

# Staff Report

PZ17-00009 (Major Community Plan Amendment, Conceptual Zone Change, Conceptual Development Review)  
Pinon/89A Multi-family  
Summary Sheet



City of Sedona

Community Development Department

102 Roadrunner Drive Sedona, AZ 86336  
(928) 282-1154 • Fax: (928) 204-7124

**Meeting Date:** **Work Session:** September 14, 2017  
**Public Hearing:** September 19, 2017

**Hearing Body:** **Planning and Zoning Commission**

**Actions Requested:** Consideration of a Major Community Plan Amendment to the Future Land Use Map  
Review of Conceptual Zone Change and Conceptual Development Review Applications

**Staff Recommendation:** Recommendation of Approval of a Major Community Plan Amendment to the Future Land Use Map  
No Recommendation on Conceptual Zone Change and Conceptual Development Review Applications at this time

**Location:** 3285 W State Route 89A (No Subdivision)

**Parcel Number:** 408-11-086A

**Owner:** Haven Management and Consulting LLC  
15200 Rodao Drive; Orland Park, IL 60467-9705

**Applicant/Authorized Agent:** Keith Holben, MK Company, Inc.  
15010 N 78<sup>th</sup> Way, #109; Scottsdale, AZ 85260

**Project Summary:** Major Community Plan Amendment to allow for a potential rezoning and development review for construction of a 45 unit apartment complex

**Site Size:** ± 2.25 acres

**Sedona Community Plan Designation:** C (Commercial), within Lodging Area Limits

**Proposed Sedona Community Plan Designation:** MFHD (Multi-family High Density), outside Lodging Area Limits

**Zoning:** C-2 (General Commercial)

**Proposed Zoning:** RM-3 (High Density Multi-family Residential)

**Current Land Use:** Vacant

## Surrounding Properties:

	Subdivision	Community Plan Designation	Zoning	Current Land Use
<b>NORTHWEST</b>	Sedona Gardens Condominiums	Multi-family Medium/High Density	PRD	Townhouses
<b>NORTH</b>	No Subdivision	Commercial/Lodging & Commercial	L & C-2	Lodging, Commercial

	<b>Subdivision</b>	<b>Community Plan Designation</b>	<b>Zoning</b>	<b>Current Land Use</b>
<b>EAST</b>	No Subdivision	Commercial	C-2 & L	Restaurant, Lodging
<b>SOUTH</b>	Azul Celeste Estados	Single-family Medium Density Residential	RS-12	Residential
<b>SOUTHWEST</b>	Juniper Knolls	Single-family Medium Density Residential	RS-12	Residential
<b>WEST</b>	No Subdivision	Commercial	C-1	Vacant

**Report Prepared By:** Cari Meyer, Senior Planner

**Attachments:**

1. Vicinity/Aerial Map
2. Applicant Submitted Materials (Updated August 10, 2017)
  - a. Letter of Intent and Citizen Participation Report
  - b. Response to Comments
  - c. Citizen Participation Plan
  - d. Exhibits to Letter of Intent
  - e. Rental Market Research
  - f. Site Plans and Circulation Plans
  - g. Elevations
  - h. Traffic Impact Statement (May 31, 2017)
3. Staff Evaluation
  - a. Community Plan Checklist
  - b. Staff Response to Planning and Zoning Commission Work Session
  - c. Staff Comments: Letter of Intent
4. Staff and Review Agency Comments
  - a. City of Sedona Community Development Department
  - b. City of Sedona Public Works Department
  - c. Sedona Fire District
  - d. UniSource Energy Services
5. Public Comments

## Staff Report

PZ17-00009 (Major Community Plan Amendment, Conceptual Zone Change, Conceptual Development Review)  
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### PROJECT SUMMARY

The applicant is seeking a Major Community Plan Amendment, Conceptual Zone Change, and Conceptual Development Review with the expressed intent of developing a 45 unit multi-family apartment complex.

### SITE CHARACTERISTICS (EXISTING)

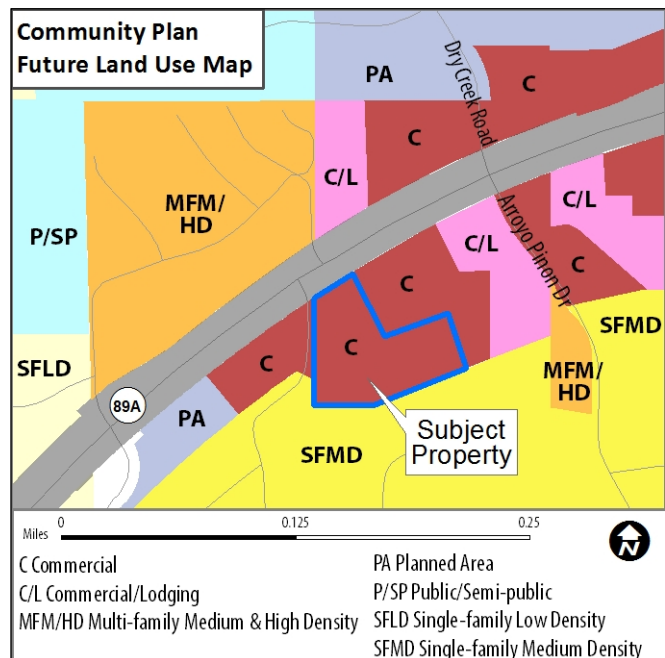
- The project site is one parcel of approximately 2.25 acres.
- The property is located in Yavapai County.
- The property is currently vacant and is not part of a subdivision.
- There is existing vehicular and pedestrian access to the site from State Route 89A.
- The property is within a City designated floodplain.
- The site has been graded and disturbed in the past, but there is a grouping of juniper trees on the southwestern corner of the site.

### BACKGROUND

The property proposed for development is currently vacant. The property is approximately 2.25 acres, is zoned C-2 (General Commercial), is designated Commercial on the Future Land Use Map, and is within the Lodging Area Limits as defined by the Community Plan (page 28 of the plan).

The applicant first met with City Staff in early 2017 to discuss the current proposal, including the various approvals that would be needed to facilitate the proposed development. The application was submitted in May 2017. As this project is contingent upon two separate Major Community Plan Amendments (City initiated text amendment for a new Multi-family High Density Land Use Designation and applicant initiated map amendment), the applicant has opted to only request a conceptual review of the ZC and DEV applications at this time. If both Major CPAs are approved, the applicant will move forward with the comprehensive zoning and development review submittals.

This property has been included in a number of development proposals over the years. Previous proposals have also included the two properties to the west of the site. These proposals include the following:



1. 98 Room Hotel Project (PZ14-00008)
  - a. Submitted May 2014; withdrawn by the applicant during the conceptual stage of review
2. Mixed Use Project (DEV 2007-6 & SUB 2007-7)
  - a. Approved in September 2008
  - b. 43,794 square feet of retail/commercial/office space, 25 residential condominiums, and underground parking.
  - c. Project was never developed and approvals expired.

## **PUBLIC INPUT**

- The proposal documents were placed on the Projects and Proposals page of the Community Development Department website ([www.sedonaaz.gov/projects](http://www.sedonaaz.gov/projects)).
- The applicant notified property owners within 300 feet of the subject property and held an open house on May 23, 2017, and is planning on holding a second open house on September 12, 2017.
- The applicant's Citizen Participation Report is included in the Revised Letter of Intent (Attachment 2.a).
- This proposal was included in the City-wide notice distributed by the City regarding all 2017 proposed Major Community Plan Amendments.
- The property was posted with a Notice of Public Hearing and a notice was published in the Red Rock News on September 1, 2017.
- All notices contain contact information or directions on how to submit comments. All public comments received as August 31, 2017, at 12:00 noon are included as Attachment 5.

## **REVIEW AGENCY COMMENTS AND CONCERNS**

The submitted documents were routed to review agencies for comments. Comments were received from the following agencies and are included as Attachment 4:

1. City of Sedona Community Development Department
2. City of Sedona Public Works Department
3. Sedona Fire District
4. UniSource Energy Services

## **COMMUNITY PLAN**

The Sedona Community Plan Future Land Use Designation for this property is Commercial and it is within the Lodging Area Limits. This land use designation supports commercial zoning for the property and the existing zoning of C-2 (General Commercial) is in compliance with that designation. The proposal is to develop a multi-family apartment complex on the subject property. Multi-family uses are only allowed in conjunction with a commercial use in a commercial zoning district, including the C-2 district. As there are no proposed commercial uses, a zone change is necessary. However, as the current Future Land Use Map Designation only supports Commercial zoning districts for this property, a Community Plan Amendment is needed as well.

### *Potential Community Plan Designations*

There is currently only one Future Land Use Designation that would support development of a 45 unit apartment complex on 2.25 acres (20 units per acre) –Planned Area. However, requesting this density

would also require an approved Community Focus Area Plan that supports the higher density, which is not the case for this property. However, the proposed new designation of Multi-family High Density, which is being considered at the same public hearing as this item under PZ17-00008 would create a Future Land Use Designation that would support the proposed development. The proposal is requesting the proposed new Multi-family High Density designation. In addition, as the subject property falls within the Dry Creek CFA, the Community Expectations associated with the Dry Creek CFA will apply to this proposal.

## **AMENDMENT PROPOSAL**

The applicant is proposing a new apartment complex consisting of 45 units, with a mix of 1 bedroom and 2 bedroom units. The conceptual site plan shows 3 apartment buildings, a common area with a BBQ and pool, and a storage/office building. Parking is provided throughout the site and includes a mix of uncovered, covered, and garage spaces. In order for the apartment building to be constructed, the following must be approved:

1. *Major Community Plan Amendment (Major CPA) to the Future Land Use Map*, redesignating the property from Commercial, within Lodging Area Limits, to Multi-family High Density, Greater than 12 DU/AC (dwelling units/acre)), outside of the Lodging Area Limits.
  - a. The proposed Community Plan Amendment would be contingent upon approval of a Major Community Plan Amendment to the text of the Land Use, Housing, and Growth Chapter (Chapter 3) to create a Multi-family High Density designation.
2. *Zone Change (ZC)*, rezoning the property from C-2 (General Commercial) to RM-3 (High Density Multi-family Residential)
  - a. As the development is contingent upon approval of a separate Major Community Plan Amendment to the text of Land Use, Housing, and Growth Chapter, the applicant has only requested review of a Conceptual Zone Change application at this time.
3. *Development Review (DEV)* for a 45 unit apartment complex.
  - a. As the development is contingent upon approval of a separate Major Community Plan Amendment to the text of Land Use, Housing, and Growth Chapter, the applicant has only requested review of a Conceptual Development Review application at this time.

### ***Phasing***

The project is proposed to be developed in a single phase.

### ***Access and Traffic***

- Vehicular access to the site is proposed off of Pinon Drive.
- The existing curb cut and driveway off of State Route 89A is shown as being eliminated.
- The Pinon Drive/State Route 89A intersection is not a controlled intersection.
- The applicant has provided a trip generation letter. If the City's Public Works Department determines that a traffic impact analysis is required, it will be provided with the comprehensive review submittal.

### ***Pedestrian Traffic and Connectivity***

- There is an existing sidewalk along the northern (State Route 89A) property line.
- The conceptual site plan shows a pedestrian connection from the site to the existing sidewalk.

**Parking**

- The applicant has provided preliminary parking calculations showing a total requirement of 82.5 parking spaces.
- 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 as Attachment 2.b), the applicant is requesting a parking reduction for the following reasons:
  - Based on the size of the 1 bedroom units, the applicant is anticipating a demand of 29 parking spaces for the 1 bedroom units.
  - 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.
  - The parking provided is in line with requirements of cities such as Phoenix, Tolleson, Chandler, Gilbert, and Glendale.
  - The design and location of the project increases walkability and bike-ability to nearby businesses and employers.
  - The conceptual site plan includes indoor and outdoor bike storage to further promote a bicycle friendly environment.
  - 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 comprehensive review. However, the concept is 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.
- Parking lot surfacing materials have not been determined.
- Screening for parking areas will be reviewed during comprehensive review.

**Preliminary Grading and Drainage Report and Plan**

- A preliminary grading and drainage report and plan will be required for comprehensive review.
- The conceptual site plan shows a retention area at the southeastern corner of the site which can also serve as a resident park.

**Wastewater Disposal**

- The property has the ability to connect to the City's Wastewater System.
- A sewer analysis report will be required during comprehensive review.

**Sedona Land Development Code: Article 9 (Development Standards) and Article 10 (Design Review Manual)**

- Staff has conducted a preliminary review of the plans. While more information is needed and will be provided during comprehensive review, Staff has provided the applicant with a preliminary list of sections of the code that need to be addressed and incorporated into the proposal.

**Vegetation and Landscaping**

- The applicant has shown proposed landscaping areas on the site plan.
- A full landscape plan will be required for comprehensive review. That plan will be evaluated for compliance with City landscaping requirements.

**Signage**

- The conceptual site plan shows a monument sign at the corner of State Route 89A and Pinon Drive.
- A sign plan will be required for comprehensive review

**Outside Lighting**

- A full lighting plan will be required for comprehensive review.

**Mechanical Equipment**

- Mechanical equipment will be screened by parapets or screen walls.
- The dumpster enclosure is shown on the southwest side of the site within a trash enclosure.

**Utilities**

- The applicant will be required to provide letters of serviceability from all proposed utility companies during comprehensive review.

**PUBLIC COMMENT**

The following is a summary of the comments received by Staff:

- Concern about high density multi-family housing and the impacts it could have on the City.
- Support for projects that increase housing options within the City.

All written comments received by Staff are included as Attachment 5. The applicant has included their Citizen Participation Report, detailing their outreach efforts, in their Revised Letter of Intent, included as Attachment 2.a.

**PLANNING AND ZONING COMMISSION WORK SESSION**

The Planning and Zoning Commission conducted a site visit to the subject property on August 10, 2017, and held a work session on the proposal on August 15, 2017. Questions and comments raised during those meetings and Staff's responses are included in Attachment 3.b.

**REVIEW GUIDELINES**

The following is requested from the Planning and Zoning Commission at this time:

**MAJOR COMMUNITY PLAN AMENDMENT**

	Recommendation from the Planning and Zoning Commission
<b>ZONE CHANGE</b>	Conceptual Review of Proposal
<b>DEVELOPMENT REVIEW</b>	Conceptual Review of Proposal

***In making a recommendation regarding a Major Community Plan Amendment to City Council, the Planning and Zoning Commission should determine whether such amendment is in the interest of the public and is consistent with the community's vision, adopted plans, Community Focus Area (CFA) Community Expectations, and overall consistency with the Sedona Community Plan.***

**DISCUSSION (MAJOR COMMUNITY PLAN AMENDMENT)**

***\*\* The following discussion and analysis is provided under the assumption that the City initiated text amendment to create the Multi-family High Density Land Use Designation is approved. If the text***

*amendment is not approved, the Community Plan would not support the requested redesignation to Multi-family High Density.\*\**

As defined by A.R.S. 9-461.06, a major amendment is a substantial alteration of the City's land use mixture or balance as established in the Community Plan's Land Use Element. It is up to the City to develop criteria that meet this definition. Based on the criteria set by the City of Sedona in the Community Plan (page 113), the following Major Amendment criteria apply to this application:

*A. A change to the Future Land Use Map where:*

*There is an increase in residential density above 12 DU/AC.*

When it has been determined that a Major Amendment is required, the following are required for the review of the application:

1. Major amendments are subject to public participation procedures adopted by the City Council.
  - a. Property owners within 300 feet of the subject property were notified of the application by the applicant and invited to an open house on May 23, 2017 and is planning a second open house for September 12, 2017. A summary of that meeting, along with other outreach efforts, is included in the applicant's Citizen Participation Report (included in the Letter of Intent).*
  - b. The public hearing was noticed in the Red Rock News with a ¼ page display ad on September 1, 2017.*
  - c. City-wide notification regarding all 2017 Major Community Plan Amendments was distributed on August 28, 2017 and included this proposal.*
2. Shall be presented at a single public hearing in the same calendar year the proposal is made.
  - a. The proposal was made in 2017. The Planning and Zoning Commission hearing is scheduled to be held on September 19, 2017, and the City Council public hearing is tentatively scheduled for October 25, 2017.*
  - b. All Major Community Plan Amendments will be presented at the same public hearing.*
3. Be approved by an affirmative vote of at least two-thirds of the members of the City Council.
  - a. The proposal will not become effective unless approved by two-thirds of the City Council.*
4. May be initiated by the City or requested by the private sector.
  - a. This proposal was requested by the property owner.*

## **EVALUATION OF PROPOSAL**

### *Considerations for Major Community Plan Amendments*

When considering a change to the Future Land Use Designation, consideration should be given to the following:

- The Community's Vision
- Adopted Plans
- Community Expectations
- Overall consistency with the Sedona Community Plan

### *Need for a Major Community Plan Amendment*

Although the City's RM-3 (High Density Multi-family Residential) zoning district allows up to 20 dwelling unit per acre (DU/AC), the Sedona Community Plan limits density to 12 DU/AC unless an



adopted Community Focus Area (CFA) Plan allows for the consideration of densities greater than 12 DU/AC. These plans, however, are approved on a case-by-case basis according to the specific needs identified for each CFA. Consequently, there are no opportunities for higher densities to be considered on the Community Plan's Future Land Use Map without an adopted CFA Plan that supports the higher densities.

As previously stated, a separate City-initiated text amendment to the Sedona Community Plan would be necessary in order to approve this request, and is currently being considered under PZ17-00008. The City-initiated amendment, as currently proposed, would require that development in this land use category provide strategies for achieving housing diversity, affordability, and availability in order to address local housing needs. If the proposed map amendment is approved, any future rezonings on this parcel would be evaluated for compliance with these requirements.

#### *Dry Creek Community Focus Area and Community Plan*

The subject property is located within the Community Plan's Dry Creek CFA. CFAs are identified in the Community Plan (page 34), and are described as:

*A Community Focus Area (CFA) is a location where the City will play a proactive planning role to implement the community's vision. With participation from property owners, neighbors, and stakeholders, the City will develop a Specific Plan, including any necessary rezoning, for adoption by the City Council. These Specific Plans may be adopted to bring properties into closer alignment with community expectations as expressed on the following pages. The specific planning process is intended to maintain flexibility for future creativity and innovation. The "Community Expectations" listed on each CFA page describe future conditions for each area that the Plan will strive to achieve over time. These Community Expectations are not intended as definitive requirements, but to provide guidance for community-level planning efforts.*

As the City has not yet adopted a CFA plan for this area, the Community Expectations for the Dry Creek CFA are one component of the Community Plan that is used for this analysis and will be used in the evaluation of a future Zone Change request. The following are the Community Expectations for this CFA (Community Plan, page 39).

- *Provide mixed uses and a more walkable environment that build on the variety of civic, social, service, and visitor oriented uses already in place.*
- *Provide buffering and land use alternatives as transitions between more intensive commercial and residential uses and adjacent single-family neighborhoods.*
- *Preserve natural open space along SR 89A.*
- *Focus on the general needs discussed for the West Sedona Corridor.*

The Community Plan Checklist (Attachment 3.a) provides a full evaluation of the proposal in relation to applicable Community Plan goals, policies, and CFA Expectations.

#### *Implications of Consideration of Major CPA with Conceptual ZC*

As the Commission will not be acting on the zoning portion of the application at this time, it is important to consider the implications of the current Community Plan Future Land Use Designation in comparison to the proposed designation, including the following:

- The proposed designation would change the parcel from Commercial to Multi-family High Density Residential on the Future Land Use Map. This would require that any proposed development that does not comply with the current C-2 (General Commercial) zoning be reviewed for compliance with the Multi-family High Density Residential land use category, including the provisions for addressing local housing needs.
- The parcel is currently within the Lodging Area Limits. The Community Plan does not require an amendment for properties designated “Commercial” and within the Lodging Area Limits when a new lodging use is proposed. Without the proposed amendment, a proposed lodging use on this parcel would only require a Zone Change application. In addition to redesignating the map from Commercial to Multi-family High Density, the applicant’s proposal removes the property from the Lodging Area Limits as identified in the Community Plan. As a result, if approved, a Major Community Plan Amendment would be required for a Lodging rezoning on this parcel to be considered in the future.

## CONCLUSION

The proposal under consideration is a Major Community Plan Amendment. While the City routinely considers proposals to amend the Community Plan, the decision of whether or not to make a particular amendment is a legislative policy action left to the judgement and discretion of the Planning and Zoning Commission and City Council. A variety of factors are considered when making these decisions, including how the proposal relates to the community’s vision, adopted plans, Community Expectations and overall consistency with the Sedona Community Plan. In this case, the Planning and Zoning Commission is being asked to evaluate the proposal and forward a recommendation to the City Council.

The proposal is requesting a change in the Community Plan’s Future Land Use Designation from Commercial, within the Lodging Area Limits, to Multi-family High Density, outside the Lodging Area Limits. While the current land use designation allow for commercial uses and consideration of a zone change to lodging, the proposed Future Land Use Designation would allow for multi-family projects that address local housing needs and would not allow for consideration of a zone change to lodging.

The surrounding properties have a variety of Community Plan Future Land Use Designations, including Commercial, Commercial/Lodging, Multi-family Residential, and of Single-family Residential. These properties are located within the Dry Creek CFA. A CFA plan has not been completed thus considerations should include whether the proposal is meeting the Community Expectations identified for the Dry Creek CFA, whether a change to Future Land Use Designation of Planned Area answers the following questions:

- Does the Multi-family High Density designation provide mixed uses and a more walkable environment that build on the variety of civic, social, service, and visitor oriented uses already in place?
- Does the Multi-family High Density designation provide buffering and land use alternatives as transitions between more intensive commercial and residential uses and adjacent single-family neighborhoods?
- Does the Multi-family High Density designation preserve natural open space along SR 89A.
- Does the Multi-family High Density designation focus on the general needs discussed for the West Sedona Corridor

## Findings of Fact

- The current Future Land Use Designation is Commercial, within the Lodging Area Limits
- The surrounding properties have Future Land Use Designations of Commercial, Commercial/Lodging, Multi-family Residential, and Single-family Residential
- The Multi-family High Density proposed Future Land Use Designation is compatible with surrounding Future Land Use Designations
- The property is located within the Sedona Community Plan's Dry Creek CFA
- There is no CFA plan for the Dry Creek CFA
- The Multi-family High Density proposed Future Land Use Designation addresses the Dry Creek CFA's Community Expectations

In conclusion, staff believes the request is in compliance with the Dry Creek CFA Community Expectations, and applicable goals and policies as enumerated in the Community Plan and outlined in this staff report.

### **Staff Recommendation**

Staff is recommending approval of the proposed Major Community Plan Amendment based on the following:

1. The proposal is in substantial alignment with the Community Expectations of the Dry Creek CFA. The proposed multi-family apartment rental use contributes to the mixed use fabric of the Dry Creek CFA and provides a use that is lacking in the area (and the community). The proposal also provides housing diversity and is compatible with the other expectations and needs for the CFA and the West Sedona Corridor (see attached checklist/evaluation).
2. The proposal directly addresses one of the Community Plan's six major outcomes: Housing Diversity. While the Community Plan acknowledges that apartments provide a versatile housing type it also notes that apartments make up 4% of Sedona's housing units compared with the statewide average of 22%. Based on the City's current inventory of apartment units, the potential introduction of 45 units from this project would increase the supply of apartment units within the City by almost 19%. This is a significant community benefit. (see attached checklist/evaluation).
3. The language of the proposed Multi-family High Density designation will allow for review of specific strategies to address the conceptual ideas presented by the applicant. The applicant has proposed strategies to ensure that the project meets local housing needs, will not be used for short-term vacation rentals, and provides a substantial increase in the supply of apartment units badly needed in the community. (see attached checklist/evaluation).
4. The proposal is in substantial compliance with applicable Community Plan goals for Land Use, Housing and Growth and Economic Development. The proposal partially complies with other applicable Plan goals (see attached checklist/evaluation).

### **DISCUSSION (ZONE CHANGE)**

**\*\* The following discussion is provided under the assumption that the associated Community Plan Amendment to the Future Land Use Map to redesignate the property as MFHD (Multi-family High Density) is approved. If the map amendment is not approved, the Community Plan would not support the requested rezoning to RM-3. \*\***

The zone change component of this project proposes to rezone the property from C-2 (General Commercial) to RM-3 (High Density Multi-family Residential). While the applicant is currently only requesting conceptual zoning review at this time, the following will be used to evaluate the Zone Change application.

In considering an application for a Zone Change, the review process is guided by Section 400 (Amendments) of the Land Development Code. Zone Change applications are reviewed for conformance with the Community Plan, CFA Plans, and other adopted plans and policies of the City, if applicable. In accordance with the Land Development Code, Section 400.10, in order to mitigate the negative impact of the applicant's proposed use on citizens and surrounding properties and to assure compatibility with adjacent land uses, the Commission may recommend, and the Council may approve, a rezoning conditioned upon one or more of the following:

1. *Development in accordance with a specific schedule for the development of specific improvements or uses for which zoning is requested;*
2. *Development in accordance with a specific Site Plan or a Site Plan to be subsequently approved under this Code;*
3. *Modifications in the otherwise applicable floor area ratio, lot coverage, building height, or density;*
4. *Public dedication of rights-of-way for streets, alleys, public ways, drainage, public utilities and the installation of improvements that are reasonably required by or directly related to the effect of the rezoning;*
5. *Other conditions reasonably calculated to mitigate the impact of the proposed development.*

#### *Dry Creek Community Focus Area*

The property is located within the Dry Creek CFA in the Sedona Community Plan. As the City has not yet adopted a CFA Plan for this area, the Community Expectations for the Dry Creek CFA area (Community Plan, page 39) will be used in the evaluation of this request. These include the following:

1. *Provide mixed uses and a more walkable environment that build on the variety of civic, social, service, and visitor oriented uses already in place.*
2. *Provide buffering and land use alternatives as transitions between more intensive commercial and residential uses and adjacent single-family neighborhoods.*
3. *Preserve natural open space along SR 89A.*
4. *Focus on the general needs discussed for the West Sedona Corridor (see page 36).*

#### *Multi-family High Density Land Use Designation*

If both of the associated Major Community Plan Amendments are approved, the property will fall within the Multi-family High Density land use designation and the criteria included with that designation will be used to evaluate the request. The language currently being proposed states 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.”*

Please note that this is proposed language and if this amendment is approved, the final language adopted by City Council will be used in the evaluation of this request.

#### *Other Community Plan Considerations*

As noted in the Major Community Plan Amendments discussion above, all applicable components of the Community Plan will be used to evaluate this project, including goals and policies.

#### **Staff Recommendation**

None at this time (Conceptual Review). This is an opportunity for the Commission to provide feedback to the applicant and staff regarding the project, if the Major Community Plan Amendment is approved.

#### **DISCUSSION (DEVELOPMENT REVIEW GUIDELINES)**

*\*\* The following discussion is provided under the assumption that the associated rezoning to RM-3 (High Density Multi-family Residential) is approved. If the rezoning is not approved, the Development Review application would not be applicable.\*\**

While the Commission is not being asked to take action on this project at this stage, the following is included to inform the Commission about the scope of and guidelines for review of this project. In considering an application for Development Review approval, the review process is guided by the following criteria noted in Article 4, (Review Procedures), Section 401.06 of the Land Development Code:

1. *The degree to which all of the applicable provisions of this Code and all other ordinances have been complied with.*
2. *The degree to which the proposed development of buildings, uses or structures conforms to the design standards as set forth by the Design Review Manual.*
3. *The degree to which the proposed development integrates the proposed built environment into the natural environment with minimal disturbance to view corridors, existing native vegetation and/or established landscaping, the natural topography of the site, natural drainage ways, known wildlife habitats, rock outcrops, and other natural features.*
4. *The degree to which the proposed development integrates into, and is compatible with, the built form of surrounding properties and existing developments with regard to building height and character, landscaping, signage, building materials, historical structures or features, and pedestrian and vehicular circulation.*
5. *That the proposed use is in general conformance with applicable goals, objectives and recommendations described in the Community Plan and adopted specific plans.*
6. *The degree to which proposed vehicular ingress, egress, internal traffic circulation, off-street parking facilities, loading and service areas and solid waste collection are designed to promote public safety and convenience.*
7. *The degree to which pedestrian circulation is facilitated both on and off-site through interconnected passages, pathways and plazas, and is designed to promote public safety and convenience.*
8. *The degree to which the proposed development addresses concerns cited by participating reviewing agencies with jurisdiction in the areas of public health and safety.*

#### **Staff Recommendation**

None at this time (Conceptual Review). This is an opportunity for the Commission to provide feedback to the applicant and staff regarding the project, if the Major Community Plan Amendment is approved.

**Recommendation and Motions**  
PZ17-00009 (Major Community Plan  
Amendment)  
Pinon/89A Multi-family



**City of Sedona**  
**Community Development Department**  
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**Staff Recommendation (Major Community Plan Amendment):**

Staff recommends approval of the proposed Major Community Plan Amendment as set forth in case number PZ17-00009 (Major CPA), Pinon/89A Multi-family Project.

***Sample Motions for Commission Use***

(Please note that the following motions are offered as samples only and that the Commission may make other motions as appropriate.)

***Recommended Motion for Approval:***

I move to recommend to the Sedona City Council approval of case number PZ17-00009 (Major CPA), Pinon/89A Multi-family Project, based on the findings as outlined in the Staff Report, and subject to all applicable ordinance requirements and the recommended conditions of approval..

***Alternative Motion for Denial:***

I move to recommend to the Sedona City Council, denial of case number PZ17-00009 (Major CPA), Pinon/89A Multi-family Project, based on the following findings (please specify findings).

## Conditions of Approval

PZ17-00009 (Major Community Plan  
Amendment)

Pinon/89A Multi-family



City of Sedona

Community Development Department

102 Roadrunner Drive Sedona, AZ 86336

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*As recommended by Staff*

1. Within thirty days of approval of the Major Community Plan Amendment, the property owner of record of the subject property voluntarily agrees to sign and record a waiver acknowledging their waiver of any right to claim just compensation for diminution in value under A.R.S. §12-1134 related to the granting of this Major Community Plan Amendment approval.