

# Town of Colorado City Planning Commission Minutes

25 South Central Street, Colorado City, Arizona

Monday, July 5, 2022

## **Call to Order**

The meeting was called to order at 5:00 p.m. by Chairman Charles Hammon.

## **Roll Call**

Commissioners present: Chairman Charles Hammon, Charles Bradshaw, Shem Barlow and Aaron LaCorti. Commissioner Johnathon Barlow excused

Staff present: Town Manager Vance Barlow.

Prayer was offered by Charles Bradshaw

## **Minutes of Prior Meeting**

Minutes of the June 6, 2022, meeting were presented and considered with no corrections noted.

**There was a motion from Charles Bradshaw with a second from Shem Barlow to approve the minutes of the June 6, 2022, meeting all voted in the affirmative.**

## **PUBLIC COMMENTS**

None.

## **PUBLIC HEARING**

The Public Hearing was opened at 5:03 pm. Six items were presented.

a. Zoning Map Amendment -- Parcel 404-53-509 from RE-1A Residential-Estate to R1-12 Single Family Residential

An application by David Langford to rezone parcel 404-53-509 from RE1A Residential-Estate to R-12 Single Family Residential

b. Zoning Map Amendment -- Parcel 404-53-039, from RE-1A Residential-Estate to R1-20 Single Family Residential

An application by the United Effort Plan Trust to rezone parcel 404-53-039 from RE1A Residential-Estate to R1-20 Single Family Residential

c. Zoning Map Amendment -- Parcel 404-53-324, from RE-1A Residential-Estate to R1-20 Single Family Residential

An application by the United Effort Plan Trust to rezone parcel 404-53-324 from RE1A Residential-Estate to R1-20 Single Family Residential

d. Zoning Map Amendment -- Parcel 404-53-457, from RE-1A Residential-Estate to R1-12 Single Family Residential

An application by the United Effort Plan Trust to rezone parcel 404-53-457 from RE1A Residential-Estate to R1-12 Single Family Residential

e. Zoning Map Amendment -- Parcel 404-53-483, from RE-1A Residential-Estate to R1-20 Single Family Residential

An application by the United Effort Plan Trust to rezone parcel 404-53-483 from RE1A Residential-Estate to R1-20 Single Family Residential

f. Conditional Use Permit – Cottonwood Village LLC – allow 3 story apartment buildings approximately 42 ft. in height.

An application by Cottonwood Village, LLC to grant a height of approximately 42 ft for an apartment complex to be developed south of Cottonwood Park between Academy Avenue and University Avenue and West of Colvin Street.

No members of the public spoke in support or opposed to any of the items.

The Public Hearing was closed at 5:10 pm.

**Consider Zoning Map Amendment -- Parcel 404-53-509 from RE-1A Residential-Estate to R1-12 Single Family Residential**

The Planning Commission considered the request for zoning map amendment by Mr. David Langford

**Motion was made by Charles Hammon with a second from Aaron LaCorti to recommend that the Town of Colorado City Town Council approve, with conditions, rezoning parcel 404-53-509 from RE-1A Residential-Estate to R-12 Single Family Residential**

**All voted in favor.**

**Consider Zoning Map Amendment – Parcel 404-53-039, from RE-1A Residential-Estate to R1-20 Single Family Residential**

The Planning Commission considered the request for zoning map amendment by the United Effort Plan Trust.

**Motion by Shem Barlow with a second by Charles Bradshaw to recommend that the Town of Colorado City Town Council approve, with conditions, rezoning Parcel 404-53-039 from RE-1A Residential-Estate to R1-20 Single Family Residential**

**Zoning Map Amendment -- Parcel 404-53-324, from RE-1A Residential-Estate to R1-20 Single Family Residential**

The Planning Commission considered the request for zoning map amendment by the United Effort Plan Trust.

**Motion by Charles Hammon with a second by Aaron LaCorti to recommend that the Town of Colorado City Town Council approve, with conditions, rezoning Parcel 404-53-324 from RE-1A Residential-Estate to R1-20 Single Family Residential**

**Consider Zoning Map Amendment -- Parcel 404-53-457, from RE-1A Residential-Estate to R1-12 Single Family Residential**

The Planning Commission considered the request for zoning map amendment by the United Effort Plan Trust

**Motion by Aaron LaCorti with a second by Shem Barlow to recommend that the Town of Colorado City Town Council approve, with conditions, rezoning Parcel 404-53-457 from RE-1A Residential-Estate to R1-12 Single Family Residential**

**Consider Zoning Map Amendment -- Parcel 404-53-483, from RE-1A Residential-Estate to R1-20 Single Family Residential**

The Planning Commission considered the request for zoning map amendment by the United Effort Plan Trust.

**Motion by Charles Hammon with a second by Charles Bradshaw to recommend that the Town of Colorado City Town Council approve, with conditions, rezoning Parcel 404-53-483 from RE-1A Residential-Estate to R1-20 Single Family Residential**

**Consider Conditional Use Permit – Cottonwood Village LLC – allow 3 story apartment buildings approximately 42 ft. in height.**

**Note:** Commissioner Charles Hammon declared a conflict of interest and recused himself from voting on this item. He presented it for the developers as he was the engineer for the project.

The request by Cottonwood Village, LLC for a conditional use to allow them to exceed the 35 ft height limit and build several apartment buildings that are approximately 42 feet in height was presented and discussed.

It was noted that the zoning code allows a developer to petition the Town Council for heights in excess of 35 feet in multifamily zoning for specific developments, using the conditional use permit process.

The location of the project between Academy & University Avenues and west of Colvin Street south of Cottonwood Park was discussed and it was noted that the area to the south is commercial and to the north the project is bounded by Cottonwood Park and so it would have minimal if any impact on residential areas views of the mountains.

It was also reported that staff has reviewed this request and the proposed site plans and is recommending that the request be granted.

**Aaron LaCorti made a motion to recommend that the Town of Colorado City Town Council approve the conditional use allowing Cottonwood Village to build three story apartment buildings approximately 42ft high. Seconded by Shem Barlow and all voted in favor with Commissioner Charles Hammon abstaining.**

## **INFORMATIONAL SUMMARIES**

It was reported that the 2022 State Planning Conference is scheduled for August 24<sup>th</sup>-26<sup>th</sup> in Paradise Valley and that Commissioner LaCorti and Vance were registered to attend.

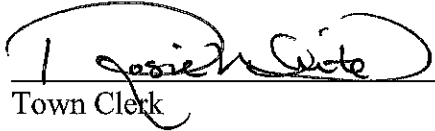
The next scheduled meeting for Monday August 1, 2022

Meeting was adjourned at 6:15 pm.

## **CERTIFICATION**

I hereby certify that the foregoing minutes are a true and correct copy of the minutes of the regular meeting of the Colorado City Planning Commission held on the 5<sup>th</sup> day of July, 2022. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this 6th day of September 2022.

  
Town Clerk

