

A Regular Meeting of the Planning and Zoning Commission of the City of Coolidge was held in the Council Chambers, 911 S. Arizona Boulevard, Coolidge Arizona. Chairman Williams called the meeting to order at 7:03 p.m. Those present in addition to Chairman Williams were Commissioners Clarence White, Robert Harrison, Robert Marsh, and Pete Kinser. Commissioner Noah Hiscox was absent. Also present were City Attorney, Tina Vannucci, Senior Planner Sue Laybourn and Executive Assistant Jacque Hendrie-Henry. See attached list.

PLEDGE OF ALLEGIANCE

Commissioner Kinser led the Pledge of Allegiance.

Approval of the minutes for the regular meeting held on July 9, 2008 and special meeting July 23, 2008.

There was no discussion on the minutes. **MOTION** was made by Commissioner Kinser to approve the minutes as written for the Regular Meeting of July 9, 2008 and special meeting July 23, 2008. **SECOND** was made by Commissioner Marsh and passed unanimously.

Presentations:

NONE

OLD BUSINESS

NONE

NEW BUSINESS

COOLPZ-004-08: A Planned Area Development request by Rose Law Group, on behalf of Lonesome Valley Farms Limited Partnership (Papa 100) on 102.33 acres m.o.l. located on the north west corner of N. Arizona Boulevard and State Route 87, APN 209-09-007A, 209-09-007C, 209-09-007E, 209-09-007F and 209-09-007G.

Senior Planner Sue Laybourn pointed out a typographical error on page 4 of the staff report, stating that the open space amount should be 5.5 acres. She stated that the proposed PAD was mixed use and would be almost equally divided between commercial and residential. She stated that the residential element of the PAD allows for a variety of residential products. **Public Hearing.** Nick Labadie, representing the applicant, gave a presentation. He stated that the theme of the development would respect the National Monument and would be a mixture of residential and commercial. He stated that given its location it is an

important intersection, he referred to it as the gateway to Coolidge. He stated that there are guidelines in the PAD document to ensure good design. He further advised the Commission that they are presently working with the Heard Museum with a view of possibly opening a branch of the museum on the site. He stated that there would be plenty of open space, both active and passive and it could end up being more than 5.5 acres as stated in the document. He stated that there were a wide variety of plants and all were low water use. Mr. Labadie stated that the allowed uses would have a buffering system which would enable more intensive uses to be buffered from less intensive ones. Chairman Williams asked how many entrance/exit accesses would be provided as he was concerned about the Fire Engines. Mr. Labadie stated that this had not been determined and that this was still being worked out, he stated that ideally there would be at least two, one for the residential area and one for the commercial area. Commissioner Hudson asked what the timeframe of the project be. Mr. Labadie stated that it would be determined by market conditions. He further stated that, because of the variety of housing offered in the PAD, when the market does recover there would be a better chance of a start. Commissioner Marsh asked about the specifics of the design guidelines given that there is no builder yet. Mr. Labadie stated that Rose Law has worked with several builders and they know what works and what doesn't. **MOTION** was made by Commissioner Kinser to approve and recommend to the City Council with the following stipulations: that the Public Works Director's points are addressed; that no building should be over 30 feet high; that the Fire Chief is consulted regarding the higher density housing types; that on the single family residential element, that there be non pop-outs on the five (5) foot side

setbacks; that any homes on State Route 87 have architectural pop-outs on all four (4) elevations; and that streets follow the adopted MAG standards. **SECOND** was made by Chairman Williams and passed unanimously.

COOLPZ-018-08: A Conditional Use Permit request by Ken Brands of Graham's Neon on behalf of B & B Consultants, Inc. (Sonic Drive-In) 1517 N. Arizona Boulevard to replace existing signage with new LED Sign, APN 203-13-013 & 014.

Senior Planner Laybourn stated that the proposed sign was smaller than the previously approved Checker Auto Sign. She stated that the proposed sign meets the requirements of that part of the amended Sign Code and would replace the existing sign. **Public Hearing: None.** Mr. Ken Brand, representing the applicant, stated that Sonic was in the process of updating all of its signs. He said that the LED was easier to use and that the sign would be brought up to current NEC codes. Chairman Williams asked for confirmation that the sign would only be 8 feet high. Commissioner Hudson asked whether it would be possible for someone to change the words on the display. Mr. Brand stated that the sign had software and that it would not be possible for any random employee to change the display. He stated that the sign would be controlled by the Corporate headquarters. Commissioner Hudson stated that all other signs in the vicinity of this one have a decorative monument base and he asked whether it was possible that the same be done to this sign so that it can be in keeping with the others. Mr. Brand stated that he would have no problem with a masonry base. Commissioner Kinser said that he would also prefer this. **MOTION** was made by Commissioner Kinser to approve with a stipulation that the sign have a decorative masonry or stucco base. **SECOND** by Commissioner Marsh passed unanimously.

**REPORT FROM CHAIRMAN/CITY
PLANNER**

Senior Planner Laybourn stated that the joint workshop to discuss the draft Zoning Code, Sub-division Code and Design Guidelines with City Council will be

September 17th. She also stated that there would be a PAD renewal.

CALL TO THE PUBLIC

None.

ADJOURNMENT

MOTION was made by Commissioner Kinser to adjourn the meeting at 7:59 p.m. **SECOND** was made by Commissioner Marsh and passed unanimously.