

# Community Plan Checklist

PZ17-00009

Pinon/89A Multi-family



**City Of Sedona Community  
Development Department**

102 Roadrunner Drive Sedona, AZ 86336  
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This checklist includes all of the Community Plan’s goals. If there are directly applicable policies they will be addressed under the relevant goal. Other important elements of the Community Plan which are summarized in the Community Plan Summary (p. vi) include:

- An inclusive goal of the Plan:
  - Sustainability
- Vision Themes:
  - Environmental Stewardship
  - Community Connections
  - Improved Traffic Flow
  - Walkability
  - Economic Diversity
  - Sense of Place
- Major Outcomes:
  - Commitment to Environmental Protection
  - Housing Diversity
  - Community Gathering Places
  - Economic Diversity
  - Reduced Traffic
  - Access to Oak Creek

Project:	PZ 17-00009 (Major CPA, Conceptual ZC, Conceptual DEV) Pinon/89A Multi-family	Date Submitted:	June 1, 2017
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Is this project in a CFA?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	
Name of the CFA:	CFA #3 Dry Creek		
If the project is in a CFA, is there an approved CFA Plan?	<input type="checkbox"/> Yes	If there is an approved CFA Plan, please refer to the attached CFA Checklist.	
	<input checked="" type="checkbox"/> No	If there is no CFA Plan, please address the Community Expectations at the end of this checklist.	

LAND USE, HOUSING, AND GROWTH GOALS		Community Plan, p. 17
1	<p>Grow only within currently established residential and commercial limits.</p> <p>This project is within currently established residential and commercial limits.</p> <p>The following is a relevant policy:</p> <p><i>Policy 1, p. 53: “Approve new housing units only if within the City’s current overall limit on the total number of homes that can be built under current zoning.”</i></p> <p>This policy is intended to address the buildout of the City within its overall capacity for growth when all of the residentially zoned land is occupied. Since the City’s residential lands are currently less than 75% built out and residential land has been historically under-utilized, this is not an issue for this project.</p> <p><b>Compliance:</b>    <input checked="" type="checkbox"/> Yes            <input type="checkbox"/> Partial            <input type="checkbox"/> No            <input type="checkbox"/> Not Applicable</p>	
2	<p>Ensure harmony between the built and natural environments.</p> <p>Not applicable at this stage.</p> <p><b>Compliance:</b>    <input type="checkbox"/> Yes            <input checked="" type="checkbox"/> Partial            <input type="checkbox"/> No            <input type="checkbox"/> Not Applicable</p>	

3	Reflect a unique sense of place in architecture and design.
	Not applicable at this stage.
	Compliance: <input type="checkbox"/> Yes <input type="checkbox"/> Partial <input type="checkbox"/> No <input checked="" type="checkbox"/> Not Applicable
4	Provide public gathering spaces that promote social interaction.
	Compliance: <input type="checkbox"/> Yes <input type="checkbox"/> Partial <input type="checkbox"/> No <input checked="" type="checkbox"/> Not Applicable
5	Create mixed use, walkable districts.
	Changing the designation and zoning from commercial to multi-family residential will create more of a mix of uses. There are currently 3 parcels in a row that are all commercial, and this would change the center of those three parcels to multi-family residential, thus creating more variety in land use types.
	Compliance: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> Partial <input type="checkbox"/> No <input type="checkbox"/> Not Applicable
6	Encourage diverse and affordable housing options.
	This proposal is increasing the diversity of housing by developing an apartment complex, of which there are very few in the city.
	The proposal will provide affordable housing options in several ways:
	<ul style="list-style-type: none"> <li>o Providing workforce housing by giving priority for 25 of 45 units set aside for locally employed applicants.</li> <li>o Ensuring affordable units by: Tenants earning 90% or less of Area Median Income (AMI) will receive first priority for 12 of the 25 units identified provided they meet lease qualification standards and housing costs don't exceed 35% of their income</li> </ul>
	Housing Diversity is one of the Community Plan's 6 Major Outcomes (p. vi). This proposal will increase the diversity of housing with a new apartment complex.
Compliance: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> Partial <input type="checkbox"/> No <input type="checkbox"/> Not Applicable	

CIRCULATION GOALS		Community Plan p. 57
1	Reduce dependency on single-occupancy vehicles.	
	The proposal will not directly reduce dependency on single-occupancy vehicles. However, by increasing the opportunity for employees to live in the city, it could help reduce the number of people driving if those employees choose to ride the bus, walk, or bicycle to work.	
	Compliance: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> Partial <input type="checkbox"/> No <input type="checkbox"/> Not Applicable	
2	Provide for safe and smooth flow of traffic.	
	The conceptual site plan indicates that access to the property will be from Pinon Drive rather than direct access from the highway. This would reduce the number of curb cuts on the highway and thus turning movements, contributing to an improvement in the safe, smooth flow of traffic.	
	Compliance: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> Partial <input type="checkbox"/> No <input type="checkbox"/> Not Applicable	
3	Coordinate land use and transportation planning and systems.	
	Compliance: <input type="checkbox"/> Yes <input type="checkbox"/> Partial <input type="checkbox"/> No <input checked="" type="checkbox"/> Not Applicable	
4	Make the most efficient use of the circulation system for long-term community benefit.	
	Compliance: <input type="checkbox"/> Yes <input type="checkbox"/> Partial <input type="checkbox"/> No <input checked="" type="checkbox"/> Not Applicable	

5	Limit the building of new roads and streets and make strategic investments in other modes of travel.
	Compliance: <input type="checkbox"/> Yes <input type="checkbox"/> Partial <input type="checkbox"/> No <input checked="" type="checkbox"/> Not Applicable
6	Create a more walkable and bike-able community.
	This proposal does not directly achieve this goal however, by providing additional housing on the main thoroughfare it could increase the likelihood that the residents will choose to walk, ride a bicycle or take the bus.
Compliance: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> Partial <input type="checkbox"/> No <input type="checkbox"/> Not Applicable	

ENVIRONMENT GOALS		Community Plan p. 71
1	Preserve and protect the natural environment.	
	The majority of the site is not in a natural condition except for several small areas with native trees. The conceptual site plan shows the preservation of these areas which include mature juniper trees, in the southwest corner of the site. The applicant has also proposed that the majority of the natural wash will remain in place. The City development review process and grading and drainage standards have been put in place to ensure that components such as storm water retention and erosion protection meet ordinance requirements. The rezoning and development review process will evaluate the project in accordance with these standards.	
Compliance: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> Partial <input type="checkbox"/> No <input type="checkbox"/> Not Applicable		
2	Ensure a sufficient supply of quality water for the future.	
	Compliance: <input type="checkbox"/> Yes <input type="checkbox"/> Partial <input type="checkbox"/> No <input checked="" type="checkbox"/> Not Applicable	
3	Protect Oak Creek and its riparian habitat.	
	Compliance: <input type="checkbox"/> Yes <input type="checkbox"/> Partial <input type="checkbox"/> No <input checked="" type="checkbox"/> Not Applicable	
4	Reduce the impacts of flooding and erosion on the community and environment.	
	Compliance: <input type="checkbox"/> Yes <input type="checkbox"/> Partial <input type="checkbox"/> No <input checked="" type="checkbox"/> Not Applicable	
5	Promote environmentally responsible building and design.	
	Not applicable at this stage.	
Compliance: <input type="checkbox"/> Yes <input type="checkbox"/> Partial <input type="checkbox"/> No <input checked="" type="checkbox"/> Not Applicable		

PARKS, RECREATION, AND OPEN SPACE GOALS		Community Plan p. 71
1	Protect and preserve natural open space.	
	See Environment Goal 1 above.	
Compliance: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> Partial <input type="checkbox"/> No <input type="checkbox"/> Not Applicable		
2	Ensure the protection of the environment while providing for responsible outdoor recreation.	
	Compliance: <input type="checkbox"/> Yes <input type="checkbox"/> Partial <input type="checkbox"/> No <input checked="" type="checkbox"/> Not Applicable	

3	Provide activities and amenities that allow for community interactions and encourage active and healthy lifestyles.
	Compliance: <input type="checkbox"/> Yes <input type="checkbox"/> Partial <input type="checkbox"/> No <input checked="" type="checkbox"/> Not Applicable

ECONOMIC DEVELOPMENT GOALS		Community Plan p. 89
1	Support locally owned businesses.  This proposal supports local businesses by providing additional housing options for the employees of those local businesses. The limited availability of housing has been a challenge for businesses to hire and retain employees who cannot find housing in the city. This proposal will set aside 25 of the 45 units with priority given to the local workforce and those being offered employment by local businesses when filling vacancies.	
	Compliance: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> Partial <input type="checkbox"/> No <input type="checkbox"/> Not Applicable	
2	Recruit new businesses and organizations representing different business and institutional sectors that diversify Sedona’s economic base.	
	Compliance: <input type="checkbox"/> Yes <input type="checkbox"/> Partial <input type="checkbox"/> No <input checked="" type="checkbox"/> Not Applicable	
3	Preserve and enhance Sedona’s tourist based economic sector.	
	Compliance: <input type="checkbox"/> Yes <input type="checkbox"/> Partial <input type="checkbox"/> No <input checked="" type="checkbox"/> Not Applicable	
4	Incorporate an assets-based framework into the City’s economic development efforts.	
	Compliance: <input type="checkbox"/> Yes <input type="checkbox"/> Partial <input type="checkbox"/> No <input checked="" type="checkbox"/> Not Applicable	
5	Improve the City’s transportation, information and communication infrastructure to allow businesses to compete regionally, nationally and globally.	
	Compliance: <input type="checkbox"/> Yes <input type="checkbox"/> Partial <input type="checkbox"/> No <input checked="" type="checkbox"/> Not Applicable	

COMMUNITY GOALS		Community Plan p. 97
1	Cultivate an appreciation and respect for Sedona’s distinctive community character.	
	Compliance: <input type="checkbox"/> Yes <input type="checkbox"/> Partial <input type="checkbox"/> No <input checked="" type="checkbox"/> Not Applicable	
2	Ensure that the needs and aspirations of the community now and into the future are met through a variety of cultural activities, opportunities, and facilities.	
	Compliance: <input type="checkbox"/> Yes <input type="checkbox"/> Partial <input type="checkbox"/> No <input checked="" type="checkbox"/> Not Applicable	
3	Create increased opportunities for formal and informal social interactions.	
	Compliance: <input type="checkbox"/> Yes <input type="checkbox"/> Partial <input type="checkbox"/> No <input checked="" type="checkbox"/> Not Applicable	
4	Enhance opportunities for artistic display, engagement and learning.	
	Compliance: <input type="checkbox"/> Yes <input type="checkbox"/> Partial <input type="checkbox"/> No <input checked="" type="checkbox"/> Not Applicable	

5	Preserve and celebrate the community's history.
	<p><i>Compliance:</i>   <input type="checkbox"/> Yes            <input type="checkbox"/> Partial            <input type="checkbox"/> No            <input checked="" type="checkbox"/> Not Applicable</p>

**CFA COMMUNITY EXPECTATIONS**

**CFA 3 DRY CREEK** Community Plan p. 39

1	<p>Provide mixed uses and a more walkable environment that build on the variety of civic, social, service, and visitor oriented uses already in place.</p> <p>The Dry Creek CFA features a variety of different land uses, including public/semi-public (library, city hall, and charter school), commercial, lodging, office, multi-family, and single-family residential. An apartment complex adds to these established uses with new rental apartments that don't currently exist in this immediate area.</p> <p>In addition to adding to the mix of uses with an additional housing type, the location will take advantage of a walkable environment, giving residents easy access to nearby restaurants, retail, and community uses. The location on SR 89A also provides direct access to the Verde Lynx bus line.</p> <p><i>Compliance:</i>   <input checked="" type="checkbox"/> Yes            <input type="checkbox"/> Partial            <input type="checkbox"/> No            <input type="checkbox"/> Not Applicable</p>
2	<p>Provide buffering and land use alternatives as transitions between more intensive commercial and residential uses and adjacent single-family neighborhoods.</p> <p>The multi-family use will be transitional between the lower density residential neighborhood to the south and the commercial and lodging uses on SR 89A. The apartment complex is a more appropriate buffer for the neighborhood than commercial, which is the current designation/zoning. The conceptual site plan also provides an open space buffer to the adjacent residential area to the south.</p> <p><i>Compliance:</i>   <input checked="" type="checkbox"/> Yes            <input type="checkbox"/> Partial            <input type="checkbox"/> No            <input type="checkbox"/> Not Applicable</p>
3	<p>Preserve natural open space along SR 89A.</p> <p><i>Compliance:</i>   <input type="checkbox"/> Yes            <input type="checkbox"/> Partial            <input type="checkbox"/> No            <input checked="" type="checkbox"/> Not Applicable</p>
4	<p>Focus on the general needs discussed for the West Sedona Corridor (see page 36 of the Community Plan)</p> <p>The Community Plan envisions the West Sedona Corridor as a vibrant, walkable place with community-oriented activities, mixed land uses, public gathering spaces, and controlled vehicular highway access. The following are the general needs listed in the Plan.</p> <ul style="list-style-type: none"> <li>• <i>Creation of incentives and priorities for development that achieve a broad range of land uses.</i> The proposal contributes to a broad range of land uses by introducing high density rental housing on the corridor, a use that only comprises 4% of all housing in the community.</li> <li>• <i>Identification of locations for desired land uses.</i> The CFA identifies this as an area for a mix of land uses, and apartments adds to that mix. This is considered a desirable location for apartments because of the location directly on the highway and proximity to a variety of other land uses that also make it a more walkable environment.</li> <li>• <i>Coordination with access control planning and relief of congestion in the corridor.</i> The conceptual site plan indicates that access to the property will be from Pinon Drive rather than direct access from the highway. This would reduce the number of curb cuts on the highway and thus turning movements, contributing to improved safety, better access control, and reduced traffic congestion.</li> <li>• <i>Establishment of consistent design themes or character</i> Not applicable at this stage.</li> </ul>

		<ul style="list-style-type: none"> <li>• <i>Safe and convenient access for pedestrians and bicyclists.</i> The location along SR 89A, which has bike lanes and sidewalks provides safe and convenient access for pedestrians and bicycles to a variety of destinations, including the bus stop.</li> <li>• <i>Creation of strong connections between CFA's, including good pedestrian links.</i> Again, the location on SR 89A provides a strong connection to other CFAs on SR 89A, with pedestrian links along and off of the highway.</li> <li>• <i>Provision of park and ride or park and walk opportunities.</i> The proposal is in close proximity to northbound and southbound transit stops. Both stops are less than 700 feet from the subject property.</li> <li>• <i>Identification of key open space needs.</i> Not applicable.</li> <li>• <i>Identification of aesthetic components.</i> Not applicable at this stage.</li> </ul> <p>The Plan recommendations for the West Sedona Corridor also cite the need for diverse housing, including consideration for the allowance of residential densities greater than 12 units per acre with specific plan approval. Although a CFA plan has not yet been completed for this area, the fact that the Plan states that a higher density should be considered indicates support for doing so. The proposed apartment complex will add to the desired mix of land uses in this area, and fulfill a need for a housing type that is in short supply throughout the city.</p>
		<p><i>Compliance:</i>    <input checked="" type="checkbox"/> <i>Yes</i>                    <input type="checkbox"/> <i>Partial</i>                    <input type="checkbox"/> <i>No</i>                    <input type="checkbox"/> <i>Not Applicable</i></p>



On August 15, 2017, the Planning and Zoning Commission held a Work Session to discuss the proposed Major Community Plan Amendments the City is considering for 2017. The purpose of the work session was for the Planning and Zoning Commission to review the proposals and request additional information they felt would be needed to allow them to act on each proposal.

During the discussion for Pinon/89A Multifamily Project (PZ17-00009), the Commission requested clarification on a number of items. The following is provided in response to that request.

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## **1. Traffic, Transit, Connectivity**

- a. **Ingress/Egress:** The conceptual site plan shows the access to the site off of Pinon Drive, with the existing driveway on State Route 89A being closed. The Trip Generation Letter states that the site's Pinon Drive approach should be STOP-controlled.
- b. **Proximity to Transit:** The Verde Lynx has a northbound and southbound stop at the State Route 89A/Dry Creek intersection. The northbound stop (going to Sedona) is in front of the Arroyo Pinon Hotel. The southbound stop (going to Cottonwood) is in front of the Famous Pizza building. Both stops are less than 700 feet from the subject property.
- c. **Parking Clarification:**
  - i. In order to account for guest parking, the City's Land Development Code requires that the first 5 units in an apartment complex provide an extra 0.5 spaces. However, this standard is applied to the first 5 units of each unit type, based on number of bedrooms. Therefore, the first 5 one-bedroom units in the proposed development and the first 5 two-bedroom units would be required to provide an extra 0.5 spaces each. Based on these parking requirements, the applicant has calculated a total parking requirement of 82.5 spaces.
  - ii. The conceptual site plan shows a total of 68 vehicle parking spaces and 24 bicycle parking spaces. Based on the applicant's response to the Community Development Department Comments (included in Attachment 4), the applicant is requesting a parking reduction for the following reasons:
    - (1) Based on the size of the 1 bedroom units, the applicant is anticipating a demand of 29 parking spaces for the 1 bedroom units.
    - (2) Based on the assumption that some residents of the 2 bedroom units will use the second room as a home office, the applicant is anticipating a demand of 30 spaces for the two bedroom units.
    - (3) The parking provided is in line with requirements of cities such as Phoenix, Tolleson, Chandler, Gilbert, and Glendale.
    - (4) The design and location of the project increase walkability and bike-ability to nearby businesses and employers.
    - (5) The conceptual site plan includes indoor and outdoor bike storage to further promote a bicycle friendly environment.

- (6) The reduced parking allows a more environmentally friendly development with less asphalt surfaces and more open space.

A final determination regarding the requested parking reductions will be made during the next stage of review. However, this is a concept being presented by the applicant during the conceptual stage of review for feedback. If this concept is not acceptable, the site plan will need to be redesigned to incorporate more parking.

d. Sidewalks and Pedestrian Crossing

- i. The conceptual site plan shows internal pedestrian walkways and a connection to the existing sidewalk along State Route 89A.

## 2. Number of Households

- a. A total of 45 units are proposed.

## 3. Details of Previously Proposed Development

- a. Previous development proposals for this site also included the two properties to the west of the site. These properties include a total of approximately 4.12 acres, making the subject property approximately 55% of the project site. These proposals include the following:
  - i. 98 Room Hotel Project (PZ14-00008)
    - (1) Submitted May 2014
    - (2) Withdrawn by the applicant during the conceptual stage of review
    - (3) As proposed, all 98 hotel rooms were on the subject parcel with the majority of the parking being located on the lots to the west, across Pinon Drive.
  - ii. Mixed Use Project (DEV 2007-6 & SUB 2007-7)
    - (1) Approved in September 2008
    - (2) 43,794 square feet of retail/commercial/office space, 25 residential condominiums, and underground parking.
    - (3) Project was never developed and approvals expired.
    - (4) This project also included a realignment of Pinon Drive, making it difficult to determine which elements of the project were included on the subject parcel.

## 4. Unit Availability and Affordability

- a. Potential Assurances
  - i. The applicant has suggested the following as potential assurances that the project will meet the proposed Community Plan language regarding provision of strategies for achieving housing diversity, affordability, and availability in order to address local housing needs:
    - (1) Prohibition on subdividing (condominium conversion)
    - (2) Minimum lease length of 90 days
    - (3) Prohibition on subletting
    - (4) Priority for employees working within the City for some of the units



These are provided as conceptual ideas at this stage of the process. A final review of these concepts will be conducted at the next stage, including the appropriate ways to ensure the representations proposed by the applicant are carried through.

b. Unit Sizes

i. The application documents show the following unit types:

- (1) 25 1-bedroom/1-bathroom units
- (2) 16 2-bedroom/1-bathroom units
- (3) 4 2-bedroom/2-bathroom units

c. Management of Complex

i. The applicant stated during the Work Session that he is unsure whether the complex will have on-site management.

d. Workforce Housing Definitions: Workforce housing is designed to meet the needs of employees in close proximity to the workplace. While workforce housing may include deed restricted affordable housing, that is not the only criteria used. More importantly, in Sedona, workforce housing needs to be available to those who work in the City and not a part of the short-term rental market.

e. Ensuring Workforce and Senior Residents are Considered: While the applicant has discussed giving some priority for some of the units to employees working locally, this priority would not cover all of the units and units would be available to senior residents. These types of details will be worked out during the next stage of review.

f. ADA Units: The applicant will include required ADA units on the first floors of the buildings. No elevators are being proposed at this time.

**5. Fire District Review**

a. The Sedona Fire District will review all plans and ensure that all of their requirements are being met.

**6. Shield Views from 89A**

a. The latest conceptual site plan submitted by the applicant moved the northernmost building further north and move the parking that was previously along State Route 89A to other areas of the site. In addition, the applicant will be required to install landscaping to further screen the site from State Route 89A.



## City Of Sedona Community Development Department

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The following are provided as general comments on the Letter of Intent.

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The applicant's Letter of intent has noted the ways in which the Community Plan's goals, CFA Community Expectations and land use policies are being addressed through this proposal. The Letter of Intent also proposes several items that, in the applicant's opinion, comprise community benefits. Staff has completed a comprehensive evaluation of the proposal relative to the Plan's CFA expectations and applicable goals based on the degree of compliance with the Community Plan (see the accompanying checklist). The following comments are intended to provide clarification or correction regarding items in the Letter.

### 1. Page 1:

- a. The applicant's market study lists 391 apartment units in Sedona and the Village of Oak Creek. Their inventory includes 149 apartment units in Sedona and 158 in the Village of Oak Creek. An additional 69 units are within mobile home parks and 15 units may have been counted twice. The City's current inventory of apartment units yields 241 units within the City.

### 2. Pages 2 and 3:

- a. These pages discuss the compatibility of the proposal with the Land Use, Housing and Growth Goals of the Plan. While the applicant has addressed the ways in which they believe the project is meeting these goals, some goals are intended to be fairly broad in context. The attached checklist provides a comprehensive evaluation and discussion regarding the applicability of the goals to the project.

### 3. Page 3:

- a. #6: It is apartments that account for 4% of the current housing. This excludes condos and townhomes. Apartments would actually account for much less than the 2% of the planned land uses as stated in the Letter. Apartments, condos and townhomes account for 14% of all housing in the City.

### 4. Pages 5-11:

- a. These pages refer to each land use policy from the Community Plan and how, in the applicant's opinion, the project addresses these policies. The land use policies in the Community Plan are also often broad and applicable City-wide rather than project-specific.

### 5. Page 5:

- a. Policy #1: Approve new housing units only if within the City's current overall limit on the total number of homes that can be built under current zoning.
  - i. This policy is intended to address the buildout of the City within its overall capacity for growth when all of the residentially-zoned land is occupied. Since the City's residential lands are currently less than 75% built out and the residential land base has been historically under-utilized, this is not an issue for this project. The applicant notes that the Community Plan designation is "Commercial/Lodging". The designation is actually "Commercial", but is within the Lodging Area Limits in the Plan.

- b. Policy #2: Limit expansion of the existing commercial areas, as represented on the Future Land Use Map, unless supported by an approved plan within a Community Focus Area or Planned Area.
  - i. This project reduces the commercial area by re-designating an existing commercial site to Multi-family.
- c. Policy #3: Ensure that a balance of land uses is maintained and identify general areas for concentrated, mixed use development, public gathering places, and land use transitions to provide healthy and sustainable residential neighborhoods and commercial areas and to address specific area needs.
  - i. Although this policy is intended for general planning and CFA-level planning, this proposal does contribute to the mixed use environment in the immediate area by adding high density rental apartments that don't currently exist in the area. The project also is transitional between lower density uses to the south and commercial and lodging uses to the north and north east of the project.
- d. Policy #4: Ensure that the proportion of lodging uses to other commercial uses does not significantly increase by limiting locations for lodging uses and by evaluating the proportional increase in all lodging rezoning applications.
  - i. The Community Plan currently restricts lodging locations by establishing "Lodging Area Limits". While the subject property is located within an area that the Plan supports for lodging uses, this proposal would remove the site from this area, reducing the potential acreage for lodging uses.

## 6. Page 6:

- a. Policy #5: Preserve scenic views, including potential utility undergrounding and the approval of multi-story structures.
  - i. The revised conceptual site plan provides 3 separate buildings, with parking located behind and between buildings, with the closest building mass perpendicular to the street. This serves to hide the parking from the street view and limits the view of the buildings profile from the street. The City's development review process has been put in place with standards to ensure that components such as height, massing and design standards are in harmony with the natural environment. The rezoning and development review process will evaluate the project in accordance with those standards.
- b. Policy #6 refers to land uses being compatible with sand and gravel resources. As noted by the applicant, this is not applicable to the project.
- c. Policy #7 refers to the City's creation of parking standards not to compliance with existing standards. This is not applicable to the project.
- d. Policy #8 refers to the City's creation of design and sign standards. This is not applicable to this project as noted.
- e. Policy #9 refers to neighborhood-scale planning for public gathering spaces and residential services and, as stated, is not applicable to this project.

## 7. Page 6 and 7:

- a. Policy #10 refers to consideration of densities greater than 12 units per acre in City-initiated CFA planning projects in the West Sedona Corridor. Although this application proposes a density

greater than 12 units per acre, this is a brought forward for consideration in an applicant-initiated major amendment request, so this policy is not directly applicable to this project.

**8. Page 7:**

- a. Policy #11 refers to maintaining the integrity of older neighborhoods, not to new development. It is therefore not applicable.
- b. Policy #12 refers to retention of low to moderate housing in the re-development of mobile home parks and is not applicable to this project.
- c. Policy #13: Encourage housing for seniors by identifying locations for assisted living, age in place, and other housing options in close proximity to health services and by allowing a wide range of housing choices.
  - i. This policy is intended for general larger-scale planning, however, this project does contribute to housing diversity in fairly close proximity to health services.
- d. Policy #14: Consider new and emerging trends for non-traditional housing developments, such as co-housing, garden apartments and other alternate housing types.
  - i. The applicant is proposing two-story walk up garden apartments.
- e. Policy #15 refers to clustering of residential units on a site to preserve environmentally-sensitive areas. Although the applicant has pointed out that their conceptual site plan is preserving native trees in the southwestern portion of the site, this policy is really intended for larger scale projects that could use building envelopes rather than traditional lot layouts.

**9. Page 8:**

- a. Policy #16 refers to regional coordination and is not applicable to this proposal.

**10. Pages 8-11:**

- a. The applicant has also addressed the other Community Plan goals. Many of these goals are not necessarily applicable to individual projects. The accompanying checklist discusses the applicability of these goals to the project.

**11. Page 13:**

- a. This page outlines several points regarding the link between the business community, economic vitality and workforce housing. Although the applicant cites the most recent apartment project constructed about 10 years ago, there have been additional units constructed more recently in the same complex. However, these units were approved in 1998. The last apartment project approved with more than 5 units (12 units) was approved in 2000. These units have been converted to condominiums. Another apartment project with more than 5 units was approved more recently, but the zoning had expired and the project was never constructed.

**12. Pages 14 and 15:**

- a. The applicant has noted that this project will increase the supply of apartment units by nearly 12% based on 391 existing units identified in their own housing study. Staff believes that the increase in supply within the City will be substantially higher since many of the 391 units in the applicant's inventory are in the Village of Oak Creek and a couple of the projects on the list are mobile home sites. Based on the City's current inventory of apartment units, the introduction of 45 units from this project would increase the supply of apartment units within the City by almost 19% based on 241 units rather than 391.