

AGENDA

City of Sedona Planning and Zoning Commission Meeting

5:30 PM

Tuesday, September 20, 2016

NOTICE:

Pursuant to A.R.S. 38-431.02 notice is hereby given to the members of the Planning and Zoning Commission and to the general public that the Planning and Zoning Commission will hold a public hearing open to the public on Tuesday, September 20, 2016 at 5:30 pm in the City Hall Council Chambers.

NOTES:

- Meeting room is wheelchair accessible. American Disabilities Act (ADA) accommodations are available upon request. Please phone 928-282-3113 at least 24 hours in advance.
- Planning & Zoning Commission Meeting Agenda Packets are available on the City's website at: www.SedonaAZ.gov/planning

GUIDELINES FOR PUBLIC COMMENT

PURPOSE:

- To allow the public to provide input to the Planning and Zoning Commission on a particular subject scheduled on the agenda.
- Please note that this is not a question/answer session.

PROCEDURES:

- Fill out a "Comment Card" and deliver it to the Recording Secretary.
- When recognized, use the podium/microphone.
- State your Name and City of Residence
- Limit comments to 3 MINUTES.
- Submit written comments to the Recording Secretary.

1. VERIFICATION OF NOTICE
2. CALL TO ORDER, PLEDGE OF ALLEGIANCE, & ROLL CALL
3. ANNOUNCEMENTS & SUMMARY OF CURRENT EVENTS BY COMMISSIONERS & STAFF
4. APPROVAL OF THE FOLLOWING MINUTES:
 - a. July 19, 2016 (SV)
 - b. August 15, 2016 (S)
 - c. August 16, 2016 (R)
 - d. September 1, 2016 (WS)
 - e. September 6, 2016 (R)



Scan with your mobile device to access meeting documents online

5. PUBLIC FORUM: *(This is the time for the public to comment on matters not listed on the agenda. The Commission may not discuss items that are not specifically identified on the agenda. Therefore, pursuant to A.R.S. § 38-431.01(H), action taken as a result of public comment will be limited to directing staff to study the matter, responding to any criticism, or scheduling the matter for further consideration and decision at a later date.)*

6. CONSIDERATION OF THE FOLLOWING ITEMS THROUGH PUBLIC HEARING PROCEDURES:

- a. Consideration of an application for the property at 100 Racquet Road. A general description of the area affected includes but is not necessarily limited to the area southeast of the intersection of Racquet Road and Foothills South Drive and is the site of the former Sedona Racquet Club. The subject property is approximately 4.43 acres and is also known as Assessor's Parcel Number 408-11-243A. **Applicant:** Elevations at Foothills South LLC (Ralph Young) **Authorized Agent:** SEC, Inc. (Neil Johnson) **Case Number:** PZ16-00004 (Major CPA, ZC). This application consists of the following components:

- i. Discussion/possible action regarding a request for approval of a Major Amendment to the Sedona Community Plan's Future Land Use Map, re-designating approximately 4.43 acres from Public/Semi-public to Single-family Low Density Residential (.5 to 2 dwelling units per acre). **Case Number:** PZ16-00004 (Major CPA)
- ii. Discussion/possible action regarding a request for approval of a Zone Change of approximately 4.43 acres from OP (Office Professional) to RS-18a (Single-family Residential). **Case Number:** PZ16-00004 (ZC)

- b. Discussion/possible action regarding proposed Minor Amendments to the Sedona Community Plan. The Minor Amendments include clarification, housekeeping changes and updates to the document. **Applicant:** City of Sedona **Case Number:** PZ16-00007 (Minor CPA)

7. FUTURE MEETING DATES AND AGENDA ITEMS

- a. Thursday, September 29, 2016; 3:30 pm (Work Session)
- b. Tuesday, October 4, 2016; 5:30 pm (Public Hearing)
- c. Thursday, October 13, 2016; 3:30 pm (Work Session)
- d. Tuesday, October 18, 2016; 5:30 pm (Public Hearing)

8. EXECUTIVE SESSION

If an Executive Session is necessary, it will be held in the Vultee Conference Room

The mission of the City of Sedona government is to provide exemplary municipal services that are consistent with our values, history, culture and unique beauty.

MEETING LOCATION:
CITY HALL COUNCIL CHAMBERS
102 ROADRUNNER DR, SEDONA, AZ

AGENDA

City of Sedona Planning and Zoning Commission Meeting

5:30 PM

Tuesday, September 20, 2016

at 106 Roadrunner Drive. Upon a public majority vote of the members constituting a quorum, the Planning and Zoning Commission may hold an Executive Session that is not open to the public for the following purposes:

- a. To consult with legal counsel for advice on matters listed on this agenda per A.R.S. § 38-431.03(A)(3).
- b. Return to open session. Discussion/possible action on executive session items.

9. ADJOURNMENT

Physical Posting: September 15, 2016 By: DJ

Planning & Zoning Commission Meeting Agenda Packets are available on the City's website at: www.SedonaAZ.gov/planning or in the Community Development Office, 102 Roadrunner Drive approximately one week in advance of the meeting.

Note that members of the City Council and other City Commissions and Committees may attend the Planning and Zoning Commission meeting. While this is not an official City Council meeting, because of the potential that four or more Council members may be present at one time, public notice is therefore given for this meeting and/or event.

Staff Report: Summary Sheet

PZ 16-00004 (Major CPA, ZC)

Elevations at Foothills South



City Of Sedona

Community Development Department

102 Roadrunner Drive Sedona, AZ 86336

(928) 282-1154 • Fax: (928) 204-7124

Meeting Date: **Public Hearing: September 20, 2016**

Hearing Body: Planning and Zoning Commission

Action Requested: Recommendation of approval to City Council regarding a request for a Major Amendment to the Sedona Community Plan’s Future Land Use Map and a proposed Zone Change.

Staff Recommendation: Recommendation of approval of the requests.

Location: 100 Racquet Road (Site of the Former Sedona Racquet Club.)

Parcel Number: 408-11-243A

Applicant: Elevations at Foothills South, LLC/Ralph Young

Project Summary: The applicant is requesting a Major Community Plan Amendment and Zone Change to re-develop the site of the former Sedona Racquet Club with Single-family Low Density Residential lots. A conceptual layout for a nine (9) lot subdivision has been provided, but a subdivision application has not been submitted and is not under review at this time. The requested RS-18a zone would conform to the requested Single-family Low Density Residential Community Plan designation and also match the zoning of the surrounding Foothills South subdivision.

Site Size: 4.43 ac (approx.)

Current SCP Designation: Public/Semi-public

Proposed SCP Designation: Single-family Low Density Residential (0.5-2 dwelling units per acre)

Current Zoning: OP (Office Professional)

Proposed Zoning: RS-18a (Single-family Residential)

Current Land Use: Vacant racquet club, including clubhouse, parking and tennis courts.

	<u>Area Zoning</u>	<u>Area SCP Designation</u>	<u>Area Land Use</u>
North, South and West:	RS-18a	Single-family Low Density Residential	Foothills South Subdv.
East:	RS-35, NF	Single-family Low Density Residential; OS (Open Space)	Keller Tract Subdv.; National Forest

Report Prepared by: Michael Raber, Senior Planner

Attachments:

- 1. Vicinity Map & Aerial View 1
- 2. Community Plan Future Land Use Map and Subject Property 3
- 3. Application and Letter of Intent 4
- 4. Conceptual Lot Layout..... 8

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Staff Report

PZ16-00004 (Major CPA, ZC)
Elevations at Foothills South



City of Sedona

Community Development Department

102 Roadrunner Drive Sedona, AZ 86336
(928) 282-1154 • Fax: (928) 204-7124

BACKGROUND

The City has received an application for a Major Sedona Community Plan Amendment and Zone Change to allow for the residential re-development of the former Sedona Racquet Club site within the Foothills South subdivision. By state law, Major Community Plan Amendments are considered once a year. The Planning and Zoning Commission will consider this request in a public hearing on September 20, 2016. The City Council is tentatively scheduled to consider it in a public hearing on October 26, 2016.

Need for Major Amendment to the Sedona Community Plan

According to the Major Amendment criteria (Chapter 9) in the Community Plan, a Major Amendment is required when there is a proposed change in the Future Land Use Map from Public/Semi-public to any residential designation. If approved, the Single-family Low Density Residential designation would support the associated rezoning from OP (Office Professional) to RS-18a (Single-family Residential). If approved, both the Community Plan designation and the zoning would match the rest of the Foothills South subdivision.

History

1991

The Sedona Racquet Club was designated Public/Semi-public with the adoption of Sedona's first Community Plan in 1991.

- This was intended to provide a land use designation that was compatible with the existing Racquet Club.
- The Racquet Club site was zoned Residential and Services, a Yavapai County zoning district that was included in the City's Interim Zoning Ordinance. This zone allowed residential uses and private clubs and lodges, but also allowed service commercial, offices, hospitals, clinics and nursing homes.
- The Community Plan's Public/Semi-public designation was compatible with the Racquet Club, but not supportive of additional commercial uses.

1995

The Racquet Club site and other Residential and Services zones were re-designated as OP (Office Professional) upon the adoption of the Sedona Land Development Code in 1995.

- The OP zone was similar to the County's previous Residential and Services zone.
- The Racquet Club site originally covered approximately 8.4 acres.

2001, 2002 and 2005

In 2001, the southern, undeveloped 4 acres of the Racquet Club was rezoned to RS-18a and re-designated as Low Density Single-family Residential with the 2002 Community Plan Update. In 2005, the southern 4 acres was subdivided into 8 lots as Foothills South Unit 4.

SITE CHARACTERISTICS (EXISTING)

- The project site consists of one parcel for a total of approximately 4.43 acres.
- The property has zoning of OP (Office Professional)

- The property was formerly the Sedona Racquet Club. The buildings and tennis courts are still in existence but have been vacant for a number of years.
- The property is accessed off of Racquet Road via Foothills South Drive, which connects to W State Route 89A at an unsignalized intersection. Both Racquet Road and Foothills South Drive are private roads within the Foothills South Subdivision.
- There is a small floodplain on the northeast corner of the site and the property is located within the Dry Creek drainage basin.
- The site has been heavily disturbed due to the development of the Racquet Club and is not in its natural state.

DEVELOPMENT PROPOSAL

The applicant is proposing to change the Community Plan Designation from Public/Semi-Public to Single-Family Low Density and to change the zoning from OP (Office Professional) to RS-18a (Single-Family Residential). The applicant has stated that these changes are meant to address a concern for a more compatible land use adjacent to the existing single-family residential properties. The applicant's Letter of Intent for the current application states the following:

- The Racquet Club went through bankruptcy during the recession.
- A number of Foothills South residents became concerned that the property could be purchased and developed (under the current OP zone) for a purpose that was incompatible with the perception of a quiet, gated community.
- Several of these residents and members of the HOA Board then formed an LLC and purchased the property out of Chapter 11.

The applicant has only applied for a Community Plan Amendment and Zone Change. If these applications are approved, the applicant would then need to submit a subdivision application to move forward with the proposed development of potentially 9 single family residential lots. The future subdivision review would, at a minimum, cover the following items:

- Access and Traffic
- Grading and Drainage
- Utilities and Wastewater
- Compliance with Subdivision Regulations (Sedona Land Development Code Article 7)

Public Input

- Project documents submitted by the applicant were placed on the Current Projects page of the Community Development Department website.
- City Staff completed the required public noticing for the project, including a City-wide mailing, a posting on the property, a notice in the Red Rock News, and a mailing to the neighboring property owners.
- All notices contain contact information or a way to submit comments. Staff has answered general questions regarding this project. Written comments were received and are included as Attachment 9.
- The applicant completed a Citizen Participation Process. The Citizen Participation Report is included as Attachment 5.

COMMENTS AND CONCERNS

The Community Plan amendment/zone change proposal was submitted to City staff on June 2, 2016 and distributed to the Planning and Zoning Commission and City Council on June 7. In addition, the plans were routed to review agencies for comments. These comments are included as Attachment 7. All comments

have been addressed or were advisory comments pertaining to future requirements of the project, such as the subdivision review process.

On August 16, 2016, the Planning and Zoning Commission conducted a work session on this proposal. No significant concerns were expressed.

REVIEW, COMMENTARY, AND ANALYSIS

The following action is requested from the Planning and Zoning Commission:

MAJOR COMMUNITY PLAN AMENDMENT	Recommendation of approval to the City Council
ZONE CHANGE	Recommendation of approval to the City Council

DISCUSSION

The current proposal is very similar to the zone change and Community Plan amendment approved in 2001 and 2002 for the adjacent 4 acres to the south of the subject property. At that time, staff comments included:

- Consistency with the surrounding residential zoning (RS-18a) in the Foothills South subdivision.
- That the Public/Semi-public designation was intended for the existing Racquet Club, and not for other uses that could be allowed in the OP zone.
- Changing the zoning to RS-18a brings the area into closer conformance with the residential character of the area.
- Community Plan support for lowest density land uses next to National Forest lands.

Immediately to the west of the Racquet Club lies 20 acres within the Foothills South subdivision that underwent a similar re-designation. These 20 acres were originally designated as High Density Multi-family Residential (4-12 Dwelling Units per acre) on the Community Plan Future Land Use Map and were zoned RM-2 (Multi-family Residential). In the 1998 Community Plan update, the Future Land Use Map for these 20 acres was changed to Single-family Low Density Residential. In 2003, a zone change request was approved for RS-18a to match the rest of the Foothills South subdivision and the area was subdivided as Foothills South Unit 3.

The current request is consistent with these previous zone changes to RS-18a within the Foothills South subdivision and is compatible with the Community Plan's general policy to maintain lowest densities near the National Forest. The existing OP zone also allows for a number of non-residential uses that may not be compatible with the residential character of the area and potentially create more traffic than 9 residential lots. Commercial uses that are allowed in the OP zone are not consistent with the general policy in the Community Plan regarding the location of these uses (ie. They should be located near the highway corridor, not deep within a low density residential subdivision). In this case, amending the current Community Plan designations and zoning to be consistent with the surrounding area and land uses is considered a community benefit as it is consistent with applicable policies in the Community Plan .

Recommendations and Motions

PZ16-00004 (Major CPA, ZC)

Elevations at Foothills South



City of Sedona

Community Development Department

102 Roadrunner Drive Sedona, AZ 86336

(928) 282-1154 • Fax: (928) 204-7124

Staff Recommendation (Major Community Plan Amendment):

Staff recommends approval of the proposed Major Community Plan Amendment as set forth in case number PZ16-00004 (Major CPA), Elevations at Foothills South, from P/SP (Public/Semi-Public) to SFLD (Single Family Low Density).

Sample Motions for Commission Use

(Please note that the following motions are offered as samples only and that the Commission may make other motions as appropriate.)

Recommended Motion for Approval:

I move to recommend to the Sedona City Council approval the proposed Major Community Plan Amendment as set forth in case number PZ16-00004 (Major CPA), from P/SP (Public/Semi-Public) to SFLD (Single Family Low Density).

Alternative Motion for Denial:

I move to recommend to the Sedona City Council, denial of case number PZ16-00004 (Major CPA), based on the following findings (please specify findings).

Staff Recommendation (Zone Change):

Based on compliance with ordinance requirements as conditioned, general consistency with the Land Development Code and the requirements for approval of a zone change, consistency with and conformity to the Sedona Community Plan and the compatibility with surrounding land uses and character of the surrounding area, Staff recommends approval of the proposed rezoning as set forth in case number PZ16-00004 (ZC), Elevations at Foothills South, from OP (Office Professional) to RS-18a (Single Family Residential) subject to applicable ordinance requirements.

Sample Motions for Commission Use

(Please note that the following motions are offered as samples only and that the Commission may make other motions as appropriate.)

Recommended Motion for Approval:







I move to recommend to the Sedona City Council approval of the proposed rezoning as set forth in case number PZ16-00004 (ZC) from OP (Office Professional) to RS-18a (Single Family Residential) based on compliance with Land Development Code requirements, conformance with the requirements for approval of a zone change and consistency and conformance with the Community Plan, and subject to all applicable ordinance requirements.

Alternative Motion for Denial:

I move to recommend to the Sedona City Council, denial of case number PZ16-00004 (ZC), based on the following findings (Specify findings).

Vicinity Map

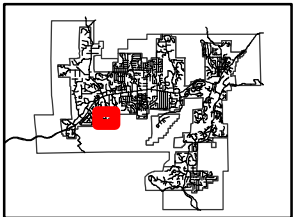
Parcel #
408-11-243A &
408-11-439
Foothills South
Racquet Club
Amendment

-  Parcel #
408-11-243A &
408-11-439
-  Zoning Boundary
-  Building Footprint
-  Parcel Boundary
-  Trail
-  Street Centerline



0 60 120 Feet

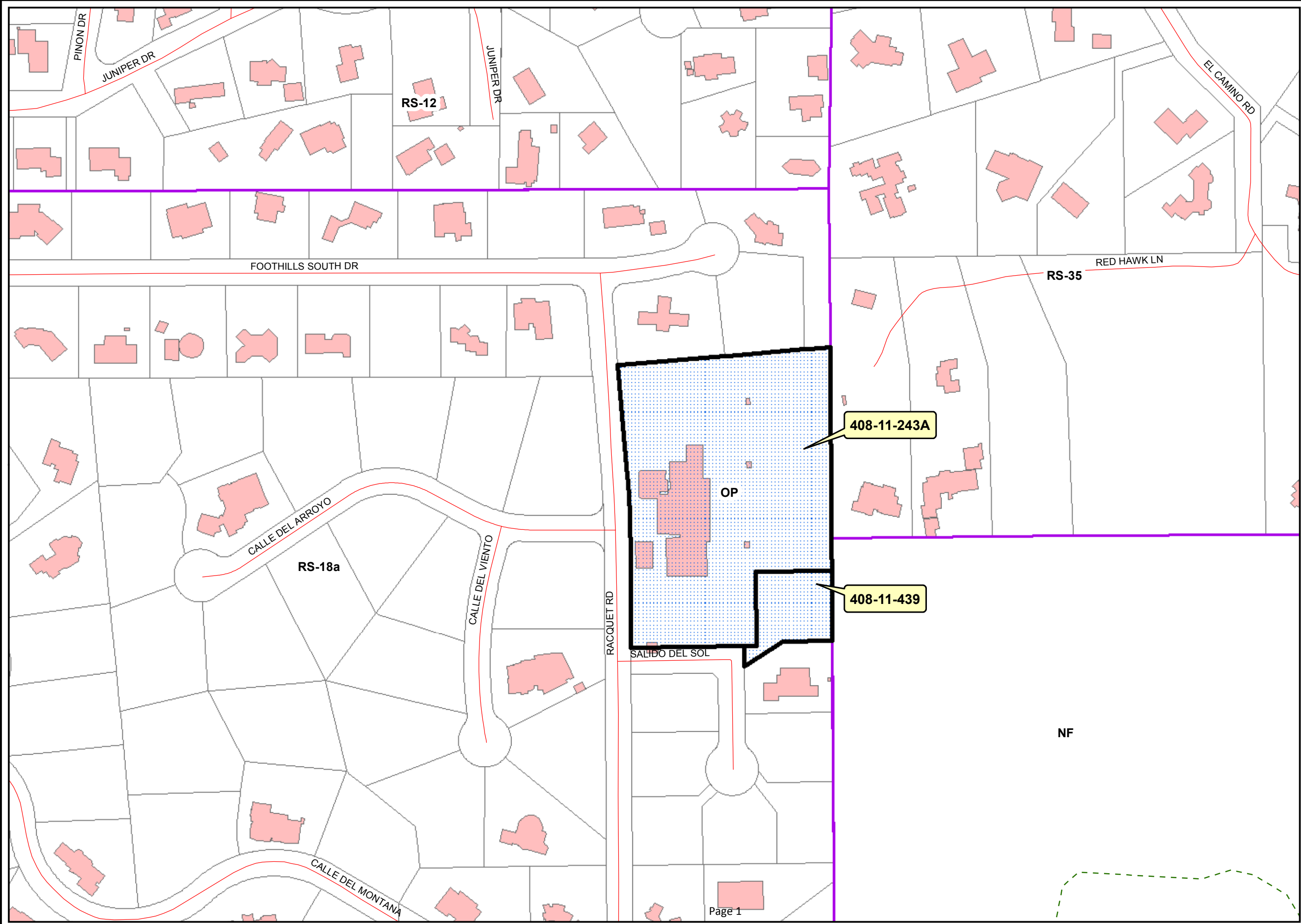
City Index



GIS, City of Sedona
05/23/2016
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This map is designed to provide information about Sedona, and has been prepared for general planning and informational purposes only. It is not necessarily accurate to engineering or surveying standards. Every effort has been made to make this map as complete and as accurate as possible; however, no warranty or fitness is implied. The information is provided on an "as-is" basis. The City of Sedona shall have neither liability nor responsibility to any person or entity with respect to any loss or damages in connection with or arising from the information contained on this map.



Aerial View

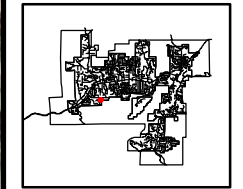
Parcel
#408-11-243A &
#408-11-439
Foothills South
Racquet Club
Amendment

-  Parcel #408-11-243A & #408-11-439
-  Parcel Boundary
-  Street Centerline



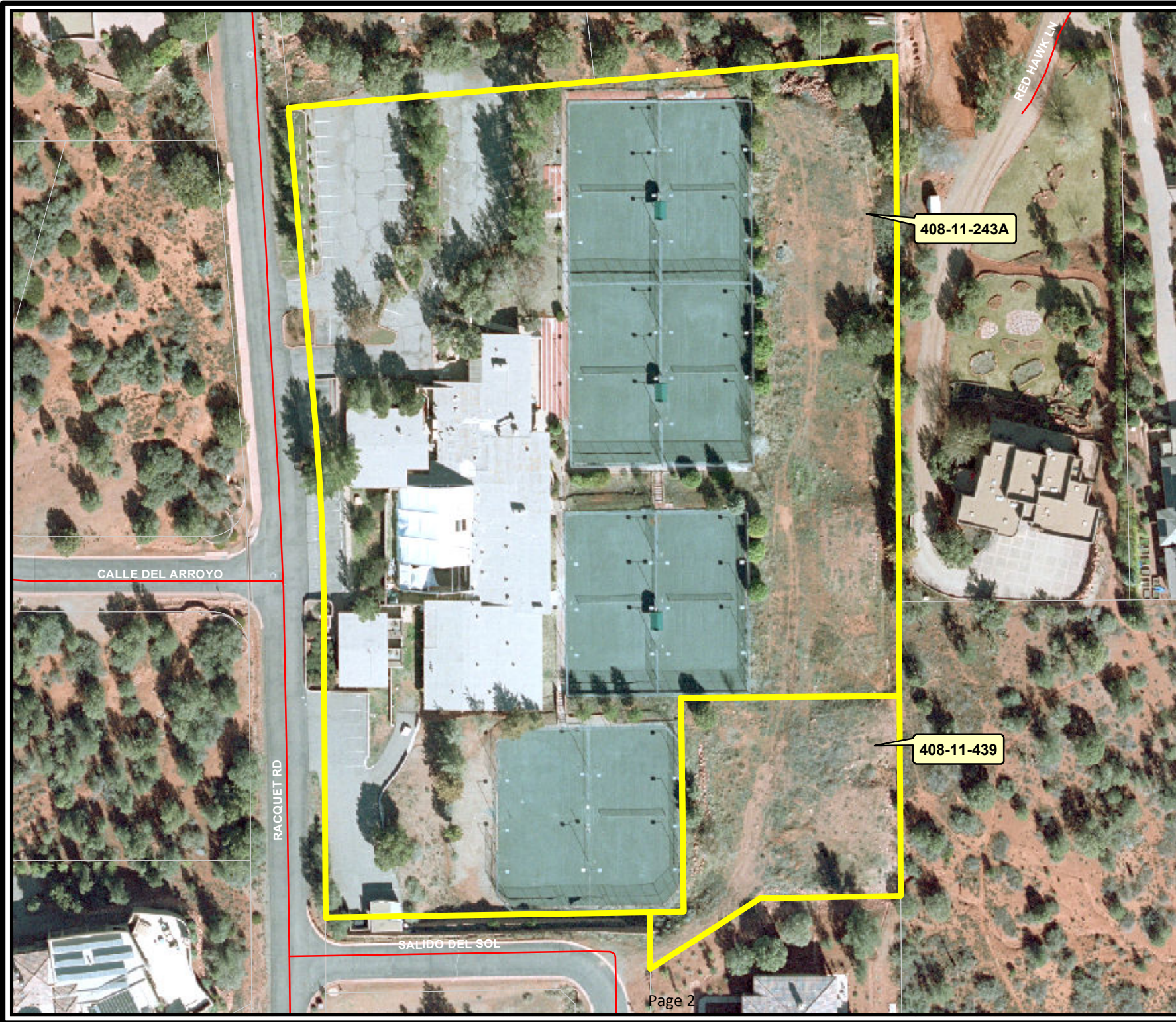
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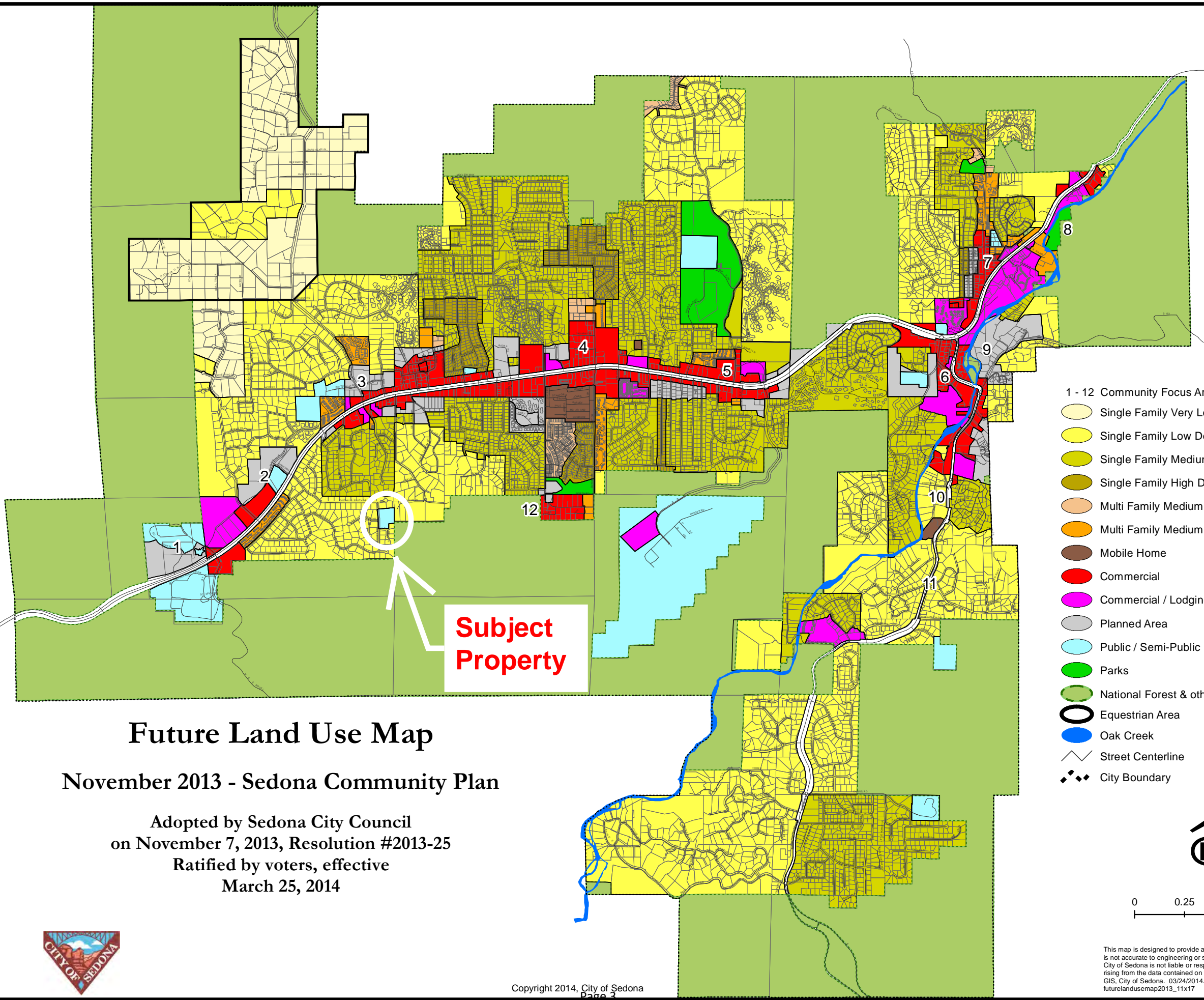
City Index



GIS, City of Sedona
05/23/2016
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408-11-243A_439_aerial.mxd

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- 1 - 12 Community Focus Area (CFA)
- 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
- Equestrian Area
- Oak Creek
- Street Centerline
- City Boundary

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



This map is designed to provide as-is information only. The data is not accurate to engineering or surveying standards. The City of Sedona is not liable or responsible for loss or damages arising from the data contained on this map.
 GIS, City of Sedona, 03/24/2014, g:\maps\communityplanning\mxds\futurelandusemap2013_11x17

Project Application



City Of Sedona Community Development Department

102 Roadrunner Drive Sedona, AZ 86336
(928) 282-1154 • Fax: (928) 204-7124

The following application is for:

- | | | | |
|-------------------------------------------------|---------------------------------------|---------------------------------------------------------|---------------------------------------------------------|
| <input type="checkbox"/> Conceptual Review | <input type="checkbox"/> Final Review | <input type="checkbox"/> Appeal | <input type="checkbox"/> Time Extension |
| <input type="checkbox"/> Development Review | <input type="checkbox"/> Subdivision | <input type="checkbox"/> Variance | |
| <input type="checkbox"/> Conditional Use Permit | <input type="checkbox"/> Zone Change | <input type="checkbox"/> Major Community Plan Amendment | <input type="checkbox"/> Minor Community Plan Amendment |

PROJECT CONTACT:		Phone:		App. #:	
Address:		Cell Phone:		Date Rec'd:	
E-mail:		Fax:		Rec'd by:	
PROJECT NAME:		Parcel #:		Fee Pd:	
Project Address/ Location:		Acres:		Zoning:	

Project Description:	
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OWNER NAME:		APPLICANT NAME:	
Address:		Company Name:	
Phone:		Address:	
Cell Phone:		Phone:	
E-mail:		Cell Phone:	
		E-mail:	
ARCHITECT/ ENGINEER:		AUTHORIZED AGENT/OTHER:	
Company Name:		Company Name:	
Address:		Address:	
E-mail:		E-mail:	
Phone:		Phone:	
Cell Phone:		Cell Phone:	
ID #/Exp. Date:			
City Business License #:			



SOUTHWESTERN ENVIRONMENTAL CONSULTANTS, INC.

E-mail: info@sec-landmgt.com
www.sec-landmgt.com

RECEIVED
JUL 14 2016
CITY OF SEDONA
COMMUNITY DEVELOPMENT

CORPORATE OFFICE:
20 STUTZ BEARCAT DRIVE #6
SEDONA, ARIZONA 86336
(928) 282-7787
Fax: 282-0731

BRANCH OFFICE:
825 COVE PARKWAY
COTTONWOOD, ARIZONA 86326
(928) 634-5889
Fax: 634-2222

ADDITIONAL LOCATIONS:
PRESCOTT, ARIZONA
COUNCIL, IDAHO

July 13, 2016

City of Sedona Community Development Department
102 Roadrunner Drive
Sedona, Arizona 86336

Re: Letter of Intent for the redevelopment of Assessor's Parcel Number 408-11-243A also formerly known as the Sedona Racquet Club located within the gated community of Foothills South. The redevelopment will require a Major Community Plan Amendment from public/semi-public to low density residential use and a Zone Change from OP to RS-18A.

To Whom It May Concern

Elevations at Foothills South, LLC is proposing to change the zoning of the above identified property from OP to RS-18A and to move toward the creation of an additional 9 residential lots on this 4.43 acre parcel. The new zoning will be the same as the zoning covering the rest of the Foothills South subdivision and the 9 new lots will be subject to the same CC&R's that govern Foothills South. Converting the zoning of the parcel from Office Professional (OP) to Residential (RS-18a) will require a major amendment to the Sedona Community Plan.

CURRENT USE

The tennis facility that has occupied this parcel for over four decades has effectively been abandoned. The existing buildings are closed and in need of major renovation or removal. The clay tennis courts are no longer playable. It is the applicants' belief that it is time to change to a use that is more consistent with a gated, residential community.

HISTORY

The Sedona Racquet Club was created concurrently with recordation of the Foothills South Subdivision during a period when playing tennis was significantly more popular than it is today. The racquet club enjoyed a period of relatively consistent use and even hosted some minor league WTA professional tennis events. However the racquet club never proved to be financially sustainable and it went through several bankruptcies including a fatal one that occurred during the recent financial crisis. The residents of Foothills South, whether they played tennis or not, witnessed the slow disintegration of the property and became concerned that it could be purchased by outsiders and developed for a purpose that was completely incompatible with their perception of a quiet, gated community. For this reason a number of residents and members of the HOA Board of Directors banded together; formed an LLC; raised the necessary cash; and purchased the property out of Chapter 11. The applicants have met with and consulted with many of the residents of Foothills South and believe that the proposed actions are consistent with the desires of the immediate community.

PROJECT STATISTICS

These statistics assume the new housing will be comparable to existing homes built within the Foothills South subdivision.

Overall Parcel	192,971 sf		
Roadway	13,490 sf	=	7%
Homes	34,500 sf	=	<u>18%</u>
Total Coverage			25%

THE COMMUNITY PLAN

Although the parcel is zoned OP it is identified on Land Use Maps in the Community Plan as public / semi-public. The reasons that the applicant believes that both the existing zoning and the Community Plan Land Use designation are inconsistent uses for this parcel include.

1. It is located at the back of a gated, low density, residential community.
2. The primary access road to the site from SR89A is a low speed, privately maintained, residential street with single family homes along both sides.
3. There is no traffic signal at the intersection of Foothills South Drive and SR89A.
4. The community gates restrict physical access to the parcel and are not open to the general public.

This proposal envisions changing the seemingly incompatible existing zoning and use designation and converting the property to a low density, single family, residential use that is compatible with the rest of the Foothills South Community. It should be noted that the parcel is not included in a community focus area in the current Community Plan and will therefore not be independently evaluated in this regard. The intent of the balance of the Community Plan is not to address specific situations but rather to provide general direction to development of the entire community. The following paragraphs attempt to describe how specific elements of the proposed development will enhance the Community objectives described in the plan.

Preserve scenic views, open space and view corridors (Page 53)

The entire site has been heavily impacted by construction of buildings, parking lots, tennis courts, and other facilities. The Foothills South CC&R's encourage natural landscaping within the subdivision. Repurposing the property for low density residential use will enable a return of much of the area to a more naturally landscaped state.

The houses to be built on the proposed lots will generally be lower in elevation than most of those around them thereby not unduly impacting existing view corridors. All utilities will be underground.

The Land use, housing and growth sections (page 24) states; 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.

The original Foothills subdivisions were created in the early 1970's and have since grown and developed along with the rest of Sedona. Over the years Foothills South has developed a reputation for having a very eclectic group of architectural styles. Unique and interesting architectural designs that comply with existing City guidelines have been and will continue to be welcomed.



Growth is inevitable...it's planning that makes the difference.

The plan encourages ...maximum feasible open space buffers (page 26) and ...the lowest density land uses next to the National forest (page 86.)

A short section of the property boundary is adjacent to the Coconino National Forest. The proposed low density zoning is compliant with the stated goals of the community plan for properties adjacent to the national forest. Maximum setbacks adjacent to the National Forest will be preserved and unregulated access to the Forest from existing parking lots will be eliminated.

Create increased opportunities for formal and informal social interactions (page 97)

The desire of the local Foothills South community to see the property re imagined in a way that is consistent with their existing lifestyle has brought the residents together on many levels.

The Community Plan encourages reducing 'traffic to safe and convenient levels via...access control...and incentives for reducing vehicle trips'.

Access to Foothills South is via a single, un-signalized intersection with SR89A. During its most active times the Club hosted approximately 250 visits per day and many, if not most of the visits involved individuals arriving by car. There were approximately 70 parking spaces provided at the old facility for visitors. A formal traffic evaluation has yet to be completed for the proposed change however; it should be evident to even the most casual observer that replacing a facility served by a 70 space parking lot with 9 residential units requiring only 18 parking spots will result in reduced traffic flow both within the subdivision and at the intersection of Foothills Drive and SR89A.

CONCLUSION

In a general sense and among other considerations, the Sedona Community Plan attempts to set a path that melds together the creation of active, livable, and enjoyable residential neighborhoods with community experiences that appeal to both residents and visitors. One of the most difficult aspirations of this effort is allowing residents to develop their own neighborhood sense of place while still adhering to the larger scale goals established in the Community Plan. What the Elevations at Foothills South is attempting to do is allow and enable the residents of an older, relatively close knit residential community to decide what the future character of their neighborhood will be. The defined community benefits listed above are real. The intangible benefits associated with allowing the most effected residents a controlling voice in their own neighborhood are also real. We believe that this proposal is compatible with both the intent and the spirit of the Sedona Community Plan and we request your concurrence in allowing its implementation.

Sincerely



Neil Johnson
SEC Inc.



Growth is inevitable...it's planning that makes the difference.

CONCEPTUAL PLAT
FOOTHILLS SOUTH, TRACT A
CITY OF SEDONA

A PORTION of TRACT "A", FOOTHILLS SOUTH (UNIT ONE AMENDED)
per PLAT RECORDED in Bk. 19 M.&P., Pgs. 18-19 and of LOT 8,
FOOTHILLS SOUTH UNIT 4 per PLAT RECORDED in Bk. 53 M.&P.,
Pgs. 9-10, Y.C.R.O., all LOCATED in SE¼ SECTION 15, T.17N., R.5E.,
G.&S.R.M., YAVAPAI COUNTY, ARIZONA

EXISTING ZONING
OP

THIS DISTRICT IS INTENDED PRIMARILY FOR THE
DEVELOPMENT OF PROFESSIONAL AND ADMINISTRATIVE
OFFICES, WITH SETBACK, LANDSCAPING AND
ARCHITECTURAL REQUIREMENTS DESIGNED TO MAKE
THESE USES RELATIVELY COMPATIBLE WITH RESIDENTIAL
USES.

PROPOSED ZONING
RS-18a

MINIMUM LOT SIZE = 18,000 SQ. FT.
MINIMUM LOT WIDTH AND DEPTH = 100 FT.
MAXIMUM DWELLING UNITS PER ACRE = 2
MAXIMUM LDT COVERAGE = 25%
MINIMUM FRONT YARD SETBACK = 30 FT.
MINIMUM REAR YARD SETBACK = 30 FT.
MINIMUM INTERIOR SIDE YARD SETBACK = 10 FT.
MINIMUM EXTERIOR SIDE YARD SETBACK = 15 FT.

LEGEND

PROPOSED PROPERTY LINE —————
PROPOSED BUILDING ENVELOPE - - - - -

OWNER/DEVELOPER:

ELEVATIONS AT FOOTHILLS SOUTH LLC
220 CALLE DEL NORTE
SEDONA, ARIZONA 86336
928-204-9764

ENGINEERS/LAND PLANNERS/SURVEYORS:

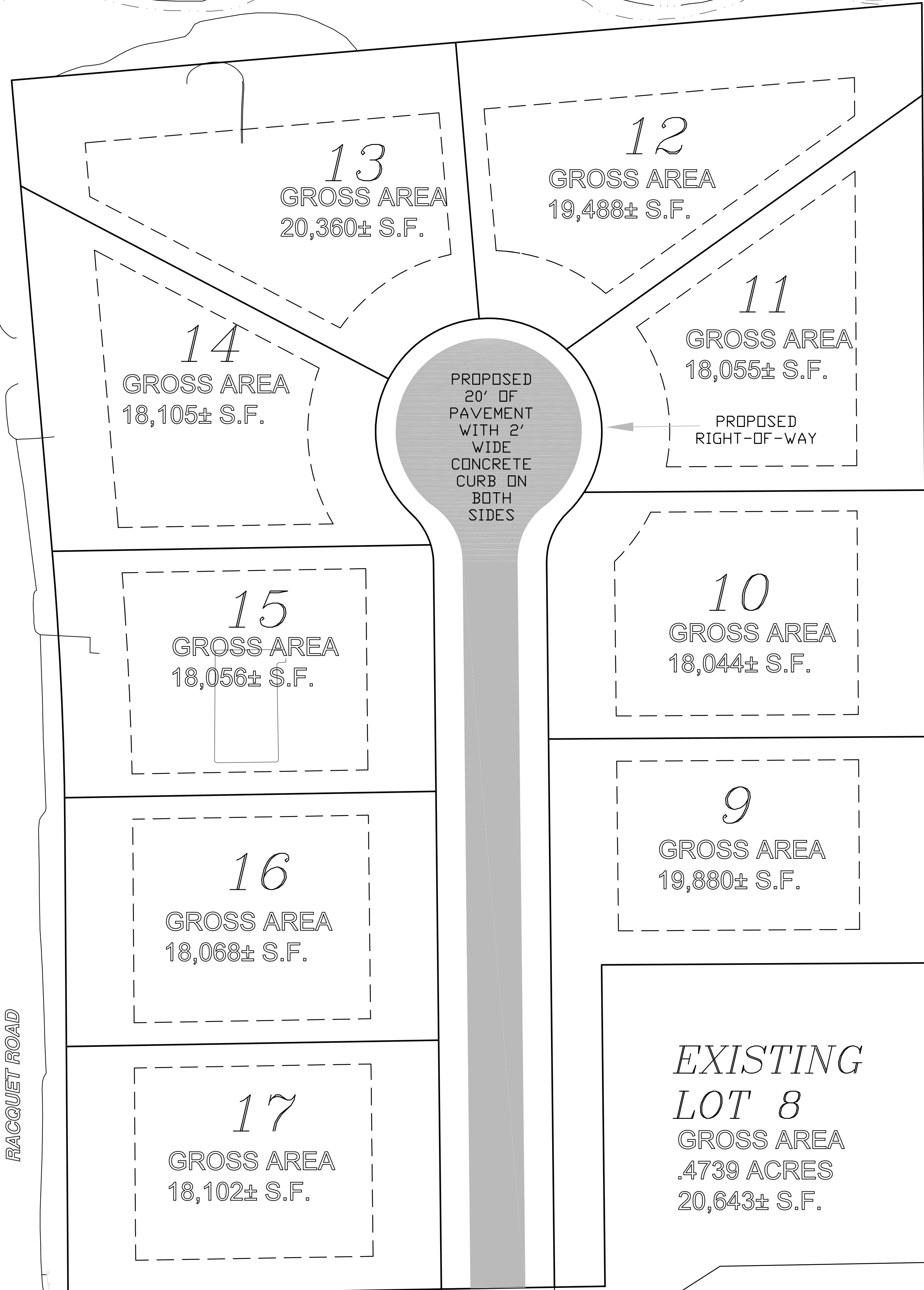
SEC, INC.
20 STUTZ BEARCAT DRIVE #6
SEDONA, ARIZONA 86336
(928) 282-7787 FAX: (928) 282-0731
REGISTRATION NUMBERS:
P.E. 49109
R.L.S. 40829

UTILITIES FURNISHED BY:

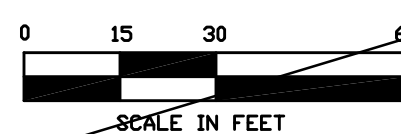
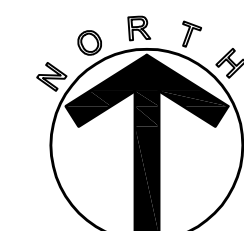
ELECTRIC - ARIZONA PUBLIC SERVICE
NATURAL GAS - UNISOURCE ENERGY SERVICES
TELEPHONE - CENTURYLINK COMMUNICATIONS
EMERGENCY SERVICES - SEDONA FIRE DISTRICT
SOLID WASTE DISPOSAL - WASTE MANAGEMENT
WATER - ARIZONA WATER COMPANY
WASTE WATER - CITY OF SEDONA

RACQUET ROAD

SALIDO DEL SOL



NOTE:
SURVEY COMPLETED BY LANDMARK ENGINEERING AND
SURVEYING. TOPOGRAPHY PROVIDED BY KENNEY AERIAL
MAPPING



NOT FOR CONSTRUCTION. FOR AGENCY REVIEW ONLY

FOOTHILLS SOUTH TRACT A
CONCEPTUAL PLAT



EXPIRES 3/31/2018



20 STUTZ BEARCAT # 6
SEDONA ARIZONA 86336
(928) 282-7787

SITE MAP SHEET MAP LEGENDS & ABBREVIATIONS		
DATE	DRAWN	SHEET
04/1/2016	NW, NJ	1 OF 1
SCALE	CHECKED	Project No.
NO SCALE	KG	16-0303E

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SOUTHWESTERN ENVIRONMENTAL CONSULTANTS, INC.

E-mail: info@sec-landmgt.com
www.sec-landmgt.com

RECEIVED
JUL 14 2016
CITY OF SEDONA
COMMUNITY DEVELOPMENT

CORPORATE OFFICE:
20 STUTZ BEACRCAT DRIVE #6
SEDONA, ARIZONA 86336
(928) 282-7787
Fax: 282-0731

BRANCH OFFICE:
825 COVE PARKWAY
COTTONWOOD, ARIZONA 86326
(928) 634-5889
Fax: 634-2222

ADDITIONAL LOCATIONS:
PRESCOTT, ARIZONA
COUNCIL, IDAHO

July 13, 2016

City of Sedona Community Development Department
102 Roadrunner Drive
Sedona, Arizona 86336

PUBLIC PARTICIPATION PLAN

The proposed redevelopment of the parcel formerly containing the now defunct racquet club is being driven by and is widely supported by the residents of Foothills South. The owner of record for this parcel is Elevations at Foothills South, LLC (Elevations). The owners of Elevations are homeowners in the Foothills South subdivision and/or they are members of the Foothills South HOA Board of Directors. Their intent throughout this process is to maintain a constant open line of communications with both their fellow Foothills south residents and all property owners within 500' of the parcel.

A notice of public participation and outreach meeting has been mailed to all property owners within 500 feet of the parcel. At this meeting individuals will be afforded the opportunity or review the project, ask questions of the developers and generally have their concerns heard and documented.

The open house will include multiple, brief overview presentations followed by opportunities for questions and comments by the attendees. Drawings and presentation material that explains the proposed project will be available and representative(s) from Elevations, the Foothills South Community and SEC will attend to answer the questions and to record the comments made by participants. After the completion of the public meeting the questions and comments received will be summarized in a written report that will be provided to City Staff in a timely manner.

The Foothills South HOA has formed a committee comprised entirely of residents that is working closely with the owners of Elevations to help ensure comprehensive community input. The following individuals are members of the community and have agreed to make themselves available to answer questions and receive comments from residents throughout the process.

Ralph Young
928-204-9764
elevationsfoothills@gmail.com

Burt Engley
928-204-2355
burt@burtensley.com

Also available to answer questions is a representative of SEC Inc., the Planning and Engineering Firm for the project.

Neil Johnson
928-282-7787 Ext 4211
njohnson@sec-landmgt.com

Access to the subject parcel is and will continue to be only through the Foothills South subdivision. Even though the majority of the impact of the development of this parcel will be on these residents, it is the intent of Elevations to actively seek the input of all property owners within 500' as required by the City.

The public open house has been announced via a mass mailing to all of the addresses provided by the City. A copy of the announcement contained in the mailing is attached.

Sincerely



Neil Johnson
SEC Inc.



Growth is inevitable...it's planning that makes the difference.



**SOUTHWESTERN
ENVIRONMENTAL
CONSULTANTS, INC.**

E-mail: info@sec-landmgt.com
www.sec-landmgt.com

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(928) 634-5889
Fax: 634-2222

ADDITIONAL LOCATIONS:
PRESCOTT, ARIZONA
COUNCIL, IDAHO

July 8, 2016

Dear neighbor

As the current owner of the property formerly known as the Sedona Racquet club, Elevations at Foothills South would like to invite you and your neighbors to a public open house so we can present and explain our plans for the property. The Open House will be held on Tuesday, July 26, 2016 between the hours of 4:00 p.m. and 5:30 p.m. at:

Rock of Ages Church
390 Dry Creek Road (at the intersection with Remuda)
Sedona, Arizona 86336

Elevations at Foothills South, LLC is a member owned and managed Limited Liability Company that has been formed primarily by residents of the Foothills South Subdivision specifically to purchase the old racquet club property and thereby control its future development. As you may or may not know, the old racquet club had been struggling for many years and was falling into disrepair. It had been through several bankruptcies and many residents became concerned that the property, which is zoned OP (office-professional), could be purchased by outsiders and developed for a purpose that was completely incompatible with a quiet, gated community such as Foothills South. The proposed amendment to the Community Plan and Zone Change being requested will convert the property to the same RS-18A zoning that covers the rest of Foothills South and ultimately result in the creation of nine new residential lots.

The intent of this open house is to allow Sedona residents an opportunity to review the concept, ask questions and have their comments and concerns heard and documented. If you are unable to attend the open house you can submit written comments to SEC, Inc., 20 Stutz Bearcat #6, Sedona, Arizona 86336.

A conceptual sketch of the proposal is enclosed. We look forward to seeing you at the open house.

Sincerely

Neil Johnson
SEC Inc.

RECEIVED
JUL 13 2016
CITY OF SEDONA
COMMUNITY DEVELOPMENT

**CONCEPTUAL PLAT
FOOTHILLS SOUTH, TRACT A
CITY OF SEDONA**

A PORTION of TRACT "A", FOOTHILLS SOUTH (UNIT ONE AMENDED) per PLAT RECORDED in Bk. 19 M.&P., Pgs. 18-19 and of LOT 8, FOOTHILLS SOUTH UNIT 4 per PLAT RECORDED in Bk. 63 M.&P., Pgs. 9-10, Y.C.R.O., all LOCATED in SE¼ SECTION 16, T.17N., R.6E., G.&S.R.M., YAVAPAI COUNTY, ARIZONA

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LEGEND

PROPOSED PROPERTY LINE —————
PROPOSED BUILDING ENVELOPE - - - - -

OWNER/DEVELOPER:

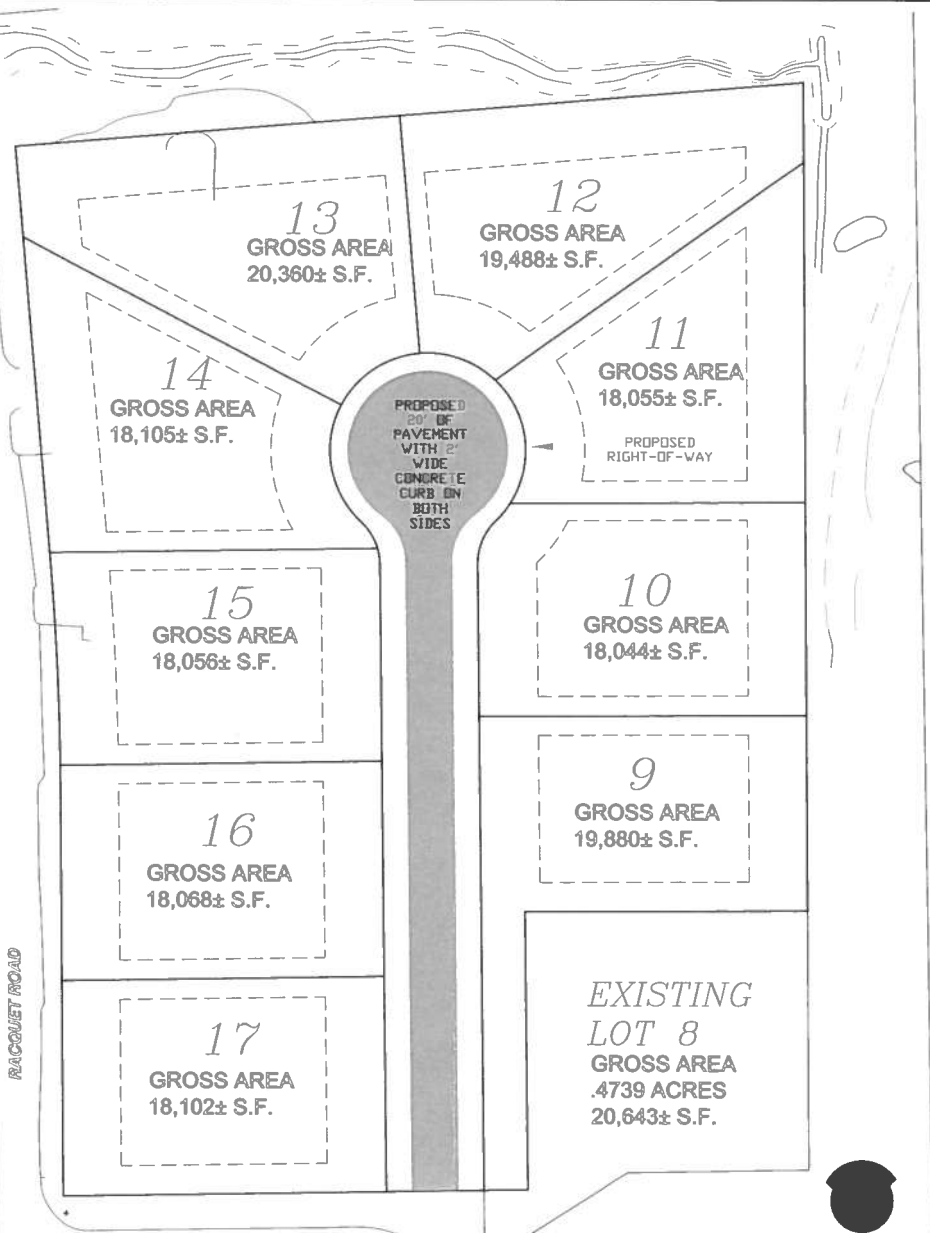
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928-204-9764

ENGINEERS/LAND PLANNERS/SURVEYORS:

SEC, INC.
20 STUTZ BEARCAT DRIVE #6
SEDONA, ARIZONA 86336
(928) 282-7787 FAX: (928) 282-0731
REGISTRATION NUMBERS:
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SOLID WASTE DISPOSAL - WASTE MANAGEMENT
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WASTE WATER - CITY OF SEDONA



NOTE:
SURVEY COMPLETED BY LANDMARK ENGINEERING AND SURVEYING. TOPOGRAPHY PROVIDED BY KENNEY AERIAL MAPPING

NOT FOR CONSTRUCTION. FOR AGENCY REVIEW ONLY

**FOOTHILLS SOUTH TRACT A
CONCEPTUAL PLAT**

SITE MAP SHEET MAP LEGENDS & ABBREVIATIONS		
DATE 04/1/2018	DRAWN HW, NJ	SHEET 1 OF 1
SCALE N/D SCALE	CHECKED KC	Project No. 18-0303C

18-0303C_FOOTHILLS SOUTH.dwg | 18-0303C.dwg

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**SOUTHWESTERN
ENVIRONMENTAL
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COTTONWOOD, ARIZONA 86326
(928) 634-5889
Fax: 634-2222

ADDITIONAL LOCATIONS:
PRESCOTT, ARIZONA
COUNCIL, IDAHO

August 1, 2016

City of Sedona Community Development Department
Attn. Cari Meyer and Mike Raber
102 Roadrunner Drive
Sedona, Arizona 86336

Re: Report on the results of a public meeting concerning the redevelopment of Assessor's Parcel Number 408-11-243A also formerly known as the Sedona Racquet Club located within the gated community of Foothills South, Sedona, Arizona.

Mike and Cari

On July 26, 2016 between the hours of 4:00 pm and 5:30 pm Elevations at Foothills South, LLC and SEC Inc., serving as their agent, conducted the public meeting proposed in the previously submitted PUBLIC PARTICIPATION PLAN dated June 2, 2016 and amended July 11, 2016. The meeting was announced in a mass mailing sent July 11, 2016 to all of the property owner addresses provided by the City. Only six of the notifications came back as undeliverable. The Foothills South HOA made an effort to contact these property owners with unknown success. Twenty individuals attended the meeting including several Board Members of the HOA. Eighteen of the attendees identified themselves as residents of Foothills South and two as being associated with Foothills South HOA management.

A brief presentation was made at the beginning of the meeting that covered the high points presented in the Letter of Intent. It was then explained that the primary purpose of the meeting was to allow all residents the opportunity to ask questions and have their concerns regarding the proposed project heard and documented.

The comments received were consistently in favor of the proposal to convert the site to residential lots. The most prevalent concern was that the development should be subject to the provisions of the existing CC&R's. The following sample of public comments/questions and the responses made are representative of a dialog that lasted for an hour and a half.

Comment

We are in support of this proposal as long as it adheres to the CC&R's

Response

The intent is for the new subdivision to be subject to the existing Foothills South CC&R's. Elevations at Foothills South has an agreement to this affect with the HOA.

Comment

The CC&R's require 30' setbacks on all sides of the property and a minimum 2,200 square foot house. The current proposed layout may have to be changed.

Response

The current proposed layout does show setbacks that conform to the zoning rather than the CC&R's. The proposed layout will be revisited to ensure that it complies as completely as possible with the CC&R's. The City generally does not object to covenants that are more restrictive than their ordinance.

Comment

The owner of Lot 7 in Foothills South, Unit 4 stated that he would prefer to have the access road enter the Tract from Racquet Road rather than from Salido Del Sol. The current point of access is in front of his house.

Response

There are technical challenges involved in building a relatively short L shaped road that ends in a cul-de-sac on the types of grades that exist on the site. We will revisit the available options but the ultimate deciding factor may be Fire District ease of access regulations.

Comment

Will the subdivision be flat?

Response

No. The amount of elevation change across the property will require that both the road and the lots have a noticeable slope. The design will conform to City standards.

Comment

Will any Spec houses be built?

Response

A representative of Elevations at Foothills South stated that they have no plans for building houses. They do not want to be competitors with other residents that may be trying to sell their property. Their primary goal is to ensure that the property is developed in a manner that is compatible with the rest of Foothills South.

Comment

Will the "existing lot 8" shown on the proposed layout be part of the new subdivision?

Response

Lot 8 was purchased by Elevations at Foothills South in case it was needed to ensure access or proper development to Tract A. Conversations with the city have revealed that trying to do this type of combination would likely be a complicated and extended process. We are currently attempting to formulate an acceptable design that does not include lot 8 but have not entirely ruled out its use.

Comment

It was my understanding that you were going to demolish the Racquet Club within a year of acquiring it. Is that still the plan?

Response

The representative from Elevations at Foothills South stated that they had contacted seven potential demolition companies and that each had asked difficult questions concerning whether recycling is feasible and how to dispose of the waste material. There was also the question of how to control dust



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after the demolition and for how long the dust would need to be controlled. The current thinking is that the demolition should be part of the ultimate construction contract.

Comment

We are in support of this concept as long as the CC&R's are followed. Will you continue to tell us what is happening and is there anything we can do to help?

Response

Input from the residents is an important part of this process. We will be available to answer questions or hear your concerns throughout the proceedings. Our e-mail addresses and phone numbers are shown in the documentation explaining the proposal that is available at the back of the room. In addition we encourage you to attend the Planning and Zoning and City Council meetings that will be held at city hall concerning this proposal.

Comment

Many residents have already gone through a lot of lawyers and money to get to this point. We just want to see it finished.

Response

We are aware of the hassles you have gone through previously and will work to bring this to a conclusion as soon as possible. There is however a well-defined process that will need to be followed to accomplish the end goal. We are committed to working with the residents and with the City to accomplish this goal.

At the conclusion of the meeting we asked whether after hearing what had been said, anyone was opposed the replacement of the Racquet Club with residential lots. No one said a thing.

Copies of the sign in sheets from the meeting are attached. Please do not hesitate to contact us if you have any questions.

Sincerely



Neil Johnson
SEC Inc.



Growth is inevitable...it's planning that makes the difference.

Elevations at Foothills South

Public Meeting at Sedona

July 26, 2016 4:00 P.M.

PLEASE PRINT

Name	Address / E-Mail Address	Telephone Numbers	Lot Owner at Foothills South
Tim Anderson	171 El Camino ^{Fire at NP M} Jessie's Calle E-mail: tim.anderson2@me.com	928-204-2023	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Tim Anderson	3172 Calle del Marbon, Sedona	734 846 5355	yes
Bob/REBECCA MAXWELL	160 SALIDO DEL SOL	928-301-2564	ye YES
Burt Kusley	3183 Calle del Marbon	920-245-2355	Yes
Paul Tiller		928 282 7321	Yr

Elevations at Foothills South

Public Meeting at Sedona

July 26, 2016 4:00 P.M.

PLEASE PRINT

Name	Address / E-Mail Address	Telephone Numbers	Lot Owner at Foothills South
Linda Jensen	500 Foothills South W.	928 282 5256	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Sheldon Golub	118 Linda Vista	928-699-6035	✓
Pete Young	220 Calle Del Norte ^{Sedona} AZ 86336	928-209-9769	✓
Pauline Curry	155 Linda Vista	928-862-2240	L
MARIL SAKELBY	240 ROQUET RD.	928-554-4742	
Susan Kopsch	61 Calle Del Arboles	" 282-0270	
SAVAS SOSANGELIS	435 Foothills South	928 282 1245	✓

Elevations at Foothills South

Public Meeting at Sedona

July 26, 2016 4:00 P.M.

PLEASE PRINT

Name	Address / E-Mail Address	Telephone Numbers	Lot Owner at Foothills South
Vanderwater	340 Lake Rd Sedona		<input type="checkbox"/> Yes <input type="checkbox"/> No
Steve + Rene Smith	77 Sunset Rd Sedona AZ 86351	920-865-1234	
Jerry - James + Mary Dell	201 El Camino Real		
Wayne Swart	155 Salido del Sol.		✓



City Of Sedona Community Development Department

102 Roadrunner Drive Sedona, AZ 86336

(928) 282-1154 • Fax: (928) 204-7124

NOTICE OF APPLICATION: MAJOR COMMUNITY PLAN AMENDMENT & ZONE CHANGE

Application materials are available on the City’s website (www.sedonaaz.gov/cd) under Current Projects.



Scan with your mobile device to access project documents online

*The Planning and Zoning Commission is **tentatively** scheduled to review this application at a work session on August 11 and at a public hearing on Tuesday, September 20, 2016. City Council is **tentatively** scheduled to review the application in October. You will receive a public notice from this office prior to the public hearings.*

Your comments, input, and opinions on the proposed project are welcomed. Written comments may be submitted to the City using the comment form on the website or by contacting City Staff using the information below.

- Case Number:** PZ16-00004 (Major CPA, ZC)
- Project Summary:** Request for approval of a Major Sedona Community Plan Amendment and Zone Change in order to pursue the development of the former Sedona Racquet Club as a single-family residential subdivision.
- Property Address:** 100 Racquet Road (Former Sedona Racquet Club)
- Parcel Numbers:** 408-11-243A
- Site Size:** ± 4.43 acres
- Existing Sedona Community Plan Designation:** P/SP (Public/Semi Public)
- Proposed Sedona Community Plan Designation:** SFLD (Single-family Low Density)
- Existing Zoning:** OP (Office Professional)
- Proposed Zoning:** RS-18a (Single-family Residential)
- Owner/Applicant:** Elevations at Foothills South LLC (Ralph Young)
- Authorized Agent:** SEC Inc. (Neil Johnson)
- City of Sedona Contacts:**
 - Michael Raber, Senior Planner
(928) 204-7106; mraber@sedonaaz.gov
 - Cari Meyer, Senior Planner
(928) 203-5049; cmeyer@sedonaaz.gov

Vicinity Map

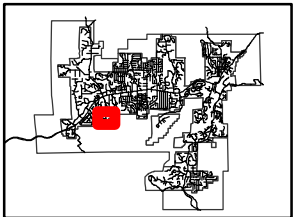
Parcel #
408-11-243A &
408-11-439
Foothills South
Racquet Club
Amendment

- Parcel # 408-11-243A & 408-11-439
- Zoning Boundary
- Building Footprint
- Parcel Boundary
- Trail
- Street Centerline



0 60 120 Feet

City Index

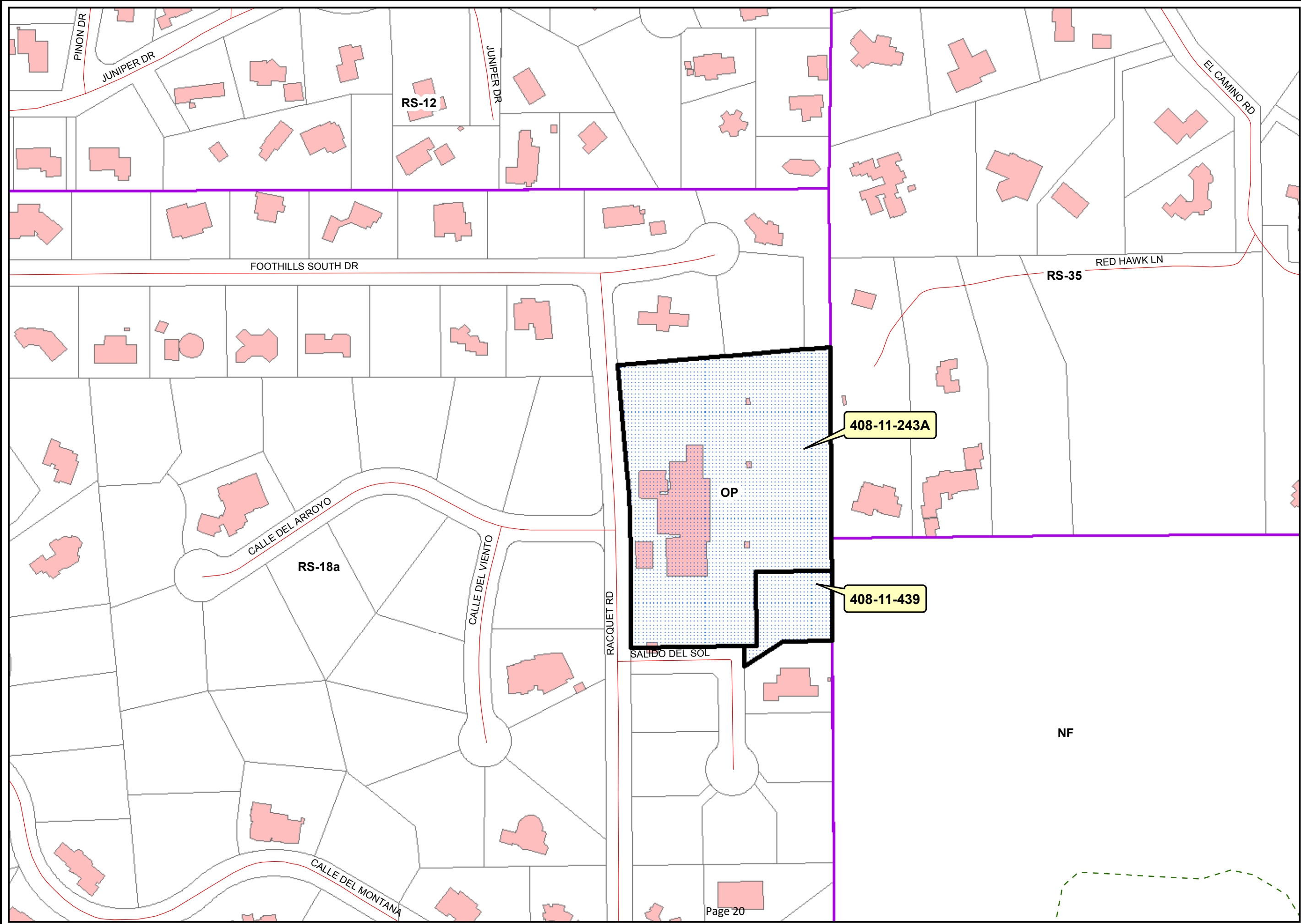


GIS, City of Sedona
05/23/2016
g:/pubreq/projects/sec/
foothills/cam/xds/
408-11-243a_439_vicinity.mxd



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The information is provided on an "as-is" basis. The City of Sedona shall have neither liability nor responsibility to any person or entity with respect to any loss or damages in connection with or arising from the information contained on this map.





City Of Sedona Community Development Department

102 Roadrunner Drive Sedona, AZ 86336

(928) 282-1154 • Fax: (928) 204-7124

July 5, 2016

Southwestern Environmental Consultants, Inc.
c/o Neil Johnson
20 Stutz Bearcat Drive #6
Sedona, AZ 86336

RE: Comments, Elevations at Foothills South; PZ16-00004 (Major Community Plan Amendment, Zone Change), 100 Racquet Rd

Dear Mr. Johnson,

On June 2, 2016, on behalf of your clients, you submitted an application for a Major Community Plan Amendment and Zone Change for the property located at 100 Racquet Road, Assessor's Parcel Number 408-11-243A. Your request is to amend the Community Plan designation for this property from P/SP (Public/Semi-Public) to SFLD (Single Family Low Density) and to rezone this property from OP (Office Professional) to RS-18a (Single Family Residential). If approved, these changes would allow for the future development of this parcel as a residential subdivision.

A preliminary review of the submitted materials has been completed. In order to help move your application through the process, we are providing you with the attached comments. Please note that this preliminary review does not constitute a recommendation to approve or deny your request. We have also attached comments received thus far from reviewing agencies. As a reminder, as the project moves through the process, additional questions and comments may be generated. In order to keep this project on schedule for a City Council hearing by the end of the year, please return your responses/revisions by July 25, 2016.

If you have questions about the general process, please contact me at (928) 204-7106 or mraber@sedonaaz.gov. If you have questions regarding a specific comment, please feel free to contact the reviewing agency directly. Contact information is included in each comment letter.

Sincerely,

Mike Raber, Senior Planner

Comment Letters Attached:

1. City of Sedona Community Development (Long Range and Current Planning)
2. City of Sedona Public Works
3. Sedona Fire District
4. Arizona Department of Water Resources
5. UniSource Energy Services



City Of Sedona Community Development Department

102 Roadrunner Drive Sedona, AZ 86336

(928) 282-1154 • Fax: (928) 204-7124

Planning Comments

Reviewers: Cari Meyer, Senior Planner, Mike Raber, Senior Planner

PZ16-00004 (Major Community Plan Amendment, Zone Change) Elevations at Foothills South 100 Racquet Road; APN 408-11-2432A

1. **General Comment:** A subdivision application has not been submitted in conjunction with this project. If your current application is approved, the next step will be to submit a formal subdivision application for the proposed 9-lot subdivision for review and approval.
2. **Letter of Intent:**
 - a) Community Plan references: On pages two and three of the Letter of Intent, there are several quotes from the Community Plan. The majority of these appear to be from the old 2002 Community Plan rather than the current 2013 Community Plan. The Letter of Intent should only reference the current 2013 Plan. Please revise the Letter of Intent accordingly and provide page numbers from the current 2013 Plan for any references. The 2013 Community Plan can be found online at www.SedonaAZ.gov/complan.
 - b) Current Use: Please clarify the statement that “the existing zoning does not in fact cover the current use” of the property. Please explain how this property is currently used.
 - c) Water and sewer usage, traffic: The Letter of Intent references “significant reductions” in demand for water and sewer services and traffic generation. Please explain in greater detail and specify how these conclusions were reached and provide any applicable supporting documentation.
3. **Public Participation Plan**
 - a) In the last paragraph on page one, please clarify how the public open house will “afford all citizens of Sedona an opportunity to review and comment...” You indicate that a mass mailing will be mailed to identified groups, individuals or entities identified as having a special interest. Do you plan on advertising this event to the greater Sedona public?
 - b) The Public Participation Plan (along with the Letter of Intent) seems to focus primarily on how other residents of Foothills South will be informed of and kept up to date on the project. Please keep in mind that the notification radius for this project has been set at 500 feet. This radius includes some properties outside of the subdivision that need to be included in the public participation process.
 - c) Please provide us the date and time of the open house and a copy of the invitation used to notify the public and interested parties.
 - d) The Public Participation Report is due on August 9, 2016.
4. **Planning and Zoning Commission Work Session and Site Visit**
 - a) This project has been scheduled for an initial site visit and work session with the Planning and Zoning Commission on August 11, 2016. The site visit will leave City Hall at approximately 2:00 pm and the work session will begin at 3:30 pm. You and your project representatives will need to meet the Commission at the site and walk them through the project. Please confirm that this date and time will work and provide City Staff with a gate code to allow us to access the project site by July 25, 2016.



City of Sedona Public Works Department

102 Roadrunner Drive Sedona, AZ 86336

(928) 204-7111 • Fax: (928) 282-5348, Ryan Mortillaro, (928) 203-5091

PZ16-00004 (DEV)

Elevations at Foothills South (Conceptual Review)

6/20/16

Engineering Comments

For the next level of review:

1. Please provide a trip generation report.
2. Please provide a preliminary drainage report.
3. Please provide a geotechnical report.
4. Please provide cut and fill earthwork quantities (in cu. yds.) for the project. If applicable, the applicant shall provide bond assurance, which meets the requirements of the City of Sedona, Land Development Code Section 809, prior to issuance of a building permit.
5. Please provide a slope analysis.
6. Please provide a legal description of the property.
7. Provide a 2-ft contour map of the property.

Prior to Issuance of Building Permit:

- Provide Final Grading and Drainage Plans. The Site Plan shall meet the requirements of LDC Section 803.
- Provide Final Drainage Report.
- Applicant shall follow the City of Sedona Land Development Code in its entirety.
- Applicant shall provide a Storm Water Pollution Prevention Plan. SWPPP measures shall be in place prior to the start of construction (LDC Article 8). Storm water quality measures shall also comply with City of Sedona Code requirements (City Code Chapter 13.5)
- Accessible sidewalks and parking areas will need to meet the current US Dept. of Justice ADA requirements.
- A City Right-of-Way Permit shall be acquired for any work taking place within City Rights-of-Way.
- Provide utility construction details on plans. Provide the actual details with the plans.
- A copy of the ADEQ "Approval to Construct" Water Facilities and Wastewater Facilities shall be provided prior to construction.
- Provide construction details for concrete structures (walls, curb, etc.).
- Applicant shall provide a Storm Water Pollution Prevention Plan along with the ADEQ NOI (disturbance area is greater than 1 acre). SWPPP measures shall be in place prior to the start of construction (LDC Article 8). Storm water quality measures shall also comply with City of Sedona Code, Chapter 13.5 requirements.
- Determine the need for a 404 permit from the Army Corps of Engineers for work in watercourse areas prior to disturbance of those areas.
- A City Right-of-Way Permit shall be acquired for any work taking place within City Rights-of-Way. A Traffic Control Plan needs to be submitted with the application.
- No dumping of excavated material is allowed within city limits without prior authorization from the City of Sedona Engineering Department (LDC Chapter 8).
- For projects involving grading of more than 5,000 cubic yards, a haul plan, a dust control plan, a topsoil reutilization plan, a stormwater pollution prevention plan, and a traffic control plan shall be required. Each must be acceptable to and approved by the City Engineer. (LDC Section 806)



SEDONA FIRE DISTRICT

2860 SOUTHWEST DRIVE · SEDONA, AZ 86336 · TEL: (928) 282-6800 · FAX: (928) 282-6857

Safe...Friendly...Dedicated

July 1, 2016

Ms. Cari Meyer
Associate Planner, Current Planning
City of Sedona Community Development
City of Sedona
104 Road Runner Drive
Sedona, Arizona 86336

Dear Ms. Meyer:

A conceptual review has been completed for the project listed below.

Description: Elevations at Foothills South (Formerly the Sedona Racquet Club)
Address: 100 Racquet Road, Sedona, Arizona 86336
Case#: PZ16-00004 (Major CPA, DEV)
APN: 408-11-343A
Proposal: 9 new residential lots

Based on the submitted information the following fire code requirements shall be applicable.

1. Section 503.1: Fire department access roadways shall be provided. Roadways shall meet the listed requirements:
 - A. Roadways shall be at least 20 feet wide.
 - B. Grades shall not exceed 6% for gravel, 12% for blacktop and 15% for concrete surfaces.
 - C. Overhead obstructions shall not be lower than 13 feet 6 inches.
 - D. Obstructions such as low water crossings, security gates and speed bumps require buildings served by such roads to be equipped with automatic fire sprinklers.
 - E. Turning radii shall be no less than 20 feet inside, 40 outside.
 - F. Dead-ends longer than 150 feet shall be equipped with turn-a-rounds.
 - G. Bridges shall be designed to carry the imposed loads of fire apparatus.
 - H. Approved signs shall mark roads by name.
 - I. Vehicles shall not park in a fashion to obstruct fire lanes. No parking signs shall be installed where parking presents such obstructions.

2. Section 903.2: All buildings hereafter constructed shall be equipped with an approved automatic fire sprinkler system. Systems shall be installed in accordance with the National Fire Protection Association's pamphlet #13D, "**Standard for the Installation of Sprinkler**

Systems in One- and Two-Family Dwellings and Manufactured Homes” the 2002 edition.

3. Section 508.1: An approved water supply capable of supplying the required fire-flow shall be provided. Fire hydrants shall be installed in accordance with the local water purveyor and as required by this office. Hydrants shall be situated on at least six-inch mains, eight-inch if dead-end.

NOTE: Required fire-flows shall be made available prior to any combustible construction materials being brought on site. Fire flow is based on the size and construction type of the proposed buildings.

NOTE: A fire hydrant shall be installed between lots 16 and 17.

Fire hydrants shall be installed as directed by this office. An approved water main shall be provided to support the required fire flow for this project. Fire flows are determined by Appendix B, Table B105.1, of the IFC, 2003 edition.

4. Section 506.1: Security gates, if installed, shall be equipped with a Sedona Fire District key over-ride cylinder. This cylinder shall be keyed to the type presently employed by the Sedona Fire District. Operation of the key shall open the gates and the gates shall remain open until such time that the key is returned to its normal position. One clockwise turn shall open the gate. One counterclockwise turn shall return the gate to normal operation. Provide proper key cylinder. This cylinder is available for purchase through this office.

In addition to the key operation, a TOMAR (TOMAR Industries, <http://TOMAR.com>) optical sensor 2091-SD or similar, shall be installed. This sensor allows for emergency apparatus to enter the property having the gate automatically open upon the approach of emergency apparatus. The actuation of the gate is through a signal sent via the strobe lights on the emergency apparatus. The gate will remain open for as long as the signal is being transmitted by the emergency apparatus. Provide proper optical sensor.

A battery backup system shall be provided to open the gate one time upon a power failure. Provide proper battery backup.

5. Section 505.1: Premises-identification shall be clearly posted prior to final occupancy. Numbers shall be visible and legible from the street. Number colors shall be contrasting to their background. Provide proper address numbers.

These comments shall not be meant to exclude any applicable requirements adopted by the Sedona Fire District or other regulatory agency. The adopted fire code is based on the 2003 edition of the International Fire Code with amendments as approved by the Arizona State Fire Marshal.

Inspections required by the fire code, to ensure that these requirements have been satisfied, shall be scheduled through this office. Proof of these inspections shall be submitted by you to the City of Sedona Community Development Department prior to a certificate of occupancy being issued.

As of February 27, 2008 the Sedona Fire District adopted a fee for service schedule. Service fees include construction plan reviews. A construction permit is required to be obtained from this office prior to any commencement of work. Construction permits will not be issued until such time that fee payments are received.

If you have any questions concerning these comments please feel free to contact me at (928) 204-8907 or gjohnson@sedonfire.org.

Sincerely,



Gary J. Johnson
District Fire Marshal

C: Mr. Neil Johnson
SEC
20 Stutz Bearcat Drive
Suite #6
Sedona, AZ 86336

njohnson@sec-landmgt.com

Mike Raber - RE: Major Amendment to Sedona Community Plan

From: Karen Modesto <kmodesto@azwater.gov>
To: "MRaber@sedonaaz.gov" <MRaber@sedonaaz.gov>
Date: 6/22/2016 3:56 PM
Subject: RE: Major Amendment to Sedona Community Plan

Hi Mike,

This is in response to your recent request to Gerry Walker regarding a change to the Sedona Community Plan. Based on the description in your letter (the hyperlinks did not work), please be advised of the following from ADWR's Office of Assured and Adequate Water Supply:

To Whom it May Concern: the change to the Sedona Community Plan that creates nine residential lots on the site of the former Sedona Racquet Club likely requires a determination of Adequate Water Supply from the Arizona Department of Water Resources. For further information and assistance, please contact the Office of Assured & Adequate Water Supply at: [602-771-8599](tel:602-771-8599) or assuredadequate@azwater.gov

Richard B. Obenshain, Manager
Recharge, Assured & Adequate Water Supply Programs
Water Planning & Permitting Division
Arizona Department of Water Resources
1110 W. Washington St., Suite 310 Phoenix, AZ 85007
MAILING ADDRESS: PO BOX 36020, Phoenix, AZ 85067-6020
Phone: [\(602\)771-8622](tel:6027718622)
Fax: [\(602\)771-8689](tel:6027718689)

Please feel free to contact Rick or me if you need additional information.

Regards,
Karen

Karen Modesto
Arizona Department of Water Resources
Statewide Planning
[\(602\) 771-7705](tel:6027717705)
kmodesto@azwater.gov



Cari Meyer - RE: [EXTERNAL E-Mail] City of Sedona Development Application (Elevations at Foothills South)

From: <IFreeman@uesaz.com>
To: <CMeyer@sedonaaz.gov>
Date: 6/13/2016 9:47 AM
Subject: RE: [EXTERNAL E-Mail] City of Sedona Development Application (Elevations at Foothills South)
Cc: <IFreeman@uesaz.com>

Hi Cari

UniSource has no conflicts with this project. We will need to remove the existing service stub that was for the Racquet Club, probably before any demolition. Please have the owners contact us at [928-203-1295](tel:928-203-1295) when they are ready.

Irene

From: Cari Meyer [CMeyer@sedonaaz.gov]
Sent: Thursday, June 09, 2016 4:47 PM
Subject: [EXTERNAL E-Mail] City of Sedona Development Application (Elevations at Foothills South)

****I use the same distribution list for all new development projects. If the project(s) on this list are not in your county or area of service, do not feel obligated to respond, but feel free to contact me with any questions you have or clarifications you may need.****

The City of Sedona Community Development Department has received the following development applications and is requesting your review.

1. **PZ16-00004 (Major CPA, ZC) Elevations at Foothills South at 100 Racquet Road (APN 408-11-343A). This is the site of the former Sedona Racquet Club.** The property is in *Yavapai County*. As a final review, comments should focus on the accuracy and completeness of all information provided and whether the plans submitted meet your agency's requirements. The applicant is proposing a Major Community Plan Amendment to change the designation on the Future Land Use Map from Public/Semi Public to Single Family Low Density and a Zone Change to change the zoning from OP (Office Professional) to RS-18a (Single Family Residential). These designations would match the designations in the surrounding neighborhood. The property is approximately 4.43 acres and the applicant has not submitted a subdivision application at this time. Please review the materials at the link below. There will be an internal meeting for this project on **Tuesday, June 21, 2016, at 8:00 am** in the Schnebly Conference Room at the Community Development Department Office. Comments are due by **Thursday, June 30, 2016**.



**SOUTHWESTERN
ENVIRONMENTAL
CONSULTANTS, INC.**

E-mail: info@sec-landmgt.com
www.sec-landmgt.com

CORPORATE OFFICE:
20 STUTZ BEACRCAT DRIVE #6
SEDONA, ARIZONA 86336
(928) 282-7787
Fax: 282-0731

BRANCH OFFICE:
825 COVE PARKWAY
COTTONWOOD, ARIZONA 86326
(928) 634-5889
Fax: 634-2222

ADDITIONAL LOCATIONS:
PRESCOTT, ARIZONA
COUNCIL, IDAHO

July 14, 2016

Michael Raber, and Cari Meyer, Senior Planners
City of Sedona
102 Roadrunner Drive
Sedona, AZ 86336

Re: Elevations at Foothills South, redevelopment of the parcel formerly known as the Sedona Racquet Club, Response to comments sent July 5, 2016

Dear Mike and Cari

This letter is intended to address the comments contained in your e-mail sent on January 5, 2016. Our response is shown in Red *italics* after each question. Also attached are a revised LOI, a sample LOI with the changes that have been made in red, and a revised Public Participation Plan

Planning Comments

**Reviewers: Cari Meyer, Senior Planner, Mike Raber, Senior Planner
PZ16-00004 (Major Community Plan Amendment, Zone Change) Elevations at
Foothills South
100 Racquet Road; APN 408-11-2432A**

1. **General Comment:** A subdivision application has not been submitted in conjunction with this project. If your current application is approved, the next step will be to submit a formal subdivision application for the proposed 9-lot subdivision for review and approval. *Understood*
2. **Letter of Intent:**
 - a) Community Plan references: On pages two and three of the Letter of Intent, there are several quotes from the Community Plan. The majority of these appear to be from the old 2002 Community Plan rather than the current 2013 Community Plan. The Letter of Intent should only reference the current 2013 Plan. Please revise the Letter of Intent accordingly and provide page numbers from the current 2013 Plan for any references. The 2013 Community Plan can be found online at

www.SedonaAZ.gov/complan. *The references have been modified and now point to the 2013 version of the Community Plan.*

- b) Current Use: Please clarify the statement that “the existing zoning does not in fact cover the current use” of the property. Please explain how this property is currently used. *The existing zoning comment has been removed and a description of current use added.*
- c) Water and sewer usage, traffic: The Letter of Intent references “significant reductions” in demand for water and sewer services and traffic generation. Please explain in greater detail and specify how these conclusions were reached and provide any applicable supporting documentation. *Reduction in the demand for water and sewer services is not included in the Community Plan and these comments have been deleted. The concept of reduced demand will be addressed during the subdivision application phase of the project. A description of why traffic flow is expected to be reduced has been added to the LOI.*

3. Public Participation Plan

- a) In the last paragraph on page one, please clarify how the public open house will “afford all citizens of Sedona an opportunity to review and comment...” You indicate that a mass mailing will be mailed to identified groups, individuals or entities identified as having a special interest. Do you plan on advertising this event to the greater Sedona public? *The Public Participation Plan has been modified to indicate that everyone identified by the city as being a property owner within 500’ of the parcel has been notified.*
- b) The Public Participation Plan (along with the Letter of Intent) seems to focus primarily on how other residents of Foothills South will be informed of and kept up to date on the project. Please keep in mind that the notification radius for this project has been set at 500 feet. This radius includes some properties outside of the subdivision that need to be included in the public participation process. *The Public Participation Plan has been modified to state that, while it is residents of Foothills South that will be primarily affected all property owners within 500’ will be directly invited to comment.*
- c) Please provide us the date and time of the open house and a copy of the invitation used to notify the public and interested parties. *A copy of the invitation is attached.*
- d) The Public Participation Report is due on August 9, 2016. *Understood.*

4. Planning and Zoning Commission Work Session and Site Visit

- a) This project has been scheduled for an initial site visit and work session with the Planning and Zoning Commission on August 11, 2016. The site visit will leave City Hall at approximately 2:00 pm and the work session will begin at 3:30 pm. You and your project representatives will need to meet the Commission at the site and

Growth is inevitable...it's planning that makes the difference.



walk them through the project. Please confirm that this date and time will work and provide City Staff with a gate code to allow us to access the project site by July 25, 2016. *The date and time are agreeable. The gate code specific to this project is #XXXX.*

Comments from Engineering, ADWR and the utility companies will be addressed during the Subdivision Application phase of the project.

Please feel free to contact me if you have any questions. Thank you for your consideration;

Sincerely



Neil Johnson, Project Liaison
SEC Inc.



Growth is inevitable...it's planning that makes the difference.

Cari Meyer - Re: PZ16-00004

From: Mike Raber
To: wayne swart
Date: 7/28/2016 3:25 PM
Subject: Re: PZ16-00004
Cc: Audree Juhlin; Warren Campbell; Cari Meyer

Hi Wayne:

Thank you for your comments. A conceptual subdivision layout was submitted by the applicant to show the maximum number of lots that could be developed under the requested zoning, but that layout is not currently under review and the applicant has not submitted a subdivision application at this time. If the Community Plan amendment and zone change are approved, the applicant would still need to submit an application for a subdivision where the design, setbacks, lots, access, grading, etc would be evaluated. The current layout could change under that review process. The subdivision process would include public hearings with the Planning and Zoning Commission and City Council as well. The applicant is also preparing a Public Participation Plan that will summarize the comments at the meeting you attended. Your comments will also be included in the packet for the Commission's August 11 work session.

Michael Raber, Senior Planner
 City of Sedona
 102 Roadrunner Drive
 Sedona, AZ 86336

[928-204-7106](tel:928-204-7106)

mraber@SedonaAZ.gov

Visit: www.SedonaAZ.gov

Be a fan on Facebook: www.Facebook.com/CityofSedonaAZ

>>> wayne swart <wswart57@gmail.com> 7/27/2016 1:57 PM >>>

Hello Mike

Yesterday I attended a meeting put on by Neil Johnson of Southwestern Environmental Consultants, in regards to the tennis club. My main concern is that they have configured the property such that access will be off of our street, Salido del Sol. There are currently 3 access points to this property off Racquet Drive into the old tennis club. Ours street is a small side street. To shunt the traffic (initially construction and later residential) thru this side street does not sit well with me. Another concern brought up at the meeting was that the development as presented did not conform to the HOA CC and Rs. The CC and Rs stipulate a 30ft setback and the new lots would only accommodate a 12ft setback.

I suspect this is an ongoing process, but I did want to bring this to your attention. Thank you very much.

Wayne Swart

On Jun 27, 2016, at 7:42 AM, Mike Raber <MRaber@sedonaaz.gov> wrote:

Hi Wayne:

Single-family Low-Density is a single-family residential designation in the Sedona Community Plan with a density of .5-2 units per acre. The RS-18a zoning district is a Single-family Residential zone that conforms to this Sedona Community Plan designation (with a minimum lot size of 18,000 square feet). This RS-18a zoning district is the same zone as the Foothills South subdivision.

Please let me know if you have additional questions.

Thanks

Michael Raber, Senior Planner
City of Sedona
102 Roadrunner Drive
Sedona, AZ 86336

[928-204-7106](tel:928-204-7106)

mraber@SedonaAZ.gov

Visit: www.SedonaAZ.gov

Be a fan on Facebook: www.Facebook.com/CityofSedonaAZ

>>> "wayne swart" <wswart57@gmail.com> 6/24/2016 4:29 PM >>>

I received a mailing regarding the conversion of the former Sedona Racquet Club to housing. Could you please tell me the difference between single family low density and single family residential? Thanks!

Sedona City Hall is open for business Monday through Thursday from 7 a.m. to 6 p.m. and closed on Fridays. The Municipal Court and Wastewater system maintenance remain on a Monday through Friday, 8 a.m. to 5 p.m. schedule. Police and maintenance services are not impacted.

From: Carl Ritter <azcritter@suddenlink.net>
To: <mraber@SedonaAZ.gov>
Date: 8/31/2016 8:35 AM
Subject: RE The Elevations at Foothills South zoning change request

As former president of FSOA, I am aware of some history regarding what was the original Tract A and previous efforts to make changes by Dr. and Mrs Charles Bollmann during their ownership. I believe the original land was considered Residential Services when the subdivision original plat plan, Foothills South Unit I and its successor Foothills South Unit One Amended were approved and accepted by Yavapai County. When this land became part of the City of Sedona, efforts were made to find comparable zoning designations and the match was not perfect. The Bollmanns made a request to have the Semi-Public designation put in as a future proposal without the approval of the FSOA. This was discussed by myself as President with Mrs Bollmann, who was told this was not appropriate and not approved by FSOA. Efforts to deal with some of the Bollmann proposals resulted in Mrs. Bollmann announcing they were seceding from Foothills South Owners Association and legal issues were handled by attorneys . When what is now the single family project identified as Foothills IV was in its early planning stages, the Bollmanns did discuss their plans and informed FSOA that Tract A had been divided into 2 parcels. This was a flagrant violation of the CC and R's and when final platting was done, Foothills IV resulted and the plat plan shows the remainder of that Tract as still Tract A. Our then attorney Tanis Duncan was involved . The City also had its agenda and was trying to get a trailhead established there and Mrs. Bollmann was under the impression that to accept a trailhead would get her city approval. Since any changes to the Plat Plan requires FSOA approval, things stalled. I assume the P and Z and City Council are aware this is a restricted subdivision with private streets. Ultimately an agreement was reached with Dr. Bollmann that this area would be developed under the designation of RS 18-A and the private agreement between FSOA and the Bollmanns was executed and stated there would be no conditional uses allowed. . There is provision in the original Foothills South CC and R's that if the Racquet Club ceased to exist, the property could be treated and assessed as single family lots. This is how it was handled for the development of Foothills IV with an agreement that FSOA would support the approval of this development only under those conditions and the RS-18a (jSingle Family Residential) was approved.

So I believe there are several issues that have a bearing on the present request for change in the Proposed Land Use designation, which was never approved by Foothills South. If the City of Sedona took over the Foothills South zoning, I would assume that the recognition of RS-18a as the appropriate zoning for Tract A in the previous case where part of Tract A was no longer to be Racquet Club, and the provision in the original CC and R's allowing the land to be treated as single family residential would be precedent setting for the current issues regarding the other part of Tract A, now identified as 408-11-243 A. As required, the FSOA had to approve that single family residential use designation and this was done and as President, I presented a letter of support to the P and Z when Foothills IV was approved by P and Z. The requirement for approval for FSOA was that the proposed trailhead would be removed from the plan, which it was, and that development be only RSS-18a. (The original proposal was using a different name but ultimately the name Foothills IV was used to make clear it is a part of FSOA.) The Board position was that the Bollmanns had no approval to go for a change in proposed land use without FSOA approval. My personal opinion is that the current Proposed Future Land Use was put forth without FSOA approval and should be removed.

Since Foothills South is a gated community with private roads, and its long in place CC and R's, I believe it is appropriate that this second half of Tract A be now zoned RS-18 a. I see this as the only way to resolve these old issues and provide a future compatible with FSOA as a single-family residential subdivision.

Susan M. Ritter, FSOA Member and Past President

Staff Report
PZ 16-00007 (Minor CPA)
Summary Sheet



Community Development Department
102 Roadrunner Drive Sedona, AZ 86336
(928) 282-1154 • Fax: (928) 204-7124

Meeting Date: **Public Hearing: September 20, 2016**

Hearing Body: Planning and Zoning Commission

Action Requested: Recommendation of approval to City Council of Minor Amendments to the Sedona Community Plan

Staff Recommendation: Recommendation of approval to City Council

Applicant: City of Sedona

Project Summary: Since its adoption in March 2014, staff has identified several Minor Amendments to the Sedona Community Plan including clarification, housekeeping and update items.

Report Prepared by: Michael Raber, Senior Planner

DISCUSSION AND ANALYSIS

The proposed amendments are summarized below and included in the attached pages from the Community Plan.

Clarification:

Page 27 and 28, "Commercial and Lodging Uses". Staff is proposing a re-organization of these two pages, placing the appropriate, existing text under two new headings: "Planned Areas and Community Focus Areas" and "Lodging Area Limits". Staff believes that these changes will make the section on lodging uses much easier to follow.

Housekeeping Changes:

- Page 26, under "Public/Semi-Public", paragraph 3. Delete: "Sedona Fire District fire stations". These were not included on the Future Land Use Map and incorrectly listed here.
- Page 26, under "Public/Semi-public", paragraph 3. If the 2016 Major Amendment request is approved, delete the reference to the former Racquet Club site since it would no longer be designated "Public/Semi-public".
- Page 112, Community Plan Action Program and Detailed Plans. A sentence would be added referencing CFA Plans.
- Page 112, Capital Improvements Program. Delete the last three sentences. This would create consistency with the other implementation actions in this section by focusing on the implementation of the Community Plan rather than internal processes.
- Page 114, Specific Plans. A sentence would be added referencing CFA Plans.

Updates:

Pages 34, 37, 38 and 41. These pages will be updated to reference the recently-adopted CFA Plans (see the attached pages).

Public Input

Staff completed the required public noticing for this project and has not received any responses.

Review Agencies

All internal and external review agencies were given an opportunity to review this application. Staff did not receive any comments from any of the review agencies.

Planning and Zoning Commission Review

The Planning and Zoning Commission Reviewed the proposed changes at a Work Session on Thursday, August 11, 2016. No additional comments or concerns were noted.

Attachments:

1. Proposed Community Plan Amendments



Staff Recommendation:

Staff recommends approval of case number PZ16-00007 (Minor CPA) in order to provide clarification, housekeeping changes and updates to the Sedona Community Plan.

Recommended Motion for Approval:

I move to recommend to City Council, approval of case number PZ16-00007 (Minor CPA) in order to provide clarification, housekeeping changes and updates to the Sedona Community Plan.

Alternative Motion for Denial:

I move to recommend to City Council, denial of case number PZ16-00007 (Minor CPA), based on the following findings (Specify findings).

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.

Airport

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

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.

The Future Land Use Map is located on page 51.

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.

Planned Areas and Community Focus Areas

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).

Proposed change: Created headings for "Planned Areas and Community Focus Areas" and "Lodging Area Limits", and moved relevant text from "Commercial/Lodging Uses".

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

Lodging Area Limits

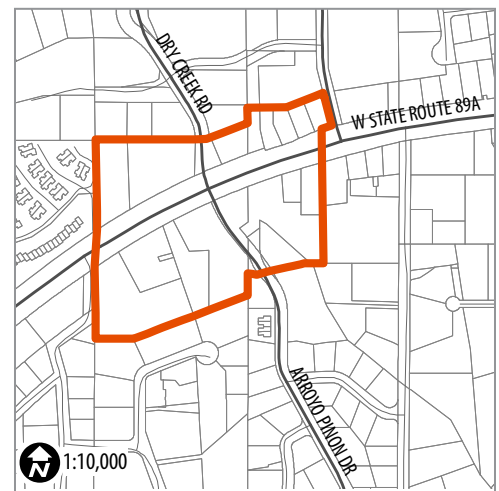
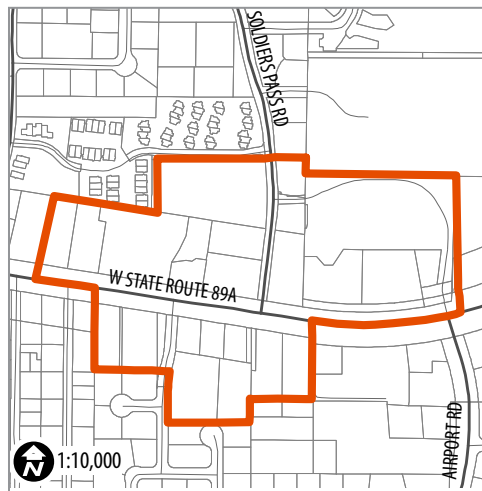
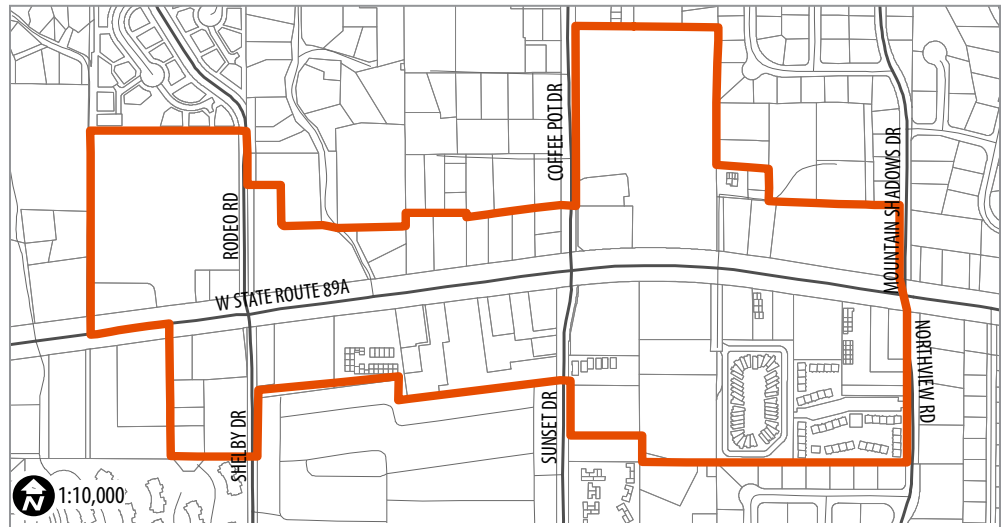
New lodging development is supported within the “Commercial” land use designation if it is within the boundaries on the “Lodging Area Limits” maps (page 28-29 below). Key considerations in determining locations for lodging uses include:

- 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.

Lodging Area Limits



Note:
See the Community Focus Area Plan for the Soldiers Pass Rd CFA regarding “Lodging Area Limits” in this area.

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:

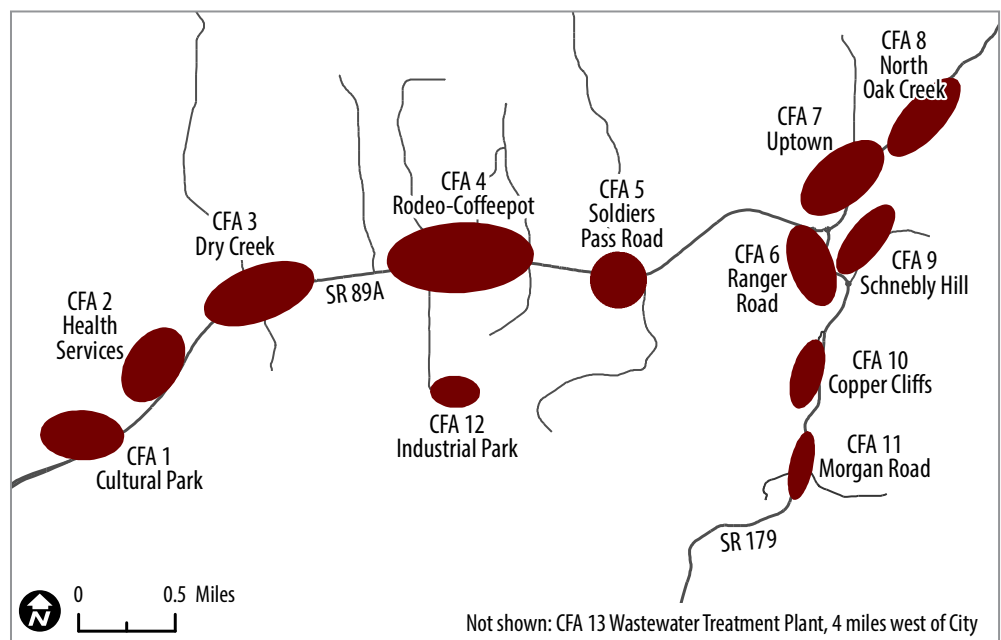
- Can play a key role in furthering the community vision and environmental stewardship while fulfilling community needs and enhancing the experience of visitors.
- Contain properties likely to be re-developed or have new development potential.
- Have natural features or characteristics that should be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

Community Focus Areas

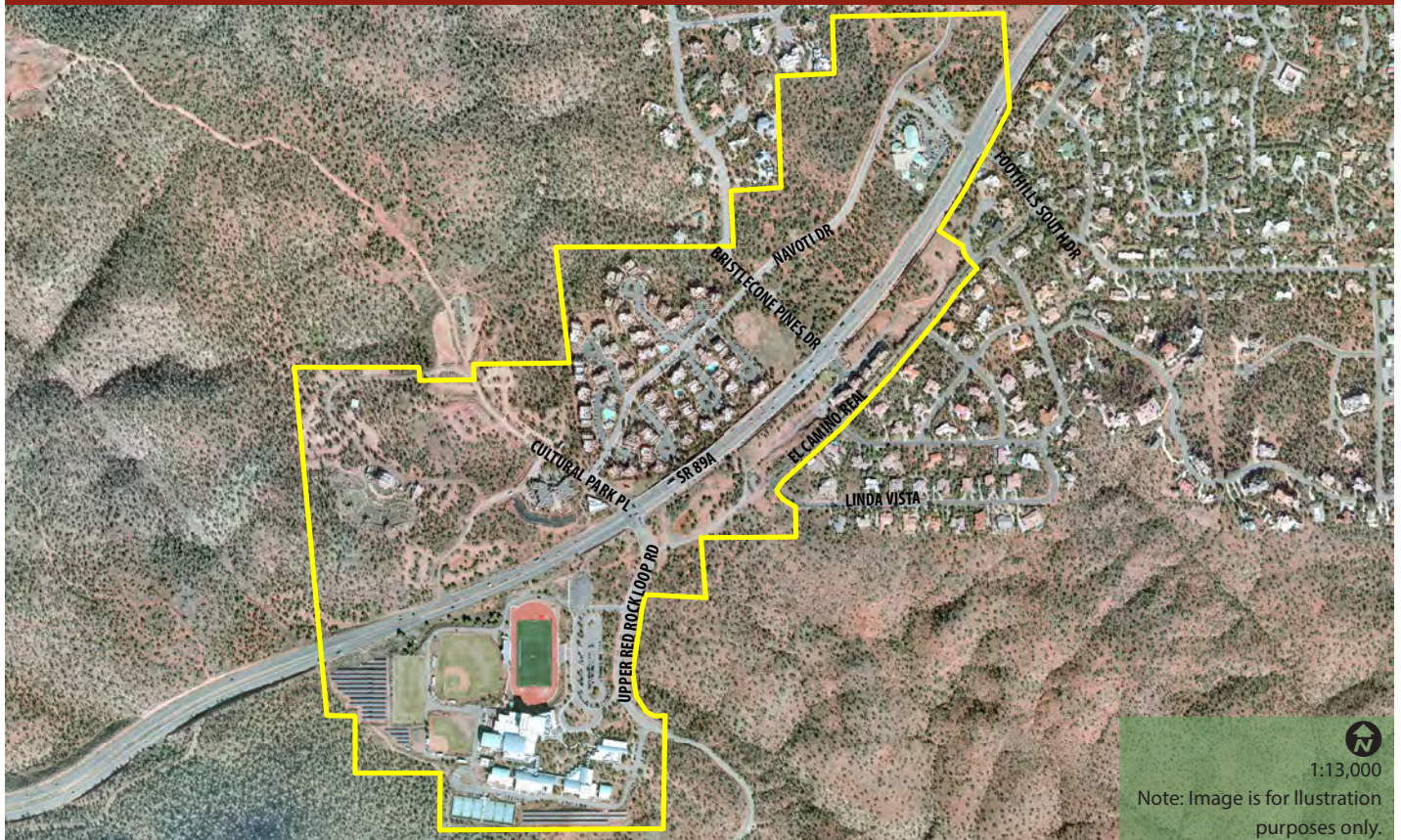
[The Western Gateway Community Focus Area Plan \(CFA 1 and 2\) adopted May 24, 2016, Resolution 2016-18.](#)

[The Community Focus Area Plan for the Soldiers Pass Road CFA \(CFA 5\), adopted April 12, 2016, Resolution 2016-17.](#)

Go to: www.sedonaaz.gov/complan for copies of the completed CFA Plans



Community Focus Area 1: Western Gateway Cultural Park



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.

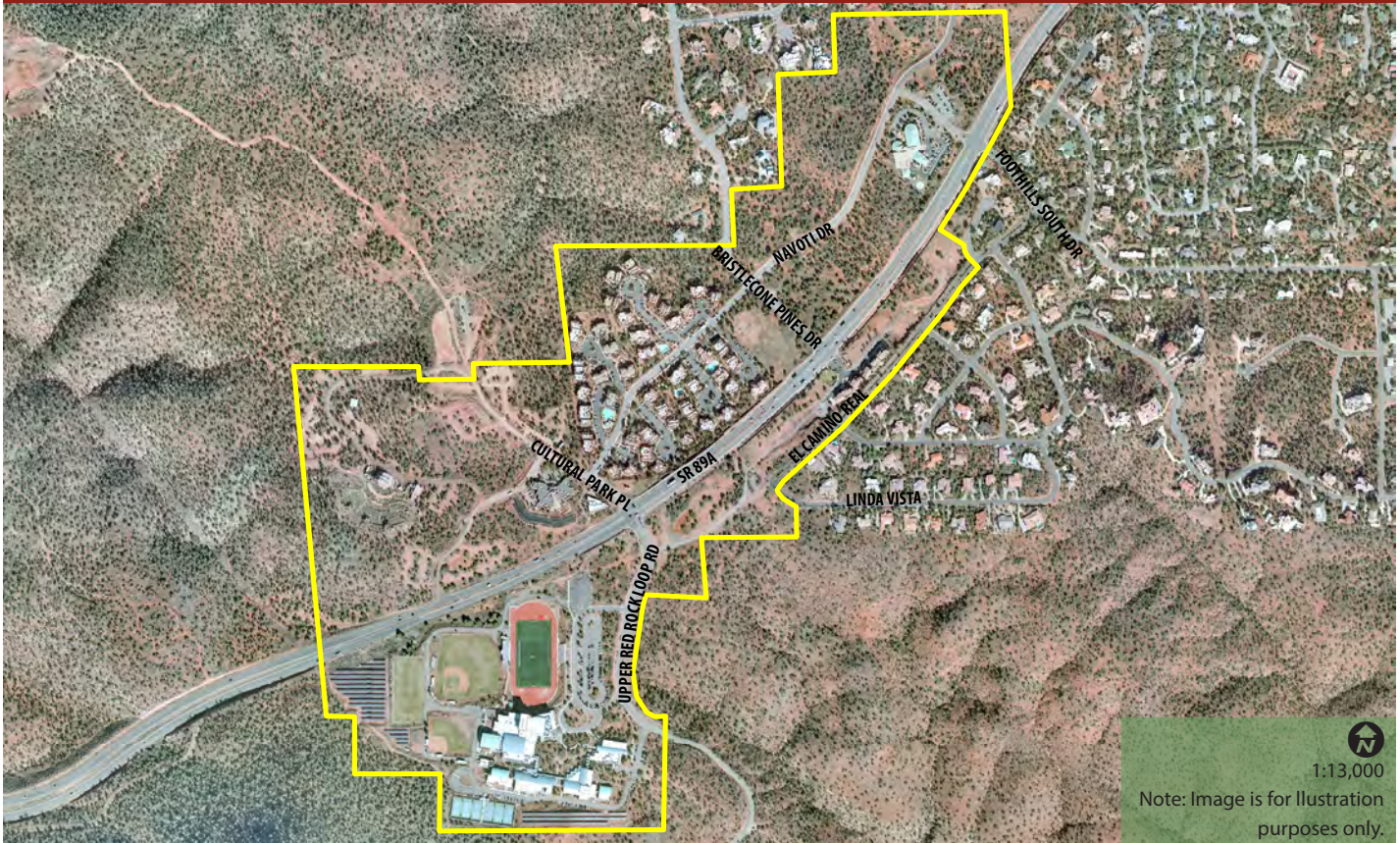
Community Expectations

- 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.

[See the Western Gateway Community Focus Area Plan, adopted May 24, 2016 \(Resolution 2016-18\), which combined CFA 1 and 2.](#)

[Go to: www.sedonaaz.gov/complan](http://www.sedonaaz.gov/complan)

Community Focus Area 1: Western Gateway, continued 2: Health Services



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.

See the [Western Gateway Community Focus Area Plan, adopted May 24, 2016 \(Resolution 2016-18\)](#), which combined CFA 1 and 2.

Go to: www.sedonaaz.gov/complan

Community Focus Area 5: Soldiers Pass Road



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.

[See the Community Focus Area Plan for the Soldiers Pass Road CFA, adopted April 12, 2016 \(Resolution 2016-17\).](#)

[Go to: www.sedonaaz.gov/complan](http://www.sedonaaz.gov/complan)

HOW THE PLAN IS IMPLEMENTED

The Community Plan is:

- An expression of the community's vision
- A guide for future growth
- An assessment of community priorities

The Community Plan is not:

- A capital improvement program budget
- A zoning ordinance
- A subdivision ordinance
- A maintenance and operations plan
- A commitment for expenditures of public funds
- An infringement on private property rights

The Sedona Community Plan is a guide for both the private sector and for strategic public investments over a period of ten or more years. The following outlines the key ways that the Plan can be implemented.

Community Plan Action Program and Detailed Plans

The Plan provides general guidance with goals and policies and a more detailed Action Program. Many of the actions in the Plan call for more specific planning to further define how the goals and policies will be achieved. These more detailed plans may relate to particular geographic areas or topics, such as the SR 89A corridor in West Sedona or planning for a more walkable community. [A Community Focus Area \(CFA\) Plan is an example of a more detailed specific plan \(see pages 34-49\).](#)

Land Development Code

The City of Sedona Land Development Code contains the zoning regulations, subdivision regulations, procedural requirements, and development standards for the City. The provisions of the Land Development Code are to be consistent with and conform to the Community Plan and related specific planning. The Land Development Code and Zoning Map are key tools to implement the Plan.

Private Sector

Many of the Plan recommendations are implemented with new development or redevelopment of existing properties that conforms to the City's Land Development Code and through incentives that may be created in Specific Plans and Planned Areas. In these cases, development flexibility may be provided in conjunction with benefits to the community.

Capital Improvements Program

The Plan also guides the preparation of the City's Capital Improvements Program (CIP), a ten-year plan that identifies the capital projects and equipment and infrastructure investments that will be made by the City along with the priority, projected costs and funding sources for each project. ~~The CIP is updated annually by the City Council with public participation. As provided in Arizona State statutes, the Planning and Zoning Commission then reviews the CIP to determine the conformity of the proposed capital projects with the adopted Community Plan. The City Council then approves the CIP.~~

- B. A modification to the text of the Community Plan that proposes:
1. A change in the density ranges within the residential land use categories or a change in the intensity of use in any land use category.
 2. Substantial changes to goals and policies in the Land Use, Housing and Growth chapter.
 3. Addition of a new land use designation.

Minor Amendments

All amendments to the Community Plan that are not a new or re-adopted Plan or a Major Amendment are considered Minor Amendments. Minor Amendments may be considered and approved at any time by an affirmative vote of the City Council. Minor amendments are subject to public participation procedures adopted by the City Council.

Specific Plans

Specific Plans are addressed in ARS Section 9-461.08 and .09 and provide more detailed planning to allow systematic implementation of the Community Plan through the use of detailed policy direction for smaller areas of the City. In addition to recommending appropriate locations for different land use types, Specific Plans may guide building locations, placement of public facilities and other issues appropriate to the area covered by the Specific Plan. [Community Focus Area Plans are Specific Plans \(see pages 34-49\)](#). Specific Plans may be considered by the Planning and Zoning Commission and City Council at any time and are adopted by a majority of the City Council.

On-going Review

The City should conduct periodic reviews of the Community Plan to evaluate the following.

- Specific Action Items.
- Potential Amendments.
- Actions called out in ARS Section 9-461.07, such as the preparation of an annual report on the progress in applying the Plan.