

AGENDA REVISED

CITY OF SEDONA PLANNING AND ZONING COMMISSION

WORK SESSION THURSDAY, FEBRUARY 28, 2013, 3:30 P.M.

Pursuant to ARS 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, February 28, 2013, at 3:30 p.m.** in the **Vultee Conference Room** located at 102 Roadrunner Drive, Sedona, Arizona.

The purpose of the work session is for Commissioners to convey to staff any questions, comments, concerns or requests for additional information they may have regarding items on this agenda. The public is encouraged to attend the work session. Opportunities for public participation and comments on the referenced agenda items should be reserved, however, for the Planning and Zoning Commission's public hearing on this item. **NOTE: Times noted on the agenda are approximations only and may vary.**

The Order of Business shall be as follows:

1. Verification of Notice, Call to Order, and Roll Call. (5 minutes; 3:30 – 3:35)
2. Discussion regarding current planning projects. (5 minute; 3:35-3:40)
3. Discussion regarding the purpose for Conditional Use Permits and the approval process. (10 minutes; 3:40-3:50)
4. Introduction/discussion regarding the agenda items for the regularly scheduled meeting of Tuesday, April 2, 2013: (1 hours, 25 minutes; 3:50 – 5:15)
 - A. Discussion regarding a request for Conditional Use Permit approval to operate an outdoor entertainment venue at 215 Coffee Pot Drive (Studio Live). A general description of the area affected includes but is not limited to the western side of Coffee Pot Drive between Yavapai Drive and Jackrabbit Lane. The property is approximately 0.6 acres and is further identified as Assessor's Parcel Numbers 408-24-041 & 408-24-042A.

Applicant: Studio Live
Case Number: PZ13-00001 (CUP)

- B. Discussion regarding a request for Zone Change to C-1 (General Commercial District) and Development Review approval to allow a proposed restaurant located at 700 West State Route 89A. The proposed project site consists of 2 parcels currently zoned OP (Office Professional). One parcel is vacant and the other has a vacant 3,224 square foot building. A general description of the area affected includes but is not necessarily limited to the area on the northern side of West State Route 89A across from Rolling Hills Road and the Rolling Hills Estates Subdivision. The project site is approximately 2.25 acres and is further identified as Assessor’s Parcel Number 401-46-124A & 401-46-124B.

Applicant: Michael Stevenson
Case Number: PZ13-00003 (ZC & DEV)

5. Adjournment. (5:15)

NOTE: This is to notify the public that members of the City Council and other 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.

Note: Pursuant to A.R.S. §38-431.02(B) 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 the above open meeting. The Planning and Zoning Commission may vote to go into executive session on any agenda item, pursuant to A.R.S. §38-431.03(A)(3) and (4) for discussion and consultation for legal advice with the City Attorney.

The Vultee Conference Room is accessible to people with disabilities, in compliance with the Federal “504” and “ADA” laws. Those with needs for special typeface print, may request these at the Clerk’s Office. All requests should be made twenty-four hours prior to the meeting.

Audree Juhlin, Interim Director
Department of Community Development

Marty Losoff, Chairman
Planning and Zoning Commission

Posted Date: _____ Time: _____ By: _____