

AGENDA

CITY OF SEDONA PLANNING AND ZONING COMMISSION

PUBLIC HEARING TUESDAY, APRIL 2, 2013 5:30 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 public hearing open to the public on **Tuesday, April 2, 2013 at 5:30 p.m.**, in the **City Council Chambers**, located at 102 Roadrunner Drive, Sedona, Arizona. **NOTE: Times noted on the agenda are approximations only and may vary.**

The Order of Business shall be as follows:

(15 minutes, 5:30 – 5:45 pm for agenda items 1-4)

1. Verification of Notice, Call to Order, Pledge of Allegiance and Roll Call
2. Commission/Staff announcements and summary of current events by Chairman/staff.
3. Public Forum – for items not listed on the agenda within the jurisdiction of the Planning and Zoning Commission – limit of three minutes per presentation. (Note that the Commission may not discuss or make any decisions on any matter brought forward by a member of the public).
4. Approval of the minutes of the following meetings:

January 31, 2013 (WS)

February 5, 2013 (R)

February 14, 2013 (WS)

February 28, 2013 (WS)

5. Consideration of the following requests through public hearing procedures: **(1 hour, 50 minutes, 5:45 – 7:35 pm)**
 - A. Discussion/possible action 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. (30 minutes)

Applicant: Studio Live

Case Number: PZ13-00001 (CUP)

Staff: David Nicolella

- B. Discussion regarding a proposed Development Agreement that would limit the permitted and conditionally permitted uses at 700 W Highway 89A. Please note this item if being presented for information only. No Commission action is needed. (15 minutes)

Applicant: Michael Stevenson
Staff: Kevin Snyder and Audree Juhlin

- C. Discussion/possible action regarding a request for Development Review approval to allow redevelopment of an existing building and related site improvements at 700 W Highway 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. (20 minutes)

Applicant: Michael Stevenson
Case Number: PZ13-00003 (DEV)
Staff: Cari Meyer

- D. Discussion/possible action regarding a request for Zone Change to C-1 (General Commercial District) 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. (45 minutes)

Applicant: Michael Stevenson
Case Number: PZ13-00003 (ZC)
Staff: Cari Meyer

6. Discussion/possible action regarding future meeting dates and agenda items: **(10 minutes 7:35 – 7:45 pm)**

Thursday, April 11, 2013 – 3:30 p.m. – Work session
Tuesday, April 16, 2013 – 5:30 p.m. – Regular
Thursday, May 2, 2013 – 3:30 p.m. – Work session
Tuesday, May 7, 2013 – 5:30 p.m. – Regular

7. Adjournment (7:45 pm)

NOTE: This is to notify the public 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.

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 City Council Chambers 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.

Kevin Snyder, Director
Department of Community Development

Marty Losoff, Chairman
Planning and Zoning Commission

Posted Date: _____ Time: _____

By: _____