



City Council November 10, 2020

Proposed Amendments **Schnebly CFA Plan & Oak Creek Heritage Zoning District**



AGENDA

Discussion of proposed changes to the Land Development Code (LDC) and Schnebly CFA Plan regarding density, campgrounds and other related land use issues in both the CFA and the Oak Creek Heritage (OC) zoning district.

HISTORY OF CURRENT REQUEST

- Rezoning Request Applications – October 15, 2019
 - 6 applicants request rezoning of 44 acres
 - Campground/Density concerns

- CFA/Land Development Code Revisions – December 17, 2019
 - Commission forwarded recommendation amending CFA, LDC

- Amendments/Rezoning on hold – January 2020
 - Seek agreement about CFA direction

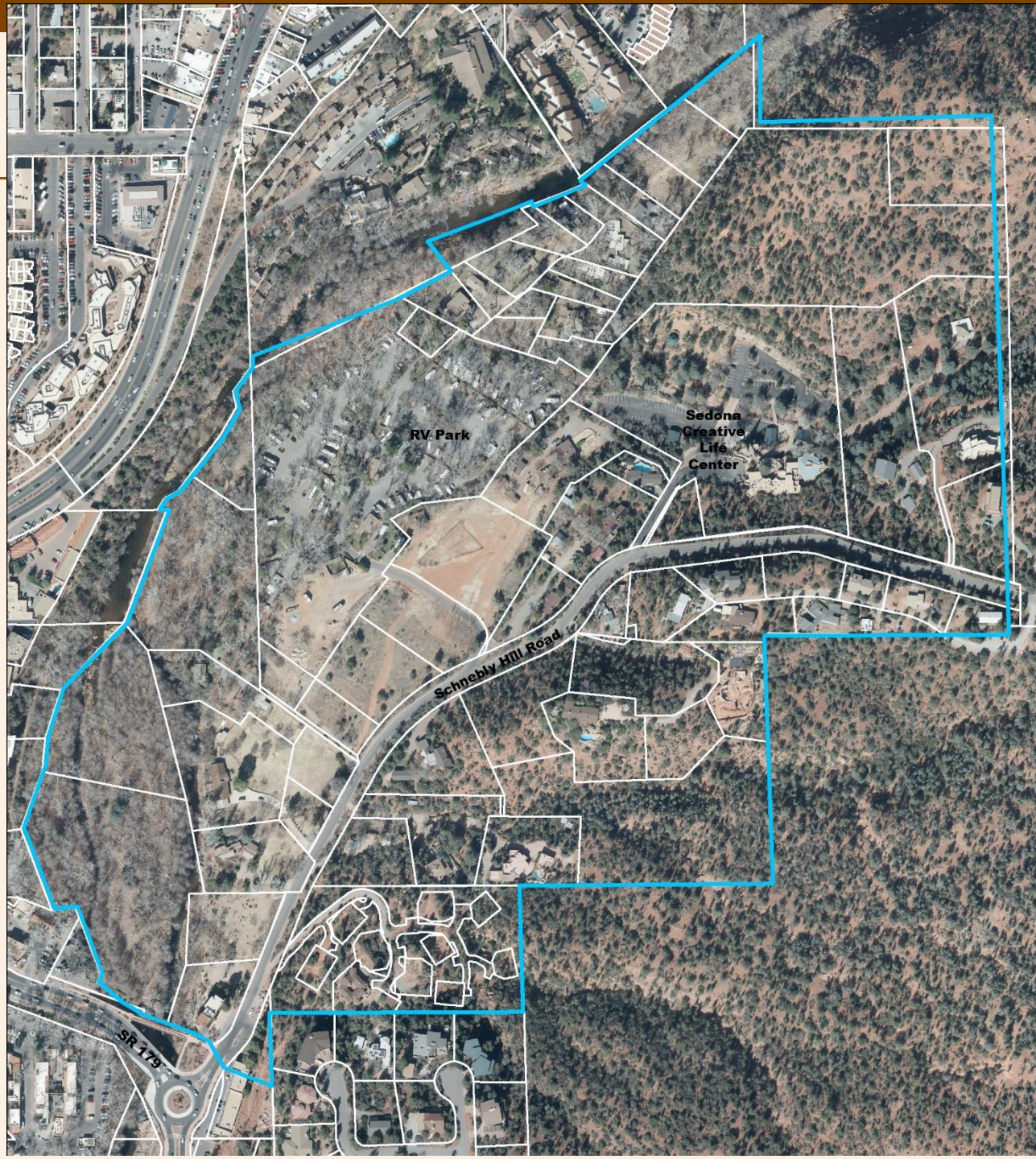
- CFA/Land Development Code Revisions – September 15, 2020 Work Session
 - Discussed removal of campgrounds as a permitted land use

- CFA/Land Development Code Revisions – October 20, 2020 Public Hearing
 - Recommended removal of campgrounds as a permitted land use

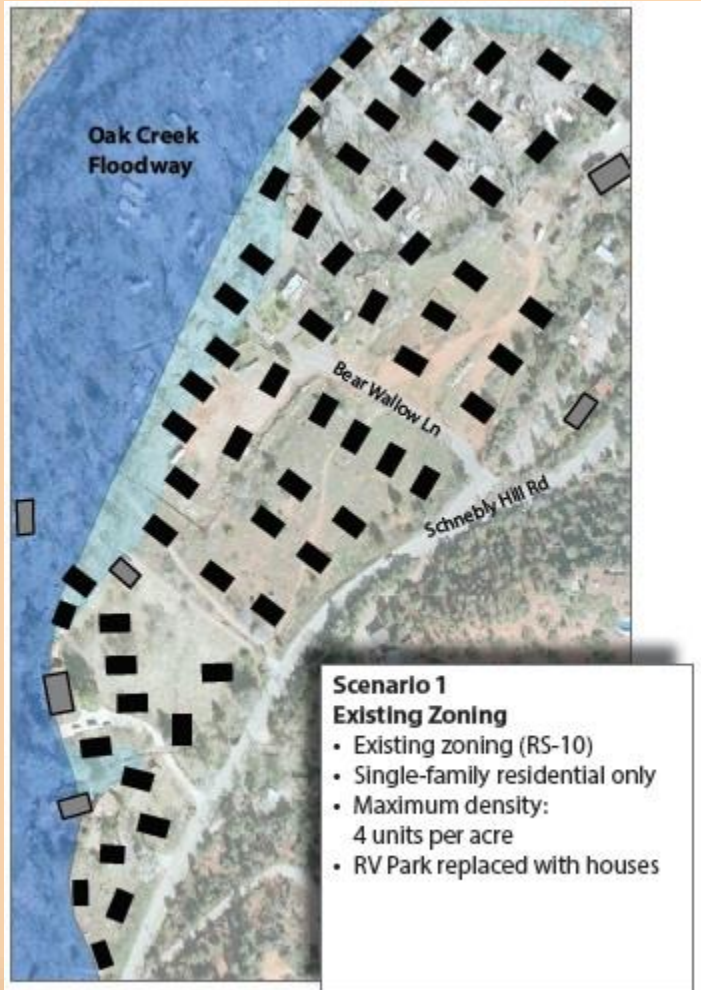
PURPOSE OF TODAY'S PROPOSAL

- Simplifying Density
- New and Revised Definitions
- Removal of Campgrounds as an allowable use
- RV Park as an allowable use only in the current RV park location at 8 units per acre.

SCHNEBLY CFA

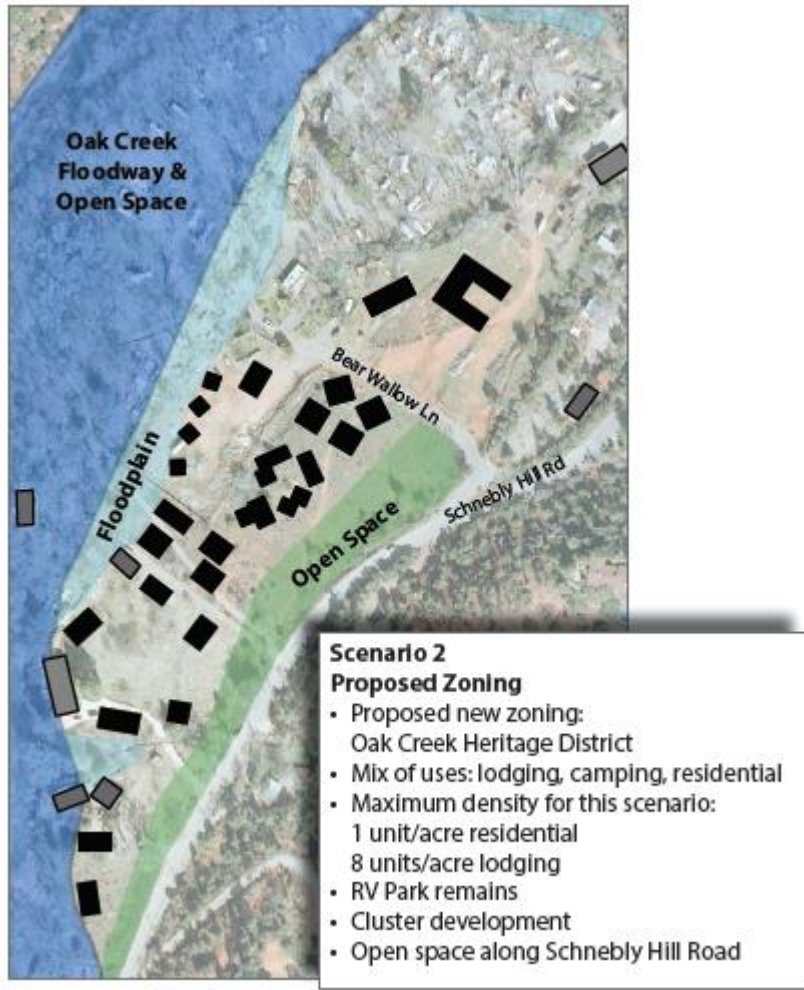


KEY ISSUE: DEVELOPMENT POTENTIAL



Traditional Subdivision Examples

KEY ISSUE: DEVELOPMENT POTENTIAL



Cluster Development Examples

BACKGROUND

- Schnebly CFA Plan 2015-2017
 - Vision/Purpose:
 - Mixed-use
 - Pedestrian friendly
 - Preserve Oak Creek riparian corridor, natural hillsides, open fields
 - Modestly scaled buildings
 - Sustain historic context
 - Character distinctive to this area

Recommends new zoning district to retain area character as an alternative to single-family lots.

BACKGROUND

CFA Plan - Land Use and Density

- Lodging: Not to exceed double the existing zoning
- Single-family: Not to exceed double the existing zoning
- Multi-family: Not to exceed double the existing zoning
- Campground: 12 sites per acre

BACKGROUND

OC District

December 2018

- New District Adopted into the LDC
- Density Incentives to meet CFA Goals

BACKGROUND

OC District - Land Use and Density

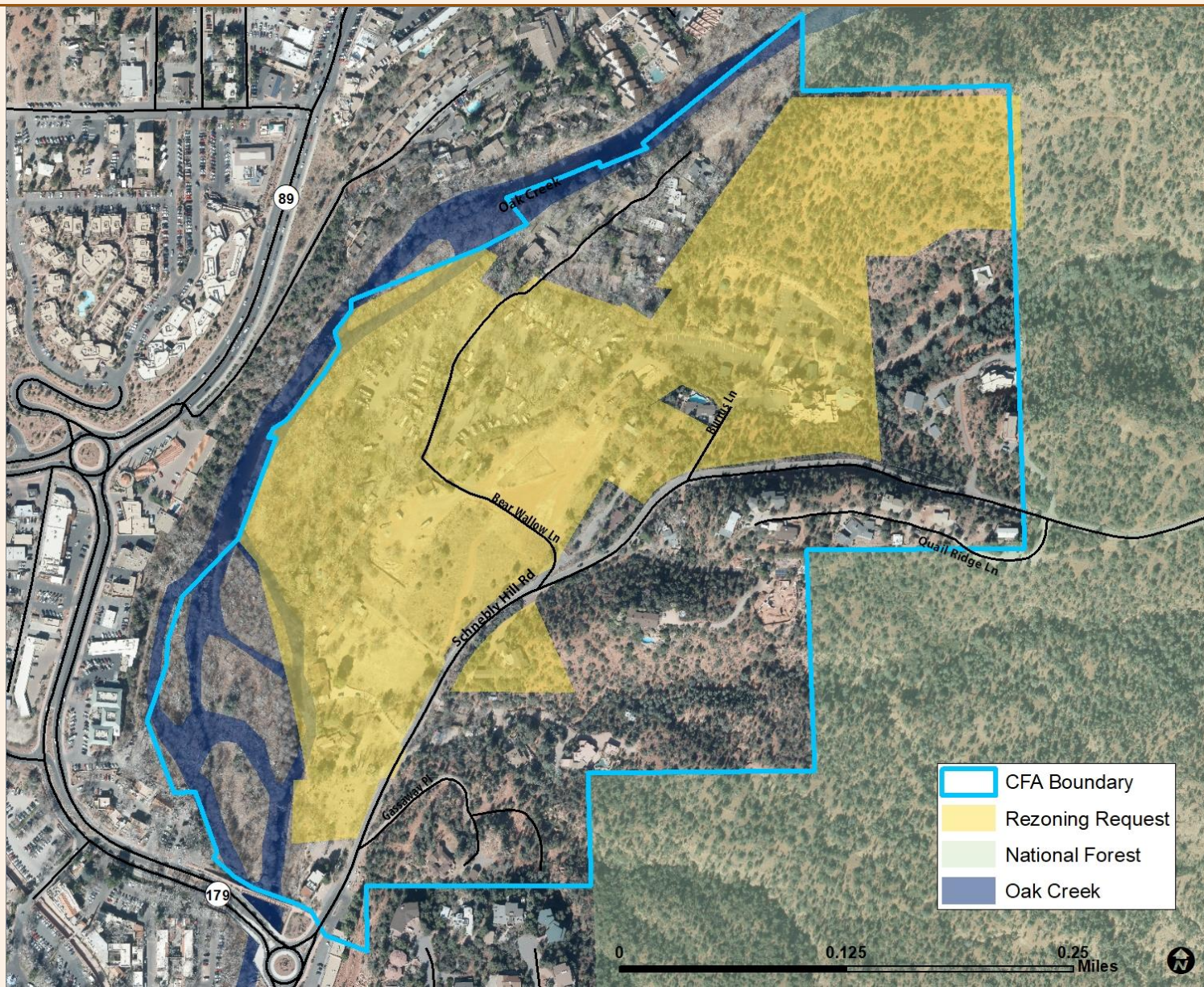
- Lodging and Multi-family 8 units per acre max. (4 per acre for RS-18
8 per acre for RS-10 per the CFA Plan)
- Single-family Lesser of 4 DU/AC or as allowed by the CFA
Plan
- Combined (mixed use) 9/ac max.
- Campground 12/ac max.

BACKGROUND

Campgrounds

- Permitted Use in OC District
- Existing RV Park considered acceptable and appropriate
- 12 unit per acre Density – higher than lodging since expected to be more sustainable land use.

OCTOBER 15, 2019 REZONING APPLICATIONS



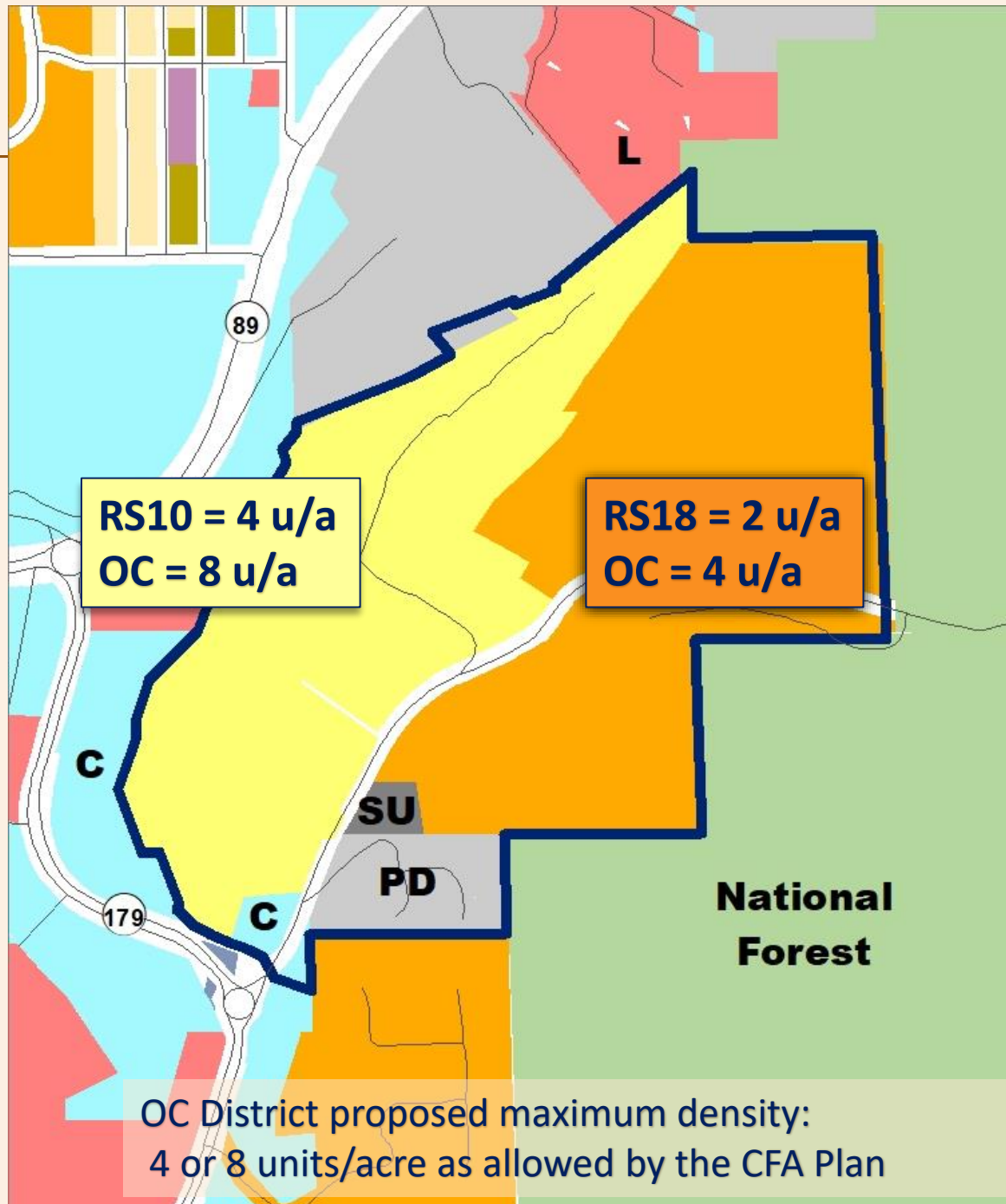
BACKGROUND

December 17, 2019 P&ZC

- Staff proposed changes to CFA and LDC (OC District)
- CFA change: Standardize density for all land uses to not exceed double the existing density
- Reduces campground density from 12/ac to 4 or 8/ac depending on zoning
- LDC change clarifies all land uses 4 or 8/ac as allowed by the CFA Plan.

TIE TO CURRENT ZONING

- Neighbor expectations
 - No more than double current density
- Lower density near National Forest



BACKGROUND

December 17, 2019 P&ZC

- Revised Proposal Recommended by P&ZC:
 - RS-10 = 8/AC All Uses
 - RS-18 = 4/AC All Uses
 - Campgrounds can be 8/AC with a development proposal (Applies to RS-18)

BACKGROUND

January – July 2020

- CFA/LDC Amendments and Rezoning on Hold
- Most Rezoning Applicants support Removal of Campgrounds as a Land Use
- Notification regarding September 15 Work session

BACKGROUND

September 15, 2020 Work Session

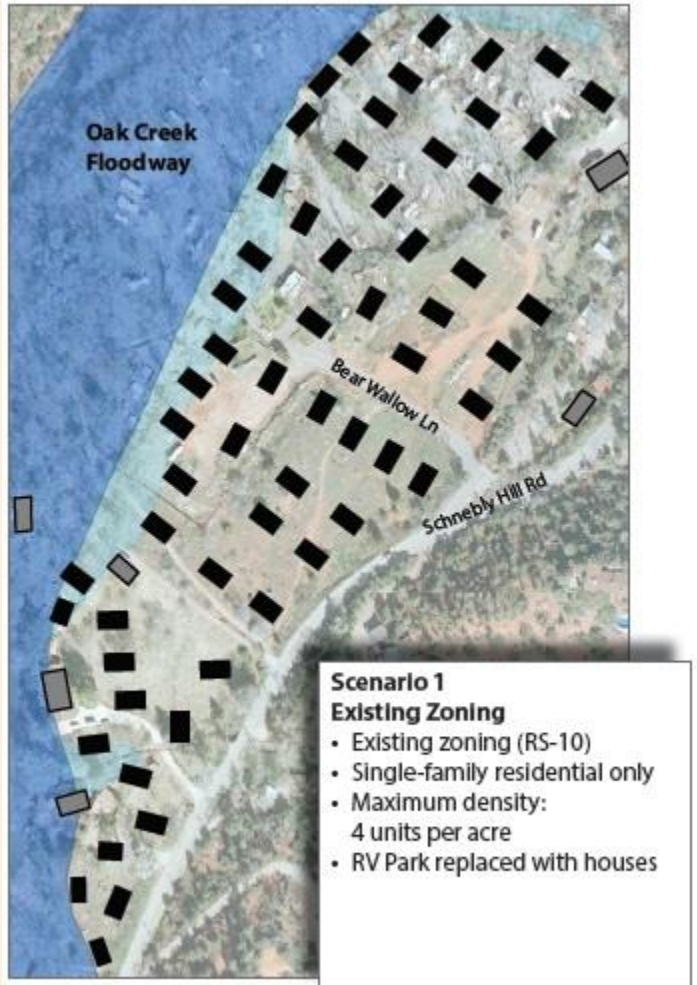
- Removal of Campgrounds in CFA and LDC
- RV Parks Included?
- Clarify difference between Campgrounds and Lodging.

BACKGROUND

October 20, 2020 Public Hearing

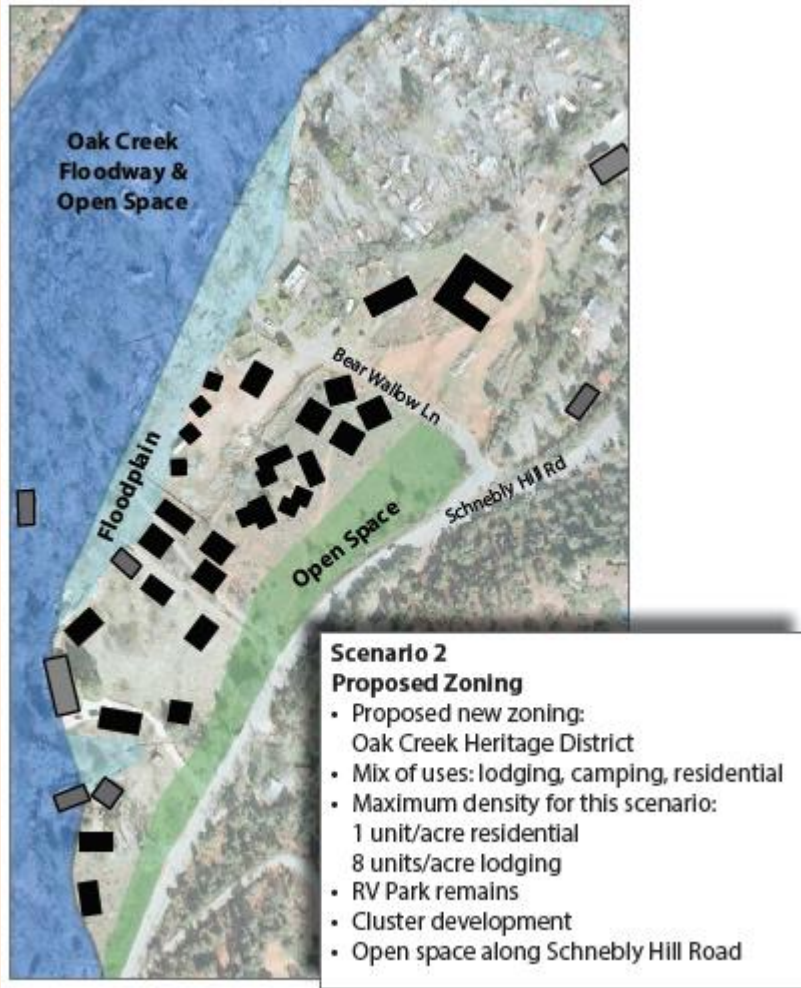
- Purpose of CFA incentives and OC District:
Provide a less impactful alternative to subdividing.
- Campgrounds do not necessarily represent a less impactful alternative.
- Alignment of Vision and Incentives

KEY ISSUE: DEVELOPMENT POTENTIAL



Traditional Subdivision Examples

KEY ISSUE: DEVELOPMENT POTENTIAL



Cluster Development Examples

P&Z RECOMMENDATIONS

- Simplify Land Use Densities (from December 17, 2019)
- Clearer separation of definitions for Campgrounds, RV Parks and Lodging
- Removed Campgrounds as an allowable use.
- Definition for RV's limited to Self-propelled or Towed vehicles
- Lodging Definition allows for alternative types – Cabins or similar permanent structures, not including RV's, Tents or Tentlike structures
- Retain existing RV Park as Allowable Use, Limited to Existing Site at 8 sites per acre

RV PARK



SCHNEBLY CFA

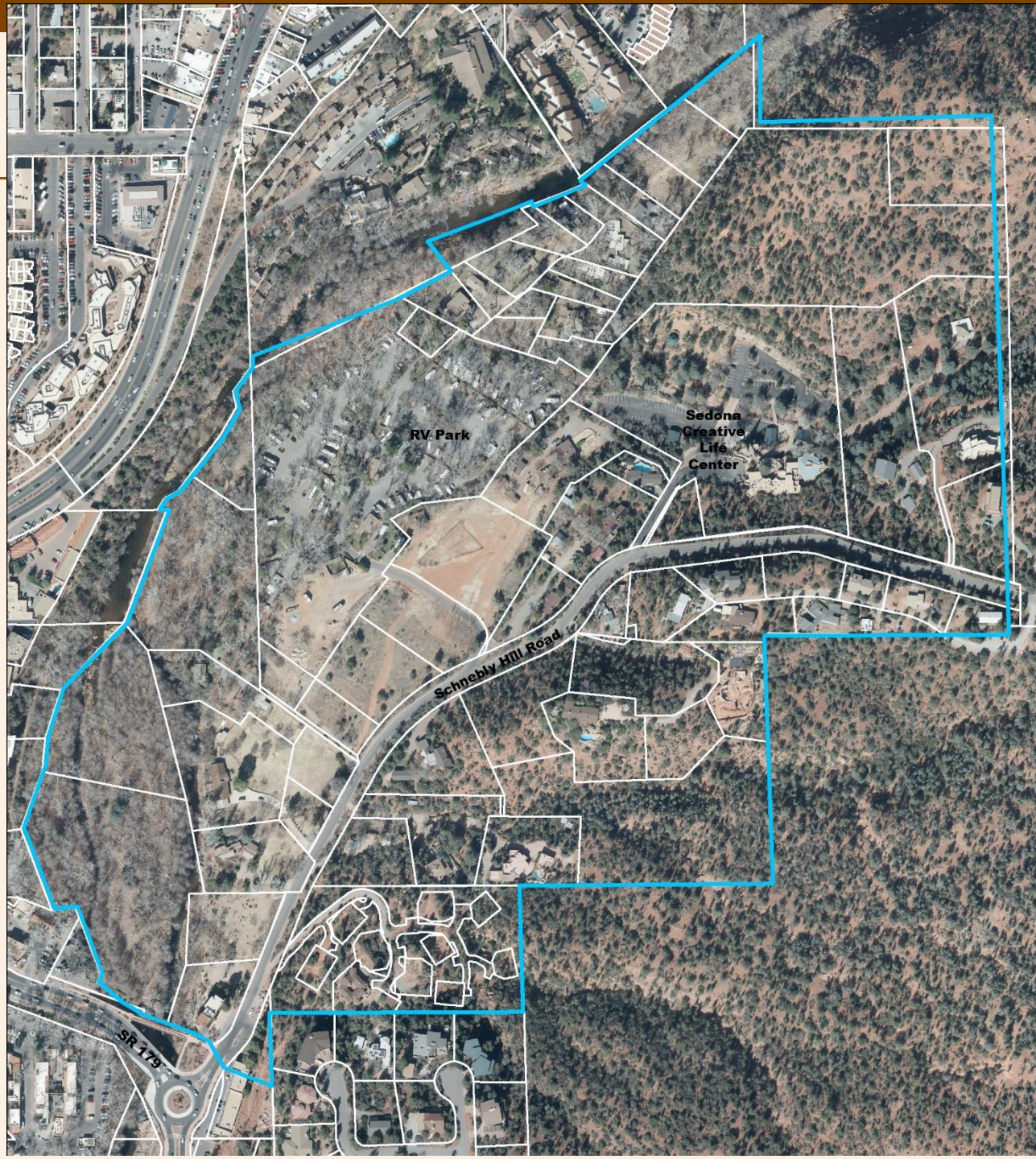


EXHIBIT A

PROPOSED AMENDMENTS TO THE SCHNEBLY CFA PLAN – CHANGES TO RESOLUTION

2. Amending Page 11 of the CFA, Scenario 2, as follows: Delete “~~camping~~”
3. Amending Page 13 of the CFA, Strategies, as follows:
 - Maintain the Oak Creek floodway in a natural state, with only minor improvements within the riparian corridor, such as trails, parks, or temporary structures other than tents or tentlike structures. ~~such as yurts.~~

4. Permitted Uses

- **Density:**
- With the exception of residential ,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 ~~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 ~~or residential~~ per acre under the OC District.

EXHIBIT A

5. Amending page 26 of the CFA Plan, as follows:

- - **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 A

SEDONA LAND DEVELOPMENT CODE AMENDMENTS NOVEMBER 10, 2020 – CHANGES TO RESOLUTION

1. 4. Amending Article 2: Zoning Districts, 2.20 OC: Oak Creek Heritage Area, 2.20B. OC Lot and Building Standards and 2.23 Summary Tables of Lot and Building Standards (Table 2.4), as follows:

- Density, maximum: 4 or 8 units/ac As allowed by the CFA Plan.
 - RV parks: 8 sites per acre as allowed by the CFA Plan.
 - ~~Multi-family: 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~~

4. Amending Article 5: Development Standards, Section 5.5.D. Off-Street Parking and Loading – Minimum Off-Street Parking Spaces, Table 5.2 – Required Off-Street Parking Spaces, Recreation and Entertainment, as follows:

- ~~Campground or~~ RV Park.

Amending Section 5.7 Site and Building Design, 5.7.D. Site Design, 5.7.D.(3) Sensitive Area Protection in the OC Zoning District, 5.7.D.(3)a. Preservation of Oak Creek, as follows:

1. The Oak Creek floodplain and riparian habitat shall be preserved

Amending Article 5: Development Standards, Section 5.5.D. Off-Street Parking and Loading – Minimum Off-Street Parking Spaces, Table 5.2 – Required Off-Street Parking Spaces, Recreation and Entertainment, as follows:

- ~~Campground or~~ RV Park.

Amending Section 5.7 Site and Building Design, 5.7.D. Site Design, 5.7.D.(3) Sensitive Area Protection in the OC Zoning District, 5.7.D.(3)a. Preservation of Oak Creek, as follows:

1. The Oak Creek floodway and riparian habitat shall be permanently protected in its natural state to preserve riparian habitat, maintain storm water functions, minimize flood damage, and serve as an historical focal point of Sedona, and character-defining feature of the area.
2. Permanent structures shall be located outside the Oak Creek floodway, with only minor improvements allowed within the floodway such as trails, recreation amenities, or temporary structures ~~other than tents or tentlike structures such as yurts or tents.~~

EXHIBIT A

SEDONA LAND DEVELOPMENT CODE AMENDMENTS NOVEMBER 10, 2020 – CHANGES TO RESOLUTION

5. Amending Article 9: Rules of Construction and Definitions, 9.4 Use-Related Definitions, 9.4.C. Commercial Uses, as follows:

- 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. Campgrounds are not an allowable use in the LDC.~~

The term “Campground” does not include an “RV Park”.



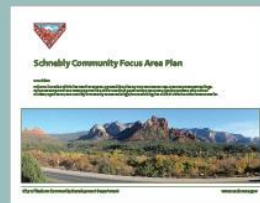
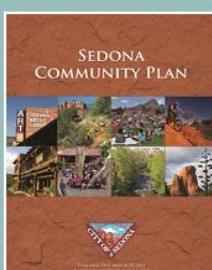
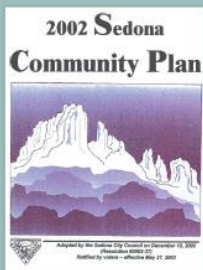
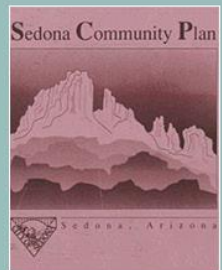
City Council

November 10, 2020

Rezoning Proposal **Oak Creek Heritage Area Zoning District**



HISTORY



1998

2002

2012

2014

2017

2018

2019

future

Community Plan

Community Plan

Neighborhood Vision (Appendix B)

Community Plan

CFA Plan

LDC Update: OC Zone

Rezoning Applications

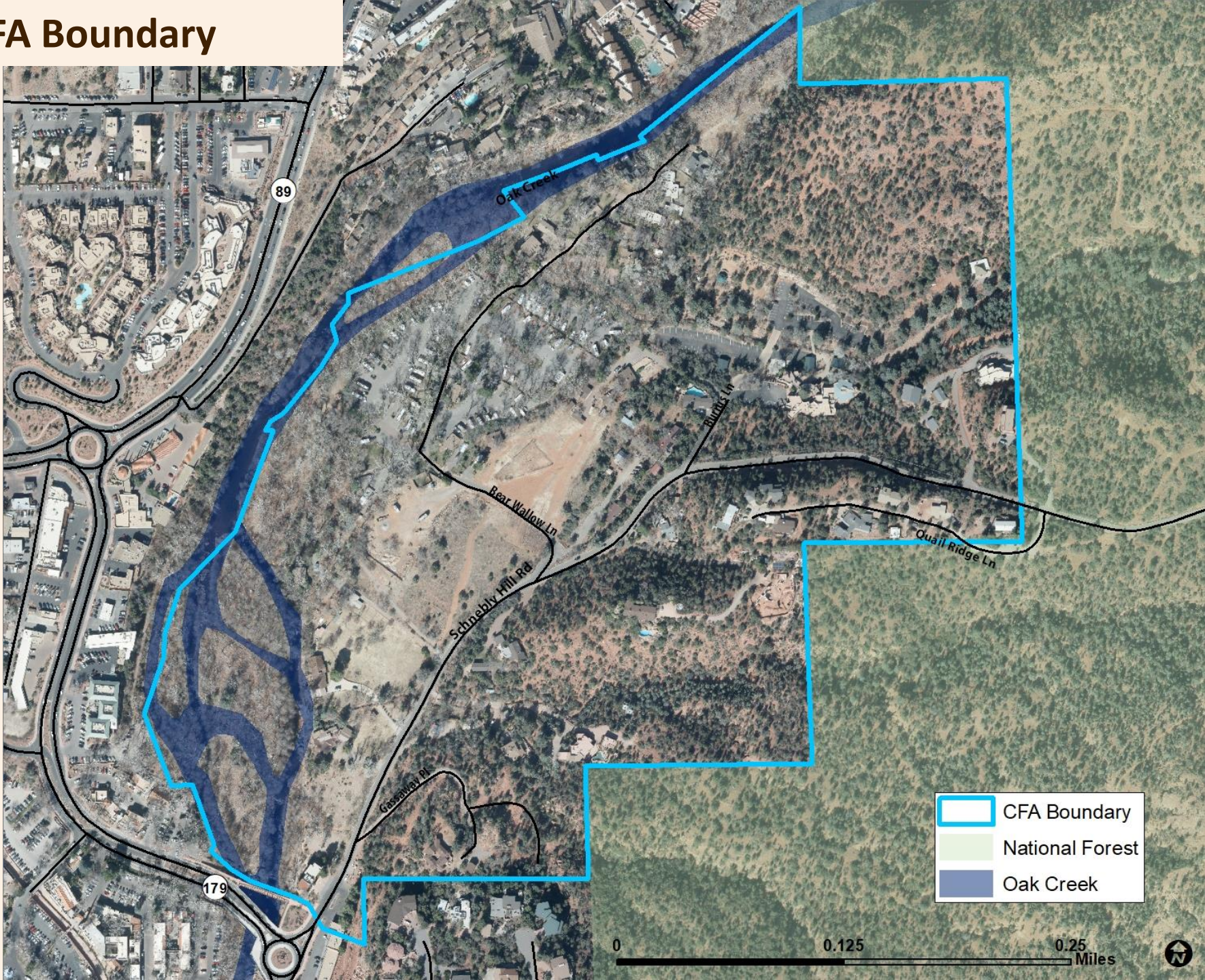
Development Application




Public + Planning & Zoning Commission + City Council

Public + P&Z



CFA Boundary



	CFA Boundary
	National Forest
	Oak Creek

0 0.125 0.25 Miles



2018

LAND DEVELOPMENT CODE UPDATE NEW ZONING DISTRICT

- CFA Plan Implementation Strategy:
 - *Establish the Oak Creek Heritage District to enable new development to meet the goals and objectives of this plan.*
- 2018 Update to the Land Development Code establishes the new zoning district

2017

SCHNEBLY CFA PLAN ADOPTED

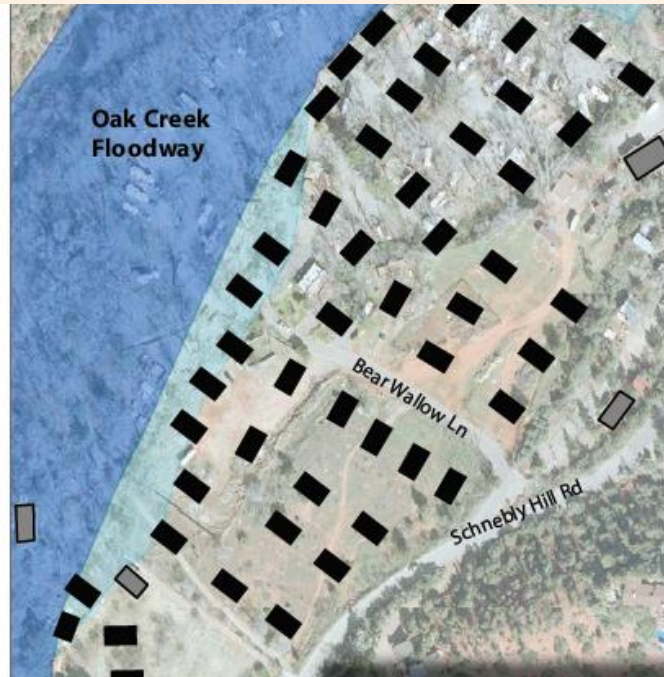
VISION

A pedestrian-friendly area focused on Oak Creek and Sedona's heritage. 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.

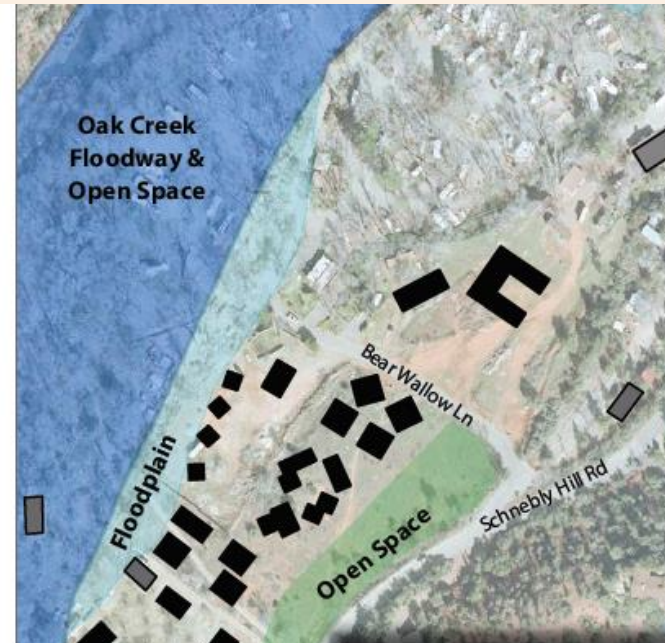


Why a new zoning district?

Encourage creative site design that preserves the area's unique character, and natural and cultural resources.



- Scenario 1
Existing Zoning**
- Existing zoning (RS-10)
 - Single-family residential only
 - Maximum density:
4 units per acre
 - RV Park replaced with houses



- Scenario 2
Proposed Zoning**
- Proposed new zoning:
Oak Creek Heritage District
 - Mix of uses: lodging, camping, residential
 - Maximum density for this scenario:
1 unit/acre residential
8 units/acre lodging
 - RV Park remains
 - Cluster development
 - Open space along Schnebly Hill Road

OC DISTRICT PURPOSE

The OC district is intended to ensure that development in the Schnebly Community Focus Area (CFA) is consistent with the CFA vision for a pedestrian-friendly, mixed-use area that preserves the Oak Creek riparian corridor, natural hillsides, and open fields, with a variety of modestly scaled buildings that sustain the historic context and character distinctive to this area. If the district standards do not allow for the flexibility necessary to achieve the CFA goals, additional modifications may be considered through the CFA Alternative Standards Request pursuant to 8.8.C.

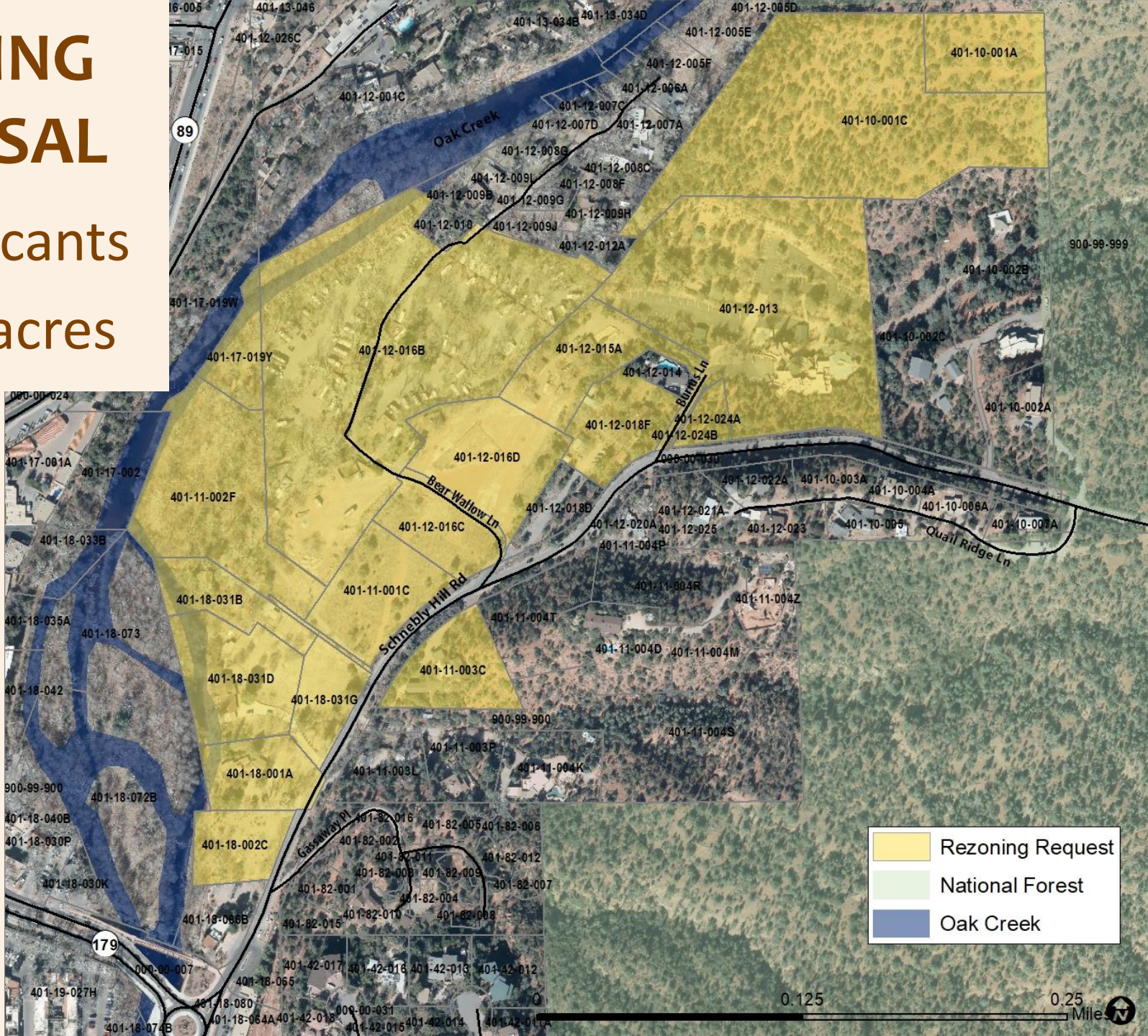
- Land Development Code 2.20

OC DISTRICT STANDARDS

- Min. Lot Size = 35,000 sq. ft.
- Max. Bldg. Footprint = 5,000 sq. ft.
- Density = 4 or 8 units per acre (as allowed by the CFA Plan: RS-18 = 4/ac; RS-10 = 8/ac)

REZONING PROPOSAL

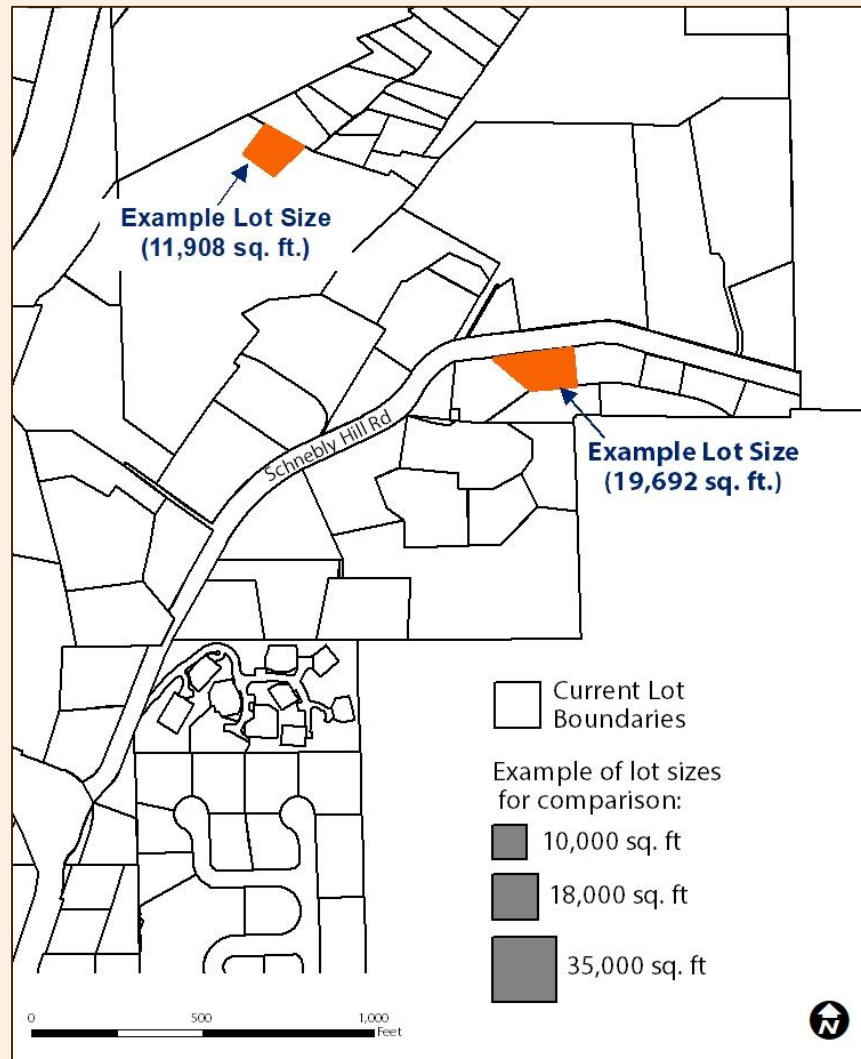
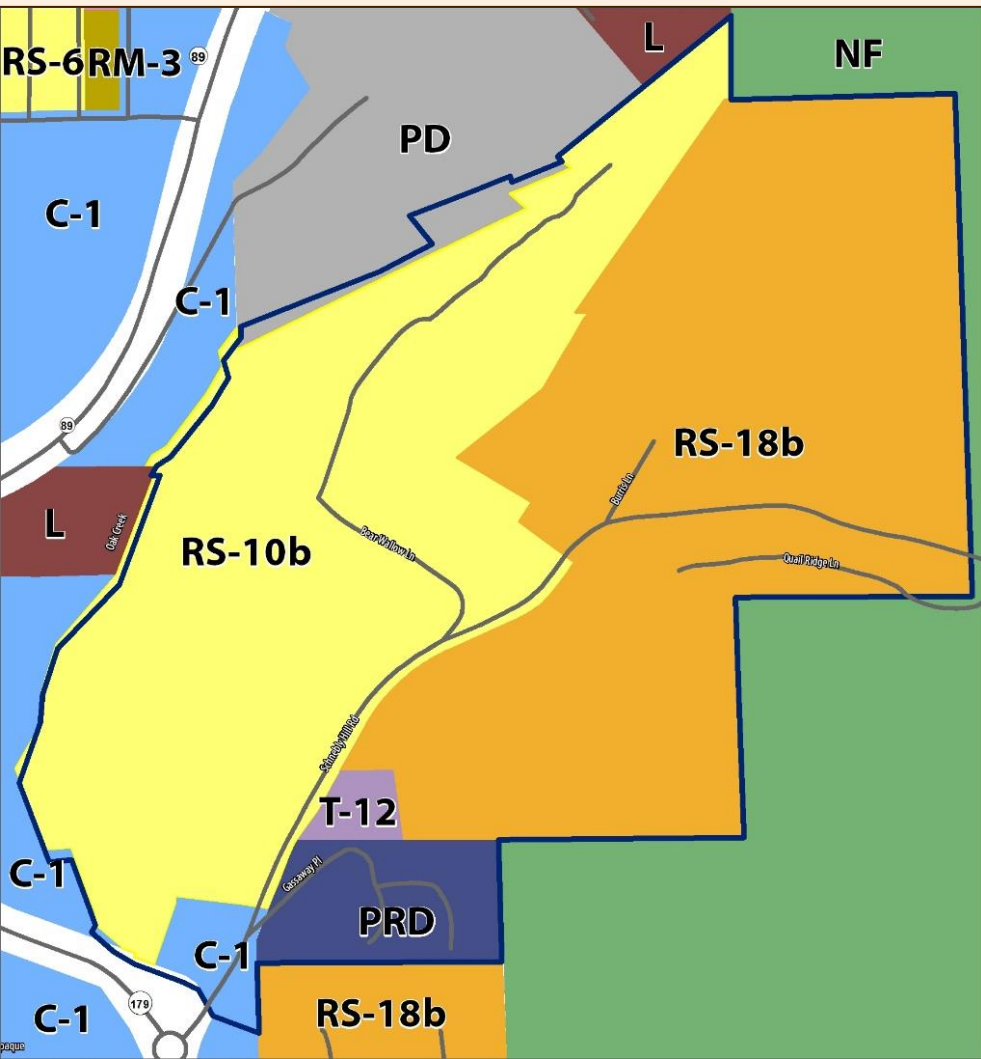
- 6 applicants
- 44.39 acres



	Rezoning Request
	National Forest
	Oak Creek

Current Zoning: Single-Family Residential

- RS-10 (10,000 sq. ft min. lot) or RS-18 (18,000 sq. ft. min. lot)



CRITERIA FOR A REZONING

- i. The rezoning is consistent with and conforms to the Sedona Community Plan, Community Focus Area Plans, other adopted plans, and the purposes of this Code;
- ii. The rezoning is consistent with and conforms to the purpose statement of the proposed zoning district;
- iii. Substantial changes in the subject area warrant a zoning change; and/or
- iv. The intensity of development in the new zoning district is not expected to create significantly adverse impacts to surrounding properties or the neighborhood.

FUTURE DEVELOPMENT REVIEW

Process from Rezoning to Development Review:

1. Rezoning Application

- 1) Planning & Zoning Commission
- 2) City Council

2. Development Application

- 1) Planning & Zoning Commission

RECOMMENDATION

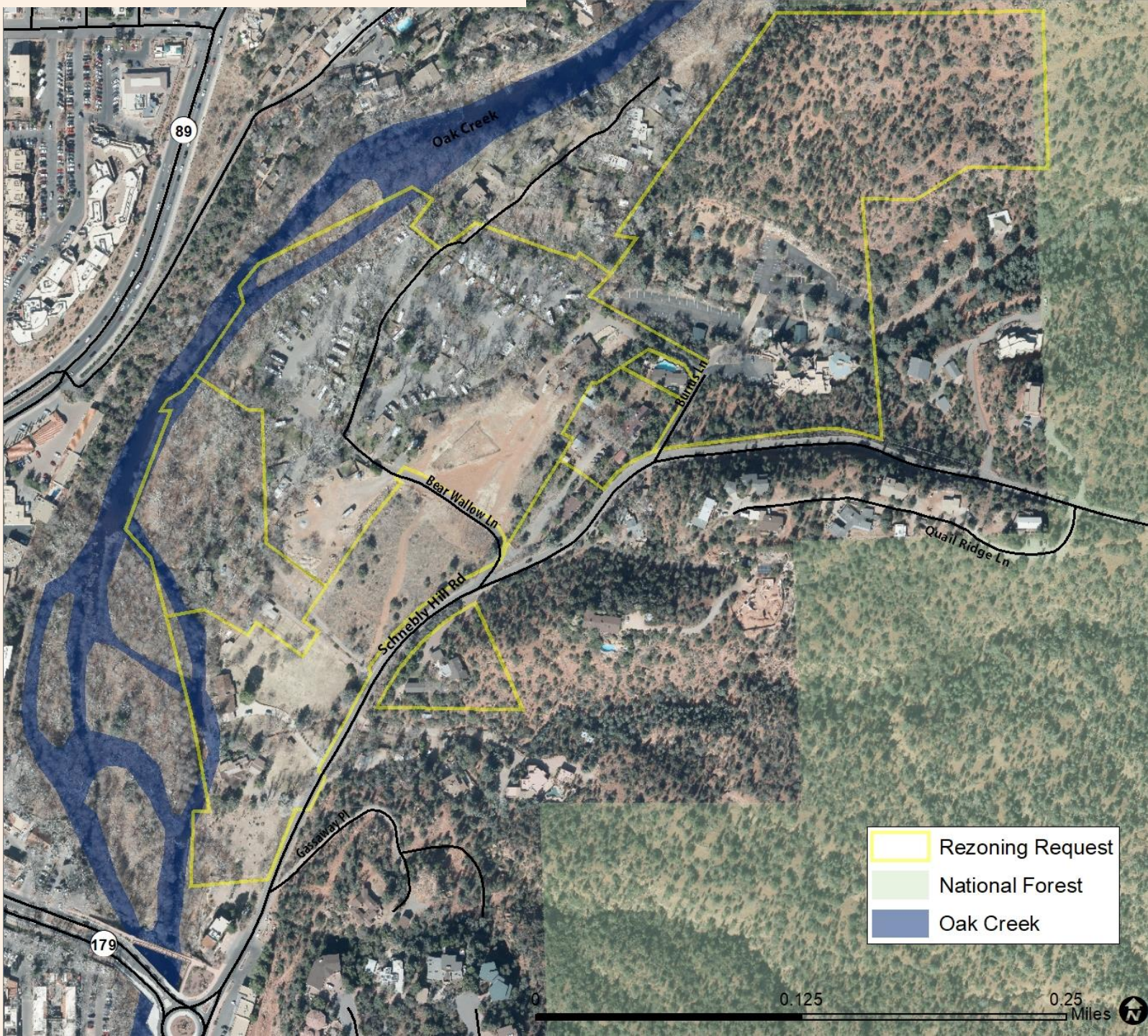
The Planning and Zoning Commission recommends approval of the proposed zoning request as set forth in case number PZ19-00010 (ZC), to establish the Oak Creek Heritage Area District (OC) zoning on 44.39 acres, as designated in the attachments to the staff report, subject to applicable ordinance requirements and the attached conditions of approval.

CONDITIONS OF APPROVAL

1. Lot Combo of Creative Life Center properties
 - Within thirty days of approval of the rezoning and the zoning district being applied, the lot combination application (LDP 19-00027 for the Sedona Creative Life Center LLC parcels (401-12-024A, 401-12-024B, 401-12-013) shall be completed and filed with the County for recording.

2. Recommend Removal

3. Prop. 207 Waiver
 - Within thirty days of approval of the rezoning, the property owner(s) of record of the subject properties shall sign and record a waiver acknowledging their waiver of any right to claim just compensation for diminution in value under A.R.S. §12-1134 related to the granting of this Zoning Reestablishment.



89

Oak Creek

Birds Ln

Bear Wallow Ln

Quail Ridge Ln

Schnebly Hill Rd

Gasaway Pl

179

- Rezoning Request
- National Forest
- Oak Creek

0.125

0.25

Miles



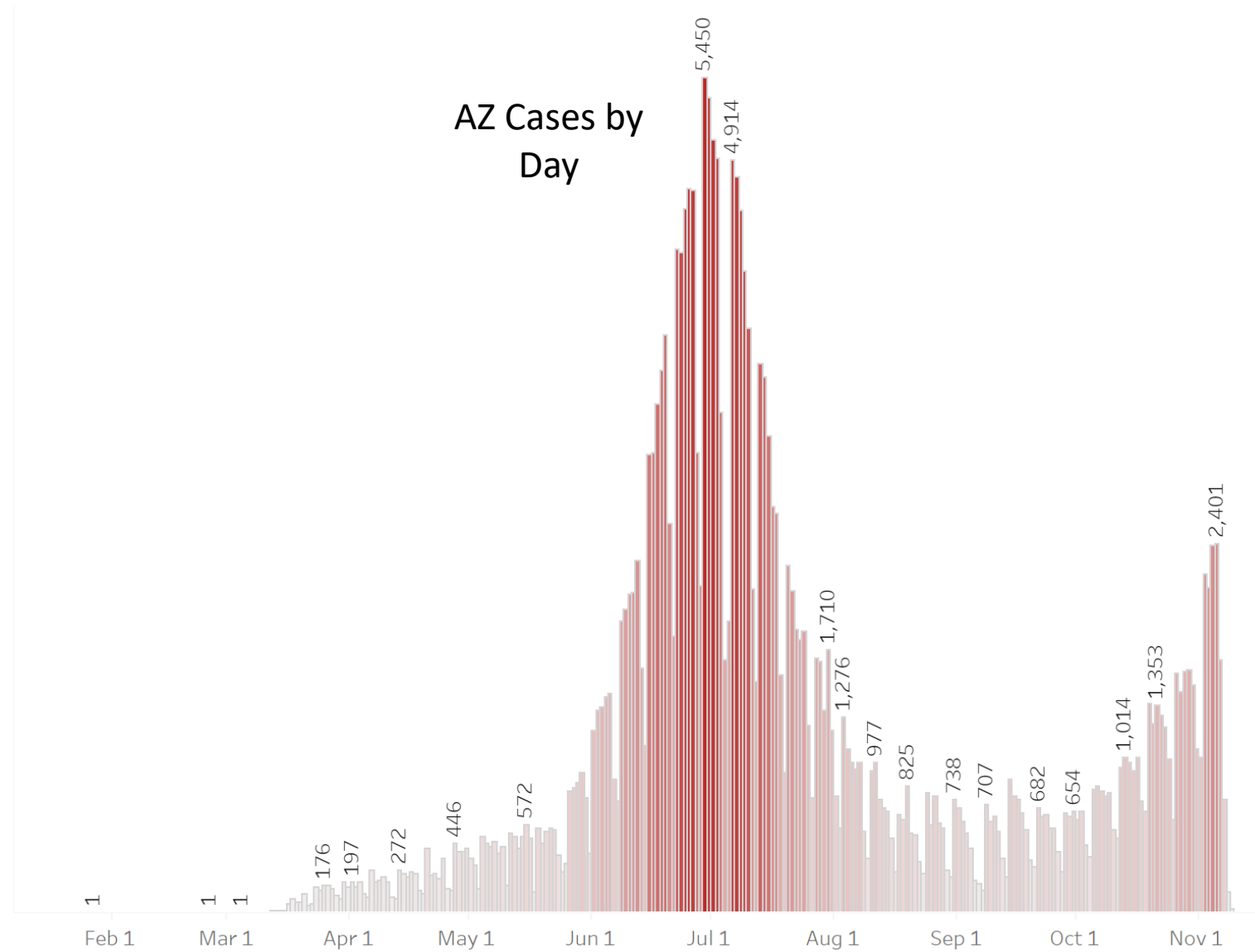
COVID-19 Update

Sedona City Council Meeting

11/10/20

Prepared by Justin Clifton, City Manager





*Illnesses in the last 4-7 days may not be reported yet

<https://www.azdhs.gov/preparedness/epidemiology-disease-control/infectious-disease-epidemiology/covid-19/dashboards/index.php>

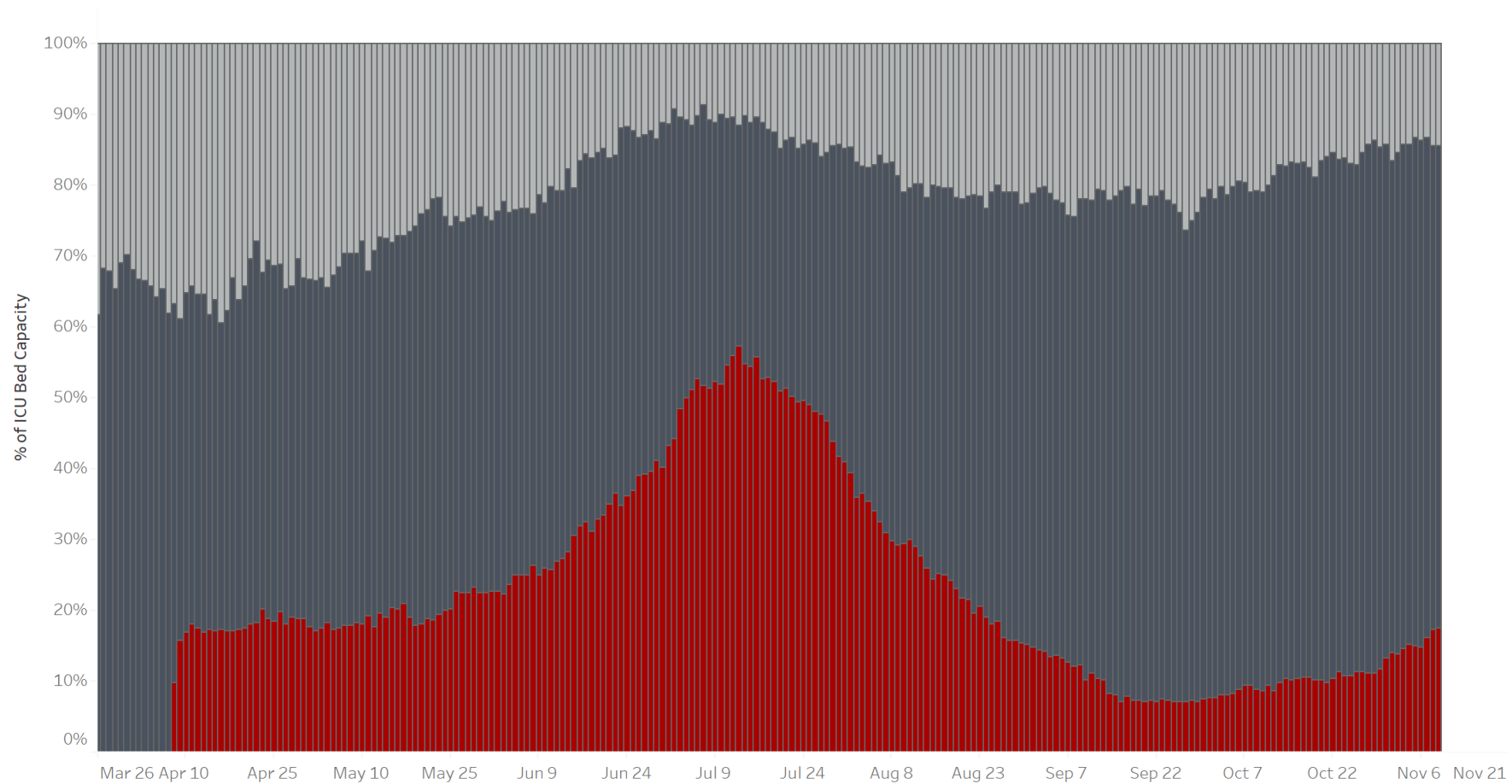


Number of Intensive Care Unit (ICU)* Beds Available and In Use at Arizona Hospitals

Hover over the icon to get more information on the data in this dashboard.



- Adult Intensive Care Unit Beds Available
- Adult Intensive Care Beds in Use by Non-COVID Patients
- Adult Intensive Care Beds in Use by COVID Patients



* COVID Use of ICU Beds not reported until 4/10

<https://www.azdhs.gov/preparedness/epidemiology-disease-control/infectious-disease-epidemiology/covid-19/dashboards/index.php>



Hospital COVID-19 Specific Metrics

Inpatient COVID-19

Ventilators in Use COVID-19

ICU Beds for COVID-19

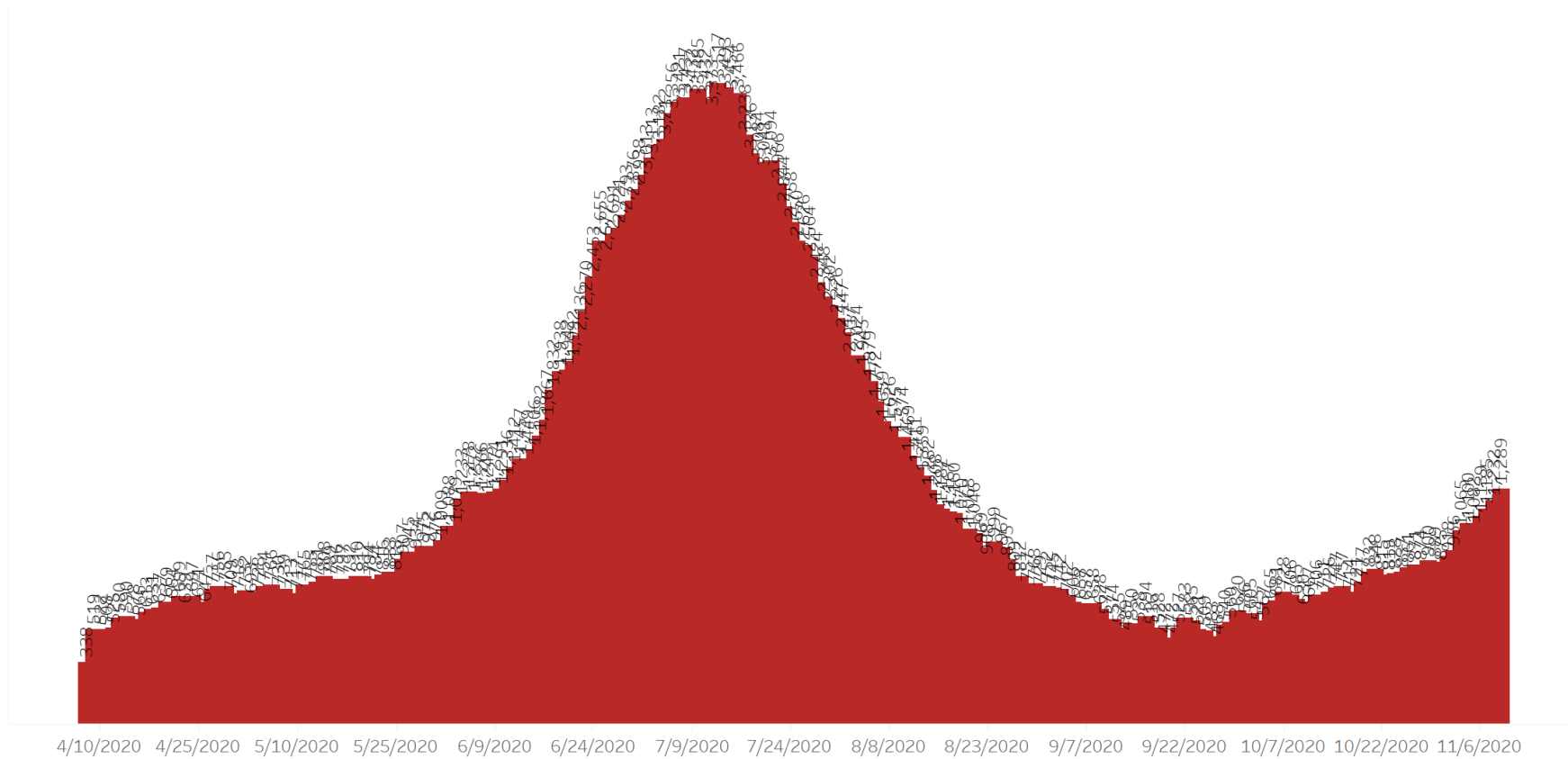
COVID-19 Discharge

COVID-19 ED

Intubations COVID

Number of Positive or Suspected **Inpatient COVID-19 Patients**

Hover over the icon to get more information on the data in this dashboard.



Date Updated:

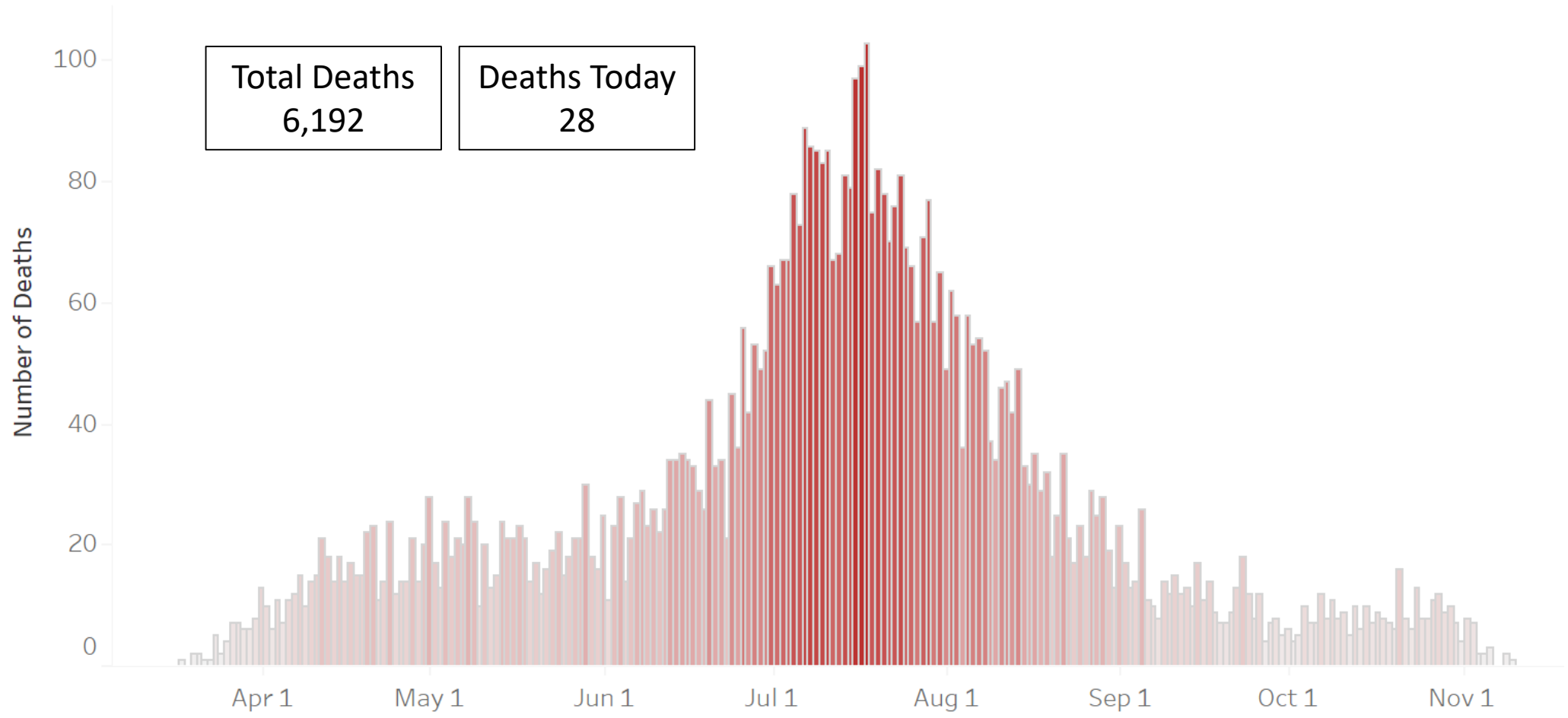
11/9/2020

Large decreases or increases may be due to differences in self reporting

<https://www.azdhs.gov/preparedness/epidemiology-disease-control/infectious-disease-epidemiology/covid-19/dashboards/index.php>

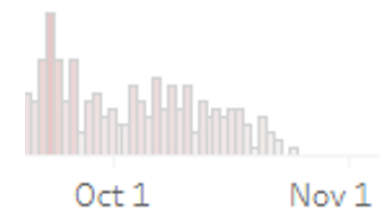


COVID-19 Deaths by Date of Death



Recent deaths may not be reported yet.

Graph from 10/27



<https://www.azdhs.gov/preparedness/epidemiology-disease-control/infectious-disease-epidemiology/covid-19/dashboards/index.php>



AZ Changes in Total Deaths

Date	Cases	Change	Deaths/day
8/11	4,199		
9/8	5,221	+1,022	36.5
10/13	5,767	+546	26
10/27	5,891	+124	8.9
11/10	6,192	+301	21.5

Data pulled from City Council reports 8/11 through 11/10



AZ Tests and Percent Positive

Date	7/19	8/2	8/9	8/16	8/23	8/30	9/6	9/13	9/20
Tests	70,608	51,356	58,721	57,198	52,078	50,036	53,990	55,394	65,195
% positive	12%	8%	6%	4%	4%	4%	4%	4%	4%

10/4	10/11	10/18	10/25	11/1
75,470	75,449	85,774	89,546	103,593
4%	5%	6%	7%	9%

<https://www.azdhs.gov/preparedness/epidemiology-disease-control/infectious-disease-epidemiology/covid-19/dashboards/index.php>



Local Data

- **Coconino:** Cases as of 11/10/20: 5,900 (up from 5,032 on 10/27)
- **Yavapai:** Total cases as of 11/10: 3,399 (up from 2,931 on 10/27)
- **Greater Sedona:** Total cases as of 11/10: 207+ (up from 166+ on 10/27)

Yavapai growth in cases:

- 250+ cases by 5/15 (57 days after first case)
- 500+ cases by 6/24 (40 days later)
- 750+ cases by 6/29 (5 days later)
- 1,000+ cases by 7/10 (11 days later)
- 1,250+ cases by 7/16 (6 days later)
- 1,500+ cases by 7/23 (7 days later)
- 1,750+ cases by 7/31 (8 days later)
- 2,000+ cases by 8/10 (10 days later)
- 2,250+ cases by 8/26 (16 days later)
- 2,500+ cases by 9/27 (31 days later)
- 2,750+ cases by 10/16 (19 days later)
- 3,000+ cases by 10/30 (14 days later)
- 3,250+ cases by 11/9 (9 days later)



CDC definitions of transmission:

Minimal Community Spread: Evidence of isolated cases or limited community transmission, case investigations underway; no evidence of exposure in large communal setting.

Moderate Community Spread: Sustained transmission with high likelihood or confirmed exposure within communal settings and potential for rapid increase in cases.

Substantial Community Spread: Large scale, controlled community transmission, including communal settings (e.g., schools, workplaces).

ADHS definitions/ benchmarks of community transmission:

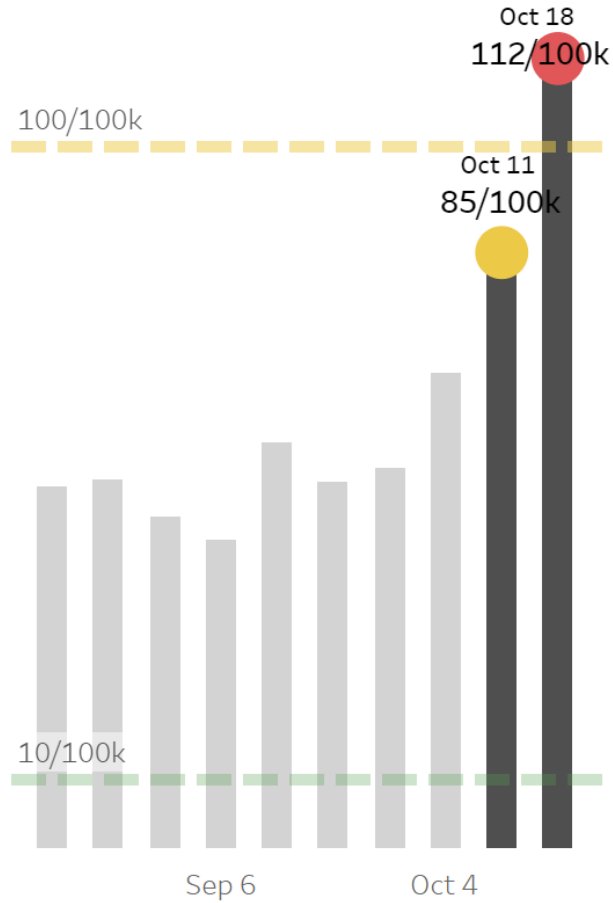
BENCHMARKS	Minimal	Moderate	Substantial
CASES	<10 cases/100,000	10-100 cases/100,000	>100 cases/100,000
PERCENT POSITIVITY	<5%	5-10%	≥10%
COVID LIKE ILLNESS	<5%	5-10%	>10%



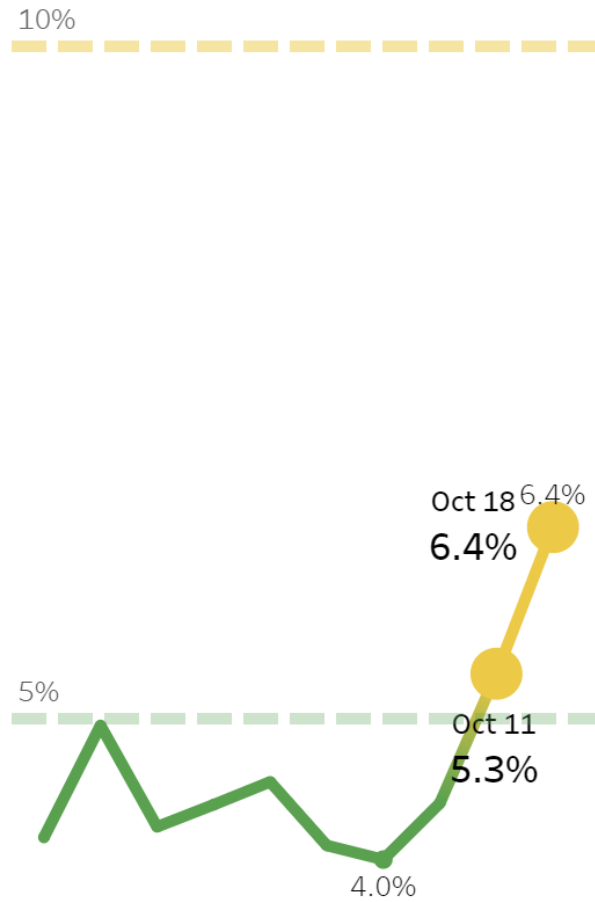
Showing data for **All Counties**

Business Reopening Status: **Moderate**

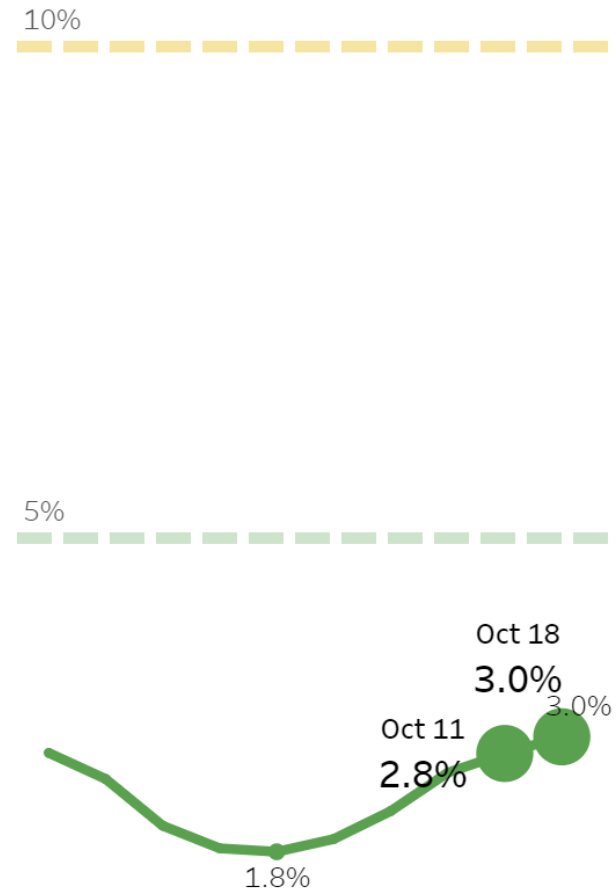
1) Cases per 100,000 individuals



2) Percent positivity



3) Hospital visits for COVID-like illnesses in the region



Date Updated: 11/5/2020

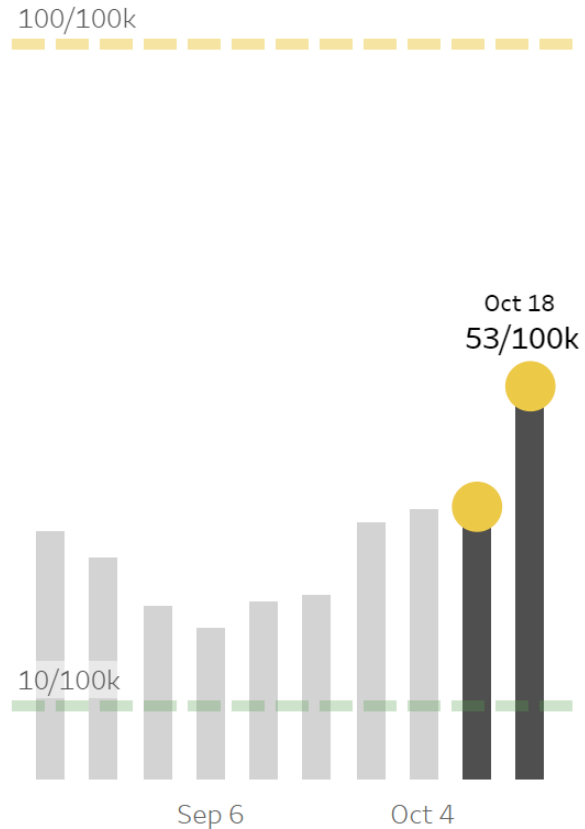
<https://azdhs.gov/preparedness/epidemiology-disease-control/infectious-disease-epidemiology/index.php#novel-coronavirus-community>



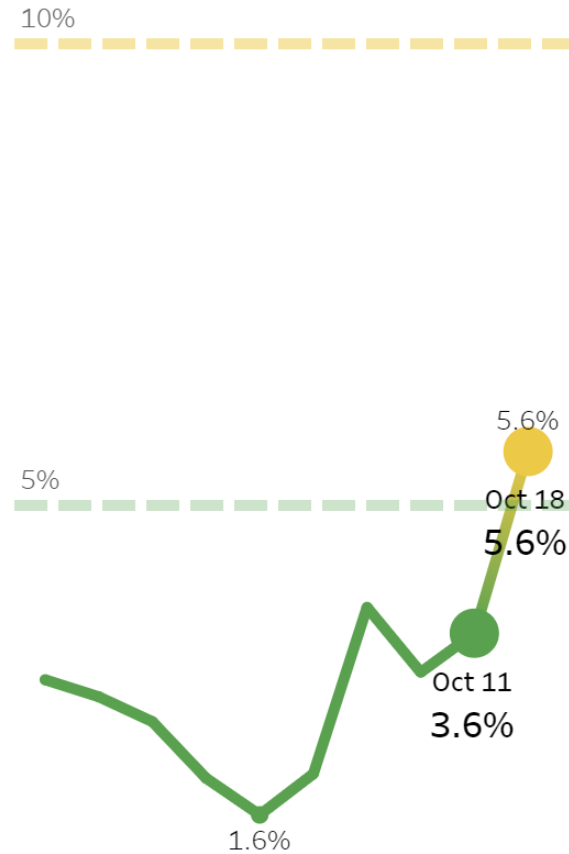
Showing data for **Yavapai County** (Northern Region)

Business Reopening Status: **Moderate**

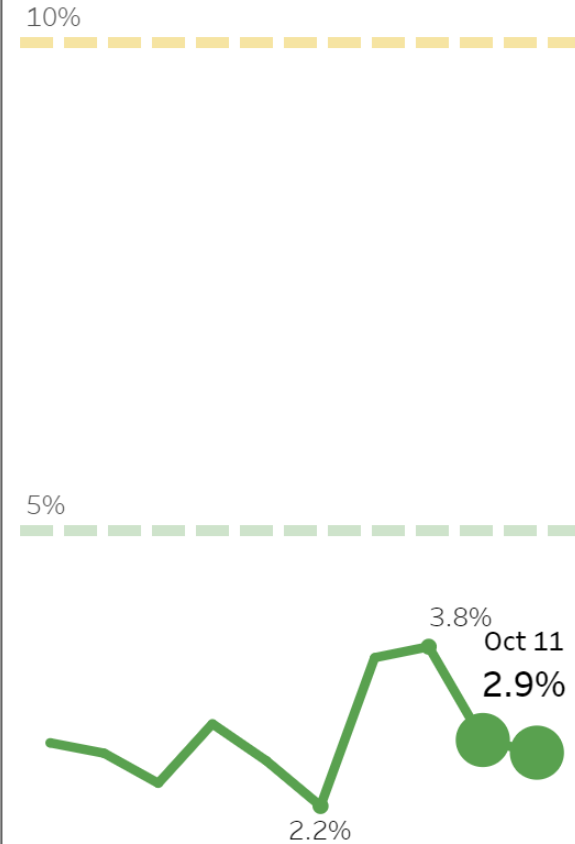
1) Cases per 100,000 individuals



2) Percent positivity



3) Hospital visits for COVID-like illnesses in the region

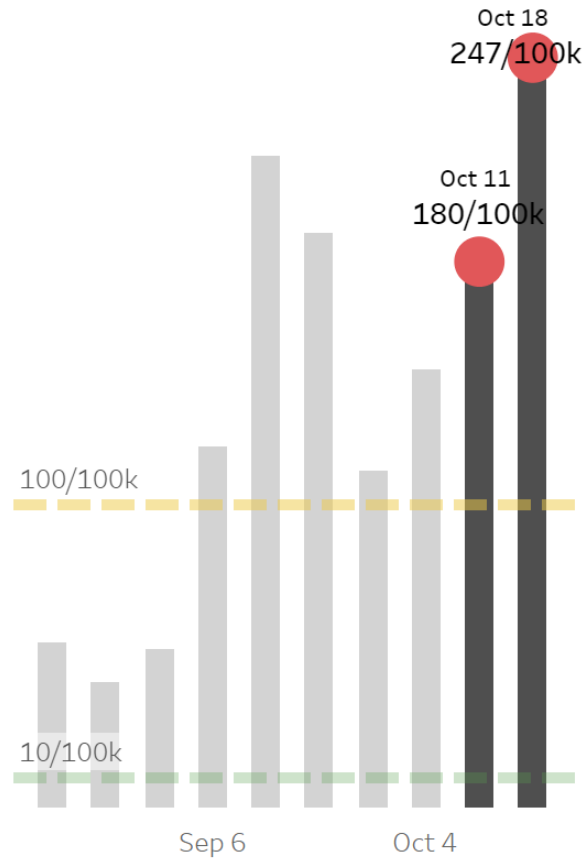


Date Updated: 11/5/2020

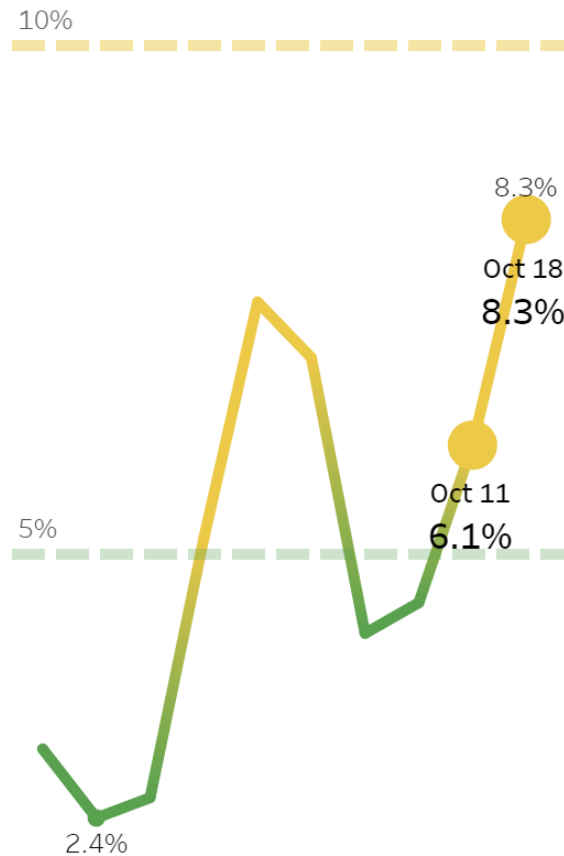
<https://azdhs.gov/preparedness/epidemiology-disease-control/infectious-disease-epidemiology/index.php#novel-coronavirus-community>



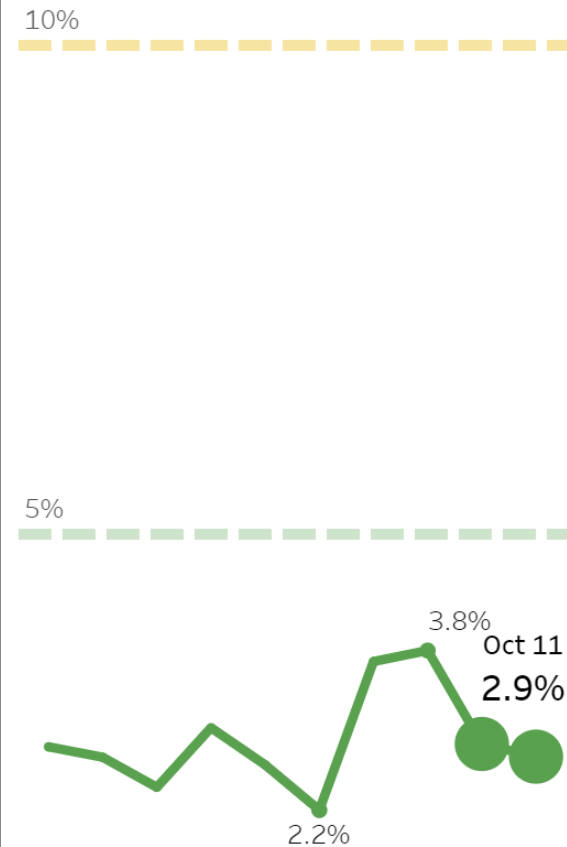
1) Cases per 100,000 individuals



2) Percent positivity



3) Hospital visits for COVID-like illnesses in the region



Date Updated: 11/5/2020



BENCHMARKS	Minimal	Moderate	Substantial
Gyms	50% occupancy, must continue to implement ADHS mitigation requirements until < 3% positivity	25% occupancy, must implement ADHS mitigation requirements	Closed
Movie Theaters, Water Parks and Tubing	50% occupancy, must continue to implement ADHS mitigation requirements until < 3% positivity.	50% occupancy, must implement ADHS mitigation requirements	Closed
Bars and nightclubs that have a food establishment permit	50% occupancy, only if converted to restaurant service per ADHS mitigation requirements until < 3% positivity. Once < 3% positivity, 50% occupancy operating as a bar with ADHS mitigation requirements.	50% occupancy, only if converted to restaurant service per ADHS mitigation requirements. Encourage outdoor dining	Closed
Bars and nightclubs without a food establishment permit	Closed until 3% positivity. Once 3% positivity, operate at 50% occupancy with ADHS mitigation requirements.	Closed	Closed

<https://azgovernor.gov/governor/news/2020/08/arizona-department-health-services-phased-reopening-plan-paused-industries>



Latest Trends

- Pfizer announces vaccine candidate with reported 90% effective rate
 - <https://www.pfizer.com/news/press-release/press-release-detail/pfizer-and-biontech-announce-vaccine-candidate-against>
- Hospitalization nation wide has doubled and equal to previous peak
 - <https://www.npr.org/sections/health-shots/2020/11/10/933253317/covid-19-hospitalizations-are-surg-ing-where-are-hospitals-reaching-capacity>
- US Cases = 104k daily avg. the last 7 days – highest YTD (up from 70K two week ago)
 - https://covid.cdc.gov/covid-data-tracker/#trends_dailytrendscases
- All 50 states have weekly avg. of new cases higher than last week
 - <https://www.npr.org/sections/health-shots/2020/09/01/816707182/map-tracking-the-spread-of-the-coronavirus-in-the-u-s>
- Local outbreaks found in congregate work settings
- 20% of cases in greater Sedona came in the last two weeks



Community Support

- Winter advertising set resume soon but closely watching new cases
- Hotel Occupancy continues to improve
 - Weekly occupancy around 83% for the last 4 weeks
 - Approximately 2% above normal for the last 4 weeks
 - Average Daily Rate (ADR) is more about 12% above previous year for the last 4 weeks
- No new direct financial support to community organizations
- Some concerns about a backlog of non-payment of rent (eviction protection remains through Oct 31, 2020)



City Finances and Operations

- June sales tax better than expected
- July sales tax down about 3%
- Aug sales tax up 13%
- Continuing limited open hours 8-12 Monday through Thursday
- No known confirmed cases among team members yet
- Remaining vacancies now being filled
- Financial outlook: cautiously optimistic



Questions?

