



What is the Oak Creek Heritage District?

The Oak Creek (OC) Heritage District is a new land use zone recommended in the [Schnebly Community Focus Area \(CFA\) Plan](#) and created with the 2018 Land Development Code update.

The district was created to protect against more intensive development in the area and preserve its unique character. The district's purpose is to preserve hillsides, open space and historic character; protect Oak Creek; and provide better access and connectivity. But since the City cannot impose new restrictions on property owners, the district also includes new entitlements such as limited camping and limited lodging as a way to entice landowners to voluntarily rezone their property to this new land use district.

What is the Schnebly CFA?

The Schnebly CFA is a plan called for in the voter-approved Community Plan. While the Community Plan states broad and overarching objectives for Sedona, the CFA plans drill down the specifics of that area's goals and future land use and focus on preserving what makes the area special.

The CFA was created in an open, public process spanning approximately two years including numerous neighborhood mailings and public meetings at the Planning and Zoning Commission (P&Z) and City Council. Details of the plan can be found at www.sedonaaz.gov/cfa9.

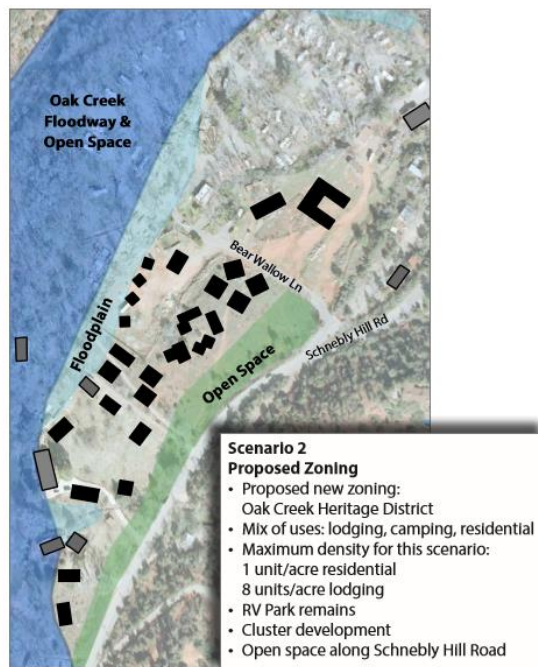
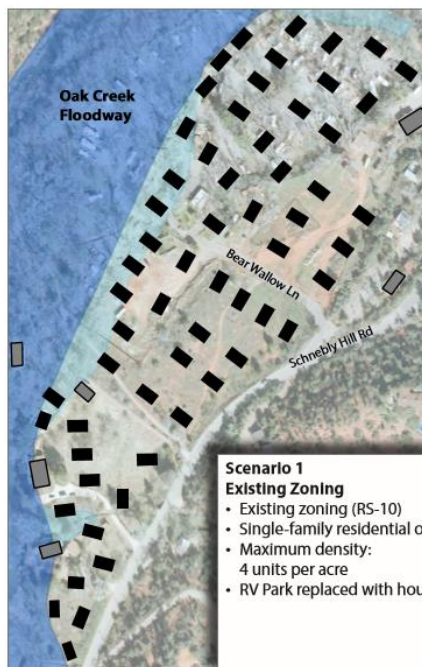
Does the new zoning district increase density?

Yes and no. Currently, there is a considerable amount of property that could be developed or redeveloped with single-family houses where short term rentals would be allowed as mandated by state law.

As it stands now, residential densities allow for two or four houses per acre, with no limit on the number of bedrooms each house has. In the case that a house is a short-term rental, it's feasible to have ten or more bedrooms in a house, meaning each acre could have 40+ bedrooms that function as short term rental units. Thus, under today's zoning, houses could function as a type of lodging.

With the new OC Heritage District zoning, property owners would be allowed maximum density of only four or eight units per acre for lodging, so depending on the way property is developed, density has the potential to increase with existing zoning but can be managed with the new zoning.

Because of this potential, the city believes the best way to preserve the character of the area is to allow for new land uses with *technically* additional units per acre in exchange for clustered development that can protect open space, the riparian area, the hillside etc. For a hypothetical visual of what the current zoning build-out versus the new zoning build-out could look like, see below.





Is there a current development project that has been submitted?

Property owners have shared ideas of what could be done with new zoning, but no formal application has been submitted.

What were the two agenda items originally scheduled for January 28, 2020 about?

1) OC Heritage District/CFA Text Amendments:

The proposal was to amend the OC Heritage zoning district and the Schnebly CFA Plan with regards to the density and definitions of camping.

2) OC Heritage District Rezoning:

This is a multi-parcel rezoning application being presented by the city of Sedona on behalf of six willing applicants. These are the first applicants to request the new land use zone.

Why were the two agenda items postponed?

Staff anticipated six applicants for the OC Heritage District zone when first presented to P&Z on Oct. 15, 2019. After P&Z recommended approval to City Council, stakeholders identified concerns about camping provisions in the new zone. Staff shared these concerns. Rather than proceed to City Council with the rezonings, staff revisited the OC Heritage District and CFA Plan and brought back OC Heritage District/CFA amendments to P&Z in which the camping allowance was further restricted.

P&Z considered the amendments and recommended approval to City Council on Dec. 17, 2019. In January staff learned that five of the six applicants were not in support of the amendments as proposed. Without willing landowners, the OC Heritage District zone has no value. Rather than proceeding with City Council, staff has elected to postpone the meeting until outstanding issues can be resolved with applicants and stakeholders.

What happens next?

Staff would like to involve all stakeholders and the public and try to reach consensus about the appropriateness of the camping land use and density, with the goal of ensuring the adopted CFA vision. This will require taking any proposed changes back to P&Z before returning to City Council but this will need to wait while staff completes other projects already in process.

What if the OC Heritage District zone is never approved?

Landowners can build using existing entitlements, including higher residential densities that can be used as short-term rentals, hillside development, and development within Oak Creek riparian areas, all with greater visual impact.