



## 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”.*

## 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.