

# AGENDA

## CITY OF SEDONA PLANNING AND ZONING COMMISSION

### PUBLIC HEARING TUESDAY, MAY 7, 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, May 7, 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 1-5)**

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. Nomination and Election of Chairman and Vice Chairman.
5. Approval of the minutes of the following meetings:

March 28, 2013 (WS)	April 2, 2013 (R)
April 11, 2013 (WS-SV)	
6. Consideration of the following requests through public hearing procedures: **(1 hour 15 minutes, 5:45 – 7:00 pm)**
  - A. Discussion/possible action regarding a request for Subdivision/Condominium Conversion approval to create 6 airspace units for individual sale in an existing office building at 30 Kayenta Court (Kayenta Plaza). The property is zoned C-2 (General Commercial) and has a 5,668 square foot office building. A general description of the area affected includes but is not limited to the northeastern terminus of Kayenta Court. The property is approximately 0.42 acres and is further identified as Assessor's Parcel Number 408-24-343. (15 minutes)

**Applicant:** ATL Holdings, LLC

**Case Number:** PZ13-00004 (SUB)

**Staff:** Cari Meyer

- B. Discussion/possible action regarding a request for Conditional Use Permit approval to operate an outdoor food service business at 1695 W Highway 89A (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 Highway 89A between Northview Road and View Drive. The property is approximately 0.28 acres and is further identified as Assessor's Parcel Number 408-26-431. (20 minutes)

**Applicant:** Jonathon Kerchner

**Case Number:** PZ13-00005 (CUP)

**Staff:** Cari Meyer

- C. Discussion/possible action regarding a request for Development Review approval to redesign a portion of the previously approved Park Place Condominiums Project (DEV 2002-16 & SUB 2002-08) at 3865 W Highway 89A. 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 Highway 89A across from Bristlecone Pines Road and adjacent to the Foothills South Subdivision. The parent parcel is identified as Assessor's Parcel No. 408-11-531 that is approximately 7.94 acres. The parcel numbers affected by the request are: 408-11-463, 408-11-463D, 408-11-463C, 408-11-463E, 408-11-469B, 408-11-469E, 408-11-469C, 408-11-469F, 408-11-469D, 408-11-469G, 408-11-460, 408-11-462, 408-11-459, 408-11-461, 408-11-456, 408-11-458, 408-11-455 and 408-11-457. (40 minutes)

**Property Owner:** Park Place, LLC

**Applicant:** Don Woods

**Case Number:** PZ13-00002 (DEV)

**Staff:** Kevin Snyder

7. Discussion/possible action regarding future meeting dates and agenda items: **(10 minutes 7:00 – 7:10 pm)**

Thursday, May 16, 2013 – 3:30 p.m. – Work session

Tuesday, May 21, 2013 – 5:30 p.m. – Regular

Thursday, May 30, 2013 – 3:30 p.m. – Work session

Tuesday, June 4, 2013 – 5:30 p.m. – Regular

8. Adjournment (7:10 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.

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Kevin Snyder, Director  
Department of Community Development

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Marty Losoff, Chairman  
Planning and Zoning Commission

Posted Date: \_\_\_\_\_ Time: \_\_\_\_\_

By: \_\_\_\_\_