

AGENDA

CITY OF SEDONA PLANNING AND ZONING COMMISSION SPECIAL WORK SESSION/SITE VISIT THURSDAY, April 11, 2013 • 2:00 P.M.

- Purpose:** To give the members of the Planning and Zoning Commission an opportunity to conduct site visits regarding future agenda items.
- Meeting Place:** Lobby of the Community Development building located at 104 Roadrunner Drive, Sedona, AZ, 86336.
- Special Note:** The Commission will be invited to walk the subject properties. It is strongly recommended that appropriate shoes and clothes should be worn.

The Order of Business shall be as follows:

1. Verification of Notice, Call to Order, and Roll Call. The Commission and staff will then carpool to the site of the proposed Park Place project at 3865 W. SR89A.
2. Discussion on a site inspection at 3865 W. SR89A regarding a request for Development Review approval to redesign a portion of the previously approved Park Place Condominiums Project. The redesigned units will be smaller units with decreased height and lot coverage. The applicant is also requesting approval of a new community building. The project site is zoned RM-2 (High Density Multi-Family Residential). The parcel was originally approved for 88 residential condominium units. Twelve of the approved units have been built and the rest of the site is vacant. A general description of the area affected includes but is not necessarily limited to the area on the southern side of W. SR89A across from Bristlecone Pines Road and adjacent to the Foothills South subdivision. The project site is approximately 7.94 acres and is further identified as Assessor's Parcel Number 408-11-531.
3. The Commission and staff will then carpool to the site of the proposed Wyndham Timeshare project at 1700 Kestrel Circle.
4. Discussion on a site inspection at 1700 Kestrel Circle regarding a request for approval of a Plat Amendment, Amendment to the Planned Development, and Development Review to construct a new sales office for the Wyndham Timeshares in an area previously approved for 12 apartment units at 1700 Kestrel Circle. The project was originally approved in 1999 under the name Fairfield Sedona. The entire planned development is approximately 21.95 acres. The development has been divided into separate tracts and the subject tract is approximately 3.78 acres and is further identified as Assessor's Parcel Number is 408-28-362A.

5. The Commission and staff will then carpool to the site of the proposed Over the Edge Bikes project at 1695 W. SR89A.
6. Discussion on a site inspection at 1695 W. SR89A regarding a request for Conditional Use Permit approval to operate an outdoor food service business at Over the Edge Bikes. The property is zoned C-2 (General Commercial) and has an approximately 1,300 square foot bike shop. A general description of the area affected includes but is not limited to the southern side of W. SR89A between Northview Road and View Drive. The property is approximately 0.28 acres and is further identified as Assessor's Parcel Number is 408-26-431.
7. The Commission and staff will then carpool to the site of the proposed Studio Live project at 215 Coffee Pot Drive.
8. Discussion on a site inspection at 215 Coffee Pot Drive regarding a request for Conditional Use Permit to operate an outdoor entertainment venue (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 and 408-24-042A.
9. Adjournment and return by carpool to City Hall.

Audree Juhlin, Assistant Director
Department of Community Development

Marty Losoff, Chairman
Planning and Zoning Commission

Posted Date: _____ Time: _____ By: _____