

**RESOLUTION NO. 2017-24  
MODIFICATION TO THE TEXT OF THE SEDONA COMMUNITY PLAN  
MAJOR COMMUNITY PLAN AMENDMENT  
PZ 17-00008 (MAJOR CPA)**

**A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF SEDONA,  
ARIZONA, AMENDING THE SEDONA COMMUNITY PLAN BY CREATING A MULTI-  
FAMILY HIGH DENSITY LAND USE DESIGNATION.**

WHEREAS, Arizona law (A.R.S. § 9-461.06) and the Sedona Community Plan (Chapter 9) require that any major amendments to the Community Plan are made only after a public hearing and approval of at least two-thirds of the City Council, and

WHEREAS, a major amendment, pursuant to A.R.S. § 9-461.06(H) is any “substantial alteration of the municipality’s land use mixture or balance” as defined by criteria set forth in the adopted Community Plan, and

WHEREAS, a major amendment under Chapter 9 of the Community Plan includes a change to the Future Land Use Map where a new land use designation is applied to the Map, a modification to the text of the Community Plan that proposes 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, substantial changes to goals and policies in the Land Use, Housing and Growth chapter and addition of a new land use designation, and


WHEREAS, an application for a major amendment to the Community Plan was properly submitted for consideration for the text amendment designated herein, and

WHEREAS, the Sedona Planning and Zoning Commission duly considered the proposed major amendment on September 19, 2017 and approved said major amendment,

THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF SEDONA, ARIZONA:

1. That a major amendment to the Community Plan is hereby made to create a Multi-Family High Density designation, as depicted in Exhibit A hereto, allowing for consideration of more than 12 dwelling units per acre for development projects that provide strategies for achieving housing diversity, affordability and availability in order to address local housing needs.


APPROVED AND ADOPTED by the Mayor and Council of the City of Sedona,  
Arizona, this 25<sup>th</sup> day of October, 2017.

  
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Sandra J. Moriarty, Mayor

ATTEST:

  
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Susan L. Irvine, CMC, City Clerk
















APPROVED AS TO FORM:

  
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Robert L. Pickels, Jr., City Attorney

# Exhibit A

## PZ 17-00008 Multifamily High Density Sedona Community Plan Future Land Use Map Legend Major Community Plan Text Amendment Request

### Legend

-  Single Family Very Low Density (0 to .5 DU/AC)
-  Single Family Low Density (.5 to 2 DU/AC)
-  Single Family Medium Density (2 to 4 DU/AC)
-  Single Family High Density (4 to 8 DU/AC)
-  Multi Family Medium Density (4 to 8 DU/AC)
-  Multi Family Medium & High Density (4 to 12 DU/AC)
-  **NEW DESIGNATION** Multi Family High Density (more than 12 DU/AC)
-  Mobile Home
-  Commercial
-  Commercial / Lodging
-  Planned Area
-  Public / Semi-Public
-  Parks
-  National Forest & other Natural Open Space
-  Equestrian Area

## **Exhibit A**

PZ 17-00008 Multi-family High Density

Major Community Plan Text Amendment

Sedona Community Plan page 26 – Multi-family residential. Add 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”.

Sedona Community Plan page 54 – Policies. Add a new policy #17:

“Allow densities greater than 12 dwelling units per acre through consideration of projects with strategies for achieving housing diversity, affordability and availability to address local housing needs in areas designated for Multi-family High Density”.