

# AGENDA

## City of Sedona Planning and Zoning Commission Meeting

3:30 PM

Tuesday, August 15, 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 public hearing open to the public on Tuesday, August 15, 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, PLEDGE OF ALLEGIANCE, & ROLL CALL
2. ANNOUNCEMENTS & SUMMARY OF CURRENT EVENTS BY COMMISSIONERS & STAFF
3. APPROVAL OF THE FOLLOWING MINUTES:
  - a. July 18, 2017 (R)
4. PUBLIC FORUM: *(This is the time for the public to comment on matters not listed on the agenda. The Commission may not discuss items that are not specifically identified on the agenda. Therefore, pursuant to A.R.S. § 38-431.01(H), action taken as a result of public comment will be limited to directing staff to study the matter, responding to any criticism, or scheduling the matter for further consideration and decision at a later date.)*
5. DISCUSSION REGARDING THE FOLLOWING ITEM 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) and Zone Change from RS-18b (Single Family Residential) to P (Parking) to allow for the development of 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, ZC)



Scan with your mobile device to access meeting documents online

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**

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3:30 PM

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### 6. FUTURE MEETING DATES AND AGENDA ITEMS

- a. Thursday, August 31, 2017; 3:30 pm (Work Session)
- b. Tuesday, September 5, 2017; 5:30 pm (Public Hearing)
- c. Thursday, September 14, 2017; 3:30 pm (Work Session)
- d. Tuesday, September 19, 2017; 5:30 pm (Public Hearing)

### 7. EXECUTIVE SESSION

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.

### 8. ADJOURNMENT

Physical Posting: August 3, 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.



## City Of Sedona Community Development Department

102 Roadrunner Drive Sedona, AZ 86336

(928) 282-1154 • Fax: (928) 204-7124

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### Memorandum

**DATE:** August 2, 2017  
**TO:** **Planning and Zoning Commission**  
**FROM:** Audree Juhlin, Director  
**MEETING DATE:** **August 15, 2017**  
**SUBJECT:** Major Community Plan Amendments

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### Major Community Plan Amendments

By state law, Major Community Plan Amendments are considered once a year. For 2017, the City of Sedona is considering four separate requests, three submitted by applicants and one City-initiated request. Additional application components, such as Zone Changes and Development Review applications, may be processed concurrently with the Major Community Plan Amendments. The following applications are being considered for 2017:

- 1) *Sedona Hard Cider, PZ17-00007, Major Community Plan Amendment and Zone Change, 145 Copper Cliffs Lane*
  - a) *Applicant:* John R. Graham
  - b) *Approvals Requested:*
    - i) Major Community Plan Amendment to the Future Land Use Map from SFLD (Single Family Low Density) to PA (Planned Area)
    - ii) Zone Change from RS-18b (Single Family Residential) to PD (Planned Development)
  - c) *Purpose:* To allow for the production of hard cider within the existing buildings
- 2) *Multifamily High Density Plan Amendment, PZ17-00008, Major Community Plan Amendment, Citywide*
  - a) *Applicant:* City of Sedona
  - b) *Approval Requested:* Major Community Plan Amendment to the text of the Land Use, Housing, and Growth Chapter (Chapter 3)
  - c) *Purpose:* 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
- 3) *Pinon/89A Multifamily Project, PZ17-00009, Major Community Plan Amendment, Conceptual Zone Change, Conceptual Development Review, 3285 W State Route 89A*
  - a) *Applicant:* Keith Holben, MK Company, Inc.
  - b) *Approvals Requested:*
    - i) Major Community Plan Amendment to the Future Land Use Map from C (Commercial) to MFHD (Multi-Family High Density)
    - ii) Conceptual Zone Change from C-2 (General Commercial) to RM-3 (High Density Multifamily Residential)
    - iii) Conceptual Development Review
  - c) *Purpose:* To allow for the development of a 45 unit apartment complex

- 4) *Son Silver West Parking Lot, PZ17-00010, Major Community Plan Amendment and Zone Change, 1535 State Route 179*
- a) *Applicant:* Francis J. Slavin, Esq. and Heather N. Dukes, Esq., Francis J. Slavin, PC
  - b) *Approvals Requested:*
    - i) Major Community Plan Amendment to the Future Land Use Map from SFLD (Single Family Low Density) to PA (Planned Area)
    - ii) Zone Change from RS-18b (Single Family Residential) to P (Parking)
  - c) *Purpose:* To allow for the development of a parking lot to serve the adjacent conditionally allowed commercial use.

### **Major Community Plan Amendment Schedule**

The State of Arizona requires that all major amendments be considered in the same calendar year that they were submitted at one public hearing. In order to ensure State requirements are being met, the following tentative schedule has been set for consideration of Major Community Plan Amendments for 2017.

- August 10, 2017: Planning and Zoning Commission Site Visits
- August 15, 2017: Planning and Zoning Commission 1<sup>st</sup> Work Session
- September 14, 2017: Planning and Zoning Commission 2<sup>nd</sup> Work Session (if necessary)
- September 19, 2017: Planning and Zoning Commission Public Hearing
- October 11, 2017: City Council Work Session (tentative)
- October 25, 2017: City Council Public Hearing (tentative)

Due to the time sensitivity of these applications, along with state requirements for the hearings, please inform staff as soon as possible if you will not be able to attend any of these scheduled Planning and Zoning Commission meetings.