



REVISED HEARING AGENDA

The City of Cottonwood Planning and Zoning Commission
6:00 PM Monday March 17, 2008
City Council Chambers
826 North Main Street Cottonwood, Arizona

Item #1 - Call to Order

Item #2 - Roll Call

Item #3 - Consideration of minutes from the February 25, 2008 Commission meeting.

UNFINISHED BUSINESS:

- Item #4 - **PCU 08-002** Consideration of a request for a 24-hour materials processing plant for processing and removal of mining slag on a 12.25 acre portion of a site located on the Verde Valley Fair Association property north of Hwy. 89A between 6th and 12th streets in a C-F (Community Facilities) zone. The application also includes a request for alternative surfacing improvements for interior parking and access areas as set forth by the Cottonwood Zoning Ordinance Section 406.C.2c and for the placement of 80-foot tall storage silos and catwalk structures. APN: 406-42-097M (a portion of). Owner: Verde Valley Fair Assoc. Applicant: Minerals Research & Recovery, Inc. Agent: Thomas C. Oakes.
- Item #5 - **ZO 08-011** Discussion and possible action regarding amendments to Section 405.B (Sign Code definitions) including but not limited to those for “sign” and “outdoor advertisement”; to Section 405.G.1 to allow administrative authority to combine sign privileges for two street frontages and a single street location; and to 405.E.9 relieving requirements to replace legal, non-conforming signs with fully compliant signs upon removal of the pre-existing sign.
- Item #6 - **ZO 08-012** Discussion and possible action regarding proposed amendments to the Zoning Ordinance, Section 424, “PAD” Planned Area Development Zone, pertaining to revised procedures, criteria, and submittal format for Planned Area Developments.
- Item #7 - **ZO 08-013** Discussion and possible action regarding amendments to Section 404.G.6 (General Provisions “Swimming Pools and Detached Accessory Buildings,” Section 201 (Definitions - Guest House), and Section 413 (R-1, Single Family Residential) of the Cottonwood Zoning Ordinance pertaining to standards and requirements for guest homes.

NEW BUSINESS:

- Item #8 - **PCU 08-005** Consideration of a request for a Conditional Use Permit to allow an exception to Section 415.D.11 of the Zoning Ordinance (height restriction) for proposed construction of a three-story 68-unit apartment complex on a 2.65 acre site in an R-3 (Multiple Family Residential) zone. The location is north of (and adjacent to) 740 E. Mingus Ave. (Mountain View Villa Apartments) at the end of 7th Street. APN 406-42-013L. Owners: Cottonwood Mountain View Villa Apartments. Agent: Richard A. Reece.

continued

- Item #9 - **Z 08-003** Consideration of a request to rezone a .81 acre parcel from MH (Manufactured Home) to C-2 (Heavy Commercial) to accommodate construction of a proposed 6,300 square foot professional office building at the northwest corner of Cottonwood and 6th Streets (behind Country Bank). APN 106-06-005L. Owner: M&J Leasing Agent: Phil Terbell.
- Item #10 - Discussion of possible future work sessions.
- Item #11 - 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.)*
- Item #12 - Possible discussion of monthly Building Department and/or Code Enforcement reports.
- Item #13 - Adjournment.

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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