

Official Minutes of the City of Cottonwood
Planning & Zoning Commission Regular Meeting
Held, September 16, 2013, at 6:00 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 6:01 p.m. Roll call was taken as follows:

Planning & Zoning Commission Members Present

Ed Kiyler, Chairman	Judd Wasden
Diane Lovett, Vice Chair	Robert Williams
Philip Rosen	Jean Wilder
Ray Cox	

Planning & Zoning Commission Members Absent

Staff Members Present

Dan Lueder, Development Services General Manager
Berrin Nejad, Community Development Director
Christina Papa, Administrative Coordinator, Recorder
Scott Ellis, Community Development Planner

CALL TO THE PUBLIC (NONE)

APPROVAL OF MINUTES OF AUGUST 19, 2013

Motion: ***To approve the minutes of 8/19/13 with corrections.***

Made by: ***Commissioner Lovett***

Second: ***Commissioner Williams***

Vote: ***Unanimous***

UNFINISHED BUSINESS (NONE)

NEW BUSINESS

1. **DR 13-021 TRACTOR SUPPLY-** Consideration of Design Review associated with the new construction of a 21,930 sqft. Tractor Supply Store located at 685 West State Route 89A. APN 406-51-028A, 406-51-029, 406-51-030, 406-51-031A, 406-51-032A, and 406-51-032B. Address: 685 W. State Rte. 89A. Owner: Cottonwood Development Group, LLC. Agent: Michael Faust.

Director Nejad began meeting with a presentation of the items that staff had received and reviewed in regards to Tractor Supply Company. Below is Nejad’s report:

Applicant requests approval of DR 13-021 to construct a new 21,930 sq.ft. Tractor Supply Company. The proposal will be located at the southeast corner of HWY 89A and Mingus Avenue, a prominent corner in the city, consisting of six (6) lots totaling up to 3.31 acres. The site has three street frontages, one being on the State Highway with no access to it, one arterial and local street with total of three (3) access points.

PROJECT DATA AND FACTS:

Applicant	Buffalo Construction Inc.
Project Manager	Gavin Melia
Representative	Michael Faust
Location of Property	685 W. State Route 89A (New Address)
Present Zoning and Land Use	C-2 (Heavy Commercial), I-2 (Heavy Industrial)
Description of Applicant’s Request	Construction of a new 21,930 sq.ft. retail store with outside sales display.

LAND USE:

Description and Character of Surrounding Area	
The site is on State Highway 89A, along the commercial corridor, and zoned C-2 Heavy Commercial. It is surrounded by C-1 Light Commercial and I-2 Heavy Industrial properties. There is a gas station to the northeast, manufacturing businesses to the southwest, a bank to the southeast and other manufacturing business on the northwest of the property. Currently, the building and the entire site is vacant.	

Adjacent Land Uses and Zoning	
Northeast: (Across HWY 89A)	C-1 _Light Commercial – Maverick Gas Station
Southwest:	I-2 _Heavy Industrial - Light manufacturing businesses
Southeast: (Across Justin)	C-2 _Heavy Commercial - Bank
Northwest: (Across Mingus)	C-2 _Heavy Commercial – Thrift Store

PROJECT PROPOSAL:

Background
<p>The site has a structure and large yard previously used as a <i>United Rentals Equipment Rental</i> store. Applicant will demolish existing building to make room for construction of a new structure. At the concept stage of the project, staff insisted on a design that depicts a parking area in the rear. Due to Tractor Supply Company’s sales activity, that is having merchandise in the front of the building and/or sidewalk display areas; the current design with the parking in the front was the final design that worked the best for the applicant. With the current setback, the building aligns better with the bank and thrift store buildings.</p> <p>The proposed use is in accordance with the <i>Future Land Use Map</i> according to the Cottonwood General Plan.</p>

Site Design (Exhibit 2)

Land Use	
Percentage of site devoted to building coverage	15%
Percentage of site devoted to paving/concrete	65%
Percentage of site devoted to landscaping	20%
TOTAL	100%

Parking (Exhibit 2)

	Proposed	Required	Location
Regular stall	80 stalls	80 stalls	HWY 89A and Mingus sides
Handicapped Parking	4		In the front, HWY 89A side

Number and Proposed Use of Building	1 Retail Sales Building 1 “Hay Barn” Building
Number of Stories	1
Square Footage	21,930 sq.ft. Retail Building 840 sq.ft. “Hay Barn” 15,000 sq.ft. Fenced Outdoor Sales Area 3,000 sq.ft. Permanent Display Area 3,000 sq.ft. Permanent Sidewalk Display Area

Structure Design (Exhibit 2)

Lighting:

The applicant submitted a lighting plan that meets Dark Sky and lumen count requirements. The LED lights will be used throughout the project and be shielded (Exhibit 3 - Lighting Plan).

Signage:

A separate company is working on the signage for the project. The original submittal depicted a 12 foot high monument sign. Considering the elevation height of the site from the roadway, it will add another 4-5 feet. Even though the sign ordinance allows up to 20 foot high signage, staff informed the project manager of the desire for lower signage. In return, the sign company revised their original design and provided reduced version, which is a 10 foot high monument sign design (Exhibit 4 –Signage Plans).

Access:

Three access points will be available to the site; one access point from Mingus Avenue for use by delivery trucks, and two access points from Justin Drive for use by customers. The current access point on Justin Drive closest to 89A will be moved further west to accommodate vehicle stacking as customers leave the store (Exhibit 2 Site Plan).

Landscape Plans:

The landscaping plans were submitted and reviewed by staff. The site is developed and already contains landscaping materials. The submitted plan incorporated the use of both existing plants and additional plants that are designed for the desert, drought resistant plant materials. The landscaping plan meets all the requirements by the code. (Exhibit 5-Landscape Plan).

Utilities:

All utilities are available to the site. The water and sewer provided by the City of Cottonwood, Electricity by APS, and natural gas by Unisource.

CRB Review:

This project was reviewed by the CRB (Code Review Board) on August 27, 2013 and applicant has already met most of the requirements from staff, anything remaining will be met before the building permit is issued.

Architecture, Materials, Colors:

The structure is painted masonry block construction, CMU (Concrete Masonry Unit), corrugated galvanized metal panel for accents and membrane roof (Exhibit 6-Color Elevations). The colors are in general, light gray with burgundy accent. The Cottonwood store will be identical to the Prescott Store.

RECOMMENDATION:

Staff has reviewed this project and finds it fits within the Cottonwood General Plan Land Use and Zoning requirements, therefore recommends approval of DR 13-021 subject to the following stipulations.

1. That the project is developed in conformance with the site and landscape plans submitted 08-27-13 and as may be further modified by the Planning Commission.
2. That the project conforms to Code Review Board comments dated 08-27-13.
3. All the mechanical units should be screened from street level view.
4. The dumpster shall be screened from the public view at all times.
5. Any other stipulations the Design Review Board deems necessary.

The Commission had concerns in regards to mechanical features on the roof of the building, along with lighting, and signage concerns. It was brought up by Staff that the commission can request that the sign come back to the commission with the concerns in regards to the materials, and height of the sign. Commission decided that they would like the sign to come back to the commission at the next meeting, for design review approval. Commissioner Wasden had some concerns with how Tractor Supply would screen the mechanical features that they have on the roof, along with the lighting on the outside of the building. Staff mentioned that they are currently working with Tractor Supply in regards to screening the mechanical features on the roof. The commission also would like to see some sort of light screening used on the windows, to prevent the light shining out of the building into the street.

Motion: *To approve with stipulations that the project is developed in conformance with the site and landscape plans submitted 08-27-13 and as may be further modified by the Planning Commission, that the project conforms to Code Review Board comments, all mechanical units be screened from street view, dumpster shall be screened from the public view at all times, that windows screen inside lighting from shining out into parking lot/street, and that the sign is brought back to the next meeting.*

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

INFORMATIONAL REPORTS AND UPDATES

Staff reported back to Commission in regards to an update on the Lozano Impound Yard, Anthony Lozano is working with the owner of the property to address the issues that the Commission had in the last meeting. Staff also updated the Commission in regards to the joint session of the General Plan which will be held in early October at Parks and Recreation. Commissioner Wasden inquired about the electronic sign ordinance and what the status was on that. Staff said that it was to be put on the agenda for City Council to review, this will be their first reading.

ADJOURNMENT

Meeting adjourned at 7:00 p.m.

APPROVED