

Official Minutes of the City of Cottonwood
Planning & Zoning Commission Special Meeting
Held, February 8, 2010, at 6:00 P.M. at the Council Chambers
826 N. Main Street – Cottonwood, Arizona

CALL TO ORDER & ROLL CALL

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

Planning & Zoning Commission Members Present

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| Ed Kiyler, Chairman | Richard Kevin | Judd Wasden |
| Diane Lovett, Vice Chair | Robert Williams | |

Jake Gonzales and Raymond Cox are absent.

Staff Member Present

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| George Gehlert, Community Development Director | Wes Ballew, Planner |
| Charles Scully, Long Range Planner | |
| Renee George, Administrative Coordinator | |

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.

No response from the public.

UNFINISHED BUSINESS

There was no unfinished business.

NEW BUSINESS

1. **PCU 113 and DR 09-030** Review of a proposed amendment to an exiting Conditional Use Permit to enable expansion to the existing Red Rock Rehab Facility, located at 197 South Willard Street. The request also includes Design Review associated with the approximately 4,400 square foot addition. The site is located on 2.73 acres in an R-2 (Single Family / Multiple Family Residential) zone, along the east side of South Willard Street and Mingus Avenue. Address: 197 South Willard Street. APN: 406-42-177A. Owner: Arizona Lessor-Infinia Inc./ Omega Health Care. Agent: Gerald Adams / Perlman Architects.

A power point presentation was given by city planner, Wes Ballew, showing the Commission various plans that have been submitted regarding the addition and renovation of the Red Rock Rehab building and property. Wes explained the request of Red Rock Rehab Facility to amend their current Conditional Use Permit to expand their facility to serve their patients physical and occupational therapy needs. Discussion continued in regards to the three stipulations that the Community Development Department (Planning & Zoning) had recommended in their agenda memo and they are as follows:

- 1) That the project be developed in conformance with the submittal dated 12-23-09 and Letter of Intent dated 12-14-09, as may be modified by the P&Z Commission;
- 2) That all comments from the November 10th Code Review meeting be addressed;
- 3) That existing landscaping be professionally thinned and that all new Landscaping meet the current Landscaping requirements of Section 407 of the Zoning Ordinance;
- 4) Any other stipulation; the Commission deems necessary.

There were additional issues that Planning & Zoning brought to the Commission as well and they are as follows:

- 1) Parking, there isn't any additional parking as the facility is not adding additional beds;
- 2) Landscaping, cleaning up the existing landscaped area and saving and replanting some of the scrubs and trees around the new building area.

Vice Chair Lovett asked about the main road if there was a set back that gives enough room on the road, as there is an assisted living center at the end of the road past the Red Rock Rehab facility. Commissioners Kevin and Wasden made comments regarding the road and also the condition of the road. It was stated that the road had pot holes and was in need of some maintenance. George Gehlert stated that it appeared to be a private driveway that circles the facility, the access to the assisted living center comes off of that driveway, this is the only access it is a common driveway. Commissioner Wasden stated it was not a good road. Some of the road is the property of Red Rock Rehab facility. Commissioner Kevin stated that the pavement along the east side of the easement drive was very jagged, the road has deteriorated. George Gehlert stated the access drive is a common driveway for multiple users and that there probably is a maintenance agreement among them and the applicant should speak with them about the road.

Commissioner Wasden stated that the landscaping seemed to stand out the most. It was suggested the landscaping submittal in terms of the trees and the shrubs, that they follow the Landscaping Ordinance. Charles did a lot of research to write the Landscape Ordinance, we have a good landscaping code and it would be good to follow it.

Commissioner Williams asked about the parking if there would be enough parking with the 51 spaces. There should be adequate parking since the Red Rock Rehab facility is not adding any beds. Commissioner Kevin stated he has gone to visit people there and there

has always been enough parking. In addition he commented that it looks like a good submission, very complete, and as long as they do what they say I think it looks like quite an improvement.

Gerald Adam, Project Manager of Perlman Architects spoke to the Commission regarding the project. They analyzed the parking and the use of the facility they determined that the facility has enough parking and if they needed additional parking it could be put in at the north side of the new building. Discussion continued regarding the air conditioning unit on the existing building. Mr. Adams stated they would be installing new air conditioning and fire sprinkler system in the new area of the facility and the owner would be updating the air conditioning and fire sprinkler system and the fire alarm system in the existing building. The roadway would be adequate so emergency vehicles such as, fire trucks could access the new building and get back to the assisted living center without blocking other traffic. The roof area of the existing building and new building where it would tie in would blend. They would not have a problem following the stipulations of the Planning & Zoning and consulting the landscaping code to put trees and shrubs that are viable in this area.

CALL TO PUBLIC

Chairperson Ed Kiyler opened the floor to the public for comments. There were no comments from the public.

Action taken by the Commission.

Motion: Approve PCU 09-030 Red Rock Rehab Addition subject to the stipulations, as follows:

- 1. That the project be developed in conformance with the submittal Dated 12-23-09 and Letter of Intent dated 12-14-09.**
- 2. That all comments from the November 10th Code Review meeting be addressed.**
- 3. That existing landscaping be professionally thinned and that all new landscaping meet the current Landscaping requirements of Section 407 of the Zoning Ordinance.**
- 4. That all trees will conform to the Landscape code and Plant list.**

Made by: Kevin
Second: Lovett
Vote: Unanimous

ADJOURNMENT

Chairperson Kiyler adjourned the Special Session at 6:35 p.m.