

AGENDA

City of Sedona Planning and Zoning Commission Meeting

3:30 PM

Thursday, September 29, 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 Work Session open to the public on Thursday, September 29, 2016, at 3:30 pm in the Vultee Conference Room.

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. CALL TO ORDER & ROLL CALL
2. ANNOUNCEMENTS & SUMMARY OF CURRENT EVENTS
3. DISCUSSION REGARDING THE FOLLOWING ITEM ON THE PLANNING & ZONING COMMISSION'S PUBLIC HEARING AGENDA FOR OCTOBER 4, 2016

- a. Discussion regarding the Draft Schnebly Community Focus Area Plan **Applicant:** City of Sedona **Case Number:** PZ16-00010 (CFA)

4. FUTURE MEETING DATES AND AGENDA ITEMS

- a. Tuesday, October 4, 2016; 5:30 pm (Public Hearing)
- b. Thursday, October 13, 2016; 3:30 pm (Work Session)
- c. Tuesday, October 18, 2016; 5:30 pm (Public Hearing)
- d. Thursday, October 27, 2016; 3:30 pm (Work Session)

5. EXECUTIVE SESSION

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

6. ADJOURNMENT

Physical Posting: September 22, 2016 By: DJ

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.

A copy of the packet with material relating to the agenda items is available for review by the public in the Community Development Office, 102 Roadrunner Drive after 1:00 p.m. the Thursday prior to the Planning and Zoning Commission meeting and on the City's website at www.SedonaAZ.gov.



Scan with your mobile device to access project documents online



Meeting Dates: September 29, 2016 Work Session
October 4, 2016 Public Hearing

Hearing Body: Planning and Zoning Commission

Action Requested: Recommendation to City Council regarding the Draft Schnebly Community Focus Area Plan

Staff Recommendation: Recommend the Draft Plan to City Council

Project Summary: The Schnebly Community Focus Area (CFA) Plan addresses the neighborhoods along Schnebly Hill Road north of the roundabout at SR 179 and Schnebly Hill Road. Staff is requesting a recommendation from the Planning and Zoning Commission to City Council regarding the Draft Schnebly Community Focus Area Plan.

Report Prepared By: Cynthia Lovely, Senior Planner

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BACKGROUND:

The Sedona Community Plan introduces Community Focus Areas “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...” (Community Plan, page 34). CFA Plans are supplemental to the Community Plan and are intended to guide future development of a specific area. The basis of a CFA Plan is the Community Plan’s vision and goals as well as the “Community Expectations” for each CFA.

The Schnebly CFA is a unique area of the city with potential for future development due to the amount of undeveloped land in close proximity to the Uptown commercial area, Oak Creek, and the National Forest. A draft of the Schnebly Community Focus Area Plan (Draft Plan) is attached, and dated “8/1/16 Working Draft.”

Description of the Area

The Schnebly CFA is located along a half mile stretch of Schnebly Hill Road north of the S.R. 179 roundabout. The road continues into the National Forest which makes up the eastern boundary of the CFA. Beyond the city limits is the Huckaby Trailhead, then the road turns to dirt which limits traffic to high clearance and recreational vehicles. The CFA’s western boundary is Oak Creek with large sycamore trees that are more noticeable than the creek itself. The creek setting is an attractive feature but also a

limiting factor for development as the floodplain is 300 to 800 feet wide along this stretch of the creek. The CFA is 91 acres with large tracts of vacant land and 41 single family homes. Other uses include Sedona's only RV campground with 84 RV sites, the Creative Life Center which often hosts seminars, and an office building on the north side of the SR 179 roundabout.

History of Previous Planning

Most of the area is currently zoned residential, which is a carry-over of county zoning prior to city incorporation. The area has been addressed by the following previous plans and planning projects.

1993: The area was included in the Uptown Creek Area planning project.

1998: The 1998 Sedona Community Plan designated the area as the "Schnebly Hill Transitional Area" and listed criteria for development/redevelopment and recommended uses (allowing for an expansion of uses in addition to residential).

2002: The 2002 Community Plan changed the future land use designation to "Special Planning Area" and listed community needs and benefits which are similar to the CFA Plan's vision, such as *"Preserve/create large parcels and lower densities relative to existing zoning to retain the distinctive historic ranch-style character of the area and to reduce traffic impacts to Schnebly Hill Road."*

2004: A portion of the area was addressed in the Heart of Sedona planning project

2012: The Citizens Steering Committee for the Community Plan facilitated a planning workshop that developed a proposal for this area.

2013: The Community Plan designates this as a "Planned Area" on the Future Land Use Map. The 2012 proposal for this area is Appendix B: "Schnebly Hill Neighborhood Vision" which was intended to serve as an example for future CFA planning.

Planning Process

The planning process for the Schnebly CFA began at the request of several area property owners concerned about the potential for development to drastically alter the character of the area. They approached the City Manager's office and requested that this CFA be considered a higher priority because some planning had already been done (such as the 2013 Community Plan's Appendix B) and they would provide assistance with the planning process.

A stakeholder group was convened in June 2015, which was made up of the owners of 14 properties representative of the area's four zoning districts. There have been four meetings with an average of 12 people in attendance. In addition to the stakeholder meetings, there was a neighborhood meeting to review the Draft Plan on August 25, 2016.

The approach taken to drafting the plan was to consider previous planning and stakeholder suggestions, the features unique to this area, as well as what would be most appropriate for this area in the context of the city as a whole. Traffic impacts of different land uses were a significant consideration, not just on the neighborhood, but also impacts to the already congested SR 179. As an example, small-scale lodging may be more appropriate than residential because of its close proximity to tourist destinations. On the other hand, high-density or senior housing may be more appropriate in West Sedona closer to resident services such as groceries, offices, pharmacies, hardware stores, etc.

Key Elements of this CFA Plan

Due to its unique qualities and location this has been considered a special planning area since the 1998

Community Plan designated the area as suitable for a mix of land uses. The 2002 and 2013 Community Plans also recognized the value of retaining the distinctive character of the area, which is tied to the history of Sedona. The community began with settlement along the banks of Oak Creek, and this was the site of the main creek crossing at the junction of two major roads. The views from Schnebly Hill Road were probably similar to what you can see today, with orchard trees and fields, tourist cabins, and ranch style homes.

This CFA Plan provides a more detailed direction than the previous planning efforts, and defines the area's desired character, design, and suitable land uses. Without the CFA Plan and incentives to implement the proposed strategies, development will most likely result in higher density residential subdivisions because that is the current zoning and easiest option for a landowner to pursue.

One of the key issues addressed throughout the Draft Plan is Oak Creek, with several strategies that "*Protect Oak Creek and its riparian habitat*," one of the Community Plan goals. Oak Creek is also a significant feature that defines the character of the area. It is proposed as an open space greenway that may feature a creek walk, which is listed as a major outcome of the Community Plan. Portions of the proposed open space will also include a network of trails that provide off-street routes for bicycles and pedestrians.

Another key issue is the development potential of the area, which is covered on page 9 to 11 of the Draft Plan. The fact that a large portion of the area is either undeveloped or under-developed provides a unique opportunity to accomplish the goals of both the Community Plan and CFA Plan. Achieving some of the goals, such as preserving Oak Creek as open space is more likely to happen with more innovative development that may be better accomplished with flexible standards that encourage clustering of development in order to set aside open space. If future development proceeds under the single-family residential zoning on multiple parcels it may not be feasible to obtain contiguous open space, connected paths, and shared driveways. Older developments in Sedona are an example of where there was little coordination and opportunities for connected streets, shared driveways, or trails are no longer feasible. In anticipation of the future development in this area, and to provide landowners and developers an incentive over current zoning, a new zoning district is being proposed for this CFA.

Proposed New District

The challenge to implementing this CFA Plan is that the single-family residential zoning is not consistent with the vision of the area as outlined in the CFA Plan. The current zoning would lead to a much higher density of housing, and thus the loss of open space and greater impacts to Oak Creek. Given the fact that a CFA Plan is a guiding document and not regulatory, the challenge is to encourage future development that is consistent with the vision.

To provide an alternative to the existing zoning the Draft Plan proposes a new zoning district specific to this area that will allow for uses other than single-family residential – the Oak Creek Heritage District. This would expand the options available to a landowner that may be considering development or redevelopment of their property. The land uses allowed in the new district would be limited to a density, scale, and style appropriate to the CFA which is not possible with the city's existing zoning districts. The Planned Development District is an existing district that could accommodate some of the needs; however it would be applied in isolation and could vary with each individual project. The new district would set uniform design and development guidelines tailored to the unique aspects of the

area, which would be consistent for all new projects in the district regardless of the size or type of project.

The proposed new district would be optional, available to any landowners interested in rezoning their property. The Community Development Department would offer assistance with the rezoning process as another incentive to encourage implementation of the CFA Plan. Without providing the opportunity for alternate land uses and the City's help with the process, the simple and quick route for development may be to subdivide into numerous residential lots. Standard housing developments, especially when each lot is built by separate landowners at different times can make it difficult if not impossible to secure trails, preserve open space, and retain the desired character of the area.

Comments on the Draft Plan

The following is a summary of the comments and concerns about the Draft Plan. The comments were made primarily by area residents and came from: the August 25, 2016 meeting, emails, phone calls, and individual meetings.

- **New District**

There is a concern from residents that they expected adjacent properties to be residential and that the new district could allow for a less desirable use. Others thought that the proposed district's permitted uses are too limiting and could restrict the options for development. There was also a question as to how the new district would benefit existing homeowners. Another concern was that the city would be rezoning all properties to the new zoning district.

Several people commented on the proposed multi-family housing: what would be the allowed density; and that it does not fit the area unless very site specific. Another comment is that it is overly restrictive to limit multi-family and commercial to within 500 feet of the roundabout and that commercial should be allowed up to the Creative Life Center.

- **RV Campground**

There is a concern about the potential expansion of RV camping. Concerns included: the potential to negatively affect property values of residential lots; future high end land uses may not want to overlook an RV park or RV storage; the need for screening or another land use buffer between residences and the RVs; the potential for sewage overflow from RVs into Oak Creek; and that there should not be any RVs.

- **Design Guidelines**

Not all agreed with the proposed design guidelines: *"The old homestead architecture you want is not aesthetically pleasing,"* in reference to the poor condition of some of the historic buildings; the proposed guidelines would not permit contemporary architecture; the proposed materials such as rock is cost prohibitive. There was also reference to the city's existing regulations about design and that it should be sufficient to ensure tasteful designs and thus guidelines specific to this CFA are unnecessary.

- **Trails**

The Draft Plan proposes several trails through the area. Concerns about the proposed trails: trail users may stray off a proposed path and onto private property; there are already people trespassing onto private property to access the creek; there could be conflicts if pedestrians and bicycles are using the

same trail; the creek walk should be on both sides of the creek and there should be two footbridges.

- Oak Creek

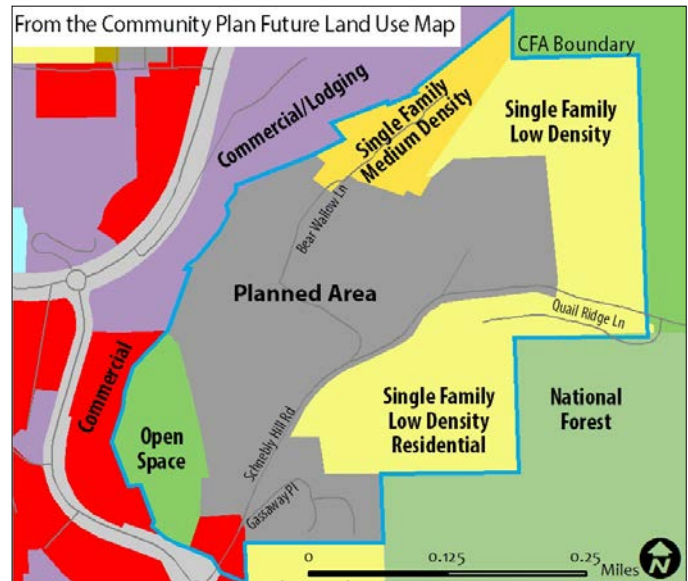
There was a comment in support of clustering development and designating building footprints in order to not develop on the creek and preserve open space. On the contrary, another comment was that development should be pushed into the floodplain in order to preserve the open land and views along Schnebly Hill Road. There was also a comment that locating all structures out of the floodway was too restrictive and that federal regulations should be adequate.

Summary

To address neighborhood concerns about potential changes from residential to another land use, the Draft Plan could be modified to limit the new district to what is designated as “Planned Area” on the Community Plan’s Future Land Use Map (as shown on the map to the right and on Exhibit B).

To address concerns about RV camping throughout the CFA, RV camping could be limited to the same Planned Area or limited to the current RV Park’s parcel boundaries.

To maintain consistency with the other permitted land uses under the proposed new zone district, the multi-family residential description can include a density of 12 units/acre (page 21 of the Draft Plan).



Meeting Expectations

September 29, 2016 Work Session:

The purpose of the work session is to provide the Commission with a detailed review of the Draft Plan, answer questions, and allow for discussion among Commissioners and staff. Staff will lead a review of the Draft Plan page by page, allowing for questions and discussion on each page as needed.

October 4, 2016 Public Hearing:

The purpose of the hearing will be to provide the Commission and public with an overview of the Draft Plan, allow for public comments and Commission discussion. The Commission may choose to take an action at the public hearing by making a decision to forward a recommendation to City Council, or postpone any decision and request that staff revise the draft or provide more information, or to continue the discussion at another meeting.



Staff Recommendation

Staff recommends changing the Draft Plan to limit the proposed new zone district to the Planned Area, amending page 20 and 21 of the Draft Plan as shown on Attachment 2. This modification will resolve concerns about potential land use changes to existing residential areas that are designated as single family residential on the Community Plan's Future Land Use Map.

Sample Motions for Commission Use

Please note that the sample motions below are offered as samples only and that the Commission may make other motions as appropriate.

Recommended Motion of Support

I move to recommend the adoption of PZ16-00010(CFA), the Schnebly Community Focus Area Draft Plan of August 1, 2016 to City Council with the amendment to page 20 and 21 as shown on Attachment 2 that limits the new Oak Creek Heritage District to the Planned Area as designated in the Community Plan Future Land Use Map.

Alternative Motion

I move to not recommend PZ16-00010(CFA), the Schnebly Community Focus Area Draft Plan of August 1, 2016 to City Council.



8/1/16 Working Draft

Draft

Schnebly Community Focus Area Plan

CFA Vision

This distinctly different area of Sedona is set apart from the bustling tourist district as a quiet, natural setting reminiscent of its agricultural heritage. Oak Creek and the surrounding National Forest are the defining features that dominate the landscape. The built environment blends into the landscape, hidden by trees or hillsides, with materials, colors, and styles that reflect the area's natural and cultural history. The area has a mix of residents and visitors within easy access of both the tourist district and natural areas.

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Acknowledgments

Thank you to the Stakeholders Group, Staff, Commission, Council (details to be added in final draft)

Note:

References to existing conditions are as of 2016. Relevant sections of the Sedona Community Plan may be listed on each page.

INTRODUCTION

This Community Focus Area (CFA) Plan is an addendum to the Sedona Community Plan and serves as a guide for future development of this area. The intent is to address issues that are specific to this geographic area in more detail than the City-wide Sedona Community Plan. This unique Sedona neighborhood is located across Oak Creek from the bustling tourist district of Uptown. Driving up Schnebly Hill Road from State Route 179, the shops and galleries are quickly left behind as you pass through a sparsely developed area that soon transitions to the National Forest. There are only 41 houses within this 91 acre area, most of which are hidden in the hills or set back from the road. Sedona's only RV Park is here, hidden in the trees along Oak Creek, with 84 camping sites. Visible above the trees is the glass spire of the Creative Life Center, a draw for visitors and residents to its seminars and programs.

This area is bound to see significant growth and change in the future as only 56% of the lots in this area have been developed. The area is currently zoned single-family residential, and future growth would result in far more houses than today, changing the area from its open, rural character to a typical residential area. The intent of this CFA Plan is to guide future growth in a manner that will retain the unique character of the area.

Community Expectations

The Sedona Community Plan listed the following expectations for this CFA:

- *“Retain large parcels and rural character.*
- *Support agriculture as a key character element.*
- *Support non-residential uses (e.g., bed and breakfast, neighborhood cafe) if tied to the preservation of large land areas and generates less traffic than medium-density residential.*
- *Retain similarly affordable housing currently provided in existing mobile home/RV park.*
- *Protect riparian environment along Oak Creek.*
- *Evaluate potential for environmentally sensitive public creek access.*
- *Preserve historic resources (Gassaway House).”*

- Sedona Community Plan p. 45

Existing Conditions

CFA Planning Area: 91 acres

Current Land Use:

- 75 lots, 44% of the lots are undeveloped
- 41 houses on 30 acres
- 1 office building, 1 religious institution, and 1 RV Park (84 sites)

Zoning:

- The majority of the CFA is either zoned RS-10b (40 acres) or RS-18b (44 acres):
 - RS-10b permits Single Family Residential with a minimum lot size of 10,000 square feet and a maximum of 4 dwelling units per acre
 - RS-18b permits Single Family Residential with a minimum lot size of 18,000 square feet and a maximum of 2 dwelling units per acre
- Other Zoning: Commercial (C-1): 2 lots; Transitional (T-12): 1 lot; Planned Residential Development (PRD): Red Rock Creek subdivision

Subdivisions:

- Red Rock Creek subdivision on Gassaway Place (The Gassaway House Historic Landmark and 9 undeveloped lots)
- The Gem subdivision on Quail Ridge Lane (8 lots, 1 undeveloped)

Streets:

- 1 public street (Schnebly Hill Road) maintained by the City of Sedona
- 4 private streets

Natural Resources:

- Oak Creek and its riparian area of large sycamore trees separates this area from Uptown
- Bear Wallow Canyon drains into Oak Creek, starting at the Mogollon Rim and running parallel to Schnebly Hill Road until entering Oak Creek next to the RV Park
- The north and east side of the CFA is characterized by steep hillsides and canyons

History of the Area

Oak Creek was the original attraction for settlers to the Sedona area with its flow of water year-round. The first homesteaders settled along the creek in the 1880s with the new community forming at the base of the canyon. In 1902 “Sedona” was created when the community’s first post office was established. The core of the community was concentrated near the intersections of Ranger Road and Schnebly Hill Road where a bridge eventually crossed Oak Creek.

While this area grew into what is now known as Uptown Sedona with hotels, shops, and houses, the area along Schnebly Hill Road remained agricultural. The Farley family had the original homestead on the creek, and with their daughter’s marriage to W.C. Steele in 1924, the Farleys and Steeles owned most of the land along Schnebly Hill Road.

In the 1950s the land shifted away from agricultural as the Farleys and Steeles began to split and sell property. In 1952 Schnebly Hill Road was established officially as a county highway. It was in 1954 that the one platted subdivision built in the area was created (The Gem subdivision on Quail Ridge Dr.).

Development was not influenced by zoning until 1969, at which point most of the area was zoned residential by Coconino County. When the City of Sedona was incorporated in 1988, the residential zoning was carried forward. Despite the zoning and proximity to Uptown, development of the area has been minimal compared to the surrounding area.

Highlights in the History of the Area

- 1896 Flagstaff residents petition for a new wagon road to Jerome (to become the Schnebly Hill Road)
- 1902 Schnebly Hill Road constructed
- 1907 Farley homestead patented on Oak Creek
- 1924 Minnie Farley marries W.C. Steele
- 1925 Farley cabin built (now City Historic Landmark)
- c. 1927 Sedona and T.C. Schnebly House built
- 1930s Steele cabins built (now in the Rancho Sedona RV Park)
- 1932 Farley house built (now City Historic Landmark)
- c. 1937 Gassaway House constructed (now City Historic Landmark)
- 1950s Schnebly Hill Road designated county highway, Steele Trailer Court established (now Rancho Sedona RV Park)
- 1954 The Gem subdivision platted (Quail Ridge neighborhood)
- 1969 Coconino County designates zoning of area as residential
- 1982 Church established at 333 Schnebly Hill Rd by the Aquarian Educational Group (site of Creative Life Center)
- 1988 City of Sedona incorporated
- 2000 Creative Life Center established

Planning Area Boundary

The Community Plan established the general planning area for this CFA. The specific boundary (shown here in blue) encompasses 91 acres of private land north of the State Route 179 roundabout at Schnebly Hill Road and bounded by Oak Creek on the west and National Forest to the east.

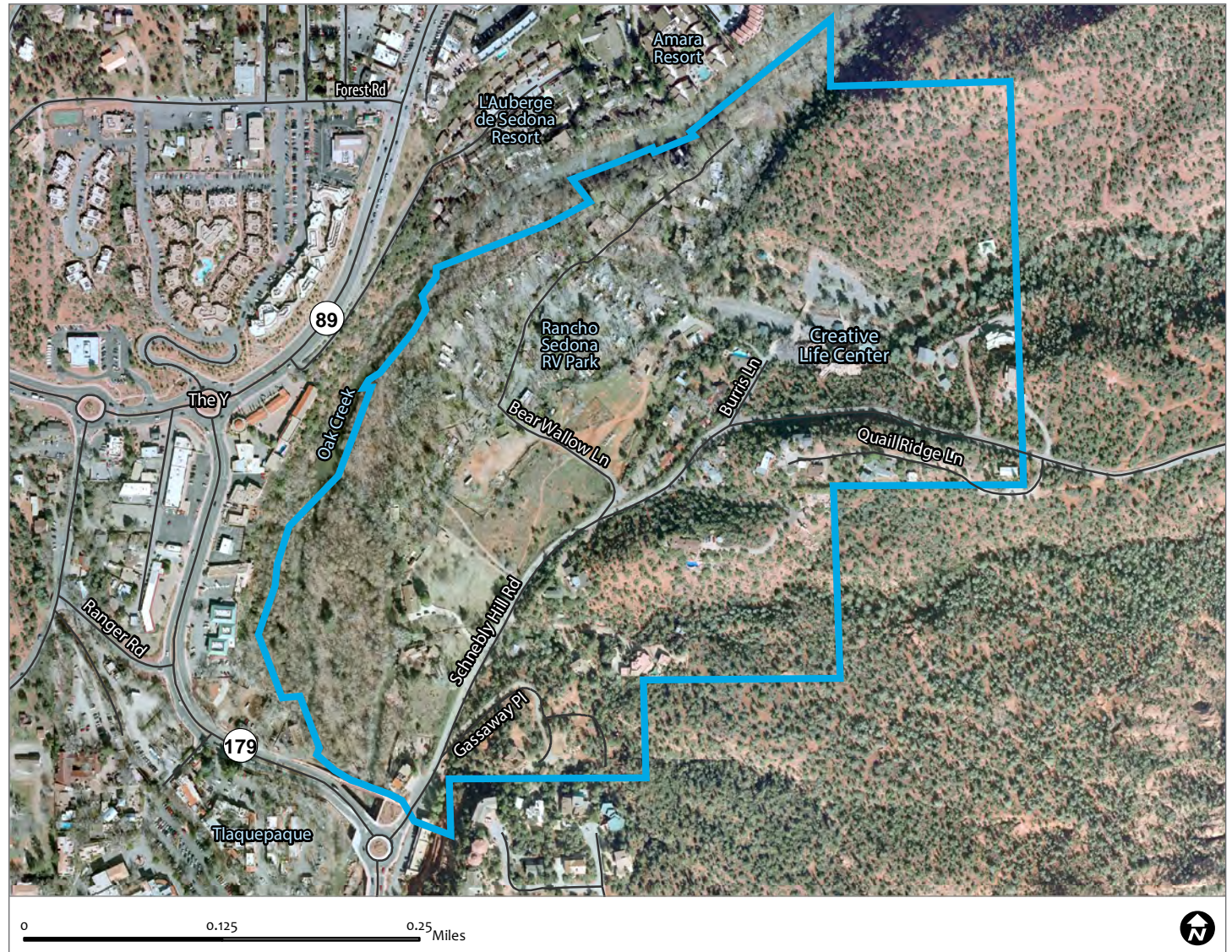


Figure 1. CFA Planning Area Boundary

KEY ISSUES

Character

The key issues for this CFA can be considered strengths and opportunities as well as limitations and constraints. The key issues, most of which are quite unique to this area include its character, Oak Creek, open space, traffic, walking and bicycling, and the potential for future development. The following six pages will summarize those key issues.

Character

The unique character, identity, or “sense of place” that distinguish this area is the combination of features addressed throughout this plan: the presence of Oak Creek, open space, historic features, and the proximity to Uptown and the National Forest. The rural, agricultural nature of the area is characterized by the unpaved roads, remnant orchards and irrigation ditch, and large open lots. The area is also defined by a lack of features such as sidewalks, curb and gutters along the street, block walls, and stucco-sided buildings seen elsewhere in Sedona.

The open space of the undeveloped vacant land is one of the defining features of the area. Once agricultural farms and orchards, this open land now provides the pastoral setting and views seen from Schnebly Hill Road. This sense of open space could be retained as a positive feature of new development and not necessarily lost to future development.

One of the fundamental goals for this CFA is to ensure that its unique character is retained and enhanced as changes occur. Many of the recommendations in this plan are intended to provide incentives for future development that will cultivate the desired character.

Examples of the CFA's character:



Orchard trees



Gassaway Place Historic Landmark



Rural look of driveway and building



RV Park and sycamore trees

KEY ISSUES:

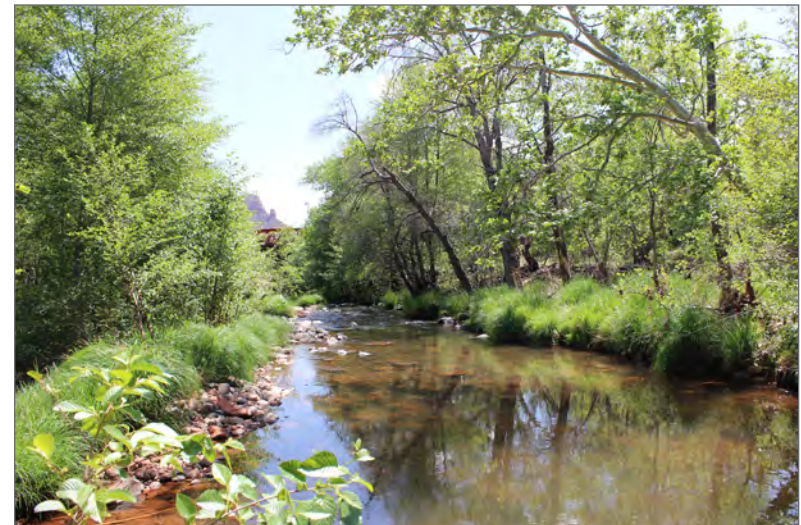
Oak Creek

Oak Creek's riparian habitat of large Sycamore trees and lush plants are the prominent feature of this CFA. The creek is also a historic focal point of the City, as the original homesteads were located next to the creek, dependent on the water for homes, businesses, and agriculture.

Oak Creek is still a magnet for people that are drawn to the water, yet the creek is entirely on private land, prohibiting legal access by the public. People still access the creek, usually by crossing vacant land. This unmanaged access has led to some problems with trespassing, including trash and occasionally transient campsites and campfires.

The natural riparian habitat along the creek and tributary washes is important to accommodate flooding and to provide wildlife habitat. There is a higher diversity and density of plants found along the creek than seen in the surrounding arid uplands typical of Sedona. The original settlers may have thought of the creek as an oasis in the desert, and today it is still a treasured community asset.

Riparian:
Areas located along a
watercourse with distinct,
water dependent habitat
and plants.



Views of Oak Creek

KEY ISSUES:

Circulation

Traffic

The majority of traffic on Schnebly Hill Road is from tourists heading to the National Forest, a historic use that continues today. The road historically provided access to the higher elevations of the National Forest, but is no longer maintained to accommodate passenger vehicles. The pavement ends at the Huckaby Trailhead, a parking and picnic area that leads to multiple trails popular with hikers and mountain bikers. Due to the deteriorated condition of Schnebly Hill Road, traffic beyond the trailhead is now primarily off-road vehicles. Most of this traffic is due to the increased popularity of guided jeep tours, and more recently the introduction of off-highway rental vehicles, in addition to private vehicles. This traffic is due to the proximity of the National Forest from Uptown, and the fact that Schnebly Hill Road is one of only 4 roads within the City that leads directly into the backcountry.

Schnebly Hill Road was once a viable route to Flagstaff until the highway through Oak Creek Canyon was improved. There has been speculation about improving the Schnebly Hill Road to Interstate 17. Only a half-mile of the road is within the city limits, and the remainder is on the National Forest within Coconino County. Improving the road to acceptable transportation engineering standards would be extremely costly, and neither the County or National Forest have indicated any interest in doing so. Improving the road is not compatible with the recommendations of this CFA as it could significantly increase traffic and alter the character of the area.

Note:

The City of Sedona is conducting a comprehensive study of circulation issues throughout the city in 2016 which may result in recommendations that could affect this area.

See CFA Recommendations: Pedestrian and Bicycle Network pages 24-26

Pedestrians and Bicycles

With the shops and restaurants of Uptown so close, it is only natural that residents and visitors would want to walk or bike to Uptown. Unfortunately for those walking and biking, there are no trails or sidewalks and Schnebly Hill Road is narrow with no shoulder and several blind curves that can make for a hazardous experience. There is one trail across private land that is used as a shortcut from the RV Park, but that does not go far until you are forced to share the road. Mountain bikes are also commonly seen on Schnebly Hill Road as they head to the National Forest trails.



Schnebly Hill Road where the pavement ends



Huckaby Trailhead

KEY ISSUES:

Development Potential

Existing Conditions: Built and Vacant Property

56% of the lots in this CFA are built with at least one or more buildings (shown in gray in Figure 2). Most of these lots could be considered underdeveloped, because current zoning allows for a higher density of development than what exists.

The core of this CFA (the land between Schnebly Hill Road and Oak Creek) is currently zoned RS-10b Single Family Residential which allows for minimum size lots of 10,000 sq. ft., and a maximum of 4 units per acre. Much of the remainder of the CFA is zoned RS-18b, which allows a minimum lot size of 18,000 sq. ft. and a maximum of 2 units per acre.

Some of the lots do have limitations such as the Oak Creek floodway and steep hillsides which present challenges to development. Despite the limitations, there is a considerable amount of property that could be developed or redeveloped at a significantly higher density under current zoning.

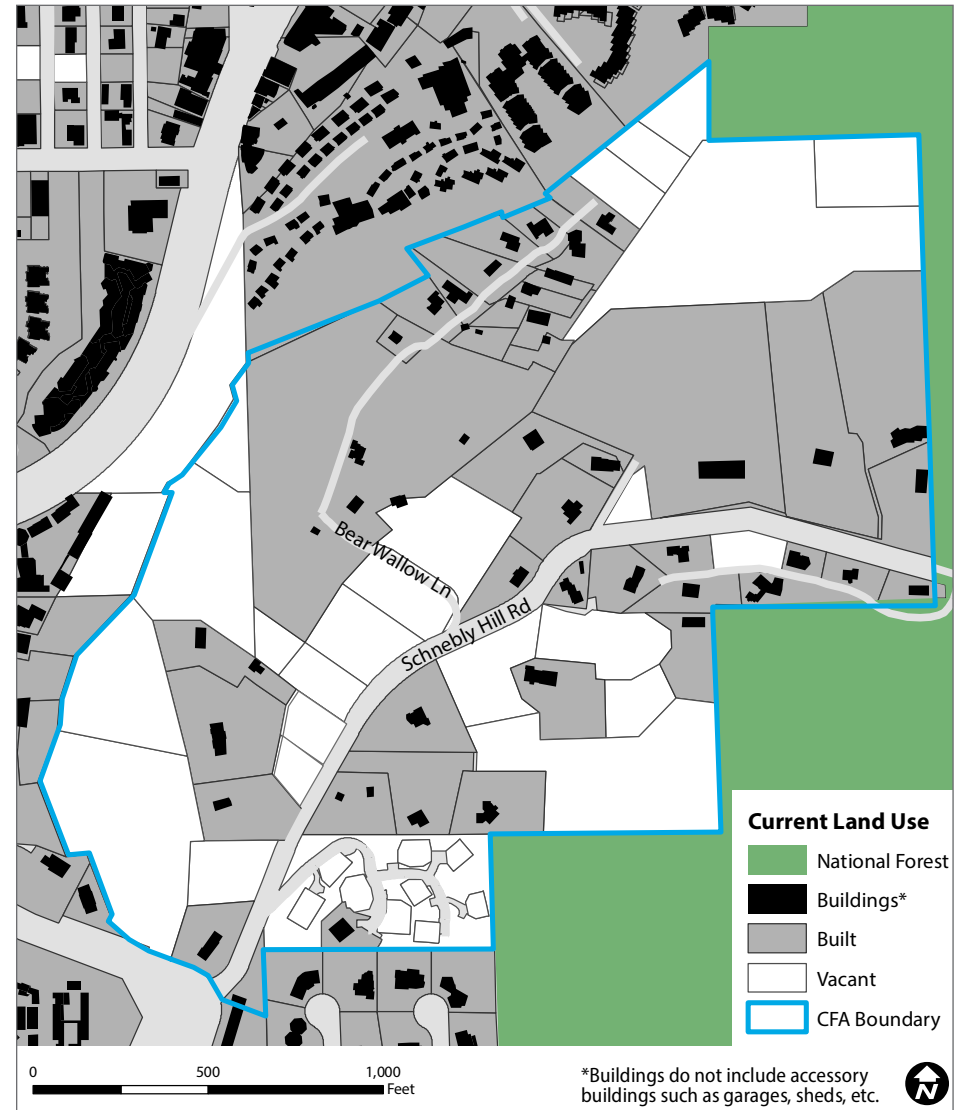


Figure 2. Current Land Use: Built and Vacant Lots

Comparison of Lot Sizes

Figure 3

- Current lot boundaries are outlined in Figure 3
- The minimum lot sizes under current zoning is either 10,000 sq. ft. (RS-10b) or 18,000 sq. ft. (RS-18b) - see examples to the right
- Future development could subdivide larger lots to the minimum lot size to accommodate more units

Potential Development Scenarios

Figure 4 (following page)

To provide an alternative to existing zoning, this CFA Plan proposes a new zone: the Oak Creek Heritage District (see page 17). Figure 5 on the following page illustrates what future development may look like under existing zoning (Scenario 1) and the new zoning (Scenario 2).

The new zoning district would allow for lodging and camping which could serve a different niche that would diversify the City’s lodging inventory with camping and small, intimate options such as cottages and cabins. Although outside of the Lodging Area Limits designated in the Community Plan, allowing lodging in this area as an alternative to residential could be an incentive for development that is consistent with the desired character of the CFA.

Figure 3.
Comparison of Lot Sizes
The examples shown on the map are representative of the minimum lot sizes for either RS-10b or RS-18b zoning.

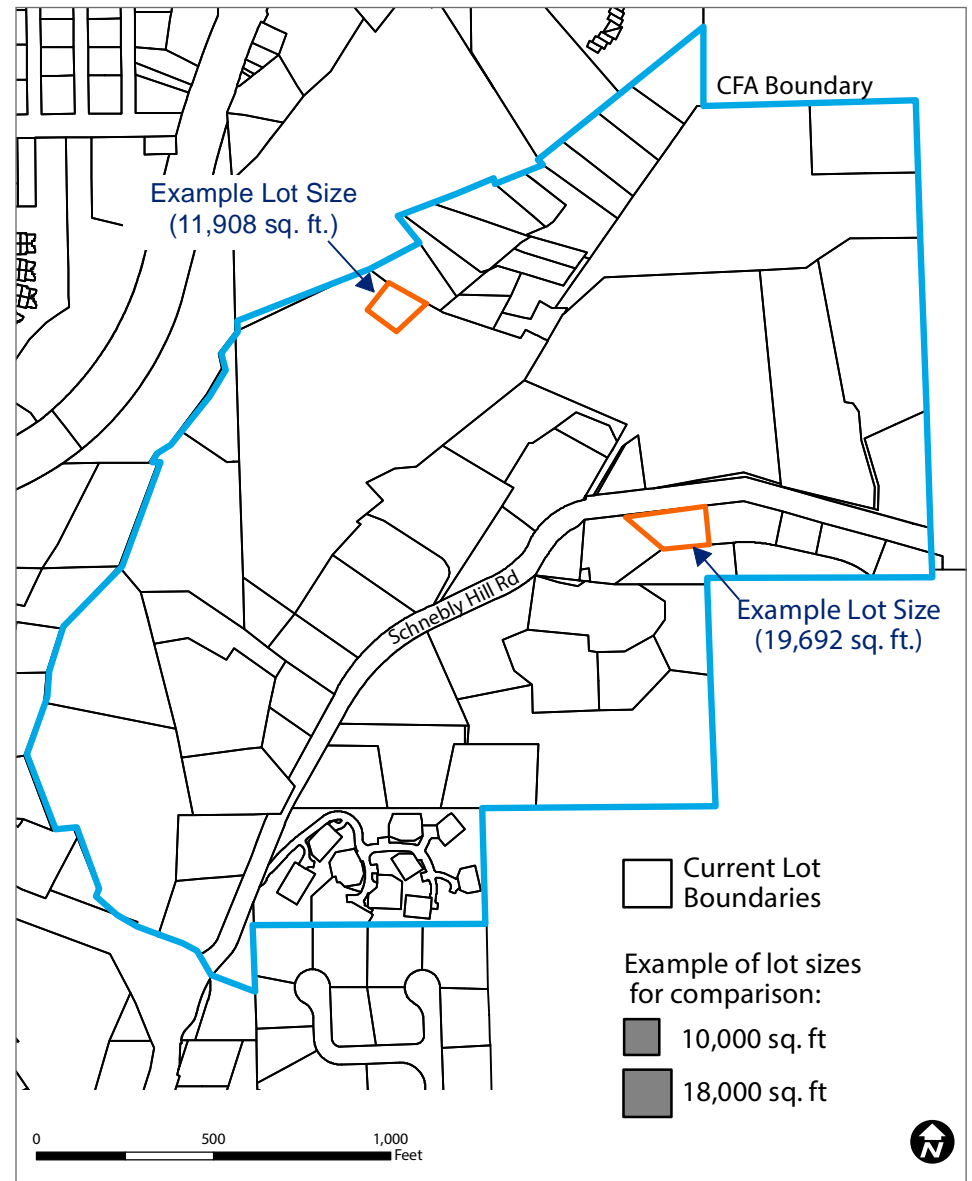
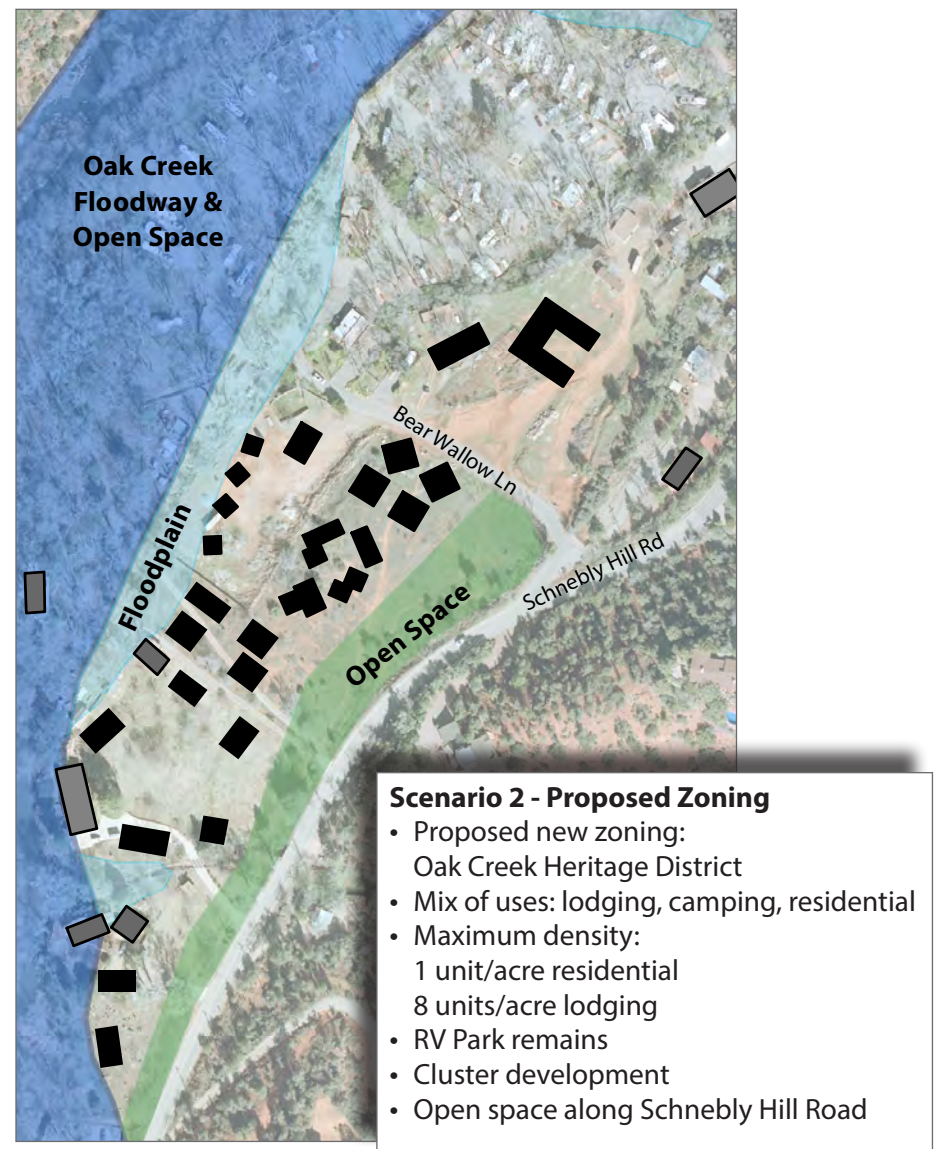
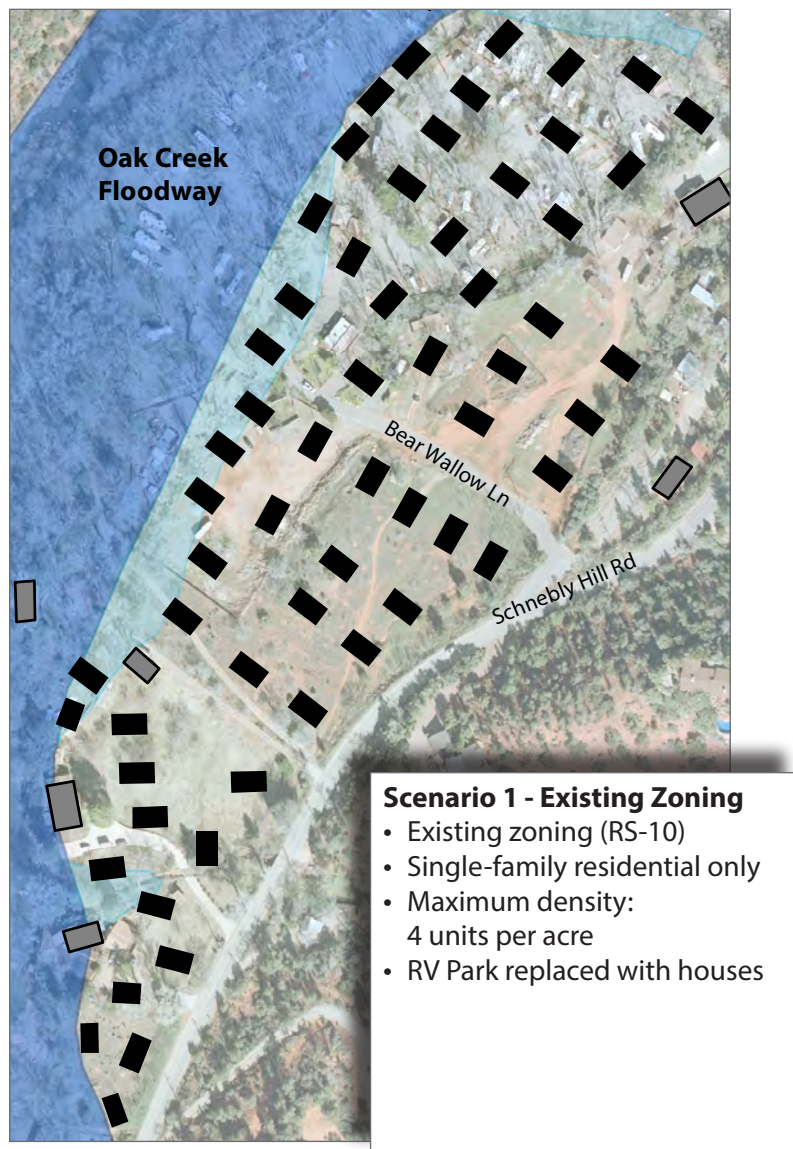


Figure 4. Comparison of Potential Development Scenarios



RECOMMENDATIONS

The Recommendations section of this CFA Plan includes goals, objectives, and strategies. The Sedona Community Plan is the guiding document for the CFA Plan, with the goals of this plan taken from the Community Plan. The CFA objectives are statements describing the desired future of the area. The strategies (listed on the following pages) describe methods that will lead to achieving the goals and objectives. Two chapters of the Community Plan are not listed below ("Parks, Recreation, and Open Space" and "Economic Development") however those topics are covered by the other categories as shown in the summary below.

ENVIRONMENT	LAND USE	COMMUNITY	CIRCULATION
<p>Community Plan Goals</p> <ul style="list-style-type: none"> • Protect Oak Creek and its riparian habitat. • Reduce the impacts of flooding and erosion on the community and environment. • Protect and preserve natural open space. 	<p>Community Plan Goals</p> <ul style="list-style-type: none"> • Reflect a unique sense of place in architecture and design. • Ensure harmony between the built and natural environments. • Create mixed use, walkable districts. 	<p>Community Plan Goals</p> <ul style="list-style-type: none"> • Preserve and celebrate the community’s history. 	<p>Community Plan Goals</p> <ul style="list-style-type: none"> • Reduce dependency on single-occupancy vehicles. • Create a more walkable and bike-able community.
<p>CFA Objectives</p> <ul style="list-style-type: none"> • Oak Creek is permanently protected in its natural state as a vital resource for the natural environment, community, and region. • Open space is a defining feature of the area, and preserved for its natural resource and scenic values. <p>➤ See page 13-15</p>	<p>CFA Objective</p> <ul style="list-style-type: none"> • A distinct identity unique to the area which reflects its rural, agricultural, and historical qualities. <p>➤ See page 16-22</p>	<p>CFA Objective</p> <ul style="list-style-type: none"> • The historic values that contribute to the character of the area are protected and interpreted. <p>➤ See page 23</p>	<p>CFA Objective</p> <ul style="list-style-type: none"> • A system of trails that connects residents and visitors to destinations within the neighborhood and to Uptown that is safe and convenient for walking and bicycling. <p>➤ See page 24-26</p>

ENVIRONMENT RECOMMENDATIONS

Protection of Oak Creek

Community Plan Goal:

- *Protect Oak Creek and its riparian habitat*
- *Reduce the impacts of flooding and erosion on the community and environment.*

CFA Objective:

Oak Creek is permanently protected in its natural state as a vital resource for the natural environment, community, and region.

Strategies:

1. Maintain the Oak Creek floodway in a natural state, with only minor improvements within the riparian corridor, such as trails, parks, or temporary structures such as yurts.
2. Permanently protect the Oak Creek corridor through land preservation measures.
 - a. Property owners can partner with a public or non-profit organization to establish conservation easements on the property to ensure permanent protection.
 - b. Land could be donated to or acquired by a public or non-profit organization.
3. Drainages flowing into Oak Creek should be retained unaltered, as linear corridors of natural open space.

Floodway:

The channel and overbank areas that carry the deeper, faster moving water during a flood.

Floodplain:

Land adjacent to the creek that is subject to flooding.

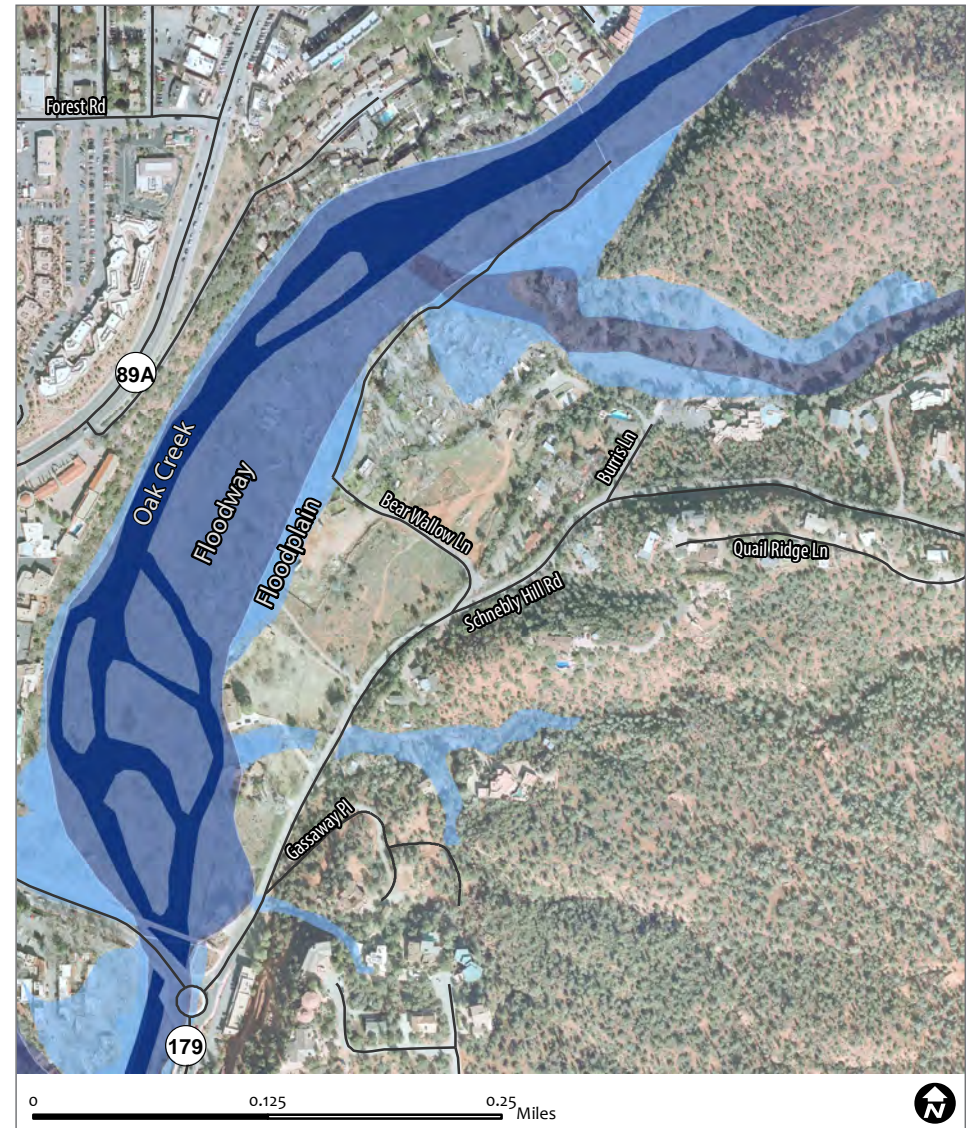


Figure 5. Oak Creek Flood Zones

Preservation of Open Space

Community Plan Goal:

Protect and preserve natural open space.

CFA Objective:

Open space is a defining feature of the area, protected for its natural resource and scenic values.

Strategies:

1. A corridor of undeveloped open space along Schnebly Hill Road should be preserved as open space or a linear park or greenway and may include a trail, orchards, or gardens.
2. Scenic views from Uptown and Highway 89 should be preserved by limiting development on visible hillsides.
 - See Figure 7 on the following page.
3. Oak Creek and its associated floodway shall be preserved as the spine of an open space system linked to corridors of open space along tributary drainages.
4. To enable the preservation of the Oak Creek floodway, open space, and hillsides, flexibility in site design standards will be considered.

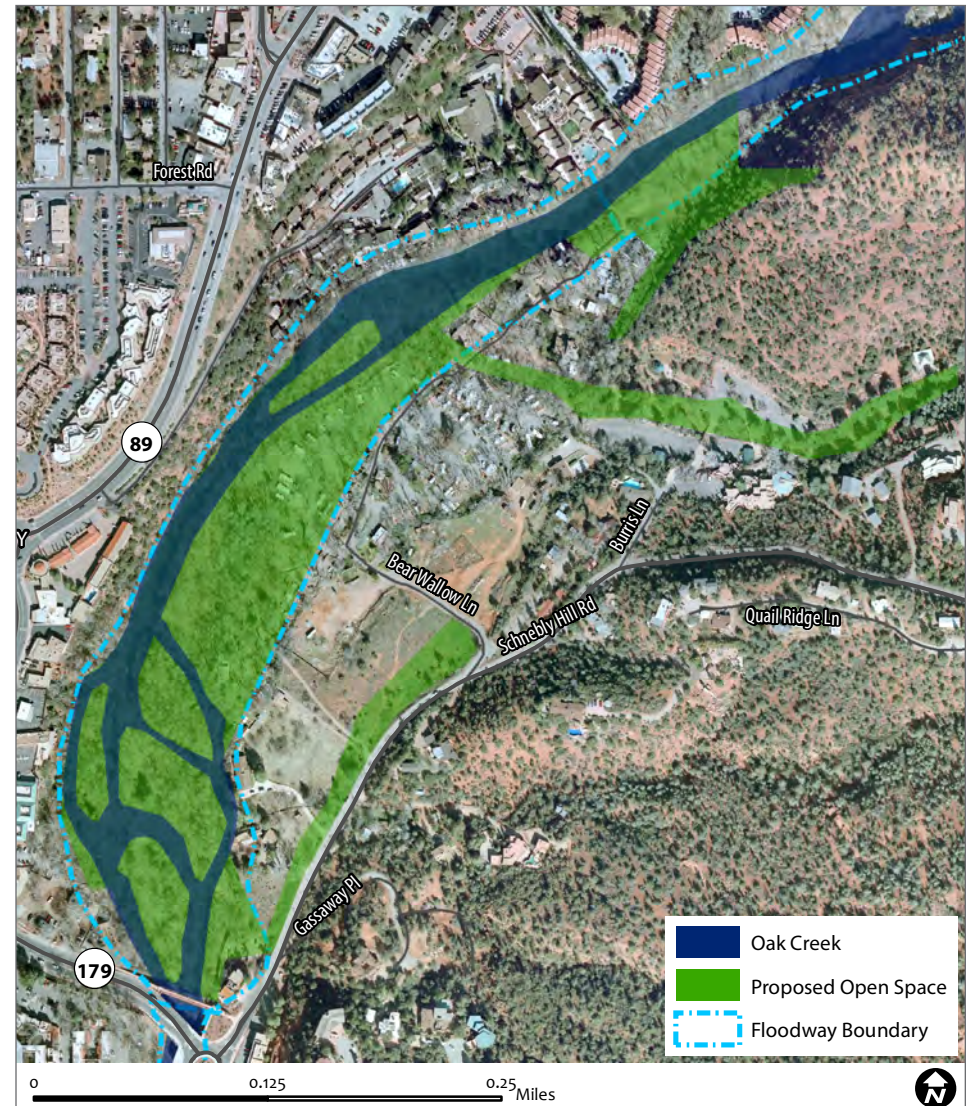


Figure 6. Proposed Open Space



Figure 7. Viewshed from Highway 89 in Uptown
The Schnebly CFA makes up the foreground of this scenic view from above S.R. 89A in Uptown. New development within the CFA should be sensitive to the high visibility of this area.

LAND USE RECOMMENDATIONS

Sense of Place

Community Plan Goals:

- *Reflect a unique sense of place in architecture and design.*
- *Ensure harmony between the built and natural environments.*
- *Create mixed use, walkable districts.*

CFA Objective:

A distinct identity unique to the area which reflects its rural, agricultural, and historical qualities.

Strategies:

1. The design of new development shall be of a style and scale that reflects the desired character and identity unique to this area.
 - See the Development and Design Guidelines on pages 14-16 for examples of the desired character.
2. Cluster development in order to preserve open space, hillsides, and floodplains.
 - a. This approach can be applied to all land uses.
 - b. Open space that is contiguous with the open space on adjacent properties is preferred.
3. Establish the Oak Creek Heritage District to enable new development to meet the goals and objectives of this plan.
 - See pages 20-22 for a description of the proposed district.

➤ See Recommendations: Protection of Oak Creek page 13; and Preservation of Open Space page 14

Examples of the rural, agricultural, and historic qualities of the area:

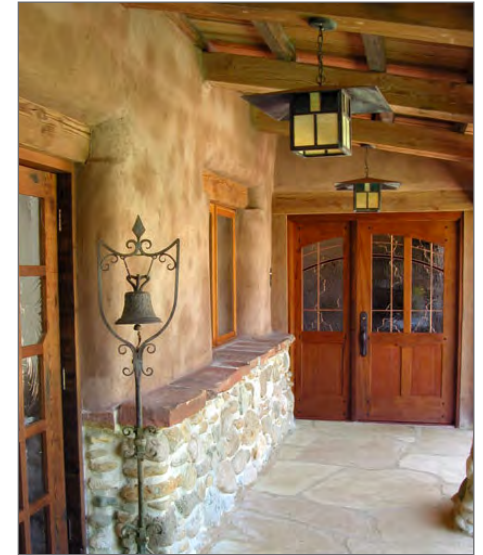


Development and Design Guidelines

The following photos illustrate the desired character of the area with representative design features.

Building Style and Materials

Use of natural materials representative of the local environment for an authentic appearance that blends with the landscape and neighborhood.



Development and Design Guidelines, continued

Landscaping

- Use of native or drought tolerant plants appropriate to the setting which may be riparian along the creek, historic orchard trees, or native uplands.
- Preserve and integrate natural features as part of the landscaping.



Screening & Fencing

- Buildings and other improvements should be screened from the road with appropriate vegetation, fencing, or other methods.
- Land uses other than residential shall be screened from adjacent houses.
- Fencing of open space areas should allow for open views.
- Fencing and screening materials should fit with the character of the area.



Streets & Parking

- Streets, driveways, parking lots, and walkways should be surfaced with gravel or permeable pavers
- Permeable surfacing allows for water infiltration and creates a less urban, more rural look.



Development and Design Guidelines, continued

Site Layout

- Cluster buildings to preserve open space
- Multiple smaller buildings are preferable to one large building.
- Multiple buildings may form a courtyard or common space.
- Building placement appears scattered and at an angle, not lined up.
- Other land uses should be designed to have a residential appearance that will blend with the neighborhood.



Example of a 12 unit development on less than two acres. The four buildings are clustered together leaving an open space buffer along the road.



Example of a 15 unit development on one acre, with five buildings at an angle and not visible from the road.

Proposed Oak Creek Heritage District

The purpose of the Oak Creek Heritage District is to provide the means for a land use that exemplifies the distinctive natural and cultural values of this area. Those features that set it apart, such as Oak Creek, the hillsides, and the historic sites are all valuable assets that should be considered a highlight rather than a hindrance for property owners. Under this district, property can be developed in a manner that maintains the historic character, scenic views, and natural resources that are the defining features of this unique setting.

One objective of this district is to encourage development that will best protect Oak Creek and the surrounding riparian habitat. Coordinated and consolidated development allows for designs that can cluster buildings and preserve larger areas of connected open space. The alternative is small, individual building lots with more driveways and more fences that will fragment wildlife habitat and eliminate the scenic characteristics of the area.

This district will also diversify the City's lodging options by offering a variety of unique alternatives that are not the typical hotel experience. This is an ideal location for low intensity lodging and camping where visitors can easily walk to the Uptown restaurants and shops and not contribute to traffic congestion.

Landowners with property in the CFA may voluntarily choose to rezone their property to the Oak Creek Heritage District to take advantage of this opportunity. The City will assist landowners by facilitating the rezoning application process.

Permitted Uses

Lodging:

- Lodging Density: 8 units/acre maximum
- Lodging styles supported include small designer hotels, bed and breakfast inns, cottages, bungalows, and cabins.
- Lodging may have associated amenities and accessory uses as listed below.

Campground/RV Parks:

- Campground density: 12 sites/acre
- Camp sites for recreational vehicles (RVs), tents, travel trailers, etc.
- Alternative camping experiences may include tent structures, yurts, RVs, and other temporary or mobile structures.

Agricultural uses:

- Gardens, nurseries, vineyards, and incidental operations.

Park and Recreation Amenities:

- Park amenities such as picnic tables, benches, etc.
- Trails
- Amenities may be publicly accessible or for customer use only

Commercial:

- To limit traffic impacts, commercial development should be located on Schnebly Hill Road within 500 feet of the roundabout.
- Appropriate businesses may include restaurants, markets, offices, galleries, studios, and retail shops.

Single-Family Residential:

- Density: maximum of 1 unit per acre; 1 acre minimum lot

Multi-family Residential:

- Multi-family housing may include duplexes, apartments, patio homes,

Proposed Oak Creek Heritage District, continued

courtyard bungalows, condos, or townhouses.

- To limit traffic impacts, multi-family housing must be located on Schnebly Hill Road within 500 feet of the roundabout.
- The housing must be clustered in order to preserve areas of open space.

Accessory Uses:

- Employee, caretaker, or owner-occupied housing
- Spa, fitness, yoga, or other wellness studio
- Outfitter and guide services
- Outdoor recreation equipment supplies and rentals
 - Excluding motorized vehicle rentals
- Retail shop (gifts, gear, and supplies)
- Produce stand
- RV storage
 - Must be screened from view
- Café, bar, or restaurant

Examples of lodging accommodations:



Proposed Oak Creek Heritage District, continued

Development Guidelines:

The CFA Development and Design Guidelines (pages 14-16) and all other CFA strategies are applicable to this district, in addition to the following.

- Oak Creek Floodway: All structures are to be located outside of the floodway. This will preserve the Creek's natural habitat, maintain the stormwater functions, and minimize flood damage.
- Open Space Viewshed:
 - A continuous corridor of open space along Schnebly Hill Road will preserve the viewshed from the road which is one of the defining features of the district.
 - Development may need to be clustered in order to preserve open space, including hillsides.
- Habitat Preservation:
 - Site design shall retain large native trees and as much of the natural vegetation as possible.
 - Open space should be uninterrupted and contiguous with open space and natural areas on adjacent properties.
- Historic Features: historic buildings and other historic features should be preserved, adapted for reuse, and integrated with new development.
- Trails and pathways that connect across other properties are encouraged and will be publicly accessible. Internal paths do not need to be publicly accessible.
- Limit the number of driveways off of Schnebly Hill Road by using existing driveways or private roads or sharing driveways wherever possible.
- Existing land uses would continue as non-conforming uses.

Examples of campground accommodations:



COMMUNITY RECOMMENDATIONS

Historic Preservation

Community Plan Goal:

Preserve and celebrate the community's history.

CFA Objective:

The historic values that contribute to the character of the area are protected and interpreted.

Strategies:

1. Support the adaptive reuse of historic buildings in order to preserve and maintain the historic integrity of the buildings.
2. Provide educational information to the public about the significance of historic features.
 - a. Interpretive signs or other media should be accessible to the public, such as along a trail.
3. Recognize and protect historic features, such as the historic irrigation ditch (west of Schnebly Hill Road).
 - a. Determine the history and significance of historic features and include in the City's inventory of historic sites (Sedona Historic Resource Survey).
 - b. Designating the land to each side of the ditch as open space will protect its historic integrity.
 - c. Placing a trail along the alignment of the ditch can provide for public use and interpretive opportunities of this and other historic features.



Figure 8. Historic Sites

CIRCULATION RECOMMENDATIONS

Pedestrian & Bicycle Network

Community Plan Goal:

- *Reduce dependency on single-occupancy vehicles.*
- *Create a more walkable and bike-able community.*

CFA Objective:

A system of trails that connects residents and visitors to destinations within the neighborhood and to Uptown that is safe and convenient for walking and bicycling.

Strategies:

1. Provide a non-motorized alternative to Schnebly Hill Road with a pedestrian and bicycle trail.
 - a. The trail should be set back from the road to improve the safety and experience wherever possible.
 - b. To enable complete connectivity, the trail should provide a connection from the SR 179 roundabout to the Huckaby Trailhead and National Forest trails.
2. Develop a network of trails throughout the CFA to encourage walking and bicycling and reduce vehicular traffic.
 - a. Establish access easements across private property to ensure future accessibility.
 - b. Consider connections to National Forest trails where feasible, in partnership with the Coconino National Forest and landowners.
 - c. Consider trail alignments that may also serve as open space corridors, such as along drainages and irrigation ditches.
 - d. Incorporate trail use parking into developments where appropriate.



Trail from Schnebly Hill Road to the RV Park

- See page 26 for a map of the “Potential Pedestrian and Bicycle Network”

Pedestrian & Bicycle Network continued: Creekwalk along Oak Creek

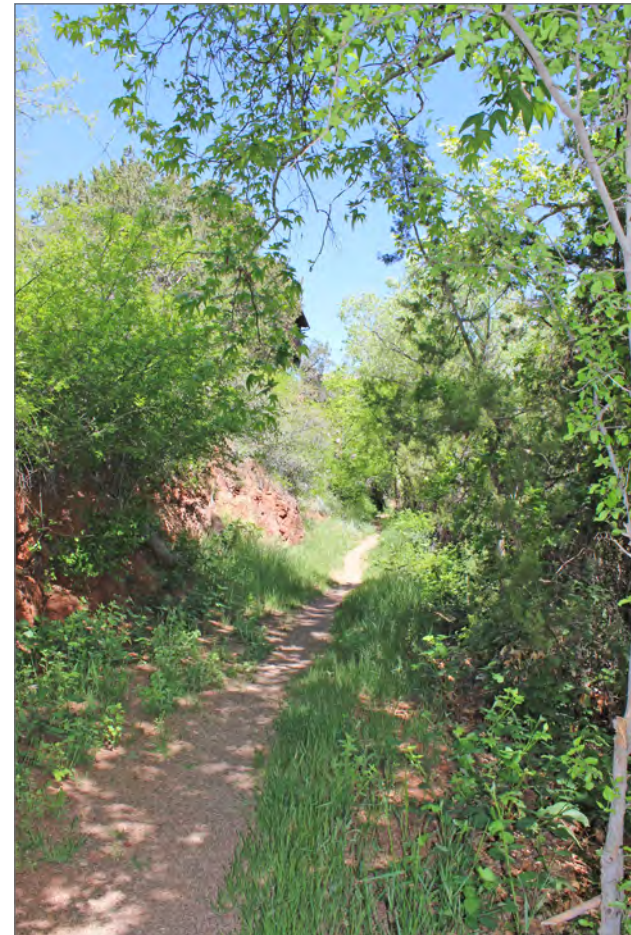
3. A creekwalk along Oak Creek should be considered as a recreational and circulation amenity that can benefit residents, visitors, and businesses.

- a. The creekwalk should be designed to have minimal impacts on the riparian habitat and floodway of Oak Creek, with materials and construction that blends with the natural environment.
- b. Establish access easements across private property to ensure future accessibility.
- c. Bridges may be considered to cross the creek at appropriate and feasible locations.
- d. Include interpretive signage along the trail with information about Oak Creek, environmental stewardship, and the natural and cultural history of the area.

➤ See following page for a map of the
“Potential Pedestrian and Bicycle Network”



Trail along the edge of Oak Creek in Uptown



Trail on the historic Owenby Ditch, on the west side of Oak Creek

**Pedestrian & Bicycle Network continued:
Map of Potential Pedestrian and Bicycle Network**

This map shows potential routes that could create a connected system of pedestrian and bicycle paths. The intent is to provide safe and convenient access to Uptown and the National Forest trail system. More people walking and biking means less cars contributing to traffic congestion.

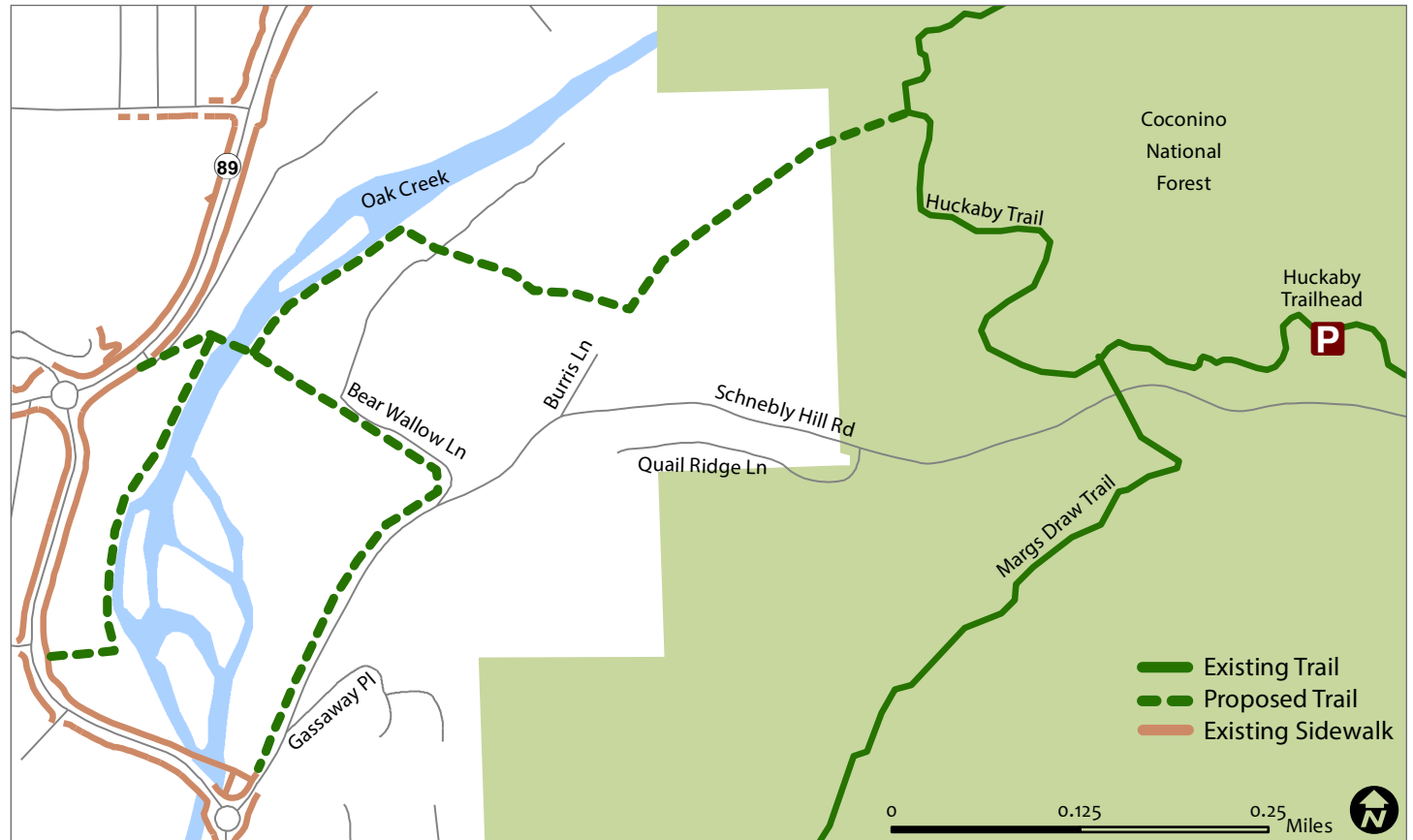


Figure 9. Potential Pedestrian & Bicycle Network

Note:
The routes shown on the map are conceptual only, and the feasibility depends on many factors such as suitable topography and land ownership.

Implementation

This CFA Plan is an addendum to the Sedona Community Plan which provides the overarching vision for future development of the City. The CFA Plan provides a more specific vision and strategies for this area and is an important tool in the City's development review process that evaluates new construction, redevelopment, and renovations, including residential, commercial, and lodging development. This plan will be used by City staff, the City's Planning and Zoning Commission, and City Council when reviewing and evaluating proposed projects.

The CFA Plan is also a tool that can be used by property owners, developers, and residents preparing a development proposal. By using this plan as a guide when putting together a development proposal, the applicant will understand the community's vision for the area.

This plan provides policy direction to guide development, whereas the Land Development Code sets forth the requirements. To make some of these strategies possible, the City of Sedona may need to amend existing regulations and processes, such as elements of the Land Development Code. The City may also consider providing incentives to encourage the participation of private developers in implementing the CFA Plan's recommendations.

Implementation of the plan is likely to occur incrementally over time with property redevelopment, new development projects, and public infrastructure improvements. Whether it is a private developer, property owner, or a City of Sedona Capital Improvement Project, projects should be designed in alignment with the plan's recommendations.

To realize the vision set forth in this plan, contributions and participation from both public, private, and non-profit entities will be necessary. The public-private partnerships to be developed might include the provision of public benefits, or financial participation which could include, but not be limited to, assisting in the offset of costs associated with development plan elements,

capital improvements, or purchase of property for a specific community benefit. These community improvements or benefits might include, but are not limited to:

- permanent protection of the Oak Creek corridor,
- trails, parks, and open space, and
- preservation of historic resources.

Proposed Oak Creek Heritage District

To better enable new development projects to meet the objectives of this CFA Plan, a new zoning district is recommended. The Oak Creek Heritage District will offer options for multiple compatible land uses that may be more suitable to the area's unique features than residential zoning. The new district will encourage creative site design that will preserve the area's natural and cultural resources while strengthening the sense of place.

The new district will be an important tool in the implementation of this plan, and to facilitate the plan's implementation the City will initiate the rezoning process at the request of the landowner following adoption of the CFA Plan. The CFA Plan and the new district regulations (in the Land Development Code) will both apply to development projects under the new district.

Rezoning to the Oak Creek Heritage District will provide property owners with more flexibility by expanding their land use options. Property owners may also consider partnering with neighboring landowners to further expand the development potential of their property. This is particularly important when a community resource such as Oak Creek or pedestrian paths cross property lines. Coordination and cooperation among neighboring landowners and the City will be key to realizing the vision for this CFA.

Proposed Oak Creek Heritage District

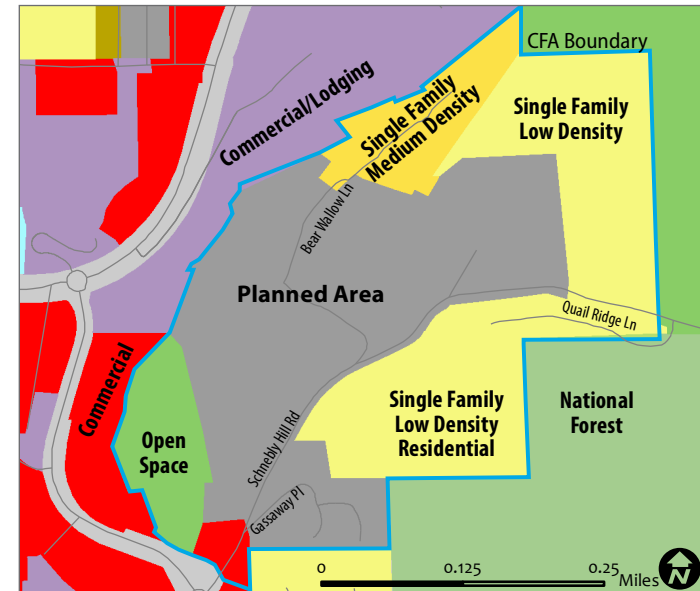
[A new zoning district is being proposed as an option available only at the request of a landowner.](#) The purpose of the Oak Creek Heritage District is to provide the means for a land use that exemplifies the distinctive natural and cultural values of this area. Those features that set it apart, such as Oak Creek, the hillsides, and the historic sites are all valuable assets that should be considered a highlight rather than a hindrance for property owners. Under this district, property can be developed in a manner that maintains the historic character, scenic views, and natural resources that are the defining features of this unique setting.

One objective of this district is to encourage development that will best protect Oak Creek and the surrounding riparian habitat. Coordinated and consolidated development allows for designs that can cluster buildings and preserve larger areas of connected open space. The alternative is small, individual building lots with more driveways and more fences that will fragment wildlife habitat and eliminate the scenic characteristics of the area.

This district would also diversify the City's lodging options by offering a variety of unique alternatives that are not the typical hotel experience. This is an ideal location for low intensity lodging and camping where visitors can easily walk to the Uptown restaurants and shops and not contribute to traffic congestion.

Landowners with property in the CFA may voluntarily choose to rezone their property to the Oak Creek Heritage District to take advantage of this opportunity [once the new zone district regulations are adopted.](#) The City will assist landowners by facilitating the rezoning application process.

[The Oak Creek Heritage District would only be applicable to those properties within the Community Plan designated "Planned Area" \(see map to the right\) which is shown in the Community Plan's Future Land Use Map.](#)



[The Community Plan Future Land Use Designations](#)

Permitted Uses

Lodging:

- Lodging Density: 8 units/acre maximum
- Lodging styles supported include small designer hotels, bed and breakfast inns, cottages, bungalows, and cabins.
- Lodging may have associated amenities and accessory uses as listed below.

Campground/RV Parks:

- Campground density: 12 sites/acre
- Camp sites for recreational vehicles (RVs), tents, travel trailers, etc.
- Alternative camping experiences may include tent structures, yurts, RVs, and other temporary or mobile structures.

Proposed Oak Creek Heritage District, continued

Agricultural uses:

- Gardens, nurseries, vineyards, and incidental operations.

Park and Recreation Amenities:

- Park amenities such as picnic tables, benches, etc.
- Trails
- Amenities may be publicly accessible or for customer use only

Commercial:

- To limit traffic impacts, commercial development should be located on Schnebly Hill Road within 500 feet of the roundabout.
- Appropriate businesses may include restaurants, markets, offices, galleries, studios, and retail shops.

Single-Family Residential:

- Density: maximum of 1 unit per acre; 1 acre minimum lot

Multi-family Residential:

- **Multi-family housing density: 12 units/acre maximum.**
- Multi-family housing may include duplexes, apartments, patio homes, courtyard bungalows, condos, or townhouses.
- To limit traffic impacts, multi-family housing must be located on Schnebly Hill Road within 500 feet of the roundabout.
- The housing must be clustered in order to preserve areas of open space.

Accessory Uses:

- Employee, caretaker, or owner-occupied housing
- Spa, fitness, yoga, or other wellness studio
- Outfitter and guide services
- Outdoor recreation equipment supplies and rentals
 - Excluding motorized vehicle rentals
- Retail shop (gifts, gear, and supplies)
- Produce stand
- RV storage (must be screened from view)
- Café, bar, or restaurant

Examples of lodging accommodations:



Cynthia Lovely - SHR CFA Comments

From: David Tracy <mrdracy@gmail.com>
To: Cynthia Lovely <Clvely@Sedonaaz.gov>, Warren Campbell <wcampbell@Sedona...>
Date: 9/22/2016 3:14 PM
Subject: SHR CFA Comments
Cc: janeen trevillyan <jtrevillyan1@gmail.com>

The following supplements comments memorialized in previous stakeholder mtgs and conversations with staff re the proposed Oak Creek Heritage Zoning District.

1. The major land uses being added as options on a per acre basis are 8 lodging units, or 12 MF or 12 RV/campsites. We should add 12 MF to the draft for clarity.
2. The alternate land uses proposed for this CFA depend somewhat on what happens with the RV park. For example, might be difficult to justify high end lodging or residential housing overlooking an RV storage lot. Screening a 14' tall motorhome or a 60 foot long truck/camper trailer with shiny chrome is a challenge.
3. Since RVs and campsites are considered temporary or mobile housing and can be moved on short notice, expansion of RV park/campsites is most appropriate in the flood zones/riparian corridor. Additionally, the lower elevation and tall trees next to the creek offer natural screening for these large rigs. Common recreation/park/trail space is also recommended to serve as a buffer from neighboring land uses.
4. Limiting soft commercial and MF to within 500' of roundabout to minimize neighborhood traffic might be overly restrictive, i.e. might need more units to be economically viable. MF is already a tough sell in Sedona. An alternative might be to not allow more driveways connections to SHR, and preferably to consolidate existing ones.
5. We did not address senior living as a specific MF, but is this still a viable land use for this area? If so, should we add to MF list?
6. Also, is fractional ownership a possible MF? Will the City still be able to collect a TPT under SB 1350?
7. If an employee or innkeeper or owner lives on site, will that be included in allowable density? Will such a residential usage require a minimum of one acre as proposed in the OCH zoning?
8. You indicated that more than two stories might be possible, but would be evaluated on a specific basis.
9. With reference to parking, and to keep development farther away from SHR, what about locating parking adjacent to open space along SHR? Probably easier to shield cars via vegetative screening than taller buildings.
10. Although the vision was for a continuous strip of open space along SHR, both Max's planning concept and the photo onto which Cynthia imposed a number of B&Bs show some limited development in closer proximity to the road, similar to what exists today.
11. Mixed land uses are OK in this area. Doubtful that an expansion of SHR will be an option, same with City creekside park and public parking.
12. Not clear how ADUs will function under SB 1350. City's intent was for workforce housing vs. nightly stays.

13. Key issue for neighborhood has not been the land use function for alternative uses, but the form of the development and effect on streetscape.

14. Emphasis still on "destination" lodging that incorporate retreats, spas, healing, wellness centers, meditation, etc that bring in high end visitors who will stay more than a few days and do not add to traffic congestion.

15. Re: locating all structures out of floodway. Some construction might be desirable or necessary to accomplish other objectives. Suggest using existing FEMA standards which state that construction within the floodway must be mitigated by other measures to offset upstream flooding impact.

16. Obviously, the specifics of the new OCH zoning district such as lot coverage, setbacks, height limits, buffers, screenings, etc. are all elements that must be considered when owners evaluate alternative land uses.

...later...david

Cynthia Lovely - Re: Email contact from City of Sedona

From: Tim Kylo <tkyllo44@gmail.com>
To: Cynthia Lovely <CLovely@sedonaaz.gov>
Date: 9/1/2016 9:02 AM
Subject: Re: Email contact from City of Sedona

Cynthia,

Thank you for your response and clearing up my concerns, sorry I couldn't attend the meeting. I am curious about the "opportunity of being in the OCHD" what are the homeowners advantages of being in the Oak Creek Heritage District?

Thanks

Tim Kylo

On Thu, Aug 25, 2016 at 10:44 AM, Cynthia Lovely <CLovely@sedonaaz.gov> wrote:

Mr. Kylo,

Thank you for taking the time to look at and comment on the Draft Plan. The proposed zoning district would be voluntary, at the request of the property owner. Page 20 of the Draft Plan states: "Landowners with property in the CFA may voluntarily choose to rezone their property to the Oak Creek Heritage District to take advantage of this opportunity". Rezoning applications do go through a public hearing process which considers feedback from neighbors and the public prior to making a decision.

Let me know if you have any questions.

Cynthia Lovely, Senior Planner
City of Sedona Community Development
[928-203-5035](tel:928-203-5035)

>>> "Tim Kylo" <timkyllo@msn.com> 8/25/2016 8:37 AM >>>
Attention
Sedona Community Development Department

We will not be able to attend the open house regarding the Schnebly Community Focus Area, however we generally agree with the direction of the plan with the exception of the change of the RS 18 zoning. This change will have an effect of taking value from our 1+ acre lot at 150 Schnebly Hill Rd. When we initially purchased the lot, we did so with the understanding that in the future we could divide it and be compliant with the existing zoning. If the City changes the zoning to disallow the division of our property it will be in effect Taking Value, and I believe compensation would be due. The City recently approved a zoning density immediately adjacent to our property far in excess of the RS 18 Zone which dramatically increased the value of that property. I believe the impact on the value of an individual's property should be taken into consideration before any zoning change is taken.

Tim Kylo
150 Schnebly Hill Rd.
Sedona, AZ 86336

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.

Cynthia Lovely - City of Sedona CFA9

From: <donotreply@sedonaaz.gov>
To: <clovely@sedonaaz.gov>
Date: 8/25/2016 12:53 PM
Subject: City of Sedona CFA9

A new entry to a form/survey has been submitted.

Form Name: Schnebly CFA Draft Plan
Date & Time: 08/25/2016 12:53 PM
Response #: 3
Submitter ID: 124
IP address: 174.19.216.147
Time to complete: 28 min. , 54 sec.

Survey Details

Page 1

The Schnebly Community Focus Area (CFA) plan will serve as a guide for future development of the area along Schnebly Hill Road. Please let us know your thoughts on the Schnebly CFA Draft Plan.

1. Please enter your comments on the Schnebly CFA Draft Plan below.

- 1) Yurts would be a calling card for all the homeless might as well have a sign stating welcome all homeless people, we have a place for you to live. This is a large problem not being addressed by anyone. If you dont belive me go out in the woods and look.
- 2) I believe you should keep the lot size the same, this is the reason why this area looks better and not like all the other subdivisions, that have subdivided for more profit.
- 3)The old homestead architecture you want to is not aesthetically pleasing. The original Schnebly Hill house is a prefect example it has been added on over the years and is a shack. The City of Sedona already has a restrictive code and does not need to be altered.
- 4) The only valid point I see in this plan is a safe trail up Schnebly Hill Road This are is very dangerous to walk on for locals and vistors, why not add a trail along the creek for every one to enjoy.
In closing it looks like the owners of the parcel or looking to increase there profits by changing the lot sizes and density.

2. Contact Information:

Name Kris Husa
Address 287 Schnebly Hill Road
E-mail Address kris@nrgbuildpros.com

Thank you,
City of Sedona

This is an automated message generated by the Vision Content Management System™. Please do not reply directly to this email.