



**CITY OF COTTONWOOD
PLANNING & ZONING COMMISSION
COTTONWOOD COMMUNITY CLUB HOUSE**

805 N. Main St.
Cottonwood, AZ 86326

REGULAR MEETING

Monday, July 20, 2020
6:00 p.m.

I. CALL TO ORDER

- A. Roll Call**
- B. Election of Vice-Chair**
- C. Approval of Minutes:** June 15, 2020 Regular Meeting

II. INFORMATIONAL REPORTS AND UPDATES:

A brief summary of current events by Chairperson, Commission members, and/or Community Development Director. (The public body does not propose, discuss, deliberate, or take legal action on any matter brought up during this summary unless the matter is properly noticed for legal action).

III. CALL TO THE PUBLIC

This is the time for the public to comment on any matter that does not appear on the agenda. Commission members may not discuss items not 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 criticism, or scheduling the matter for consideration at a later date. Comments are limited to five minutes for each person.

Information on the above agenda items may be obtained in person from the Community Development Department, 111 N. Main Street in Cottonwood, or by calling (928) 634-5505.

A verbal comment period will be provided during each hearing item. The Chair may impose a time limit on each speaker. The Commission will not consider written materials submitted less than three working days before the meeting.

Pursuant to A.R.S. § 38-431.02(B) the Commission may vote to go into executive session on any agenda item pursuant to A.R.S. § 38-431.03(A)(3) and (4) for discussion and consultation for legal advice with the City Attorney.

The Cottonwood Council Chambers and Community Club House are accessible to the handicapped in accordance with Federal "504" and "ADA" laws. Those with needs for special typeface print or hearing devices may request these from the Planning Technician at 634-5505 (TDD 634-5526). All requests must be made at least 24 hours before the meeting.

Members of the Planning Commission will attend either in person or by telephone conference call.

IV. OLD BUSINESS:

V. NEW BUSINESS:

1. **CUP 20-005 SPRINGHILL SUITES** – Consideration of a request to amend a Conditional Use Permit stipulation that states, “The City of Cottonwood reserves the right to revoke the Conditional Use Permit (CUP) if the use creates an irremediable public safety problem as determined by the City.” The property is located at 535 South 6th Street, in an I-2 (Heavy Industrial) zone on the east side of 6th Street just north of State Route 89A. APN:406-06-009 Owner: City of Cottonwood, Applicant: San Tan Partners, LLC; Richardson Design Partnership; and Sunridge Properties.
2. **CUP 20-006 VORTEX ATV** – Consideration of a Conditional Use Permit to operate a vehicle rental business in a C-1 (Light Commercial) Zoning District. The project is located at 551 N. Main Street, on the northeast corner of N. Main Street and N. 14th Street, APN: 406-37-171A, 406-37-172A, 406-37-172B Owner: John Livingston, Applicant: Jonathan Collie.
3. **ZO 20-007 AMENDMENT TO THE CITY OF COTTONWOOD ZONING ORDINANCE SECTIONS 411 AR-43 ZONING DISTRICT AND 412 AR-20 ZONING DISTRICT, AMENDING SECTIONS 411.D PROPERTY DEVELOPMENT STANDARDS AND 412.D PROPERTY DEVELOPMENT STANDARDS** – Consideration of a Zoning Ordinance text amendment to Sections 411.D and 412.D regarding minimum front yard setback standards in the AR-43 (Agricultural Residential) and AR-20 (Agricultural Residential) Zoning Districts.
4. **ZO-20-006 AMENDMENT TO THE CITY OF COTTONWOOD ZONING ORDINANCE ADDING A NEW SECTION 409 (RECREATIONAL VEHICLE AND MANUFACTURED HOME PARKS), AND AMENDING SECTIONS 410 GA ZONE (GENERAL AGRICULTURE), 411 AR-43 ZONE (AGRICULTURAL RESIDENTIAL), 417 MH ZONE (MANUFACTURED HOME), 418 C-1 ZONE (LIGHT COMMERCIAL), 419 C-2 ZONE (HEAVY COMMERCIAL), 423 CF ZONE (COMMUNITY FACILITY), AND 425 AR-70 ZONE (AGRICULTURAL RESIDENTIAL) – RECREATIONAL VEHICLE PARKS** - Consideration of a Zoning Ordinance text amendment adding a new Section 409, with related text amendments to Sections 410, 411, 417, 418, 419, 423, and 425 regarding standards for Recreational Vehicle Parks, and listing Recreational Vehicle Parks as conditional uses in the C-1 and C-2 zones.

Information on the above agenda items may be obtained in person from the Community Development Department, 111 N. Main Street in Cottonwood, or by calling (928) 634-5505.

A verbal comment period will be provided during each hearing item. The Chair may impose a time limit on each speaker. The Commission will not consider written materials submitted less than three working days before the meeting.

Pursuant to A.R.S. § 38-431.02(B) the Commission may vote to go into executive session on any agenda item pursuant to A.R.S. § 38-431.03(A)(3) and (4) for discussion and consultation for legal advice with the City Attorney.

The Cottonwood Council Chambers and Community Club House are accessible to the handicapped in accordance with Federal “504” and “ADA” laws. Those with needs for special typeface print or hearing devices may request these from the Planning Technician at 634-5505 (TDD 634-5526). All requests must be made at least 24 hours before the meeting.

Members of the Planning Commission will attend either in person or by telephone conference call.

VI. DISCUSSION ITEMS:

VII. SUGGESTED TOPICS FOR FUTURE MEETINGS:

VIII. ADJOURNMENT

Notice is hereby given that pursuant to A.R.S. subject to certain specified statutory exceptions, parents have a right to consent before the State or any of its political subdivisions make a video or audio recording of a minor child. Meetings of the City Council are audio and/or video recorded, and, as a result, proceedings in which children are present may be subject to such recording. Parents in order to exercise their rights may either file written consent with the City Clerk to such recording, or take personal action to ensure that their child or children are not present when a recording may be made. If a child is present at the time a recording is made, the City will assume that the rights afforded parents pursuant to A.R.S. have been waived.

Information on the above agenda items may be obtained in person from the Community Development Department, 111 N. Main Street in Cottonwood, or by calling (928) 634-5505.

A verbal comment period will be provided during each hearing item. The Chair may impose a time limit on each speaker. The Commission will not consider written materials submitted less than three working days before the meeting.

Pursuant to A.R.S. § 38-431.02(B) the Commission may vote to go into executive session on any agenda item pursuant to A.R.S. § 38-431.03(A)(3) and (4) for discussion and consultation for legal advice with the City Attorney.

The Cottonwood Council Chambers and Community Club House are accessible to the handicapped in accordance with Federal "504" and "ADA" laws. Those with needs for special typeface print or hearing devices may request these from the Planning Technician at 634-5505 (TDD 634-5526). All requests must be made at least 24 hours before the meeting.

Members of the Planning Commission will attend either in person or by telephone conference call.



**CITY OF COTTONWOOD
PLANNING & ZONING COMMISSION
COTTONWOOD COMMUNITY CLUB HOUSE**

805 N. Main St.
Cottonwood, AZ 86326

REGULAR MEETING
Monday, June 15, 2020
6:00PM

I. CALL TO ORDER

Chairman Williams called the meeting to order at 6:02 P.M.

A. Roll Call

Planning & Zoning Commission Members Present

Commissioner Dowell
Commissioner Masten
Commissioner Sherman
Vice Chairman Dowling
Chairman Williams

Planning & Zoning Commission Members Absent

Commissioner Hart

Staff Members Present

Scott Ellis, Community Development Director
Jim Padgett, Community Development Planner
Gary Davis, Community Development Planner
Ron Corbin, City Manager
Rudy Rodriguez, Deputy City Manager
Cassidy Presmyk, Community Development Recorder

Information on the above agenda items may be obtained in person from the Community Development Department, 111 N. Main Street in Cottonwood, or by calling (928) 634-5505.

A verbal comment period will be provided during each hearing item. The Chair may impose a time limit on each speaker. The Commission will not consider written materials submitted less than three working days before the meeting.

Pursuant to A.R.S. § 38-431.02(B) the Commission may vote to go into executive session on any agenda item pursuant to A.R.S. § 38-431.03(A)(3) and (4) for discussion and consultation for legal advice with the City Attorney.

The Cottonwood Council Chambers is accessible to the handicapped in accordance with Federal "504" and "ADA" laws. Those with needs for special typeface print or hearing devices may request these from the Planning Technician at 634-5505 (TDD 634-5526). All requests must be made at least 24 hours before the meeting.

B. Approval of Minutes: May 18, 2020 Regular Meeting

Motion: To approve minutes of the May 18, 2020 Regular Meeting.

Made by: Chairman Williams

Second: Commissioner Dowell

Vote: Unanimous

II. INFORMATIONAL REPORTS AND UPDATES: NONE

III. CALL TO THE PUBLIC

IV. OLD BUSINESS: NONE

V. NEW BUSINESS:

- 1. CUP 18-009 MODIFICATION: BELFRY SIGNAGE– BELFRY BREWING COMPANY** - A request for a Modification to a Conditional Use Permit to allow signage at the subject site to exceed the square footage and quantity of signage permitted by the zoning code as proposed in the applicant's sign plan. CUP 18-009 was approved Dec. 17, 2018 to operate a brew pub with on-site food and beverage and wholesale of product to offsite accounts. The project is in a C-1 (Light Commercial) zone in the Cottonwood Commercial Historic District located at 791 North Main St. APN: 406-38-019C Owner: BOTC Real Estate Holdings, LLC, Applicant: Robert Conlin.

Planner Padgett presented signage and details of locations and size of each sign. Robert Conlin came up to address the Commission. Commissioner Masten asked him if the signs are Dark Sky Compliant, and Mr. Conlin refers to 928Signs Representative for clarification. 928Signs states that they are in Dark Sky Compliance.

Chairman Williams closed the floor to the public.

Motion: To approve CUP 18-009 MOD to allow Robert Conlin as Belfry Brewery to install signage as requested by the proposed sign plan, subject to the following stipulations:

1. That the project conforms to the Code Review Board comments for CUP 18-009 dated August 21, 2018 and any comments from prior, current and future reviews of this project shall be adhered to.

Information on the above agenda items may be obtained in person from the Community Development Department, 111 N. Main Street in Cottonwood, or by calling (928) 634-5505.

A verbal comment period will be provided during each hearing item. The Chair may impose a time limit on each speaker. The Commission will not consider written materials submitted less than three working days before the meeting.

Pursuant to A.R.S. § 38-431.02(B) the Commission may vote to go into executive session on any agenda item pursuant to A.R.S. § 38-431.03(A)(3) and (4) for discussion and consultation for legal advice with the City Attorney.

The Cottonwood Council Chambers is accessible to the handicapped in accordance with Federal "504" and "ADA" laws. Those with needs for special typeface print or hearing devices may request these from the Planning Technician at 634-5505 (TDD 634-5526). All requests must be made at least 24 hours before the meeting.

2. A Certificate of Zoning Compliance documenting the completion of conditions shall be issued prior to issuance of a Certificate of Occupancy.
3. A Right of Way permit shall be obtained from the Public Works Department prior to any work or landscaping in the right of way.
4. The monument sign shall maintain a minimum distance of five (5) feet from the leading edge of the sign to the property boundary.
5. Building Permits shall be applied for within one (1) year from the date of approval by the Planning & Zoning Commission or the Conditional Use Permit shall be subject to revocation procedures.
6. The City of Cottonwood reserves the right to revoke the Conditional Use Permit (CUP) if the use creates an irremediable public safety problem as determined by the City.
7. Any other stipulations the Planning & Zoning Commission deems necessary.

Made by: Vice Chairman Dowling

Second: Commissioner Sherman

Roll Call Vote: Unanimous

- 2. CUP 20-004 GROSETA RANCHES LLC** – A request for a Conditional Use Permit to allow the keeping of livestock and the installation of barbed wire fencing in a C-1 (Light Commercial) zone. The project is located at the southeast corner of East Cottonwood Street and Cove Parkway, APN:406-04-034G Owner: Groseta Ranches, LLC, Applicant: Andy Groseta.

Planner Padgett presented the details for the Conditional Use Permit. Planner Padgett also read out loud three emails he received from residents in the vicinity of the project. Two were opposed and one was in support.

Chairman Williams asked Planner Padgett to address the trash and eyesores mentioned in one of the letters. Planner Padgett stated that trespassing and debris had been a common issue before the fencing was installed. Once the fencing went in, the issues stopped.

Mr. Andy Groseta stepped up to the podium to address the Commission. He stated that they went in and assisted cleaning up the property before even closing on the land. There had been drug paraphernalia, homeless people, trash, and debris before they fenced in the property.

Information on the above agenda items may be obtained in person from the Community Development Department, 111 N. Main Street in Cottonwood, or by calling (928) 634-5505.

A verbal comment period will be provided during each hearing item. The Chair may impose a time limit on each speaker. The Commission will not consider written materials submitted less than three working days before the meeting.

Pursuant to A.R.S. § 38-431.02(B) the Commission may vote to go into executive session on any agenda item pursuant to A.R.S. § 38-431.03(A)(3) and (4) for discussion and consultation for legal advice with the City Attorney.

The Cottonwood Council Chambers is accessible to the handicapped in accordance with Federal "504" and "ADA" laws. Those with needs for special typeface print or hearing devices may request these from the Planning Technician at 634-5505 (TDD 634-5526). All requests must be made at least 24 hours before the meeting.

Chairman Williams asks how many cattle on one parcel at a time. Mr. Groseta responds by saying cattle come and go and there is never a set amount on one parcel at any given time.

Chairman Williams opened the floor to the public.

Mr. Andy Herschkautz addressed the Commission by asking why the hearing is taking place a year after this has already happened. He also asked if there will be a feed trough.

Mr. Randy Osborne addressed the Commission by stating he is strongly in support of this being approved.

Mrs. Electra Jung addressed the Commission by stating she is in strong support of this being approved and goes into detail how much safer and cleaner everything is now.

Mr. Alberto Salas addressed the Commission with his support for motion being approved.

Chairman Williams closed the floor to the public

Commissioners discussed and talked about how they have seen improvement to the property and don't see any issues with how the land is currently being handled.

Motion: To approve CUP 20-004 to allow Groseta Ranches to keep livestock and for the placement of barb-wire fencing, subject to the following stipulations

1. That the project is developed in conformance with the development plans submitted for the June 15, 2020 Planning and Zoning Commission meeting, and as may be further modified by the Planning and Zoning Commission.
2. That the project conforms to the Code Review Board comments dated May 12, 2020 and any comments from prior, current and future reviews of this project shall be adhered to.
3. The applicant shall be required to have a boundary survey conducted and shall submit those results to the City to confirm that the proposed fence is not placed within the City's right of way.
4. The sewer line is inside the fenced area. Utilities will need to work with the applicant for access. Allow City of Cottonwood Utilities to place a lock on the gate to prevent having to contact the applicant at different hours if there is a problem with the line.
5. Applicant must abide by Sections 404.O.2 and 418.C.5 of the City of Cottonwood Zoning Ordinance, regarding the keeping of livestock.

Information on the above agenda items may be obtained in person from the Community Development Department, 111 N. Main Street in Cottonwood, or by calling (928) 634-5505.

A verbal comment period will be provided during each hearing item. The Chair may impose a time limit on each speaker. The Commission will not consider written materials submitted less than three working days before the meeting.

Pursuant to A.R.S. § 38-431.02(B) the Commission may vote to go into executive session on any agenda item pursuant to A.R.S. § 38-431.03(A)(3) and (4) for discussion and consultation for legal advice with the City Attorney.

The Cottonwood Council Chambers is accessible to the handicapped in accordance with Federal "504" and "ADA" laws. Those with needs for special typeface print or hearing devices may request these from the Planning Technician at 634-5505 (TDD 634-5526). All requests must be made at least 24 hours before the meeting.

6. The City of Cottonwood reserves the right to revoke the Conditional Use Permit (CUP) if the use creates an irremediable public safety problem as determined by the City.
7. Any other stipulations the Planning & Zoning Commission deems necessary.

Made by: Vice Chairman Dowling

Second: Commissioner Dowell

Roll Call Vote: Unanimous

- 3. CUP 20-005 AND DR 20-003 - SPRINGHILL SUITES** - A request for a Conditional Use Permit and Design Review to increase the allowed building height from 2½ (two and one half) to 3 (three) stories for a hotel on property located at 535 South 6th Street. The project is located in an I-2 (Heavy Industrial) zone located on the east side of 6th Street just north of State Route 89A. APN:406-06-009 Owner: City of Cottonwood, Applicant: San Tan Partners, LLC; Richardson Design Partnership; and Sunridge Properties.

Planner Padgett presented the project. Chairman Williams asked what the max height is, and Planner Padgett answered by stating 35 feet. This building would be within the height requirements.

Ryan Welker addressed the Commission by stating that he feels three stories are needed to accomplish their project.

Chairman Williams opened the floor to the public.

Rose Ortiz-Unruh addressed the Commission by stating she is an owner of property near this project. Her concern is that this is I2 Zoning and she doesn't want any noise complaints from the hotel to affect their property and Zoning in the future.

Jerry Lovett addressed the Commission with his concerns over this being I-2 Zoning, and with Industrial Zoning comes noise, tractors, and loud activities. Chairman Williams reminds Mr. Lovett that we are here to discuss Design Review over the 2.5 stories to 3 stories. Mr. Lovett asked how is a hotel even allowed in I-2 Zoning? Chairman Williams told him a hotel is commercial, not residential. Mr. Lovett brought up that there are continuous flooding/water issues in this area. He is not opposed to a 3rd floor. Director Ellis says the property will be split and the City of Cottonwood will maintain the 2 acres and the hotel will be on the 2.24 acres purchased.

Information on the above agenda items may be obtained in person from the Community Development Department, 111 N. Main Street in Cottonwood, or by calling (928) 634-5505.

A verbal comment period will be provided during each hearing item. The Chair may impose a time limit on each speaker. The Commission will not consider written materials submitted less than three working days before the meeting.

Pursuant to A.R.S. § 38-431.02(B) the Commission may vote to go into executive session on any agenda item pursuant to A.R.S. § 38-431.03(A)(3) and (4) for discussion and consultation for legal advice with the City Attorney.

The Cottonwood Council Chambers is accessible to the handicapped in accordance with Federal "504" and "ADA" laws. Those with needs for special typeface print or hearing devices may request these from the Planning Technician at 634-5505 (TDD 634-5526). All requests must be made at least 24 hours before the meeting.

Scott Stokes addressed the Commission by stating he runs a cabinet business in the vicinity of the project and is very concerned that with his business comes noise, and smells even though they do the proper filters, and doesn't want to be nervous for a future rezoning. He stated he is nervous about the water retention issues, and how is the parking lot going to affect the running water during flooding. His business has been flooded multiple times within the last few years which causes damage and loss of product.

Fred Hagman addressed the Commission by stating his concerns with flooding and loss of materials for his own business. Planner Padgett replied to Mr. Hagman by informing him that the engineering requirement for the project requires a drainage test to be conducted.

Vice Chairman Dowelling addressed the public by saying he went over the plans and Springhill is addressing and managing their flow with proper drainage that should assist with the flooding issues.

Chairman Williams closed the floor to the public

Chairman Williams addressed the Public in saying that the City cannot just come in and rezone, it is against state law.

The Commissioners express their concern over the water and flooding issues, but agree three stories is fine since it's under the height requirement.

Motion: To approve CUP 20-005 and DR 20-003 to allow San Tan Hotel Partners to exceed the allowable height requirements, subject to the following stipulations:

1. That the project is developed in conformance with the development plans submitted for the June 15, 2020 Planning and Zoning Commission meeting, and as may be further modified by the Planning and Zoning Commission.
2. That the project conforms to the Code Review Board comments dated May 15, 2020 and any comments from prior, current and future reviews of this project shall be adhered to.
3. A Certificate of Zoning Compliance documenting the completion of conditions shall be issued prior to issuance of a Certificate of Occupancy.
4. A Right of Way permit be obtained from the Public Works Department prior to any work or landscaping in the right of way.
5. Identify a minimum of nine (9) bicycle parking spaces to be located on the parcel.
6. Building Permits shall be applied for within one (1) year from the date of approval by the Planning & Zoning Commission or the Conditional Use Permit shall be subject to

Information on the above agenda items may be obtained in person from the Community Development Department, 111 N. Main Street in Cottonwood, or by calling (928) 634-5505.

A verbal comment period will be provided during each hearing item. The Chair may impose a time limit on each speaker. The Commission will not consider written materials submitted less than three working days before the meeting.

Pursuant to A.R.S. § 38-431.02(B) the Commission may vote to go into executive session on any agenda item pursuant to A.R.S. § 38-431.03(A)(3) and (4) for discussion and consultation for legal advice with the City Attorney.

The Cottonwood Council Chambers is accessible to the handicapped in accordance with Federal "504" and "ADA" laws. Those with needs for special typeface print or hearing devices may request these from the Planning Technician at 634-5505 (TDD 634-5526). All requests must be made at least 24 hours before the meeting.

revocation procedures.

7. A Minor Land Division shall be completed prior to the issuance of Building Permits.
8. Comply with all ADOT requirements as noted in the email received May 26, 2020 to obtain a Right of Way permit. In addition, the ADOT District Development Engineer and Northern Regional Traffic will request that the City's review requirements include a Traffic Impact Statement following ADOT Traffic Engineering Guidelines and Procedures TGP 240 Exhibit A. At a minimum the SA089-6th Street intersection be evaluated for Level of Service and delays and also include turning lanes analysis.
9. The City of Cottonwood reserves the right to revoke the Conditional Use Permit (CUP) if the use creates an irremediable public safety problem as determined by the City.
10. All exterior lighting is required to meet Section 408 of the City of Cottonwood Zoning Ordinance Lighting Code
11. A Traffic Impact Statement shall be developed and submitted to the City for review and approval identifying any roadway mitigation requirements.
10. Any other stipulations the Planning & Zoning Commission deems necessary.

Made by: Vice Chairman Dowling

Second: Commissioner Sherman

Roll Call Vote: Unanimous

4. **ZO 20-002 AMENDMENT TO SECTIONS 201 DEFINITIONS, GENERAL; 404 GENERAL PROVISIONS; 410 GA ZONE (GENERAL AGRICULTURE), 411 AR-43 ZONE (AGRICULTURAL RESIDENTIAL), 412 AR-20 ZONE (AGRICULTURAL RESIDENTIAL), 413 R-1 ZONE (SINGLE FAMILY RESIDENTIAL), 416 R-4 ZONE (SINGLE FAMILY/MULTIPLE FAMILY/MANUFACTURED HOME), 417 MH ZONE (MANUFACTURED HOME), 420 CR ZONE (COMMERCIAL RESIDENTIAL), AND 425 AR-70 ZONE (AGRICULTURAL RESIDENTIAL) - TINY HOUSES** - Consideration of a Zoning Ordinance text amendment to Section 404 General Provisions, creating Section CC Tiny Houses, with related text amendments to Sections 201, 410, 411, 412, 413, 416, 417, 420, and 425 regarding standards for Tiny Houses.

Information on the above agenda items may be obtained in person from the Community Development Department, 111 N. Main Street in Cottonwood, or by calling (928) 634-5505.

A verbal comment period will be provided during each hearing item. The Chair may impose a time limit on each speaker. The Commission will not consider written materials submitted less than three working days before the meeting.

Pursuant to A.R.S. § 38-431.02(B) the Commission may vote to go into executive session on any agenda item pursuant to A.R.S. § 38-431.03(A)(3) and (4) for discussion and consultation for legal advice with the City Attorney.

The Cottonwood Council Chambers is accessible to the handicapped in accordance with Federal "504" and "ADA" laws. Those with needs for special typeface print or hearing devices may request these from the Planning Technician at 634-5505 (TDD 634-5526). All requests must be made at least 24 hours before the meeting.

Planner Gary presented project. Commissioner was happy with the presentation and the clear directive.

Motion: To recommend approval to the City Council amendments to Section 404 General Provisions, creating Section CC Tiny Houses, with related text amendments to Sections 201, 410, 411, 412, 413, 416, 417, 420, and 425 regarding the requirements for placement of Tiny Houses within the City of Cottonwood.

Made by: Vice Chairman Dowling

Second: Commissioner Dowell

Roll Call Vote: Unanimous

- 5. ZO 20-005 AMENDMENT TO SECTION 408 OUTDOOR LIGHTING -**
Consideration of a Zoning Ordinance text amendment to Section 408.G Lighting Requirements, regarding the standards for lighting on lots smaller than one half acre.

Planner Davis presented project.

Chairman Williams opened the floor to the public.

Bob Backus addressed the Commissioner asking what the human count was. Commissioner Masten answered by saying 4500.

Chairman Williams closed the floor to the public.

Motion: To recommend approval to the City Council amendments to Section 408 Outdoor Lighting regarding the requirements for lighting on lots smaller than one half acre.

Made by: Vice Chairman Dowling

Second: Commissioner Masten

Roll Call Vote: Unanimous

VI. DISCUSSION ITEMS: NONE

VII. SUGGESTED TOPICS FOR FUTURE MEETINGS: NONE

VIII. ADJOURNMENT: 7:41 P.M.

Information on the above agenda items may be obtained in person from the Community Development Department, 111 N. Main Street in Cottonwood, or by calling (928) 634-5505.

A verbal comment period will be provided during each hearing item. The Chair may impose a time limit on each speaker. The Commission will not consider written materials submitted less than three working days before the meeting.

Pursuant to A.R.S. § 38-431.02(B) the Commission may vote to go into executive session on any agenda item pursuant to A.R.S. § 38-431.03(A)(3) and (4) for discussion and consultation for legal advice with the City Attorney.

The Cottonwood Council Chambers is accessible to the handicapped in accordance with Federal "504" and "ADA" laws. Those with needs for special typeface print or hearing devices may request these from the Planning Technician at 634-5505 (TDD 634-5526). All requests must be made at least 24 hours before the meeting.



STAFF MEMO

TO: Planning and Zoning Commission

FROM: Jim Padgett, Planner

HEARING DATE: July 20, 2020

PROJECT NUMBER: CUP 20-005 and DR 20-003 (REVISED)

At the June 15, 2020 Planning & Zoning Commission meeting, the following request for Design Review and a Conditional Use Permit was approved for a new Springhill Suites hotel.

A request for Design Review and a Conditional Use Permit to increase the allowed building height from 2½ (two and one half) to 3 (three) stories for a hotel on property located at 535 South 6th Street. The project is located in an I-2 (Heavy Industrial) zone located on the east side of 6th Street just north of State Route 89A. APN: 406-06-009 Owner: City of Cottonwood, Applicant: San Tan Partners, LLC; Richardson Design Partnership; and Sunridge Properties.

Subsequent to that meeting, staff received a request from the applicant to remove two stipulations from the approval. One of the items questioned was that a Minor Land Division (MLD) be completed prior to the issuance of building permits. That stipulation is necessary to remain and staff is working on the MLD which will be completed prior to the close of escrow.

The second item requested to be removed was #9 of the approved stipulations as follows:

The City of Cottonwood reserves the right to revoke the Conditional Use Permit (CUP) if the use creates an irremediable public safety problem as determined by the City.

This is a stipulation that has been applied to all Conditional Use Permits that would allow the city to enforce any violations or terms of the approval that an applicant does not comply with. In this case of a large construction project, staff concurs that this stipulation is not necessary and could be omitted.

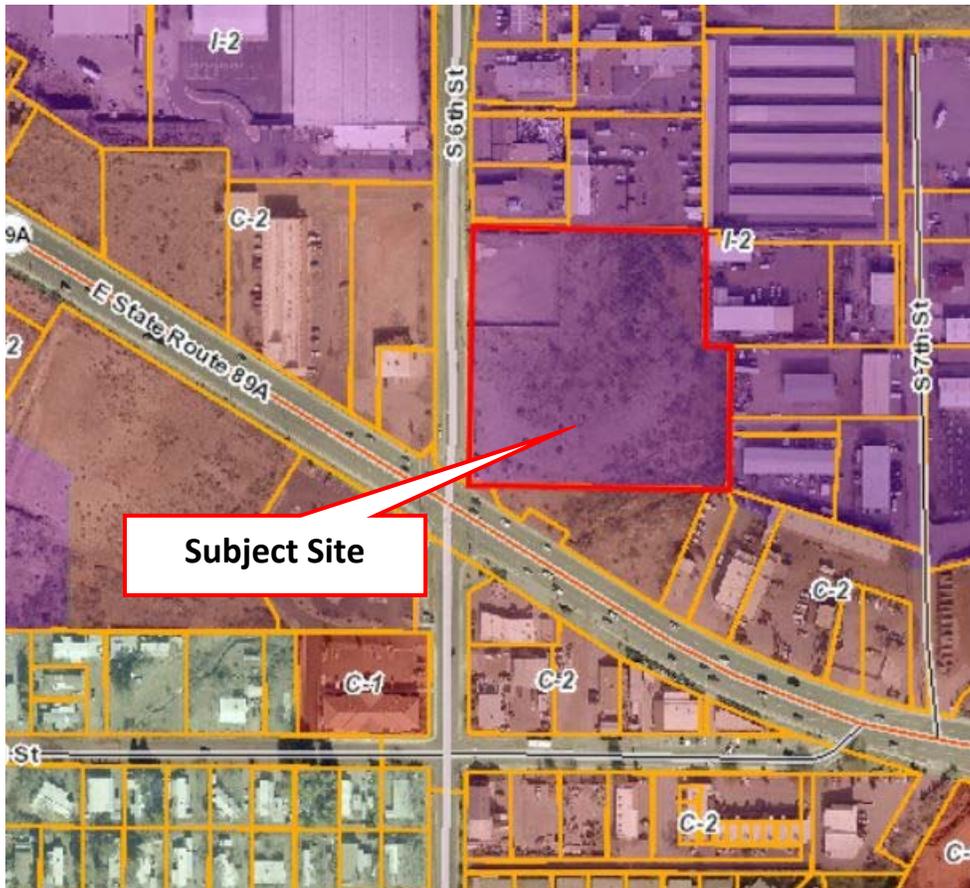
If the Commission desires to approve this item, the suggested motion is:

I move to approve the deletion of stipulation #9 for CUP 20-005 and DR 20-003 to allow San Tan Hotel Partners to exceed the allowable height requirements. All other stipulations related to the project from the June 15, 2020 Planning & Zoning Commission meeting will remain applicable.

Attachments: Staff Report June 15, 2020

Planning and Zoning Commission Notice of Action dated June 18, 2020

Vicinity Map
Springhill Suites by Marriott
535 South 6th Street
Conditional Use Permit 20-005
Design Review 20-003





STAFF MEMO

TO: Planning and Zoning Commission

FROM: Jim Padgett, Planner

HEARING DATE: June 15, 2020

PROJECT NUMBER: CUP 20-005 and DR 20-003

A request for Design Review and a Conditional Use Permit to increase the allowed building height from 2½ (two and one half) to 3 (three) stories for a hotel on property located at 535 South 6th Street. The project is located in an I-2 (Heavy Industrial) zone located on the east side of 6th Street just north of State Route 89A. APN: 406-06-009 Owner: City of Cottonwood, Applicant: San Tan Partners, LLC; Richardson Design Partnership; and Sunridge Properties.

PROJECT DATA AND FACTS:

Applicant	San Tan Hotel Partners 7255 E. Hampton Ave. Suite 122 Mesa, AZ 85209
Property Owner	City of Cottonwood 827 N. Main St. Cottonwood, AZ 86326-4012
Location of Property	535 S. 6th St. APN 406-06-009
Present Zoning and Land Use	The property is zoned I-2 (Heavy Industrial). The site is currently vacant.
Description of Applicant’s Request	Request for a Conditional Use Permit and Design Review to construct a 3 story hotel.

LAND USE:

Description and Character of Surrounding Area
The site is located on the east side of 6th Street just north of State Route 89A. The site is vacant. The surrounding area is a mix of retail, restaurant, automotive, industrial and civic buildings.

Adjacent Land Uses and Zoning	
North:	I-2 (Heavy Industrial) Vacant lot and industrial uses
South:	C-2 (Heavy Commercial) Vacant property
East:	I-2 (Heavy Industrial) Industrial uses and automotive repair business
West:	C-2 (Heavy Commercial) Various retail stores

PROJECT PROPOSAL:

Background: The applicant is requesting a Conditional Use Permit and Design Review approval to construct a three (3) story hotel on a 2.24-acre parcel. The hotel is planned to have 87 guest rooms and outdoor pool area. The Conditional Use Permit is required to allow the hotel to exceed a code requirement of two and one half (2 1/2) story building height. The subject property is currently in escrow to be purchased from the City of Cottonwood and is a portion of a larger 3.74-acre parcel. A Minor Land Division will be required to be completed prior to the issuance of building permits.

Parking: The Zoning Ordinance requires 90 parking spaces. The site plan submitted by the applicant shows 113 spaces. In addition, 9 bicycle parking spaces, ten percent of required vehicular spaces, are required. The site plan shows bicycle parking at the southwest corner of the building.

Architecture, Materials, Colors: The architectural style is a contemporary design with a flat roof. Main portions of the building will be a fiber cement lap siding in a blend of neutral tan and chocolate brown paint colors. A manufactured stone veneer named Coronado Pro Ledge “Oakbrook” will be the main exterior wall covering on the first floor of the structure. The upper two floors and the parapet are a combination of insulated siding and lap siding.

Access: A main drive is proposed on 6th Street, approximately 180 feet north of State Route 89A. The site plan also shows a driveway for shared access to future uses to the north.

Screening: No screening is proposed or required for the subject property. All surrounding properties are zoned for commercial or industrial uses, as is the subject property.

Landscape Plans: A landscape plan with a variety of trees, bushes, and ground cover, along with decomposed granite has been proposed for the building and parking area. The landscape plan as submitted exceeds the code requirements for the type, quantity and placement of the vegetation.

Lighting: Exterior lighting for the project will be in conformance with city dark sky lighting ordinance.

Signage: Sign designs have only been provided for reference purposes and has not been reviewed by staff for code compliance. The applicant will be required to submit a complete sign application for staff approval under a separate permit.

Utilities: All required utilities are available to the site.

Building Height: The Zoning Ordinance limits building heights to 35 feet and two and one half (2 ½) stories but allows increased heights with a Conditional Use Permit. The proposed height of the hotel to the top of the roof is thirty-four feet seven and one half inches (34' 7 1/2") but there would be three stories. A parapet area extends approximately six (6) feet above the roofline and a non-habitable structure not to exceed 10% of the roof area may extend a maximum of 10 feet higher than the roof line. The overall height, including the parapet would be at forty feet and five inches (40' 5"). There are no residential areas adjacent to the site so concerns about views or privacy from homes are unlikely. The City of Cottonwood Fire Department has placed appropriate conditions on the project to accommodate the additional height limit.

REQUIRED FINDINGS:

A Conditional Use Permit shall only be granted if the approving body determines that the project conforms to the required findings in this Section: Zoning Ordinance, Section 302. If it is determined that it is not possible to confirm the required findings for the proposed CUP, whether as submitted or through conditions that may be required, the application shall be denied. The specific basis for any decision shall be established in the record as findings of fact. The following criteria shall be considered as the basis for the findings to approve, approve with conditions or deny the Conditional Use Permit:

General Findings:

The current zoning of I-2 (Heavy Industrial) and the construction and operation of a three story hotel is subject to a Conditional Use Permit being obtained. The use as proposed will not be detrimental to the health, safety, and well-being of surrounding properties.

Compatibility with Surrounding Uses:

The use of the property as a Hotel is compatible with the mixture of uses in the surrounding area.

Traffic and Circulation: The location of the proposed drive aisles and parking areas provide adequate circulation for the property.

Nuisance Activities:

No nuisance activities have been identified at this location for the proposed use.

Buffering and Screening: The subject site is not adjacent to residential uses and is not required to provide additional buffering or screening.

CRB Review: This project was reviewed by the CRB (Code Review Board) on May 12, 2020. The applicant will be required to meet all code requirements and address all department comments as indicated.

Staff Review:

Staff has reviewed this project and finds the requested use of the property and building height is permitted, with the need to obtain a Conditional Use Permit and does recommend approval.

If the Commission desires to approve this item, the suggested motion is:

I move to approve CUP 20-005 and DR 20-003 to allow San Tan Hotel Partners to exceed the allowable height requirements, subject to the following stipulations:

1. That the project is developed in conformance with the development plans submitted for the June 15, 2020 Planning and Zoning Commission meeting, and as may be further modified by the Planning and Zoning Commission.
2. That the project conforms to the Code Review Board comments dated May 15, 2020 and any comments from prior, current and future reviews of this project shall be adhered to.
3. A Certificate of Zoning Compliance documenting the completion of conditions shall be issued prior to issuance of a Certificate of Occupancy.
4. A Right of Way permit be obtained from the Public Works Department prior to any work or landscaping in the right of way.
5. Identify a minimum of nine (9) bicycle parking spaces to be located on the parcel.
6. Building Permits shall be applied for within one (1) year from the date of approval by the Planning & Zoning Commission or the Conditional Use Permit shall be subject to revocation procedures.
7. A Minor Land Division shall be completed prior to the issuance of Building Permits.
8. Comply with all ADOT requirements as noted in the email received May 26, 2020 to obtain a Right of Way permit. In addition, the ADOT District Development Engineer and Northern Regional Traffic will request that the City's review requirements include a Traffic Impact Statement following ADOT Traffic Engineering Guidelines and Procedures TGP 240 Exhibit A. At a minimum the SA089-6th Street intersection be evaluated for Level of Service and delays and also include turning lanes analysis.
9. The City of Cottonwood reserves the right to revoke the Conditional Use Permit (CUP) if the use creates an irremediable public safety problem as determined by the City.
10. Any other stipulations the Planning & Zoning Commission deems necessary.

Attachments: Application and Letter of Intent
Colored Elevations and Renderings
Architectural Sketches
Floorplans
Landscape Plan
Code Review Board Comments



NOTICE OF ACTION

VIA EMAIL

June 18, 2020

Mr. Bradon Welker
7255 E. Hampton Ave. Suite 122
Mesa, AZ 85209

RE: CUP 20-005/DR 20-003

**Springhill Suites
APN 406-06-009 (Portion)**

Dear Mr. Welker,

This letter is your formal notice concerning action taken by the Planning & Zoning Commission on the above referenced application. On June 15, 2020, the Commission *approved* the request for a Conditional Use Permit for an 87 room Springhill Suites with the following stipulations:

1. That the project is developed in conformance with the development plans submitted for the June 15, 2020 Planning and Zoning Commission meeting, and as may be further modified by the Planning and Zoning Commission.
2. That the project conforms to the Code Review Board comments dated May 15, 2020 and any comments from prior, current and future reviews of this project shall be adhered to.
3. A Certificate of Zoning Compliance documenting the completion of conditions shall be issued prior to issuance of a Certificate of Occupancy.
4. A Right of Way permit be obtained from the Public Works Department prior to any work or landscaping in the right of way.
5. Identify a minimum of nine (9) bicycle parking spaces to be located on the parcel.
6. Building Permits shall be applied for within one (1) year from the date of approval by the Planning & Zoning Commission or the Conditional Use Permit shall be subject to revocation procedures.
7. A Minor Land Division shall be completed prior to the issuance of Building Permits.
8. Comply with all ADOT requirements as noted in the email received May 26, 2020 to obtain a Right of Way permit. In addition, the ADOT District Development Engineer and

Community Development Department
111 N. Main Street
Cottonwood, Arizona 86326
Phone #928- 634-5505

Northern Regional Traffic will request that the City's review requirements include a Traffic Impact Statement following ADOT Traffic Engineering Guidelines and Procedures TGP 240 Exhibit A. At a minimum the SA089-6th Street intersection be evaluated for Level of Service and delays and also include turning lanes analysis.

9. The City of Cottonwood reserves the right to revoke the Conditional Use Permit (CUP) if the use creates an irremediable public safety problem as determined by the City.
10. All exterior lighting is required to meet Section 408 of the City of Cottonwood Zoning Ordinance Lighting Code
11. A Traffic Impact Statement shall be developed and submitted to the City for review and approval identifying any roadway mitigation requirements.

Any applicant or citizen of the City of Cottonwood who is dissatisfied or aggrieved by the decision of the Planning and Zoning Commission may appeal such decision to the City Council by filing a written Notice of Appeal with the City Clerk, not later than fifteen (15) days from the date of the decision.

Please call me at (928) 634-5505, extension 3320 if you have any questions.

Sincerely,

Jim Padgett
Planner

cc: *Paul Hodges, Building Official*
Planning/Building/Address Files



STAFF MEMO

TO: Planning and Zoning Commission

FROM: Gary Davis, Community Development Planner

HEARING DATE: July 20, 2020

PROJECT NUMBER: CUP 20-006 Vortex ATV

The applicant requests a Conditional Use Permit to allow a commercial vehicle rental use located at 551 N. Main Street in a C-1 (Light Commercial) zoned property.

PROJECT DATA AND FACTS:

Applicant	Jonathan Collie
Property Owner	John Livingston
Location of Property	551 N. Main St., APN 406-04-045K
Present Zoning and Land Use	C-1 (Light Commercial) – Outdoor recreation business
Description of Applicant’s Request	Request for a Conditional Use Permit to allow a vehicle rental commercial use.

LAND USE:

Description and Character of Surrounding Area
The site is on the northeast corner of North Main Street and North 14 th Street. The property is surrounded by developed C-1 (Light Commercial) commercial property to the south, east, and west, and by R-4 (Single Family/Multiple Family/Manufactured Home) zoning to the north.

Adjacent Land Uses and Zoning	
North:	R-4 (SF/MF/MH) Residential, Cemetery
South:	C-1 (Light Commercial) Retail, Professional Offices
East:	C-1 (Light Commercial) Retail, Tire Shop, Residential
West:	C-1 (Light Commercial) Restaurant, Automotive Repair

PROJECT PROPOSAL:

Background: The applicant requests a Conditional Use Permit to allow an all-terrain vehicle (ATV) rental business in the C-1 zone. The use would be in conjunction with the South by Southwest Adventures outdoor recreation business already in operation on the site. The ATV rental use would consist of outdoor display of ATV’s and a small shed used mainly for storage and rental record keeping. According to the applicant, bookings would take place on site, where customers can view the vehicles, but customer parking during rental periods would take place off site, at the arranged location where the ATV’s are to be dropped off. The shed is currently located within the front yard setback. The applicant’s site plan shows that it will be moved outside the setback. The site plan also shows a display area for eight ATV’s surrounding the shed.

The Zoning Ordinance allows the Planning and Zoning Commission to grant Conditional Use Permits for uses that are similar to those listed as permitted or conditional uses in the C-1 zone (Section 418.C.5). “Taxi stands, bus stops, public parking lots and garages” are listed as permitted uses in C-1 (418.B.20) and several automobile-oriented businesses are already established in C-1, including some within 300 feet of the subject site.

The irregular-shaped site consists of three small parcels established in a subdivision platted in 1917 and reduced by subsequent dedication of highway right-of-way (Main Street). The current development requirements for the C-1 zone were designed to be more applicable to larger lots and there is limited leeway to accommodate small businesses on existing small, irregular lots.

Parking: The applicant’s site plan shows 10 parking spaces on the lot, including one disabled space. The applicant has indicated that there is typically little demand for parking on the site, as both businesses have customers meet at off-site locations for tours or ATV rentals. The use is not listed in the Zoning Ordinance’s schedule of required off-street parking spaces and the Planning and Zoning Commission is authorized to determine the required parking for unlisted uses (Section 406.D.5).

Lighting: Any and all sign lighting will have to meet Section 408 of the City of Cottonwood Zoning Ordinance Lighting Code.

Access: N/A

Landscape Plans: The applicant’s site plan shows the required ten-foot landscape buffer on the property’s street frontage. Stipulation Number 2 below requires compliance with the Zoning Ordinance’s landscaping requirements.

Utilities: N/A

REQUIRED FINDINGS:

General Findings:

The requested use is similar to uses permitted and existing in the C-1 zone and there is a need to accommodate commercial uses on small, irregular lots.

Compatibility with Surrounding Uses:

The ATV rental use would be compatible with surrounding commercial uses.

Traffic and Circulation:

The request is in conjunction with an existing business and will not change the existing traffic and circulation. There are not any traffic or circulation issues associated with this project or property.

Nuisance Activities:

No nuisance activities have been identified at this location for the proposed use.

Buffering and Screening:

The use requested by this permit does not create the need for additional screening.

Staff Review:

Staff has reviewed this project and finds the requested signage is permitted with a Conditional Use Permit. If approved, staff recommends the stipulations as listed below.

If the Commission desires to approve this item, the suggested motion is:

I move to approve CUP 20-006 to allow Jonathan Collie, Vortex ATV, to operate an all-terrain vehicle rental business at 551 N. Main Street, subject to the following stipulations:

1. That the project is developed in conformance with the site plan submitted with this application and reviewed by the Planning and Zoning Commission on July 20, 2020.
2. The project shall be developed in conformance with the Zoning Ordinance Section 407 Landscaping Requirements.
3. The parcels shall be combined into a single parcel through the Yavapai County Assessor's Office within sixty (60) days of this approval.
4. A Certificate of Zoning Compliance documenting the completion of conditions shall be issued within twelve (12) months from the date of this approval.

5. The City of Cottonwood reserves the right to revoke the Conditional Use Permit (CUP) if the use creates an irremediable public safety problems as determined by the City.
6. Any other stipulations the Planning & Zoning Commission deems necessary.

Attachments:

Site Plan
Application and Project Narrative
Location Map with Surrounding Zoning
Photographs



CONDITIONAL USE APPLICATION

CDD

Development Application
#202

PROPERTY OWNER

Name: John Livingston
 Address: 1139 N. Old Clarkdale City: Cottonwood
 State: AZ Zip: 86326 Phone: _____ Cell: _____
 Fax: _____ E-Mail: _____

APPLICATION NUMBER:

CUP 20-006

ZONING:

C-1

APPLICATION DATE:

6-22-2020

FEES:

\$800⁰⁰

RECEIPT #: 9519

DATE: 6-22-2020

TAKEN BY:

J Padgett

AGENT/REPRESENTATIVE

IDENTIFY THE PERSON WHO WILL COMMUNICATE WITH CITY STAFF, AND RECEIVE CORRESPONDENCE DURING THE HEARING PROCESS. CITY STAFF WILL NOT ACCEPT RESPONSIBILITY FOR COMMUNICATING WITH OTHER PROJECT PERSONNEL.

Name: Jonathan Collie / Vortex ATV Rentals
 Address: 989 S. Main St A492 City: Cottonwood
 State: AZ Zip: 86326 Phone: 720581-2168 Cell: _____
 Fax: _____ E-Mail: vortexatv@gmail.com

REQUEST:

We are requesting a conditional use permit for our unique business classification with DAC and Vortex, we hope to be Cottonwood's adventure resource.

IDENTIFY ANY NECESSARY CODE EXCEPTIONS: _____

ASSESSOR'S PARCEL NUMBER(S) 406-37-172A and 406-37-172B ACRES _____

SITE ADDRESS (if applicable) 551 N. Main St Cottonwood

SUBDIVISION: _____ LOT(S): _____ BLOCK: _____ UNIT: _____

Legal description attached (for Metes & Bounds Parcel or for Subdivision Lot Split)

I hereby certify that the information in this application is complete and accurate; and that I am the applicant of the bona fide agent of same as state above.

Signature: _____ Date: _____

Please Print Name: _____

June 22, 2020

1. Parcel # 406-37-172A and 406-37-172B
Address: 551 N Main St
Cottonwood, AZ 86326
2. Owner Applicants: Vortex ATV Rental/Jonathan Collie
3. No intent buying the property. Currently owned by John Livingston.
4. Currently property is occupied by Outdoor Adventure Center. This property has had multiple uses in the past. It is a five-corner unique pentagon shaped property. Please see interactive map A. Of which according to sketch B has approximately 1953 sqft of building on site. Property is covered in approximately 2000 sqft of asphalt and 300 sqft of concrete.
5. In an effort to enhance Outdoor Adventure Center (OAC) experience, Vortex ATV Rentals is looking to compliment with OAC, Cottonwoods outdoor activities. Vortex ATV Rentals is not looking to utilize this in a retail aspect. Currently, most transactions are completed via internet or phone sales. The main reason for the ATV to be at this location is for inventory and storage. Customers will frequent the property to access safety equipment for the journey. Very limited or practically no parking for customers on site. Customers then park and receive units at sites preferred locations such as Bill Gray Road #761, Sycamore Canyon area #131, Mingus Mountain, or a comparable location. This parcel currently is approximately 2300 sqft of asphalt/concrete at which an average parking space of 161 sqft would thus allow 14 parking spots. Our average ATV is approximately 45 sqft per unit. We currently has eight units in our inventory and with the current economic situations we don't project adding on to our fleet. Our formal location was at Rio Verde RV Park with whom we had purchased the business from and had met all the requirements. With new administration at the RV park we were told to be moved out in a short time frame and had complied with their demand. With zoning and the way the business was operated we have researched multiple locations in the area such as 1000 E 89A Cottonwood. This particular site is would require an extensive amount of improvement at our expense, which we currently don't have with the lack of prime season income.

Vortex ATV Rentals has altered their original plan of doing service and giving service from the physical location. All repairs are now completed off site. Light cleaning and sanitization would be performed on site. All other cleaning (extreme power washing will be completed at Circle K Hand Carwash 1100 E 89 A Cottonwood.

With the uncertainty of 2020 Pandemic, Vortex and OAC believe it is a way to sustain both small businesses. After owning the business for a year and seeing the potential tourism of Cottonwood, we see the potential for the area to expand and have a goal to be apart of it. With the redevelopment of our business plan, moving forward we plan on hiring local people to help with operations.

6. N/A
7. N/A
8. N/A
9. N/A
- 10A. We at Vortex ATV have been aggressively researching property that meet the needs of our company. Currently, this property is home to Outdoor Adventure Center, we are looking to

compliment each other in regards to our resources to better the community and grow Cottonwood awareness.

- B. We are in the process acquiring the conditional use permit to have Vortex ATV Rentals function out of 551 N Main. Our current office functions Monday thru Sunday 9AM to 5PM. We do not offer evening rentals as to respect quite hours. We have three employees, with the intent of having local help. No adjustments will be needed for water, dust, noise, odors, drainage etc for current impact. Parking will be as attachment (site plan).
- C. N/A
- D. As per site plan the landscape area in need of attention will be according to plan.
- E. N/A
- F. N/A
- 11. N/A

Signature: _____ Date : _____

Signature: _____ Date: _____

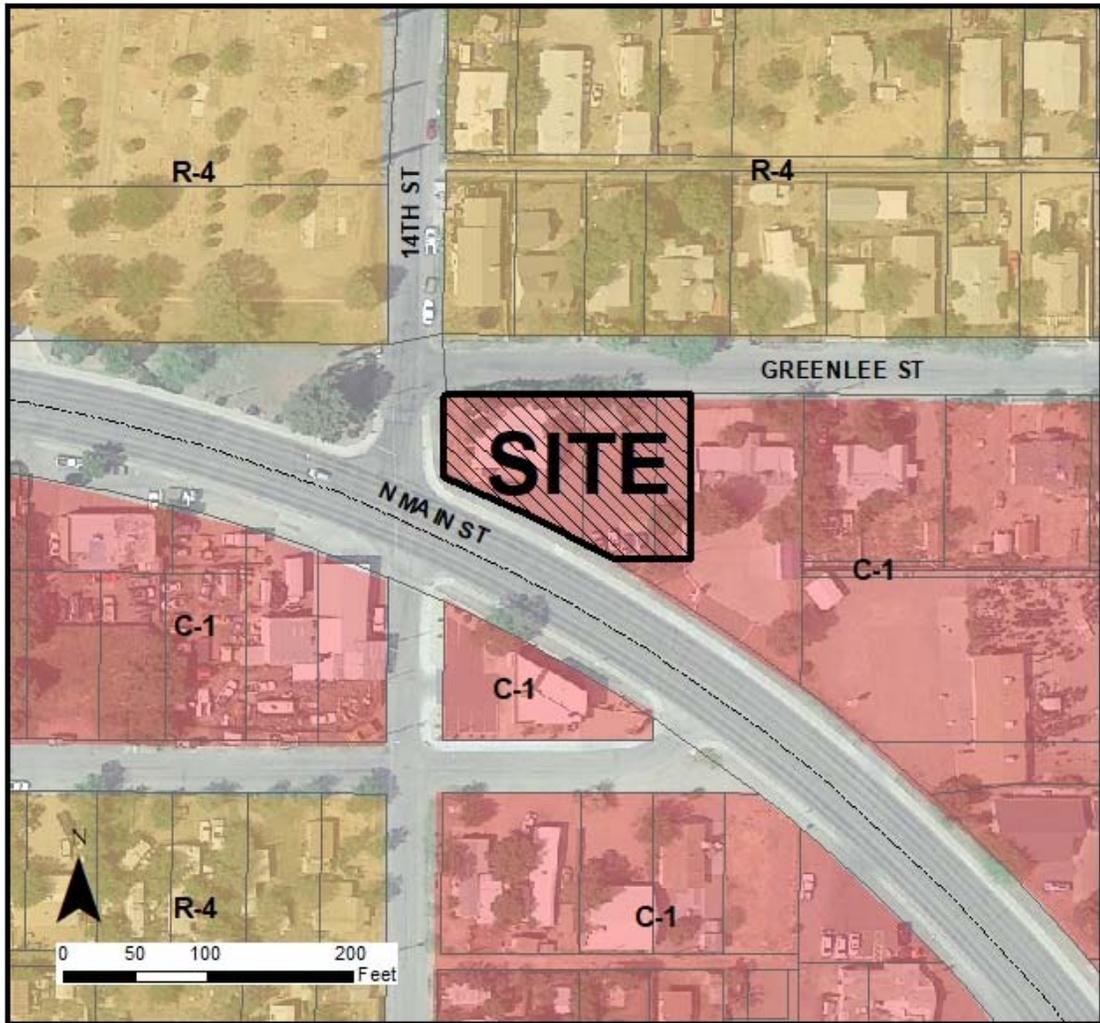


We at Vortex ATV Rental are grateful for your services in such an unknown time. With that being said, a quick overall as we purchased the business a year and half from the Rio Verde RV Park. This business requires low/minimum staff. Due to the fact our rentals are based on certain timeframe, most employees have the flexibility to not be on site for a consistent eight hours a day. Within the workday, vehicles are prepped and sanitized for when customers arrive, but no repairs or mechanical issues are addressed on location. We have a non-permanent structure without water or electric, being an 8 foot by 10 foot shed, that can relocate at any time on premise. The shed is used as storage for essential safety products which includes helmets, goggles, coolers, and trail maps for the customers. Majority of customers reserve online and fill out waivers and insurance online which limits the customers' time at the location. Our vehicles are speed appropriate, street legal, and customers are informed on driving skills prior to leaving.

As per diagram you will see the changes that are made which include the parking and landscape requests in accordance with the code. The majority of landscaping, 10 ft off roads, will be crushed granite in light color. Upon acceptance landscaping and line parking will help flow traffic to designated spots. As per plan all hard surfaces are covered with asphalt or concrete and should not be a dust issue.

In these trying times, we are combining the efforts of OAC and Vortex to compliment each other, not only in costs and resources, but enhancing the small business aspect going into Old Town Cottonwood. We are proud to be the only outdoor adventure program in Cottonwood and look forward to the future ahead. As our mission statement states, Safety First...Memories Forever!

CUP 20-006 VORTEX ATV



Main Street Frontage Looking Southeast



Main Street Frontage Looking Northwest



View West Across Site to Main Street



View South From Site to Main Street



North Side of Site Looking West on Greenlee Street



West Side of Site Looking South on 14th Street





STAFF REPORT

TO: Planning and Zoning Commission

FROM: Gary Davis, Community Development Planner

MEETING: July 20, 2020

SUBJECT: **ZO 20-007 AMENDMENT TO SECTIONS 411 AR-43 ZONING DISTRICT AND 412 AR-20 ZONING DISTRICT, AMENDING SECTIONS 411.D PROPERTY DEVELOPMENT STANDARDS AND 412.D PROPERTY DEVELOPMENT STANDARDS** – Consideration of a Zoning Ordinance text amendment to Sections 411.D and 412.D regarding minimum front yard setback standards in the AR-43 (Agricultural Residential) and AR-20 (Agricultural Residential) Zoning Districts.

BACKGROUND

The AR-43 and AR-20 zones allow agricultural and residential uses on minimum lot sizes of about one acre and one-half acre respectively. They require large front yard setbacks intended for low-density residential areas.

These zones include several areas that were developed before adoption of the Zoning Ordinance. In these areas, several homes have been built closer to the front lot line than permitted by the current ordinance. These homes are considered nonconforming structures and owners face difficulties getting building permits for room or porch additions that fall within the currently-required front yard setbacks.

For example, a row of houses on Airport Road between Mingus Avenue and Black Hills Drive was built between 1929 and 1961. Most of these houses were built about 25 feet from the front lot line, yet the current AR-43 zone requires a front yard setback of 40 feet. A similar situation occurs in the area east of Main Street near Mingus Avenue. The current AR-20 zoning requires a 30-foot front yard setback, but several houses that predate the zoning were built less than 30 feet from the front lot line. Owners cannot get building permits to add to the side of the house, even if the addition would be no closer to the front lot line than the existing nonconforming structure. Seeking a variance to reduce the setback is not an option when there is no physical hardship on the property that requires building into a required setback.

STAFF ANALYSIS

Community Development staff proposes a Zoning Ordinance Amendment to reduce the AR-43 Zone's minimum front yard setback from the current 40 feet to 25 feet and to reduce the AR-20 Zone's minimum front yard setback from the current 30 feet to 20 feet. These distances reflect the typical building patterns predating the Zoning Ordinance and would allow for ample separation from the street.

RECOMMENDATION

Consider the proposed amendment to the Zoning Ordinance to provide a recommendation to the City Council to:

1. Amend Section 411.D and 412.D, changing minimum front yard setback standards in the AR-43 and AR-20 Zoning Districts.

If the Commission desires to recommend approval of this item, the suggested motion is:

I move to recommend approval to the City Council amendments to Sections 411.D and 412.D, changing minimum front yard setback standards in the AR-43 and AR-20 Zoning Districts.

Attachments:

Draft Zoning Ordinance Text Amendments

SECTION 411. "AR-43" ZONE, AGRICULTURAL RESIDENTIAL.

.....

D. PROPERTY DEVELOPMENT STANDARDS.

1. Minimum Lot Area: 43,000 Sq. Ft.
2. Minimum Average Lot Width: 100 Ft.
3. Minimum Lot Frontage: 100 Ft.
4. Maximum Lot Coverage: 40%
5. Minimum Front Yard:
 - a. ~~40~~ 25 Ft.
 - b. Where lots have a double frontage on two streets, the required front yard shall be provided on both streets.
6. Minimum Side Yard:
 - a. 20 Ft.
 - b. Where a side lot line abuts a street, there shall be a side yard of not less than 40 Ft.
7. Minimum Rear Yard:
 - a. 40 Ft.
 - b. Where the rear lot line abuts an alley, the required rear yard shall be measured from the center line of the alley.
8. Maximum Building Height: 2 ½ stories, but not to exceed 35 Ft., except under Conditional Use Permit.

.....

SECTION 412. "AR-20" ZONE, AGRICULTURAL RESIDENTIAL.

.....

D. PROPERTY DEVELOPMENT STANDARDS.

1. Minimum Lot Area: 20,000 Sq. Ft.
2. Minimum Average Lot Width: 100 Ft.
3. Minimum Lot Frontage: 50 Ft.
4. Maximum Lot Coverage: 40%

5. Minimum Front Yard:

a. ~~30~~ 20 Ft.

b. Where lots have a double frontage on two streets, the required front yard shall be provided on both streets.

30 Ft.

6. Minimum Side Yard:

a. 10 Ft.

b. Where a side lot line abuts a street, there shall be a side yard of not less than 20 Ft.

7. Minimum Rear Yard:

a. 20 Ft.

b. Where the rear lot line abuts an alley, the required rear yard shall be measured from the center line of the alley.

8. Maximum Building Height:

2 ½ stories, but not to exceed 35 Ft., except under Conditional Use Permit.

.....



STAFF REPORT

TO: Planning and Zoning Commission

FROM: Gary Davis, Community Development Planner

MEETING: July 20, 2020

SUBJECT: **ZO-20-006 AMENDMENT TO THE CITY OF COTTONWOOD ZONING ORDINANCE ADDING A NEW SECTION 409 (RECREATIONAL VEHICLE AND MANUFACTURED HOME PARKS), AND AMENDING SECTIONS 410 GA ZONE (GENERAL AGRICULTURE), 411 AR-43 ZONE (AGRICULTURAL RESIDENTIAL), 417 MH ZONE (MANUFACTURED HOME), 418 C-1 ZONE (LIGHT COMMERCIAL), 419 C-2 ZONE (HEAVY COMMERCIAL), 423 CF ZONE (COMMUNITY FACILITY), AND 425 AR-70 ZONE (AGRICULTURAL RESIDENTIAL) – RECREATIONAL VEHICLE PARKS** - Consideration of a Zoning Ordinance text amendment adding a new Section 409, with related text amendments to Sections 410, 411, 417, 418, 419, 423, and 425 regarding standards for Recreational Vehicle Parks, and listing Recreational Vehicle Parks as conditional uses in the C-1 and C-2 zones.

BACKGROUND

Cottonwood's Zoning Ordinance currently lacks development standards for Recreation Vehicle (RV) parks and permits them only in the GA (General Agriculture), AR-43 (Agricultural Residential), CF (Community Facility), and AR-70 (General Agriculture) zones. The Zoning Ordinance contains development standards for manufactured home parks (Section 417) but those do not apply to RV parks.

Other jurisdictions permit RV parks in commercial zones, which is appropriate given their similarity to other lodging uses that are typically allowed in those zones, and that those zones are typically served by arterial or collector streets capable of handling RV traffic. Table 1 (attached) shows that other jurisdictions in Yavapai County permit RV parks in commercial zones, usually as conditional uses, which require approval of a conditional use permit. Table 2 lists the addresses of existing RV parks throughout the Verde Valley and what zones they are located in. Cottonwood has several nonconforming RV parks (predating current zoning) in commercial zones.

Before 2018 Cottonwood’s Zoning Ordinance did not list RV parks as a permitted or conditional use in any zone. Following an inquiry from a potential RV park developer in 2018, the City adopted Ordinance No. 646 adding RV park as a conditional use in the GA, AR-43, CF, and AR-70 zones. The rationale was to allow them in zones that already permitted campgrounds. However, this did not take into account that several existing RV parks within the City were already located in commercial zones, and that lots in the agricultural/residential zones could be located in areas that are not served by arterial or collector streets.

RV’s are considered vehicles for temporary residential use while manufactured homes are designed for permanent residential use. That distinction has blurred in recent years as “park model” and “tiny house” style RV’s, along with larger “fifth wheel” and “class A” vehicles, have become more comfortable and popular for long-term living. As a result, many RV parks have long-term or seasonal residents in addition to those staying overnight or just a few days.

STAFF ANALYSIS

The proposed amendments would add RV parks as conditional uses in the C-1 (Light Commercial) and C-2 (Heavy Commercial) zones. Planning and Zoning Commission approval of a conditional use permit would be required for any new park to determine the compatibility with surrounding uses and place conditions on the use. Substantial renovation or expansion of an existing park could require a conditional use permit as well.

RV parks would still be listed as conditional uses in the GA, AR-43, CF, and AR-70 zones. Proposed development regulations would require that all RV parks have direct access to a highway, arterial, or collector street.

Cottonwood’s Zoning Ordinance currently has development standards for manufactured home parks in Section 417 MH Zone (Manufactured Home), but does not have any such standards for RV parks. With the rise in more permanent residency in RV parks and the potential for new parks or renovation of existing ones, it is important development standards are in place to ensure safety and workable design.

In the proposed amendments, staff proposes creating a new Section 409 that would combine development standards for both manufactured home parks and RV parks. The new section would begin with general requirements that would apply to both types of parks, then proceed to yard and spacing requirements specific to each type of park. Staff has researched RV park development standards used by nearby jurisdictions and assembled a set of requirements suitable for RV parks in Cottonwood. City Fire and Police staff have reviewed the new provisions for safety. The manufactured home park standards are proposed to be moved largely intact from Section 417.

Some jurisdictions’ zoning ordinances place a limit on the length of stays in RV parks. The proposed draft does not have any such limit, as it may not be appropriate for all parks and would likely be difficult to enforce. The Planning and Zoning Commission would have the option to place a length-of-stay limit on a park during the conditional use permit process.

The I-2 (Heavy Industrial) zone allows “any permitted or conditional use in the C-2 zone, except residences and manufactured homes.” (Section 422.B.1). If RV parks are added to the list of C-2

conditional uses, then they would also be conditional uses in I-2. However, the I-1 zone (Light Industrial) does not permit residential uses, “including manufactured home parks, courts or RV parks.” (Section 421.A). The Planning and Zoning Commission may wish to discuss whether it might be appropriate to prohibit RV parks in I-2, consistent with the provisions of I-1 (and request staff to revise the draft and present it at a future meeting), or if it is appropriate to allow them in I-2 subject to the conditional use permit public process.

RECOMMENDATION

Consider the proposed amendment to the Zoning Ordinance to provide a recommendation to the City Council to:

1. Add to the Zoning Ordinance a new Section 409 and amend Sections 410, 411, 417, 418, 419, 423, and 425, regarding the requirements for RV parks.

Or continue the public hearing to a future meeting.

If the Commission desires to recommend approval of this item, the suggested motion is:

I move to recommend approval to the City Council amendments to the Zoning Ordinance adding a new Section 409 and amending Sections 410, 411, 417, 418, 419, 423, and 425, regarding requirements for RV parks.

Attachments:

Draft Zoning Ordinance Text Amendments

Table 1. Zones Permitting RV Parks in Yavapai County Jurisdictions

Table 2. Existing RV Parks in the Verde Valley

SECTION 409. RECREATIONAL VEHICLE PARKS AND MANUFACTURED HOME PARKS.

A. GENERAL REQUIREMENTS FOR RECREATIONAL VEHICLE PARKS AND MANUFACTURED HOME PARKS.

~~43~~1. Driveways, Interior Streets and Access-Ways:

- a. ~~Manufactured home p~~Parks shall be located on or have direct access to a public street that the City classifies as a highway, arterial, or collector street, except that no individual manufactured home space within the manufactured home park may have direct access to a public street. A minimum of two (2) vehicular ingress/egress points shall be provided for each park, one (1) of which may be kept closed to the general public if provision is made for emergency access per Fire Department requirements.
- b. ~~A two-way interior street or access-way shall have a minimum width of twenty four (24) feet, except when an interior street or access way is located between manufactured home parking spaces, it shall have a minimum width of thirty (30) feet and a one-way interior street or access-way shall have a minimum width of twenty (20) feet. All interior streets or access-ways shall have a minimum vertical clearance of thirteen feet six inches (13'-6"). Fire lanes shall be signed to prohibit parking per Fire Department requirements.~~
- c. All driveways and interior streets shall be paved with asphalt, concrete, paving stone, masonry or similar permanent, hard surface material.
- d. All plans and traffic engineering shall be subject to approval of the City Engineer, ~~and shall be based upon the spacing and maneuverability requirements for sixty (60) foot long manufactured homes.~~
- e. Parking requirements of Section 406 shall apply. Tandem parking is allowed for required parking located within individual spaces.
- f. Street lighting shall be provided along park streets for the safety of pedestrians and shall comply with the outdoor lighting provisions of Section 408.

~~40~~2. Maximum Building Height: 2 stories, but not to exceed 25 Ft.

~~44~~3. Recreation Area:

- a. 800 Sq. Ft. of "Usable Open Space" as defined in this Ordinance shall be provided for each space.
- b. Where a centralized recreation area as approved by the Development Review Board is provided, the "Usable Open Space" may be reduced up to 400 Sq. Ft. per manufactured home at the following ratio: For each square foot of recreational area, open space requirements may be reduced by three (3) Sq. Ft. Recreational areas may include community use facilities, indoor recreational areas, swimming pools, hobby shops, etc.

~~124.~~ -Screening: All ~~manufactured home~~ parks shall be screened from any adjacent ~~non-manufactured home development lot~~ by a solid masonry screen wall six (6) ~~Ft.~~ feet in height, subject also to the fence height regulations established in Section 404 of this Ordinance.

~~Refer to Article V, Section 501, for specific screening requirements.~~

~~145.~~ -Certificate of Occupancy and Business License: No certificate of occupancy or business license shall be issued until thirty percent (30%) of the ~~manufactured home~~ spaces planned in any park, or ten (10) such spaces, whichever is greater, shall have been completely prepared, constructed and equipped for use in all respects.

6. Parks may include permanent buildings for office, recreational, laundry, shower, and restroom facilities constructed to currently adopted building and fire codes. Spaces in Manufactured Home Parks shall not be occupied by Recreational Vehicles, and spaces in Recreational Vehicle Parks shall not be occupied by Mobile Homes or Manufactured Homes.

7. All spaces shall be connected to electricity, water, and an approved sewage disposal facility.

8. All utility lines, cable TV, and electric transmission lines under twelve thousand (12,000) volts shall be placed underground within a park. An approved fire protection system shall be installed per Fire Department requirements.

9. Landscaping provisions of Section 407 shall apply.

10. Sign provisions of Section 405 shall apply.

11. Recreational Vehicle storage areas, if provided, shall not exceed twenty-five percent (25%) of the area of the park and shall not be located within fifty (50) feet of any street frontage. Storage areas shall be subject to Fire Department requirements and shall be screened by solid screen wall or fence six (6) feet in height.

12. Hydrants with sufficient fire flow shall be provided in accordance with currently adopted fire code.

13. Open fire pits and barbecues shall be limited to common areas and be constructed according to currently adopted fire codes.

B. YARDS AND SPACING FOR MANUFACTURED HOME PARKS.

1. Minimum Manufactured Home Park Size: 5 acres.
2. Minimum Area per Manufactured Home Park Space: 3,000 Sq. Ft
3. Minimum Average Width of Space: 40 Ft.
4. Minimum Depth of Space: 60 Ft.
5. Minimum Rear Yard: 10 Ft.
6. Minimum Front Yard:
 - a. 20 Ft. from garage or carport.
 - b. 10 Ft. from home, including covered porch or deck.
7. Minimum Side Yard:
 - a. 7 Ft. measured to lot line.
 - b. Where a side lot line abuts a street or access-way, there shall be a side yard of not less than 15 Ft.
8. Attached canopies, awnings, covered porches, covered patios, carport roofs and similar attached building projections shall be measured the same as the main structure for setbacks.
9. Minimum Manufactured Home Size: 320 Sq. Ft.

C. YARDS AND SPACING FOR RECREATIONAL VEHICLE PARKS.

1. Minimum Recreational Vehicle Park Size: 3 acres.
2. Minimum Area per Recreational Vehicle Park Space: 1,800 Sq. Ft
3. Minimum Average Width of Space: 30 Ft.
4. Minimum Spacing Between Recreational Vehicles (including attached structures): 10

- Ft.
5. Minimum Rear Yard: 5 Ft.
 6. Minimum Front Yard:
 - a. 10 Ft. from garage or carport.
 - b. 5 Ft. from recreational vehicle, including covered porch or deck.
 7. Minimum Side Yard:
 - a. 5 Ft. measured to lot line.
 - b. Where a side lot line abuts a street or access-way, there shall be a side yard of not less than 10 Ft.
 8. Attached canopies, awnings, covered porches, covered patios, carport roofs and similar attached building projections shall be measured the same as the main structure for setbacks.

.....

SECTION 410. "GA" ZONE, GENERAL AGRICULTURE.

.....

C. CONDITIONAL USES.

1. Golf, rod and gun, tennis and country clubs.
2. Campgrounds.
3. ~~RV~~ Recreational Vehicle Parks, subject to the provisions of Section 409.

.....

SECTION 411. "AR-43" ZONE, AGRICULTURAL RESIDENTIAL.

.....

C. CONDITIONAL USES.

1. Golf, rod and gun, tennis and country clubs.
2. Cemeteries.

3. Public utility buildings, structures or appurtenances thereto for public service use. Extension of public service lines in public or private right-of-way is exempt from this requirement.
4. Campgrounds.
5. ~~RV~~ Recreational Vehicle Parks, subject to the provisions of Section 409.

.....

SECTION 417. "MH" ZONE, MANUFACTURED HOME

.....

B. PERMITTED USES

1. Manufactured Home Subdivisions, subject to the provisions of Section 417.D.
2. One (1) manufactured home per lot in a manufactured home subdivision.
3. Manufactured Home Parks, subject to the provisions of Section 409.

.....

E. PROPERTY DEVELOPMENT STANDARDS FOR MANUFACTURED HOME PARKS.

The provisions of Section 409 shall apply.

~~1. Minimum Manufactured Home Park Size: 5 acres.~~

~~1. Minimum Area per Manufactured Home Park Space: 3,000 Sq. Ft~~

~~2. Minimum Average Width of Space: 40 Ft.~~

~~3. Minimum Depth of Space: 60 Ft.~~

~~4. Minimum Rear Yard: 10 Ft.~~

~~5. Minimum Front Yard: a. 20 Ft. from garage or carport.
b. 10 Ft. from home, including covered porch or deck.~~

~~6. Minimum Side Yard: a. 7 Ft. measured to lot line:
b. Where a side lot line abuts a street or access way, there shall be a side yard of not less than 15 Ft.~~

~~8. Attached canopies, awnings, covered porches, covered patios, carport roofs and similar attached building projections shall be measured the same as the main structure for setbacks.~~

~~9. Minimum Manufactured Home Size: 320 Sq. Ft.~~

~~10. Maximum Building Height: 2 stories, but not to exceed 25 Ft.~~

~~11. Recreation Area:~~

~~a. 800 Sq. Ft. of "Usable Open Space" as defined in this Ordinance shall be provided for each manufactured home space.~~

~~b. Where a centralized recreation area as approved by the Development Review Board is provided, the "Usable Open Space" may be reduced up to 400 Sq. Ft. per manufactured home at the following ratio: For each square foot of recreational area, open space requirements may be reduced by three (3) Sq. Ft. Recreational areas may include community use facilities, indoor recreational areas, swimming pools, hobby shops, etc.~~

~~12. Screening: All manufactured home parks shall be screened from any adjacent non-manufactured home development by a solid masonry screen wall six (6) Ft. in height, subject also to the fence height regulations established in Section 404 of this Ordinance.~~

~~Refer to Article V, Section 501, for specific screening requirements.~~

~~13. Driveways, Interior Streets and Access Ways:~~

~~a. Manufactured home parks shall be located on or have direct access to a public street, except that no individual manufactured home space within the manufactured home park may have direct access to a public street.~~

~~b. A two-way interior street or access way shall have a minimum width of twenty four (24) feet, except when an interior street or access way is located between manufactured home parking spaces, it shall have a minimum width of thirty (30) feet.~~

~~c. All driveways and interior streets shall be paved with asphalt, concrete, paving stone, masonry or similar permanent, hard surface material.~~

~~d. All plans and traffic engineering shall be subject to approval of the City Engineer and shall be based upon the spacing and maneuverability requirements for sixty (60) foot long manufactured homes.~~

- ~~e. Tandem parking is allowed for required parking located within individual spaces.~~
- ~~14. Certificate of Occupancy and Business License: No certificate of occupancy or business license shall be issued until thirty percent (30%) of the manufactured home spaces planned in any park, or ten (10) such spaces, whichever is greater, shall have been completely prepared, constructed and equipped for use in all respects.~~

F. LOCATIONS OUTSIDE OF PARKS AND SUBDIVISIONS:

- ~~1. Manufactured homes that are not located in an MH (Manufactured Home) Zone shall be subject to the development standards of the zoning district in which they are located.~~
- ~~2.1. Manufactured homes that are located in the MH (Manufactured Home) Zone but are not in a Manufactured Home Park or Subdivision shall be subject to the development standards of the R-1 (Single Family Residential) Zone.~~
- ~~3. A manufactured home may be allowed as a construction field office or temporary quarters for security personnel during construction, as per Section 404. M.2., provided no person other than the caretaker or night watchman occupies the unit.~~

.....

SECTION 418. "C-1" ZONE, LIGHT COMMERCIAL.

.....

C. CONDITIONAL USES.

- 1. Residences as allowed in the "R-3" Zone, subject to the property development standards of the "R 3" Zone.
- 2. Manufactured Home Parks, subject to the ~~property development standards of the "MH" Zone~~provisions of Section 409.
- 3. Recreational Vehicle Parks, subject to the provisions of Section 409.
- ~~3~~4. Outdoor entertainment.
- ~~4~~5. Wholesale establishments, provided such activity shall be conducted within a completely enclosed building.
- ~~5~~6. Any such other uses as determined by the Zoning Administrator to be similar to those uses listed above and not detrimental to the public health, safety and general welfare.

.....

SECTION 419. "C-2" ZONE, HEAVY COMMERCIAL.

.....

C. CONDITIONAL USES.

1. Residences as allowed in the "R-3" Zone, subject to the property development standards of the "R-3" Zone.
2. Manufactured Home Parks, subject to the ~~property development standards of the "MH" Zone~~provisions of Section 409.
3. Recreational Vehicle Parks, subject to the provisions of Section 409.
- ~~3~~4. Outdoor commercial recreation establishments.
- ~~4~~5. Drive-in theatres.
- ~~5~~6. Construction Yard and Equipment, except heavy construction equipment.
- ~~6~~7. Any such other uses as determined by the Zoning Administrator to be similar to those uses listed above and not detrimental to the public health, safety and general welfare.

.....

SECTION 423. "CF" ZONE, COMMUNITY FACILITY.

.....

C. CONDITIONAL USES.

- ~~1. RV~~Recreational Vehicle Parks, subject to the provisions of Section 409.
2. Any use determined by the Zoning Administrator to be similar to those listed above and not detrimental to the public health, safety and general welfare.
3. Any existing use in a Community Facility Zoning District shall not be converted to another permitted use, except by Conditional Use Permit.

.....

SECTION 425. "AR-70" ZONE, AGRICULTURAL RESIDENTIAL.

.....

C. CONDITIONAL USES.

1. Golf, rod and gun, tennis and country clubs.
2. Cemeteries.
3. Public utility buildings, structures or appurtenances thereto for public service use.
Extension of public service lines in public or private right-of-way is exempt from this requirement.
4. Campgrounds.
5. ~~RV~~Recreational Vehicle Parks, subject to the provisions of Section 409.

.....

Table 1. Zones Permitting RV Parks in Yavapai County Jurisdictions

Commercial Zones in Bold

Cottonwood

- GA* (General Agriculture, 410.C.3)
- CF* (Community Facility, 423.C.1)
- AR-70* (Agricultural Residential, 425.C.5)
- AR-43* (Agricultural Residential, 411.C.5)

Clarkdale

- R4 (MH Residential, Sec 3-060.A.3)
- **C* (Commercial, Sec 3-0100.C.4)**
- **NC* (Neighborhood Commercial, Sec 3-0110.C.4)**
- **HC* (Highway Commercial, Sec 3-120.D.3)**

Camp Verde

- R1* (Residential: single-family, 203.B.3.e)
- R2* (Residential: Duplex & Other Multi-Family Uses, 203.C.3.c)
- RR* (Residential-Rural, 203.D.3.c)
- RS* (Residential and Services, 203.E.3.e)
- **C1* (Commercial: Neighborhood sales and services, 203.F.3.d)**
- **C2* (Commercial: General sales and services, 203.G.2.c)**
- **C3* (Commercial: heavy commercial, 203.H.3.c)**

Sedona

- **L* (Lodging, Use Table)**
- CF* (Community Facilities, Use Table)

Prescott Valley

- **C1* (Commercial; Neighborhood Sales and Services, 13-13-020.C.3)**
- **C2* (Commercial; General Sales and Services, 13-14-020.C.5)**

Prescott

- RS* (Recreational Space, Sec 2.3 Use Table)
- **BG* (Business General, Sec 2.3 Use Table)**
- **BR* (Business Regional, Sec 2.3 Use Table)**
- **IT (Industrial Transition, Sec 2.3 Use Table)**
- **IL (Industrial Light, Sec 2.3 Use Table)**
- RE-2** (Rural Estate 2 Acres, Sec 2.3 Use Table)

Chino Valley

- **CL* (Light Commercial, 3.15.C.7) 25 units or less**
- **CH (Commercial Heavy, 3.16.B.13) 26 units or more**

Yavapai County

- **C1*** (Commercial; Neighborhood Sales and Services, 420.B)**
- **C2*** (Commercial; General Sales and Services, 421.A)**

* Conditional use permit approval required

** Special use approval required

*** Under "mobile home court" - Administrative Review with Comment Period required – waived in C2 if not adjacent to residential

Table 2. Existing RV Parks in the Verde Valley

Cottonwood

- Camelot RV Park, 651 N. Main St. (**C-1 Zone**)
- Stoneybrook Mobile Home and RV Park, 29 S. Main St. (AR-20, **C-1 Zones**)
- Old Town Cottonwood RV Park, 427 N. 15th St. (R-4 Zone)
- Rio Verde RV Park, 3420 E. State Route 89A (AR-20, **C-2 Zones**)
- Clarkdale RV, 1160 N. Old Clarkdale Hwy (**C-1 Zone**)

Clarkdale

- Rain Spirit RV Resort, 551 S. Broadway St. (**C Zone**)

Camp Verde

- Cloverleaf RV Village, 3380 W. Cloverleaf Ranch Rd. (RR-2A Zone)
- Verde Ranch RV Resort, 1105 N. Dreamcatcher Dr. (**C2-PAD Zone**)
- Verde River RV Resort and Cottages, 1472 W. Horseshoe Bend Dr. (RR-2A Zone)
- Rancho Verde RV Park, 1488 W. Horseshoe Bend Dr. (RR-2A Zone)
- Distant Drums RV Resort, 583 W. Middle Verde Rd. (PAD Zone)
- Krazy K RV Park, 2075 N. Arena Del Loma (RR-2A Zone)
- Trails End RV Park, 983 W. Finnie Flat Rd. (**C2 Zone**)
- Clear Creek RV Park, 4483 E. State Route 260 (**C1**, RR-2A Zones)
- Zane Grey RV Village, 4500 E. State Route 260 (RR-2A Zone)

Sedona

- Rancho Sedona RV Park, 135 Bear Wallow Ln. (RS-10 Zone)
- Oak Creek Mobilodge, 1156 State Route 179 (RS-10 Zone)

Yavapai County

- Turquoise Triangle RV Park, 2501 E. State Route 89A, Cottonwood (**C2-3 Zone**)
- Thousand Trails, 6400 E. Thousand Trails Rd., Cottonwood (RCU-2A Zone)
- Sedona View RV Resort, 4900 S. Genesis Dr., Cottonwood (PAD Zone)
- Mountain Vu RV Park, 11295 E. Cornville Rd., Cornville (**C1-3 Zone**)
- Lo-Lo-Mai Springs Campground, 11505 E. Lolo Mai Rd., Page Springs (PAD Zone)
- Sunrise Resorts of Arizona, 1951 N. Page Springs Rd., Page Springs (RCU-2A Zone)