

Public Notice



City of Sedona

Community Development Department

102 Roadrunner Drive Sedona, AZ 86336

(928) 282-1154 • Fax: (928) 204-7124

Notice is hereby given that the City of Sedona Planning and Zoning Commission will hold a work session on **Thursday, September 14, 2017 at 3:30 p.m.** and a public hearing on **Tuesday, September 19, 2017 at 3:30 p.m.** in the City Hall Council Chambers located at 102 Roadrunner Drive, Sedona, Arizona regarding the proposals listed below. At the public hearing the Planning and Zoning Commission will review, take public testimony, discuss and possibly take action regarding the following proposals:

1. Request for approval of a Major Community Plan Amendment to the Future Land Use Map from "Single Family Low Density (.5-2 DU/AC)" 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)
 - o **Contact:** Michael Raber, Senior Planner, (928) 204-7106 or mraber@sedonaaz.gov
2. Request for approval of a Major Community Plan Amendment to the text of the Land Use, Housing, and Growth Chapter (Chapter 3) to create a Multifamily High Density designation allowing for consideration of more than 12 dwelling units per acre for development projects that provide strategies for achieving housing diversity, affordability, and availability in order to address local housing needs. No specific properties have been identified or are being re-designated as part of this proposed amendment. **Applicant:** City of Sedona **Case Number:** PZ17-00008 (Major CPA)
 - o **Contact:** Michael Raber, Senior Planner, (928) 204-7106 or mraber@sedonaaz.gov
3. Request for approval of a Major Community Plan Amendment to the Future Land Use Map from "Commercial", within the Lodging Area Limits to "Multi-Family High Density (Greater than 12 DU/AC)" and outside the Lodging Area Limits, 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)
 - o **Contact:** Michael Raber, Senior Planner, (928) 204-7106 or mraber@sedonaaz.gov
4. Request for approval of a Major Community Plan Amendment to the Future Land Use Map from "Single Family Low Density (.5-2 DU/AC)" to "PA (Planned Area)" 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)
 - o **Contact:** Audree Juhlin, Director, (928) 204-7107 or ajuhlin@sedonaaz.gov

The proposed amendment requests, associated applications, and the Sedona Community Plan are available for public review and inspection at the Department of Community Development, 102 Roadrunner Drive, Sedona Arizona, 86336 and at www.SedonaAZ.gov/projects. Persons with questions or comments should contact the staff member listed as the contact under each application.

At the public hearing, citizens and interested persons shall have an opportunity to be heard. The proposal(s) may be modified, in part, at the public hearing.

Physical Posting Date: August 31, 2017 By: DJ