



## City Of Sedona Community Development Department

102 Roadrunner Drive Sedona, AZ 86336

(928) 282-1154 • Fax: (928) 204-7124

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### Memorandum

**DATE:** August 2, 2017

**TO:** **Planning and Zoning Commission**

**FROM:** Michael Raber, Senior Planner  
Cari Meyer, Senior Planner

**MEETING DATE:** **August 15, 2017**

**SUBJECT:** Work Session: Major Amendment to Sedona Community Plan; Multifamily High Density Text Amendment (PZ17-00008)

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#### **August 15, 2017 Planning and Zoning Commission Work Session Expectations**

The Planning and Zoning Commission Work Session on August 15 is an opportunity for the Commission to provide comments and feedback to staff and the applicant regarding the project prior to the September 19, 2017, public hearing. Comments and feedback should focus on what additional information the Commission will need in order to take action on this project at the public hearing. Comments and feedback should not include an evaluation of the merits of the project or whether the Commission is in support of the project.

#### **Property Summary**

The proposal is for a text amendment that could apply City-wide. No specific properties are being redesignated as a part of this proposed amendment.

#### **Summary of Request**

The City is proposing the following the following changes to the Community Plan:

1. Pages 27 & 51, Future Land Use Map:
  - a. Add "Multi-family High Density (Greater than 12 DU/AC)" to the Map legend.
2. Page 26: Multifamily Residential:
  - a. Add "High Density Multi-family projects may exceed densities of 12 DU/AC on a case-by-case basis through consideration of strategies for achieving housing diversity, affordability and availability to address local housing needs."
3. Page 54, Policies:
  - a. Add Policy #17: "Allow densities greater than 12 Dwelling units per acre through consideration of projects with strategies for achieving housing diversity, affordability and availability to address local housing needs in areas designated for Multi-family High Density."

In order to accomplish this, the following must be approved:

1. *Major Community Plan Amendment to the text of the Land Use, Housing, and Growth Chapter (Chapter 3) to create a Multifamily High Density designation allowing for more than 12*

dwelling units per acre for development project that provide strategies for achieving housing diversity, affordability, and availability in order to address local housing needs.

- a. The Major Amendment criteria in the Community Plan (Chapter 9) states that a Major Amendment is required when any of the following apply:
  - i. A change to the Future Land Use Map where a new land use designation is applied to the Map.
  - ii. A modification to the text of the Community Plan that proposes:
    - 1. A change in the density ranges within the residential land use categorie or a change in the intensity of 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.

**Community Plan Considerations**

Although the City’s current RM-3 zoning district allows up to 20 DU/acre, the Community Plan limits density to 12 DU/acre unless an adopted Community Focus Area (CFA) Plan is in place that allows densities greater than 12 DU/acre. These plans, however, are approved on a case-by-case basis according to the specific needs identified for each CFA through an extensive planning process. Consequently, there are currently no opportunities for higher densities to be considered in areas outside of a CFA or in areas where a CFA plan has not been adopted.

While the amendment is to the Land Use, Housing, and Growth Chapter of the Community Plan, please note that other sections of the Community Plan may be applicable to this proposal.

**Project Application Materials**

City Staff has prepared a brief memo outlining the proposed amendment, which is included as [Attachment 1](#).

**Project Review**

The application materials were submitted by City staff on June 1, 2017, distributed to the Planning and Zoning Commission and City Council on June 12, 2017, and distributed to review agencies on June 13, 2017. Staff and review agencies have provided comments, which are included as [Attachment 2](#). City Staff has not yet submitted revised documents or responses to those comments. Any revisions or responses to comments will be submitted before the scheduled public hearing along with the Citizen Participation Report. As of August 1, 2017, the City has not received any public comments regarding this application.

**Attachments**

- 1. [Project Description, Amendment Process, and Public Participation](#) .....3
- 2. [Review Agency Comments](#)
  - a. [City of Sedona Public Works](#) .....5
  - b. [UniSource Energy Services](#) .....6



## City Of Sedona Community Development Department

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### Memorandum

**DATE:** June 12, 2017  
**TO:** **Planning and Zoning Commission**  
**City Council**  
**FROM:** Michael Raber, Senior Planner  
**SUBJECT:** PZ 17-00008: City-Initiated Major Community Plan amendment proposal

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The request is for approval of a City-initiated request for a Major Sedona Community Plan text amendment to the Land Use, Housing, and Growth Chapter (Chapter 3) of the Sedona Community Plan. The text amendment will create a Multi-family High Density designation allowing more than 12 dwelling units per acre for development projects that provide strategies for achieving housing diversity, affordability and availability in order to address local housing needs. Based on City Council priorities, this designation could only be applied through a major Community Plan amendment request for multi-family projects that provide these types of strategies.

The proposed text changes to the Sedona Community Plan are as follows:

1. Future Land Use Map – page 27 and 51. Add the following to the Map legend:  
*“Multi-family High Density (Greater than 12 DU/AC)”*
2. Page 26 – Multi-family Residential. Add the following:  
*“High Density multi-family projects may exceed densities of 12 DU/AC on a case-by-case basis through consideration of strategies for achieving housing diversity, affordability and availability to address local housing needs.”*
3. Page 54 – Policies. Add a new policy #17:  
*“Allow densities greater than 12 dwelling units per acre through consideration of projects with strategies for achieving housing diversity, affordability and availability to address local housing needs in areas designated for Multi-family High Density”.*

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## COMMUNITY PLAN AMENDMENT PROCESS AND PUBLIC PARTICIPATION

### PZ 17-00008 (Major CPA)

This is a Major Amendment to the Sedona Community Plan. By State Law, all Major Amendments must be considered together at one public hearing this calendar year. The Planning and Zoning Commission must first make a recommendation on the proposed amendments, including this one, to the City Council in a public hearing. The Council will consider whether or not to approve the amendments in a public hearing. A 2/3 vote of the City Council is required to approve the Plan amendments.

At least 60 days prior to the public hearing notification process for the Planning and Zoning Commission, the City will transmit the amendment proposals to the Planning and Zoning Commission; City Council; Coconino and Yavapai Counties; Northern Arizona Council of Governments, Arizona Department of Commerce and Department of Water Resources. The proposals will also be transmitted to other agencies, utilities, internal City departments and other City Commissions for comment.

During this 60-day period (mid-June to mid-August 2017), the public will have an opportunity to comment on this and other Major Amendment proposals.

In September 2017, plan amendment proposals will move into the public hearing phase. A public notice will be mailed to all City residents and property owners describing the proposals, announcing the Planning and Zoning Commission public hearing, where additional information may be reviewed, additional input opportunities and how the City can be contacted regarding comments and concerns. The notice will also be placed in the paper.

A Planning and Zoning Commission public hearing is tentatively scheduled for September 19, 2017. The Commission may forward a recommendation to Council or they may continue the hearing to another date.

The City Council public hearing is tentatively scheduled for October 25, 2017. The Council may take action or continue the proposal. However, the Council must take action by the end of the year in order to approve the amendment. Noticing for the Council public hearing is the same as that for the Planning and Zoning Commission.



**City of Sedona**

**Public Works Department**

102 Roadrunner Drive Sedona, AZ 86336

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

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**PZ17-00008 (DEV)**

**Multifamily High Density (Conceptual Review)**

**6/22/2017**

**Engineering Comments**

**For the next level of review:**

1. No comments
2. Note: Developers that are allowed an increased multifamily density may be required to install more extensive sewer, utility, and transportation improvements.

## Cari Meyer - RE: [EXTERNAL E-Mail] City of Sedona Major Community Plan Amendments and Development Applications

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**From:** <IFreeman@uesaz.com>  
**To:** <CMeyer@sedonaaz.gov>  
**Date:** 6/13/2017 2:08 PM  
**Subject:** RE: [EXTERNAL E-Mail] City of Sedona Major Community Plan Amendments and Development Applications

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Unisource has no conflicts with any of the projects.

Thanks for the info.

Irene

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**From:** Cari Meyer [[CMeyer@sedonaaz.gov](mailto:CMeyer@sedonaaz.gov)]  
**Sent:** Tuesday, June 13, 2017 1:41 PM  
**Cc:** Audree Juhlin <[AJuhlin@sedonaaz.gov](mailto:AJuhlin@sedonaaz.gov)>; Warren Campbell <[WCampbell@sedonaaz.gov](mailto:WCampbell@sedonaaz.gov)>  
**Subject:** [EXTERNAL E-Mail] City of Sedona Major Community Plan Amendments and Development Applications

*\*\*\*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.\*\*\**

Good Afternoon,

Major amendments to the Sedona Community Plan are considered once per year by state law. The City has received three amendment proposals for consideration this year. The Community Development Department is also proposing a Major text amendment. A memo with additional information on these applications is attached and complete application materials are at <http://www.sedonaaz.gov/your-government/departments/community-development/projects>. The following is a summary of the proposals being considered this year:

1. **Sedona Hard Cider (PZ17-00007, Major CPA & ZC); 145 Copper Cliffs Lane (APN 401-26-004).** The property is in *Coconino County*. The applicant is requesting approval of a Major Community Plan Amendment and Zone Change to allow for the production of hard apple cider.
2. **Multifamily High Density Plan Amendment (PZ17-00008, Major CPA).** City-initiated request to amend the Land Use, Housing, and Growth Chapter of the Community Plan to allow for consideration of multifamily densities above 12 units per acre for development project that address housing diversity, affordability, and availability in order to address local housing needs.
3. **Pinon/89A Multifamily Project (PZ17-00009, Major CPA, ZC, DEV); 3285 W SR 89A (APN 408-11-086A).** The property is in *Yavapai County*. The applicant is requesting approval of a Major Community Plan Amendment, Zone Change, and Development Review to allow for the construction of a 45 unit apartment complex. The zone change and development review portions of this project are considered a conceptual review at this point in the process.

4. **Son Silver West Parking Lot (PZ17-00010, Major CPA, ZC); 1535 SR 179 (APN 401-31-011).** The property is in *Coconino County*. The applicant is requesting approval of a Major Community Plan Amendment and Zone Change to allow for construction of a parking lot.

In addition to the above Major Amendments, the City of Sedona Community Development Department has received the following development application. As a final review, your comments should focus on the accuracy and completeness of all information provided and whether the plans submitted meet your agency's requirements.

1. **140 Navajo Drive Zoning Reestablishment (PZ17-00011, ZC); 140 Navajo Drive (APN 408-24-496C).** The property is in *Yavapai County*. The property was originally rezoned from RMH-10 to RM-1 in 2002 in conjunction with a proposed multifamily project. The multifamily project was never completed and the zoning was never vested. A new development review and zoning was approved in 2013 for an apartment project. Again, the project was never completed and the zoning was not vested. The applicant is requesting approval of a Zone Change (ZC) to confirm the RM-1 zoning for this property and allow future development of the property to occur under the RM-1 standards. No development is proposed at this time. This project site is approximately 1.00 acres and is located at the northeast corner of the terminus of Navajo Drive.

Please review the materials at the link below. There will be a review agency meeting for these projects on **Wednesday, June 21, 2017, from 8:00 am to 10:00 am** in the Schnebly Conference Room at the Community Development Department Office. Comments are due by **Friday, June 30, 2017**.

Application materials can be found on the City's website at the following link:

<http://www.sedonaaz.gov/your-government/departments/community-development/projects> (Please note this is a new link... please update any bookmarks you may have)

If you are not the correct person in your agency to review these types of projects, please let me know so that I can update my mailing list and get these projects to the correct people to review them. Thank you for your time and please let me know if you have any questions.

Cari Meyer, Senior Planner  
City of Sedona Community Development

[\(928\) 203-5049](tel:(928)203-5049)



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<https://www.surveymonkey.com/r/CommDevCustomerSurvey>

**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.**