

AGENDA

City of Sedona Planning and Zoning Commission Meeting

4:30 PM

Tuesday, January 19, 2021

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 meeting open to the public on Tuesday, January 5, 2021, at 4:30 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.
- This is not a question/answer session.

PROCEDURES:

- It is strongly encouraged that public input on agenda items be submitted by sending an email to clovely@sedonaaz.gov in advance of the 4:30 p.m. Call To Order.
- 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.

Due to continued precautions related to the COVID-19 pandemic, Planning and Zoning Commission and staff will attend this meeting remotely through electronic means. Comments in advance of the 4:30 p.m. call to order are strongly encouraged by sending an email to clovely@sedonaaz.gov and will be made part of the official meeting record. There will be very limited seating for the public within the Council Chambers arranged in compliance with CDC guidelines for physical distancing. Those wishing to comment on scheduled agenda items may be asked to wait outdoors or in an alternate location if there is not adequate seating in Council Chambers. The meeting can be viewed live on the City's website at www.sedonaaz.gov or on cable Channel 4.

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. January 5, 2021
4. PUBLIC FORUM: ***Due to precautions related to the COVID-19 pandemic and pursuant to A.R.S. § 38-431.01(H), there will NOT be a public forum for this meeting.***
5. DISCUSSION OF THE FOLLOWING ITEM:

Discussion/possible direction regarding the Uptown Community Focus Area (CFA) public outreach effort "Plan Uptown" and a presentation by representatives of Lodgeworks on property within the Creekside Resort portion of the CFA.
6. FUTURE MEETING DATES AND AGENDA ITEMS
 - a. Tuesday, February 2, 2021
 - b. Tuesday, February 16, 2021
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

The mission of the City of Sedona government is to provide exemplary municipal services that are consistent with our values, history, culture and unique beauty.

MEETING LOCATION:
CITY HALL COUNCIL CHAMBERS
102 ROADRUNNER DR, SEDONA, AZ

AGENDA

City of Sedona Planning and Zoning Commission Meeting

4:30 PM

Tuesday, January 19, 2021

Physical Posting: January 12, 2021 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.



City of Sedona Community Development Department

102 Roadrunner Drive Sedona, AZ 86336

(928) 282-1154 • www.sedonaaz.gov/CD

To: Planning and Zoning Commission
From: Cynthia Lovely, Senior Planner
Meeting Date: January 19, 2021 Work Session
RE: Uptown Community Focus Area (CFA) – Update on planning and public outreach

I. Plan Uptown website features and content: www.sedonaaz.gov/planuptown

Exhibit A. Plan Uptown Draft Concept Plan

II. Potential scenario for development in the Creekside Resort area.

Exhibit B. “Archer Sedona” preliminary concepts presented by Lodgeworks

Background

Planning for the Uptown CFA follows the completion of multiple studies, programs and projects that have occurred between 2018-2020. The public outreach and findings of these studies will be integrated into the CFA plan recommendations. Additional outreach for the CFA included discussions with individual stakeholders such as property owners and business managers.

The recent studies relevant to Uptown include the following (go to www.sedonaaz.gov/uptowncfa for links to webpages):

- Uptown Sedona Parking Facility, Needs, Siting and Design Concept
- Transportation Master Plan
 - Uptown roadway and pedestrian improvements project
 - Forest Rd extension feasibility study
- Sedona Area Transit Implementation Plan
- Wayfinding signage program

Potential strategies for Uptown have now been compiled and the next step is to present them to the public to find out if there is consensus on this proposed direction for Uptown.

Plan Uptown Website

Due to the challenges presented by COVID-19, we are shifting from the traditional style of public meetings to virtual public outreach with the “Plan Uptown” interactive website: www.sedonaaz.gov/planuptown. The City is using the Konveio website platform, a “content engagement platform enables you to better convey information, collect feedback and foster support.” Exhibit A is the Plan Uptown Draft Concept Plan that is posted on the Plan Uptown website. Please note that this is a draft subject to change and that the website is still under construction.



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Information will be available online for at least 3 weeks, and everyone will have the opportunity to comment, ask questions, and see other comments and questions. There are several benefits to an interactive website as opposed to traditional public meetings:

- Anyone can directly submit a comment on a particular subject at any time by simply clicking a spot on the page and writing in their comment.
- Other people can read comments and/or submit their own comments on the same topic.
- People can submit a question on a specific item and staff can provide an answer for everyone to read.
- The feedback collected can easily be downloaded by staff to allow efficient analysis of the data.

CFA Planning - Next Steps

It is expected that the Plan Uptown website will be used during each phase of CFA planning, with draft documents available to review at each stage. Each of the following stages provide opportunities for public review and feedback:

- 1) Plan Uptown Draft Concept Plan will be open to public comment at least until February 8th.
- 2) Planning and Zoning Commission (P&Z) public hearing to review the draft plan (date to be determined).
- 3) City Council public hearing to review the draft plan (date to be determined).

There are a variety of factors that can influence the timing of each step, such as the extent of revisions, additional research requested by P&Z or Council, number of meetings required for both P&Z and Council such as work sessions and hearings, and scheduling availability.

Potential Scenario for Creekside Resort Area.

The largest area of vacant land in the Uptown CFA is in the Creekside Resort Area (area #2 in Plan Uptown). This area is characterized by three resorts on the banks of Oak Creek, with the vacant land north of these resorts, below the Art Barn and Oak Creek, just south of the new Owenby/89A roundabout. This private property has seen a variety of uses over the years which can be seen in the remnants of an RV/trailer park, concrete foundations, and two remaining buildings. The property also extends across Oak Creek where it borders the National Forest.

The timing of the Uptown CFA planning and interest in developing this property provides a unique opportunity to partner with a property owner to ensure that development addresses community concerns in such a way that is feasible for a developer. Plan Uptown lists potential strategies for the eventual development of this area, which address key issues for Uptown, the Creekside Resort area, as well as Sedona Community Plan goals. The following are the key issues that have been identified:



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- Traffic congestion
- Walkability
- Parking
- Housing
- Oak Creek
- Sense of Place

The CFA plan, when complete will provide direction for the future development of this property. If the direction as presented in Plan Uptown is on the right track, the question is how or if the attached Lodgeworks preliminary concept is a good fit? Please note that the intent of this presentation is to hear preliminary feedback from the Commission, it is not a formal review submittal. The Commission will have the opportunity to learn more and ask questions of Lodgeworks at the January 19, 2021 meeting.

EXHIBIT A

Welcome to the Plan Uptown virtual open house!



I. INTRODUCTION & OVERVIEW

The City is drafting a Community Focus Area (CFA) plan that will guide the future of Uptown. This is a preliminary "Concept Plan" that will be the basis for a CFA plan. We want to know what you think!

II. UPTOWN PLACES
Strategies by Area:

1 Forest Rd

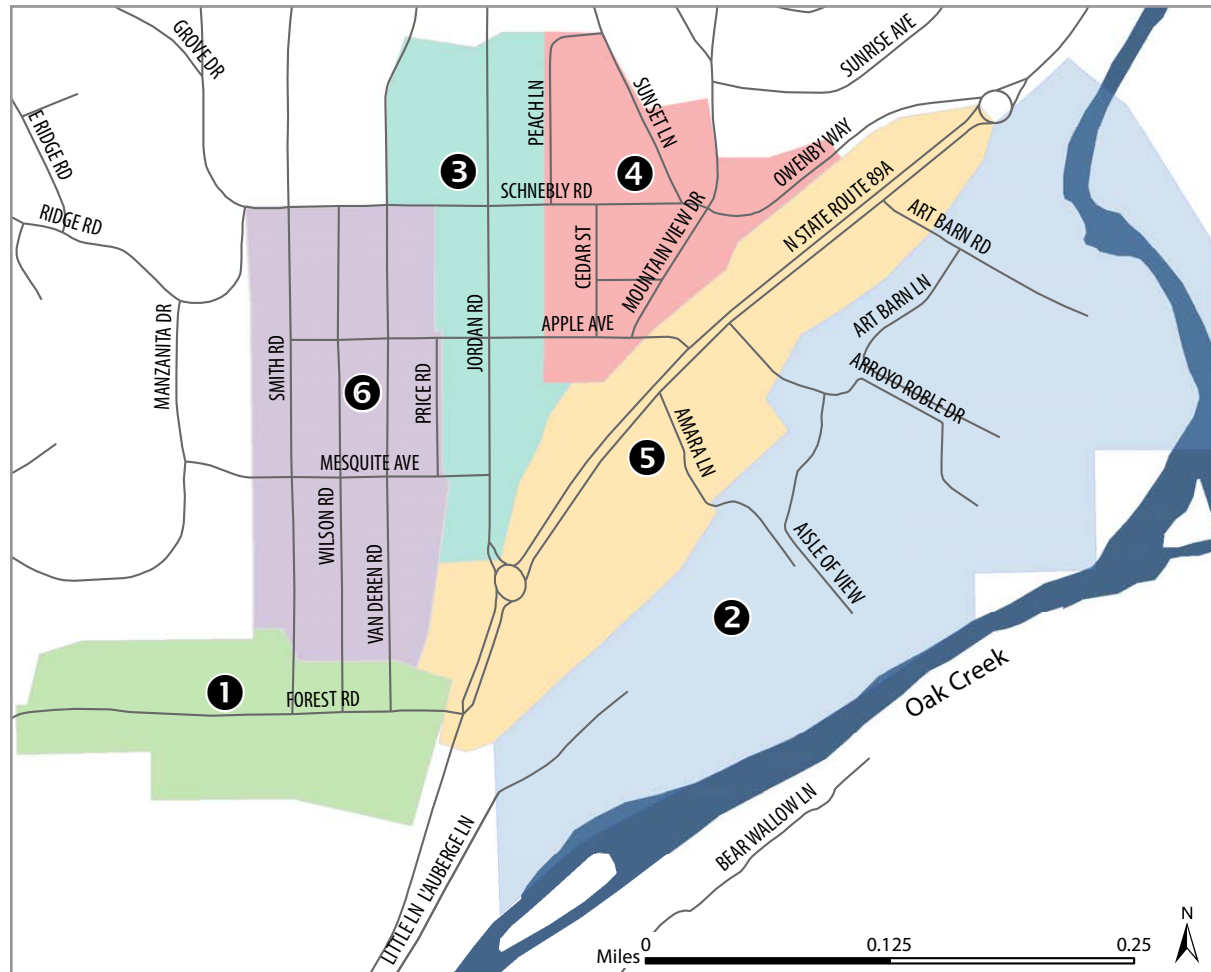
2 Creekside Resorts

3 Jordan Rd

4 Apple-Owenby

5 Main St.

6 Van Deren



I. INTRODUCTION & OVERVIEW

- Why We Plan
- Emerging Vision for Uptown
- Circulation Strategies
- Land Use and Community Strategies



WHY WE PLAN

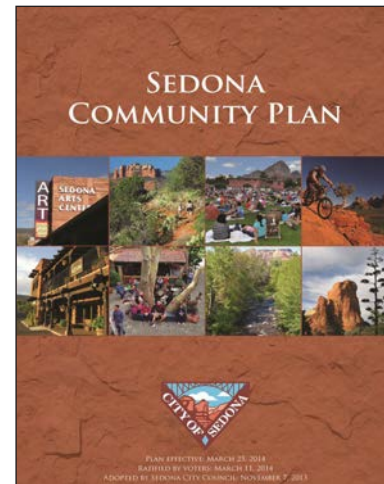
Change with a Vision

When changes in land use happen, a plan provides direction to new construction proposals, redevelopment of an existing site, or city public works projects (such as streets or parking).

The purpose of a CFA Plan is to provide a guide for future development, redevelopment, and City projects to align with:

- The Sedona Community Plan's vision, goals, and policies
- A vision for the desired future of Uptown

The strategies may be accomplished through private development projects, City capital improvement projects, or public-private partnerships. Changes will happen incrementally over time as projects occur and funding allows.



What is the Sedona Community Plan? It defines the city's vision and goals for future growth, approved by voters in 2014. It is a policy document that addresses:

- land use
- circulation
- economy
- environment
- community



Emerging Vision for Uptown

Uptown Key Issues

Identified through stakeholder input, the 2018 Transportation Plan, and the 2020 Parking Study.

- Traffic congestion
- Few sidewalks
- Parking problems
- Housing shortage
- Oak Creek impacts
- Uptown reputation



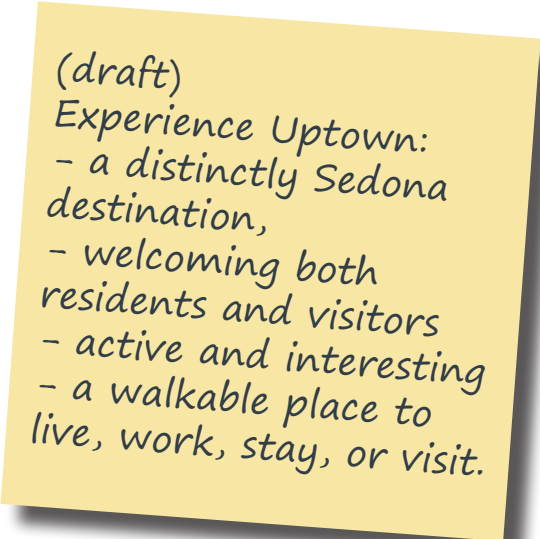
Sedona Community Vision & Uptown Goals

The following are the Community Plan's vision themes, desired outcomes, and goals more specific to Uptown.

- Improved traffic flow
- Walkability
 - Focus on pedestrian experience and safety
- Housing diversity
 - Variety of housing types (apartments, townhomes, etc)
- Environmental stewardship and access to Oak Creek
 - Preserve Oak Creek
- Sense of Place
 - Improved Uptown image and identity
- Community connections and community gathering places
 - Provide public plazas and other spaces



Uptown Vision Statement



*(draft)
Experience Uptown:
- a distinctly Sedona destination,
- welcoming both residents and visitors
- active and interesting
- a walkable place to live, work, stay, or visit.*

Circulation Strategies

The following strategies are applicable across the CFA. More specific examples are addressed under the six Uptown Places.

Walkability

- More sidewalks linking destinations:
 - Transit stops
 - Public parking lots
 - Resorts
 - Main St
- Pedestrian zones with wide, unobstructed sidewalks, especially:
 - Main St
 - Jordan Rd
 - Forest Rd
- Streets and storefronts are active and interesting

Traffic Flow

- Less interruptions to traffic will keep vehicles moving:
 - Provide clear directions to parking, resorts, and other destinations
 - Strategically located loading and delivery zones
 - One-way side streets

Shared Parking

- Build a parking garage
- Offer businesses an alternative to on-site parking with in-lieu parking fees.
- Designate more RV and bus parking
- Address needs for employee parking
- Expand on-street meters

Land Use and Community Strategies

The following strategies are applicable across the CFA. See more specific examples under the six Uptown Places.

Oak Creek

- Conservation and restoration
- Access, awareness, and education

Mixed Land Uses

- More housing choices
 - Apartments, condos, townhouses
- More of a mix of uses on a site (residential + commercial)
- Lodging limits
 - Designated resort district
 - Lodging standards

Sense of Community

- Public spaces
 - More plazas and pocket parks
 - Shade, benches, tables
 - Streets as public spaces
- Streetscape design standards
 - Sedona region native landscaping
 - Sign standards
 - Outdoor dining
 - Local art
- Pathways linking destinations, as transportation alternatives and recreation

II. UPTOWN PLACES

DRAFT

The planning area is divided into 6 distinct areas with a variety of needs, opportunities, and strategies.

Click on the map or name below to go to a specific area.

1 Forest Rd

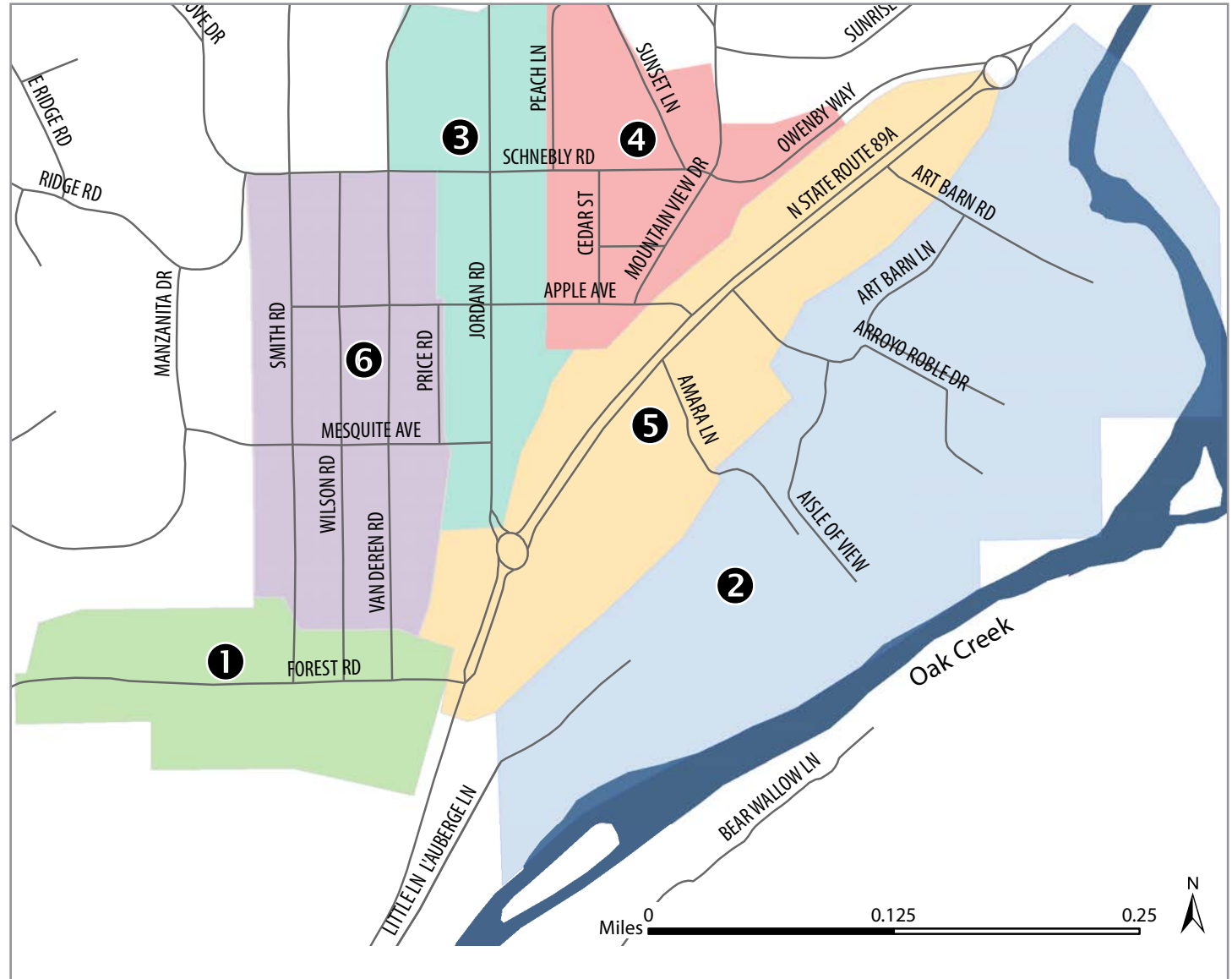
2 Creekside Resorts

3 Jordan Rd

4 Apple-Owenby

5 Main St.

6 Van Deren



1. Forest Road Corridor



Planned Strategies

The following projects have been approved by City Council and are now in the design phase.



Parking Garage

A parking garage is planned for the property at 430 Forest Rd. The garage is under design and will be no taller than a single story building, and will include public restrooms.



Forest Road Extension

The City is planning to extend Forest Road to West 89A. This will provide a second access point to/from Uptown and an alternative to the 89A/179 "Y" roundabout.

Forest Rd Corridor Draft Strategies

Multi-Modal Complete Street

- Provide sidewalks, bike lanes, and a future transit stop on Forest Rd.

Forest Rd can be designed to accommodate all users, whether you are walking, biking, driving, or taking a shuttle. There are no sidewalks on the majority of Forest Rd despite the fact that there is public parking on both sides of the street.

Mixed Land Use

- Allow for a mix of land uses in the Forest Rd corridor.

The Forest Rd corridor is either zoned for commercial or residential depending on the parcel. Rather than being restricted to the current zoning, mixed use development is encouraged. This could be a vertical mix, for example shops on first floor, housing or lodging on the second floor; or a horizontal mix such as a restaurant next to housing.

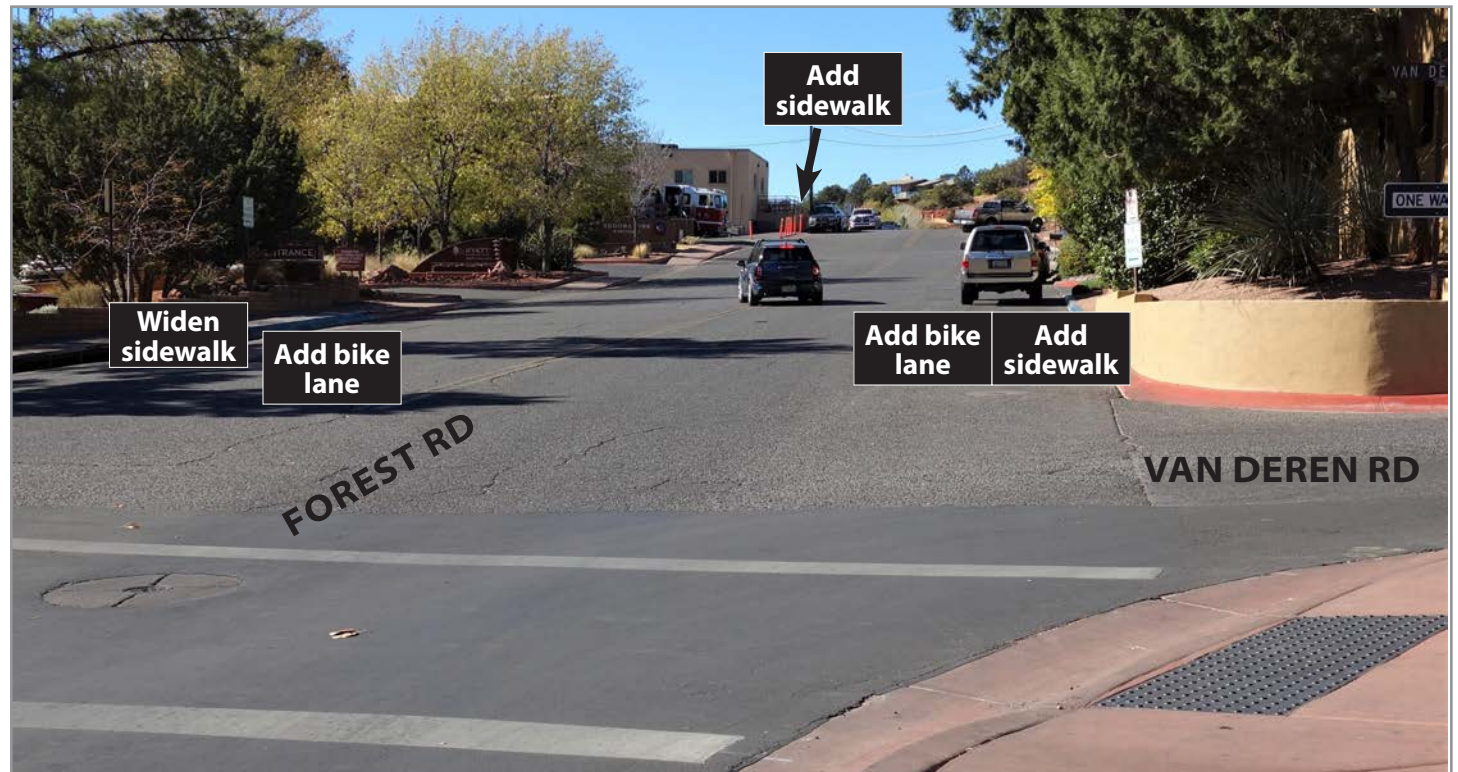


Figure 1. Forest Rd potential "Complete Street" improvements

Forest Rd Corridor Draft Strategies

Forest Rd Gateway Plaza

- Transform this into a gateway corner with an expanded sidewalk and an attractive and functional plaza.

The intersection of Forest Rd and Main St is a gateway to Uptown, with a visitor center on one corner and landscaped plaza on another corner. The northwest corner also has a small plaza, albeit a little hard to see and get to.

Improvements would beautify one of the busiest and most prominent corners in Uptown, providing a shady place for people to relax, a small play area for kids, and ample room for people waiting to cross the street. Since the area includes public right-of-way and private property, a partnership between the City and property owner will be necessary.



Figure 1.1. Illustration of a renovated public plaza.

DRAFT

Forest Rd Corridor Draft Strategies



Figure 1.2. Photograph of the northwest corner in 2020.



Figure 1.3. Illustration of what the corner could look like.

2. Creekside Resort Area



Connectivity

- Connect resorts to the new Owenby/89A roundabout with street connections, such as extending Arroyo Roble Dr. to 89A.
- Consider signs on 89A to assist resort guests and deter missed turns that contribute to traffic congestion.
- Develop pedestrian connections between resorts and Main St.
- Encourage development of a "creek walk" that could link to a "resort walk" where it is not feasible to locate a path along the creek.

Currently all of the streets and resort driveways lead to/from 89A, and there is no cross-connectivity of streets. A parallel alternative to 89A that connects to a roundabout can improve circulation and reduce traffic congestions, especially alleviating left turns. None of the resorts along Oak Creek have sidewalks or safe, dedicated walkways on these streets or driveways.

Creekside Resort Area Draft Strategies

Parking

- Encourage development projects to provide additional parking above the required amount, and to build parking garages to decrease the paved area required for surface parking lots.
- Encourage shared parking to accommodate resort employees and the general public.

The current parking capacity is not sufficient to accommodate all of the resort guests, employees, and visitors. Any new development or redevelopment will need to provide sufficient parking.

Oak Creek Conservation

- Ensure that new development preserves the Oak Creek riparian area and floodplain.
- Limit land uses on the far side of the creek to passive, low impact activities such as trails, picnic areas, and benches with no permanent structures or paved areas.

Oak Creek and the riparian corridor along its banks are ecologically important as wildlife habitat and a source of perennial water. The established resorts were built at the edge of the creek, leaving a narrow strip of large Sycamore trees between the buildings and water.

The Sycamore trees are more abundant on the vacant land along the creek. These areas can be restored and preserved through conservation-minded development that is designed to preserve, enhance, and highlight the values of Oak Creek.



Figure 2.1. Oak Creek flood zones, the floodway is where water can flow during a flood and should not be obstructed.

Creekside Resort Area Draft Strategies

Resort Lodging

- Designate a "Creekside Resort" district with shared elements such as signage, pedestrian and street connections, and shared parking.
- Resort lodging (new development or redevelopment) will need to integrate the goals of this CFA plan into their designs, such as:
 - Pedestrian walkways to Main St, along Oak Creek ("creekwalk"), and connecting to other resorts in this area ("resort walk").
 - Street connections to the Owenby roundabout and to Arroyo Roble Dr.
 - Parking garage that could be a public-private partnership to provide sufficient parking for guests and resort visitors, as well as shared parking for Creekside Resort employees, and the public.
 - Shuttles for guests and employees
 - Workforce housing

The Creekside Resort area could be a more cohesive district sharing common goals beneficial to the environment and community, as well as the resort and its employees and guests. The goals would align with the CFA and Community Plan goals - stewardship of Oak Creek; walkability between resorts, Main St, and Oak Creek; pedestrian and vehicular street connectivity; sufficient parking for guests and employees.

Compared to other land uses, resorts can be somewhat self-sufficient. To address concerns about additional traffic on Main St, resort guests can "park once," and leave their cars on site during their visit.

There is approximately 12 acres of privately owned, vacant land on the Uptown side of the creek that is of interest to developers. This CFA is an opportunity to identify the most appropriate land use and how the community would like to see this land developed.

Figure 2.2. View from the Art Barn looking towards Oak Creek



3. JORDAN ROAD CORRIDOR



Multi-Modal Boulevard

- Transform Jordan Rd into a multi-modal boulevard.

Jordan Rd could have sidewalks and landscaping on both sides of the street. This would improve the walkability and appearance of this corridor. A portion of Jordan Rd features the "Pioneer Walkway," a design that could be replicated on both sides of Jordan Rd.

Mixed Land Use

- Support a mix of residential and commercial land uses.

The Jordan Rd corridor is zoned either commercial or multi-family residential (north half). Rather than separating these uses, they could be combined into a mix of land uses such as a vertical mix, for example shops on first floor, housing or lodging on the second floor; or a horizontal mix such as a restaurant next to housing.

Jordan Rd Corridor Draft Strategies

Gateway Plaza

- Add sidewalks and landscaping on both sides of the street and a public plaza with seating in partnership with adjacent businesses.

Jordan Rd is the primary access, or gateway, for residents of the Uptown neighborhoods, visitors going to public parking lots, and businesses on Jordan. Today, pedestrians and drivers are greeted by parked cars backing into the road, blank walls, and dumpsters where there could be sidewalks. The Jordan gateway could be transformed to be more welcoming, attractive, and pedestrian friendly.



Fig 3.1. Aerial view of Jordan Rd north of the roundabout.



Fig 3.2. Illustration of reimagined Jordan Rd north of the roundabout.

Jordan Rd Corridor Draft Strategies

Gateway Plaza, continued



Fig 3.3. Photograph of Jordan Rd north of the roundabout.



Fig 3.4. Illustration of how this area could be transformed into a public plaza.

4. APPLE-OWENBY AREA

Potential Strategies

Street Configuration

- Convert Apple Ave, Cedar St, and Mt View Dr to one-way.

To improve efficiency and pedestrian safety, the streets in this area could be reconfigured to be one-way with pedestrian walkways.

Pedestrian Zone

- Add sidewalks where appropriate.
- Add lights along streets, such as solar posts or street lights.

There are only a few sidewalks yet there are a lot of people walking, either to or from the public parking lots, apartments, or lodging. The lack of lights at night is another concern, particularly for employees returning to their cars after work.

City Public Parking Lot

- Build a public restroom at the parking lot.
- Redesign the lot for efficient circulation, ADA access, and sidewalks.

Currently the largest public parking lot in Uptown, the new Owenby Way links it to Main St. Circulation through the lot can be improved, as well as signs for pedestrians, additional accessible (ADA) routes, and sidewalks on Sunset Ln and both sides of Schnebly Rd. Perhaps the most important improvement is to add public restrooms as there are none nearby.



5. Main Street Corridor



Potential Strategies

Pedestrian Zones and Connectivity

- Establish clear pedestrian zones.
- Improve pedestrian connectivity.

Pedestrians should be the main priority on Main Street. The walkways should be clear of obstructions and obstacles such as benches and trash cans. Road crossings should be clearly marked for people walking and driving. Connectivity may include signage or designating walkways between destinations such as parking lots and Main Street.

Streetscape Improvements

- Develop design standards for street frontages that will improve the experience, appearance, and safety of Uptown.

Streetscape (or street frontages) design standards can designate styles, colors, sizes, and placement of any of the following:

- Building facade renovations
- Landscaping
- Street furniture
- Artwork
- Signs

6. Van Deren Area



Potential Strategies

Streets - One-way or Two-way

- Convert streets to one-way traffic and limit on-street parking to one side.

This neighborhood's streets are now two-way with the exception of one block of Van Deren (Forest Rd to Mesquite Rd). Converting streets to one-way would address concerns about conflicts between parked cars, residential driveways, and pedestrians.

Van Deren Area Draft Strategies

Sidewalks

- Install sidewalks or pathways where feasible and appropriate.

The traffic and on-street parking do not make for a very safe or pleasant experience when there are no sidewalks. At a minimum, the most congested streets such as Van Deren should have a sidewalk or shared-use path.

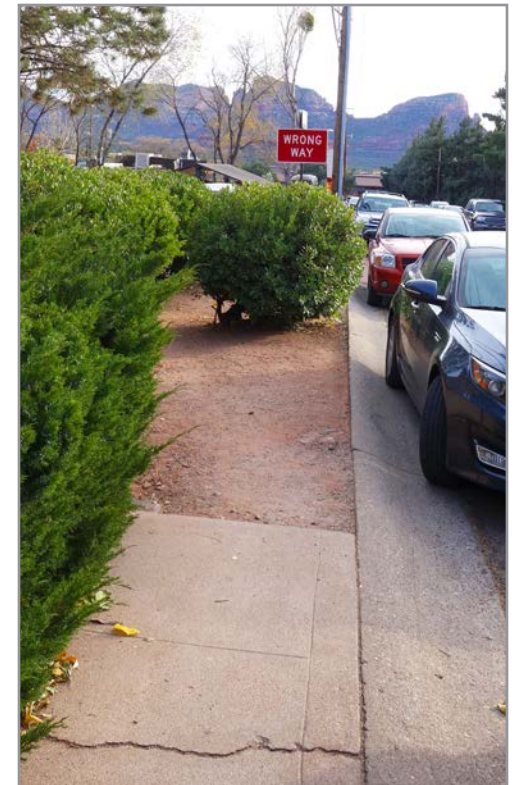


Figure 6.1. Pedestrian access to the Van Deren Rd public parking lot.

Van Deren Area Draft Strategies

Mixed Land Use

- Support a mix of residential and commercial land uses.

This neighborhood already has a mix of uses, such as commercial (offices, restaurants), residential housing (houses, condos, apartments), and vacation rentals. Considering the proximity to the busy Uptown corridors of Main St, Jordan Rd, and Forest Rd, a mix of uses in this area may be appropriate. This could be a vertical mix, for example shops on the first floor with housing or lodging on the second floor; or a horizontal mix such as a restaurant next to housing.



Figure 6.2. Example of a vertical mixed-use building, with shops on the first floor and housing on the second floor.

Van Deren Area Draft Strategies

Historic Recognition

- Encourage adaptive reuse of historic structures.
- Retain the original street layout of the Sedona subdivision.

This is Sedona's first residential subdivision, platted in 1948. Earl and Leah Van Deren were the original owners.



Figure 6.3. City Historic Landmark, the Williamson House, now a Bed and Breakfast

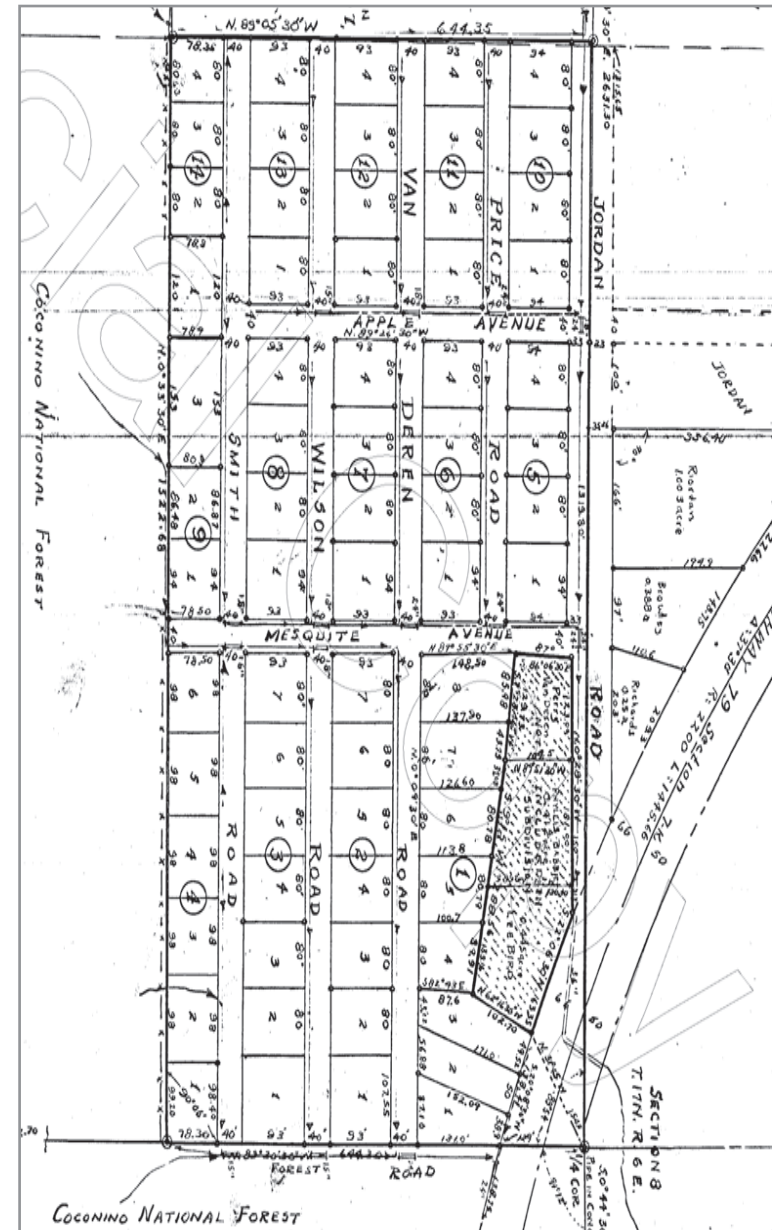


Figure 6.4. 1948 plat map for the Sedona subdivision.

EXHIBIT B

EXHIBIT B

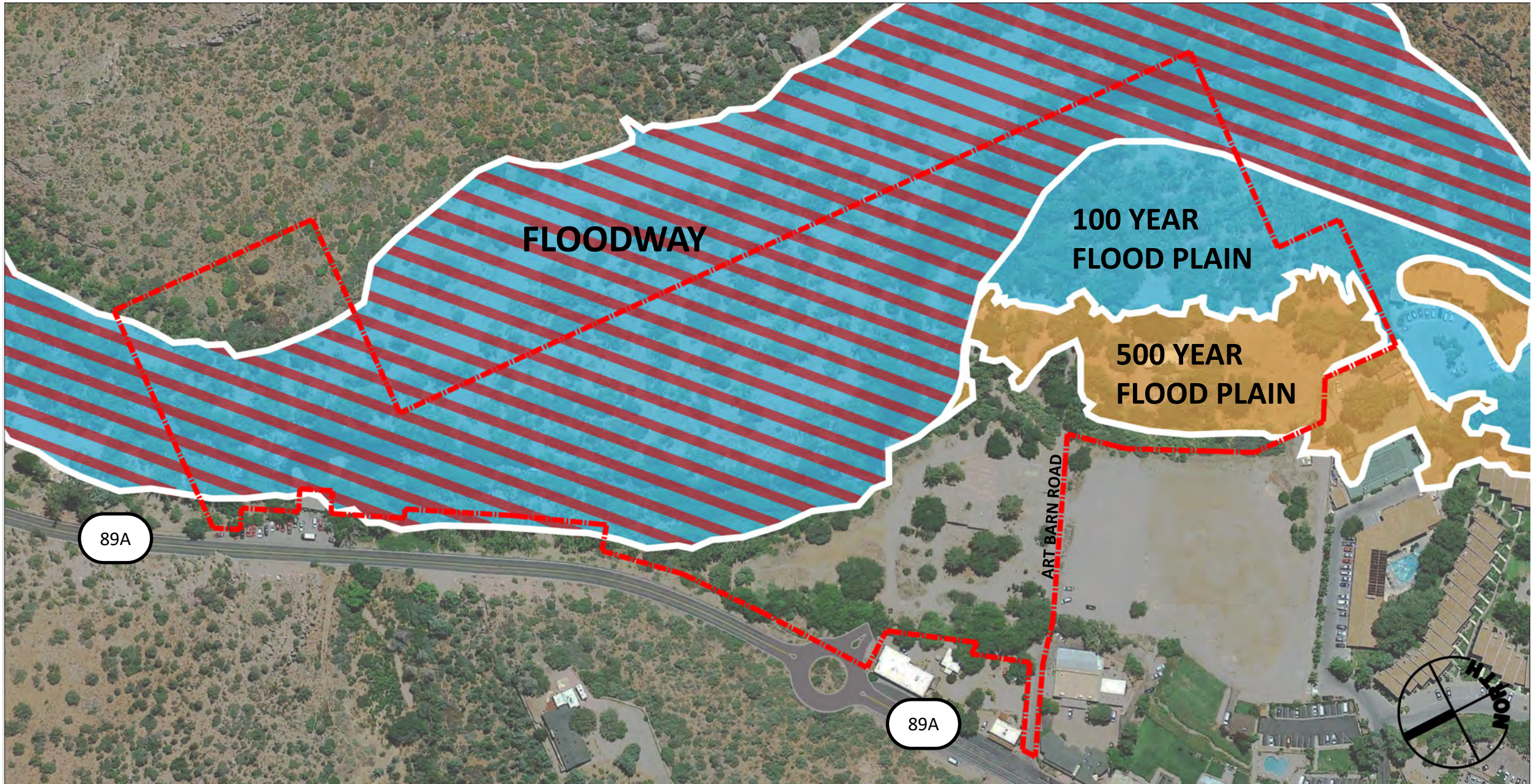


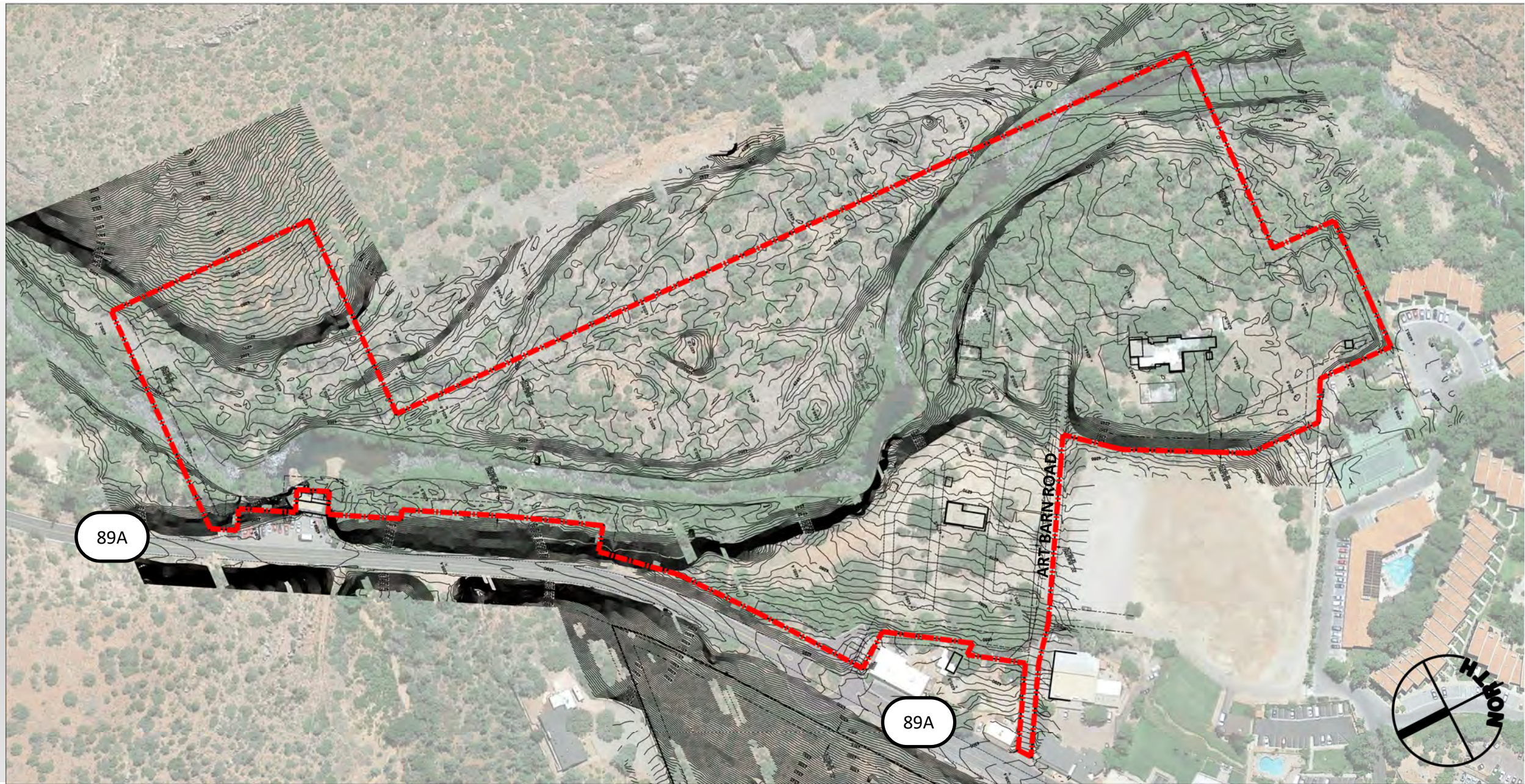
ARCHER SEDONA

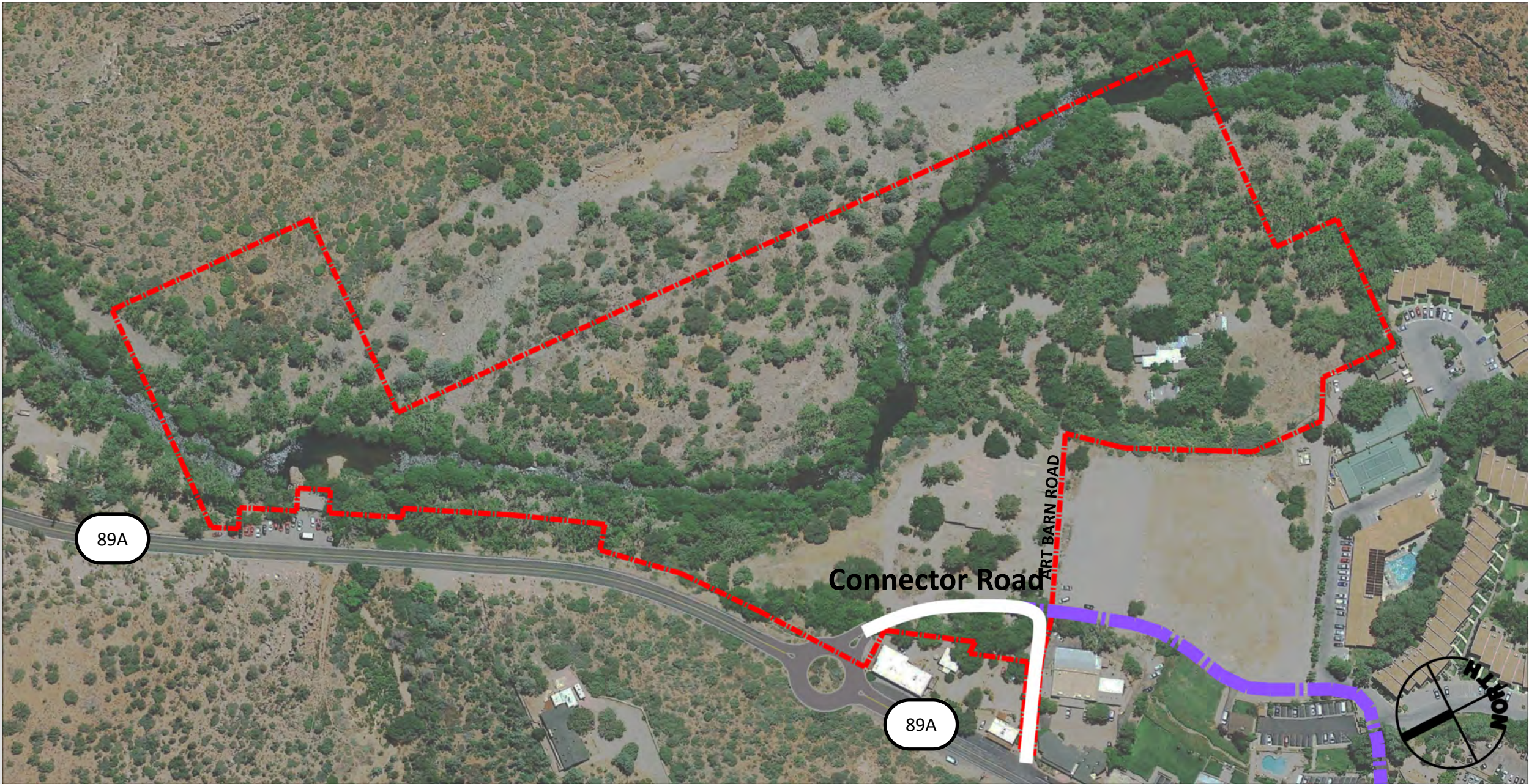


WHAT ARE OUR SITE PLANNING OPPORTUNITIES AND CONSTRAINTS?



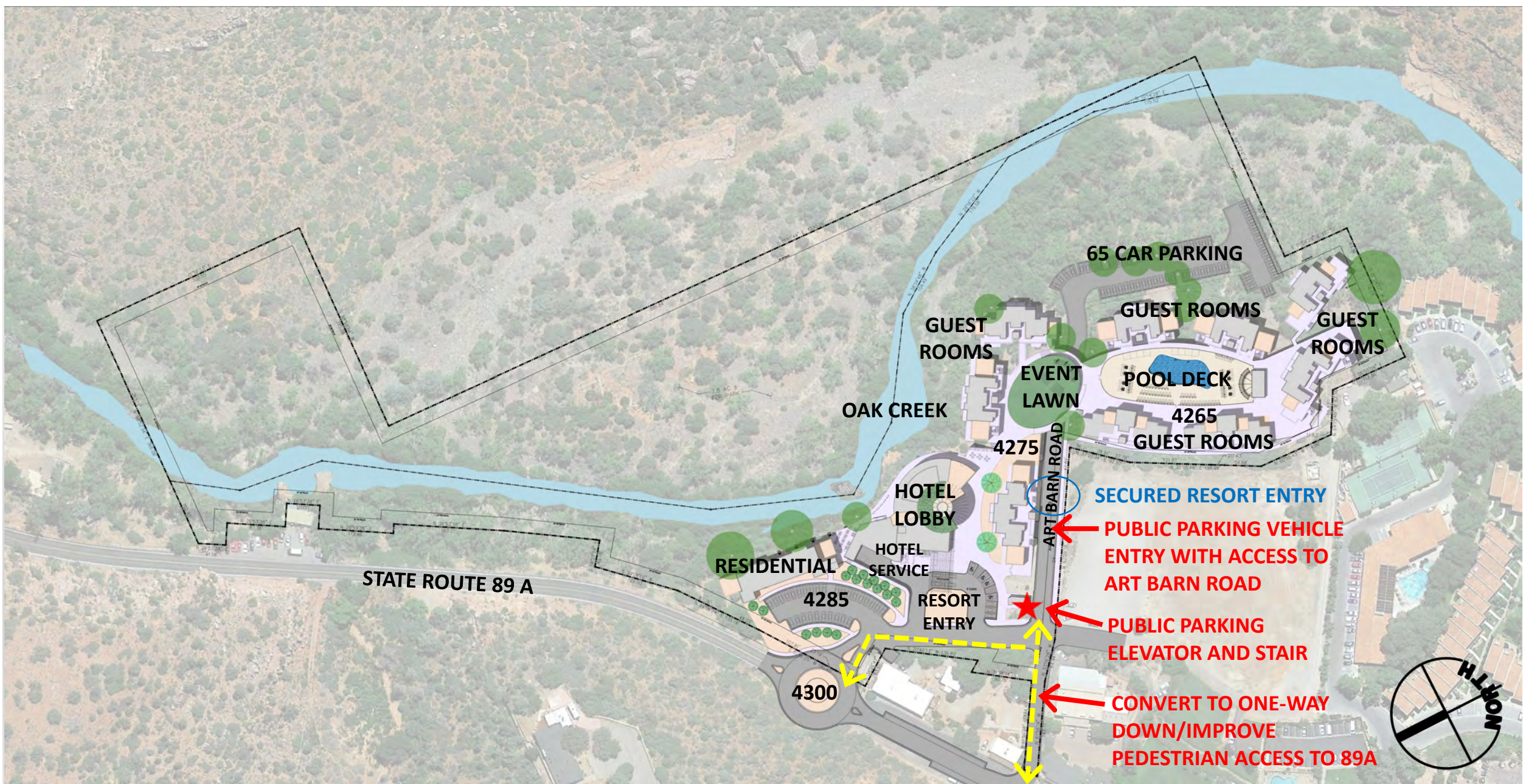




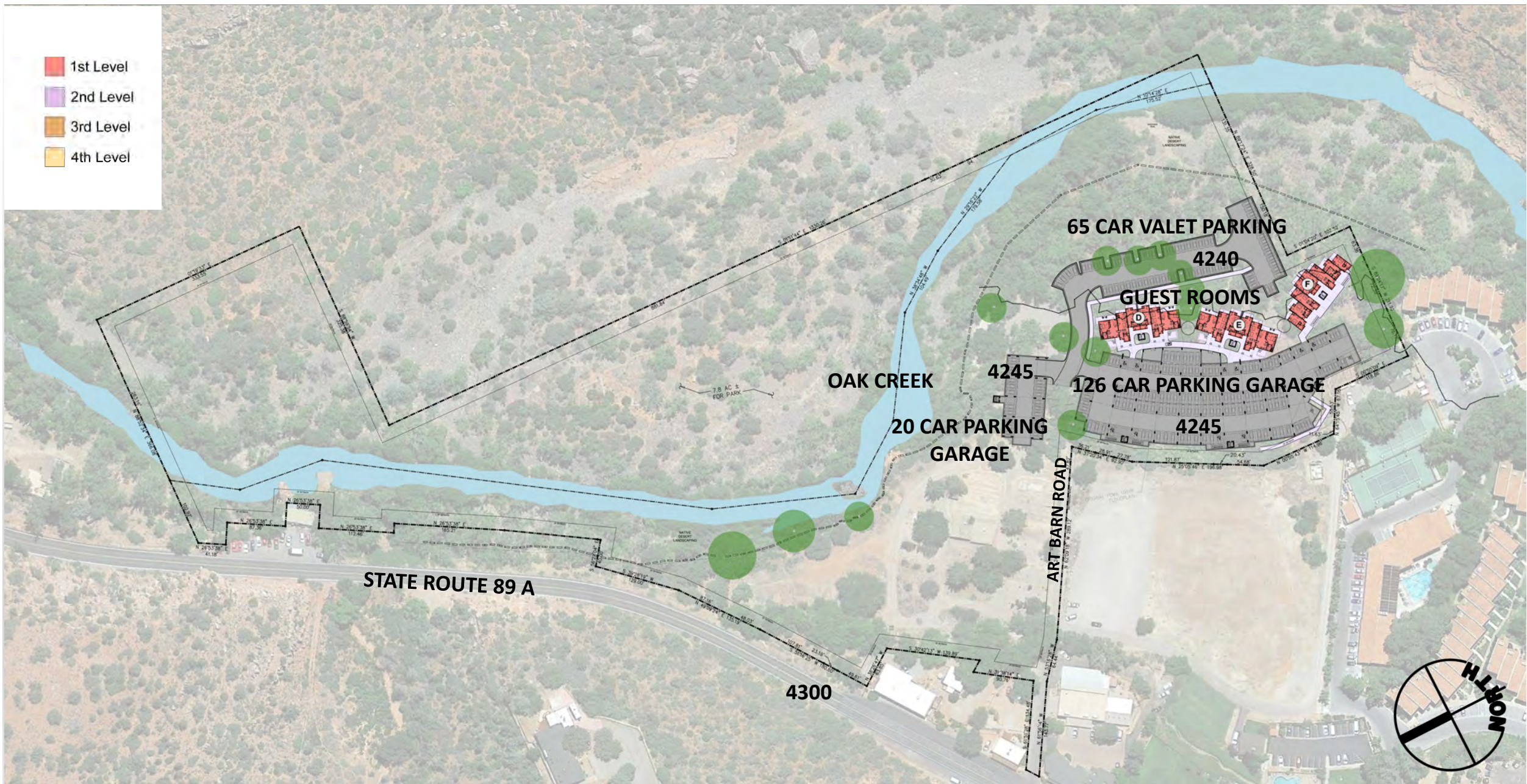




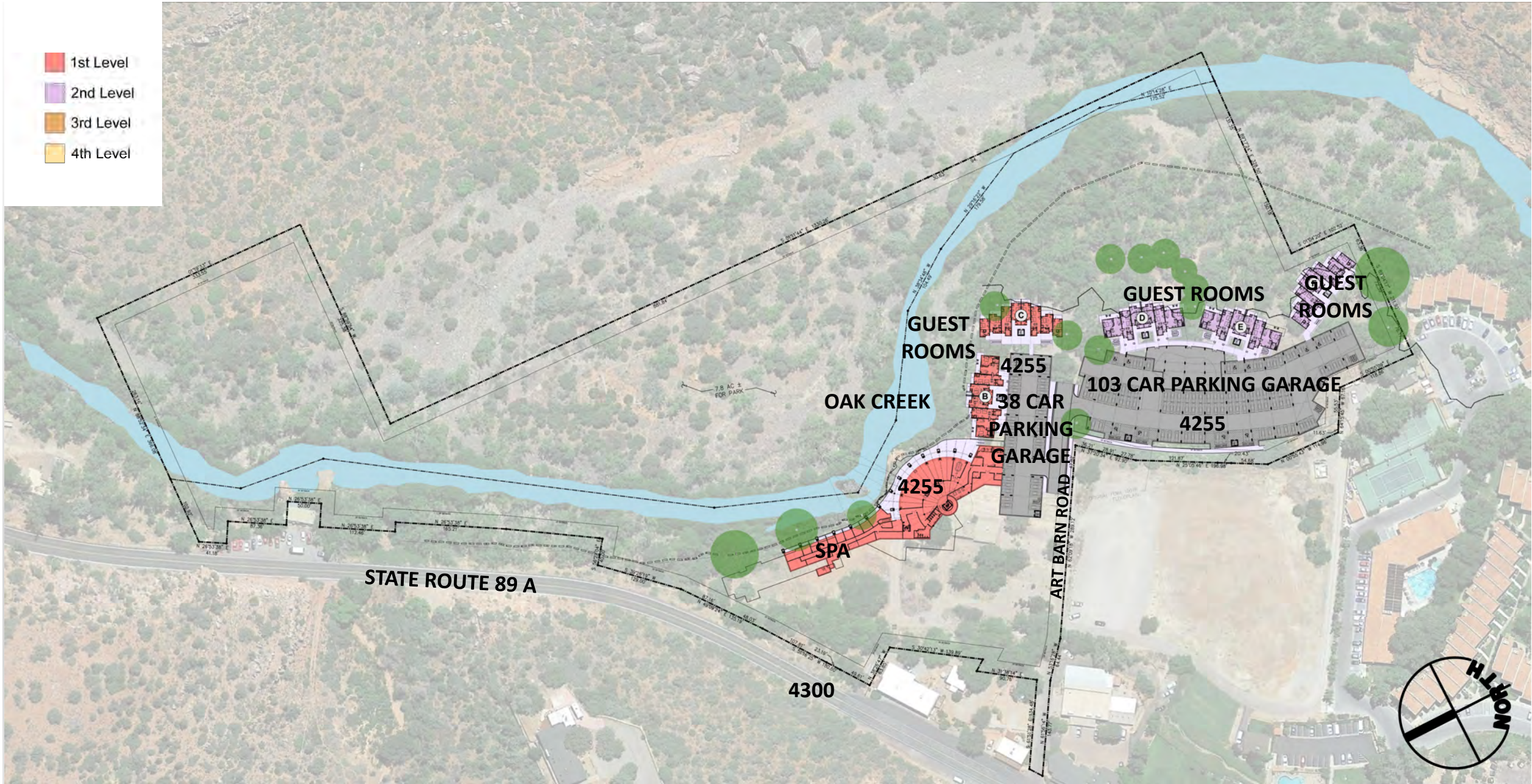
CONCEPTUAL SITE PLAN DEVELOPMENT



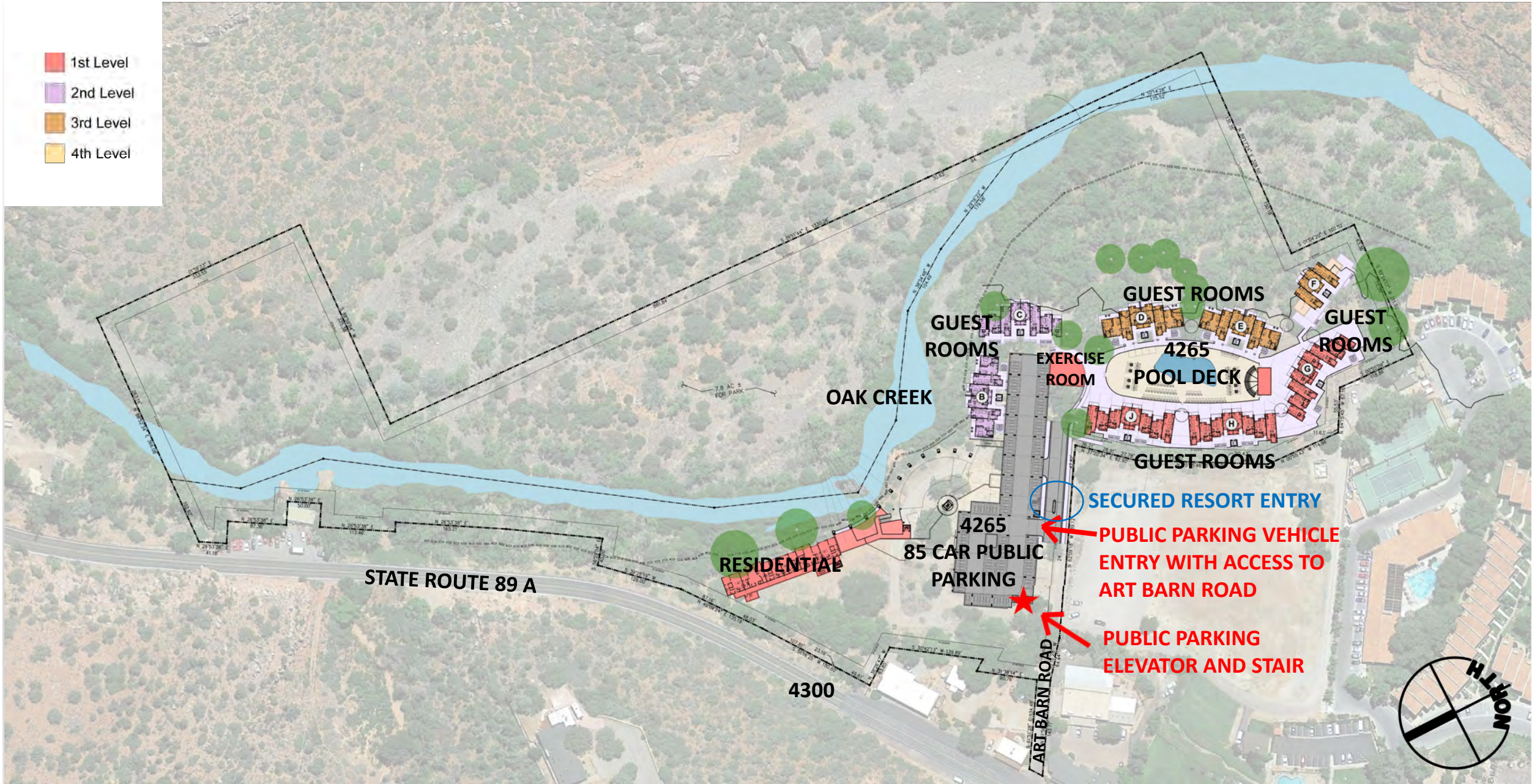
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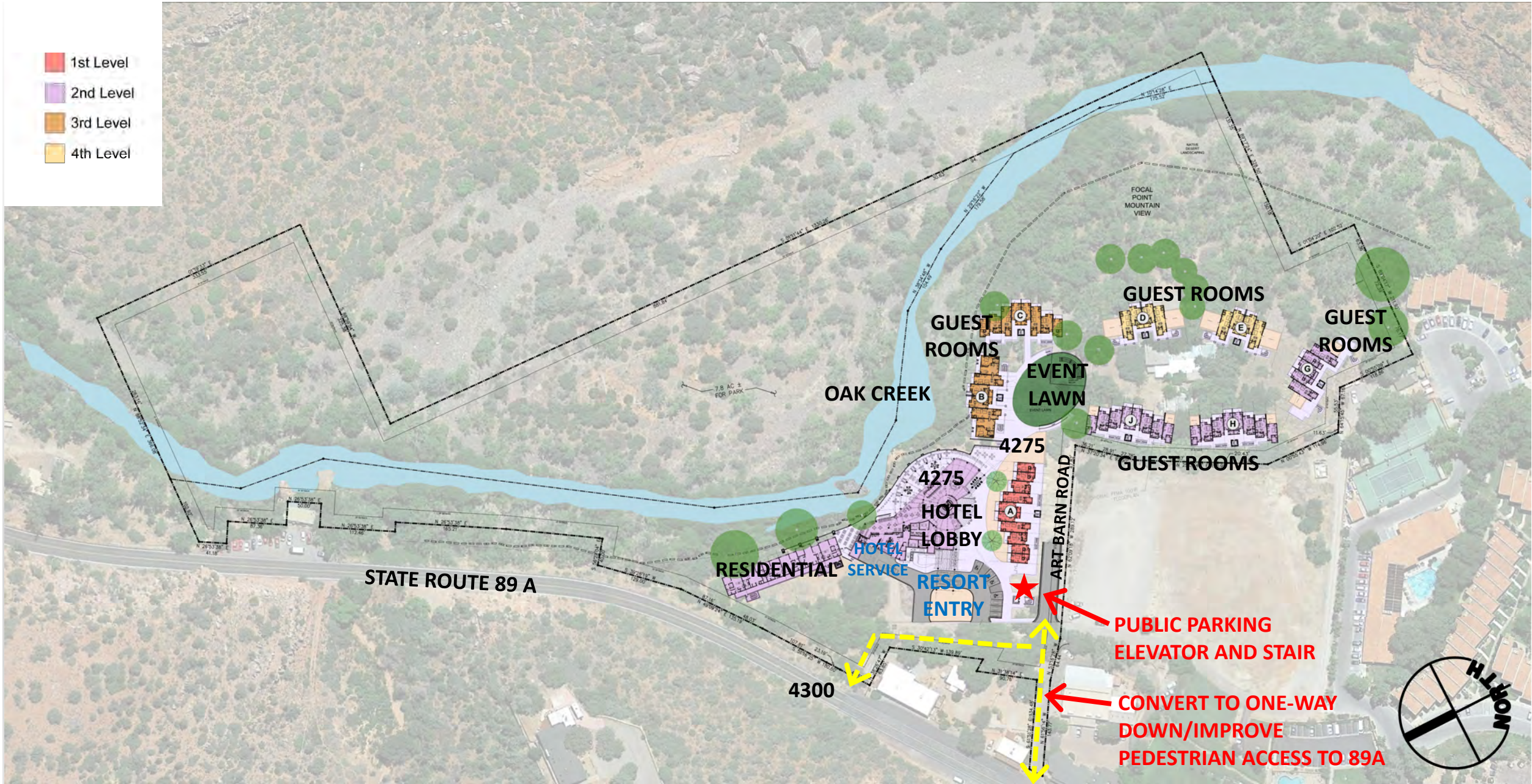


SECURED RESORT ENTRY

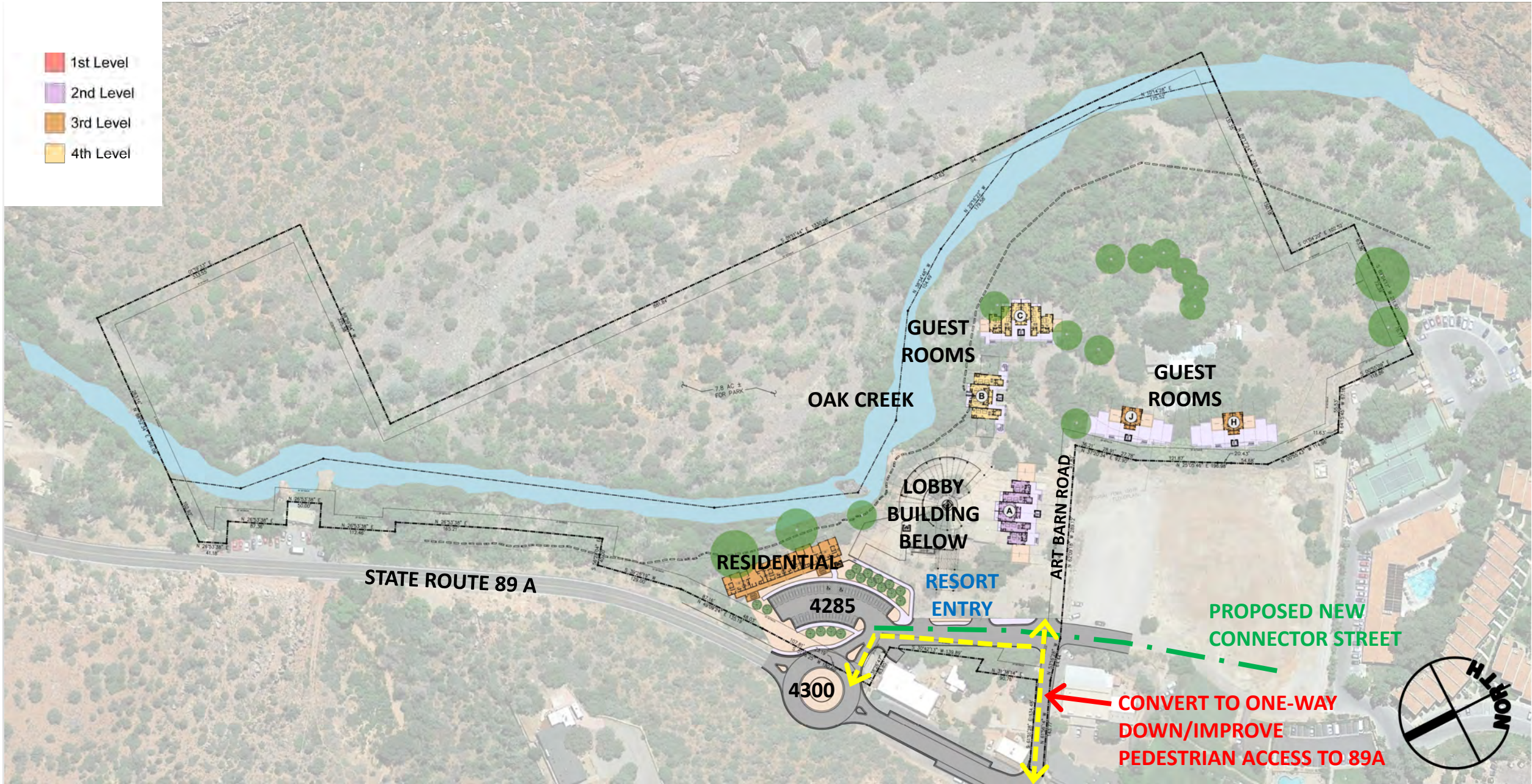
PUBLIC PARKING VEHICLE ENTRY WITH ACCESS TO ART BARN ROAD

PUBLIC PARKING ELEVATOR AND STAIR

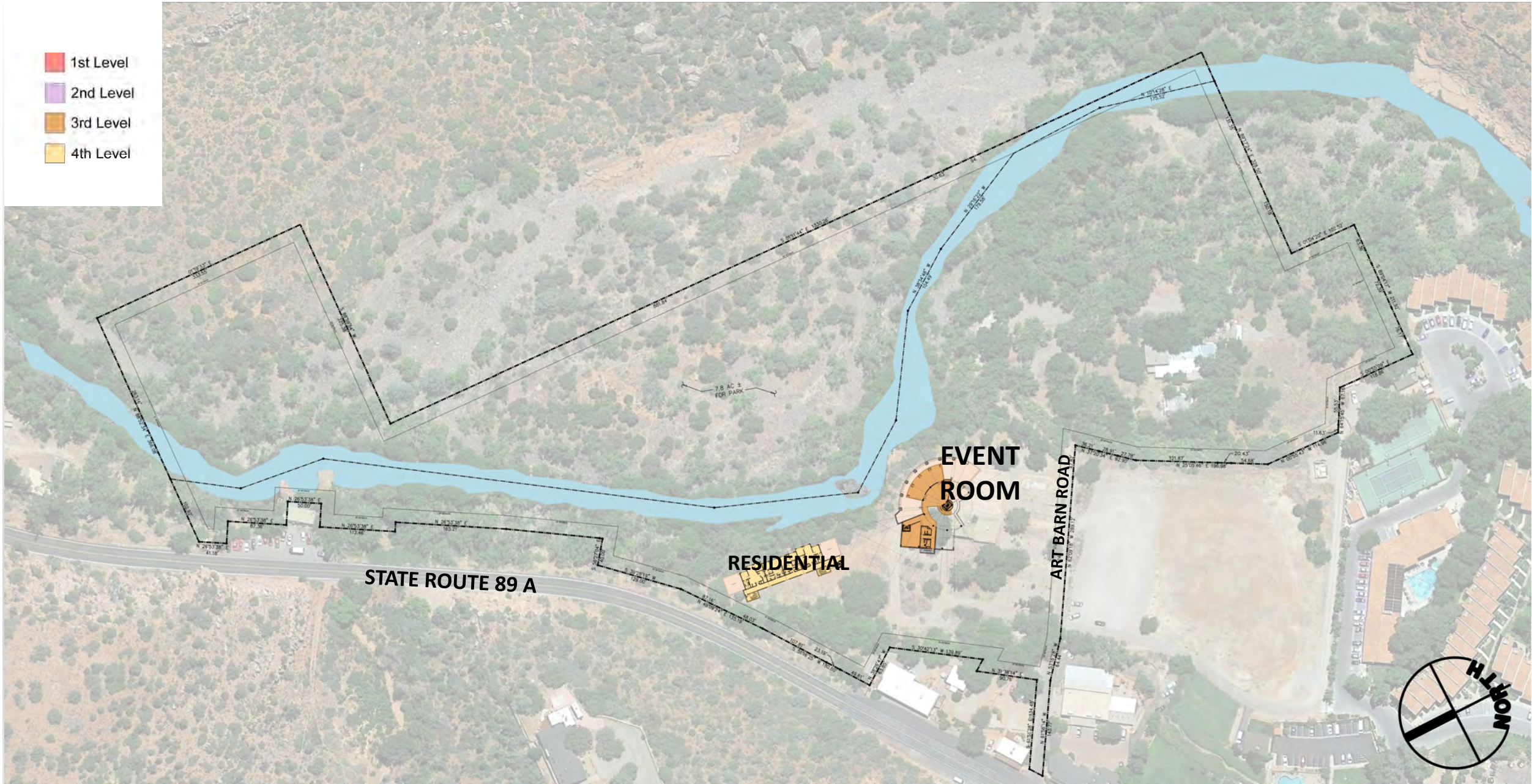
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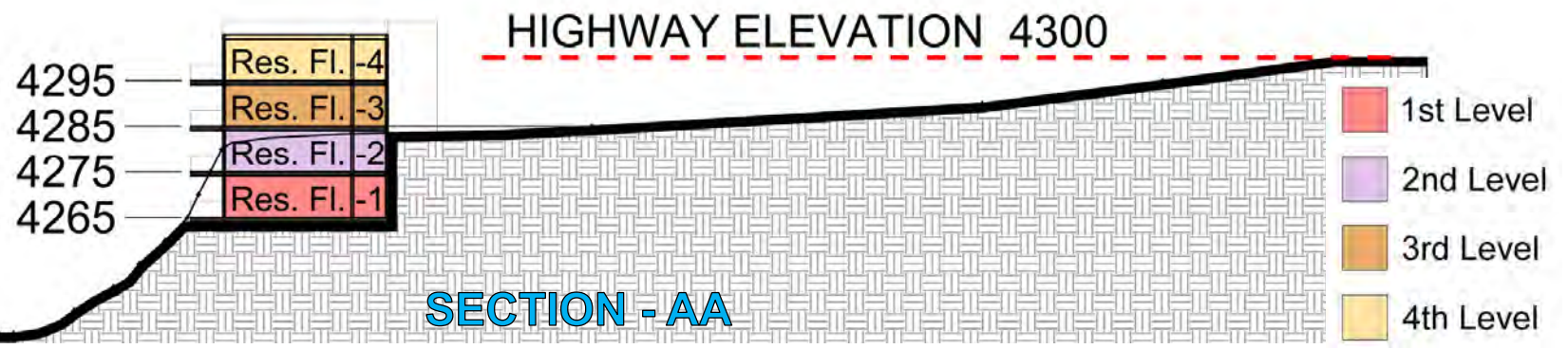
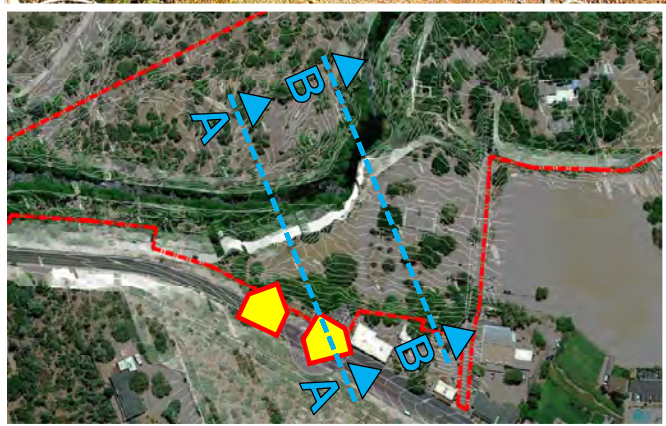
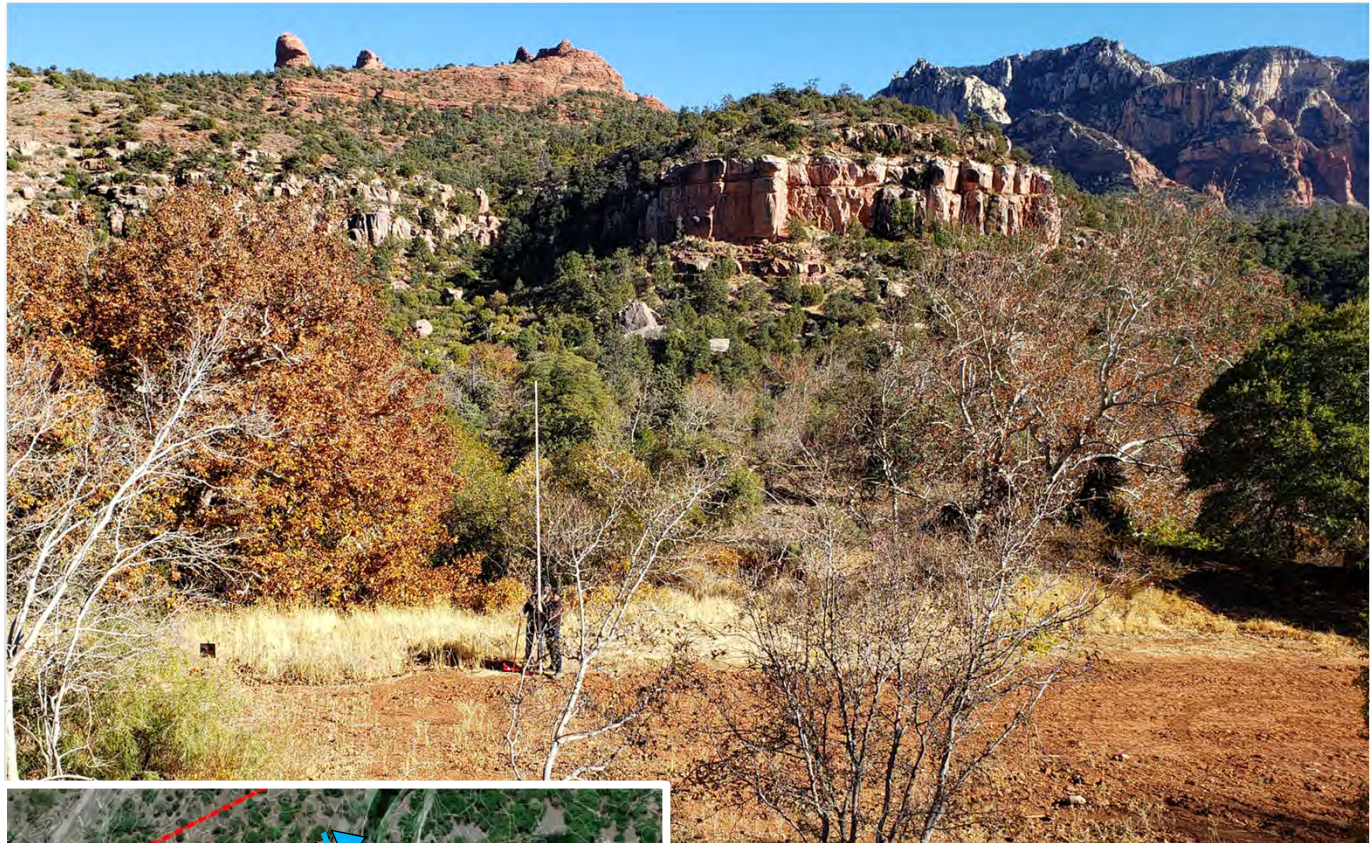


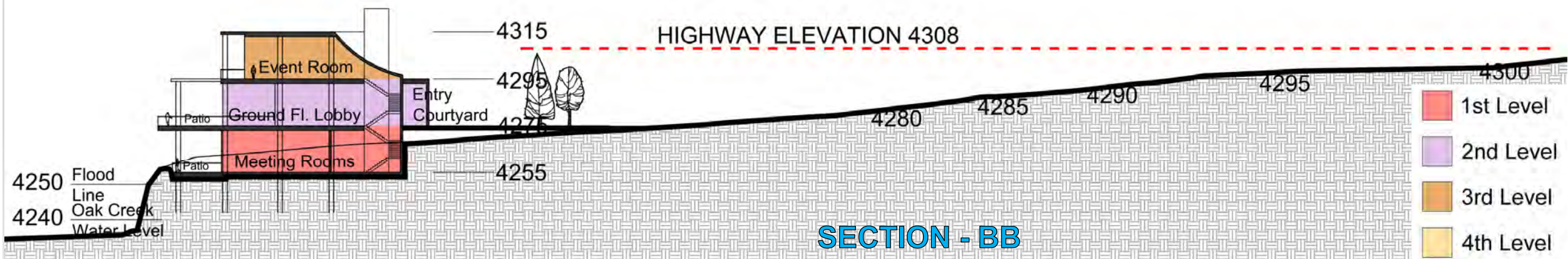
- 1st Level
- 2nd Level
- 3rd Level
- 4th Level



- 1st Level
- 2nd Level
- 3rd Level
- 4th Level







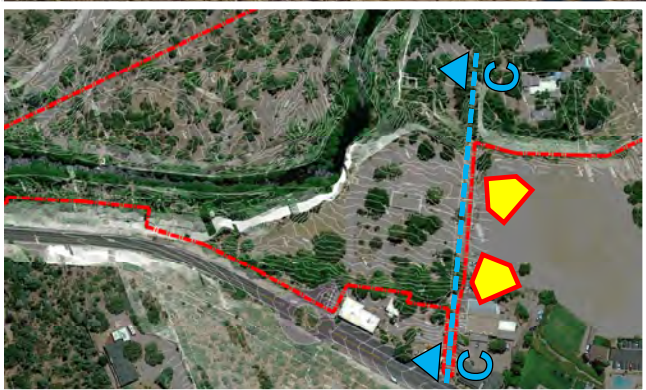




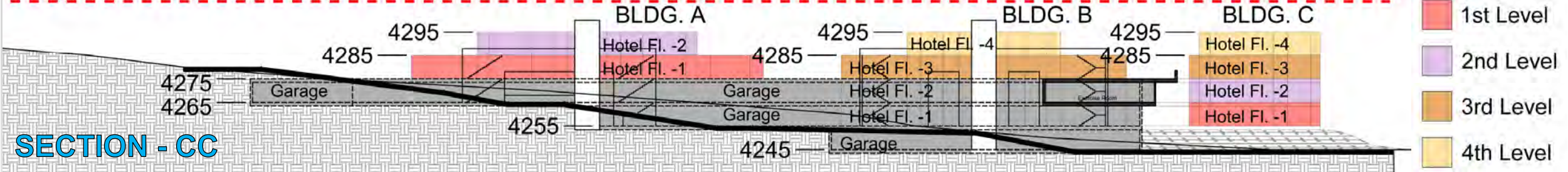




**IMPROVE
PEDESTRIAN ACCESS
TO 89A**



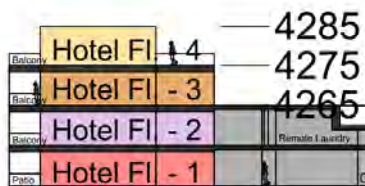
HIGHWAY ELEVATION 4308



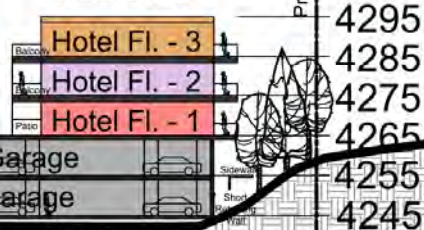




BLDG. D



BLDG. J

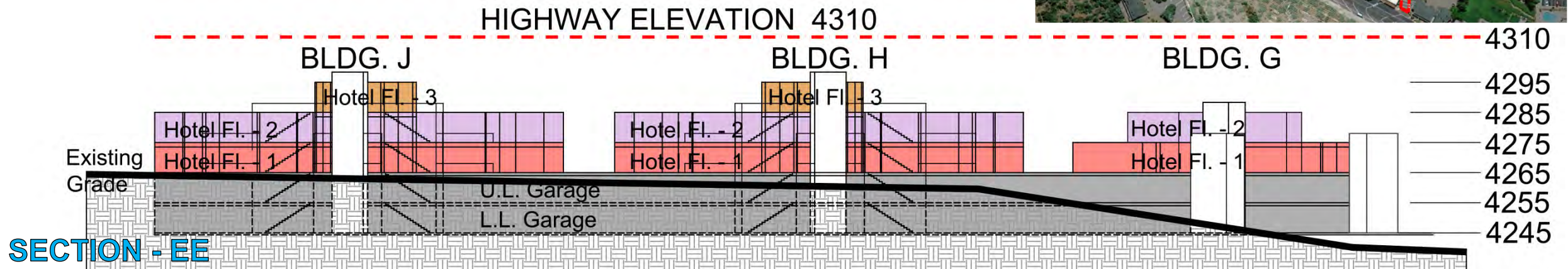


Property Line

HIGHWAY ELEVATION 4310

SECTION - DD

- 1st Level
- 2nd Level
- 3rd Level
- 4th Level





- **Our responsibility to deliver an appropriate development which maximizes community benefit**
 - Innovative use of site topography and grades to hide majority of parking from view retaining beauty of site.
 - Concentration of development on parcel ensures retention of large open spaces
 - View corridors to be retained
 - Focus on preservation of mature trees within development
 - Opportunistic timing to align with the Uptown CFA process
- **Public parking to help alleviate community needs in Uptown Sedona**
 - Concentrated and hidden structured parking
- **Upgrades and additions of vehicular and pedestrian circulation south of 89A**
- **Project parking plan accommodates all employee, residential and guest needs onsite in predominately subgrade structured stalls**
 - Maximum achievement due to combined benefits of public parking, new vehicular circulation and pedestrian improvements.
 - Public Parking availability reduces “circling” traffic
 - Improved circulation south/east of 89A pulls traffic away from challenge points and utilizes both Art Barn Road and new roundabout as envisioned by City
 - Pedestrian improvements along Art Barn Road allow visitors and resort patrons easy walkable access to Uptown Sedona thereby reducing traffic.
 - Residential addition allows for on-site housing reducing traffic from commuters.
 - Resort layout and location encourages “park and leave” vehicular behavior.
 - Public private partnership to explore transit options for employees.
 - Project parking plan accommodates all employee, residential and guests needs onsite and in mostly structure and hidden stalls.
- **Inclusion of residential component supports defined community need**