

Multi-family Housing in Sedona – Facts and Figures

The following is a supplement to the background report, and provides additional details about multi-family residential housing in the city. The attached maps show 1) Existing Multi-family Housing in Sedona, and 2) Vacant Land Zoned for Multi-family Housing in Sedona.

Existing Multi-family Housing by Number of Units

The largest multi-family developments by units, all of which are condos or townhouses:

Name	Units	Density	Acres	Date built	Location
Nepenthe Townhomes	182	8		1996	Shelby Drive/ S Monte Verde Dr.
Anasazi Village Condos	74	8		1989	Sunset Dr./ Morning Sun Dr.
Vista Montana Townhomes	66	8		1983*	Soldiers Pass Rd/ Vista Montana Rd

*First phase of construction.

The largest apartment complex in the city:

Shadowbrook Apartments	54	12.5		1987	145 Navajo Dr.
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Density of Existing Multi-family

While there are a variety of factors that influence density, of the existing multi-family developments in Sedona, the trend is that the smallest properties have the highest densities.

Average density of 1+ acre properties: 9 units/acre

Average density of properties less than 1 acre: 17 units/acre

Looking at the 9 highest density apartments in the city, the following are the characteristics typical of these developments.

- 6 to 15 units
- Built between 1960-1981
- Densities average 34 units/acre
- Average lot size is 0.23 acres (largest lot is .41 acres)
- Located in Uptown

Since it may be difficult to picture what different densities looks like, the following are developments that are visible from major roads and thus may be familiar examples.

Name	Units	Density	Acres	Date built	Location
Arroyo Seco Townhomes	45	4	11	1983	Dry Creek Rd/Arroyo Seco Dr
Casita Bonita Condos	22	6	4	1983	260 Coffeepot, behind Bashas
Nepenthe Townhomes	182	8	22	1996	Shelby Dr/S Monte Verde Dr
Tierra Sienna Condos	32	15	2	1987	250 Sunset Dr

Acres of Multi-family Zoned Property

Multi-family residential zoning includes the three districts: RM-1, RM-2, RM-3. This table includes how much land that is zoned multi-family is vacant versus built, and for comparison how much land is zoned as other residential uses and how much of that is vacant.

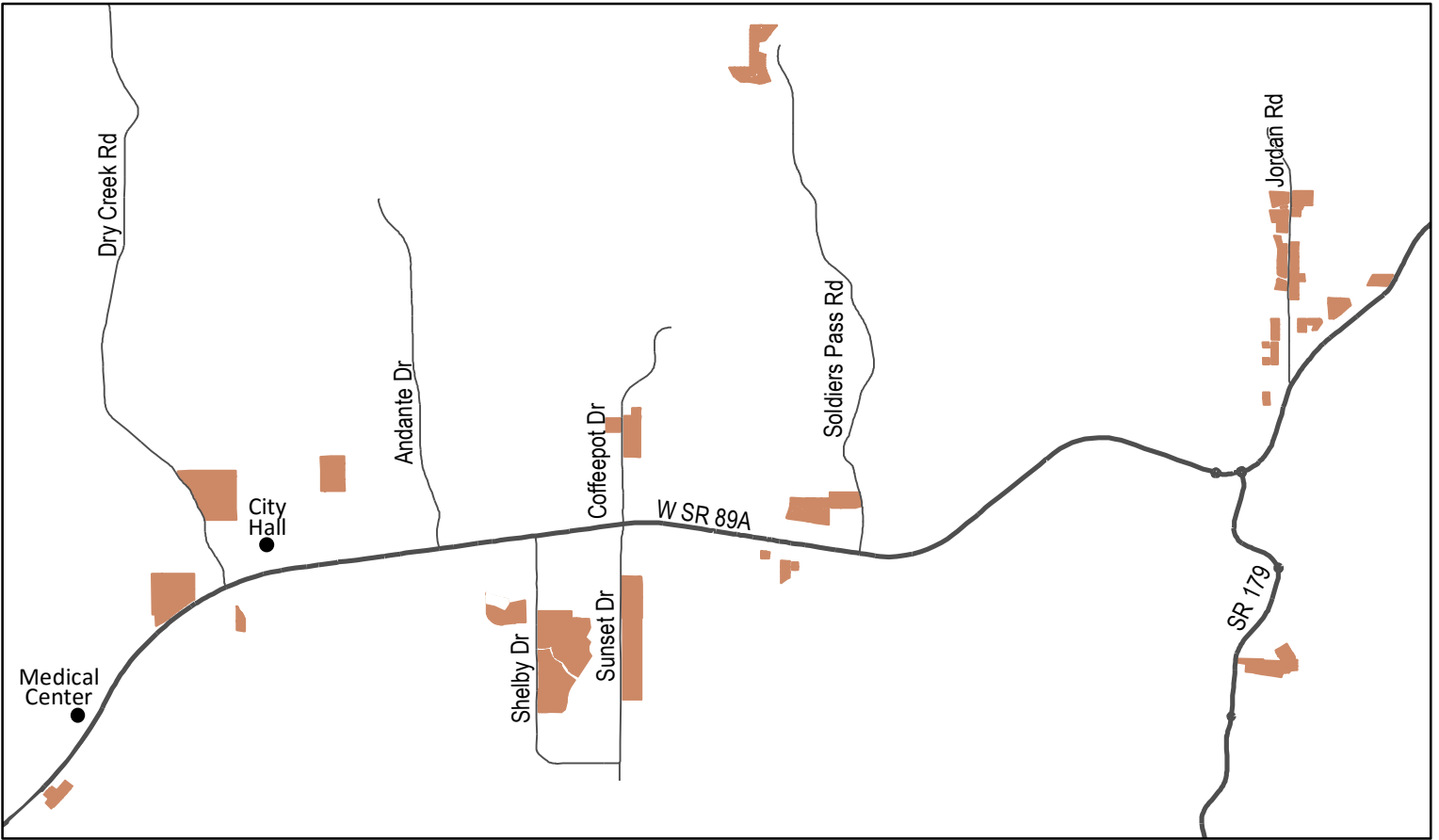
<u>Zoning</u>	<u>Acres zoned Multi-family</u>	<u>Acres built as Multi-family</u>	<u>Acres built as other*</u>	<u>Acres Vacant</u>
RM-1 Medium Density Multi-family Residential	4.24	0.6	0.9	2.7
RM-2 High Density Multi-family Residential	38.63	21	4	13
RM-3 High Density Multi-family Residential	18.41	11	5	2
Total:	60	32	5	18
All other residentially zoned property, such as Single-family Residential and Planned Residential Development:	4,453			1003

*Some properties that are zoned for multi-family are currently occupied by other land uses such as lodging or commercial.

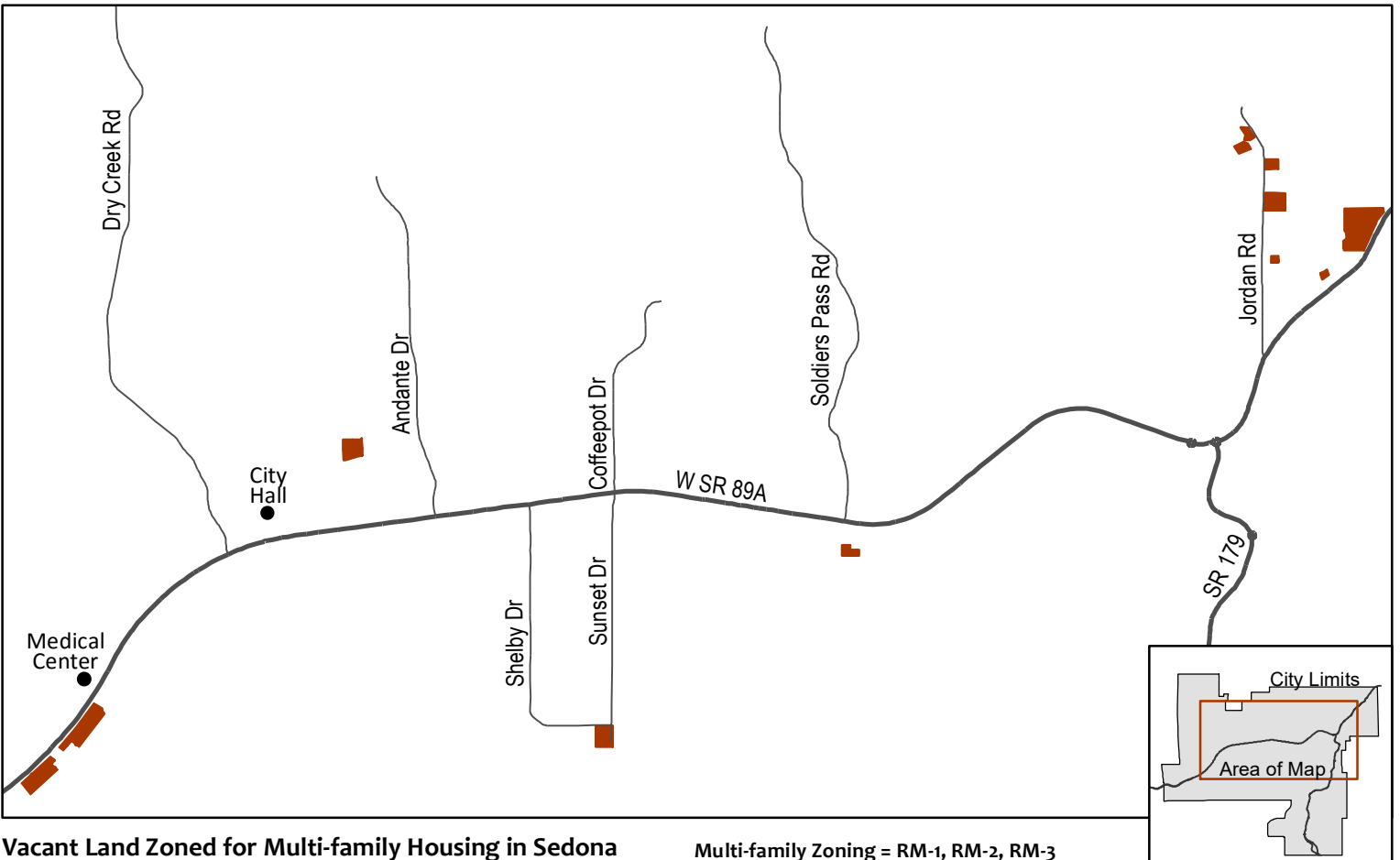
Density of Multi-family Zoned Property

The following table lists the densities for each of the multi-family zones, how many acres are vacant, and if the vacant land were built to the maximum density, the number of total new units possible is listed.

Zoning	Max Density (units/acre)	Acres Vacant	Max new units possible
RM-1 Medium Density Multi-family Residential	8	3	24
RM-2 High Density Multi-family Residential	12	13	156
RM-3 High Density Multi-family Residential	20	2	40
Total:		18	220



Existing Multi-family Housing in Sedona



Vacant Land Zoned for Multi-family Housing in Sedona

Multi-family Zoning = RM-1, RM-2, RM-3