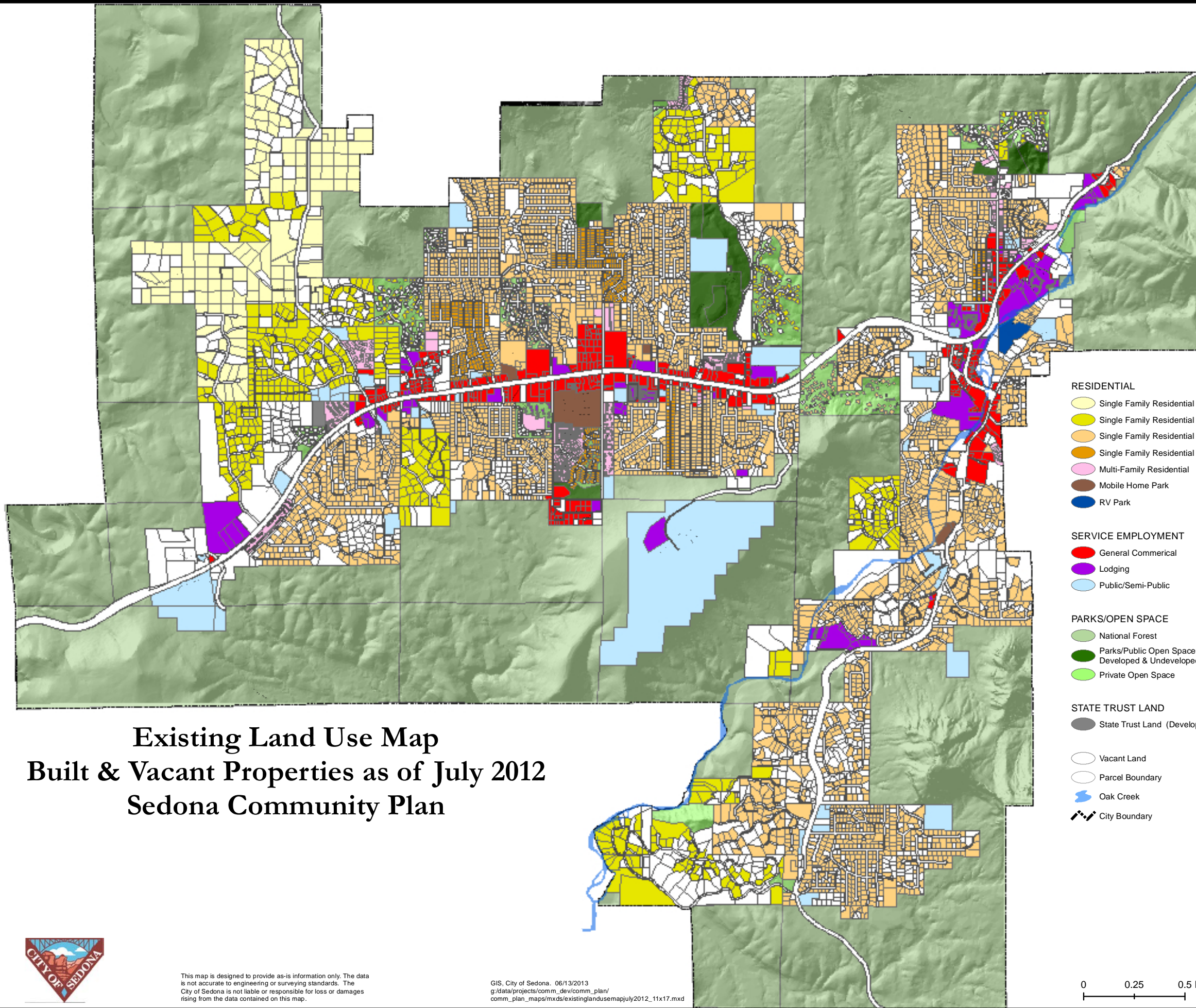
- Lack of central community gathering places.
- Need for clear development and re-development incentives.
- Need to align zoning districts with Community Plan goals.
- Desire to preserve viewsheds.

Different Land Uses In Sedona



Rate of Development







HOUSING

Choice in housing is important to both individual families and the community as a whole. The home is the foundation of any community, and a diversity of housing choices is essential for a prosperous, sustainable, and healthy place to live.

A sustainable community offers a range of housing types by providing opportunities for people to live near jobs, shopping, and services, which enable shorter trips, the use of alternative transportation, and a reduction in traffic congestion. There are also economic benefits associated with a diversity of housing choices, such as the ability to attract and retain businesses and employees. A lack of choices may mean a loss in revenue when employees choose to live in another community that has more housing options, where they spend their income outside the City.

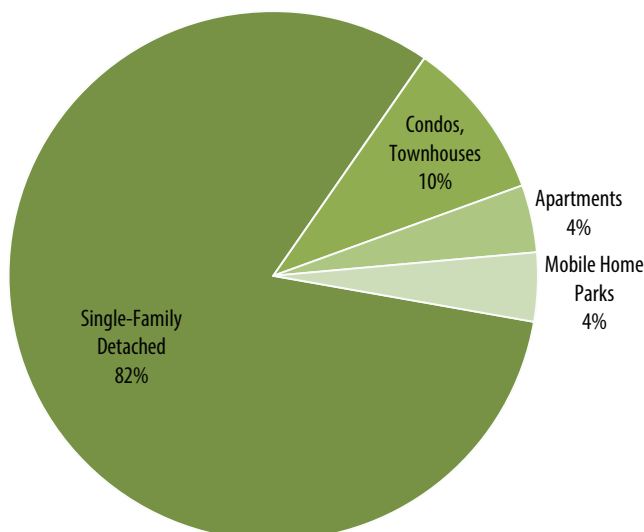
Housing choices are also important to seniors whose needs will change as they age, whether they are downsizing, want a lower maintenance home, or need support services, or a full service healthcare facility. Without a range of options, elderly residents may relocate to meet their needs. Similarly, families and young people who grew up in Sedona may relocate due to the lack of housing choices.

Sedona's median price of homes in 2011 was \$330,000, as compared to the all-time high in 2006-2007, when the median price of a single-family home was \$600,000. Even with the dramatic drop in prices, the cost of housing is an issue for service employees such as teachers and police officers. According to the City of Sedona Human Resources Department and the Sedona-Unified School District, in 2011 the

Key Issues

- Need for greater housing diversity and affordability.
- Need for preservation and renewal of older neighborhoods.
- Need for a range of housing choices for seniors.

Current Housing Types



average salaries for these professions were in the \$38,000-\$50,000 range, while it may take a higher salary to afford a median-priced home in Sedona.

The preservation and renewal of older neighborhoods is an important consideration for retaining a mix of housing types as well as community character and history. There are few relatively older neighborhoods, as only 20% of Sedona's housing was built before 1970. The neighborhoods built before 1970 include single-family homes and manufactured homes, which add to the City's variety of housing types and price ranges.

Single-family detached homes comprise 82 percent of Sedona's total housing units. In contrast, apartments make up 4 percent of Sedona's housing units compared with the statewide average of 22 percent. Apartments provide a versatile housing type from the point of view of both individuals and developers. Individuals may prefer an apartment

lifestyle, as it affords more flexibility and lower maintenance costs than home ownership. From a land use perspective, apartments require a smaller footprint that can be conveniently located adjacent to commercial areas to create a vibrant community setting.

The City does not have a current, detailed, and comprehensive inventory of housing. A current housing inventory would provide information on purchase and rental rates, the ratio of owner occupied and rental units, as well as the size, type, and condition of housing units. This information would be needed to assess housing needs in the community.

Encouraging a variety of choices in housing types is consistent with the community's vision for a future that "nurtures connections between people, encourages healthy and active lifestyles, supports a diverse and prosperous economy, and values the protection of the environment."



GROWTH

Between 2000 and 2010, Sedona’s population of part-time residents nearly doubled from 892 to 1,674. Its year-round population, however, actually declined from 10,192 to 10,031 during this period. In comparison, the surrounding Verde Valley region experienced a 15 percent population growth during this period.

Sedona does not have specific growth areas, i.e. specific areas designated for future growth of the City. Because the National Forest completely surrounds the City, and makes up 49 percent of land within the City, Sedona’s growth has focused on development and re-development of the existing land base. Sedona is also committed to growing

only within its current limits. This limit is the total number of homes that can be built City-wide and the total designated commercial acres established under the City’s current zoning.

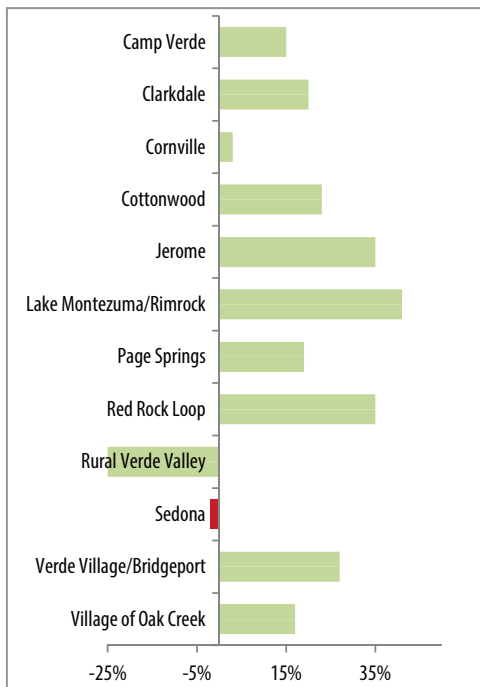
Since incorporation in 1988, the City has not pursued any annexations of adjoining land. The City remains committed to meeting the needs of the community without making major changes to the commercial and residential areas.

An on-going growth issue in Sedona is the substantial number of visitors, estimated at 2-4 million annually, which creates a disproportionate impact on the City’s infrastructure and environment.

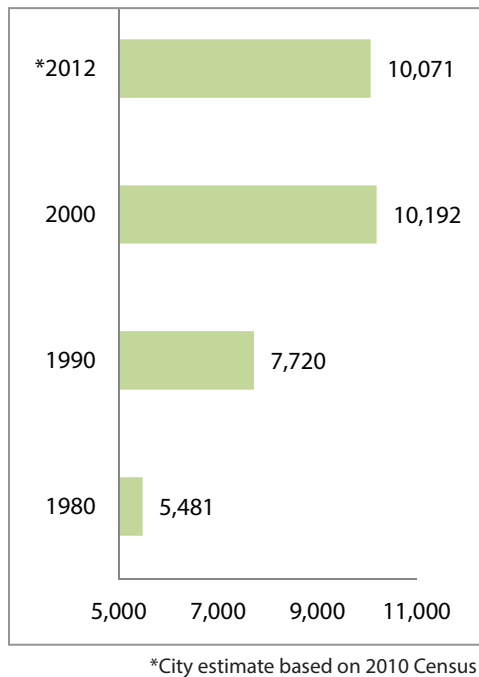
Key Issues

- Desire to grow only within current limits.
- Need to plan for community infrastructure used by visitors, and residents outside the City limits, as well as City residents.

2000-2010 Verde Valley Regional Growth



Sedona’s Population Growth, 1980-2012



Land Base:
All of the land area except the National Forest.

Growth Area:
Areas that cities and towns may establish for future growth in their general plans.

LAND USE DESIGNATIONS

Community Focus Areas

- CFAs are outlined on the Future Land Use Map.
- CFAs contain areas that are likely to be re-developed or have new development potential.
- CFAs may play a key role in furthering the community vision
- CFAs are described on page 34.

Clustering:

“Clustering” of residential units means grouping homes together on fairly small lots (often the actual building area or “envelope”) near one another to reserve larger areas of natural open space in the same development. This is an alternative to traditional lot lines and setbacks.

The Future Land Use Map is the graphic depiction of desired future land uses for Sedona. The following are the descriptions of the Future Land Use Map designations.

Residential

Single-family Residential

Clustering of residential units is strongly encouraged for new residential projects in concentrated areas to direct development away from more environmentally sensitive portions of a site. New development adjacent to the National Forest should provide maximum feasible open space buffers to these lands to minimize urban interface impacts.

Multi-family Residential

Includes patio homes, townhouses, condominiums, apartments, single-family attached uses. Multi-family development is also encouraged within commercial areas and mixed use development in Community Focus Areas (CFA).

Mobile Home Parks

This designation includes existing mobile home parks that are not otherwise covered within a Planned Area designation. Since existing mobile home parks provide some of the most affordable housing options to low and moderate income households, retention of this housing is very important. If these areas are re-developed, the same number of houses per acre (dwelling units per acre) should be retained regardless of housing type. The proportion of housing units that remain affordable to low and moderate income households should be in accordance with the City Housing Policy.

National Forest and Other Natural Open Space

National Forest

Includes all National Forest within the City, with the exception of the Chapel of the Holy Cross. The Chapel property has been identified for sale or exchange by the Forest Service.

Other Natural Open Space

Includes the City owned Sugar Loaf and Jordan Park open space, a private area of undeveloped Oak Creek floodplain in the Uptown area, and a private open space area adjacent to the Munds Mountain Wilderness.

Public/Semi-Public

School sites depicted on the Future Land Use Map include the existing West Sedona School, School District Office on Brewer Road, Sedona Red Rock High School, and the Sedona Charter School.

The Airport designation includes the existing Sedona-Oak Creek Airport located on Table Top Mountain. Any potential for expanding the airport is severely limited by its location which already nearly covers the mesa top.

Other Public/Semi-Public uses include the existing U.S. Post Office, KAZM Radio Station, Chapel of the Holy Cross, Adult Community Center, Sedona Fire District fire stations, City Hall, library, cemetery, public parking, Sedona-Verde Valley Medical Center, and land next to Foothills South subdivision, site of the former Sedona Racquet Club.

Parks

The Parks designation includes City parks such as the Jordan Historical Park, Posse Grounds Park, and Sunset Park.

Commercial

Commercial uses include retail, office, services, heavy commercial, and light manufacturing uses. With the exception of concept plans approved for Community Focus Areas and Planned Areas, commercial uses should be limited to the areas along SR 89A and SR 179 as designated on the Future Land Use Map. Although additional areas for heavy commercial and industrial uses are generally discouraged, some heavier commercial service uses that serve local needs should be considered within the existing commercial areas if 1) these uses are not located adjacent to the highway; 2) there is no outside storage involved; 3) significant buffering to residential areas can be provided; 4) traffic generation is minimal.

Commercial/Lodging Uses

The Commercial/Lodging designation includes hotels, motels, timeshares, commercial retail and service, and multi-family uses. New lodging development is supported within the "Commercial" land use designation if it is within the boundaries on the "Lodging Area Limits" maps (page 28-29). New lodging development may also be approved as part of a Plan within a Community Focus Area or Planned Area (see also Implementation Chapter-Major Amendment Criteria).

Key considerations in determining locations for lodging uses include:














- Avoiding homogeneous or "hotel strip" development along the highway corridors, and providing commercial diversity and mixed uses.
- Providing locations that have the greatest diversity of commercial uses to encourage pedestrian rather than vehicle trips.
- Providing locations with the best traffic control at the highway.

Airport

Existing and planned lodging uses at the Sedona Airport are designated on the Future Land Use Map. No additional areas are recommended.

The Future Land Use Map is located on page 51.

Future Land Use Map Legend

	Single Family Very Low Density (0 to .5 DU/AC)
	Single Family Low Density (.5 to 2 DU/AC)
	Single Family Medium Density (2 to 4 DU/AC)
	Single Family High Density (4 to 8 DU/AC)
	Multi Family Medium Density (4 to 8 DU/AC)
	Multi Family Medium & High Density (4 to 12 DU/AC)
	Mobile Home
	Commercial
	Commercial / Lodging
	Planned Area
	Public / Semi-Public
	Parks
	National Forest & other Natural Open Space

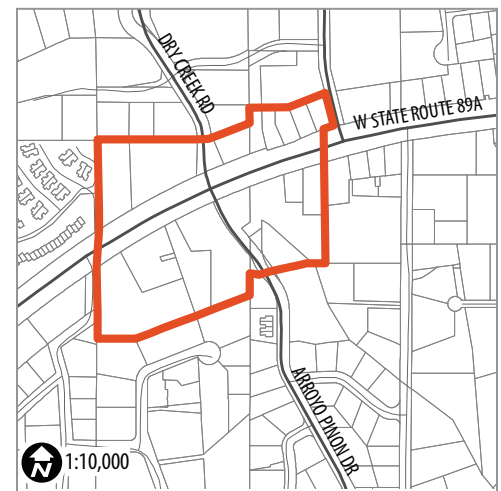
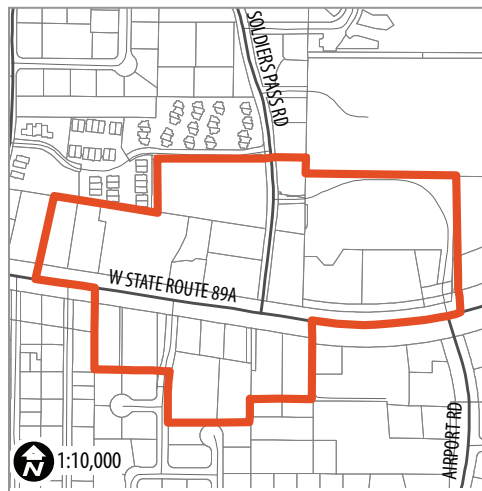
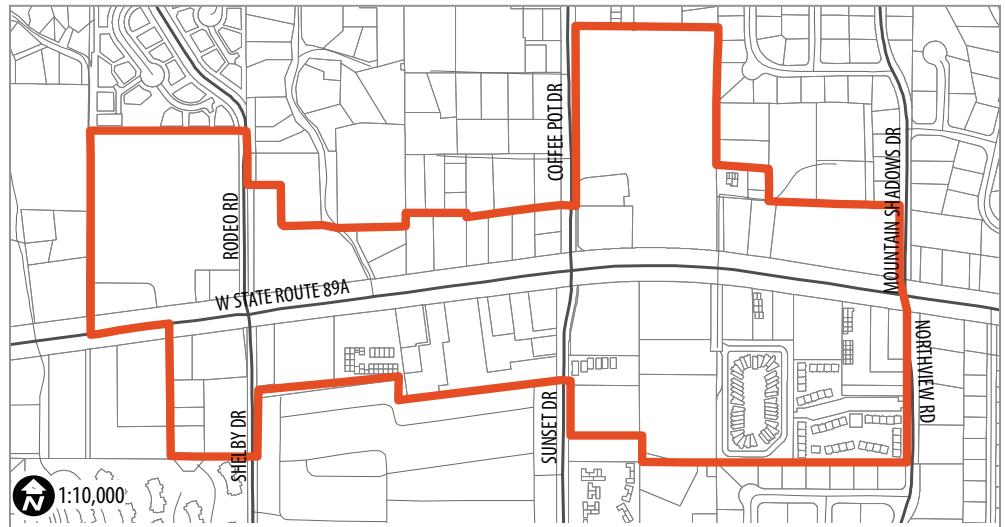
Recreational Vehicle (RV) Parks

The 28 RV spaces within the Rancho Sedona RV/Mobile Home Park constitute the only RV spaces within the City. There are no other locations identified for RV parks due to screening and traffic congestion concerns.

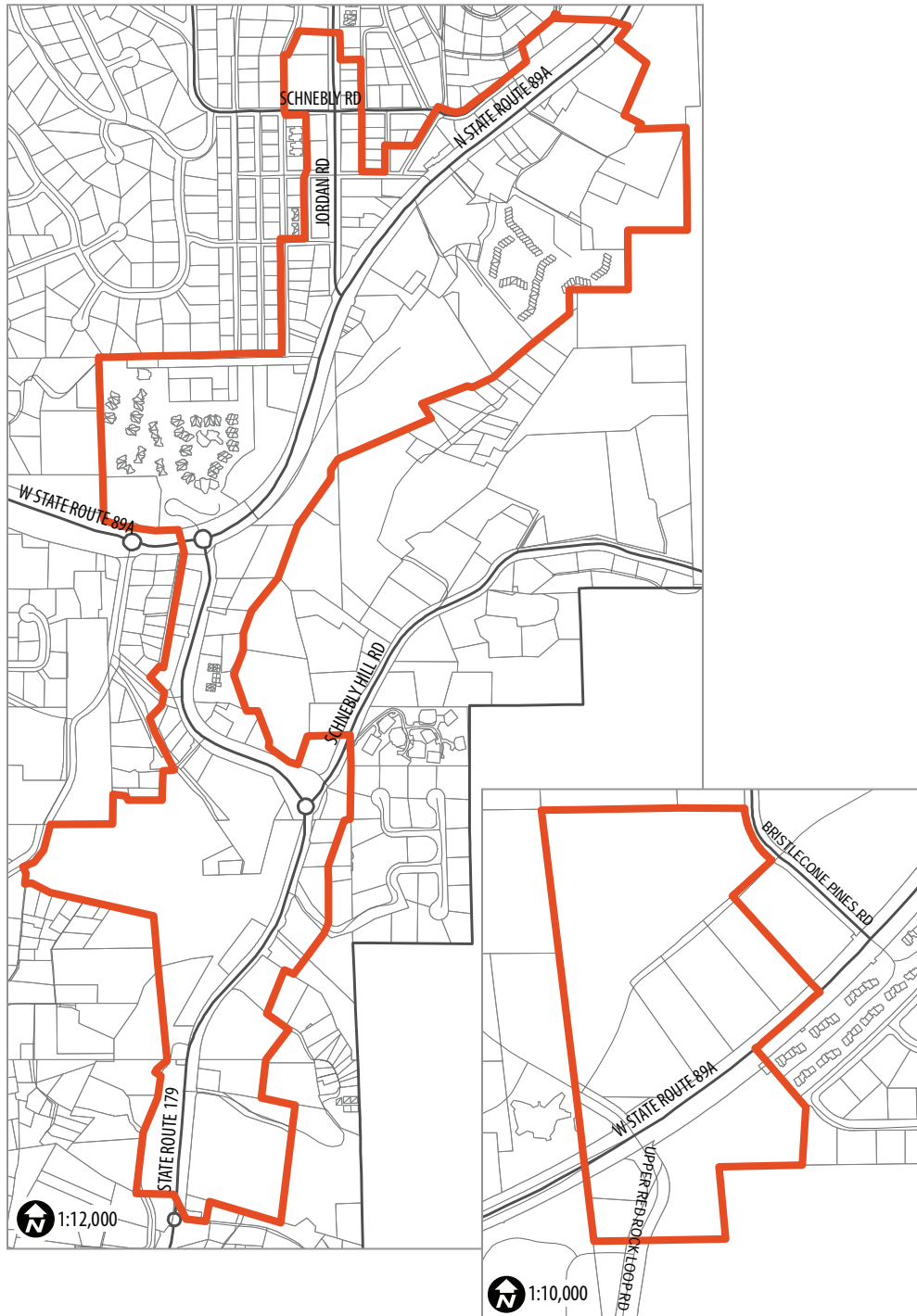
Bed and Breakfasts

Bed and Breakfast uses with up to six units are supported in all commercial areas and in residential locations with street or highway access that do not bring vehicular traffic through single-family residential neighborhoods. Bed and breakfast uses are also generally supported as an incentive to preserve historic landmarks.

Lodging Area Limits



Lodging Area Limits



Planned Areas

Planned Areas (PA) were established in the 2002 Community Plan and brought forward in this Plan to address needs and provide benefits for certain areas, including land use transitions or buffers between residential areas, commercial uses, and highway corridors. As an incentive, a rezoning to an alternative land use may be considered if it is consistent with the Community Plan recommendations for the PA. Residential densities cannot exceed 12 units per acre and land uses must be consistent with the range of land use designations described in this section unless approved through a Community Plan Amendment and Specific Plan within a CFA. Where a PA designation falls within a CFA, the CFA “Community Expectations” will apply where appropriate.

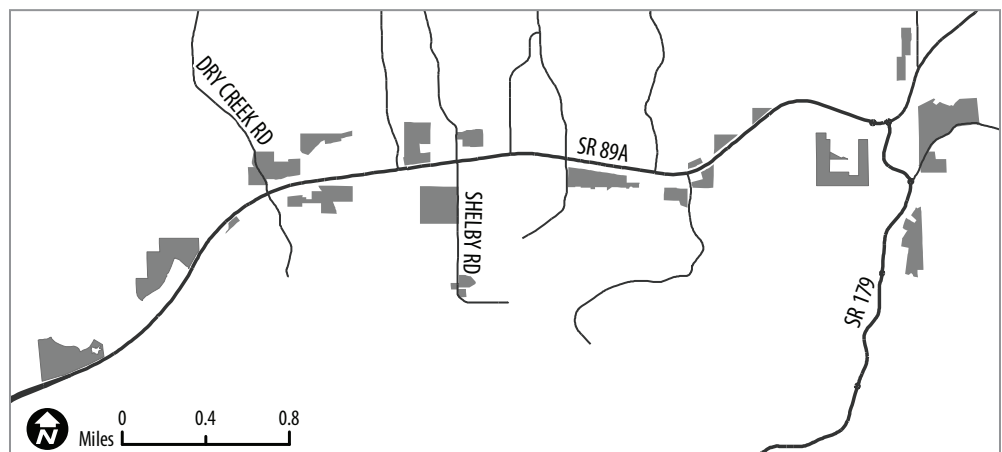
The following Planned Areas are outside a CFA and create a transition between more intensive commercial areas and residential areas, the National Forest, or the highway

corridor. Rezoning within these areas may also be considered according to the following needs and benefits where applicable.

- Provide enhanced buffering and land uses that are compatible with both existing residential and commercial areas, including strategic building and parking placement, use of topographic changes, vegetative screening and other buffering techniques.
- Include land uses that generate minimal traffic relative to the residential character of the area.
- Provide diverse housing options if there is an opportunity to do so.
- Eliminate non-conforming uses as a benefit.
- Consolidate properties under unified planning if there is an opportunity to do so.

The Planned Areas on the following pages are outside of a Community Focus Area. For further information on a PA that is within a CFA, please see the corresponding CFA description.

Planned Areas



Planned Area Needs and Benefits

Carol Canyon Drive - El Camino Road Planned Area

- Retain the existing “knoll” and natural vegetation east of Carol Canyon Drive.
- Provide road/pedestrian connections between Carol Canyon Drive and Arroyo Piñon Drive if possible as part of a larger unified plan.
- Provide for alternate connection to SR 89A from the residential areas served by Carol Canyon and Deer Trail Drives if possible as part of a larger, unified plan.
- Preserve historic resources, if applicable.



Grasshopper Flat Planned Area

- Provide alternate access to adjacent commercial area as a community benefit, if there is an opportunity to do so.
- Provide road, pedestrian/bicycle connections as a community benefit, if there is an opportunity to do so.
- Retain existing single-family residential structures for residential and non-residential uses as a community benefit, if applicable.
- Preserve historic resources, if applicable.





Sombart Lane Planned Area

- Provide pedestrian improvements that will enhance overall pedestrian mobility and potential reduction of highway trips for the area.
- Provide a substantial buffer from the National Forest.
- Retain open space and National Forest access as part of coordinated site planning to address the wildland - urban interface.



Cooks Hill Planned Area

- Preserve significant open space along highway corridor.
- Maintain natural open space and views next to the National Forest.
- Create pedestrian oriented projects with minimal building and paving coverage.
- Minimize direct highway access where alternatives exist.

Shelby Drive Planned Area

- Provide a transition between adjacent commercial area and single-family neighborhoods. Future development and redevelopment proposals should maintain this transition and same overall density (previously approved lodging/timeshare, multi-family apartment units, and single-family lots).
- Provide apartment units affordable to incomes of 80 percent average median income.
- Provide apartment units that comprise at least 27 percent of the combined lodging/housing mix and at least two single-family lots or their equivalent for affordable housing programs.
- Maintain the overall percentage of affordable housing for at least 28 percent of the combined lodging/housing mix.



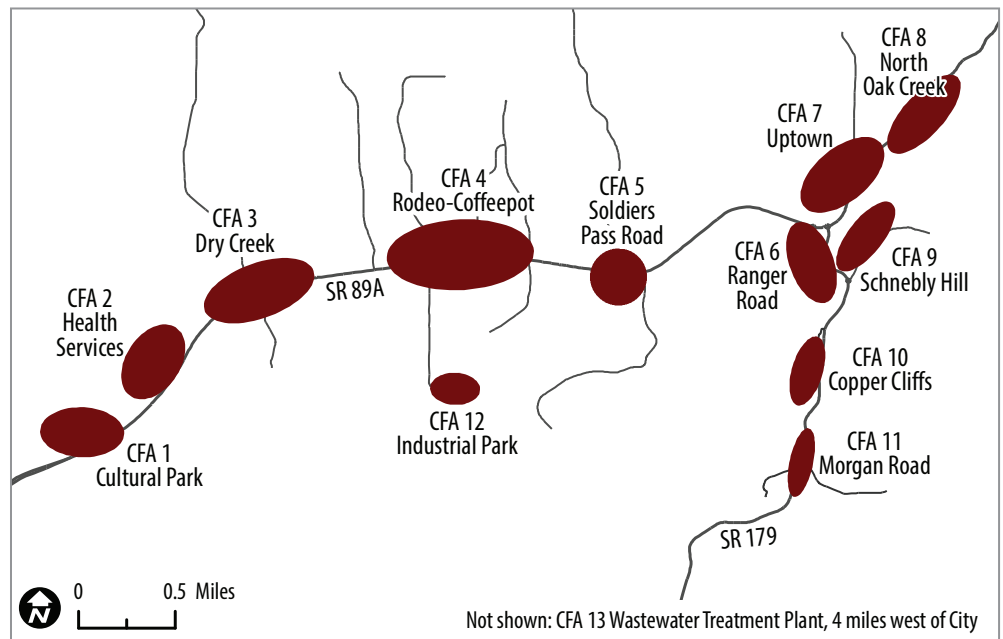
COMMUNITY FOCUS AREAS

A Community Focus Area (CFA) is a location where the City will play a proactive planning role to implement the community’s vision. With participation from property owners, neighbors, and stakeholders, the City will develop a Specific Plan, including any necessary rezoning, for adoption by the City Council. These Specific Plans may be adopted to bring properties into closer alignment with community expectations as expressed on the following pages. The specific planning process is intended to maintain flexibility for future creativity and innovation. The “Community Expectations” listed on each CFA page describe future conditions for each area that the Plan will strive to achieve over time. These Community Expectations are not intended as definitive requirements, but to provide guidance

for community-level planning efforts. Recognizing the community’s need for a town center, the CFAs for the West Sedona Corridor, Uptown, and the Ranger Road area have related public space and mixed use goals. If anchored with civic and community uses, one of these areas could eventually serve as a town center. CFAs:

- Can play a key role in furthering the community vision and environmental stewardship while fulfilling community needs and enhancing the experience of visitors.
- Contain properties likely to be re-developed or have new development potential.
- Have natural features or characteristics that should be retained and where there are opportunities for integration of open space within future development.

Community Focus Areas



- Have existing characteristics that should be retained.
- Have boundaries flexible enough to allow planning participation from property owners that may be outside the map location.

Compact and Walkable Mixed Use

Areas of compact, mixed use and walkable development can be people-friendly places, where people can live, work, shop, dine, and play, since a variety of needs are met in one appealing place. Compact development creates more walkable activity centers that contribute to quality of life by being more sustainable, less car-dependent and more people-friendly. Mixed use and more compact

development scenarios are especially encouraged within CFAs in the West Sedona Corridor.

Compact, mixed use and walkable development combine housing options with services and retail uses, and typically include venues for entertainment and the arts mixed with education and civic functions, a central community gathering space, all linked by walkways. Residents can enjoy living and working in the same area without having to drive everywhere. They can expect to have chance encounters with neighbors, co-workers and visitors, enhancing communication, collaboration and a sense of community.

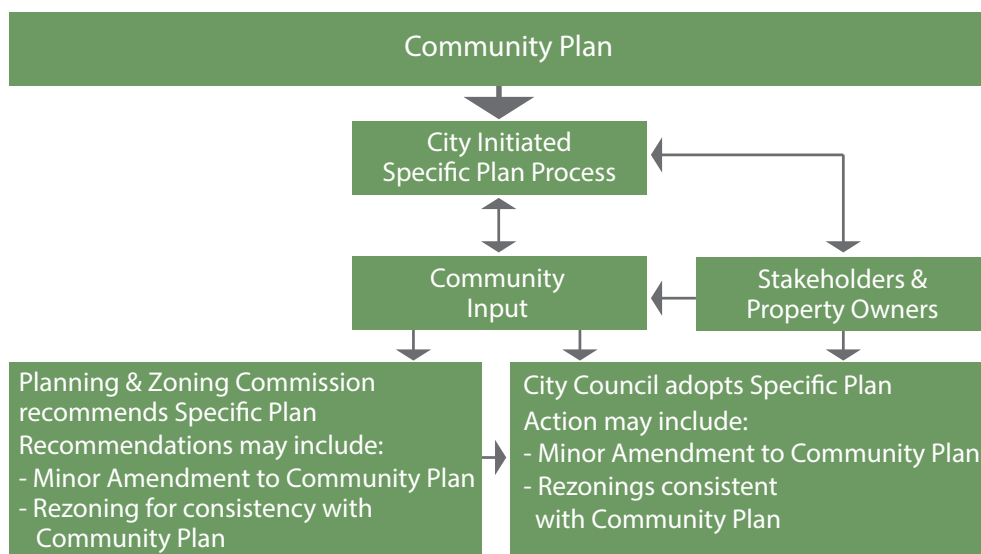
Attributes of Compact and Walkable Mixed Use Development:

- Inclusive people places
- Walkable and bike-able
- Transit-oriented
- Safe, active, and lively
- Compatible with existing neighborhoods
- Accessible from existing neighborhoods
- Inclusive of local businesses
- Diverse housing choices
- Outdoor public spaces

Examples of Compact and Walkable Mixed Use Development Features:

- Housing: condominiums, assisted living, affordable apartments, live/work studios, hotels, etc.
- Service and retail: grocery markets, household goods, medical offices, outdoor cafes, laundry, office supply
- Entertainment and the arts: theaters, art museums, dance studios, outdoor performance spaces
- Education and civic: community recreation center, library, post office, city hall, museums, nature center
- Focal point: plaza, open square, small park or a promenade

Community Focus Areas Specific Plan Process



West Sedona Corridor and Ranger Road Area

The West Sedona Corridor is the portion of SR 89A from Juniper Drive on the west to approximately the “Cooks Hill” area east of Airport Road. The 1995 *West Sedona Commercial Corridor Study* established several planning recommendations that continue to be relevant and are referenced in this Plan. Since most of this commercial area has been developed, future growth will be primarily through re-development over time. A future corridor plan for this area would have a primary focus on controlling access points to the highway (e.g., medians, alternative streets, interconnected parking areas), streetscape, and other needs within and just outside the right-of-way. Future planning within the corridor will be coordinated with other planning efforts in specific CFAs.

The Ranger Road area includes both developed and undeveloped land near the SR 89A and 179 intersections. In 2004, the *Heart of Sedona Area Plan* for this area established relevant ideas that are referenced in this Plan. Both the West Sedona Corridor and the Ranger Road areas should be vibrant and walkable places, with an emphasis on community-oriented activities, mixed land uses, public gathering spaces, and controlled vehicular highway access. General needs include:

- Creation of incentives and priorities for development and re-development that achieves a broad range of land uses.
- Identification of locations for desired land uses.

- Coordination with access control planning and relief of congestion in the corridor.
- Establishment of consistent design themes or character.
- Establishment of safe and convenient access for pedestrians, bicyclists, and those with disabilities.
- Creation of strong connections between CFAs in the West Sedona Corridor, including good pedestrian links between neighborhoods and CFAs.
- Provision of park-and-ride or park-and-walk opportunities.
- Identification of key open space needs.
- Identification of aesthetic components, such as landscaping and other key beautification, as well as street furniture such as benches.

Mixed use projects should be considered in the West Sedona Corridor and Ranger Road CFAs, to provide key area amenities such as public spaces and diverse housing. Through approval of Specific Plans with significant public involvement, the following should be considered:

- Allowance for residential densities greater than 12 units per acre, subject to approval of a Minor Community Plan Amendment.
- Flexibility for building height where view corridors are least impacted and where multiple stories may be the best option to develop mixed uses that address the Community Expectations for the area.

Community Focus Area 1: Cultural Park



Note: Image is for illustration purposes only
- actual boundaries and affected parcels will be
determined through the future CFA planning process .

Attributes

- Site of Yavapai College.
- Former Cultural Park amphitheater (44 acres no longer in use).
- National Forest trailhead.
- Eight undeveloped acres south of SR 89A.

Community Expectations

- Provide a center for education, research, arts, and events. Land use options should remain flexible to further these interests.
- Coordinate objectives between property owners, Yavapai College, and the Sedona Red Rock High School for educational programs.
- Maintain access to National Forest trails.
- Preserve natural open space on ridgelines and along highway.
- Provide visitor information and promote as a Sedona gateway with parking facilities that could also be linked to transit.
- Provide main highway access via Cultural Park Place and Upper Red Rock Loop Road.

Community Focus Area 2: Health Services



1:6000

Note: Image is for illustration purposes only
- actual boundaries and affected parcels will be
determined through the future CFA planning process.

Attributes

- Site of Medical Center.
- Remaining area undeveloped.

Community Expectations

- Strengthen the local health care industry—support wellness, medical treatment, and research.
- Allow for assisted living, mix of housing types, and mixed use commercial center(s).
- Preserve natural open space on ridgelines and along SR 89A.
- Provide access to SR 89A only via the established street system.
- Provide significant buffering to adjoining residential areas north of Navoti Drive.

Community Focus Area 3: Dry Creek



Attributes

- Mostly developed with a wide variety of uses.
- Features City Hall, library, charter school, townhomes, apartments, hotels, and fire station.

Community Expectations

- Provide mixed uses and a more walkable environment that build on the variety of civic, social, service, and visitor oriented uses already in place.
- Provide buffering and land use alternatives as transitions between more intensive commercial and residential uses and adjacent single-family neighborhoods.
- Preserve natural open space along SR 89A.
- Focus on the general needs discussed for the West Sedona Corridor (see page 36).

Community Focus Area 4: Rodeo-Coffeepot



Attributes

- Features the greatest variety of uses in the City.
- Features theaters, timeshares, hotels, grocery stores, mobile home parks, multi-family uses, and service commercial uses.

Community Expectations

- Provide mixed uses.
- Create a more walkable environment.
- Create public gathering spaces, building on a variety of service, entertainment, and visitor-oriented uses.
- Retain the low to moderate income housing that already exists within the commercial area.
- Focus re-development on “parking once” with walkable connections.
- Make more efficient use of parking areas currently underutilized.
- Preserve the Rigby House as a potential historic landmark.
- Provide buffering and land use alternatives as transitions between more intensive commercial and residential uses and adjacent single-family neighborhoods.
- Create vehicle connections between Madole and Andante Drives and Rodeo Road and Goodrow Lane as alternatives to SR 89A.
- Limit highway access points and consolidate curb cuts.
- Focus on the general needs discussed for the West Sedona Corridor (see page 36).

Community Focus Area 5: Soldiers Pass Road



1:6,000

Note: Image is for illustration purposes only
 - actual boundaries and affected parcels will be
 determined through the future CFA planning process.

Attributes

- Area is nearly all developed.
- Site of a plant nursery and older buildings with potential historic significance on south side of SR 89A.
- Lodging, offices, and churches located on the north side of SR 89A.

Community Expectations

- Provide mixed uses and a more walkable environment.
- Create public gathering spaces.
- New higher density residential or lodging development should be required to address neighborhood traffic circulation and controlled access options to highway.
- Preserve historic resources.
- Provide buffering and land use alternatives as transitions between more intensive commercial and multi-family uses and adjacent single-family neighborhoods.
- Focus on the general needs discussed previously for the West Sedona Corridor (see page 36).
- Create better pedestrian connections between the north and south sides of SR 89A.

Community Focus Area 6: Ranger Road



1:12,000

Note: Image is for illustration purposes only
- actual boundaries and affected parcels will be
determined through the future CFA planning process.

Attributes

- *Heart of Sedona Area Plan* completed for this area in 2004.
- Large, undeveloped parcels, including 22-acre site of former Forest Service Ranger Station.
- The historic Ranger Station and barn are the oldest landmarked historic buildings in the City.
- Site of Sedona-Oak Creek School District administrative offices.
- Mix of shops, galleries, and lodging uses.
- Vehicle and pedestrian bridges across Oak Creek.

Community Expectations

- Encourage a mix of public and private land uses.
- Preserve open space on prominent hillsides and ridgeline.
- Preserve historic structures.
- Evaluate potential for an environmentally sensitive creekside park and walk.
- Create plaza and public spaces.
- Establish an outdoor market.
- Provide major pedestrian linkages through Soldiers Wash area.
- Evaluate public parking facilities and transit access.
- Use *Heart of Sedona Area Plan* as a key resource for future planning.

Community Focus Area 7: Uptown



Attributes

- Mostly visitor-based lodging, retail, restaurant, and recreational uses.
- Some resident oriented uses—once site of a library, banks, and grocery store.
- One of City's oldest residential areas.
- Municipal parking lot.
- Area has significant parking and traffic issues.

Community Expectations

- Maintain close coordination with circulation and parking planning and planning in the North Oak Creek CFA.
- Provide short-term and long-term parking solutions.
- Enhance control of pedestrian crossings.
- Retain historic character and small-scale buildings.
- Encourage resident oriented and arts and cultural related uses.
- Implement Main Street Program Character District Guidelines.
- Improve coordination between pedestrian and vehicle movement.

Community Focus Area 8: North Oak Creek



1:10,000

Note: Image is for illustration purposes only
- actual boundaries and affected parcels will be
determined through the future CFA planning process.

Attributes

- Large undeveloped areas and vacant commercial and lodging sites.
- Undeveloped land along Oak Creek.

Community Expectations

- Evaluate potential for environmentally sensitive public creek access, creekside park and walk, and public gathering spaces, with consideration of the potential impacts on the Oak Creek riparian area.
- Provide for flexibility of land uses (commercial, residential, and lodging) if that furthers the goal of minimizing development impacts and vehicle trips and enables major protection of the riparian environment.
- Provide strong walkable features and pedestrian links through Uptown.
- Evaluate potential shuttle transit link and park-and-ride opportunities in future planning.

Community Focus Area 9: Schnebly Hill



Attributes

- Large lots and rural character in the Oak Creek riparian area.
- Current zoning allows smaller lots and more homes than are currently developed.
- Large mobile home/RV Park.
- Gassaway House Historic Landmark.
- Existing spiritual retreat facility.

Community Expectations

- 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).

See Appendix B for an example of a possible planning scenario for this area.

Community Focus Area 10: Copper Cliffs



1:6,000

Note: Image is for illustration purposes only
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 determined through the future CFA planning process.

Attributes

- Large lots and rural character in the Oak Creek riparian area.
- Historic Oak Creek orchard on SR 179.

Community Expectations

- Retain large parcels and rural character.
- Preserve the agricultural plantings and residential land balance currently in existence.
- Accept alternative forms of housing.
- Evaluate potential non-residential uses (e.g., neighborhood market) if tied to preservation of agricultural uses and protection of the riparian environment along Oak Creek.

Community Focus Area 11: Morgan Road



Attributes

- Existing non-conforming commercial uses and church parking area along SR 179 in otherwise residential area.
- One existing parcel with "Office Professional" zoning.
- Residential lots and access affected by the SR 179 widening and roundabout construction.

Community Expectations

- Explore opportunities for non-residential uses along SR 179 if key public or neighborhood amenities are provided (e.g., good pedestrian access to neighborhoods, open space retention, or enhancement next to the highway).
- Consider new non-residential development only if compatible with the character of the neighborhood.

Community Focus Area 12: Industrial Park



1:6,000

Note: Image is for illustration purposes only
- actual boundaries and affected parcels will be
determined through the future CFA planning process.

Attributes

- Mostly developed heavy commercial and light industrial area.
- Existing recycling center.
- National Forest trailhead.

Community Expectations

- Create a plan that encourages a greater diversity and greater efficiency of land uses. Ideas include a focus on green and sustainable products, consolidated hospitality services, and incubator workspace with incentives for new start-up businesses.
- Encourage diversity of housing options and live-work studios.
- Maintain lowest density land uses next to the National Forest.
- Retain the recycling center and National Forest trailhead.

Community Focus Area 13: Wastewater Treatment Plant



1:22,000

Note: Image is for illustration purposes only
- actual boundaries and affected parcels will be determined through the future CFA planning process.

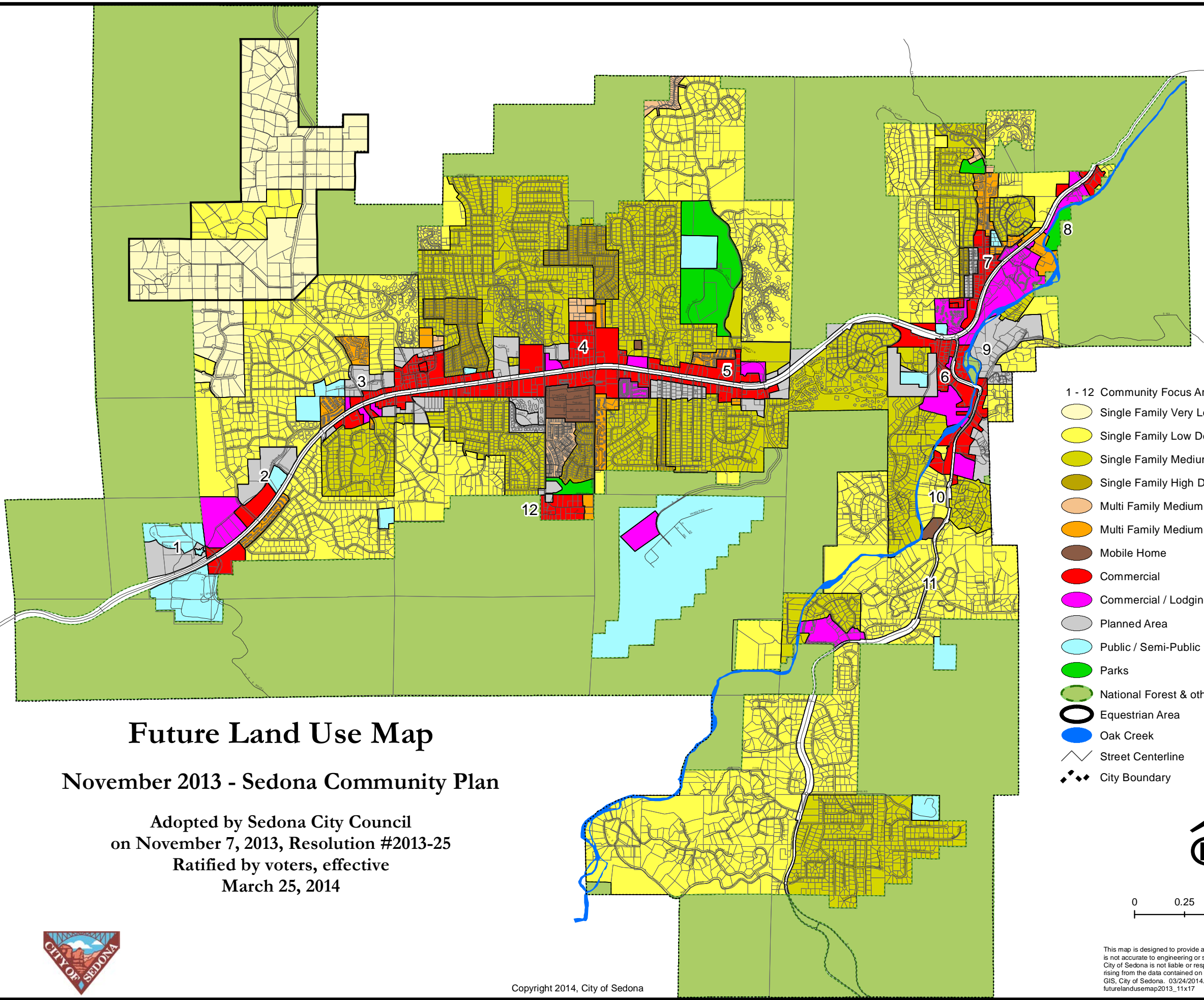
Attributes

- The 400-acre property is located four miles west of the Sedona city limits and is owned by the City.
- Site of the wastewater treatment facility for the City of Sedona.
- The Sedona Wetlands Preserve ponds provide for effluent evaporation and wildlife habitat with public access.
- This area is outside the City; however, future planning for the site will have a significant public involvement process.

Community Expectations

- Consider only future uses that are environmentally sensitive, that retain an open space character, and that contribute to Sedona's environmental and economic sustainability.
- Future planning efforts will consider public feedback from the 2011 community survey for the *Parks and Recreation Master Plan* and the public responses to alternative planning themes presented in January 2013.

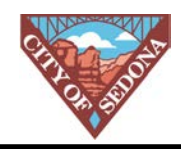
FUTURE LAND USE MAP



Future Land Use Map

November 2013 - Sedona Community Plan

Adopted by Sedona City Council
 on November 7, 2013, Resolution #2013-25
 Ratified by voters, effective
 March 25, 2014





LAND USE POLICIES

1. Approve new housing units only if within the City's current overall limit on the total number of homes that can be built under current zoning.
2. Limit expansion of the existing commercial areas, as represented on the Future Land Use Map, unless supported by an approved plan within a Community Focus Area or Planned Area.
3. Ensure that a balance of land uses is maintained and identify general areas for concentrated, mixed use development, public gathering places, and land use transitions to provide healthy and sustainable residential neighborhoods and commercial areas and to address specific area needs.
4. Ensure that the proportion of lodging uses to other commercial uses does not significantly increase by limiting locations for lodging uses and by evaluating the proportional increase in all lodging rezoning applications.
5. Preserve scenic views, including potential utility undergrounding and view corridor planning, in the consideration of new development and infrastructure, including limits on the approval of multi-story structures.
6. Ensure that proposed land uses are compatible with adjacent aggregate (sand and gravel) resources, if these resources are identified by the State of Arizona.
7. Require parking standards that are consistent with mixed and shared uses, promote efficient use of space, and minimize asphalt coverage.
8. Require design standards that reflect Sedona's unique historic and cultural heritage and sign standards that provide diversity and prevent "franchise/ monoculture" (corporate signature) signs.
9. Evaluate locations for public gathering spaces and residential services on a neighborhood scale and reflective of unique architectural character for neighborhoods within walking distance and located away from the main commercial areas.
10. Where supported through citizen participation in a City-initiated planning process, allow densities greater than 12 dwelling units per acre in mixed use projects in the West Sedona Corridor.

11. Provide funding support to help maintain the integrity of older neighborhoods to ensure a diverse range of housing options.
12. Encourage the retention of low to moderate income housing opportunities in the redevelopment of existing mobile home parks through retention of existing densities and other incentives.
13. Encourage housing for seniors by identifying locations for assisted living, age in place, and other housing options in close proximity to health services and by allowing a wide range of housing choices.
14. Consider new and emerging trends for non-traditional housing developments, such as co-housing, garden apartments, and other alternate housing types.
15. Encourage clustering of residential units to direct development away from more environmentally sensitive portions of a site.
16. Establish good communication with community planning groups and public agencies within the Verde Valley region to address land use, circulation, and other regional issues.

Co-housing:

A type of collaborative housing where residents actively participate in the design and operation of their own neighborhoods. The physical design encourages both social contact and individual space. Residents have access to common facilities which can include a common kitchen, dining room, workshop, library, laundry, playground and open space.

Garden Apartment:

A unit in a low-rise apartment complex that includes a substantial amount of open, usually landscaped ground.

LAND USE ACTION PLAN

Action	Lead	Partners
Priority 1 (0-5 years):		
1 Revise Land Development Code to be consistent with Community Plan land use designations and CFA/PA planning/review processes, CFA Specific Plans, and land acquisition tools such as transfer of development rights.	Community Development	City Attorney, Planning and Zoning Commission, City Council
2 Prepare and update a specific corridor plan for West Sedona, coordinate with access control planning for SR 89A, prepare Specific Plans for the West Sedona Corridor CFAs, and prepare Community Plan revisions if applicable. Identify capital improvement priorities and funding sources.	Public Works, Community Development	Property/business owners, Arizona Department of Transportation, Sedona Fire District, Planning and Zoning Commission, City Council, City Manager's Office
3 Prepare Specific Plans for the following CFAs: Uptown, North Oak Creek, Ranger Road, Schnebly Hill, Cultural Park; and prepare Community Plan revisions if applicable. Coordinate with City-wide traffic modeling and Uptown traffic mitigation. Identify capital improvement priorities.	Community Development	Public Works, Forest Service, property/business owners, Planning and Zoning Commission, City Council, Arizona Department of Transportation
4 Update residential housing inventory with analysis on purchase/rental prices, unit size/type, and housing need. Update housing policy.	Community Development	Planning and Zoning Commission, City Council
5 Prepare a land use master plan for the Wastewater Treatment Plant property (see CFA Community Expectations, page 49).	City Manager's Office, Community Development	Forest Service, Planning and Zoning Commission, City Council, Public Works
Priority 2 (6-10 years):		
6 Prepare a specific corridor plan for the SR 179 area south of Canyon Drive to evaluate opportunities for neighborhood-scale services, public spaces, open space retention, and ways to address visitor impacts to neighborhoods (such as the Chapel Road area).	Community Development	City Public Works, property/business owners, local planners, Planning and Zoning Commission, City Council