

**Sedona.**

**The Story  
Behind the  
Scenery**

JUNE 12, 2024 CITY COUNCIL

# Housing Goal:

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*Build a  
strong  
sense of community  
and culture*

-Community Goal Community Plan 2024

# Housing options.

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**Safe, secure, and affordable ...**

**... to meet the needs of a  
diverse and  
vibrant community**

- Community Plan 2024

# Community





**Sedona.**

**A unique sense of place and stewardship of**

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**the natural environment is  
reflected in the design  
and development of the  
built environment.**

- Community Plan 2024

# Building a Sense of Place

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**Sedona.**

**A unique sense of place and stewardship of**

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**the natural environment is  
reflected in the design  
and development of the  
built environment.**

- Community Plan 2024

# Building Massing

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PRE-1988



LDC REQUIREMENT





# Roofline Variation

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PRE-1988



LDC REQUIREMENT





# Building Height

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PRE-1988



LDC REQUIREMENT









**4** VIEW FROM SUNSET DRIVE



# Housing Work Session

CITY OF SEDONA CITY COUNCIL  
JUNE 12, 2024

# Housing Work Session

- ▶ Goal: Receive direction from City Council regarding housing issues
  - ▶ Land Development Code (LDC)
  - ▶ Development Incentives and Guidelines for Affordable Housing (DIGAH)
  - ▶ Discussions with developers
  - ▶ Expectations for projects requesting a rezoning, LDC modification, or City contribution
- ▶ Community Development Staff
  - ▶ Steve Mertes, Director; Cari Meyer, Planning Manager; Cynthia Lovely, Principal Planner
- ▶ Housing Staff
  - ▶ Shannon Boone, Housing Manager; Jeanne Frieder, Housing Coordinator



# Land Development Code (LDC)

- ▶ Development Standards; Establishes processes for review and approval of projects, including modification and variance processes
- ▶ Applies equally to all projects
- ▶ Not the Building Code (IBC, IRC)
- ▶ Mixed Use and Commercial zones permit residential densities over 12 units per acre if the project addresses local housing needs
  - ▶ Pinon Lofts, Navajo Lofts, Alkemista
- ▶ Units under 1,000 sf do not count as a full unit when calculating density
- ▶ Units deed restricted for affordability do not count towards allowable density
- ▶ Allows for guest house without a full kitchen
- ▶ Building design requirements

# Development Incentives and Guidelines for Affordable Housing (DIGAH)

- ▶ City's Affordable Housing Policy (not an adopted ordinance)
- ▶ Outlines where the City is willing to make concessions for affordable housing projects and the expectations for those projects; Includes information on the “nuts and bolts” of affordability
- ▶ Projects reviewed individually/case-by-case
- ▶ City document, not state or federally mandated
- ▶ Allows administrative consideration of specific LDC modifications
  - ▶ Lot coverage, building height, lot area, lot dimensions, setbacks
  - ▶ Rarely used (Habitat Triplex)
- ▶ Allows Council consideration of any LDC modification
  - ▶ Sunset Lofts, Villas on Shelby
  - ▶ Height, Parking (including covered parking), Building length, design standards (massing)

# Discussion

- ▶ LDC vs. DIGAH (Administrative vs. Council)
- ▶ Affordable vs. Available Housing
- ▶ Purpose
- ▶ Applicability
- ▶ Stories vs. Evidence
- ▶ Unintended Consequences
- ▶ Only agendized for general discussion





# Discussion

- ▶ Height
- ▶ Kitchens and Kitchenettes (ADUs)
- ▶ Parking Requirements
  - ▶ Garages, Covered Parking
- ▶ Building Massing
- ▶ Design Requirements
  - ▶ Transparency, Roofline Variation, Building Materials
- ▶ Other???



# Height Exhibit (Sunset CFA Plan)





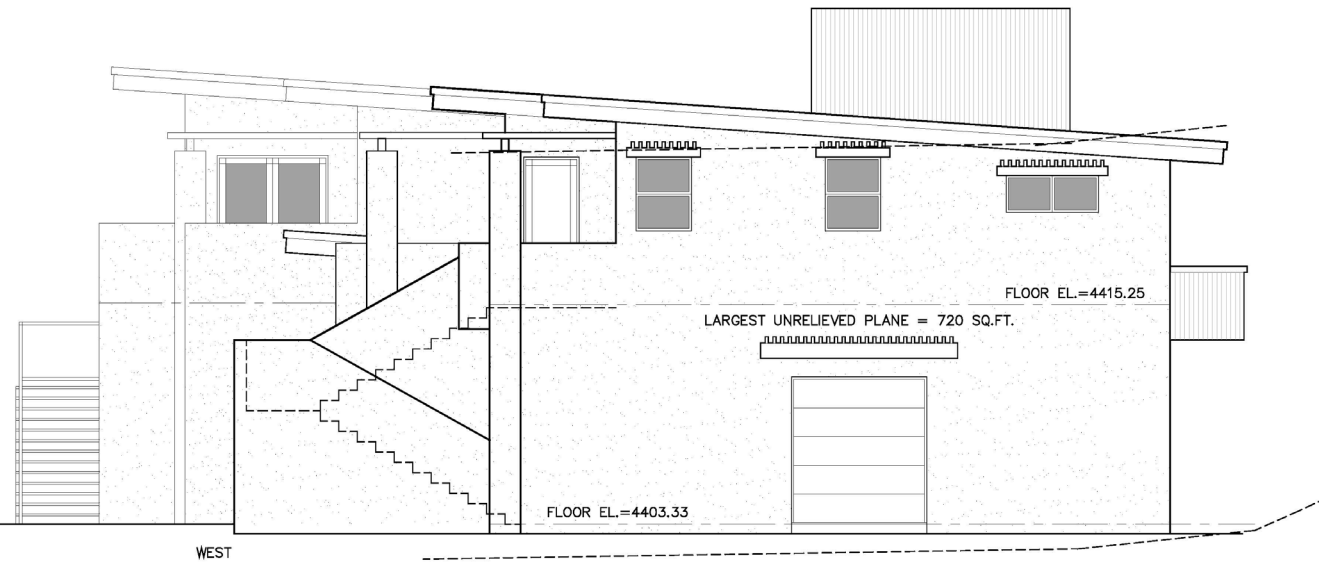
## Height Exhibit (Sunset CFA Plan)



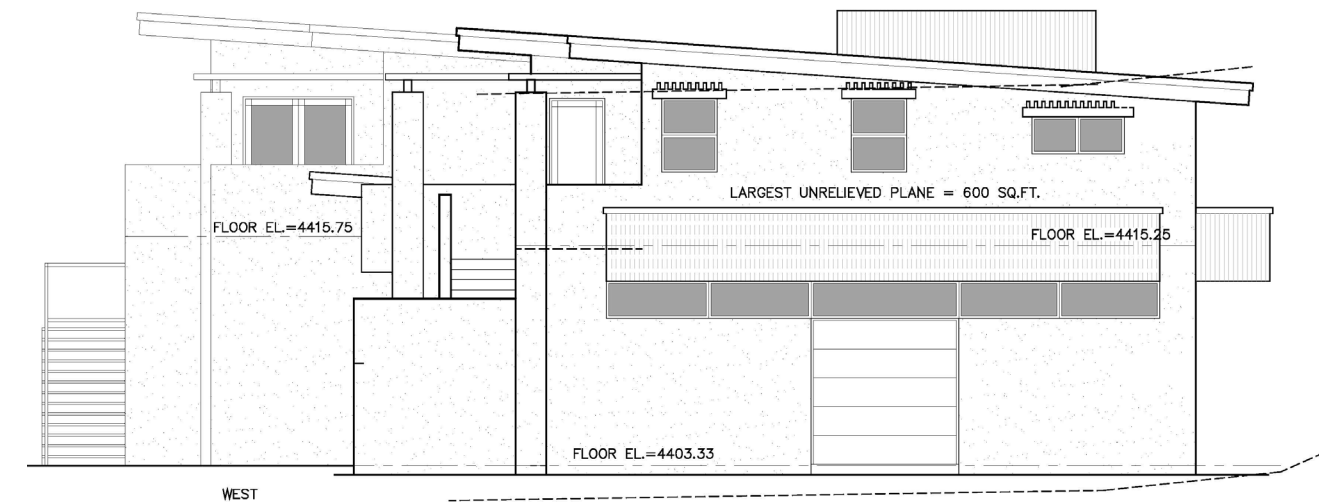
Figure 17. View of Site 3 from Sunset Drive, buildings in lighter colors



Figure 18. View of Site 3 from Sunset Drive, buildings in darker colors

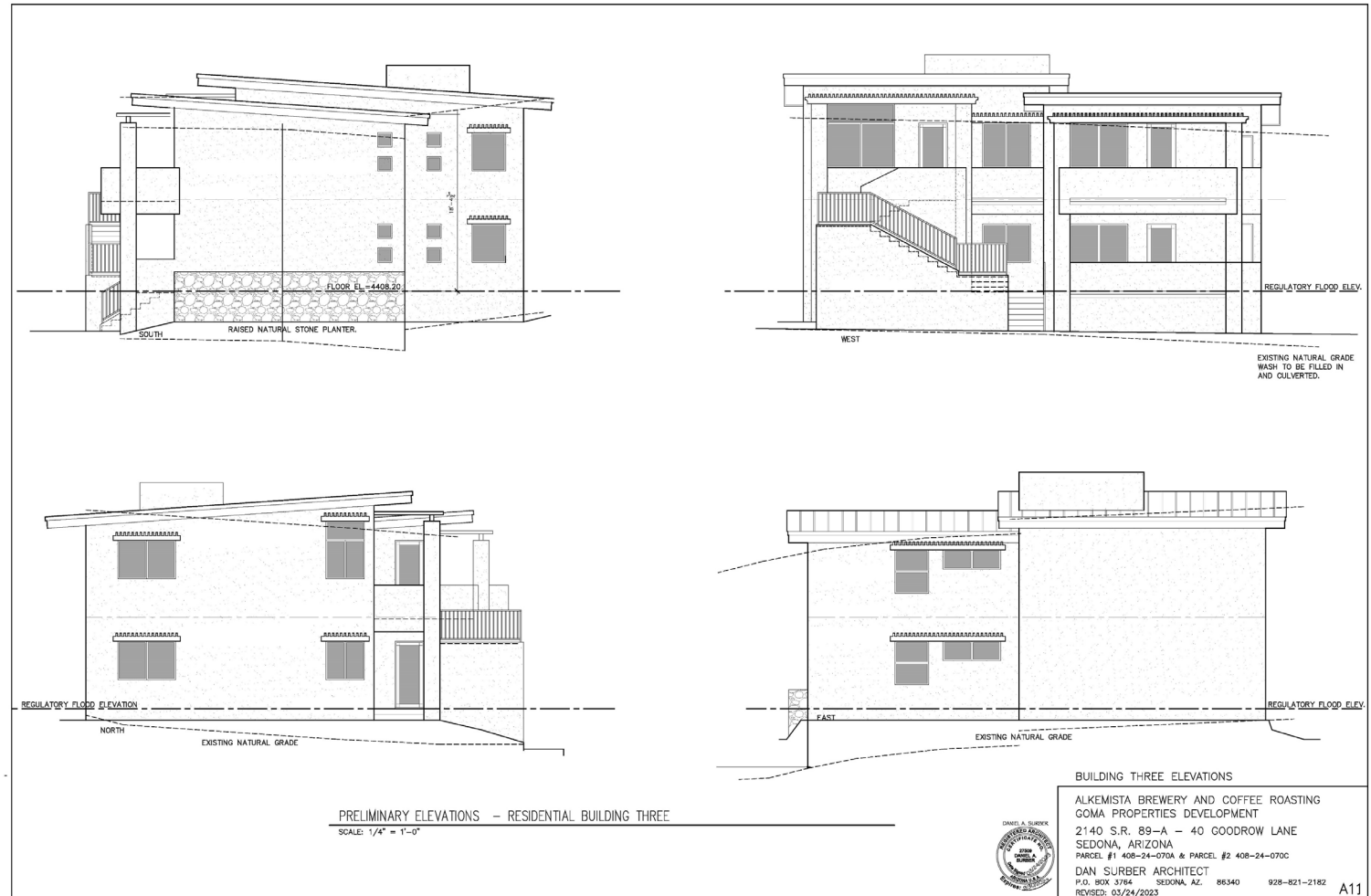


# Transparency & Unrelieved Building Planes

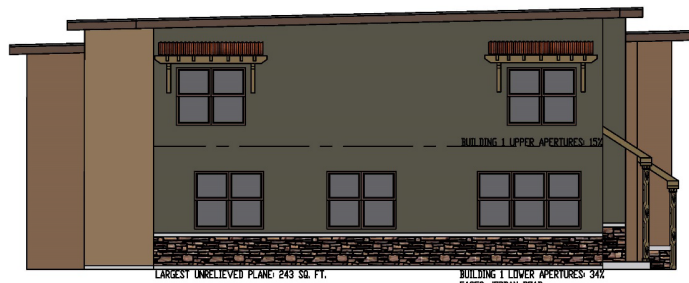
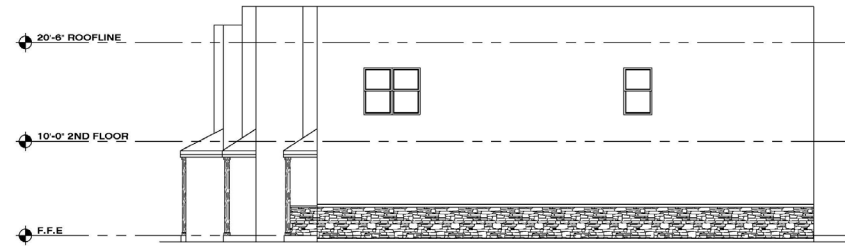
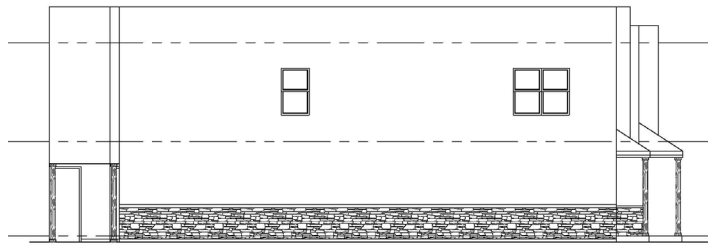




# Unrelieved Building Planes



# Transparency & Unrelieved Building Planes

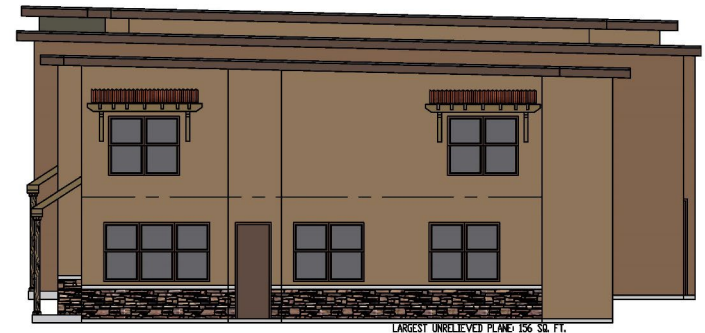


LARGEST UNRELIEVED PLANE: 243 SQ. FT.

BUILDING 1 LOWER APERTURES: 34%  
FACES JORDAN ROAD

UPPER: 39'x30' = 60 SQ. FT.  
/ 412 SQ. FT. WALL = 15%

LOWER: 45'x30'x30' = 105 SQ. FT.  
/ 305 SQ. FT. WALL = 34%



LARGEST UNRELIEVED PLANE: 156 SQ. FT.





# Massing vs. Unrelieved Building Planes



# Discussion

- ▶ Projects needing a zone change, requesting LDC modifications, or requesting a City contribution (money)
  - ▶ How does the degree of change, modification, or City contribution impact these discussions?
  - ▶ What is the “baseline” we should be starting at?
- ▶ Long term rental restrictions
  - ▶ Length of restriction, initial lease term, subleases, condo conversions
- ▶ Affordability
  - ▶ Length of affordability, target AMI (Area Median Income)
- ▶ Other???
  - ▶ Number of units vs. Variety of units
  - ▶ Review materials (architectural drawings, viewshed analysis, cost of compliance, impact to project)

# Conclusion

- ▶ Direction?
- ▶ Is there a better understanding of the process?
- ▶ Next Steps: Community Development and Housing Staff will work to update the LDC and DIGAH and bring those changes back to Council
  - ▶ LDC Changes must also go through P&Z review
- ▶ Final questions?

