

AGENDA

City of Sedona Planning and Zoning Commission Meeting

3:30 PM

Tuesday, August 21, 2018

NOTICE:

Pursuant to A.R.S. 38-431.02 notice is hereby given to the members of the Planning and Zoning Commission and to the general public that the Planning and Zoning Commission will hold a work session and public hearing open to the public on Tuesday, August 21, 2018, at 3:30 pm in the City Hall Council Chambers.

NOTES:

- Meeting room is wheelchair accessible. American Disabilities Act (ADA) accommodations are available upon request. Please phone 928-282-3113 at least 24 hours in advance.
- Planning & Zoning Commission Meeting Agenda Packets are available on the City's website at: www.SedonaAZ.gov/planning

GUIDELINES FOR PUBLIC COMMENT

PURPOSE:

- To allow the public to provide input to the Planning and Zoning Commission on a particular subject scheduled on the agenda.
- Please note that this is not a question/answer session.

PROCEDURES:

- Fill out a "Comment Card" and deliver it to the Recording Secretary.
- When recognized, use the podium/microphone.
- State your Name and City of Residence
- Limit comments to 3 MINUTES.
- Submit written comments to the Recording Secretary.

1. CALL TO ORDER, PLEDGE OF ALLEGIANCE, & ROLL CALL
2. ANNOUNCEMENTS & SUMMARY OF CURRENT EVENTS BY COMMISSIONERS & STAFF
3. PUBLIC FORUM: *(This is the time for the public to comment on matters not listed on the agenda. The Commission may not discuss items that are not specifically identified on the agenda. Therefore, pursuant to A.R.S. § 38-431.01(H), action taken as a result of public comment will be limited to directing staff to study the matter, responding to any criticism, or scheduling the matter for further consideration and decision at a later date.)*
4. CONSIDERATION OF THE FOLLOWING ITEM THROUGH PUBLIC HEARING PROCEDURES:
 - a. Discussion/possible action regarding inclusion of the Oak Creek Heritage District in the Land Development Code (LDC) Update Draft.
5. EXECUTIVE SESSION

If an Executive Session is necessary, it will be held in the Vultee Conference Room at 106 Roadrunner Drive. Upon a public majority vote of the members constituting a quorum, the Planning and Zoning Commission may hold an Executive Session that is not open to the public for the following purposes:

 - a. To consult with legal counsel for advice on matters listed on this agenda per A.R.S. § 38-431.03(A)(3).
 - b. Return to open session. Discussion/possible action on executive session items.
6. ADJOURNMENT

Physical Posting: August 16, 2018 By: DJ

Planning & Zoning Commission Meeting Agenda Packets are available on the City's website at: www.SedonaAZ.gov/planning or in the Community Development Office, 102 Roadrunner Drive approximately one week in advance of the meeting.

Note that members of the City Council and other City Commissions and Committees may attend the Planning and Zoning Commission meeting. While this is not an official City Council meeting, because of the potential that four or more Council members may be present at one time, public notice is therefore given for this meeting and/or event.



Meeting Dates:	August 21, 2018 Work Session/Public Hearing
Hearing Body:	Planning and Zoning Commission
Action Requested:	Discussion/Possible Action
Project Summary:	The Oak Creek Heritage District is proposed as a new zoning district in the Land Development Code Update.
Report Prepared By:	Cynthia Lovely, Senior Planner
Attachments:	1: Proposed Oak Creek Heritage District 2: Schnebly Community Focus Area Plan

PROPOSAL SUMMARY

The creation of a new zoning district for the Oak Creek Heritage Area is a recommendation of the Schnebly Community Focus Area (CFA) Plan as a tool to implement the vision and goals of the CFA Plan. The new zoning district is being proposed as an element of the Land Development Code (LDC) Update, now under review by City Council. The LDC Draft (June 2018 Consolidated Draft) that was reviewed by the Commission included the Oak Creek Heritage Area as a type of Planned Development (PD) Zoning District, however during evaluation of the LDC Draft staff recommended that a new zoning district would be more effective than utilizing the PD district. The Commission concurred in their action on the LDC Draft on June 19, 2018. A placeholder for the new district is provided in the resultant LDC Draft forwarded to Council (July 2018 Adoption Draft).

The revisions to the LDC Draft that are now being proposed are essentially the same information that was included in the Consolidated LDC Draft. The difference is that the information is no longer under the PD zone (p. 40-45 of the Consolidated Draft). To create a new zoning district the information that was listed under the PD zone has been modified to fit with the format of the LDC Draft (see [Attachment 1](#)).

SCHNEBLY CFA PLAN

The Schnebly CFA Plan ([Attachment 2](#)) includes the following strategy (CFA Plan p. 16):

“Establish the Oak Creek Heritage District to enable new development to meet the goals and objectives of this plan.”

The following is an excerpt from the CFA Plan that describes the purpose of a new district (CFA Plan p. 25).

The Oak Creek Heritage District is a new zoning designation that provides the means for a land use that exemplifies the distinctive natural and cultural values of this area. Those features that set it apart, such as Oak Creek, the hillsides, and the historic sites are all valuable assets that should be considered a highlight rather than a hindrance for property owners. Under this district, property can be developed in a manner that maintains the historic character, scenic views, and natural resources that are the defining features of this unique setting.

One objective of this district is to encourage development that will best protect Oak Creek and the surrounding riparian habitat. Coordinated and consolidated development allows for designs that can cluster buildings and preserve larger areas of connected open space. The alternative is small, individual building lots with more driveways and more fences that will fragment wildlife habitat and eliminate the

scenic characteristics of the area.

This district would also diversify the City's lodging options by offering a variety of unique alternatives that are not the typical hotel experience. This is an ideal location for low intensity lodging and camping where visitors can easily walk to the Uptown restaurants and shops and not contribute to traffic congestion.

Landowners with property in the CFA may voluntarily choose to rezone their property to the Oak Creek Heritage District to take advantage of this opportunity once the new zone district regulations are adopted. The City will assist landowners by facilitating the rezoning application process.

To establish a new zoning district, the recommendations of the CFA Plan had to be translated to fit the format and regulatory language of the LDC. [Attachment 1](#) lists each of the proposed LDC Draft changes and the corresponding CFA Plan recommendations.

LAND DEVELOPMENT CODE (LDC) UPDATE

This proposal is to create a new, stand-alone zoning district for the Oak Creek Heritage Area as part of the LDC Update. If recommended by the Commission, the revisions will be forwarded for inclusion in the LDC Draft under review by City Council.

The LDC "Consolidated Draft – June 2018" that was reviewed by the Commission had included the Oak Creek Heritage Area not as a stand-alone district but an option under the Planned Development (PD) District. This was the initial approach taken by the consultant, Clarion. The rationale was that a PD district could allow for the mixed-use goals of the Heritage Area without adding a new district since one of the objectives for the LDC Update was to simplify the code by consolidating and reducing the number of districts.

During the evaluation and discussion stage of reviewing the Consolidated LDC Draft, staff and Clarion came to the conclusion that a stand-alone district would be more appropriate than utilizing the PD district to accomplish the CFA goals. One consideration was that a PD district would require a development proposal and site plan whereas a separate district would allow for a rezoning without a development proposal and site plan. This could be an incentive for property owners that are not prepared to present a development proposal but would like the assurance of the potential development opportunities afforded by the new district. A real-world example is if the current land owner does not intend to develop the property themselves but prefer the options available under the new district. By rezoning to the new district, the property owner, neighbors, and City are assured that future development of the property will comply with the CFA vision.

CFA IMPLEMENTATION

With the establishment of the new district, the process to implement the CFA Plan will involve the following steps:

1) A request is made to rezone to the new OC District. The rezoning request will be reviewed and evaluated by the Planning and Zoning Commission. The Commission will forward a recommendation to City Council who will make the decision. Citizen input will be taken into consideration at both stages of review (Commission and Council hearings).

2) The applicant submits a development proposal and required plans to the Commission. This can be done concurrently with the rezoning application or at a later date. Staff and commission will evaluate the proposal based on the standards and requirements of the OC district and the CFA Plan. Citizen input will be taken into consideration and the Commission will make the decision.

SUMMARY OF ATTACHMENTS

[Attachment 1](#), Proposed Oak Creek Heritage District includes 1) CFA Plan References and 2) Proposed Revisions to the LDC Draft. The CFA Plan References lists each section of the CFA Plan and the relevant sections of the Proposed Revisions that follow. The list of Proposed Revisions is in the format and order of the LDC Draft. The

changes regarding the new district are additions to the following sections of the LDC Draft:

- Article 2: Zoning Districts

- Article 3: Use Regulations

 - 3.2 Table of Allowed Uses

 - 3.3 Use-Specific Standards

- Article 5: Development Standards

 - 5.2 Applicability

 - 5.4 Access, Connectivity, and Circulation

 - 5.6 Landscaping, Buffering, and Screening

 - 5.7 Site and Building Design

[Attachment 2](#) is the Schnebly CFA Plan which was adopted by City Council in 2017.

MEETING EXPECTATIONS

The purpose of the hearing is to provide the Commission and public with an overview of the proposed changes to the LDC Draft for the Oak Creek Heritage District and to allow for public comments, Commission discussion, and possible action which would be a recommendation to City Council to include the proposed revisions in the LDC Draft.

**Recommendation and Motions
Proposed Oak Creek Heritage District**



**City of Sedona
Community Development Department**
102 Roadrunner Drive Sedona, AZ 86336
(928) 282-1154 • www.sedonaaz.gov/CD

Staff Recommendation

Staff recommends that the Planning and Zoning Commission forward a recommendation to City Council for the Oak Creek Heritage District, to be included in the Land Development Code Update Draft.

Sample Motions for Commission Use

Please note that the sample motions below are offered as samples only and that the Commission may make other motions as appropriate.

Recommended Motion of Support

I move to recommend to the Sedona City Council, inclusion of the Oak Creek Heritage District in the Land Development Code Update Draft.

Alternative Motion

I move to not recommend to the Sedona City Council the inclusion of the Oak Creek Heritage District in the Land Development Code Update Draft.

ATTACHMENT 1

Proposed Oak Creek Heritage District

I. CFA PLAN REFERENCES

The following lists each section of the CFA Plan and the reference to the proposed changes to the LDC Draft which are listed on the following pages. The concepts in the CFA Plan, whether goals, strategies, or other recommendations, have been translated into regulatory language suitable to the format of the LDC Update. There are some elements of the CFA Plan that will not be found in the proposed LDC additions and conversely, there are some elements proposed for the LDC Draft that are not specified in the CFA Plan (such as lot and building standards).

Recommendations, CFA Plan p. 12

CFA Plan and Community Plan vision, goals, and objectives

- See 2.20.A Purpose, and 5.2.D Applicability

Protection of Oak Creek, CFA Plan p. 13

- See 5.7.D Site Design, additions under (3) Sensitive Area Protection, b. Preservation of Oak Creek and c. Open Space

Preservation of Open Space, CFA Plan p. 14

- See 5.7.E Site Design, additions under (3) Sensitive Area Protection, c. Open Space

Sense of Place, CFA Plan p. 16

- See 5.7.D Site Design, addition under (3) Sensitive Area Protection, c. Open Space
- See 5.7.G Architectural Style and Character, addition of (2) c.1.

Development and Design Guidelines, CFA Plan p. 17-19

Landscaping, p. 18

- See 5.6.E(1), addition to a. Native Plant Species

Screening and Fencing, p. 18

- Already addressed in the LDC Draft, 5.6 H. Screening and I. Fences and Walls (LDC Draft p. 164-171).

Streets and Parking, p. 18

- See 5.7.D Site Design, addition of a. Permeable Surfacing

Site Layout, p. 19

- See 5.7.D Site Design, addition to c. Open Space

Historic Preservation, CFA Plan p. 20

- See 5.7.G Architectural Style and Character, addition of (2) c.2. Historic Resources

Pedestrian and Bicycle Network, CFA Plan p. 21-22

- See 5.4.H Pedestrian and Bicycle Circulation, addition of (8) OC District

Implementation – Proposed Oak Creek Heritage District

Permitted Uses, CFA Plan p. 25-26

- See 3.2 Table of Allowed Uses, and 3.3 Use-Specific Standards

Development Guidelines, CFA Plan p. 27

- 5.4.E. Driveways and Access
- 5.4.H. Pedestrian and Bicycle Circulation
- 5.7.D. Site Design, (3) Sensitive Area Protection

II. PROPOSED REVISIONS TO LDC DRAFT

The following are the proposed revisions to the LDC Draft to establish a new Oak Creek Heritage District (OC). Page numbers below refer to the LDC Adoption Draft of July 2018 Draft (available at www.sedonaldcupdate.com).

Article 2: Zoning Districts

2.20 OC: Oak Creek Heritage District (p. 38)

Add the following:

A. Purpose

The Oak Creek Heritage District is intended to achieve the following purposes:

- 1) To ensure that development in the Schnebly Community Focus Area (CFA) and Oak Creek corridor is consistent with the CFA vision for a pedestrian-friendly, mixed use area that preserves the Oak Creek riparian corridor, natural hillsides, open fields, with a variety of modestly scaled buildings that sustain the historic context and character distinctive to this area.
- 2) To facilitate development by permitting greater flexibility than allowed by the strict application of the Code in exchange for achieving the goals and objectives of the CFA.

B. OC Lot and Building Standards			C. Other Standards	
Lot Standards (minimum)			Other Standards	Location in LDC
A	Width	60 feet	Measurements and Exceptions	Section 2.24
	Area	35,000 sq. ft.	Use-Specific Standards	Section 3.3
Setbacks (minimum)			Access, Connectivity, Circulation	Section 5.4
B	Front	40 feet	Off-Street Parking	Section 5.5
C	Side	20 feet	Landscaping, Buffering	Section 5.6
D	Rear	20 feet	Site and Building Design	Section 5.7
Height				
	Building height	25 ft (See Sec. 2.24)		
Impervious Coverage				
	Building coverage	15 percent		
	Total	25 percent		
	Building footprint (maximum, individual buildings)	5000 sq. ft.		
Density				
	Residential: as allowed by the CFA Plan or 4 units/acre, whichever is less.			

2.23 Summary Tables of Lot and Building Standards

2.23.B. Mixed-Use and Commercial Districts

Add column for "OC" to Table 2.3 (p. 41)

Article 3: Use Regulations

3.2. Table of Allowed Uses

3.2.E. Table of Allowed Uses, Table 3.1 (p. 56)

Add column for "OC" to Table 3.1 – See below.

Table 3.1 Table of Allowed Uses																				
P = permitted C = conditional use permit required A = accessory Blank Cell = use prohibited																				
	Residential									Non-Residential					Other		OC	Use-Specific Standards		
	RS-70	RS-35	RS-18	RS-10	RS-6	RMH	RM-1	RM-2	RM-3	M1	M2	M3	CO	IN	L	CF			OS	
RESIDENTIAL																				
Household Living																				
Dwelling, Co-Housing ⁹¹							P	P	C	P								P	3.3.A(1)	
Dwelling, Duplex							P	P	C	P	P								P	
Dwelling, Live/Work ⁹²										P	C	P	C	C	C				P	3.3.A(2)
Dwelling, Multifamily							P	P	P	P	C	P							P	3.3.A(3)
Dwelling, Single-Family Attached ⁹³							P	P	C	P	P		C		C				P	3.3.A(4)
Dwelling, Single-Family Detached	P	P	P	P	P	P	P	P	C	C										
Manufactured Home					P	P	C	C	C											3.3.A(5)
Group Living																				
Assisted Living Facility										P	P	P	P		P	P				
Dormitory							C	C	C	C	P	P	C							
PUBLIC, INSTITUTIONAL, AND CIVIC USES																				
Community and Cultural Facilities⁹⁴																				
Cemetery or Interment Facility																C				
Club or Lodge										P	P	P	P	P	P				P	3.3.B(1)
Day Care	C	C	C	C	C	C	C	C	C	C	P	P	P			A				
Funeral Facility												P	P	P	P	P				
Library										C	C	P	P	P	P	C				
Museum										C	C	P	P	P	P	C				P
Park, Active	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P			P
Park and Open Space, Passive	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P			P
Religious Assembly	C	C	C	C	C	C	C	C	C	P	P	P	P	P	P	P				P
Educational Facilities																				
School, Public or Private	C	C	C	C	C	C	C	C	C	C	P	P	P	P	P	P			P	3.3.B(2)
School, Vocational or Trade										C	P	P	P	P	P	P				P
Healthcare Facilities																				

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	Residential									Non-Residential						Other		OC	Use-Specific Standards	
	RS-70	RS-35	RS-18	RS-10	RS-6	RMH	RM-1	RM-2	RM-3	M1	M2	M3	CO	IN	L	CF	OS			
Hospital ⁹⁵											P	P	P		P					
Medical or Dental Clinic										C	P	P	P		P					
COMMERCIAL USES																				
Agricultural and Animal Uses																				
Agriculture, General ⁹⁶	P	P															C		P	3.3.C(1)
Agriculture, Urban ⁹⁷	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		P	3.3.C(2)
Kennel, Commercial													C	P						3.3.C(3)
Stable, Commercial ⁹⁸	P	P																		3.3.C(4)
Veterinary Hospital or Clinic										C	P	P	P	P						3.3.C(5)
Recreation and Entertainment																				
Campground or RV Park ⁹⁹															C	C			P	3.3.C(6)
Indoor Recreation Facility								A	A	P	P	P	P	P	P	P				3.3.C(6)d
Outdoor Recreation Facility	CA	CA	CA	CA	A	A	A	A	A		C	C	C	C	C	C	C		P	3.3.C(8)
Food and Beverage Services																				
Bar, Tavern, Lounge, or Tasting Room ¹⁰⁰										C	P	P	P	P	P				A	3.3.C(9)
Catering Establishment											P	P	P	P	P					
Microbrewery, Distillery, or Winery ¹⁰¹										C	P	P	P	P	P					3.3.C(10)
Mobile Food Vending ¹⁰²										P	P	P	P	P	P	P			A	3.3.C(11)
Restaurant										P	P	P	P	P	P				A	3.3.C(12)
Restaurant with Drive-Through												C	P	P	P					3.3.C(13)
Office, Business, and Professional Services																				
Administrative, Professional, or Government Office										P	P	P	P	P	P	P				3.3.C(14)
Financial Institution										P	P	P	P	P	P					3.3.C(15)

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	Residential									Non-Residential					Other		OC	Use-Specific Standards	
	RS-70	RS-35	RS-18	RS-10	RS-6	RMH	RM-1	RM-2	RM-3	M1	M2	M3	CO	IN	L	CF			OS
Lodging¹⁰³																			
Lodging, Fewer than Seven Units										P	P	P	P		P			P	3.3.C(16)
Lodging, Medium-Density												P			P			P	3.3.C(16)b
Lodging, High-Density															C				3.3.C(16)c
Personal Services																			
Personal Services, General ¹⁰⁴										P	P	P	P	P	P			C	3.3.C(17)
Laundromat, Self-Service								A	A	A	P	P	P	P	P				3.3.C(18)
Retail Sales																			
Auction House											P	P	P	P	P				3.3.C(19)
Building Materials and Supply Store													P	P					
General Retail, Less than 10,000 Square Feet ¹⁰⁵										P	P	P	P	P	P			P	
General Retail, 10,000 Square Feet to 25,000 Square Feet													P		P				
General Retail, More than 25,000 Square Feet ¹⁰⁶													C		C				
Medical Marijuana Dispensary													P	P					3.3.C(20)
Medical Marijuana Dispensary, Off-Site Cultivation Location													P	P					3.3.C(20)
Nursery or Garden Supply Store											C	P	P	P	P			A	3.3.C(21)
Transportation, Vehicles, and Equipment¹⁰⁷																			
Equipment Sales and Rental ¹⁰⁸													C	P					3.3.C(22)
Fleet Services ¹⁰⁹													C	P	C	C			3.3.C(23)
Parking Facility												P	P	P	P	C			
Transit Terminal or Station																C			
Vehicle Fuel Sales ¹¹⁰												C	P	P					3.3.C(24)

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	Residential									Non-Residential						Other		OC	Use-Specific Standards
	RS-70	RS-35	RS-18	RS-10	RS-6	RMH	RM-1	RM-2	RM-3	M1	M2	M3	CO	IN	L	CF	OS		
Vehicle Repair, Major													P	P					3.3.C(25)
Vehicle Repair, Minor											C	C	P	P	P				3.3.C(26)
Vehicle Sales and Leasing ¹¹¹													P	P	C				3.3.C(27)
Vehicle Service Station											C	C	P	P	P				3.3.C(27)
Vehicle Wash											C	P	P	P	P				
Adult Entertainment Establishments																			
Adult Entertainment ¹¹²													C	C					3.3.C(29)
INDUSTRIAL USES																			
Manufacturing and Processing																			
Food Processing										P	P	P	P	P	P				3.3.D(1)
Manufacturing, Artisan ¹¹³										C	P	P	P	P	P				3.3.D(2)
Manufacturing, Light ¹¹⁴													P	P					3.3.D(3)
Storage and Warehousing																			
Contractor Office or Equipment Storage Yard													C	P					
Outdoor Storage													C	P		C			3.3.D(4)
Self-Storage Facility													P	P					3.3.D(5)
Warehousing and Wholesale Facility													P	P					3.3.D(6)
PUBLIC AND SEMI-PUBLIC UTILITY USES																			
Flood Control Facility	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	C	C	
Public Utility, Major	C	C	C	C	C	C	C	C	C	C	C	C	C	P	C	P			
Public Utility, Minor	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	C	C	
Water Storage Tank	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	P	C	C	
Wireless Telecommunications Facility	See Article 4: Wireless Communications Facilities																		

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	Residential									Non-Residential						Other		OC	Use-Specific Standards
	RS-70	RS-35	RS-18	RS-10	RS-6	RMH	RM-1	RM-2	RM-3	M1	M2	M3	CO	IN	L	CF	OS		
ACCESSORY USES¹¹⁵																			
Guest Quarters	A	A	A	A	A	A	A	A	A	A								A	3.4.D(1)
Home Occupation	A	A	A	A	A	A	A	A	A	A	A							A	3.4.D(2)
Outside Sales and Display										CA	CA	CA	CA	CA	CA				3.4.C(3)
Outdoor Dining										A	A	A	A	A	A			A	
Outdoor Storage, Accessory ¹¹⁶	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A		A	3.4.D(3)
TEMPORARY USES																			
Christmas Tree and Pumpkin Sales										P	P	P	P	P	P	P	P	P	3.5.E(1)
Construction Support Activity	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	3.5.E(2)
Filming-Related Activity	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	3.5.E(3)
Model Home ¹¹⁷	P	P	P	P	P	P	P	P	P	P								P	
Special Event	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	3.5.E(4)
Temporary Housing	P	P	P	P	P	P	P	P	P	P								P	3.5.E(5)

3.3 Use-Specific Standards

3.3.A. Residential Uses

(3) Dwelling, Multifamily (p. 62)

Add: In OC zoning district, the Director may allow, on a case-by-case basis, an increased density provided the proposed use includes additional community benefits such as affordable housing, improved creek access, and/or agricultural uses.

3.3.C. Commercial Uses

(6) Campground (p. 69)

Add: e. Oak Creek Heritage District

1. The maximum campground/RV park density shall be 12 sites per acre.
2. Campgrounds may feature sites for temporary or mobile structures that may include tents, RVs, yurts, or tents on decking.

(9) Bar, Tavern, Lounge, or Tasting Room (p. 69)

Add: In Oak Creek District, may be primary use within 750' of the S.R. 179 roundabout; elsewhere in the district it is an accessory use.

(12) Restaurant (p. 70)

Add: In Oak Creek District, may be primary use within 750' of the S.R. 179 roundabout; elsewhere in the district it is an accessory use.

(16) Lodging (p. 72)

Add: d. OC District

1. Lodging density shall not exceed twice that of the established residential zoning density of the property pursuant to the CFA Plan.
2. To ensure a mix of land uses, lodging uses shall not exceed half the acreage of the total area within the CFA.
3. Individual lodging building footprints shall not exceed 5,000 square feet.

(17) Personal Services, General (p. 73)

Add: d. OC District

Personal service uses may be the primary use within 750' of the S.R. 179 roundabout; may be accessory elsewhere in the district.

Add category: General Retail, OC District

a. Retail sales uses may be the primary use within 750' of the S.R. 179 roundabout; may be accessory elsewhere in the district.

Article 5: Development Standards

5.2 Applicability (p. 114)

Add: 5.2.D. OC District

Add: (1) The requirements of this Code may be modified at the discretion of the City through the rezoning procedures pursuant to 8.6.A when the applicant shows how the proposed modification will accomplish the goals of the CFA and the Sedona Community Plan, which include:

- i. Protect Oak Creek and its riparian habitat;
- ii. Protect and preserve natural open space;
- iii. Enhance the walkability of the area by providing public trails; and
- iv. Preserve and celebrate the community's history.

(2) In addition to the approval criteria in 8.6.A(4), the City will evaluate all requests to modify development standards on a case-by-case basis, based on, but not limited to, location, topography, compatibility with adjoining land uses, and visibility of the development.

5.4 Access, Connectivity, and Circulation

5.4.E. Driveways and Access (p. 109)

Add: (5) OC District

To limit the number of access points on Schnebly Hill Road, developments shall take access from existing driveways or roads other than Schnebly Hill Road wherever possible or use shared driveways to access Schnebly Hill Road to the maximum extent practicable.

5.4.H. Pedestrian and Bicycle Circulation (p. 113)

Add: (8) OC District

- i. Public access easements shall be provided to ensure future public access to a continuous and connected trail system.
- ii. Trail connections to established National Forest trails shall be provided where appropriate and as approved by the Coconino National Forest.
- iii. Development with frontage on the west side of Schnebly Hill Road shall provide a trail that connects to the sidewalk at the S.R. 179 roundabout; shall be set back from the road to improve safety; and shall be designed to preserve the historic irrigation ditch where feasible.
- iv. Development with frontage on Oak Creek shall provide a publicly accessible trail ("creekwalk") where appropriate to create a continuous and connected trail parallel to the creek.
- v. The creekwalk and associated amenities shall be designed to have minimal impacts on the riparian habitat and floodway of Oak Creek, with materials and construction that blend with the natural environment.

5.6 Landscaping, Buffering, and Screening

5.6.E. General Landscaping Standards

(1) Landscape materials

a. Native Plant Species (p. 158)

Add: 1. OC District

A minimum of 75 percent of the plant species on a development site (excluding orchard trees) shall be native plant species appropriate to the setting (riparian or upland vegetation).

5.7 Site and Building Design

5.7.D. Site Design (p. 176)

Add: (3) Sensitive Area Protection - OC District

a. Permeable Surfacing

All streets, driveways, parking areas, and walkways shall be surfaced with gravel or other permeable surfacing.

b. Preservation of Oak Creek

1. The Oak Creek floodway and riparian habitat is to be permanently protected in its natural state to preserve riparian habitat, maintain stormwater functions, minimize flood damage, and serve as a historical focal point of Sedona, and character defining feature of the area.

2. All permanent structures shall be located outside the Oak Creek floodway, with only minor improvements permitted within the floodway such as trails, recreation amenities, or temporary structures such as yurts.

c. Open Space

Open space shall be a defining feature of the area, protected for its natural resources, wildlife habitat, riparian and scenic values, and rural, undeveloped character.

1. Developments shall set aside at least 25 percent of the site as open space.

2. Development shall be clustered to preserve open space, including hillsides, floodplains, and other natural features.

3. Open space shall be uninterrupted and contiguous with open space and natural areas on adjacent properties.

4. Drainages flowing into Oak Creek shall be retained unaltered as linear corridors of natural open space.

5. Hillsides visible from Uptown and Highway 89 shall be preserved as open space to retain scenic views and minimize erosion.

6. A continuous corridor of undeveloped open space shall be preserved along Schnebly Hill Road.

7. Open space may include:

i. Park, greenway, trails, and other recreation amenities.

ii. Orchards, gardens, or other agricultural uses may be permitted within open space areas.

5.7.G. Architectural Style and Character

(2) Architectural Character and Style (p. 186)

Add: c. OC District

1. Site and building design standards shall be of a style and scale that reflects the rural, agricultural, and historic character of the area.

2. Historic Resources

While some of the existing structures in this area do not exhibit an architectural integrity that rises to the level of local landmark criteria, they may retain significant architectural features, and/or located in a setting or context that conveys the events of Sedona's earlier years. Protection of these historic resources shall be an important consideration in all development and redevelopment proposals.

- i. A Historic Resource Survey shall be completed when a property contains structures that are at least 50 years in age.
- ii. Every reasonable effort shall be made to use existing historic resources with permitted compatible uses.
- iii. New construction shall be designed to reflect the current period and not attempt to mirror or replicate historic features; but should not be so dissimilar as to distract from or diminish the historic character of the area.
- iv. Architectural details shall be designed to include materials and architectural features that reflects the character and cultural history of the area; be simple in design; and complement but not visually compete with the character of adjacent historic resources.
- v. Consider integrating contemporary interpretations of traditional designs and details for new construction.
- vi. Incorporate salvaged historic materials where possible within the context of the overall design of the new structure and site.



Schnebly Community Focus Area Plan

CFA Vision

This CFA is located within the Heart of Sedona, a pedestrian-friendly area focused on Oak Creek and Sedona's heritage. Future development and redevelopment is a mix of uses that preserves the Oak Creek riparian corridor, with natural hillsides, open fields, and a variety of modestly scaled buildings, thus sustaining the distinct historic context and character.



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Approved by Sedona City Council April 11, 2017 and by Resolution 2017-09.

Acknowledgments

Thank you to Council, Commission, Staff, and the Stakeholders Group: Ed Brown, Ralph Clemmer, Jerry Frey, Margaret Frey, Susan Garber, Jerry Helfrich, Margie Helfrich, Clare Licher, Max Licher, Erik Peterson, Geoffrey Roth, Katharina Roth, Helen Snyder, Tom Snyder, Janeen Trevillyan, and David Tracy.

Note:

References to existing conditions are as of 2016. Relevant sections of the Sedona Community Plan may be listed on each page.

INTRODUCTION

This Community Focus Area (CFA) Plan is an addendum to the Sedona Community Plan and serves as a guide for future development of this area. The intent is to address issues that are specific to this geographic area in more detail than the City-wide Sedona Community Plan. This unique Sedona neighborhood is located across Oak Creek from the bustling tourist district of Uptown. Driving up Schnebly Hill Road from State Route 179, the shops and galleries are quickly left behind as you pass through a sparsely developed area that soon transitions to the National Forest. There are only 41 houses within this 91 acre area, most of which are hidden in the hills or set back from the road. Sedona's only RV Park is here, hidden in the trees along Oak Creek, with 84 camping sites. Visible above the trees is the glass spire of the Creative Life Center, a draw for visitors and residents to its seminars and programs.

This area is bound to see significant growth and change in the future as only 56% of the lots in this area have been developed. The area is currently zoned single-family residential, and future growth would result in far more houses than today, changing the area from its open, rural character to a typical residential area. The intent of this CFA Plan is to guide future growth in a manner that will retain the unique character of the area.

Community Expectations

The Sedona Community Plan listed the following expectations for this CFA:

- *“Retain large parcels and rural character.*
- *Support agriculture as a key character element.*
- *Support non-residential uses (e.g., bed and breakfast, neighborhood cafe) if tied to the preservation of large land areas and generates less traffic than medium-density residential.*
- *Retain similarly affordable housing currently provided in existing mobile home/RV park.*
- *Protect riparian environment along Oak Creek.*
- *Evaluate potential for environmentally sensitive public creek access.*
- *Preserve historic resources (Gassaway House).”*

- Sedona Community Plan p. 45

Existing Conditions

CFA Planning Area: 91 acres

Current Land Use:

- 75 lots, 44% of the lots are undeveloped
- 41 houses on 30 acres
- 1 office building, 1 religious institution, and 1 RV Park (84 sites)

Zoning:

- The majority of the CFA is either zoned RS-10b (40 acres) or RS-18b (44 acres):
 - RS-10b permits Single Family Residential with a minimum lot size of 10,000 square feet and a maximum of 4 dwelling units per acre
 - RS-18b permits Single Family Residential with a minimum lot size of 18,000 square feet and a maximum of 2 dwelling units per acre
- Other Zoning: Commercial (C-1): 2 lots; Transitional (T-12): 1 lot; Planned Residential Development (PRD): Red Rock Creek subdivision

Subdivisions:

- Red Rock Creek subdivision on Gassaway Place (The Gassaway House Historic Landmark and 9 undeveloped lots)
- The Gem subdivision on Quail Ridge Lane (8 lots, 1 undeveloped)

Streets:

- 1 public street (Schnebly Hill Road) maintained by the City of Sedona
- 4 private streets

Natural Resources:

- Oak Creek and its riparian area of large sycamore trees separates this area from Uptown
- Bear Wallow Canyon drains into Oak Creek, starting at the Mogollon Rim and running parallel to Schnebly Hill Road until entering Oak Creek next to the RV Park
- The north and east side of the CFA is characterized by steep hillsides and canyons

History of the Area

Oak Creek was the original attraction for settlers to the Sedona area with its flow of water year-round. The first homesteaders settled along the creek in the 1880s with the new community forming at the base of the canyon. In 1902 “Sedona” was created when the community’s first post office was established. The core of the community was concentrated near the intersections of Ranger Road and Schnebly Hill Road where a bridge eventually crossed Oak Creek.

While this area grew into what is now known as Uptown Sedona with hotels, shops, and houses, the area along Schnebly Hill Road remained agricultural. The Farley family had the original homestead on the creek, and with their daughter’s marriage to W.C. Steele in 1924, the Farleys and Steeles owned most of the land along Schnebly Hill Road.

In the 1950s the land shifted away from agricultural as the Farleys and Steeles began to split and sell property. In 1952 Schnebly Hill Road was established officially as a county highway. It was in 1954 that the one platted subdivision built in the area was created (The Gem subdivision on Quail Ridge Dr.).

Development was not influenced by zoning until 1969, at which point most of the area was zoned residential by Coconino County. When the City of Sedona was incorporated in 1988, the residential zoning was carried forward. Despite the zoning and proximity to Uptown, development of the area has been minimal compared to the surrounding area.

Highlights in the History of the Area

1896	Flagstaff residents petition for a new wagon road to Jerome (to become the Schnebly Hill Road)
1902	Schnebly Hill Road constructed
1907	Farley homestead patented on Oak Creek
1924	Minnie Farley marries W.C. Steele
1925	Farley cabin built (now City Historic Landmark)
c. 1927	Sedona and T.C. Schnebly House built
1930s	Steele cabins built (now in the Rancho Sedona RV Park)
1932	Farley house built (now City Historic Landmark)
c. 1937	Gassaway House constructed (now City Historic Landmark)
1950s	Schnebly Hill Road designated county highway, Steele Trailer Court established (now Rancho Sedona RV Park)
1954	The Gem subdivision platted (Quail Ridge neighborhood)
1969	Coconino County designates zoning of area as residential
1982	Church established at 333 Schnebly Hill Rd by the Aquarian Educational Group (site of Creative Life Center)
1988	City of Sedona incorporated
2000	Creative Life Center established

Planning Area Boundary

The Community Plan established the general planning area for this CFA. The specific boundary (shown here in blue) encompasses 91 acres of private land north of the State Route 179 roundabout at Schnebly Hill Road and bounded by Oak Creek on the west and National Forest to the east.

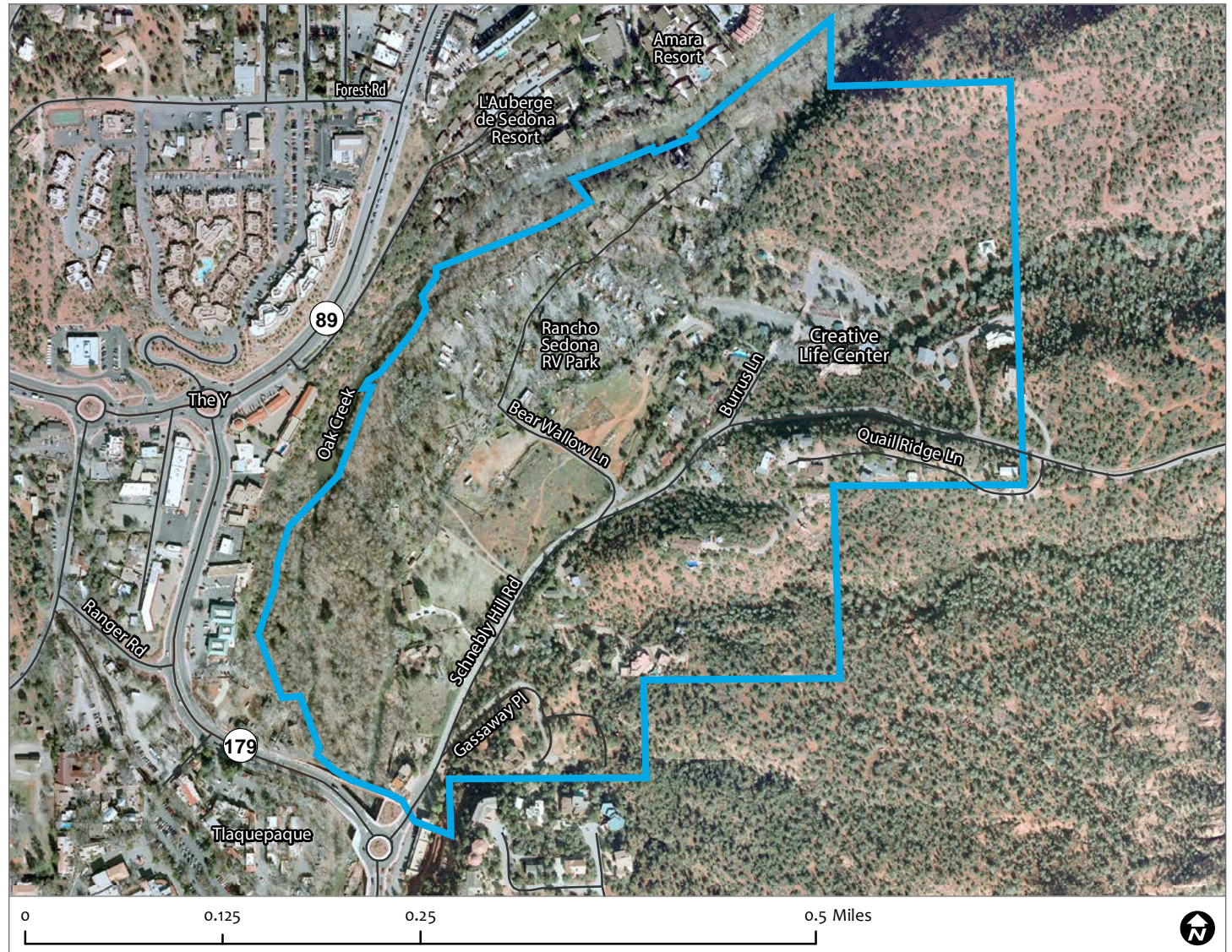


Figure 1. CFA Planning Area Boundary

KEY ISSUES

Character

The key issues for this CFA can be considered strengths and opportunities as well as limitations and constraints. The key issues, most of which are quite unique to this area include its character, Oak Creek, open space, traffic, walking and bicycling, and the potential for future development. The following (pages 6-11) will summarize those key issues.

Character

The unique character, identity, or “sense of place” that distinguish this area is the combination of features addressed throughout this plan: the presence of Oak Creek, open space, historic features, and the proximity to Uptown and the National Forest. The rural, agricultural nature of the area is characterized by the unpaved roads, remnant orchards and irrigation ditch, and large open lots. The area is also defined by a lack of features such as sidewalks, curb and gutters along the street, block walls, and stucco-sided buildings seen elsewhere in Sedona.

The open space of the undeveloped vacant land is one of the defining features of the area. Once agricultural farms and orchards, this open land now provides the pastoral setting and views seen from Schnebly Hill Road. This sense of open space could be retained as a positive feature of new development and not necessarily lost to future development.

One of the fundamental goals for this CFA is to ensure that its unique character is retained and enhanced as changes occur. Many of the recommendations in this plan are intended to provide incentives for future development that will cultivate the desired character.

Examples of the CFA character:



Orchard trees



Gassaway Place Historic Landmark



Rural look of driveway and building



RV Park and sycamore trees

See CFA Recommendations: Sense of Place, page 16; Preservation of Open Space, page 14

KEY ISSUES:

Oak Creek

Oak Creek’s riparian habitat of large Sycamore trees and lush plants are the prominent feature of this CFA. The creek is also a historic focal point of the City, as the original homesteads were located next to the creek, dependent on the water for homes, businesses, and agriculture.

Oak Creek is still a magnet for people that are drawn to the water, yet the creek is entirely on private land, prohibiting legal access by the public. People still access the creek, usually by crossing vacant land. This unmanaged access has led to some problems with trespassing, including trash and occasionally transient campsites and campfires.

The natural riparian habitat along the creek and tributary washes is important to accommodate flooding and to provide wildlife habitat. There is a higher diversity and density of plants found along the creek than seen in the surrounding arid uplands typical of Sedona. The original settlers may have thought of the creek as an oasis in the desert, and today it is still a treasured community asset.

Riparian:
Areas located along a watercourse with distinct, water dependent habitat and plants.



Views of Oak Creek

See CFA Recommendations:
Protection of Oak Creek, page 13

KEY ISSUES:

Circulation

Traffic

The majority of traffic on Schnebly Hill Road is from tourists heading to the National Forest, a historic use that continues today. The road historically provided access to the higher elevations of the National Forest, but is no longer maintained to accommodate passenger vehicles. The pavement ends at the Huckaby Trailhead, a parking and picnic area that leads to multiple trails popular with hikers and mountain bikers. Due to the deteriorated condition of Schnebly Hill Road, traffic beyond the trailhead is now primarily off-road vehicles. Most of this traffic is due to the increased popularity of guided jeep tours, and more recently the introduction of off-highway rental vehicles, in addition to private vehicles. This traffic is due to the proximity of the National Forest from Uptown, and the fact that Schnebly Hill Road is one of only 4 roads within the City that leads directly into the backcountry.

Schnebly Hill Road was once a viable route to Flagstaff until the highway through Oak Creek Canyon was improved. There has been speculation about improving the Schnebly Hill Road to Interstate 17. Only a half-mile of the road is within the city limits, and the remainder is on the National Forest within Coconino County. Improving the road to acceptable transportation engineering standards would be costly, and neither the County or National Forest have indicated any interest in doing so. Improving the road is not compatible with the recommendations of this CFA as it could significantly increase traffic and alter the character of the area.

Note:

The City of Sedona is conducting a comprehensive study of circulation issues throughout the city in 2017 which may result in recommendations that could affect this area.

See CFA Recommendations: Pedestrian and Bicycle Network pages 21-23

Pedestrians and Bicycles

With the shops and restaurants of Uptown so close, it is only natural that residents and visitors would want to walk or bike to Uptown. Unfortunately for those walking and biking, there are no trails or sidewalks and Schnebly Hill Road is narrow with no shoulder and several blind curves that can make for a hazardous experience. There is one trail across private land that is used as a shortcut from the RV Park, but that does not go far until you are forced to share the road. Mountain bikes are also commonly seen on Schnebly Hill Road as they head to the National Forest trails.



Schnebly Hill Road where the pavement ends



Huckaby Trailhead

KEY ISSUES:

Development Potential

Existing Conditions: Built and Vacant Property

56% of the lots in this CFA are built with at least one or more buildings (shown in gray in Figure 2). Most of these lots could be considered underdeveloped, because current zoning allows for a higher density of development than what exists.

The core of this CFA (the land between Schnebly Hill Road and Oak Creek) is currently zoned RS-10b Single Family Residential which allows for minimum size lots of 10,000 sq. ft., and a maximum of 4 units per acre. Much of the remainder of the CFA is zoned RS-18b, which allows a minimum lot size of 18,000 sq. ft. and a maximum of 2 units per acre.

Some of the lots do have limitations such as the Oak Creek floodway and steep hillsides which present challenges to development. Despite the limitations, there is a considerable amount of property that could be developed or redeveloped at a significantly higher density under current zoning.

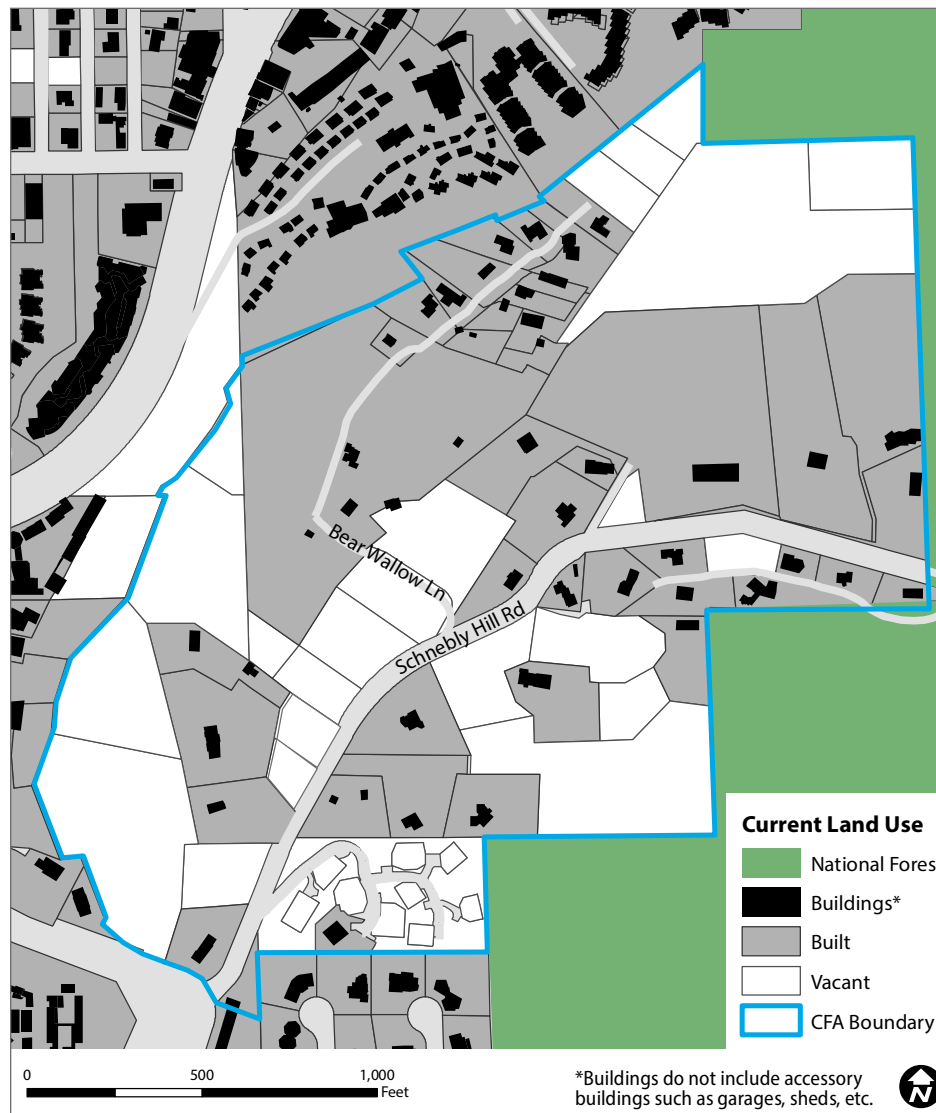


Figure 2. Current Land Use: Built and Vacant Lots

Comparison of Lot Sizes

Figure 3

- Current lot boundaries are outlined in Figure 3
- The minimum lot sizes under current zoning is either 10,000 sq. ft. (RS-10b) or 18,000 sq. ft. (RS-18b) - see examples to the right
- Future development could subdivide larger lots to the minimum lot size to accommodate more units

Potential Development Scenarios

Figure 4 (following page)

To provide an alternative to existing zoning, this CFA Plan proposes a new zone: the Oak Creek Heritage District (see page 25). Figure 5 on the following page illustrates what future development may look like under existing zoning (Scenario 1) and the new zoning (Scenario 2).

The new zoning district would allow for lodging and camping which could serve a different niche that would diversify the City’s lodging inventory with camping and small, intimate options such as cottages and cabins. Although outside of the Lodging Area Limits designated in the Community Plan, allowing lodging in this area as an alternative to residential could be an incentive for development that is consistent with the desired character of the CFA.

Figure 3.
Comparison of Lot Sizes
The examples shown on the map are representative of the minimum lot sizes for either RS-10b or RS-18b zoning.

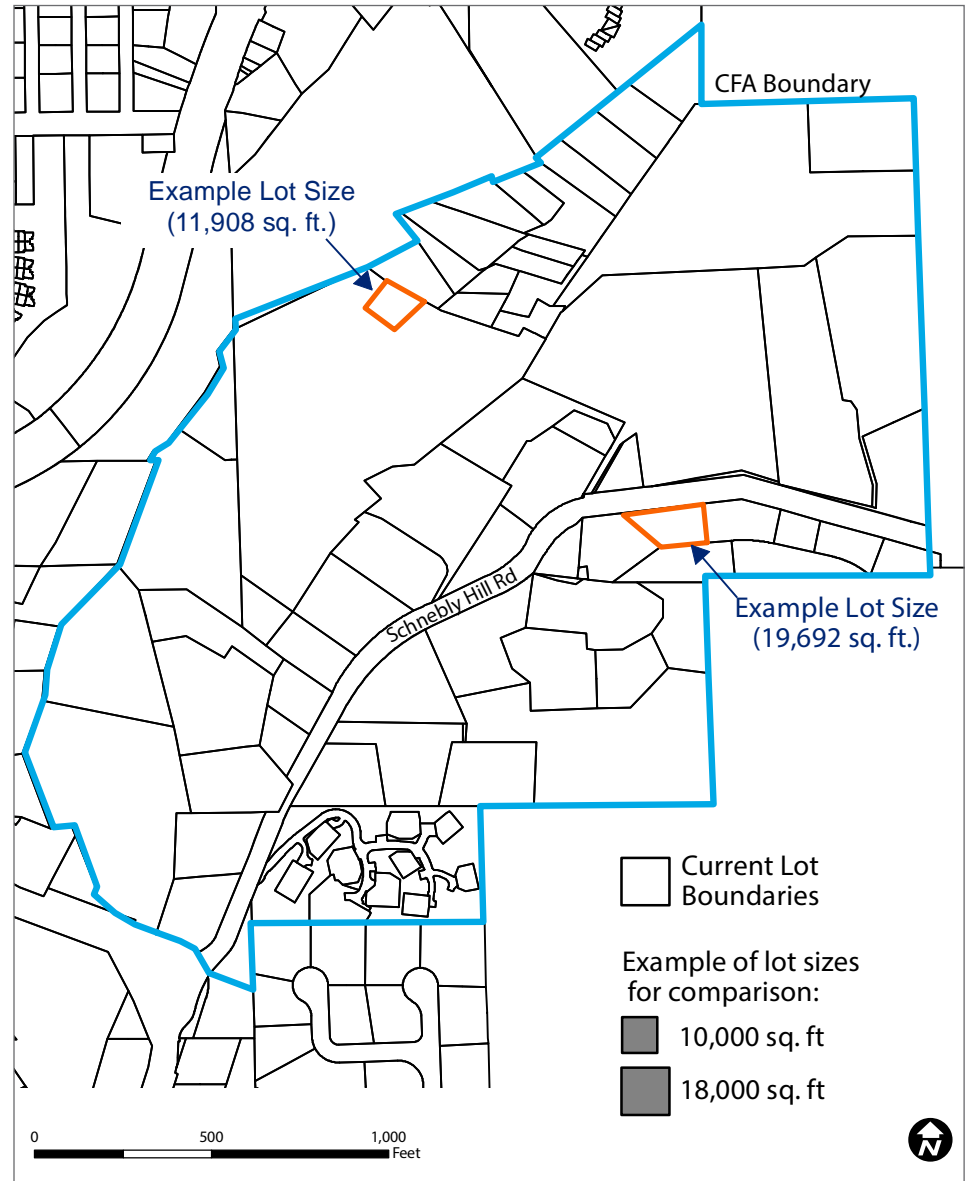
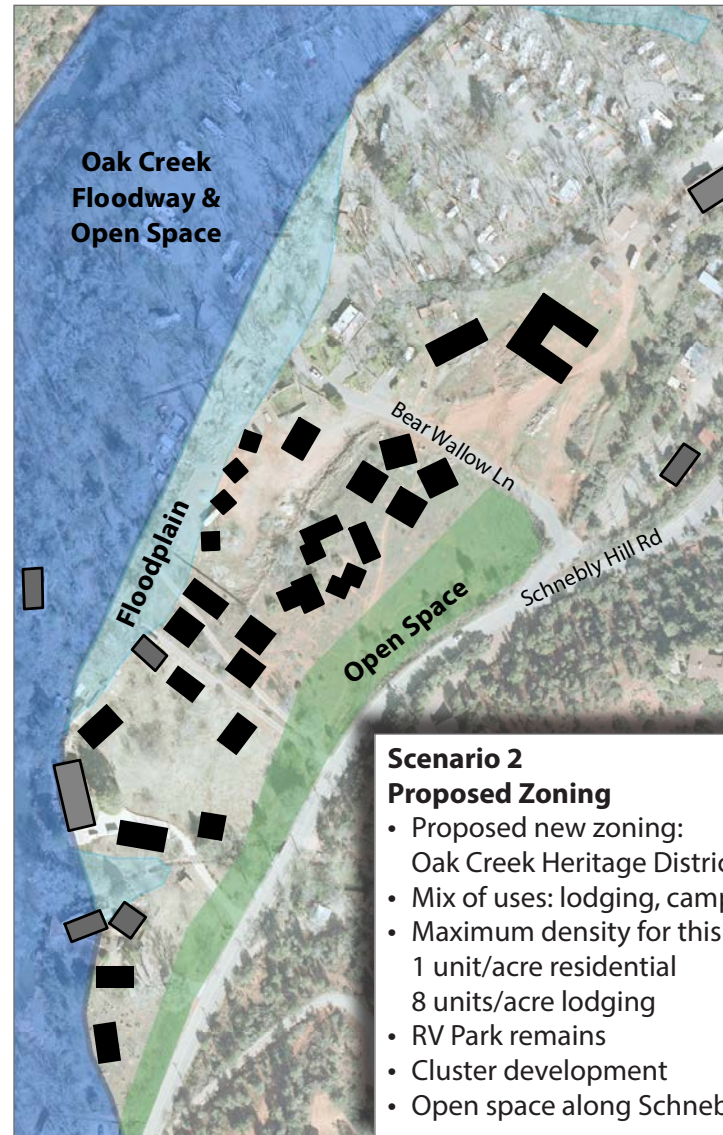
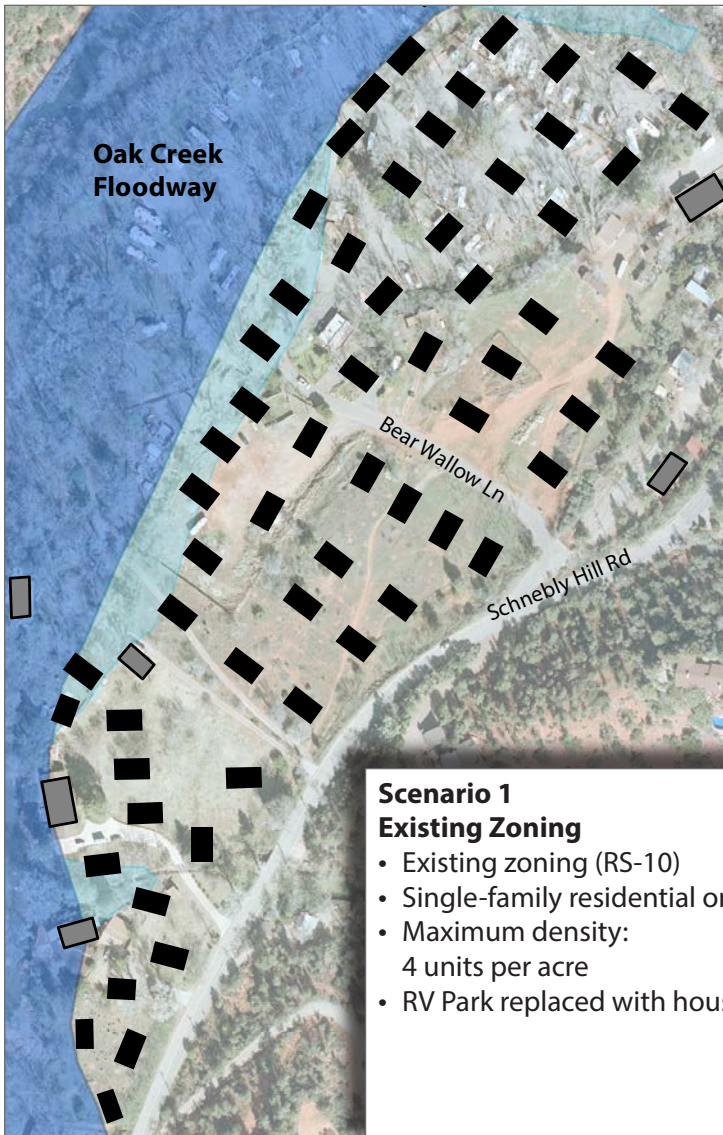


Figure 4. Comparison of Potential Development Scenarios



RECOMMENDATIONS

The Recommendations section of this CFA Plan includes goals, objectives, and strategies. The Sedona Community Plan is the guiding document for the CFA Plan, with the goals of this plan taken from the Community Plan. The CFA objectives are statements describing the desired future of the area. The strategies (listed on the following pages) describe methods that will lead to achieving the goals and objectives. Two chapters of the Community Plan are not listed below ("Parks, Recreation, and Open Space" and "Economic Development") however those topics are covered by the other categories as shown in the summary below.

ENVIRONMENT	LAND USE	COMMUNITY	CIRCULATION
<p>Community Plan Goals</p> <ul style="list-style-type: none"> • Protect Oak Creek and its riparian habitat. • Reduce the impacts of flooding and erosion on the community and environment. • Protect and preserve natural open space. 	<p>Community Plan Goals</p> <ul style="list-style-type: none"> • Reflect a unique sense of place in architecture and design. • Ensure harmony between the built and natural environments. • Create mixed use, walkable districts. 	<p>Community Plan Goals</p> <ul style="list-style-type: none"> • Preserve and celebrate the community's history. 	<p>Community Plan Goals</p> <ul style="list-style-type: none"> • Reduce dependency on single-occupancy vehicles. • Create a more walkable and bike-able community.
<p>CFA Objectives</p> <ul style="list-style-type: none"> • Oak Creek is permanently protected in its natural state as a vital resource for the natural environment, community, and region. • Open space is a defining feature of the area, and preserved for its natural resource and scenic values. <p>➤ See page 13-15</p>	<p>CFA Objective</p> <ul style="list-style-type: none"> • A distinct identity unique to the area which reflects its rural, agricultural, and historical qualities. <p>➤ See page 16-19</p>	<p>CFA Objective</p> <ul style="list-style-type: none"> • The historic values that contribute to the character of the area are protected and interpreted. <p>➤ See page 20</p>	<p>CFA Objective</p> <ul style="list-style-type: none"> • A system of trails that connects residents and visitors to destinations within the neighborhood and to Uptown that is safe and convenient for walking and bicycling. <p>➤ See page 21-23</p>

ENVIRONMENT RECOMMENDATIONS

Protection of Oak Creek

Community Plan Goal:

- *Protect Oak Creek and its riparian habitat*
- *Reduce the impacts of flooding and erosion on the community and environment.*

CFA Objective:

Oak Creek is permanently protected in its natural state as a vital resource for the natural environment, community, and region.

Strategies:

1. Maintain the Oak Creek floodway in a natural state, with only minor improvements within the riparian corridor, such as trails, parks, or temporary structures such as yurts.
2. Permanently protect the Oak Creek corridor through land preservation measures.
 - a. Property owners can partner with a public or non-profit organization to establish conservation easements on the property to ensure permanent protection.
 - b. Land could be donated to or acquired by a public or non-profit organization.
3. Drainages flowing into Oak Creek should be retained unaltered, as linear corridors of natural open space.

Floodway:

The channel and overbank areas that carry the deeper, faster moving water during a flood.

Floodplain:

Land adjacent to the creek that is subject to flooding.

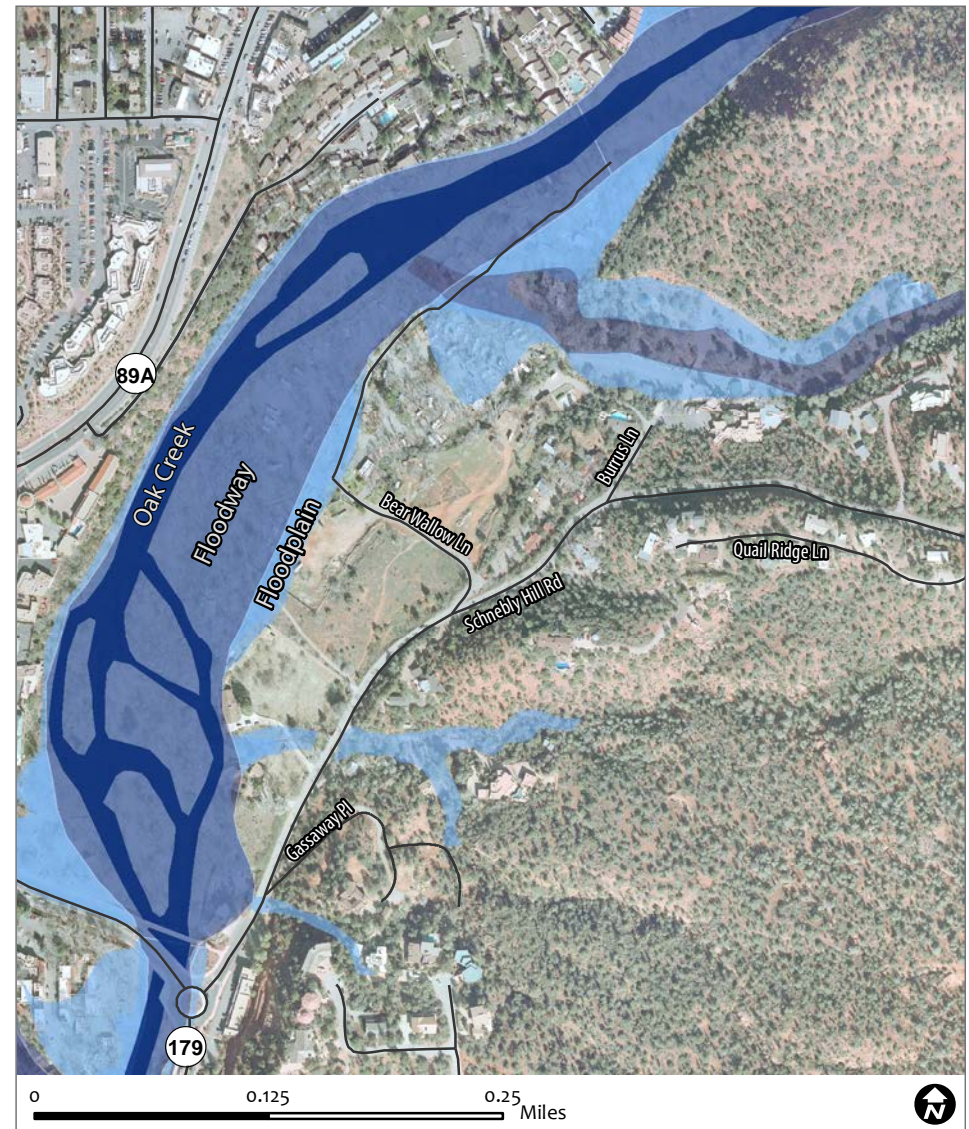


Figure 5. Oak Creek Flood Zones

Preservation of Open Space

Community Plan Goal:

Protect and preserve natural open space.

CFA Objective:

Open space is a defining feature of the area, protected for its natural resource and scenic values.

Strategies:

1. A corridor of undeveloped open space along Schnebly Hill Road should be preserved as open space or a linear park or greenway and may include a trail, orchards, gardens, or other agricultural use.
2. Scenic views from Uptown and Highway 89 should be preserved by limiting development on visible hillsides.
 - See Figure 7 on the following page.
3. Oak Creek and its associated floodway shall be preserved as the spine of an open space system linked to corridors of open space along tributary drainages.
4. To enable the preservation of the Oak Creek floodway, open space, and hillsides, flexibility in site design standards will be considered.

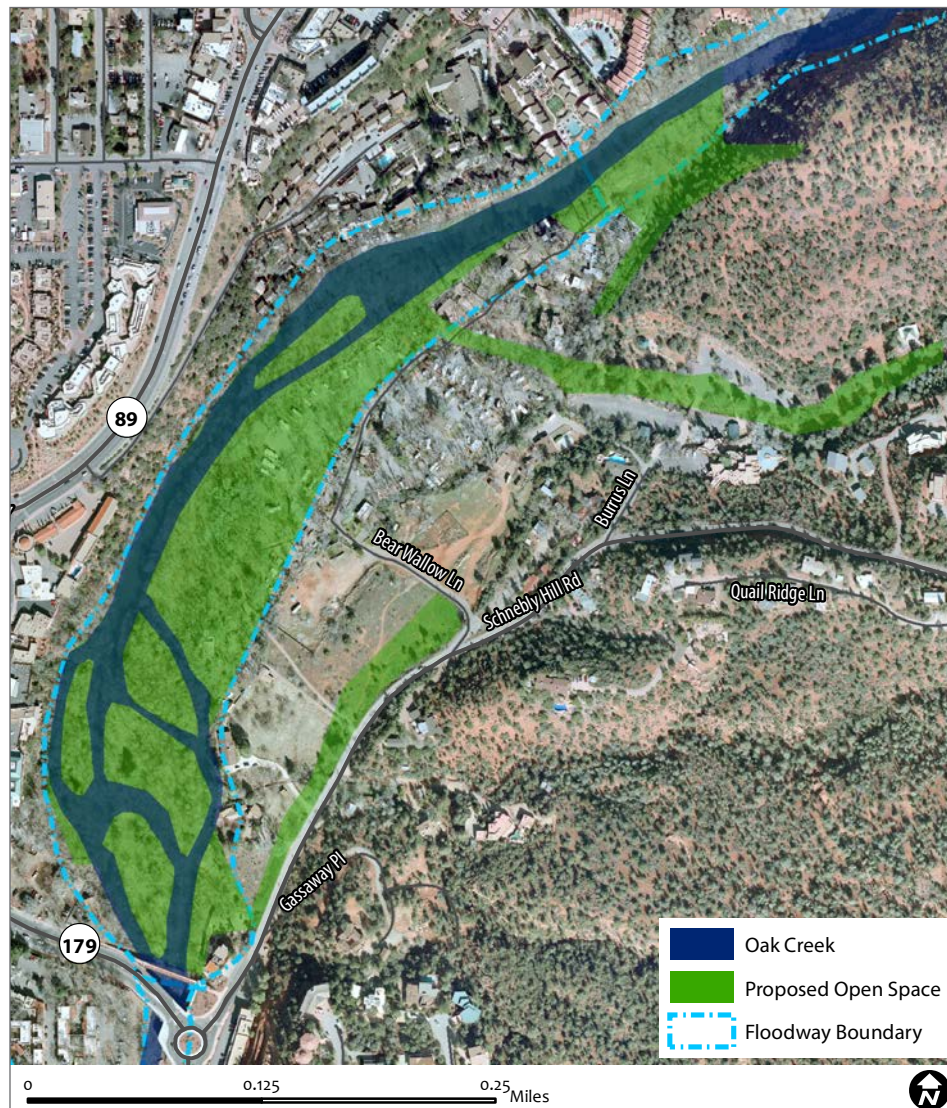


Figure 6. Proposed Open Space

See Community Plan: p. 53 Policy 5; p. 71 Goal 1; p. 78 Policy 10; p. 81 Goal 1; p. 86 Policy 10

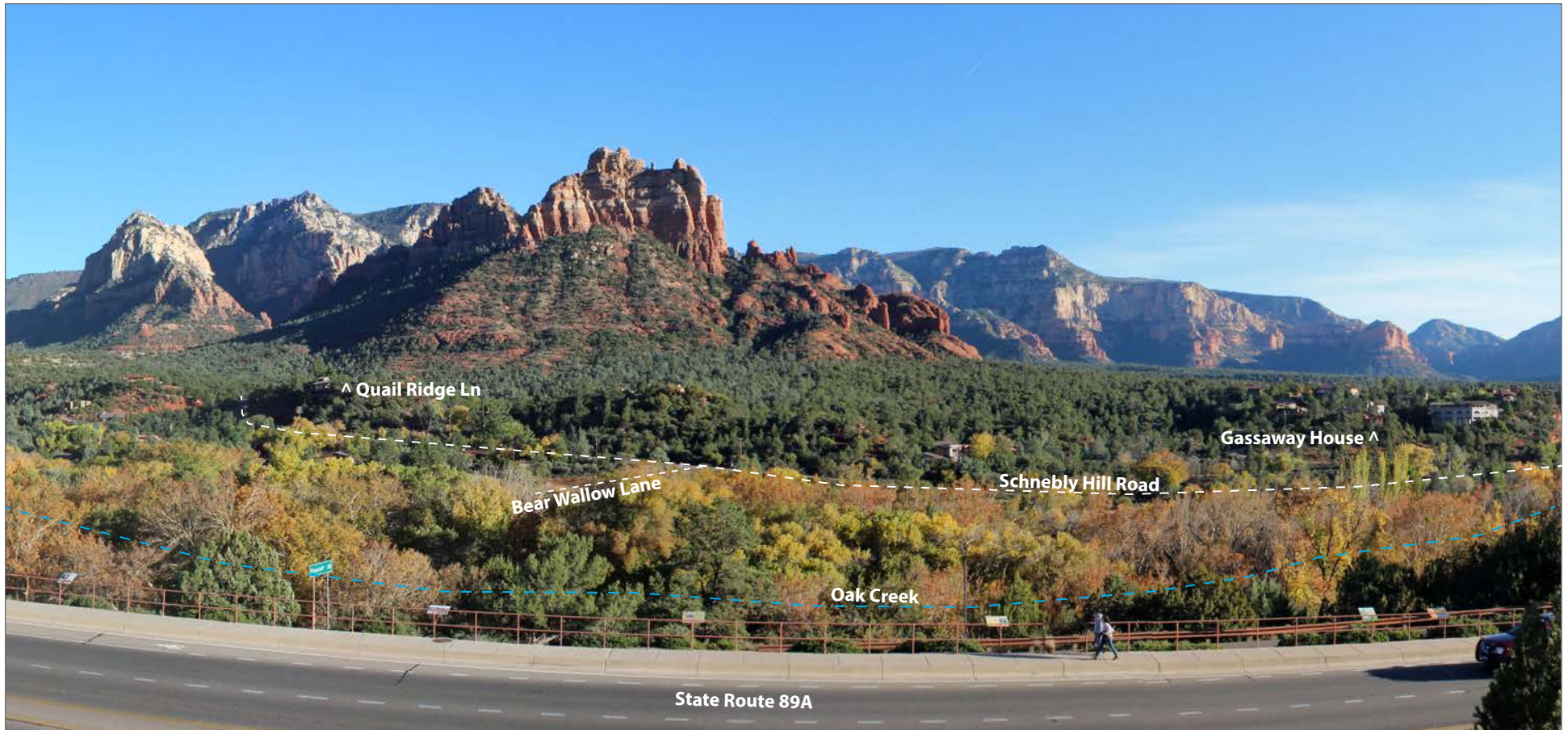


Figure 7. Viewshed from Highway 89 in Uptown
The Schnebly CFA makes up the foreground of this scenic view from above S.R. 89A in Uptown. New development within the CFA should be sensitive to the high visibility of this area.

LAND USE RECOMMENDATIONS

Sense of Place

Community Plan Goals:

- *Reflect a unique sense of place in architecture and design.*
- *Ensure harmony between the built and natural environments.*
- *Create mixed use, walkable districts.*

CFA Objective:

A distinct identity unique to the area which reflects its rural, agricultural, and historical qualities.

Strategies:

1. The design of new development shall be of a style and scale that reflects the desired character and identity unique to this area.
 - See the Development and Design Guidelines on pages 17-19 for examples of the desired character.
2. Cluster development in order to preserve open space, hillsides, and floodplains.
 - a. This approach can be applied to all land uses.
 - b. Open space that is contiguous with the open space on adjacent properties is preferred.
3. Establish the Oak Creek Heritage District to enable new development to meet the goals and objectives of this plan.
 - See Implementation, pages 25-27 for a description of the proposed district.

➤ See Recommendations: Protection of Oak Creek page 13; and Preservation of Open Space page 14

Examples of the rural, agricultural, and historic qualities of the area:

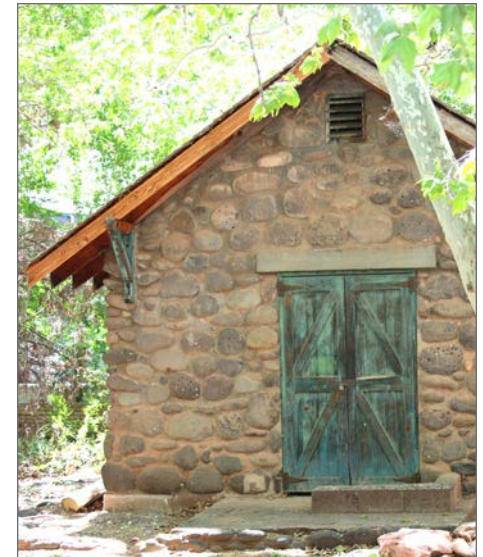


Development and Design Guidelines

The following illustrates the desired character of the area with representative design features. The following Design Guidelines are applicable to development projects within this CFA. In the case of conflicts with other guidelines or regulations, the developer shall consult with City Staff to determine which is most applicable and appropriate for the project.

Building Style and Materials

Use of natural materials representative of the local environment for an authentic appearance that blends with the landscape and neighborhood.



Development and Design Guidelines, continued

Landscaping

- Use of native or drought tolerant plants appropriate to the setting which may be riparian along the creek, historic orchard trees, or native uplands.
- Preserve and integrate natural features as part of the landscaping.

Screening & Fencing

- Buildings and other improvements should be screened from the road with appropriate vegetation, fencing, or other methods.
- Land uses other than residential shall be screened from adjacent houses.
- Fencing of open space areas should allow for open views.
- Fencing and screening materials should fit with the character of the area.

Streets & Parking

- Streets, driveways, parking lots, and walkways should be surfaced with gravel or permeable pavers
- Permeable surfacing allows for water infiltration and creates a less urban, more rural look.



Development and Design Guidelines, continued

Site Layout

- Cluster buildings to preserve open space
- Multiple smaller buildings are preferable to one large building.
- Multiple buildings may form a courtyard or common space.
- Building placement appears scattered and at an angle, not lined up.
- Other land uses should be designed to have a residential appearance that will blend with the neighborhood.



Example of a 12 unit development on less than two acres. The four buildings are clustered together leaving an open space buffer along the road.



Example of a 15 unit development on one acre, with five buildings at an angle and not visible from the road.

COMMUNITY RECOMMENDATIONS

Historic Preservation

Community Plan Goal:

Preserve and celebrate the community's history.

CFA Objective:

The historic values that contribute to the character of the area are protected and interpreted.

Strategies:

1. Support the adaptive reuse of historic buildings in order to preserve and maintain the historic integrity of the buildings.
2. Provide educational information to the public about the significance of historic features.
 - a. Interpretive signs or other media should be accessible to the public, such as along a trail.
3. Recognize and protect historic resources, such as the historic irrigation ditch (west of Schnebly Hill Road).
 - a. Determine the history and significance of historic features and include in the City's inventory of historic sites (Sedona Historic Resource Survey).
 - b. Designating the land to each side of the ditch as open space will protect its historic integrity.
 - c. Placing a trail along the alignment of the ditch can provide for public use and interpretive opportunities of this and other historic features.



Figure 8. Historic Sites

See Community Plan: p. 97
Goal 5; p. 106 Policy 9 and 10

CIRCULATION RECOMMENDATIONS

Pedestrian & Bicycle Network

Community Plan Goal:

- *Reduce dependency on single-occupancy vehicles.*
- *Create a more walkable and bike-able community.*

CFA Objective:

A system of trails that connects residents and visitors to destinations within the neighborhood and to Uptown that is safe and convenient for walking and bicycling.

Strategies:

1. Provide a non-motorized alternative to Schnebly Hill Road with a pedestrian and bicycle trail.
 - a. The trail should be set back from the road to improve the safety and experience wherever possible.
 - b. To enable complete connectivity, the trail should provide a connection from the SR 179 roundabout to the Huckaby Trailhead and National Forest trails.
2. Develop a network of trails throughout the CFA to encourage walking and bicycling and reduce vehicular traffic.
 - a. Establish access easements across private property to ensure future accessibility.
 - b. Consider connections to National Forest trails where feasible, in partnership with the Coconino National Forest and landowners.
 - c. Consider trail alignments that may also serve as open space corridors, such as along drainages and irrigation ditches.

➤ See page 23 for a map of the
“Potential Pedestrian and Bicycle Network”

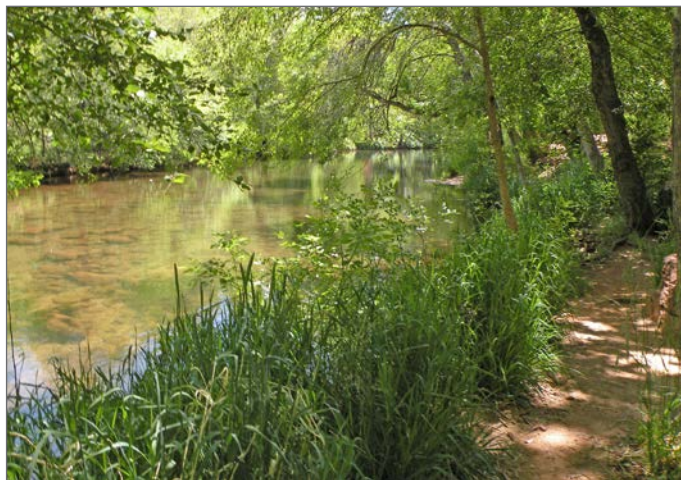


Trail from Schnebly Hill Road to the RV Park

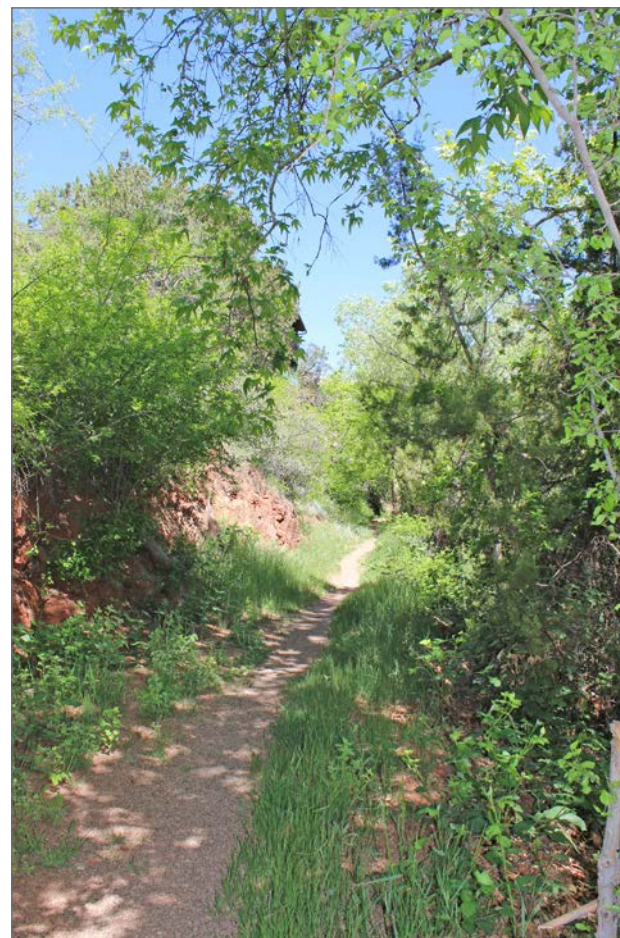
**Pedestrian & Bicycle Network continued:
Creekwalk along Oak Creek**

- 3. A creekwalk along Oak Creek should be considered as a recreational and circulation amenity that can benefit residents, visitors, and businesses. Creek access for residents and visitors will be part of the pedestrian network, and not developed with vehicle parking as a destination in and of itself.
 - a. The creekwalk should be designed to have minimal impacts on the riparian habitat and floodway of Oak Creek, with materials and construction that blends with the natural environment.
 - b. Establish access easements across private property to ensure future accessibility.
 - c. Bridges may be considered to cross the creek at appropriate and feasible locations.
 - d. Include interpretive signage along the trail with information about Oak Creek, environmental stewardship, and the natural and cultural history of the area.

➤ See following page for a map of the
“Potential Pedestrian and Bicycle Network”



Trail along the edge of Oak Creek in Uptown



Trail on the historic Owenby Ditch, on the west side of Oak Creek

**Pedestrian & Bicycle Network continued:
Map of Potential Pedestrian and Bicycle Network**

This map shows potential routes that could create a connected system of pedestrian and bicycle paths. The intent is to provide safe and convenient access to Uptown and the National Forest trail system. More people walking and biking means less cars contributing to traffic congestion.

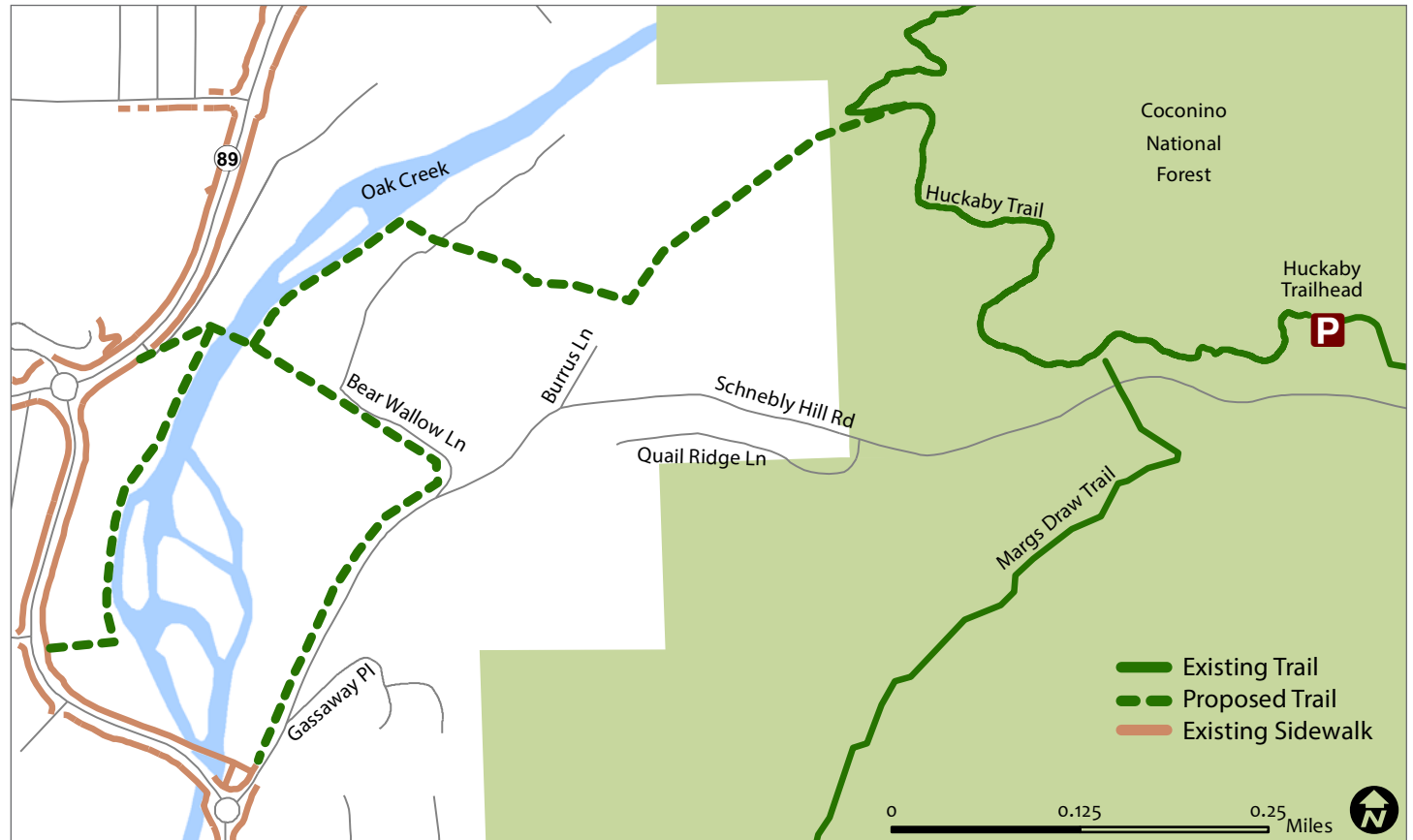


Figure 9. Potential Pedestrian & Bicycle Network

Note:

The routes shown on the map are conceptual only, and the feasibility depends on many factors such as suitable topography and land ownership.

IMPLEMENTATION

This CFA Plan is an addendum to the Sedona Community Plan which provides the overarching vision for future development of the City. The CFA Plan provides a more specific vision and strategies for this area and is an important tool in the City's development review process that evaluates new construction, redevelopment, and renovations, including residential, commercial, and lodging development. This plan will be used by City staff, the City's Planning and Zoning Commission, and City Council when reviewing and evaluating proposed projects.

The CFA Plan is also a tool that can be used by property owners, developers, and residents preparing a development proposal. By using this plan as a guide when putting together a development proposal, the applicant will understand the community's vision for the area.

This plan provides policy direction to guide development, whereas the Land Development Code sets forth the requirements. To make some of these strategies possible, the City of Sedona may need to amend existing regulations and processes, such as elements of the Land Development Code. The City may also consider providing incentives to encourage the participation of private developers in implementing the CFA Plan's recommendations.

Implementation of the plan is likely to occur incrementally over time with property redevelopment, new development projects, and public infrastructure improvements. Whether it is a private developer, property owner, or a City of Sedona Capital Improvement Project, projects should be designed in alignment with the plan's recommendations.

To realize the vision set forth in this plan, contributions and participation from both public, private, and non-profit entities will be necessary. The public-private partnerships to be developed might include the provision of public benefits, or financial participation which could include, but not be limited to, assisting in the offset of costs associated with development plan elements,

capital improvements, or purchase of property for a specific community benefit. These community improvements or benefits might include, but are not limited to:

- permanent protection of the Oak Creek corridor,
- trails, parks, and open space, and
- preservation of historic resources.

Proposed Oak Creek Heritage District

To better enable new development projects to meet the objectives of this CFA Plan, a new zoning district is recommended. The Oak Creek Heritage District will offer options for multiple compatible land uses that may be more suitable to the area's unique features than residential zoning. The new district will encourage creative site design that will preserve the area's natural and cultural resources while strengthening the sense of place.

The new district will be an important tool in the implementation of this plan, and to facilitate the plan's implementation the City will initiate the rezoning process at the request of the landowner following adoption of the CFA Plan. The CFA Plan and the new district regulations (in the Land Development Code) will both apply to development projects under the new district.

Rezoning to the Oak Creek Heritage District will provide property owners with more flexibility by expanding their land use options. Property owners may also consider partnering with neighboring landowners to further expand the development potential of their property. This is particularly important when a community resource such as Oak Creek or pedestrian paths cross property lines. Coordination and cooperation among neighboring landowners and the City will be key to realizing the vision for this CFA.

Proposed Oak Creek Heritage District

The Oak Creek Heritage District is a new zoning designation that provides the means for a land use that exemplifies the distinctive natural and cultural values of this area. Those features that set it apart, such as Oak Creek, the hillsides, and the historic sites are all valuable assets that should be considered a highlight rather than a hindrance for property owners. Under this district, property can be developed in a manner that maintains the historic character, scenic views, and natural resources that are the defining features of this unique setting.

One objective of this district is to encourage development that will best protect Oak Creek and the surrounding riparian habitat. Coordinated and consolidated development allows for designs that can cluster buildings and preserve larger areas of connected open space. The alternative is small, individual building lots with more driveways and more fences that will fragment wildlife habitat and eliminate the scenic characteristics of the area.

This district would also diversify the City's lodging options by offering a variety of unique alternatives that are not the typical hotel experience. This is an ideal location for low intensity lodging and camping where visitors can easily walk to the Uptown restaurants and shops and not contribute to traffic congestion.

Landowners with property in the CFA may voluntarily choose to rezone their property to the Oak Creek Heritage District to take advantage of this opportunity once the new zone district regulations are adopted. The City will assist landowners by facilitating the rezoning application process.

The new zoning district is being proposed as an option available only at the request of a landowner.

Permitted Uses

Lodging:

- Lodging Density: not to exceed double the established residential zoning density of the property.
- For example, if the property was zoned RS-10 which is a maximum of 4 houses per acre, the new zone would allow for a maximum of 8 units of lodging per acre.
- Lodging will be limited to no more than half the acreage of the CFA to ensure a mix of land uses.
- Lodging styles supported include small designer hotels, bed and breakfast inns, cottages, bungalows, and cabins.
- Lodging may have associated amenities and accessory uses as listed below.

Campground/RV Parks:

- Campground density: 12 sites/acre
- Camp sites for recreational vehicles (RVs), tents, travel trailers, etc.
- Alternative camping experiences may include tent structures, yurts, RVs, and other temporary or mobile structures.

Agricultural uses:

- Gardens, nurseries, vineyards, orchards, and incidental operations.

Park and Recreation Amenities:

- Park amenities such as picnic tables, benches, etc.
- Trails
- Amenities may be publicly accessible or for customer use only

Commercial:

- To limit traffic impacts, commercial development should be located on Schnebly Hill Road within 750 feet of the roundabout.
- Appropriate businesses may include restaurants, markets, offices, galleries, studios, and retail shops.

Proposed Oak Creek Heritage District, continued

Single-Family Residential:

- Density: not to exceed the established residential zoning density of the property
- The housing must be clustered in order to preserve areas of open space.

Multi-family Residential:

- Density: not to exceed established zoning density
- Increased density may be considered on a case by case basis when associated with community benefits, such as affordable housing, creek access, or agricultural uses.
- Multi-family housing may include duplexes, apartments, patio homes, courtyard bungalows, condos, or townhouses.
- The housing must be clustered in order to preserve areas of open space.

Accessory Uses:

- Employee, caretaker, or owner-occupied housing
- Spa, fitness, yoga, or other wellness studio
- Outfitter and guide services
- Outdoor recreation equipment supplies and rentals
 - Excluding motorized vehicle rentals
- Retail shop (gifts, gear, and supplies)
- Produce stand
- RV storage
- Café, bar, or restaurant

Examples of lodging accommodations:



Proposed Oak Creek Heritage District, continued

Development Guidelines:

The CFA Development and Design Guidelines (pages 17-19) and all other CFA strategies are applicable to this district, in addition to the following.

- Oak Creek Floodway: All structures are to be located outside of the floodway. This will preserve the Creek's natural habitat, maintain the stormwater functions, and minimize flood damage.
- Open Space Viewshed:
 - A continuous corridor of open space along Schnebly Hill Road will preserve the viewshed from the road which is one of the defining features of the district.
 - Development may need to be clustered in order to preserve open space, including hillsides.
- Habitat Preservation:
 - Site design shall retain large native trees and as much of the natural vegetation as possible.
 - Open space should be uninterrupted and contiguous with open space and natural areas on adjacent properties.
- Historic Features: historic buildings and other historic resources should be preserved, adapted for reuse, and integrated with new development.
- Trails and pathways that connect across other properties are encouraged and will be publicly accessible, including the proposed Oak Creek creekwalk. Internal paths do not need to be publicly accessible.
- Limit the number of driveways off of Schnebly Hill Road by using existing driveways or private roads or sharing driveways wherever possible.
- Existing land uses would continue as non-conforming uses.

Examples of campground accommodations:

