

**RESOLUTION NO. 2022-23
SOLDIERS PASS ROAD CFA PLAN
CFA PLAN AMENDMENT
PZ 22-00008 (CFA AMENDMENT)**

**A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF SEDONA,
ARIZONA, AMENDING THE SOLDIERS PASS ROAD CFA PLAN BY REMOVING
LODGING REFERENCES AND REPLACING THEM WITH MIXED USE
REFERENCES**

WHEREAS, the Sedona Community Plan, which was ratified by citizens of the City of Sedona on March 11, 2014, recognized Community Focus Areas (CFA) as areas where Specific Plans will be developed to provide guidance for future development, and the Soldiers Pass Road/State Route 89A area was identified as a Community Focus Area; and

WHEREAS, the Sedona City Council conducted a public hearing on the Community Focus Area Plan for the Soldiers Pass Road CFA on April 12, 2016 and approved and adopted the CFA Plan; and

WHEREAS, since the adoption of the CFA Plan, 3,829 total rooms in short-term rentals have been added in the Sedona area; and

WHEREAS, the 2020 Housing Needs Assessment performed by Elliot D Pollack & Company for the City of Sedona identified an affordable housing gap of approximately 1500 households and nearly 58% of Sedona's renters at the time were determined to be cost-burdened, paying more than 30% of their household income toward rent; and

WHEREAS, the community and the City Council have requested action on the negative consequences of increased tourism and the growth of short-term rentals in the community, including impacts on housing affordability and availability; and

WHEREAS, residents have expressed strong opposition to adding any additional hotel rooms; and

WHEREAS, CFA Plans can be amended to reflect changing circumstances and community needs; and

WHEREAS, Exhibit A to this Resolution includes changes to the CFA Plan that recommend no additional lodging and an emphasis, instead, on mixed uses that can accommodate other community needs such as workforce housing; and

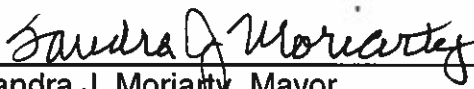
WHEREAS, the Sedona Planning and Zoning Commission duly considered the proposed CFA Plan amendments in a public hearing on July 5, 2022 and approved said amendments.

THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF SEDONA, ARIZONA as follows:

That it is in the best interest of the City of Sedona and the residents thereof that the amendments to the Soldiers Pass Road Community Focus Area Plan be approved and


that the amendments to the Soldiers Pass Road Community Focus Area, incorporated herein as Exhibit A, are hereby approved and adopted.

APPROVED AND ADOPTED by the Mayor and Council of the City of Sedona, Arizona, this 10th day of August, 2022.



Sandra J. Moriarty, Mayor

ATTEST:



JoAnne Cook, CMC, City Clerk

APPROVED AS TO FORM:



Kurt W. Christianson, City Attorney

EXHIBIT A

Summary of Amendments to the Soldiers Pass CFA Plan

Soldiers Pass CFA Plan		
Page	Amendment	Topic
Page 2	Edit	Remove lodging references from Table of Contents
Page 11	Remove page	Remove: Lodging Strategies
Page 12	Edit	Replace lodging references with "mixed-use development" Add to 2 nd paragraph: "...coordinated... with an emphasis on residential needs and uses..." and "No additional lodging uses are recommended in this CFA"
Page 13	Edit	Replace lodging references with "mixed-use development" Remove "Multiple, smaller parking lots are preferred to large parking lots"

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Approved by Sedona City Council April 12, 2016 and by Resolution 2016-17.

Acknowledgments

Thank you to the CFA5 Work Group for their participation in the planning process: Helen Knoll, April Payne, Judi Schultz, and Councilor Jessica Williamson. The Work Group is part of the City's Citizen Engagement Program, which provides a forum for citizen volunteers to participate in specific projects. Illustrations by Richard Hubbell.

Note:

Any references to current conditions reflect what existed when the plan was written during 2015 and 2016.

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Lodging Strategies

Strategies (continued from page 10):

5. New lodging should enhance the commercial area and be compatible with adjacent land uses.
 - 5a. Lodging is limited to no more than 10 acres within the CFA.
 - 5b. Lodging may extend beyond the boundary* if the project contributes to a more walkable mix of housing and commercial land uses with improved connectivity.

*Lodging Area Limits boundary from the Community Plan (shown in the map to the right).

Lodging Area Limits are identified in the Community Plan as locations where new lodging development is supported. In this CFA the Lodging Area Limits encompasses 32 acres. To ensure a balanced mix of land uses not overwhelmed by lodging it is recommended that lodging is limited to 10 acres in this CFA.

Flexibility in the Lodging Area Limits boundary will be supported if the CFA Plan's objectives can be achieved. Examples of the benefits that could result from a development project that extends beyond the lodging boundary are new street connections, shared and connected parking lots and driveways, and pedestrian and bicycle connectivity. Otherwise, strict adherence to the Lodging Area Limits boundary may inhibit consolidated redevelopment projects that are more likely to produce community benefits.

The Community Plan addresses lodging within a CFA:
New lodging development may also be approved as part of a Plan within a Community Focus Area... Key considerations in determining locations for lodging uses include:

- *Avoiding homogeneous or "hotel strip" development along the highway corridors, and providing commercial diversity and mixed uses.*
- *Providing locations that have the greatest diversity of commercial uses to encourage pedestrian rather than vehicle trips.*
- *Providing locations with the best traffic control at the highway.*

-Community Plan, page 27



Lodging Area Limits map from the Community Plan, page 28

Lodging Mixed Use Development Standards

Proposed lodging projects must meet the following lodging standards. Flexibility in the maximum acres of lodging in the CFA could be supported if the project addresses all of the lodging standards:

Mixed Use Lodging Development

Lodging projects shall include other uses that will benefit both hotel guests and local residents. Integrating multiple uses into one coordinated development project with an emphasis on residential needs and uses can reduce the need to drive, and thus not contribute further to traffic congestion.

No additional lodging uses are recommended in this CFA.

Other land uses in addition to lodging such as retail and restaurants will not count toward the maximum allowable acres of lodging in the CFA.

The following are examples of preferred mixed use lodging developments.

- Mixed-use lodging projects with shared community space, parking, and access.
- Lodging with a spa, restaurant, and event space (minimum 1,000 sq. ft.).
- Lodging with retail and restaurants on the first floor, rooms on the second floor.
- Projects that include both lodging and multi-family residential.

Shared Community Space

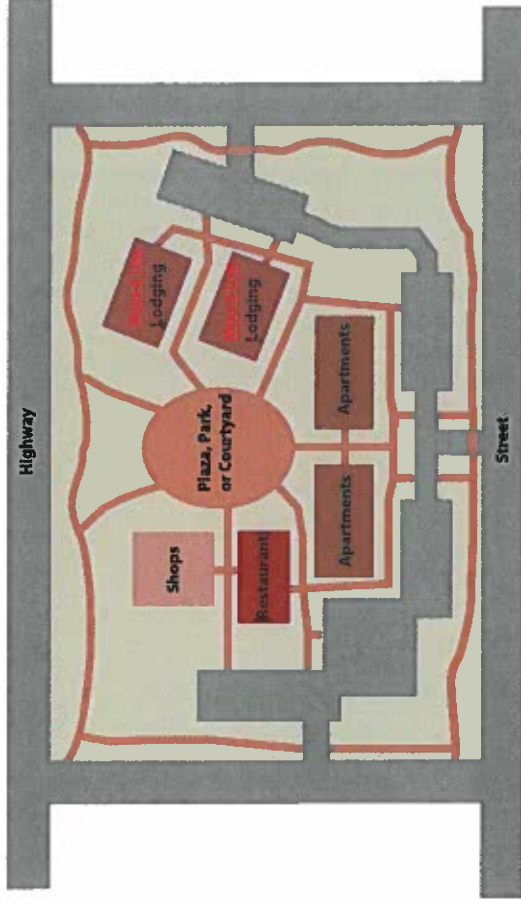
Common areas shall be incorporated into the project design that will serve as gathering spaces for guests, visitors, and local residents. Examples: lounge, atrium, plaza, garden, or courtyard with ample seating. See page 25 for examples.

Housing

If the mixed use lodging project involves property zoned as residential, the equivalent number of maximum units allowed under the current zoning must be included within the development project. The housing shall be multi-family, such as apartments, condominiums, townhomes, or employee housing.

Example: (1 acre RM-2 = 12 units) + (1 acre RS-12 = 3 units)
= 15 housing units required (minimum)

Examples of Mixed Use Development:



Second Story:
Residential/
Lodging



First Story:
Commercial (restaurant, shops, and offices)

Lodging Mixed-use Development Standards, continued

Site Layout

- Lodging Buildings adjacent to SR 89A shall be aligned perpendicular or at an angle to SR 89A (not parallel to SR 89A.)
- Multiple buildings are preferred to one larger building.
- Parking is to be located behind the buildings, and not facing SR 89A or visible from a public street or SR 89A.
- ~~Multiple, smaller parking lots are preferred to large parking lots.~~

Connectivity

- Sidewalks and paths shall link on-site amenities, parking, building entrances, trails, streets, community spaces, and adjacent destinations.
- Projects shall be designed to maximize connectivity for vehicles to improve safety and minimize local traffic congestion, such as creating new street connections, and connected and shared driveways and parking lots.



- Landscaped street frontage
- Building perpendicular to street
- Multiple buildings
- Parking not in street frontage



- Landscaped street frontage
- Buildings at an angle to streets
- Multiple buildings
- Parking behind the buildings