

Official Minutes of the City of Cottonwood
Planning & Zoning Commission Special Meeting
Held, June 24, 2014, at 5:00 P.M. at the City Council Chambers
826 N. Main St. – Cottonwood, Arizona

CALL TO ORDER & ROLL CALL

Chairman Kiyler called the meeting to order at 5:00 p. m. Roll call was taken as follows:

Planning & Zoning Commission Members Present

Chairman Ed Kiyler	Vice-Chair Diane Lovett	Robert Williams
Philip Rosen	Judd Wasden	Ray Cox

Planning & Zoning Commission Members Absent

Jean Wilder

Staff Members Present

Berrin Nejad, Community Development Director
Scott Ellis, Community Development Planner
Christina Papa, Administrative Coordinator, Recorder

CALL TO THE PUBLIC (NONE)

UNFINISHED BUSINESS

1. **DR 14-006 COTTONWOOD MEDICAL DEVELOPMENT-** Request for Design Review approval for construction of a 4,400 square foot medical office building, and placement of a 7,000 square foot pre-fabricated modular building to be located on vacant land on the southeast side of S. Calvary Way, zoned C-2 and I-2. APN 406-08-025R, 406-08-25S, 406-08-044E, 406-08-105A, 406-08-026. Owner: Windham Family Trust. Agent: Rick Reigle.

Planner Ellis began meeting by recapping the project from the June 16, 2014 meeting and gave commission details regarding new submittals.

RECOMMENDATION:

Staff has reviewed this project and finds it fits within the Cottonwood zoning requirements; however, there are some concerns with the overall design of the buildings and the industrial look to them. Staff would like to suggest the following stipulations:

1. That the project is developed to blend more with surrounding architectural materials and designs associated with other medical facilities in the area.
2. That the project conforms to Code Review Board comments dated 05-14-14.
3. Any other stipulations the Planning & Zoning Commission deems necessary.

Commissioner Wasden asked the applicant how far the pop-outs will be, applicant responded they will be 8", and the awnings will be 3-4 feet. Commissioner Wasden said that the revisions really enhance the building, maybe a couple more trees to break it up on the 89A side. Commissioner Cox stated that changing the elevations makes a difference. Commissioner Williams was pleased with changes made, if we can make that east end the same, maybe add it as a stipulation. Commissioner Rosen stated that the applicant was asked for a revised design to be submitted to the commission and they were able to submit and come back to commission so quickly, that it had addressed most of the original concerns, and would just like to see the design changes on the east side of the building as well. Commissioner Wasden stated that the project looked a lot better but would also like to see it done on the east side of the building as well. Chairman Kiyler thanked the applicant.

Motion: ***To approve DR 14-006 with staff recommendations and with the stipulation to address the Northeast section of the medial building with an 8" pop-out conforming to the existing pop-out.***

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

ADJOURNMENT

Meeting adjourned at 5:23 p.m.