



City Of Sedona Community Development Department

102 Roadrunner Drive Sedona, AZ 86336

(928) 282-1154 • Fax: (928) 204-7124

Memorandum

DATE: September 6, 2017
TO: **Planning and Zoning Commission**
FROM: Audree Juhlin, Director
MEETING DATE: **Work Session: September 14, 2017**
Public Hearing: September 19, 2017
SUBJECT: Major Community Plan Amendments

Major Plan Amendment Applications

There are four proposals under review which are considered Major Community Plan Amendments. 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 choice left to the judgement and discretion of the Planning and Zoning Commission and City Council. In all four cases the Planning and Zoning Commission is being asked to evaluate the proposal and forward a recommendation to the City Council.

Before recommending a Major Community Plan Amendment to City Council, the Planning and Zoning Commission should consider a variety of factors when making these decisions, including but not necessarily limited to how the proposals relate to the community's vision, adopted plans, overall consistency with the goals and policies of the Sedona Community Plan and determine whether such amendment is in the interest of the public. Attached to each application and included within each staff memorandum is an analysis of the of how each proposal either complies, partially complies, does not comply, or is not applicable to each goal of the Sedona Community Plan.

It is imperative that each application is evaluated based on its individual merit with regard to meeting the goals and policies contained within the Sedona Community Plan. It should not be expected that each application will meet or achieve each individual goal or policy but several are achieved and the overall proposal is not detrimental to the City

Major Community Plan Amendments

As defined by ARS 9-461.06, a major amendment is described as a substantial alteration of the City's land use mixture or balance as established in the Plan's land use element.

By state law, Major Community Plan Amendments are considered once a year. For 2017, the City of Sedona is considering four separate requests, three submitted by applicants and one City-initiated request. Additional application components, such as Zone Changes and Development Review applications, may be processed concurrently with the Major Community Plan Amendments. The following applications are being considered for 2017:

- 1) *Sedona Hard Cider, PZ17-00007, Major Community Plan Amendment and Zone Change, 145 Copper Cliffs Lane*
 - a) *Applicant: John R. Graham*

- b) *Approvals Requested:*
 - i) Major Community Plan Amendment to the Future Land Use Map from SFLD (Single Family Low Density) to PA (Planned Area)
 - ii) Zone Change from RS-18b (Single Family Residential) to PD (Planned Development)
 - c) *Purpose:* To allow for the production of hard cider within the existing buildings
- 2) *Multifamily High Density Plan Amendment, PZ17-00008, Major Community Plan Amendment, Citywide*
- a) *Applicant:* City of Sedona
 - b) *Approval Requested:* Major Community Plan Amendment to the text of the Land Use, Housing, and Growth Chapter (Chapter 3)
 - c) *Purpose:* To create a Multifamily High Density designation allowing for more than 12 dwelling units per acre for development project that provide strategies for achieving housing diversity, affordability, and availability in order to address local housing needs
- 3) *Pinon/89A Multifamily Project, PZ17-00009, Major Community Plan Amendment, Conceptual Zone Change, Conceptual Development Review, 3285 W State Route 89A*
- a) *Applicant:* Keith Holben, MK Company, Inc.
 - b) *Approvals Requested:*
 - i) Major Community Plan Amendment to the Future Land Use Map from C (Commercial) to MFHD (Multi-Family High Density)
 - ii) Conceptual Zone Change from C-2 (General Commercial) to RM-3 (High Density Multifamily Residential)
 - iii) Conceptual Development Review
 - c) *Purpose:* To allow for the development of a 45 unit apartment complex
- 4) *Son Silver West Parking Lot, PZ17-00010, Major Community Plan Amendment and Zone Change, 1535 State Route 179*
- a) *Applicant:* Francis J. Slavin, Esq. and Heather N. Dukes, Esq., Francis J. Slavin, PC
 - b) *Approvals Requested:*
 - i) Major Community Plan Amendment to the Future Land Use Map from SFLD (Single Family Low Density) to PA (Planned Area)
 - c) *Purpose:* To allow for the development of a parking lot to serve the adjacent conditionally allowed commercial use.

Major Plan Amendment Criteria

As defined by ARS 9-461.06, a major amendment is defined as a substantial alteration of the City's land use mixture or balance as established in the Plan's land use element. It is up to the City to develop criteria that meet this definition.

The following are the Major Amendment criteria identified (page 113, Community Plan).

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

1. There is an increase in density beyond the density range of a specific residential land use category and the density allowed by the Zoning Map.
2. There is an increase in residential density above 12 DU/AC.
3. There is a change in the land use designation from:

- Residential to Commercial; Commercial/Lodging and Planned Area
- Public/Semi-Public to Residential; Commercial; Commercial/Lodging and Planned Area.
- Planned Area to Commercial; Commercial/Lodging.
- Commercial to Commercial/Lodging if outside the Lodging Area Limits in the Future Land Use Map designation.
- Parks and Open Space to any other land use designation.

4. A new land use designation is applied to the Map.

B. A modification to the text of the Community Plan that proposes:

1. A change in the density ranges within the residential land use categories or a change in the intensity of use in any land use category.
2. Substantial changes to goals and policies in the Land Use, Housing and Growth chapter.
3. Addition of a new land use designation.

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.
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 proposals 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.*