

# AGENDA

## City of Sedona Planning and Zoning Commission Meeting

5:30 PM

Tuesday, December 17, 2019

### 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 public hearing open to the public on Tuesday, December 17, 2019, at 5:30 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](http://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. APPROVAL OF THE FOLLOWING MINUTES:
  - a. November 19, 2019 (R)
4. 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.)*
5. CONSIDERATION OF THE FOLLOWING ITEM THROUGH PUBLIC HEARING PROCEDURES:
  - a. Discussion/possible action regarding proposed amendments to the Schnebly CFA Plan and Land Development Code regarding the density of permitted uses and the definition of campground in the Oak Creek Heritage Area zoning district, Case Number: PZ19-00014 (CFA, LDC).
6. FUTURE MEETING DATES AND AGENDA ITEMS
  - a. Tuesday, January 7, 2020; 3:30 pm (Work Session)
  - b. Tuesday, January 7, 2020; 5:30 pm (Public Hearing)
  - c. Tuesday, January 21, 2019; 3:30 pm (Work Session)
  - d. Tuesday, January 21, 2019; 5:30 pm (Public Hearing)
7. 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.
8. ADJOURNMENT

Physical Posting: December 12, 2019 By: DJ

Planning & Zoning Commission Meeting Agenda Packets are available on the City's website at: [www.SedonaAZ.gov/planning](http://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 Date:** December 17, 2019

**Hearing Body:** Planning and Zoning Commission

**Action Requested:** Recommendation to City Council of approval for amendments to the 1) Schnebly Community Focus Area (CFA) Plan regarding density of permitted land uses; and 2) Land Development Code (LDC) regarding the density of permitted land uses in the Oak Creek Heritage Area zoning district and definition of campground.

**Staff Recommendation:** Recommendation of approval to City Council

**Project Summary:** Amendments to the Schnebly CFA Plan and LDC regarding density of permitted land uses in the Oak Creek Heritage Area zoning district, and the definition of campground in the LDC.

**Report Prepared By:** Warren Campbell, Assistant Director of Community Development

**Attachments:**

1. Proposed Amendments to the Schnebly CFA Plan ..... 12
2. Proposed Amendments to the Land Development Code..... 13
3. Public Comments ..... 14



## **BACKGROUND**

The Schnebly Community Focus Area (CFA) Plan recommended the creation of a new zoning district to further the implementation of the CFA vision. To fulfill this recommendation, the Land Development Code (LDC) as updated in 2018, established the Oak Creek Heritage Area (OC) zoning district. On October 15, 2019 the Planning and Zoning Commission (P&Z) held a public hearing for the rezoning of approximately 44 acres in the Schnebly CFA to the new OC district and recommended approval of the rezoning to City Council. The next step in the rezoning process was to present the rezoning proposal to City Council. However, concerns and confusion were expressed by stakeholders about the density of permitted land uses, particularly campgrounds.

### Density and Land Uses

The OC district contains various land uses at various allowable densities. It would be more consistent and less confusing to have common densities based upon previous zoning for the permissible land uses that are identified in the LDC Table of Allowed Uses. It was felt that prior to applying the new zone district to any property a reevaluation of the density of permitted uses was warranted, particularly campgrounds because it had the highest density.

### Mix of Land Uses

To better understand the reasons for allowing a mix of land uses it may help to describe the rationale behind the Schnebly CFA Plan recommendation for a new zoning district. The Community Plan identified this as a location for a focus area plan, and featured a concept plan for the area in the plan's appendix. The City was approached by property owners requesting a CFA plan for the area, and the planning process began in 2015. The primary impetus for developing a plan was the desire to retain the character and landscape of the area by proposing alternatives to current zoning. The community feared that the permitted detached, single-family residential zoning would result in residential subdivisions that would drastically alter the landscape and character of the area through the development of allowable 10,000 to 18,000 square foot lots.

The following is an excerpt of a City Council Agenda Bill (April 11, 2017) that describes the CFA Plan:

The Schnebly CFA is a unique area of the city with potential for future development due to the amount of undeveloped land in close proximity to the Uptown commercial area, Oak Creek, and the National Forest. The draft CFA plan focuses on preserving Oak Creek, protecting the hillside and scenic views, protecting and enhancing the rural character, and making the most of its prime location between Uptown and the National Forest. One of the key issues for this CFA area is the amount of vacant land with zoning that allows for a much higher density of housing than its current use and open rural feel. The CFA plan recommendations are intended to guide future development when it does occur in a manner consistent with the Community Plan, and the CFA vision, which is:

*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.*

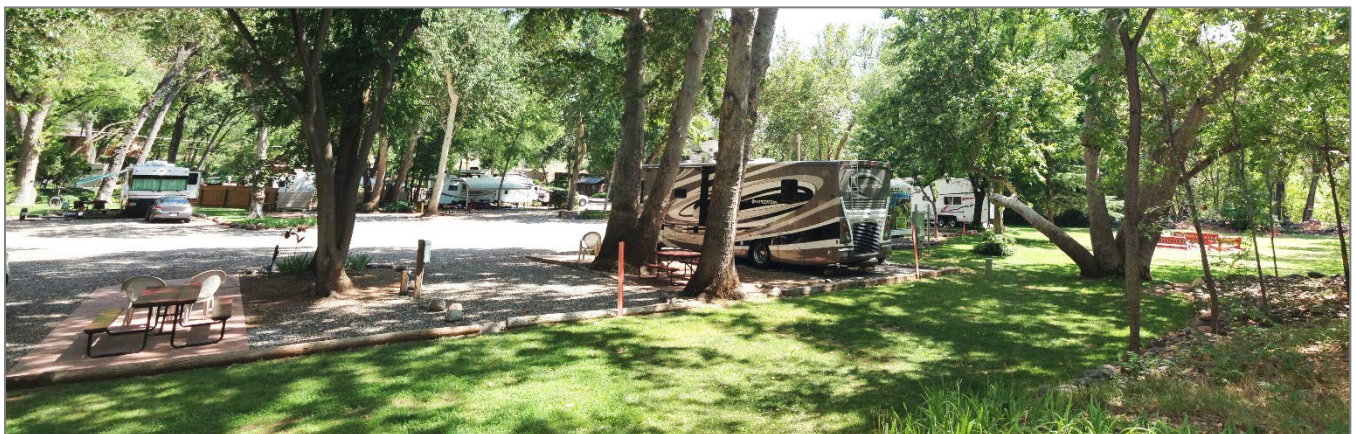
To provide a tool to implement the plan, a new zoning district is proposed that offers new options for landowners. As an incentive, the new zone proposes to allow for a mix of uses, including a limited amount of lodging in exchange for the preservation of open space, protection of the hillsides, scenic viewshed, and Oak Creek.

### Campgrounds

Campgrounds, which are prohibited elsewhere in the city were proposed as a permitted use within the OC district for several reasons. One of which is that there is an existing and historic RV Park within the CFA boundaries. It has been considered a unique, acceptable, and appropriate land use thus it was carried forward as a permitted use in the OC district. Additionally, one of the CFA goals is to retain the historic character and this has been a historic land use (see photo below, courtesy of the Sedona Historical Society).



Campgrounds were also considered to be more environmentally friendly than the alternative of a housing subdivision. While the photo above shows a clearing with RVs lined up, the RV sites seen today seem to fit into the landscape as they are under and between the trees (as shown in the photo below). Unlike houses, there is minimal disturbance from campsites (whether for RVs or tents) when compared to a subdivision with its typical impervious paved roads, driveways, patios, and buildings. At most, the only structural elements for a campground would be an office and/or caretaker building, restroom building, and perhaps wooden decks for yurts or tents. Campgrounds are also thought to be a more appropriate land use in floodplains than houses. If flooding is anticipated RVs and tents can be removed, and flood damage to structural elements like decking is more manageable than flood damage to houses.



When the CFA planning process began in 2015 glamping (glamorous, luxury camping) was an emerging trend in campgrounds. Glamping can include yurts, safari style canvas tents, tree houses, on-site RVs or extravagant hybrids of canvas covered climate-controlled structures. Some consider cabins or tiny homes under the camping category, but the CFA Plan did not include those under campgrounds because they were neither temporary or mobile. Glamping can be high-end, provide a unique experience, and appeal to a younger demographic, potentially diversifying Sedona's lodging options. Glamping has recently exploded in popularity worldwide, now attracting investors building large-scale developments with full-service amenities that can command higher rates than many hotel rooms. Interest in this growing industry coincides with Sedona's high land costs and shrinking supply of developable land. That means that potential developments are seeking to maximize density to make their developments financially viable. However, this approach to development can come at the expense of preserving the resources that the CFA and new zone district were intended to protect.

Now that the new district is in the LDC and rezoning applications are under review, there is growing interest from developers. The P&Z public hearing raised concerns from stakeholders as word of potential projects brought the reality of future development closer to fruition. The density and type of development being discussed was considered by some as not in alignment with the CFA vision.

## **PUBLIC INPUT**

The October 15, 2019 P&Z public hearing followed the required public outreach process which entails posting of properties with signs, mailing notices to neighboring properties, and public notices in the newspaper, culminating in a P&Z public hearing. These efforts successfully resulted in public input before, during, and after the hearing. The input came in a variety of ways, from phone calls and emails to staff being stopped on the street while posting signs, to sitting down with individuals that requested more in-depth discussions. While some of this input came prior to the hearing, it seemed that the most passionate comments came immediately after the hearing.

The following is a summary of some of the concerns raised by stakeholders:

- If developers were to build to the maximum density possible then it would result in too much traffic and too many people.
- Multi-family housing (condos or townhouses) could be built and rented out as vacation rentals with more units than would be possible with lodging.
- The type of camping being discussed is nothing like the traditional camping or glamping that was envisioned, and luxurious camping would require so much infrastructure that it negates the light-on-the-land benefits of camping.
- The maximum allowable density of campgrounds (12 units/acre) is at odds with the goals of preserving open space, riparian areas and hillsides.
- If the intent was to cluster development to preserve open space, unlike lodging, the very nature of camp sites does not allow for clustering and thus camp sites would be spread evenly across the entire landscape, including riparian areas, floodplains, and hillsides.
- Campgrounds, especially built to the maximum density would not fit with the desired rural character of the area. Additionally, the materials (canvas, etc.) don't fit the character and would become unsightly as they deteriorate over time.
- Camp sites of any type would be noisier than lodging units that have solid walls to contain the noise.
- A large number of campsites in the CFA would decrease the value of neighboring properties.

## DISCUSSION

The purpose of a new zoning district that offers land uses other than detached, single-family residential is to encourage development that could better meet the CFA goals. The incentive to steer development in the desired direction was to expand the list of permitted land uses and increase the densities higher than what is allowed under current zoning. The OC district listed different densities for each of the permitted land uses, which has led to some confusion.

Higher density is an incentive, and the concept of allowing for double the density prior to rezoning is the most straight-forward approach to determining the density for all the permitted land uses. It would put each type of land use on the same playing field and thus alleviate the need to distinguish between land use types. A single density would also remove any ambiguities between lodging and the short-term rental of residential properties.

The cap for lodging was originally set at double the existing density, and the rationale was to keep it aligned with the original zoning yet still provide a worthwhile incentive. The community did not want to see too many people, too much traffic, or too many parking lots in this area, but understood that other land uses like lodging could be concentrated in a smaller area than is possible with single-family residential. The rationale was that the benefits gained were worth the trade-off of higher density.

Campgrounds were an even higher density than lodging because it was expected to be a more sustainable land use. Camp sites could be placed in locations and in such a way that there would be less disturbance to the natural environment than buildings and associated infrastructure. Yet with the evolving glamping industry, the campgrounds of today and tomorrow resemble hotels and resorts more than a campground. They may have the same infrastructure as buildings (foundations, electricity and plumbing to each unit) and offer a higher level of customer service that requires more employees. While more employees in and of itself is not a problem, the community is currently struggling with a lack of workforce housing and traffic congestion.

The most significant concerns expressed by the public, and the most significant change in density is for campgrounds. The following are additional factors considered in evaluating the density change for campgrounds.

- An unintended consequence of the difference in density is that developers may choose to develop a campground instead of lodging simply to gain additional units, even if it is not the most appropriate land use for the site.
- The high cost of property in Sedona and the limited supply of buildable land may dictate that maximizing density is the highest priority for a developer and thus at odds with the CFA goal to preserve open space.
- While campgrounds may be appropriate in certain areas and not others, it would be difficult to dictate exactly where they should or should not be allowed. Similarly, certain types of camping units may be more acceptable or appropriate to certain locations, but this too can be subjective.
- Is it a campground or lodging? With a range of 4, 8, or 12 units the differences (especially with large properties) can be quite significant, thus drawing the line between lodging and camping becomes rather important. It would be a challenge to decide on where the line is drawn. If the density was the same the distinction is no longer important.
- More specifically, is glamping a campground or lodging? There is a spectrum of accommodations and glamping lies somewhere in the middle. Certain aspects such as the minimal and temporary

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nature of the structures is more like camping (for example canvas walls or on-site RVs). Other aspects such as the level of amenities is more like lodging such as full bathrooms, kitchenettes, heating/cooling, and TVs. If the permanence of a structure is the deciding factor, should temporary be defined by a time limit (moved daily, monthly or just the ability to move it) or a physical, structural condition (certain type of materials or foundation)?

- Glamping is a rapidly evolving industry. A 2019 article entitled “Why is glamping taking over the travel industry?” states that “While glamping wasn’t on the travel and hotel industry’s radar until about five years ago, entire organizations and conferences have since emerged in recent years, all of which are dedicated to the glamping market....Glamping has definitely gained popularity over the last two to three years...Something I’ve noticed more and more is the outside investment coming into the (glamping) industry.”<sup>1</sup>
- Is glamping less ‘green’ than traditional camping? If glamping is high-end it may have a larger footprint and use more resources. As an example, a campground typically has shared, common restroom facilities whereas glamping usually has a bathroom (and sometimes kitchen facilities) in each unit. The construction of a more elaborate glamping campground may have more impacts than traditional campgrounds due to the increased infrastructure, site amenities, footprints, and supporting buildings.
- Why is 12 units/acre considered too much? When considering 12 campsites on flat open ground it doesn’t seem like much - imagine 12 tents on a football field. Yet there is a limited amount of buildable land in the CFA so the tents (or glamping units) may end up closer together than they would be on an open field. A higher number of fixed glamping units can also feel more like a developed area than a campground that has daily turnover with a fluctuating number of empty sites.

The staff evaluation concluded that if campgrounds are not more sustainable than lodging, and multi-family residential could be used as vacation rentals like lodging, both of which could have impacts similar to hotels, then the density of these land uses should be the same. By continuing to allow campgrounds as a permitted use at the same density as lodging, the OC district can still allow for creative and alternative land uses that meet the CFA vision and contribute to the unique character of the area.

<sup>1</sup> “Why is glamping taking over the travel industry?” October 10, 2019, by Matthew McNulty, Fox Business News. <https://www.foxbusiness.com/lifestyle/the-economics-and-phenomena-of-glamping-and-why-its-taking-over-the-travel-industry>

## PROPOSED AMENDMENTS

The LDC carried forward elements of the CFA Plan, thus both documents must be amended to ensure consistency between the two. The following lists each of the proposed changes, which are attached in Exhibit A and B.

### A. Schnebly CFA Plan

1. The proposed amendments to page 25 of the CFA Plan lists density as a separate sub-category, consolidating and standardizing density for all permitted uses. Campground/RV Parks is grouped with Lodging. Language was also added to clarify the fact that the OC density depends on the property's zoning designation prior to rezoning, with examples for RS-10 and RS-18.

#### Permitted Uses

##### *Density:*

*The density of permitted uses is not to exceed double the residential zoning density of the property prior to rezoning to the OC District.*

- *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 combined density of 8 units of lodging, campsites, or residential per acre; and RS-18 which is a maximum of 2 houses per acre, would be allowed a maximum combined density of 4 units of lodging, campsites, or residential per acre under the OC District.*

##### *Lodging/Campground/RV Parks:*

- ~~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.*

2. The proposed amendments to page 26 of the CFA Plan remove reference to Single-family and Multi-Family Residential and replace with "Residential," and delete the density reference as it is addressed above.

##### ~~Single-Family Residential:~~

- ~~Density: not to exceed double the established residential zoning density of the property prior to rezoning to the OC District~~
- *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.~~

## B. Land Development Code

Proposed changes to the LDC are as follows:

1. LDC (Section 2.20.B and 2.23.C), Tables of Lot and Building Standards, OC District
  - a. Delete the list of permitted uses. The various permitted land uses are already listed in the Table of Allowed Uses (LDC 3.2.E).
  - b. Add “4 or 8 units/ac as allowed by the CFA Plan” under the maximum density. The statement “as allowed by the CFA Plan” refers to the fact that the CFA Plan explains that density will be based on the zoning designation prior to the OC rezoning application.
2. LDC 3.3.C.(4), Use-Specific Standards, Campground or RV Park  
Delete sub-section e. OC Zoning District. Density will be stated under LDC 2.20. The campground description is unnecessary because there is a campground definition under Use-Related Definitions.
3. LDC 9.4.C, Use-Related Definitions  
To standardize the campground definition with the description in the CFA Plan, the LDC definition would be modified to better match the CFA description. Rustic cabins were removed and “other temporary or mobile” was added.

*Campground or RV Park An outdoor facility designed for overnight accommodation of ~~human beings~~ in tents, RVs, ~~rustic cabins~~, and **other temporary or mobile** shelters for recreation, education, naturalist, or vacation purposes. Accessory uses may include office, retail, and other commercial uses commonly established in such facilities.*

## REVIEW GUIDELINES

The following addresses how this proposal complies with the “Approval Criteria for Code Text Amendments” as prescribed by Section 8.6.C(4) of the LDC.

- a. a. *Is consistent with the Sedona Community Plan, Community Focus Area Plans, other adopted plans, and other City policies;*

The proposed amendments are intended to improve consistency with the CFA vision and the Community Plan goals. The OC district was created as an alternative to current residential zoning and lowering the campground density will improve the likelihood of meeting the following Community Plan goals.

- *Preserve and protect the natural environment.*
- *Protect Oak Creek and its riparian habitat.*
- *Reduce the impacts of flooding and erosion on the community and environment.*
- *Promote environmentally responsible building and design.*

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- b. *Does not conflict with other provisions of this Code or other provisions in the Sedona Municipal Code;*

The amendments are being proposed to remove inconsistencies in the LDC and CFA Plan. The density for permitted land uses will be standardized and consistent between the LDC and CFA Plan. The description and definition of campground will now be more consistent, for example the LDC listed rustic cabins under the definition of campground, which was not listed in the CFA Plan's description of campgrounds.

- c. *Is necessary to address a demonstrated community need;*

The Community Plan, CFA Plan, and community have stated the need to protect this unique and sensitive area of Sedona from high intensity development. Lowering the maximum density of campgrounds in particular will address that need.

- d. *Is necessary to respond to substantial changes in conditions and/or policy; and*

As real-world examples of future development projects are being raised it has become apparent that the goals would be better achieved by amending the LDC and the CFA Plan. There are two conditions that have changed over the last few years that support standardizing the density of land uses:

- i. The rise of short-term vacation rentals. With the ability to use some residential properties as vacation rentals, those properties can function as a form of lodging.
- ii. The glamping industry. Changes in the glamping industry are blurring the boundaries between campgrounds and lodging, making it difficult to differentiate between the two.

- e. *Is consistent with the general purpose and intent of this Code.*

The proposed amendments are intended to bring a greater level of clarity and conformity between the LDC, CFA Plan, and the Community Plan.

**Recommendation and Motions**  
PZ19-00014 (CFA, LDC)  
OC District Density & Definitions



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

***Staff Recommendation***

Staff recommends forwarding a recommendation of approval to the City Council for the proposed amendments to the Schnebly CFA as they will further the adopted vision for the CFA.

***Sample Motions for Commission Use***

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

**Sample Motions – Amendment to Schnebly CFA Plan**

***Recommended Motion for Approval – Schnebly CFA Plan***

I move to recommend to the Sedona City Council approval of the proposed amendments to the Schnebly CFA Plan regarding density of permitted uses as set forth in case number PZ19-00014 (CFA).

***Alternative Motion for Denial***

I move to recommend denial of case number PZ19-00014 (CFA) based on the following findings:  
*(Please specify findings)*

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***Staff Recommendation***

Staff recommends forwarding a recommendation of approval to the City Council for the proposed amendments to the LDC as they are consistent with the approval criteria in Section 8.6.C.4 of the LDC.

**Sample Motions – Amendment Land Development Code**

***Recommended Motion for Approval – Land Development Code***

I move to recommend to the Sedona City Council approval of the proposed amendments to the Land Development Code as the request is consistent with the approval criteria in Section 8.6.C.4. of the LDC, regarding density of permitted uses and the campground definition as set forth in case number PZ19-00014 (LDC).

***Alternative Motion for Denial***

I move to recommend denial of case number PZ19-00014 (LDC) based on the following findings:  
*(Please specify findings)*

## Exhibit 1

### Proposed Amendments to the Schnebly CFA Plan

Page 25 of the Schnebly Community Focus Area Plan, Implementation, Proposed Oak Creek Heritage District:

#### Permitted Uses

##### Density:

The density of permitted uses is not to exceed double the residential zoning density of the property prior to rezoning to the OC District.

- 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 combined density of 8 units of lodging, campsites, or residential per acre; and RS-18 which is a maximum of 2 houses per acre, would be allowed a maximum combined density of 4 units of lodging, campsites, or residential per acre under the OC District.

##### Lodging/Campground/RV Parks:

- ~~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 **the following** 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.

The proposed amendments to page 26 of the CFA Plan:

##### ~~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.~~

## Exhibit 2

### Proposed Amendments to the Land Development Code

1. Proposed amendments to Article 2: Zoning Districts, 2.20 OC: Oak Creek Heritage Area, 2.20.B OC Lot and Building Standards and 2.23 Summary Tables of Lot and Building Standards (Table 2.4):

Density, maximum: 4 or 8 units/ac as allowed by the CFA Plan  
~~Multifamily: 8 du/ac~~  
~~Residential, other: lesser of 4 du/ac or as allowed by the CFA Plan~~  
~~Lodging: 8 units/ac~~  
~~Combined: 9 units/ac, including dwelling and lodging~~

2. Proposed amendment to Article 3: Use Regulations, 3.3 Use-Specific Standards, 3.3.C. Commercial Uses, 4. Campground or RV Park. Delete sub-section "e. OC Zoning District":

~~e. OC Zoning 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.~~

3. Proposed amendment to a portion of Article 9: Rules of Construction and Definitions, 9.4 Use-Related Definitions, 9.4.C. Commercial Uses, Recreation and Entertainment:

#### **Campground or RV Park**

An outdoor facility designed for overnight accommodation ~~of human beings~~ in tents, ~~rustic cabins~~, and ~~other temporary or mobile~~ shelters for recreation, education, naturalist, or vacation purposes. Accessory uses may include office, retail, and other commercial uses commonly established in such facilities.

## our comments for Schnebly Hill CFA

Katharina Roth <kat@katrothceramics.com>

Wed 12/4/2019 7:57 PM

To: Cynthia Lovely <CLovely@sedonaaz.gov>

Hi Cynthia,

We would appreciate if you could include this email in the package that goes to P & Z, thank you for offering that.

My husband, Geoffrey Roth, and I have been talking extensively after having received the new proposal for the camping and lodging density, and we both agree that if at all possible we would like to see camping restricted to the existing RV park. We are not quite sure how camping or glamping on other parcels along Schnebly Hill as a possible lodging option can actually comply with the material recommendations for the new CFA.

During our meetings we specifically talked about the materials that will be suggested. El Portal was cited as an example for such materials which would be in accordance with the ranch style look and feel that we want to preserve. Camping or glamping units usually do not consist of such materials. That is not something that would fit in with our original vision but would almost be the opposite.

We appreciate your time,

Katharina and Geoffrey Roth  
200 Schnebly Hill Road

Katharina Roth  
[KatRothCeramics.com](http://KatRothCeramics.com)

16 Dec. 2019

To: Planning & Zoning Commission  
Re: Schnebly Hill Road CFA

Commissioners and Staff,

I am in favor of the density clarifications that staff is proposing to the Oak Creek Heritage District. This was always the intent; to allow for clustering of up to double the density of the existing residential zoning districts in the CFA, in return for preserving significant amounts of open space, and maintaining the semi-rural historic architectural character of the area. These densities should be seen as an upper potential limit, and one contingent upon a future proposal meeting all of the other criteria, not as a guarantee. If it is important for a property owner to maximize this amount, then they should not be part of this initial city-sponsored zone change; rather they should apply at a later date with a site-plan based zone change request.

The open spaces that are important for the CFA vision are the meadow-like fields to the west of Schnebly Hill Road, and the natural hillsides on the CLC property and on the east side of SHR. Hospitality uses were deemed acceptable in the CFA because they wouldn't necessarily increase traffic; for instance, there could be a synergy between motel rooms and seminars at the CLC that would actually reduce traffic. Transit (public or private) could also bring visitors to the area without increasing traffic, as long as this wasn't seen as any sort of "hub" for the parking of visitors. For other properties along the road, a pedestrian connection to the gallery district is short enough that it could easily reduce the number of vehicular trips from a typical motel. It is also important to remember that according to the ITE trip generation manual, motel rooms generate less traffic than single family homes.

I am a resident of the CFA, and our property is one of the smaller ones in the initial rezone proposed by the City. It is already developed, and we don't imagine changing the character of what we have much over the long term. We intend to keep it as our primary residence, and would supplement that with low-intensity accessory uses if we ever did anything else. I have been a supporter of the CFA effort as a tool to maintain as much of the old character of the neighborhood as possible.

Sincerely,

A handwritten signature in black ink, reading "Max Licher". The signature is written in a cursive style with a large, sweeping flourish at the end.

Max Licher  
16 Bear Wallow Lane  
Sedona, AZ 86336

282-7071

## P&Z

Jennifer Wesselhoff <jwesselhoff@sedonachamber.com>

Tue 12/17/2019 4:19 PM

To: Cynthia Lovely <CLovely@sedonaaz.gov>

Cc: Karen Osburn <KOsburn@sedonaaz.gov>

Dear Planning and Zoning Commissioners,

Thank you for the opportunity to provide input on the Schnebly CFA Plan amendment. The Schnebly CFA is located in the heart of Sedona and it's vision to be a pedestrian-friendly area focused on Oak Creek and Sedona's heritage is an important one to sustain Sedona's small-town character.

As you are aware, the current CFA includes campgrounds as they are considered to be more environmentally friendly than the alternative of a housing subdivision. This is important to us as we embrace the Sustainable Tourism Plan which strives to balance protecting the environment, quality of life, the economy and the visitor experience. The CFA clearly identifies tents and campgrounds as an important aspect of this district, stating, *"Unlike houses, there is minimal disturbance from campsites (whether for RVs or tents) when compared to a subdivision with its typical impervious paved roads, driveways, patios, and buildings. At most, the only structural elements for a campground would be an office and/or caretaker building, restroom building, and perhaps wooden decks for yurts or tents. Campgrounds are also thought to be a more appropriate land use in floodplains than houses. If flooding is anticipated RVs and tents can be removed, and flood damage to structural elements like decking is more manageable than flood damage to houses."*

Preserving open space and view sheds, while protecting the Oak Creek will be critical to the success of sustainable development and management. We understand that you are reconsidering densities associated with camping and would suggest that you consider defining the terms "campgrounds" and "tents".

It's important that future development and redevelopment in that area provides a mix of uses that preserves oak creek's riparian corridor, natural hillsides, open fields and a variety of modestly scaled building. Campsites and tents are an easy way to protect these important attributes.

We are aware that the Sedona Creative Life Center is located within this CFA and understand that a reasonable density for zoning for tents would allow for them to improve the property, reduce traffic, provide low impact structures and preserve open space. Allowing for tents would allow them to house many of the guests who attend events at the space and would decrease the amount of car trips currently made by attendees who travel to/from the space multiple times per day.

We ask that as you consider this item, you carefully balance the authentic small-town character dictated by the vision of the CFA with an enhanced visitor experience and business-friendly attitude of the City of Sedona.

As always, we know that you will be thoughtful of the unintended consequences related to this proposal, both to the developers and to the community.

Thank you,

**Jennifer Wesselhoff** President/CEO, CDME  
**Sedona Chamber of Commerce & Tourism Bureau**  
928.204.1123 (ext. 111)  
[SedonaChamber.com](http://SedonaChamber.com) | [VisitSedona.com](http://VisitSedona.com)



## Exhibit 1

REVISED AND RECOMMENDED BY PLANNING AND ZONING COMMISSION 12/17/19

### Proposed Amendments to the Schnebly CFA Plan

Page 25 of the Schnebly Community Focus Area Plan, Implementation, Proposed Oak Creek Heritage District:

#### Permitted Uses

##### Density:

The density of permitted uses is not to exceed double the residential zoning density of the property prior to rezoning to the OC District.

- 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 combined density of 8 units of lodging, campsites, or residential per acre; and RS-18 which is a maximum of 2 houses per acre, would be allowed a maximum combined density of 4 units of lodging, campsites, or residential per acre under the OC District.

##### 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 including campgrounds and RV Parks 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.
- Lodging including campgrounds and RV Parks will be limited to no more than half the acreage of the CFA to ensure a mix of land uses.
- Flexibility in maximum density for campgrounds will be considered in conjunction with a development proposal, up to 8 units/acre.

The proposed amendments to page 26 of the CFA Plan:

##### ~~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.~~

**Exhibit 2**

**Proposed Amendments to the  
Land Development Code**

1. Proposed amendments to Article 2: Zoning Districts, 2.20 OC: Oak Creek Heritage Area, 2.20.B OC Lot and Building Standards and 2.23 Summary Tables of Lot and Building Standards (Table 2.4):

Density, maximum: 4 or 8 units/ac as allowed by the CFA Plan  
~~Multifamily: 8 du/ac~~  
~~Residential, other: lesser of 4 du/ac or as allowed by the CFA Plan~~  
~~Lodging: 8 units/ac~~  
~~Combined: 9 units/ac, including dwelling and lodging~~

2. Proposed amendment to Article 3: Use Regulations, 3.3 Use-Specific Standards, 3.3.C. Commercial Uses, 4. Campground or RV Park. Delete sub-section "e. OC Zoning District":

~~e. OC Zoning 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.~~

3. Proposed amendment to a portion of Article 9: Rules of Construction and Definitions, 9.4 Use-Related Definitions, 9.4.C. Commercial Uses, Recreation and Entertainment:

**Campground or RV Park**

An outdoor facility designed for overnight accommodation ~~of human beings~~ in tents, ~~rustic cabins~~, and ~~other temporary or mobile~~ shelters for recreation, education, naturalist, or vacation purposes. Accessory uses may include office, retail, and other commercial uses commonly established in such facilities.