

Official Minutes of the City of Cottonwood  
Planning & Zoning Commission Regular Meeting  
Held, February 22, 2010, at 6:00 P.M. at the Council Chambers  
826 N. Main Street – Cottonwood, Arizona

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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

Ed Kiyler, Chairman  
Diane Lovett, Vice Chair

Richard Kevin  
Robert Williams

Judd Wasden  
Raymond Cox

Jake Gonzales absent.

Staff Member Present

George Gehlert, Community Development Director  
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.

APPROVAL OF MINUTES OF JANUARY 25, 2010

**MOTION: Move that we approve the minutes as written and commend Richard Smith for an awesome job.**

**MADE BY: Commissioner Kevin**  
**SECOND: Commissioner Lovett**  
**VOTE: Unanimous**

UNFINISHED BUSINESS

1. Monthly update regarding proposed annexation of State Trust Land

Director George Gehlert gave an update on the annexation of State Trust property. Director Gehlert presented three different options that have been put together by Coe and Van Loo regarding the community plan for the land. This was put together after one year of public meetings and the ideas that were presented at these meetings. This is a long and complex process; we anticipate this will be on going for another 1-2 years as we move toward the final annexation. Part of that process would be an

adoption of a land use map. The city website has updated information about the annexation if the public wants current information. At the end of the process this will be presented to the Commission in the form of a proposed General Plan amendment which the Commission must review and formulate a recommendation to the City Council.

1. Vintner Village: wineries, agriculture/ Open Space, multi-use recreational land use.
2. Agrarian Village: Predominately self-sustaining residential community, with agriculture/ Mixed Use Village, provide economic base for local and regional activities, develop vineyards and tourism, develop residential, business, civic, and entertainment centers.
3. Traditional Residential Village: variety of residential home, develop commercial areas to support this area/Commercial Village, variety of businesses both local and regional, develop vineyards and tourism.

**No Action taken by the Commission.**

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, L.L.C. Agent: Nate Lechtenberg, Stout Contractors.

There was a discussion regarding the Design Review and the issues that had been presented to the applicant by staff and how the applicant addressed the issues and further developed their proposal. Nate Lechtenberg of Stout Building Contractors and Jerry Gardner Construction representative for the Dollar General Store presented their proposals to correct all issues and comply with the recommendations of the staff and commission. Commission acknowledged the efforts of Dollar General to cooperate with the plan of the community.

**MOTION: Approve DR 09-023 with the original set of stipulations cited in the Staff memo; with three additional stipulations as follows;**

1. **That the project be developed in conformance with the submittal dated 2-16-10 as may be further modified by the P&Z Commission;**
2. **That all Code review comments be addressed.**
3. **That a new Minor Land Division application be submitted and approved prior to issuance of a Building Permit. The MLD application shall also depict the associated easements, including those for the relocated water line, rear access design; and for resulting slopes which encroach onto the neighboring parcel.**

4. That the water line be moved at the applicant's expense; and subject to Utility Department specifications, prior to issuance of a Certificate of Occupancy
5. That all street side mechanicals, backflow devices, and drainage implements are properly painted and screened with vegetation, subject to approval via final inspection prior to issuance of a Certificate of Occupancy.
6. That colors and elevations of any retaining walls be submitted for Staff approval, prior to issuance of the Certificate of Occupancy.
7. That separate sign permits be obtained, subject to review by the Planning and Zoning Commission as part of a separate Design Review hearing.
8. That fifty percent (50%) tint be applied to the windows over the front door.
9. That the pop-outs on the North elevation be modified to appear similar to the South elevation.
10. That awnings be placed over the North and East windows, subject to staff approval.
11. That signs will not be internally illuminated; they will have decorative light fixtures shining down on them. Free-standing sign to have dark background.

**MADE BY: Kevin**  
**SECOND: Cox**  
**VOTE: Unanimous**

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.

Director Gehlert advised that most of the renovation project is internal. Other changes will include landscape repairs and additional screening for recycle bins. Although a full Code review has been completed, the applicant is still finalizing decision about paint colors. Wal-Mart is asking to be moved to the March 15, 2010 hearing.

**Motion: To table DR 10-001 until the March 15, 2010 hearing.**

**Made by: Lovett**  
**Second: Williams**  
**Vote: Unanimous**

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, L.L.C. Agent: David Trippe, MKR Commercial Contracting.

Director Gehlert stated that applicant is not prepared to move forward with their proposal at this time. The prior design Review Board had also directed that the Carl's Jr. paint format complement the Wal-Mart design. As that has been delayed, this request should also be postponed.

**Motion: To table DR 07-049 until the applicant is ready to present it to us.**

**Made by: Lovett**  
**Second: Cox**  
**Vote: Unanimous**

3. **Z 01-023** Consideration of a n 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.

Director Gehlert requests to table this until he can receive verification from the applicant that they have been contacted regarding the review. Dan Lueder has been in contact with applicant in regards to new water and sewer lines. Applicant is still interested in the property, so Director Gehlert requests a 90 day postponement to allow applicant time to meet with staff.

**Motion: To table Z 01-023 for 90 days to give the applicant agent an opportunity to meet with staff.**

**Made by: Lovett**  
**Second: Wasden**  
**Vote: Unanimous**

#### DISCUSSION ITEMS

1. Possible future work sessions. Director Gehlert stated there would be a work session March 1, 2010 for the Design Review manual, and discussion about slopes.

2. Review of Departmental reports. Attachments and conditional use permits; no comment.
3. Miscellaneous Updates. Mago Statue is being removed. There are protestors trying to slow down the removal, but the removal is going forward. A LEED-certified mixed use building is being planned for the property behind Hobo Joe's.

#### INFORMATIONAL REPORTS AND UPDATES

There were no informational reports or updates.

#### ADJOURNMENT

Chairperson Kiyler adjourned the meeting at 7:25 p.m.