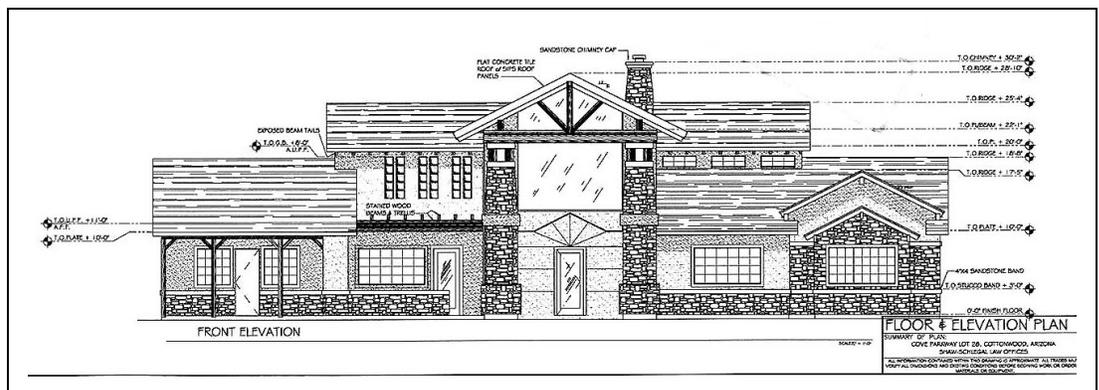


# City of Cottonwood Community Development Department Director's Report for December / 2007



The new Ace Hardware building is under construction at the corner of 12<sup>th</sup> Street and 89A. The project includes a 22,590 square foot two story commercial building on approximately 3.08 acre site. The project is a new retail store to replace the current one located around the corner on Hwy 89A.

The Shaw / Schlegal law office building to be located on the west side of Cove Parkway near the Safeway plaza. The project was approved by the Design Review Board in September and features 2,600 sq.ft. of office space on 1/3 acre.



## Recreation Center to begin Development Review process

A conceptual proposal for Cottonwood's recreation center will soon be subject to the City's Code Review process to highlight any site development issues. The facility may also be the subject of future public hearing review to address the building height issue, currently set at about 45 feet (10 feet above the zoning ordinance cap).

## Siler / Clemenceau Properties to be Cleared

Permits were issued this month for the demolition of 22 homes located on 32 acres along West Mingus Avenue, west of Willard Street. The acreage also extends north from Candy Lane north to Blow Out Wash across from the Clemenceau Museum. The property was recently purchased from the Siler family by Joe Nackard from Flagstaff. Mr. Nackard intends to assemble a proposal for a mixed use development on the site. Mixed uses at this location is viewed as optimal by the City's General Plan. Staff believes the site shows great potential for a wide variety of options.

## Cottonwood Slag Pile may be Reprocessed

This month, the Code Review Board will examine a proposal from Minerals Research, Inc. (Tucson) to re-process slag located near the Verde Valley Fairgrounds. If approved, the materials would be used for roofing, paving and sand blasting. The pile could support the process for 20 years.

# **Planning Project Updates**

## **Housing and Economic Development featured at first General Plan Implementation Update**

On November 15<sup>th</sup>, Staff facilitated the first of four joint sessions between the City Council and Planning and Zoning Commission for the purpose of highlighting the implementation of the General Plan's Housing and Economic Development elements. The session placed greater emphasis on regional collaboration, the establishment of a 5-year economic development plan, and more proactive efforts toward the development of housing variety and affordability. The next joint session is set for February 7<sup>th</sup> and will feature a review of the Circulation, Land Use and Growth Areas elements.

## **Wash and Slope Standards to be Considered**

The Council recently directed Staff to look at establishing more tangible hillside / slope and wash standards to be applied to new development. Staff is examining other similar codes and staffing requirements. Staff will also be seeking further direction from the Council on this issue.

## **Sign Code Review Proceeds to P&Z and Council for Direction**

Staff will complete the fourth public meeting on the review of the City's Sign Code this month. From this point, Staff will ask P&Z and Council to set up work sessions in January and February to review the outcome of the initial public issue identification process and to give further direction.

## **P&Z to also Review Landscape and PAD Codes**

Staff is presently working on revisions to the Landscape and PAD codes, to provide more definitive requirements for Master Development Plans pertaining to formatting, development and design standards, including "usable open space" components which overlap the landscape code, which is being revised to emphasize xeriscape and water conservation. We're also taking a harder look at landscape associated with parking lots and buffer areas.

## **Asset Inventory to Assist with 5-Year Economic Development Plan**

The Cottonwood Economic Development Council is developing a local "asset" inventory to support future efforts for business retention and expansion; as well as to provide a ready resource for industry reps who may have an interest in this region. The inventory will also provide the basis for a 5-year economic development plan. The group has recently developed a new website ([www.cottonwoodedc.com](http://www.cottonwoodedc.com)) and is considering the production of a marketing video for Cottonwood. Casey is off to Oklahoma City next week to receive training at the Economic Development Institute.

## **Main Street Banners Raised**

The Old Town Association recently placed a series of decorative banners on the old-fashioned light poles in Old Town. They have acquired four sets (one for each season).

## **Public Process Begins for Regional Transportation Study**

Lima & Associates completed a series of public meetings this month to publicize the update of the Regional Transportation Study (last completed in 1999). The initial series featured a presentation of methodology, existing conditions, traffic counts, etc. and establishment of the individual Traffic Area Zones (TAZs) for planning purposes. The sessions also highlighted basic traffic mobility issues and roadway classifications. Lima will next start to focus on future traffic conditions.

## **Verde Area Trails Planning Renewed by County**

Staff met Nov. 28<sup>th</sup> with Chip Davis and Yavapai County's new trails planner, together with a variety of area personnel and residents to rekindle regional trails planning efforts and assist the County with establishing a more formalized system of trails and trails planning in the Verde Valley. The group acknowledged the need to coordinate trails planning with regional land use and transportation planning, ADOT and the State Land Department. The group plans to meet monthly in an effort to keep pace with the on-going update of the USFS Prescott National Forest Management Study.

## **Bicycle Plan Cruisin' along**

Staff is presently reviewing bicycle plans and planning projects around Arizona, particularly in Tucson where they seem to be cutting edge. Meanwhile, we are also considering the possibility of assembling a local bicycle advisory committee.

## **CDBG Approved for 12<sup>th</sup> Street**

The Community Development Block Grant for \$369,999 has been approved by HUD for the 12<sup>th</sup> Street improvements between Birch Street and Mingus Avenue. We have two years to execute the contract (Jan. 4, 2010). Staff expects to receive the contract and financial forms this month for the Mayor's signature. We will possibly receive the funding by Spring.

## **2010 Census Registration Complete**

Staff completed the registration process this month for the 2010 survey and is currently awaiting receipt of the Census database for the City, in order to complete a review of the information prior to the U.S. Census, scheduled for April 1, 2010. Upon receipt of the database, Staff will have 120 days to review the 6,000+ City-wide residential addresses for accuracy and unit counts.