

**PZ17-00008 (Major CPA)  
Multi-family High Density Text  
Amendment**

*Planning & Zoning Commission Work  
Session Responses*



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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 the Multi-family High Density Text Amendment (PZ17-00008), the Commission requested clarification on a number of items. The following is provided in response to that request.

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**1. Impact on the Pinon/89A Multi-family Project**

- a. While two separate applications, both this application and the application for a multi-family project are being considered at the same public hearing. The proposed text amendment would establish the process and criteria for multi-family projects with a density greater than 12 units per acre to be considered. If the text amendment is approved, the Pinon/89A project would be evaluated based on the text amendment.
- b. While the text amendment must be approved for the Pinon/89A project to be considered, approval of the text amendment does not guarantee approval of the Pinon/89A proposal. However, without approval of the text amendment, the Pinon/89A project cannot be considered.

**2. Existing Community Plan Language Related to Multi-family Housing**

- a. Staff has provided information related to existing Community Plan language related to multi-family housing in the Background Report (Attachment 2).

**3. Traffic and Noise Concerns**

- a. While Staff understands that traffic and noise, along with other quality of life issues, are important factors to consider when evaluating development proposals, these are not being considered with the text amendment.

**4. Outreach Efforts**

- a. The City's outreach efforts are summarized in the Citizen Participation Report (Attachment 4).

**5. How the Proposed Designation Will be Applied**

- a. The proposed designation would be considered in response to an application submittal, such as the Pinon/89A project that is being considered at the same public hearing. The City is not proposing to redesignate any properties and has no plans to move forward with City-initiated redesignations of land.

**6. Clarification on the Process for Rezoning**

- a. In addition to having a Community Plan Amendment approved, potential projects would need to rezone to RM-3 (High Density Multifamily Residential), PD (Planned Development), or PRD (Planned Residential Development). These are existing zoning designations and applications would be reviewed under the City's established zoning process. In addition to meeting other applicable Community Plan goals, objectives, and policies, rezonings in this designation would need to demonstrate how the proposal includes strategies to address local housing needs.