



## AGENDA

REGULAR MEETING OF THE PLANNING & ZONING COMMISSION OF THE CITY OF COTTONWOOD, ARIZONA, TO BE HELD AT 6 P.M. ON FEBRUARY 22, 2010, IN THE CITY COUNCIL CHAMBERS LOCATED AT 826 NORTH MAIN STREET.

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- I. CALL TO ORDER
- II. ROLL CALL
- III. CALL TO THE PUBLIC

*This is the time for the public to comment on any matter that does not appear on the agenda. Members of the Commission may not discuss items not specifically identified on the agenda. 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. Comments are limited to five minutes for each person.*

- IV. APPROVAL OF MINUTES OF JANUARY 25, 2010
- V. UNFINISHED BUSINESS

1. Monthly update regarding proposed annexation of State Trust Land
2. **DR 09-023** Design Review associated with the construction of a 9,100 square foot Dollar General Store on the south half of Lot 11 of Cherry Park Subdivision. The site includes 0.43 acres located in a C-2 (Heavy Commercial) zone adjacent to the SW corner of East Cherry Street and South Main Street. APN: 406-06-263. Owner: Glenarm Land Co. / WSC Partners, LLC. Agent: Nate Lechtenberg, Stout Contractors.

- VI. NEW BUSINESS

1. **DR 10-001** Design Review associated with the renovation of the existing Super Wal-Mart retail store located on the corner of Hwy 260 and Rodeo Drive. The site is zoned C-2 (Heavy Commercial) located at 2003 East Rodeo Drive. APN: 406-12-027P. Owner: Walmart Stores, Inc. Agent: Teresa Jones, BRR Architecture.
2. **DR 07-049** Amendments to a prior Design Review proposal associated with construction of a Carl's Jr fast food restaurant on the corner of Hwy 260 and Rio Mesa Drive. The site is a .88 acre parcel zoned C-2 (Heavy Commercial), located at 2560 Rio Mesa Drive, adjacent to Super Walmart. APN: 406-12-027N. Owner: MJKL Enterprises LLC. Agent: David Trippe, MKR Commercial Contracting.

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3. **Z 01-023** Consideration of an extension of time for Cottonwood Point, rezoned initially in 2001 from an AR-20 (Agricultural/Residential) zone to P.U.D-C (Planned Unit of Development-Commercial) zone. The 16.9 acre site is located along the East side of Hwy 260 north of Verde Manor. APN: 406-13-046N, 046Q, 046S, 046U and 046V. Owner: Cottonwood Point Commerce Center Investors. Agent: Alan Kennedy.

## VII. DISCUSSION ITEMS

1. Possible future work sessions
2. Review of Departmental reports
3. Miscellaneous Updates

## VIII. INFORMATIONAL REPORTS AND UPDATES

*A brief summary of current events by Chairperson, Commission members, and/or Community Development Director. (The public body does not propose, discuss, deliberate, or take legal action on any matter brought up during this summary unless the matter is properly noticed for legal action.)*

## IX. ADJOURNMENT

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*The Commission will not consider documents or written comments unless they were submitted at least three working days before the meeting. A verbal comment period will be provided during each hearing item. The Chair may impose a time limit on each speaker.*

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*Pursuant to A.R.S. § 38-431.02(B) the 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.*

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*The Cottonwood Council Chambers is accessible to the handicapped in accordance with Federal "504" and "ADA" laws. Those with needs for special typeface print or hearing devices may request these from the Planning Technician at 634-5505 (TDD 634-5526). All requests must be made at least 24 hours before the meeting.*