

## 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:

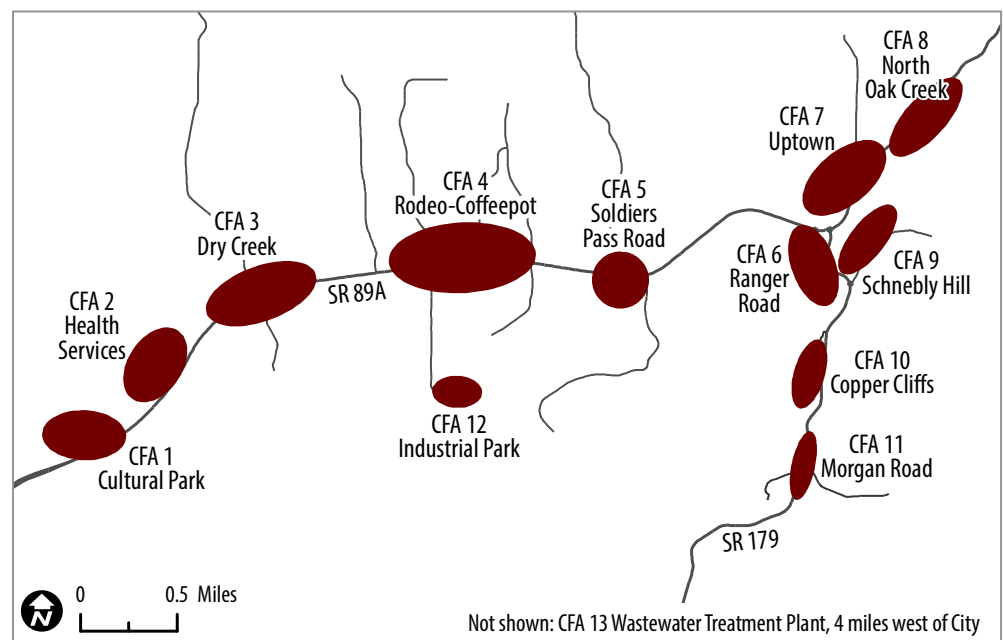
- Can play a key role in furthering the community vision and environmental stewardship while fulfilling community needs and enhancing the experience of visitors.
- Contain properties likely to be re-developed or have new development potential.
- Have natural features or characteristics that should be 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](http://www.sedonaaz.gov/complan) for copies of the completed CFA Plans



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

**Compact and Walkable Mixed Use**

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

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

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

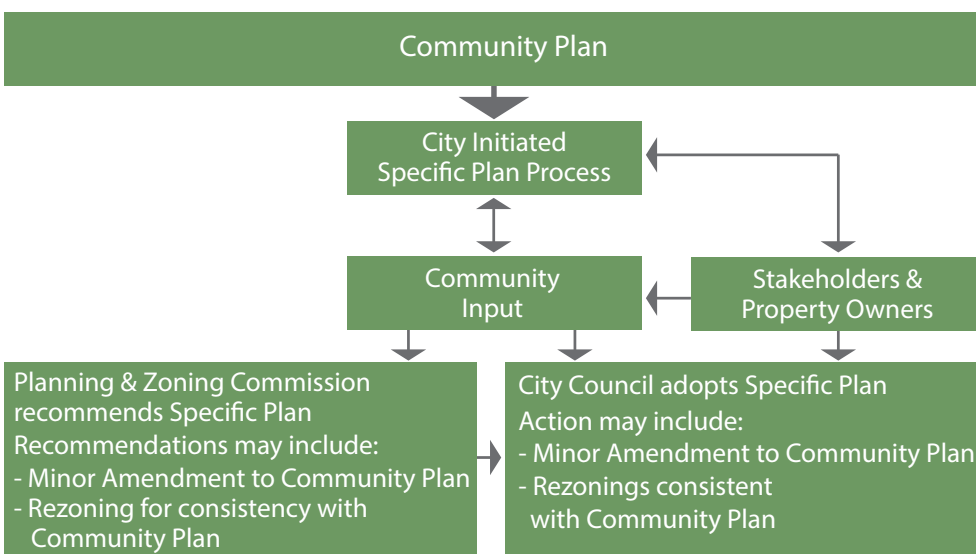
**Attributes of Compact and Walkable Mixed Use Development:**

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

**Examples of Compact and Walkable Mixed Use Development Features:**

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

**Community Focus Areas Specific Plan Process**



## Community Focus Area 12: Industrial Park



1:6,000

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

### Attributes

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

### Community Expectations

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