



**CITY OF COTTONWOOD
PLANNING & ZONING COMMISSION
COUNCIL CHAMBERS**

826 N. Main St.
Cottonwood, AZ 86326

REGULAR MEETING

Monday, June 20, 2016
6:00 pm.

I. CALL TO ORDER

A. Roll Call

B. Approval of Minutes: May 16, 2016, regular meeting.

II. CALL TO THE PUBLIC

This is the time for the public to comment on any matter that does not appear on the agenda. Commission members may not discuss items not 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 criticism, or scheduling the matter for consideration at a later date. Comments are limited to five minutes for each person.

III. OLD BUSINESS: NONE

IV. NEW BUSINESS:

- 1. DR 16-011 FLIP CITY-** Design Review approval for the construction of a new two story building with two classrooms, offices, and a gymnastics area. Address: 614 S. Airpark Rd. APN: 406-08-055. Owner: City of Cottonwood. Agent: Bob Backus.
- 2. DR 16-012 RENDEZVOUS SQUARE-** Design Review approval for the enclosure of an existing open-bay building and future development of the site. Address: 773 N. Main St. APN: 406-38-024, 406-38-025A, 406-38-025E, 406-38-025D. Owner: Pender Enterprises LLC. Agent: Tom Pender.
- 3. Recommendation to City Council regarding the status of new state law Arizona Revised Statutes, Title 9 (Cities and Towns) Section 9-500.38, Limitations on regulation of**

A verbal comment period will be provided during each hearing item. The Chair may impose a time limit on each speaker. The Commission will not consider written materials submitted less than three working days before the meeting.

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.

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.

vacation rentals; state preemption; definitions. And amending various sections of Title 42 Taxation, related to vacation rentals.

Pursuant to A.R.S. 38.431.03 (A)(3), the Commission may vote to convene in executive session to obtain legal advice regarding the scope of its review of the project at this stage in the process.

V. DISCUSSION ITEM: None.

VI. INFORMATIONAL REPORTS AND UPDATES:

1. Galpin RV Sign

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).

VII. ADJOURNMENT

A verbal comment period will be provided during each hearing item. The Chair may impose a time limit on each speaker. The Commission will not consider written materials submitted less than three working days before the meeting.

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Official Minutes of the City of Cottonwood
Planning & Zoning Commission Regular Meeting
Held, May 16, 2016, at 6:00 P.M. at the City Council Chambers
826 N. Main St. – Cottonwood, Arizona

CALL TO ORDER & ROLL CALL

Vice Chairman Williams called the meeting to order at 6:00 p. m. Roll call was taken as follows:

Planning & Zoning Commission Members Present

Vice Chairman Robert Williams	Ray Cox
Thomas Narwid	Judd Wasden
Suzanne Poslaiko	Jean Wilder

Planning & Zoning Commission Members Absent

Chairman Ed Kiyler

Staff Members Present

Scott Ellis, Community Development Planner
Jim Padgett, Community Development Assistant Planner/Code Enforcement Coordinator
Christina Papa, Planning Technician, Recorder

APPROVAL OF MINUTES OF MAY 2, 2016-SPECIAL MEETING

Motion: *To approve the minutes of 5/2/2016-special meeting*

Made by: *Commissioner Wasden*

Second: *Commissioner Poslaiko*

Vote: *Unanimous*

CALL TO THE PUBLIC (NONE)

OLD BUSINESS

1. **DR 16-009 HIPPIE EMPORIUM-** Design Review approval request to repaint the exterior façade, including adding murals on the front of the building at 1123 N Main Street in Old Town. Address: 1123 N. Main Street. APN: 406-22-215A. Owner: Selective Medical Staffing of Texas LLC. Agent: Marisa Gladen. Below is Ellis's report:

REQUEST:

The applicant is requesting Design Review approval to repaint exterior portions of an existing building, including adding murals at 1123 North Main Street in Old Town.

Applicant/Property Owner:

Marisa Gladen
1123 N. Main Street
Cottonwood, AZ 86326

BACKGROUND:

The above application request was presented to the Commission at a special meeting on May 2, 2016. The Commission *tabled* the request, asking the applicant to make changes to the front theme and colors. The applicant has resubmitted what they would now like to do; an Arizona sunset theme on the front exterior, a mural on the east side of the building, and cover the existing river rock with wood, or remove it.

The original request included repainting the front exterior river rock, and add a nostalgic “hippie” themed mural to the wall. This painting would be done by a professional artist. Some painting has already taken place, however, no approval by the city has been given at this time, therefore, a stop work order was issued and the painting has not been finished.

The extent and location of the painting and mural requires Design Review approval by the Planning & Zoning Commission. The property is located in the Old Town Historic District and sits adjacent to one of the oldest buildings in Old Town.

The attached pictures show examples of paintings already done by the artist, the current painting done to the front of the building, and the new proposal.

Vice Chairman Williams asked the applicant if they intended on covering up the existing windows, as the submittal showed no windows. Applicant responded that nothing would change with the windows, they would remain where they are. Commissioner Narwid mentioned that at the last meeting thought that the commission and applicant came close to an agreement on what direction we were going, and then the current submittal came in with the whole front painted. Commissioner Wasden mentioned that he would be very hesitant supporting anything tonight based on what was presented to the Commission, earlier this month we held a special session to look at this project and in my opinion last meeting you were to come back with something that was thought out, and this just looks like it was barely put together. Would like to see something more professionally put together, really liked the artists mural that was provided in tonights presentation, but the beetle is not in the rendering is that going to be in there? Applicant yes, the artist couldn't get it in there in time for the meeting. The Commission wanted to hear what the Historic Preservation Commission had to say about the project. Commissioner Poslaiko agreed with Commissioner Wasden, and didn't feel comfortable with moving forward at this point. Vice Chairman Williams when we have these presentations we need, I feel, we have them available in the Verde Valley area, graphic designers that do architectural renderings so that the Commission can really see how a project is going to look, I thought we were pretty clear on comments to you all a week ago, we wanted to have a completed presentation

before we could really move forward with an approval, I really appreciate you moving the mural onto the side wall, when you talk about covering up the stone, are you going to put wood siding over it, we need more details to see how you are going to do that, having a hard time visualizing exactly what it will look like, did you talk to a contractor about the paint removal on the stone? Applicant responded yes we did and it seemed to be pretty costly so we thought that we would cover the stone with another material. Chairman Elinksi from the Historic Preservation Commission was asked to provide the Commission with the discussion they had at their meeting on Wednesday May 11th. Chairman Elinksi informed the Commission that they are just an advisory level Commission, and that they have no “teeth” to make any action on this project, the Historic Preservation Commission looked at this building in a historic context. Historic Preservation Commission discussed color, and the stone, and found themselves in the same position as the Commission tonight. The function of this building in its historical sense was built as a storage building for the retail store across the street. The stone on the front of the building is not considered historical, however, it does have local significance to the building. In general the Historic Preservation Commission thought that the rock was important to the building. Personally, I cannot tell anyone what they can and cannot paint on their building. Commissioner Cox; as a contractor do you have an estimate on what the cost of removal of paint from the rock? Chairman Elinksi responded that it can be really costly, and you do not want to use something too abrasive to remove it as it will damage the stone, I would recommend a walnut shell, but we really don’t have anything to compare that to. Commissioner Poslaiko asked Chairman Elinksi that if the Historic Preservation Commission had it their way, they would want to preserve the stone. Chairman Elinksi, we didn’t go down the line and vote on what everyone wanted, because we really do not have the authority to do that. Vice Chairman Williams mentioned to Chairman Elinksi; this building has been around a long time, and had various different uses, it was built cheaply, like the Tavern Hotel in Old Town there was some question regarding historical integrity, after so many changes were made. Chairman Elinksi; correct it was never built really well, and it will never serve the purpose that it originally was built for, personally my point of historic preservation is not to put it in a glass case and suck the life out of it, what makes it locally significant is that it was the Mt. Hope Foods, I am open to new ideas, I would feel more comfortable if we had a more quality presentation. Commissioner Cox mentioned that he is still sad that the stone was painted on, and it is costly to remove it, not sure what they are proposing, how are they going to protect the rock when covering it up with something else? we don’t have enough information at this point. Commissioner Narwid would like to see a fully integrated plan, paint choices, final decision of what you are going to make with the stone, and based on what the commission has mentioned and what Chairman Elinksi mentioned, a decision is going to have to be made which way to go, and take into consideration all of the comments that were given tonight and last meeting on May 2, 2016, and come back with a definitive plan on how you are going to cover up the stone on the front if you decide to do that, should have a professionally or semi-professionally plan when you come back to the commission. Commissioner Wasden I know that you are frustrated, and it is not like this is a shining building in town, but we want a plan that compliments old town, it doesn’t mean that you need to spend a lot of money, it has to be keeping with what is in Old Town, I am not opposed to vibrant colors but it has to be put together in a way that we can look at it to know exactly what it is going to look like when it is on the building. What was presented tonight I don’t feel like I could approve it, decide on what you guys want and put it together in a way that we can approve it. Commissioner Wilder agrees with her fellow Commissioners that it needs to be more definable, it is too bad that the stone was painted,

would like to see something in sync with the colors in the mural, don't feel comfortable with what was presented. Vice Chairman Williams asked what they were going to do on the west side of the building, the back building, what about the little annexed building next to the mural, the submittal should show the whole project, over the next month work with someone professional and keep your artists mural, a designer can come with you to the next meeting and do the presentation, personally I enjoy color, but we need to see it all put together.

Motion: *In regards to DR 16-009 Hippie Emporium table this issue until an adequate presentation by the owners can be submitted to staff.*

Made by: *Commissioner Wasden*
Second: *Commissioner Wilder*
Vote: *Unanimous*

NEW BUSINESS (NONE)

DISCUSSION ITEMS

Vice Chairman Williams would like to add to next month's meeting a discussion item regarding senate bill 1350.

INFORMATIONAL REPORTS AND UPDATES (NONE)

There was a brief update/discussion in regards to the following, no action was taken, these were only for informational purposes.

ADJOURNMENT

Meeting adjourned at 7:09 p.m.



STAFF REPORT

TO: Planning and Zoning Commission

FROM: Scott Ellis, City Planner

THROUGH: Berrin Nejad, Community Development Director

HEARING DATE: June 20, 2016

PROJECT NUMBER: DR 16-011 Flip City

The applicant is requesting approval of a Design Review application for the construction of a new two story building with two classrooms, offices, and a gymnastics area.

PROJECT DATA AND FACTS:

Applicant/Agent	Bob Backus
Owner	City of Cottonwood
Location of Property	614 S. Airpark Road
Present Zoning and Land Use	I-2 (Heavy Industrial)
Description of Applicant's Request	New two-story building for gymnastics and preschool classrooms.

LAND USE:

Description and Character of Surrounding Area
The site is located at 614 S. Airpark Road, on the curve where it turns into W. Cottonwood Street. It is immediately adjacent to the Cottonwood Airport and has vacant land and airport hangars bordering it.
North: I-2 - Heavy Industrial – Vacant land. East: I-2 – Heavy Industrial – Vacant land. South: I-2 – Heavy Industrial – Airport Hangars. West: I-2 – Heavy Industrial – Cottonwood Municipal Airport.

PROJECT PROPOSAL:

Background:

The site is vacant and undeveloped. The property is owned by the City but is part of the 100 year airport lease agreement and has been leased to the applicant who wishes to construct a new two-story building to be used by a local gymnastics company and also provide two classrooms for a preschool and offices. If the gymnastics company does not use the building as anticipated, the applicant would like to possibly split the building for other tenants to use as permitted in the I-2 zone.

The applicant is required to obtain FAA approval for the project due to its proximity to the airport. FAA form 7460-1 has been submitted to the FAA by the applicant and will be submitted to staff once approved.

The proposed development fits within the General Plan designation for this area and the Land Use Map showing Industrial development.

STRUCTURE DESIGN:

Number of Buildings	1
Number of Stories	2
Square Footage	6,000 sq. ft. of 1 st floor used as gymnastics. 1,500 sq.ft. of 2 nd floor used as gymnastics. 1,500 sq.ft. of 1 st floor used for two preschool classrooms and office areas.

Parking:

The City's Parking Ordinance requires 1 space per 400 square feet of usable floor area, plus 1 space per 2 employees for the gymnastics use. The preschool would require 1 space per employee. This adds up to 19 required spaces for the gym, not counting employees. It is undetermined how many employees would be utilized for the preschool. The applicant has proposed 33 parking spaces as shown on the site plan, which staff has determined would exceed the minimum number of spaces likely to be required.

Lighting:

Exterior lighting as per the lighting plan meets lighting ordinance requirements.

Signage:

At this time the applicant is unsure as to what signage may be used for the building, and the signs depicted on the elevations may not be accurate. A complete sign permit application with all required details will be submitted to staff for approval when a design has been agreed upon.

Access:

Access will be from an existing curb cut at the south end of S. Airpark Road before it makes the turn to W. Cottonwood Street (see site plan).

Landscape Plan:

The landscape plan meets zoning ordinance requirements.

The landscape ordinance requires a landscape island to be placed after every 15 consecutive parking stalls. The north side of the property shows 16 consecutive parking stalls without a proposed landscape island. The applicant has been made aware of this requirement and is asking for an exception to allow the 16 stalls without a landscape island.

Utilities:

All necessary utilities are located in proximity to the site.

Architecture, Materials, Colors:

The building will be a steel structure with metal siding except for a 60' x 8' high wainscot along the north elevation, and a 25' x 8' high wainscot along the west elevation. The wainscot will be horizontal Hardi plank siding, which is a concrete composite siding painted to match the colors indicated on the renderings and samples. This will help break up the vertical lines of the building facing Cottonwood St. which will be the most visible portion of the building.

CRB Review:

This project was reviewed by the Code Review Board on May 17, 2016 for the initial approval and applicant has already met most of the requirements from staff.

STIPULATIONS:

Staff has reviewed this project and finds it fits within the Industrial use of this area as depicted in the General Plan. If approved, staff recommends the following stipulations:

1. That the project is developed in conformance with the site plans submitted May 24, 2016 and as may be further modified by the Planning Commission.
2. That the project conforms to Code Review Board comments dated May 20, 2016.
3. A Certificate of Zoning Compliance documenting the completion of conditions shall be issued by the timeframe specified.
4. Any other stipulations the Planning & Zoning Commission deems necessary.

Letter of Intent

City of Cottonwood
827 North Main Street
Cottonwood, AZ 86326

May 19, 2016

Subject: New Building for Flip City Gymnastics and Pre School

To Whom It May Concern:

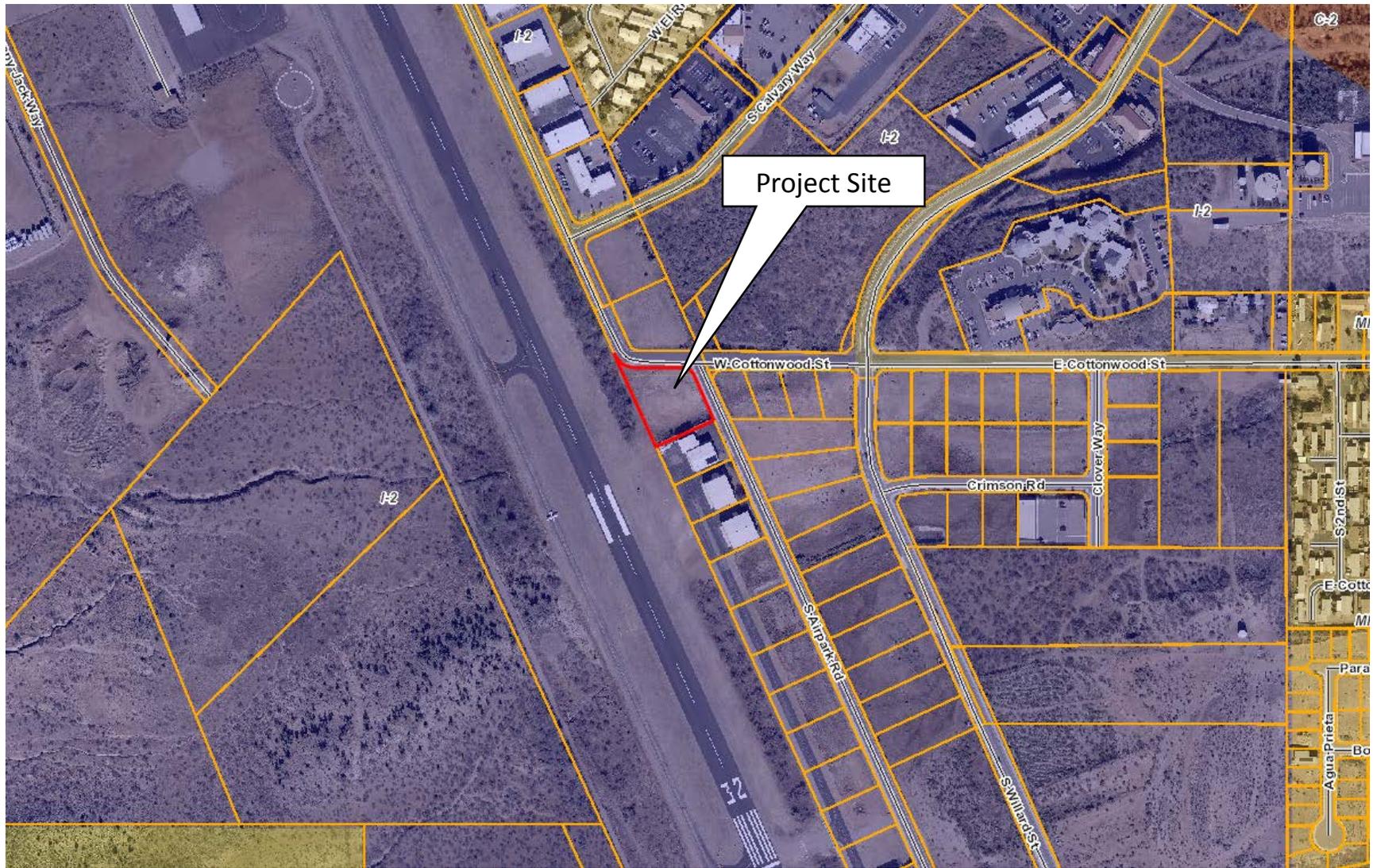
It is the Intent of Backus Family Investments, LLC, Lessor of the property Parcel # 406-08-055 located at 614 N. Airpark Road, to construct a new building to be used for gymnastics and preschool activities in Cottonwood AZ.

The Building will consist of 9000 Sq. Ft. with 6000 sq. ft. of the 1st floor and 1500 sq. ft. of the 2nd floor used for gymnastics and 1500 sq. ft. of the first floor used for two preschool class rooms and offices areas. There will be 33 parking spaces, and an outdoor play area adjacent to the class rooms.

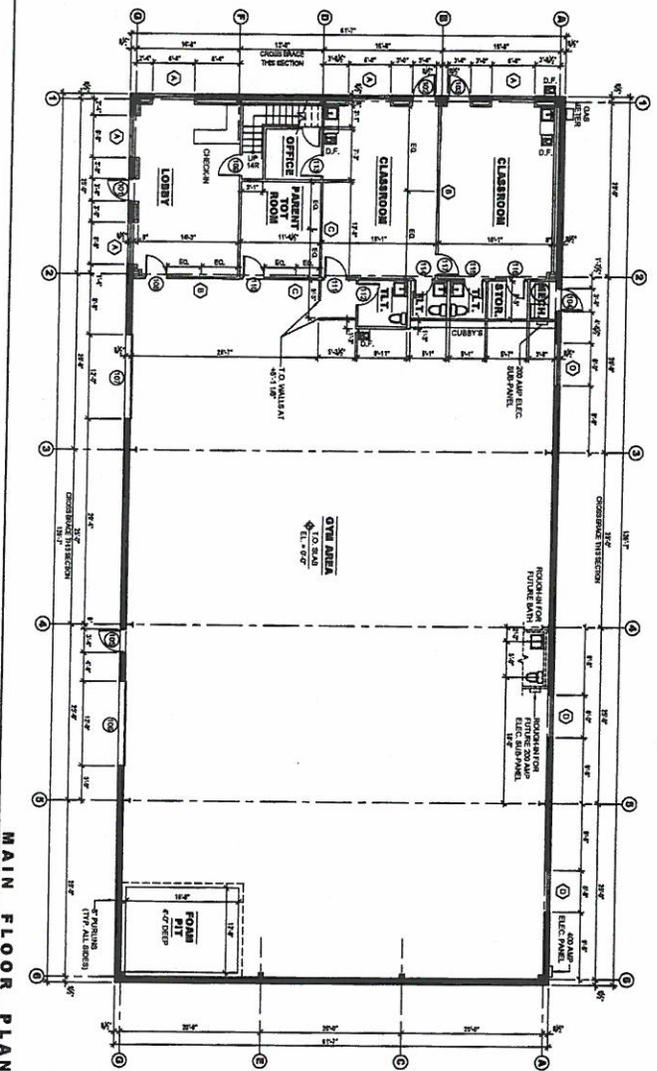
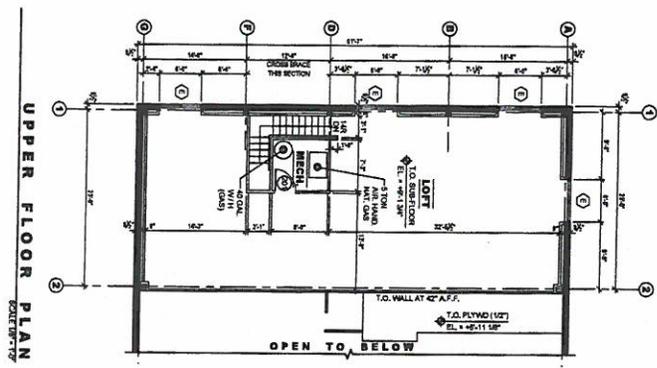
We are requesting a relief from Section 407, Parking lot landscaping, to allow 16 contiguous parking spaces rather than the 15 required. Parking on this project is very important for user to have available for programs that will bring contestants from other areas for their events. As you can see by the landscape plans and exhibits, there is already ample areas for landscaping around and in the parking area without adding more landscape area.

Thanks for your consideration,
Bob Backus

05-24-16 A09:58 IN



SYMBOL	DESCRIPTION
	ASH/REDWOOD 4x4 SOIL
	ROSEMARY 6x6 SOIL
	OAK LEAF PLANT 12x12 SOIL
	SPREADING JUNIPER 6x6 SOIL
	TREE 6x6 SOIL
	TREE 12x12 SOIL
	TREE 18x18 SOIL
	TREE 24x24 SOIL
	TREE 30x30 SOIL
	TREE 36x36 SOIL
	TREE 42x42 SOIL
	TREE 48x48 SOIL
	TREE 54x54 SOIL
	TREE 60x60 SOIL
	TREE 66x66 SOIL
	TREE 72x72 SOIL
	TREE 78x78 SOIL
	TREE 84x84 SOIL
	TREE 90x90 SOIL
	TREE 96x96 SOIL
	TREE 102x102 SOIL
	TREE 108x108 SOIL
	TREE 114x114 SOIL
	TREE 120x120 SOIL
	TREE 126x126 SOIL
	TREE 132x132 SOIL
	TREE 138x138 SOIL
	TREE 144x144 SOIL
	TREE 150x150 SOIL
	TREE 156x156 SOIL
	TREE 162x162 SOIL
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	TREE 816x816 SOIL
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	TREE 834x834 SOIL
	TREE 840x840 SOIL
	TREE 846x846 SOIL
	TREE 852x852 SOIL
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	TREE 984x984 SOIL
	TREE 990x990 SOIL
	TREE 996x996 SOIL
	TREE 1002x1002 SOIL
	TREE 1008x1008 SOIL
	TREE 1014x1014 SOIL
	TREE 1020x1020 SOIL
	TREE 1026x1026 SOIL
	TREE 1032x1032 SOIL
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	TREE 1044x1044 SOIL
	TREE 1050x1050 SOIL
	TREE 1056x1056 SOIL
	TREE 1062x1062 SOIL
	TREE 1068x1068 SOIL
	TREE 1074x1074 SOIL
	TREE 1080x1080 SOIL
	TREE 1086x1086 SOIL
	TREE 1092x1092 SOIL
	TREE 1098x1098 SOIL
	TREE 1104x1104 SOIL
	TREE 1110x1110 SOIL
	TREE 1116x1116 SOIL
	TREE 1122x1122 SOIL
	TREE 1128x1128 SOIL
	TREE 1134x1134 SOIL
	TREE 1140x1140 SOIL
	TREE 1146x1146 SOIL
	TREE 1152x1152 SOIL
	TREE 1158x1158 SOIL
	TREE 1164x1164 SOIL
	TREE 1170x1170 SOIL
	TREE 1176x1176 SOIL
	TREE 1182x1182 SOIL
	TREE 1188x1188 SOIL
	TREE 1194x1194 SOIL
	TREE 1200x1200 SOIL
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	TREE 1530x1530 SOIL
	TREE 1536x1536 SOIL
	TREE 1542x1542 SOIL
	TREE 1548x1548 SOIL
	TREE 1554x1554 SOIL
	TREE 1560x1560 SOIL
	TREE 1566x1566 SOIL
	TREE 1572x1572 SOIL
	TREE 1578x



WINDOW SCHEDULE

NO.	WIDTH	HEIGHT	TYPE	FINISH	GLAZING	TYPE	MANUFACTURER	REMARKS
1	6'-0"	4'-0"	FIXED	WOOD	CL	ALUMINUM	ALUMINUM	REAR PORCH
2	6'-0"	4'-0"	FIXED	WOOD	CL	ALUMINUM	ALUMINUM	REAR PORCH
3	6'-0"	4'-0"	FIXED	WOOD	CL	ALUMINUM	ALUMINUM	REAR PORCH
4	6'-0"	4'-0"	FIXED	WOOD	CL	ALUMINUM	ALUMINUM	REAR PORCH
5	6'-0"	4'-0"	FIXED	WOOD	CL	ALUMINUM	ALUMINUM	REAR PORCH

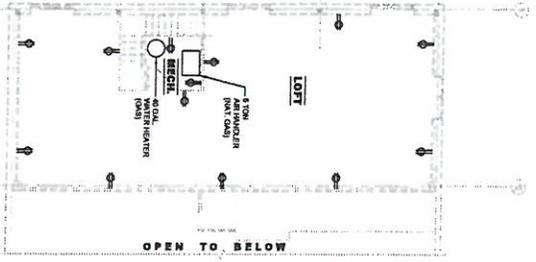
DOOR SCHEDULE

NO.	WIDTH	HEIGHT	TYPE	FINISH	GLAZING	TYPE	MANUFACTURER	REMARKS
1	3'-0"	7'-0"	SWING	WOOD	GL	ALUMINUM	ALUMINUM	REAR PORCH
2	3'-0"	7'-0"	SWING	WOOD	GL	ALUMINUM	ALUMINUM	REAR PORCH
3	3'-0"	7'-0"	SWING	WOOD	GL	ALUMINUM	ALUMINUM	REAR PORCH
4	3'-0"	7'-0"	SWING	WOOD	GL	ALUMINUM	ALUMINUM	REAR PORCH
5	3'-0"	7'-0"	SWING	WOOD	GL	ALUMINUM	ALUMINUM	REAR PORCH

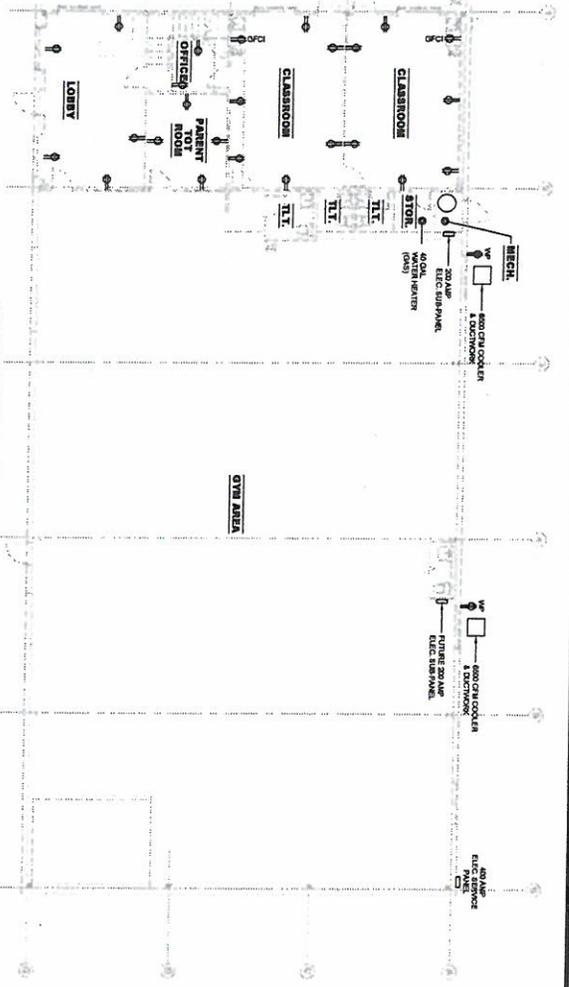
DATE: 4-20-18
SCALE: AS SHOWN
SHEET NO: 3

BACKUS
BUILDING COMPANIES
928-639-1295
LICENSE # ROC 174226

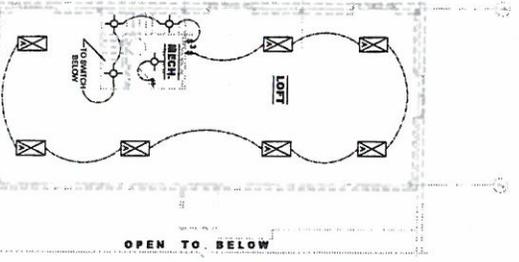
FLIP CITY
FLOOR PLAN



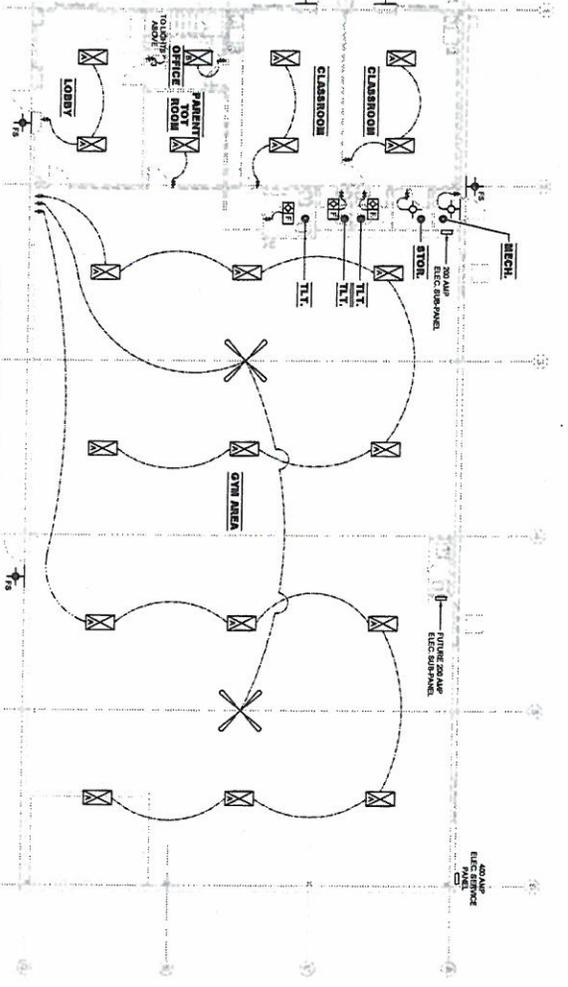
UPPER FLOOR POWER PLAN
SCALE: 1/8"=1'-0"



UPPER FLOOR ELECTRICAL: MAIN FLOOR POWER PLAN
SCALE: 1/8"=1'-0"



UPPER FLOOR LIGHTING PLAN
SCALE: 1/8"=1'-0"



UPPER FLOOR ELECTRICAL: MAIN FLOOR LIGHTING PLAN
SCALE: 1/8"=1'-0"

ELECTRICAL LEGEND

- CEILING LIGHT
- HANDOUT PENDANT LIGHT
- RECESSED LIGHT
- WALL MOUNT LIGHT
- FLUORESCENT LIGHT
- FLUORESCENT LIGHT
A - 2' X 4' (GRID)
B - 2' X 2' (GRID)
C - 2' X 2' (GRID)
- EXHAUST FAN
- EXHAUST FAN & LIGHT COMBINATION
- GROUND FAN - REVERSIBLE
- SMOKE DETECTOR
- CARBON MONOXIDE DETECTOR
- SINGLE POLE SWITCH
- DOUBLE POLE SWITCH
- THREE WAY SWITCH
- FOUR WAY SWITCH
- FAN SWITCH
- CONTACT
- DUPLEX - 110V OUTLET
- DOUBLE DUPLEX 110V OUTLET
- 220V OUTLET
- WATERPROOF SINGLE OUTLET
- WATERPROOF DOUBLE OUTLET
- 150V OUTLET
- VOLT OUTLET
- FLOOR - 150V OUTLET
- TELEPHONE
- DATA
- TV
- DATA
- THERMOSTAT
- SPEAKER

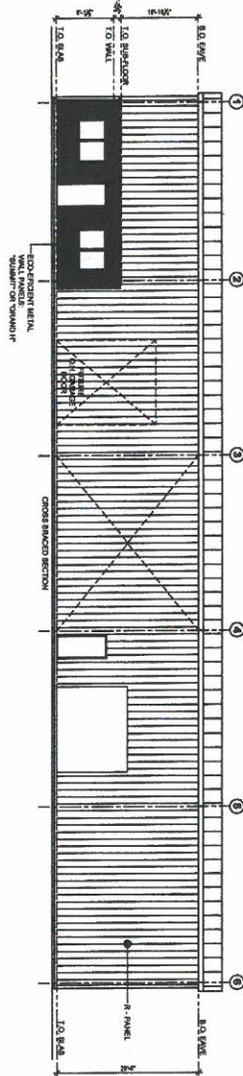
NOTES:

- TOP OF ALL SWITCHES TO BE AT 4'-0" UNLESS NOTED OTHERWISE
- TOP OF ALL OUTLETS TO BE AT 1'-0" UNLESS NOTED OTHERWISE
- WALL RECESSED LIGHTS TO BE AT 4'-0" UNLESS NOTED OTHERWISE
- WALL MOUNT LIGHTS TO BE AT 5'-0" UNLESS NOTED OTHERWISE
- FLUORESCENT LIGHTS TO BE AT 4'-0" UNLESS NOTED OTHERWISE
- WALL RECESSED LIGHTS TO BE AT 4'-0" UNLESS NOTED OTHERWISE
- WALL MOUNT LIGHTS TO BE AT 5'-0" UNLESS NOTED OTHERWISE
- FLUORESCENT LIGHTS TO BE AT 4'-0" UNLESS NOTED OTHERWISE
- WALL RECESSED LIGHTS TO BE AT 4'-0" UNLESS NOTED OTHERWISE
- WALL MOUNT LIGHTS TO BE AT 5'-0" UNLESS NOTED OTHERWISE
- FLUORESCENT LIGHTS TO BE AT 4'-0" UNLESS NOTED OTHERWISE

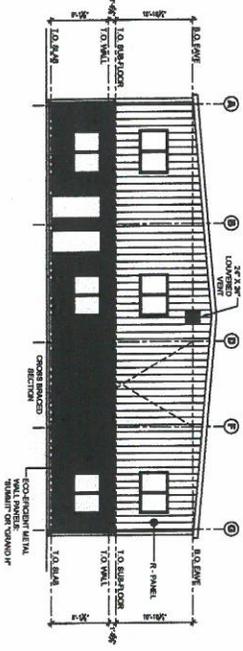
THE BACKUS BUILDING COMPANY

 928-639-1295

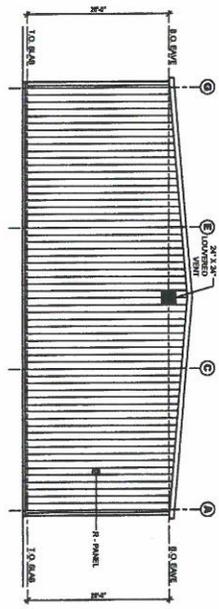
FLIP CITY
 SCHEMATIC ELECTRICAL PLAN
 8



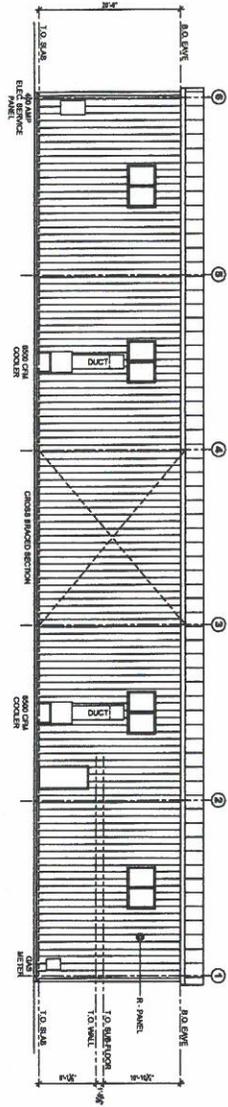
WEST ELEVATION (1)
SCALE 1/8" = 1'-0"



NORTH ELEVATION (2)
SCALE 1/8" = 1'-0"



SOUTH ELEVATION (3)
SCALE 1/8" = 1'-0"



EAST ELEVATION (4)
SCALE 1/8" = 1'-0"

DATE: 4-20-18
DRAWN BY: AMBER
CHECKED BY: 5

EXTERIOR ELEVATIONS

FLIP CITY

BACKUS
BUILDING COMPANY
928-639-1295
LICENSE # ROC 04826

ORIGINAL CENTER



P.O. BOX 789
COTTONWOOD AZ
86326
Phone: (928) 639-1295
Fax: (928) 639-2890
Email: backusbuilding@hotmail.com
Roc#203568

FLIP CITY BUILDING @ 614 S. AIRPARK ROAD

LIGHTING CUT SHEET AND LUMEN COUNT

Exterior lighting	Lumens per unit
4 ea. LED wall packs GLD- WP362	$10,112 \times 4 = 40,448$ Total lumens

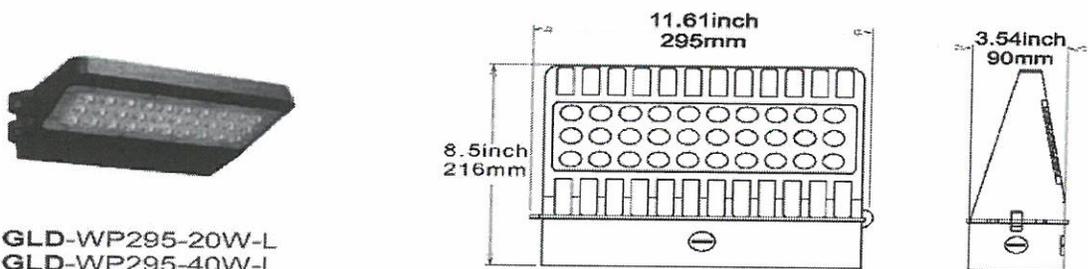
Allowable lumens 84,000

MPN: GLD-WP295-20W-L

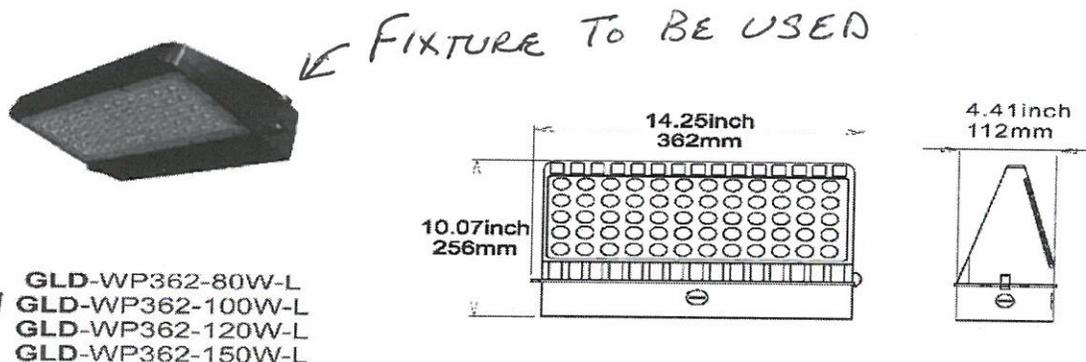
LED Wall Pack fixture light energy efficient commercial/ Building outdoor UL,DLC

Our LED Wall Packs are UL listed and DLC certified. They are made from Die-Cast housing with UV resistant powder coating and on Impact Resistant Lens. Multi voltage supported 110 - 277v with a power factor > 95%. It comes with a IP65 rating (suitable for wet location backed by a 5 year factory warranty).

- 2- UL/CUL DLC listed,suitable for wet location,IP65
- 3- Impact resistance PC lens
- 4- Operating temperature: -40°C to 50°C
- 5- THD<20%, Power Factor >0.95
- 6- 5 years warranty



GLD-WP295-20W-L
GLD-WP295-40W-L



GLD-WP362-80W-L
GLD-WP362-100W-L
GLD-WP362-120W-L
GLD-WP362-150W-L

Item#	Input Voltage	Input Power Watts	CR1	CCT(K)	Lumens(Lm)	IP Rate	NET Weight (lbs)	CTN Size (Inch)
GLD-WP295-20W-L	100-277V,50/60Hz	24W	>70	2600-7000	2162-2514	Ip65	7.76	L13.2" xW6.2" xH1
GLD-WP295-40W-L	100-277V,50/60Hz	48W	>70	2600-7000	4322-4826	Ip65	8.40	L13.2" xW6.2" xH1
GLD-WP362-80W-L	100-277V,50/60Hz	80W	>70	2600-7000	7214-7985	Ip65	10.41	L16.4" xW7.3" xH1
GLD-WP362-100W-L	100-277V,50/60Hz	100W	>70	2600-7000	8985-10112	Ip65	10.82	L16.4" xW7.3" xH1
GLD-WP362-120W-L	100-277V,50/60Hz	120W	>70	2600-7000	10756-12013	Ip65	10.85	L16.4" xW7.3" xH1
GLD-WP362-150W-L	100-277V,50/60Hz	150W	>70	2600-7000	13560-14923	Ip65	10.91	L16.4" xW7.3" xH1

➔

Replace

24W
LED wall pack

48W
LED wall pack

80W
LED wall pack

100W
LED wall pack

120W
LED wall pack

150W
LED wall pack



FRONT PERSPECTIVE

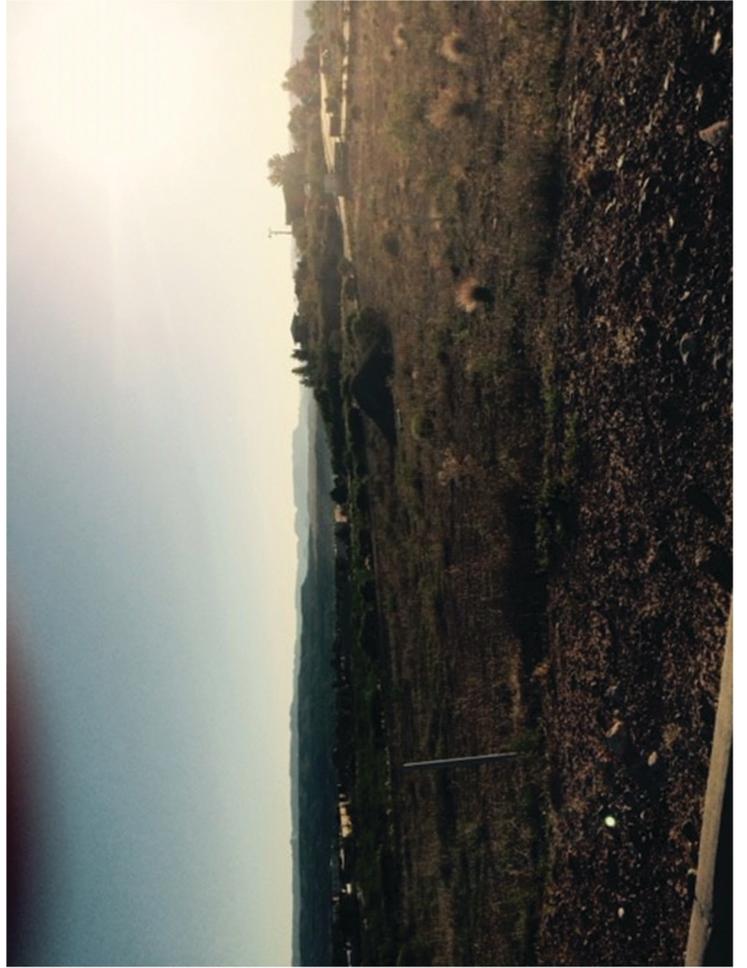
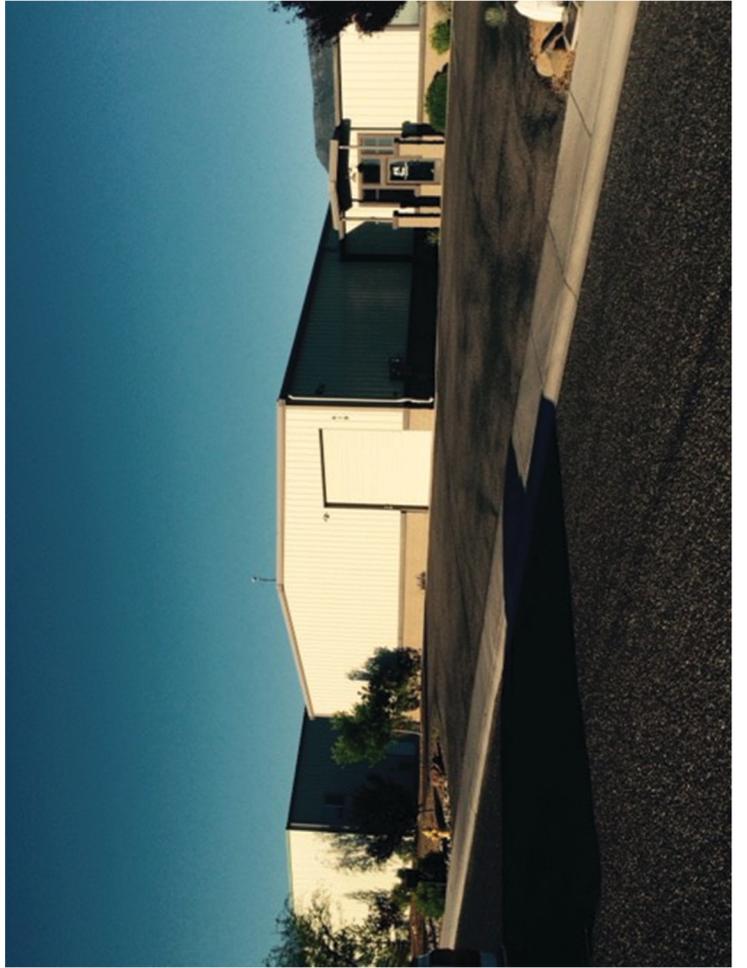
THE BACKUS
BUILDING COMPANIES
INC

928-639-1295
LICENSE # ROC 174226



AERIAL PERSPECTIVE

BACKUS
BUILDING COMPANIES
INC.
928-639-1295
LICENSING # ROC 17-42826





06/09/2016 09:18



06/09/2016 09:18



06/09/2016 09:18



06/09/2016 09:18



06/09/2016 09:19



06/09/2016 09:19



06/09/2016 09:19



06/09/2016 09:20



NO-POST

TY
639902

CAUTION - HOT SURFACE

WARNING: HOT SURFACE
DO NOT TOUCH
DO NOT OPEN LID
DO NOT REMOVE COVER

06/09/2016 09:20

0514



STAFF REPORT

TO: Planning and Zoning Commission

FROM: Scott Ellis, City Planner

THROUGH: Berrin Nejad, Community Development Director

HEARING DATE: June 20, 2016

PROJECT NUMBER: **DR 16-012 Rendezvous Square**

The applicant is requesting approval of a Design Review application for the enclosure of an existing open-bay building and future development of the site.

PROJECT DATA AND FACTS:

Applicant/Agent	Tom Pender
Owner	Pender Enterprises, LLC
Location of Property	773 N. Main Street
Present Zoning and Land Use	C-1 (Light Commercial)
Description of Applicant’s Request	Design review to enclose bay doors on an existing building, add a second story to the same building, and construct a new two-story building towards the rear of the lot.

LAND USE:

Description and Character of Surrounding Area
The site is located at 773 N. Main Street next to the RIOT Restaurant. There are several structures currently on site that have had various uses over the years. It is located on the north side of Main Street and is surrounded by a mixture of Commercial and residential uses.
North: C-1 – Light Commercial – Vacant land (wash) and the Cottonwood Youth Center.
East: C-1 – Light Commercial and R-2 – Single Family/Multiple Family Residential – Apartments.
South (across Main Street): CR – Commercial/Residential – Single Family homes.
West: C-1 – Light Commercial – RIOT Restaurant.

PROJECT PROPOSAL:

Background:

The site currently has two existing buildings on it that were once used as a gas station and car wash, and most recently as retail/office space. The applicant would like to improve the buildings and construct a third building on the northeast end of the property. All work will be done in phases spanning several years, beginning with enclosing the open bays on the building that faces Main Street. This will allow the applicant to lease the spaces as offices or retail stores. The second phase will be to construct a second level on the same building facing Main Street. Phase 3 will be to construct a new 2-story building at the back of the lot to be used as retail/office space.

The proposed development fits within the General Plan designation for this area and the Land Use Map showing commercial development.

STRUCTURE DESIGN:

Number of Buildings	2 existing (1 future)
Number of Stories	1 existing, 2 nd to be added in phase 2, and a new 2-story building for phase 3.
Square Footage	~1,243 sq. ft. Existing building after bay enclosure. ~1,243 sq.ft. Second floor of existing building. ~1,200 sq.ft. New building on rear of property.

Parking:

The property has existing parking and also shares parking with the neighboring RIOT restaurant. With the shared parking and entire site development, approximately 40 parking spaces will be available on site.

Lighting:

New lighting is proposed with 7 shielded lights over the doors in phase 1, 7 shielded lights over doors for phase 2, and 4 shielded lights over doors for phase 3.

Signage:

New signage has not been presented to staff at this time for this development.

Access:

Access will be from existing driveways along Main Street in front of the property.

Landscape Plan:

A detailed landscape plan has not been submitted to staff at this time, however, general landscape notes are identified on the site plan showing areas to be landscaped. The applicant also indicates that landscaping will follow the existing theme of decomposed granite, small flowering plants, and Ash or Ornamental plumb trees.

Utilities:

All necessary utilities are available to the site.

Architecture, Materials, Colors:

The existing buildings are currently made of solid block and will remain the same. A river rock façade will be the architectural theme and the proposed new building will resemble the two existing buildings. Roof materials will remain as is. Phase 2 and 3 will use a light turquoise standing seam on the roof.

CRB Review:

This project was reviewed by the Code Review Board on March 22, 2016 for the initial phase 1 portion of the project and the applicant will meet all requirements from staff.

STIPULATION:

Staff has reviewed this project and finds it fits within the Industrial use of this area as depicted in the General Plan. If approved, staff recommends the following stipulations:

1. That the project is developed in conformance with the site plans submitted June 8, 2016 and as may be further modified by the Planning Commission.
2. That the project conforms to Code Review Board comments dated March 28, 2016.
3. The property is screened from the residential property by a solid masonry or solid material fence six (6) feet in height, or as otherwise allowed or required by the Planning & Zoning Commission.
4. Parking stalls are to be striped.
5. A complete, detailed landscape plan is submitted to staff for approval before starting phase 1 of the project.
6. That future phases 2 and 3 are required to go to code review, for each phase, and that the project is developed in conformance with all comments and requirements determined by staff at that time.
7. A Certificate of Zoning Compliance documenting the completion of conditions shall be issued by the timeframe specified.
8. Any other stipulations the Planning & Zoning Commission deems necessary.



753 N. Main St.
PO Box 1245
Cottonwood, Arizona 86326
Phone: 928-639-0776
Fax: 928-639-3801

6/6/2016

Berrin Nejad, Community Development Manager
Community Development Department
City of Cottonwood
111 North Main Street
Cottonwood, Arizona 86326

Re: Letter of Intent for Rendezvous Square 773-775 North Main Street,
APN 406-38-024, 025A & 025E Design Review

Greetings Berrin,

This letter is written as introduction to our planned rehabilitation project for the above property. As we discussed within our original letter of intent for Riot 2011 we have been planning on developing the project in at least two more phases. We have now settled on a three phase concept as detailed below:

Phasing:

- Phase 1 Close the open bays located on the east side of the property. The space created by this will become available for lease. Presently we have had interest from a number of people for various commercial enterprises. Our plan is to make the spaces very usable by the incorporation of store fronts. We are going to carry the river rock façade as the architectural theme. Work to be completed within the next 2 years.
- Phase 2 Construct a second floor over Phase 1 spaces. Construction will be started within 5-7 years. Fire sprinklers will be installed once the facility has two stories.
- Phase 3 Construct a new 2 story building at the back of the lot that we anticipate will be leased as office/retail space. Additional parking for the project will be added when this phase is developed. Construction will be started within 5-10 years

Property Features:

The property is 23,981sf in size and extends from 1 foot west of 775 North Main Street to the eastern property line of 773 North Main St.

Landscape:

Landscaping for the project will follow the same theme as existing, decomposed granite, small flowering plants and Ash or Ornamental plumb trees.

Paint:

The exterior finish will follow the same theme as the structures are presently painted.

Roofing:

The roofing materials will also stay the same as present. It is anticipated that during Phase 2 construction that the roofing materials will be changed to a light turquoise standing seam that will be then used on the roof for the new building to be constructed in Phase 3.

Parking:

The parking will be accommodated with the existing parking and overflow spaces that are located on this property. We dedicated a shared access and parking agreement with Riot prior to the recent sale of the restaurant and property. The hours of operation of Riot and the commercial spaces should not conflict. In addition to this there are a significant number of public parking spaces available within 300 feet of the property.

Drainage:

The existing drainage from the project is directed to Del Monte Wash and there are no impacts to adjoining properties or changes planned to the site drainage. A drainage report will be submitted and approved prior to moving forward with Phase 3 of the planned development. The new construction proposed for the self wash building will be constructed with flood proof doors to eliminate any perceived flooding issues.

Traffic:

Traffic to and from the project will use existing driveways onto Historic 89A. Our experience with the traffic for the last few years of operation leads us to believe that there will be no impact to the existing operation of Historic 89A. We are not in support of any changes to the access as suggested by City Engineering staff. Limiting the width of the driveway will not help in access to the sight.

Utilities:

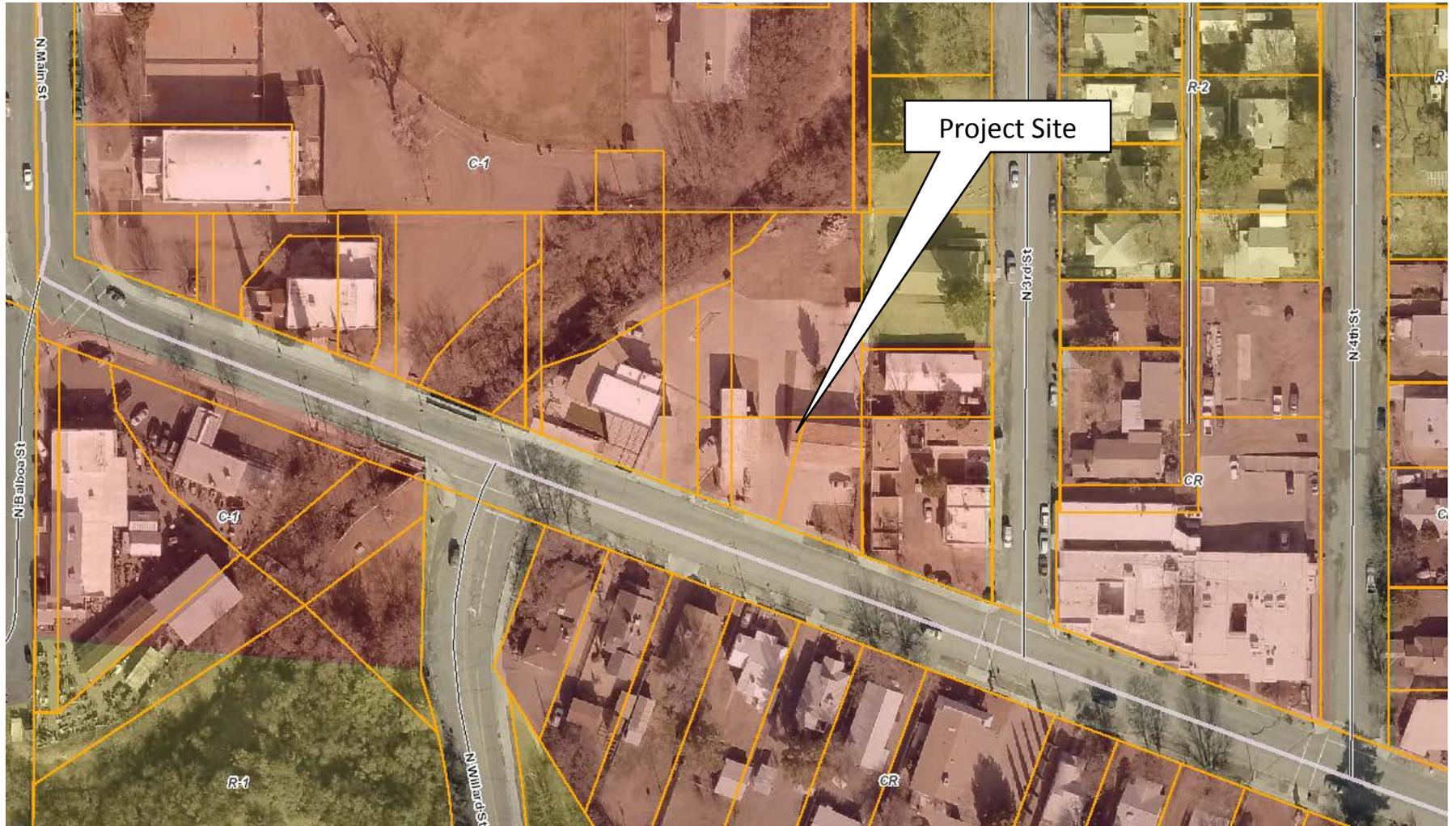
The property is presently served by all utilities.

Sincerely,



Tom L. Pender, P.E.
Agent for the Owner

Attachments: Design Review Application
CD of Plans, Fee



Project Site

DWG FullPath: H:\11-1103-THE STATION 775_north_main\main\dwg\777 Main_S1-REV-5-12-16-COLOR.dwg/Plot Date/Time: 05/17/16 01:52pm



Tom L. Pender, P.E.
 P.O. Box 1245
 Cottonwood, AZ 86326
 (928) 639-0776



SCALE - 1" = 20' HORIZ.

RENDEZVOUS SQUARE

- NOTES**
- 500 EXISTING CONCRETE PARKING
 - 501 ADD PARKING
 - 502 NEW CONCRETE PAVING
 - 503 MONUMENT SIGN
 - 504 LANDSCAPE
 - 505 NEW ASH TREE

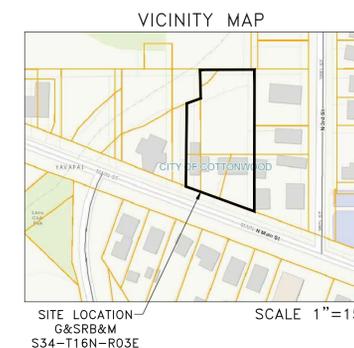
SHARED PARKING
 31 REGULAR SPACES
 2 H.C. SPACE
 7 MOTORCYCLE SPACES
 40 TOTAL SPACES

PROJECT PHASING
 PHASE 1- ENCLOSE EXISTING CARWASH STRUCTURE CREATING 3 RETAIL SPACES
 PHASE 2- CONSTRUCT A SECOND STORY ON THE STRUCTURE FROM PHASE 1
 PHASE 3- CONSTRUCT NEW BUILDING TO THE NORTH AND CONSTRUCT ADDITIONAL 7 PARKING SPACES

BUILDING AREAS-
 PHASE 1- ENCLOSE EXISTING BAYS 1350 S.F. FOOTPRINT 53'-4" X 25'-0"
 PHASE 2- ADD 2ND STORY, 1350 S.F. FOOTPRINT SAME AS PHASE 1
 PHASE 3- NEW BUILDING 2880 S.F. TOTAL (1440 PER STORY) FOOTPRINT 40'-0" X 36'-0"

APN'S:
 406-38-024, 25A & 25E
 TOTAL AREA 23,981SF
 PAVED AREA PHASE 1&2 11,500SF
 PAVED AREA PHASE 3 12,769SF
 LANDSCAPED AREA ±7,000SF (OR 29%)
 AREA BUILDINGS 3,783SF (OR 16%)

	NAME	DATE
DESIGN	TLP	5-16-16
DRAWN	JJD	5-16-16
CHECKED	TLP	5-16-16
REVISED	TLP	

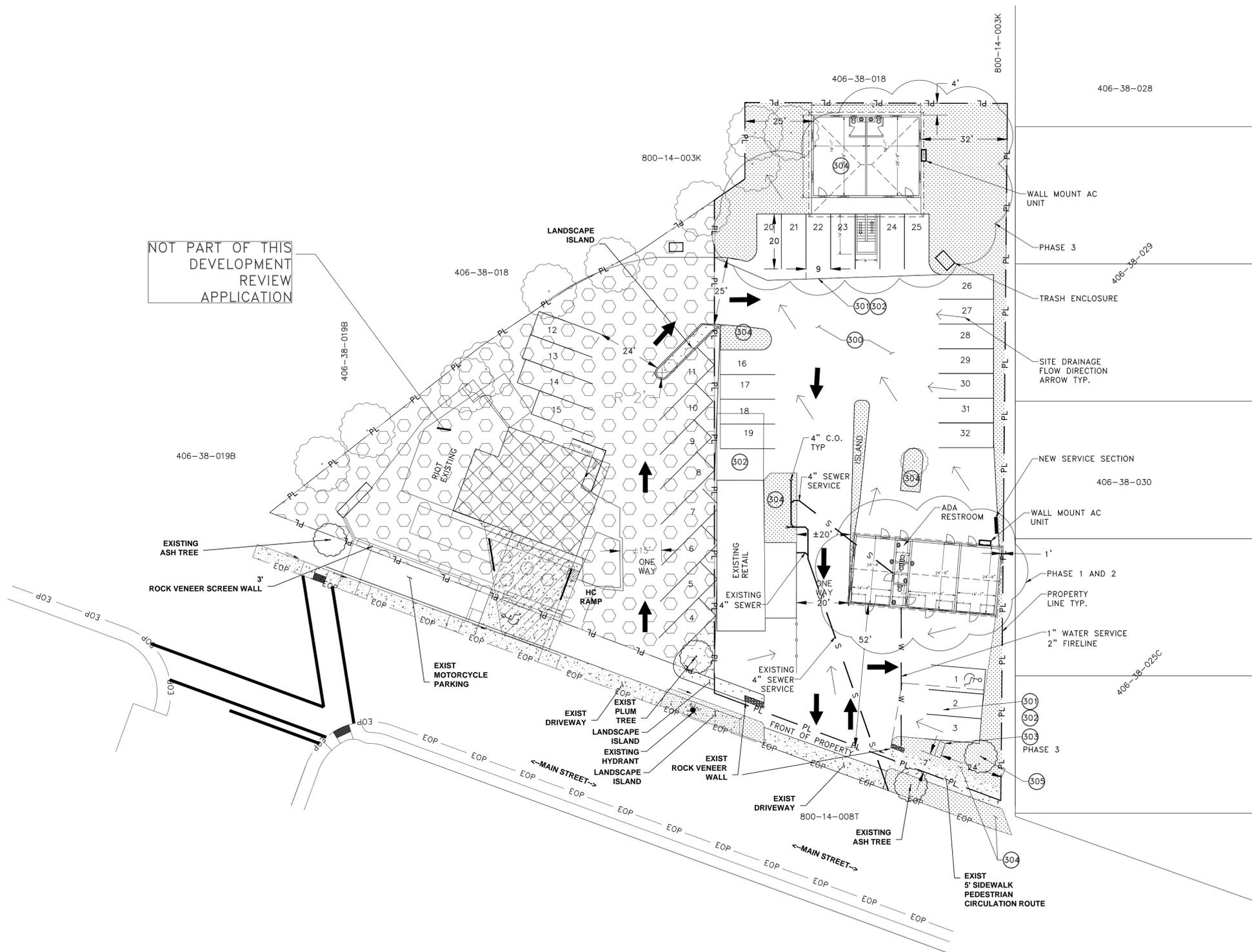


- SHEET INDEX**
- 1-SITEPLAN
 - 2-PHASE 1 PLAN & ELEVATIONS
 - 3-PHASE 2 ELEVATIONS
 - 4-PHASE 3 PLAN
 - 5-PHASE 3 ELEVATIONS

LUMEN TABLE FOR SITE
 PHASE 1, 7-SHIELDED LIGHTS OVER DOORS
 60 WATTS PER FIXTURE
 PHASE 2, 7-SHIELDED LIGHTS OVER DOORS
 60 WATTS PER FIXTURE
 PHASE 3, 4-SHIELDED LIGHTS OVER DOORS
 60 WATTS PER FIXTURE

***NOTE:**
 ENTIRE LOT IS WITHIN THE FEMA FLOODPLAIN, ALL BUILDINGS TO BE CONSTRUCTED WITH FLOOD PROOF DOORS/DOORWAYS.

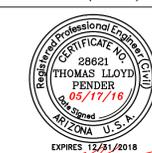
DWG. NAME; 1-SITEPLAN



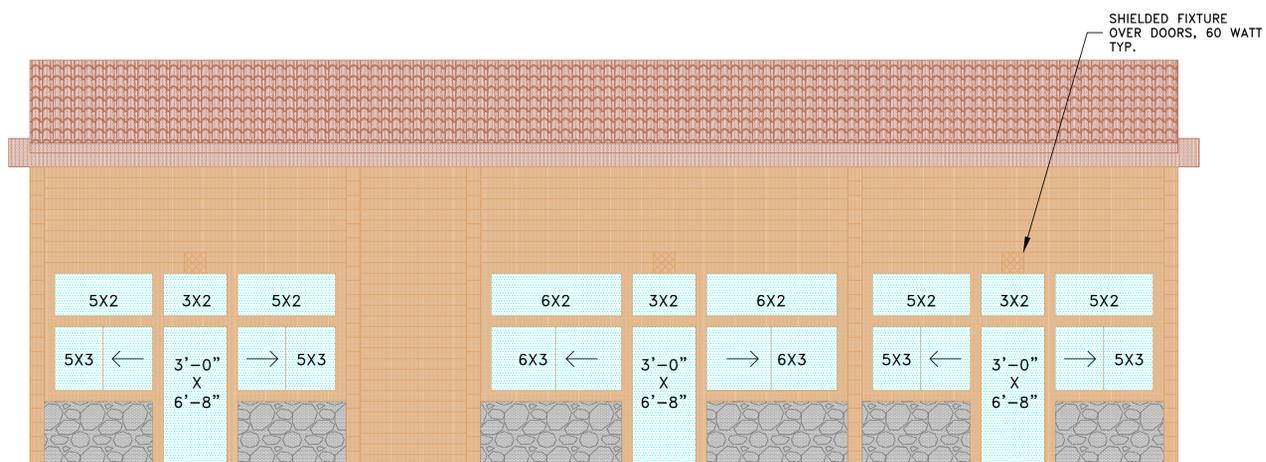
NOT PART OF THIS
 DEVELOPMENT
 REVIEW
 APPLICATION



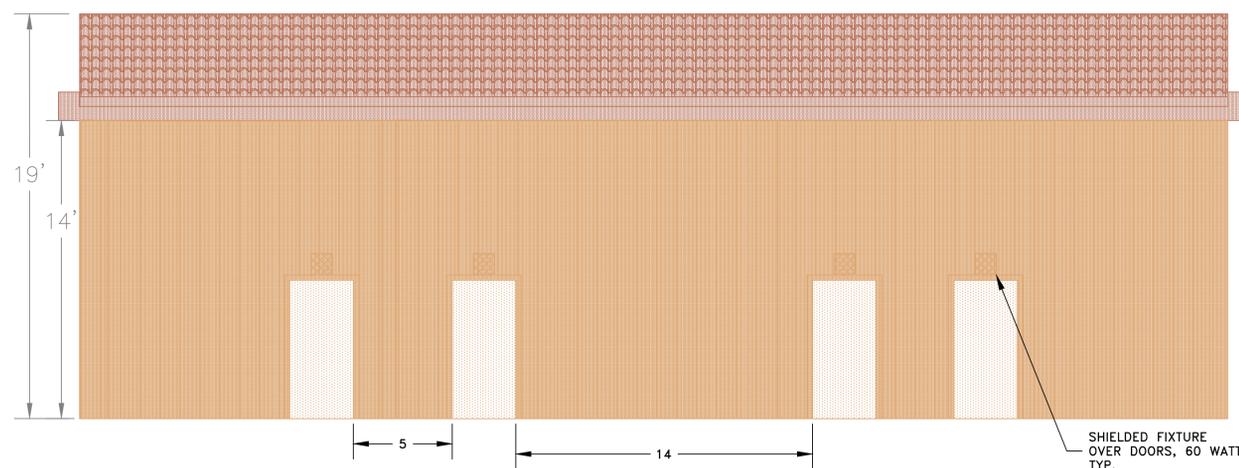
Tom L. Pender, P.E.
 P.O. Box 1245
 Cottonwood, AZ 86326
 (928) 639-0776



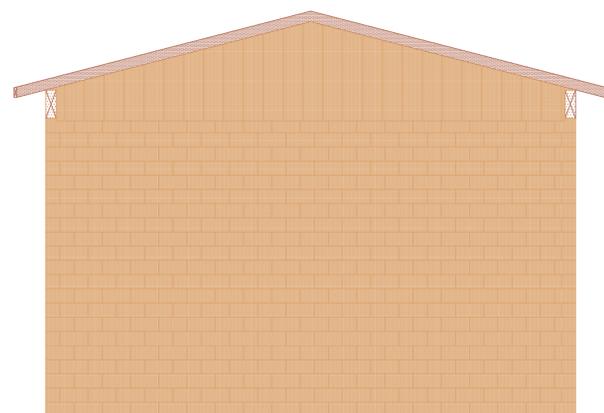
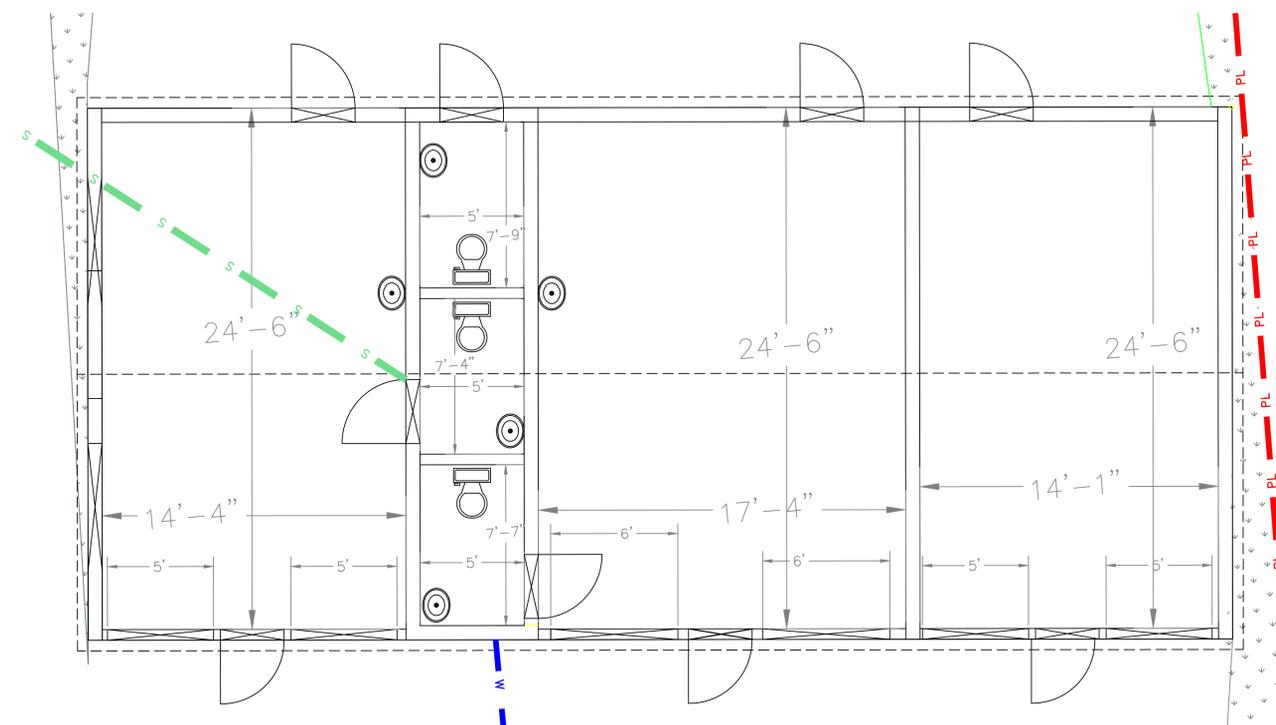
SCALE-1"=4' HORIZ.



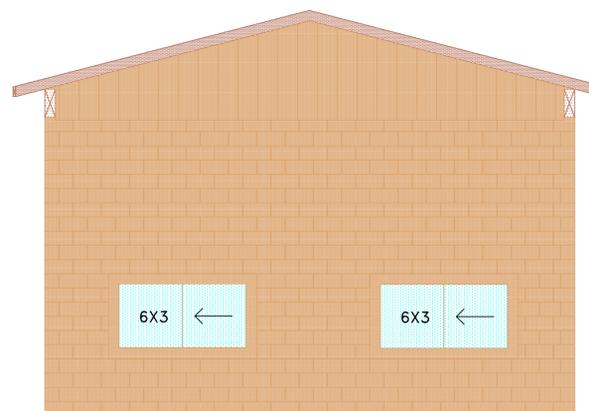
South Elevation



North Elevation



East Elevation

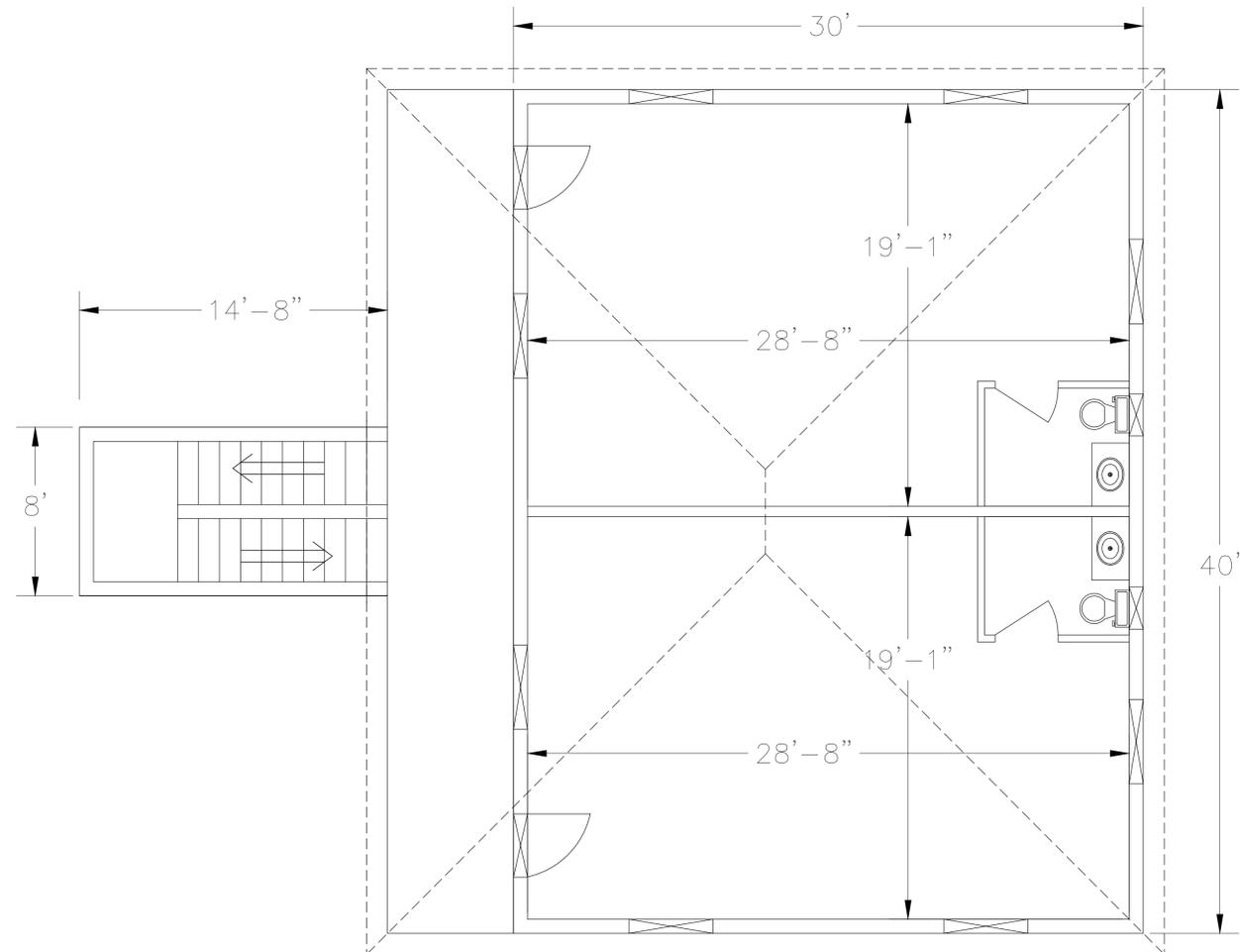


West Elevation

	NAME	DATE
DESIGN	TLP	5-16-16
DRAWN	JJD	5-16-16
CHECKED	TLP	5-16-16
REVISED	TLP	

DWG. NAME; 2-PHASE 1 PLAN & ELEVATIONS

DWG FullPath: H:\1-1103-THE STATION 775 neth main\dwg\777 Main St-REV-5-12-16-COLOR.dwgPlot Date/Time: 05/17/16 01:54pm



Tom L. Pender, P.E.
 P.O. Box 1245
 Cottonwood, AZ 86326
 (928) 639-0776



SCALE-1" = 4' HORIZ.

	NAME	DATE
DESIGN	TLP	5-16-16
DRAWN	JJD	5-16-16
CHECKED	TLP	5-16-16
REVISED	TLP	

DWG. NAME; 4-PHASE 3 PLAN



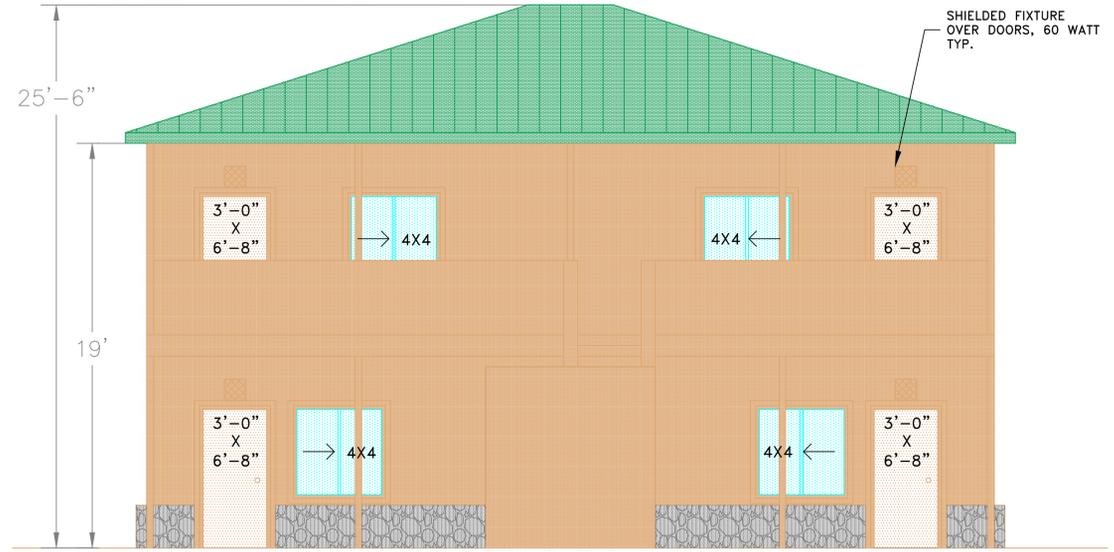
PENDER ENGINEERING
 Tom L. Pender, P.E.
 P.O. Box 1245
 Cottonwood, AZ 86326
 (928) 639-0776



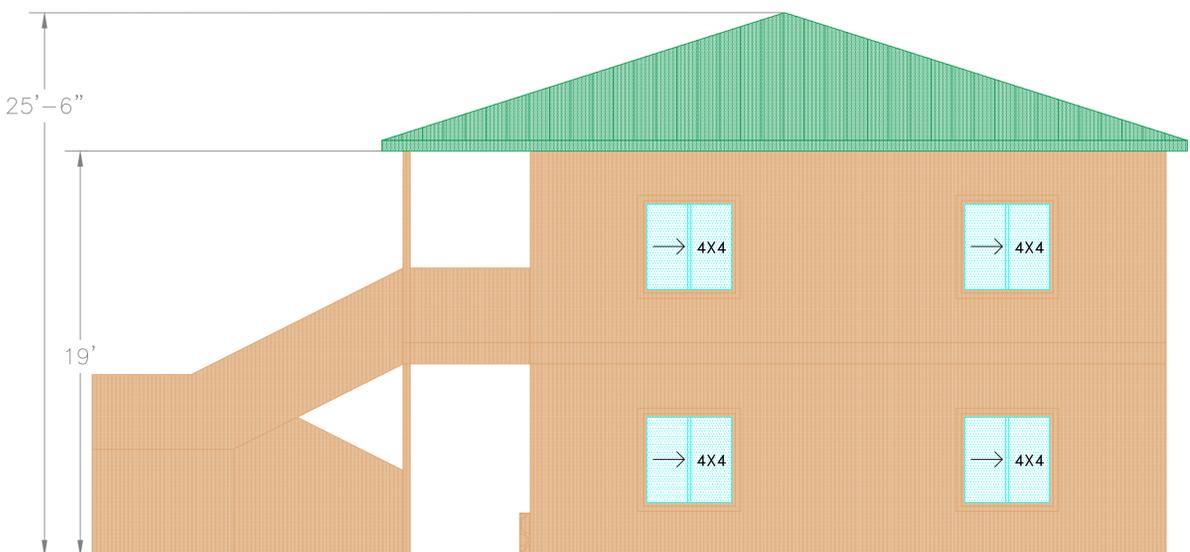
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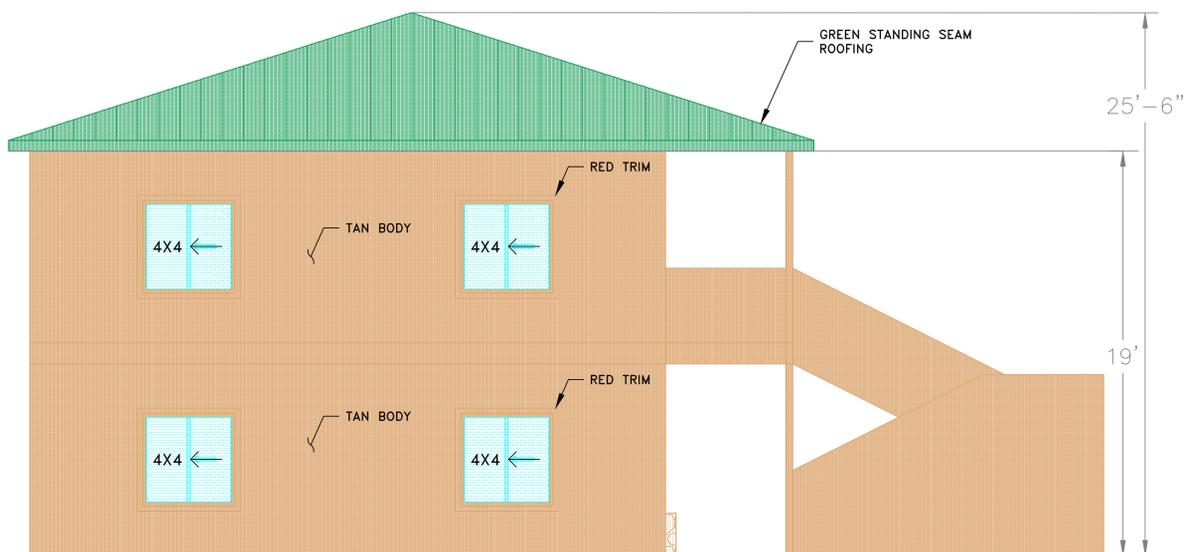
NORTH ELEVATION



SOUTH ELEVATION



EAST ELEVATION



WEST ELEVATION

DWG FullPath: H:\1-1103-THE STATION 775 north main\dwg\777 Main St-REV-5-12-16-COLOR.dwgPlot Date/Time: 05/17/16 01:54pm

	NAME	DATE
DESIGN	TLP	5-16-16
DRAWN	JJD	5-16-16
CHECKED	TLP	5-16-16
REVISED	TLP	

DWG. NAME; 5-PHASE 3 ELEVATIONS



PRIVATE
PROPERTY

06/09/2016 09:09



PRIVATE
PROPERTY

06/09/2016 09:09



06/09/2016 09:10



06/09/2016 09:10



06/09/2016 09:12



06/09/2016 09:12



06/09/2016 09:12



06/09/2016 09:13