

AGENDA

City of Sedona Planning and Zoning Commission Site Visit

3:30 PM

Thursday, August 10, 2017

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 conduct three site visits on Thursday, August 10, 2017, at 3:30 pm, leaving from the Community Development Department Lobby at 102 Roadrunner Drive, Building 104.

PURPOSE:

- To give the members of the Planning and Zoning Commission an opportunity to conduct site visits regarding projects currently under review by the Commission.

NOTES:

- The Commission will be invited to walk the subject properties. Appropriate shoes and clothes must be worn.
- The Commission Meeting Agenda Packets are available on the City's website at: www.SedonaAZ.gov/planning

1. Call to Order & Roll Call
2. The Commission and Staff will carpool to the sites of the following projects currently under review by the Commission.
 - a. Discussion regarding a request for approval of a Major Community Plan Amendment to the Future Land Use Map from C (Commercial) to MFHD (Multi-Family High Density), Conceptual Zone Change from C-2 (General Commercial) to RM-3 (High Density Multifamily Residential), and Conceptual Development Review to allow for the development of a 45 unit apartment complex. The property is located at 3285 W State Route 89A, at the southeastern corner of the intersection of W State Route 89A and Pinon Drive. **APN:** 408-11-086A **Applicant:** Keith Holben, MK Company, Inc. **Case Number:** PZ17-00009 (Major CPA, Conceptual ZC, Conceptual DEV)
 - b. Discussion regarding a request for approval of a Major Community Plan Amendment to the Future Land Use Map from SFLD (Single Family Low Density) to PA (Planned Area) and Zone Change from RS-18b (Single Family Residential) to PD (Planned Development) to allow for the production of hard cider within the existing buildings. The property is located at 145 Copper Cliffs Lane, west of State Route 179 near the Canyon Drive roundabout. **APN:** 401-26-004 **Applicant:** John R. Graham **Case Number:** PZ17-00007 (Major CPA, ZC)
 - c. Discussion regarding a request for approval of a Major Community Plan Amendment to the Future Land Use Map from SFLD (Single Family Low Density) to PA (Planned Area) and Zone Change from RS-18b (Single Family Residential) to P (Parking) to allow for the development of a parking lot to serve the adjacent conditionally allowed commercial use. The property is located at 1535 State Route 179, on the western side of State Route 179 south of Arrow Drive. **APN:** 401-31-011 **Applicant:** Francis J. Slavin, Esq. and Heather N. Dukes, Esq., Francis J. Slavin, PC **Case Number:** PZ17-00010 (Major CPA, ZC)
3. Adjournment and Return by carpool to City Hall

Posted: August 3, 2017

By: DJ

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:
COMMUNITY DEVELOPMENT DEPARTMENT LOBBY
102 ROADRUNNER DR, BUILDING 104, SEDONA, AZ



City Of Sedona Community Development Department

102 Roadrunner Drive Sedona, AZ 86336

(928) 282-1154 • Fax: (928) 204-7124

Memorandum

DATE: August 2, 2017
TO: **Planning and Zoning Commission**
FROM: Audree Juhlin, Director
MEETING DATE: **Site Visit: August 10, 2017**
Work Session: August 15, 2017
SUBJECT: Major Community Plan Amendments

Major Community Plan Amendments

By state law, Major Community Plan Amendments are considered once a year. For 2017, the City of Sedona is considering four separate requests, three submitted by applicants and one City-initiated request. Additional application components, such as Zone Changes and Development Review applications, may be processed concurrently with the Major Community Plan Amendments. The following applications are being considered for 2017:

- 1) *Sedona Hard Cider, PZ17-00007, Major Community Plan Amendment and Zone Change, 145 Copper Cliffs Lane*
 - a) *Applicant:* John R. Graham
 - b) *Approvals Requested:*
 - i) Major Community Plan Amendment to the Future Land Use Map from SFLD (Single Family Low Density) to PA (Planned Area)
 - ii) Zone Change from RS-18b (Single Family Residential) to PD (Planned Development)
 - c) *Purpose:* To allow for the production of hard cider within the existing buildings
- 2) *Multifamily High Density Plan Amendment, PZ17-00008, Major Community Plan Amendment, Citywide*
 - a) *Applicant:* City of Sedona
 - b) *Approval Requested:* Major Community Plan Amendment to the text of the Land Use, Housing, and Growth Chapter (Chapter 3)
 - c) *Purpose:* To create a Multifamily High Density designation allowing for more than 12 dwelling units per acre for development project that provide strategies for achieving housing diversity, affordability, and availability in order to address local housing needs
- 3) *Pinon/89A Multifamily Project, PZ17-00009, Major Community Plan Amendment, Conceptual Zone Change, Conceptual Development Review, 3285 W State Route 89A*
 - a) *Applicant:* Keith Holben, MK Company, Inc.
 - b) *Approvals Requested:*
 - i) Major Community Plan Amendment to the Future Land Use Map from C (Commercial) to MFHD (Multi-Family High Density)
 - ii) Conceptual Zone Change from C-2 (General Commercial) to RM-3 (High Density Multifamily Residential)
 - iii) Conceptual Development Review

- c) *Purpose:* To allow for the development of a 45 unit apartment complex
- 4) *Son Silver West Parking Lot, PZ17-00010, Major Community Plan Amendment and Zone Change, 1535 State Route 179*
 - a) *Applicant:* Francis J. Slavin, Esq. and Heather N. Dukes, Esq., Francis J. Slavin, PC
 - b) *Approvals Requested:*
 - i) Major Community Plan Amendment to the Future Land Use Map from SFLD (Single Family Low Density) to PA (Planned Area)
 - ii) Zone Change from RS-18b (Single Family Residential) to P (Parking)
 - c) *Purpose:* To allow for the development of a parking lot to serve the adjacent conditionally allowed commercial use.

Major Community Plan Amendment Schedule

The State of Arizona requires that all major amendments be considered in the same calendar year that they were submitted at one public hearing. In order to ensure State requirements are being met, the following tentative schedule has been set for consideration of Major Community Plan Amendments for 2017.

- August 10, 2017: Planning and Zoning Commission Site Visits
- August 15, 2017: Planning and Zoning Commission 1st Work Session
- September 14, 2017: Planning and Zoning Commission 2nd Work Session (if necessary)
- September 19, 2017: Planning and Zoning Commission Public Hearing
- October 11, 2017: City Council Work Session (tentative)
- October 25, 2017: City Council Public Hearing (tentative)

Due to the time sensitivity of these applications, along with state requirements for the hearings, please inform staff as soon as possible if you will not be able to attend any of these scheduled Planning and Zoning Commission meetings.