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**To:** Planning and Zoning Commission  
**From:** Michael Raber, Senior Planner  
**Meeting Date:** January 5, 2016  
**Re:** Discussion/Possible direction regarding the Western Gateway Community Focus Area Plan (CFAs #1 and #2)

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The January 5, 2016 Planning and Zoning Commission meeting provides an opportunity to continue discussion and possible direction regarding the December 9, 2015 Working Draft Western Gateway Community Focus Area Plan. A revised draft will be distributed on January 12, 2016 with the Commission's packet for the January 19, 2016 public hearing.

**Work session Items for Discussion:**

- Community Plan and Zoning designations and entitlements.
- Possible revisions to the Plan's Character Areas to address the Commission's direction on December 15, 2015.
- Possible additions to the December 9, 2015 draft that were not yet complete for the Commission's discussion on December 15. Examples include: Implementation, Design Criteria, Site Coverage, Building Height.

**Consensus changes that don't require discussion:**

The following changes will also be made to the draft based on the Commission's consensus on December 15 and do not require further discussion:

- Vision Statement will be placed at the front of the document.
- Community Plan Expectations, Policies and Goals will be removed from each Plan section to reduce redundancy and help streamline the document.
- The Recommendations Summary will only include CFA Objectives and Strategies.
- The Future Land Use Map will be added.
- The map example for the entire CFA (at the end of the document) will include a narrative and acreages.

**BACKGROUND**

The Community Focus Area (CFA) Plans are intended to supplement the Sedona Community Plan by providing planning direction for these areas in more detail than the Community Plan. The Western Gateway CFA Plan covers two Community Focus Areas identified in the Sedona Community Plan. These two CFA's: "Cultural Park", around the intersection of Upper Red Rock Loop Road/Cultural Park Place and SR 89A, and "Health Services", around the Sedona Medical Center, are being planned together as they share many circulation issues and the majority of the lands are undeveloped. The Sedona Community

Plan's Community Expectations for these CFA's and the overarching vision and goals serve as a guide for the Western Gateway CFA Plan. One key outcome of this Plan is to create a compatible land use and circulation framework that addresses the needs of the area's property owners while providing opportunities to address community needs and provide community benefits. Together, creative solutions and ideas can be explored for this unique area.