

# AGENDA

## City of Sedona Planning and Zoning Commission Meeting

3:30 PM

Thursday, September 14, 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 hold a work session open to the public on Thursday, September 14, 2017 at 3:30 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](http://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.
- Please note that this is not a question/answer session.

#### PROCEDURES:

- 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.

1. CALL TO ORDER ROLL CALL
2. ANNOUNCEMENTS & SUMMARY OF CURRENT EVENTS BY COMMISSIONERS & STAFF
3. DISCUSSION REGARDING THE FOLLOWING ITEMS ON THE PLANNING & ZONING COMMISSION'S PUBLIC HEARING AGENDA FOR SEPTEMBER 19, 2017.
  - a. 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)
  - b. Discussion regarding a 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 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. **Applicant:** City of Sedona **Case Number:** PZ17-00008 (Major CPA)
  - c. 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)
  - d. 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) to allow for the consideration of a future rezoning to potentially allow 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)
4. FUTURE MEETING DATES AND AGENDA ITEMS
  - a. Tuesday, September 19, 2017; 5:30 pm (Public Hearing)
  - b. Thursday, September 28, 2017; 3:30 pm (Work Session)
  - c. Tuesday, October 3, 2017; 5:30 pm (Public Hearing)
  - d. Thursday, October 12, 2017; 3:30 pm (Work session)
5. EXECUTIVE SESSION

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

3:30 PM

Thursday, September 14, 2017

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.

### 6. ADJOURNMENT

Physical Posting: September 7, 2017 By: DJ

Planning & Zoning Commission Meeting Agenda Packets are available on the City's website at: [www.SedonaAZ.gov/planning](http://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.