

**NOTICE: This is provided for public information only. This document is not an approved set of minutes, only a staff summary of actions taken. The approved minutes will contain the official action taken.**

**NOTICE OF A REGULAR MEETING  
OF THE PLANNING COMMISSION OF THE TOWN OF CLARKDALE**

In accordance with Resolution #215 of the Town of Clarkdale, and Section 38-431.02, Arizona Revised Statutes,

**NOTICE IS HEREBY GIVEN that the Planning Commission of the Town of Clarkdale will hold a REGULAR Meeting Tuesday, February 15, 2011, at 6:00 p.m., in the Men's Lounge of the Clark Memorial Clubhouse, 19 N. Ninth Street, Clarkdale, Arizona.**

**All members of the public are invited to attend.**

Dated this 7th day of February, 2011 By:

Kathy Bainbridge  
Town Clerk

**ALL ITEMS ON THIS AGENDA ARE SCHEDULED FOR DISCUSSION AND POSSIBLE ACTION, UNLESS OTHERWISE NOTED.**

1. **CALL TO ORDER: The Chairperson called the meeting to order at 6:00 p.m.**
2. **ROLL CALL: The Community Development Director called roll.**

**NEW BUSINESS**

3. **MINUTES: Consideration of the Regular Meeting Minutes of January 18, 2011. Vice Chairperson Van Wye motioned to approve the Regular Meeting Minutes of January 18, 2011. Commissioner Puzas seconded the motion. The motion passed unanimously.**
4. **REPORTS:**  
Chairperson's Report:  
Staff Report:
5. **PUBLIC COMMENT: - The public is invited to provide comments at this time on items that are not on this agenda. Action taken as a result of public comment will be limited to directing staff to study the matter, or scheduling the matter for further consideration and decision on a later agenda, as required by the Arizona Open Meeting Law. Each speaker is asked to limit his or her comments to **FIVE MINUTES.****
6. **PUBLIC HEARING: PTM ENTERPRISES, LLC, (The Highlands), PAD-Planned Area Development Ordinance (Amendment)-#090375-Parcel Numbers: 406-26-349 through 406-26-604A, located at Hwy 89A and Scenic Dr.**

- Staff Report:
- Applicant Presentation:
- Open Public Hearing: **The Chairperson opened the public hearing.**
- Invite Public to Speak:
- Close Public Hearing: **The Chairperson closed the public hearing.**

**7. CONSIDERATION & POSSIBLE ACTION: PTM ENTERPRISES, LLC, (The Highlands), PAD-Planned Area Development Ordinance (Amendment)-#090375-Parcel Numbers: 406-26-349 through 406-26-604A, located at Hwy 89A and Scenic Dr.**

Questions may be directed to Staff

-Discussion:

**-ACTION: Vice Chairperson Van Wye motioned to approve PTM ENTERPRISES, LLC, (The Highlands), PAD-Planned Area Development (Amendment)-#090375-Parcel Numbers: 406-26-349 through 406-26-604A, located at Hwy 89A and Scenic Dr., with the following staff recommended stipulations as amended:**

1. **Specific Landscaping Plan, for the common areas and parks, which includes a listing of specific species to be used, numbers of each species to be included in the various landscaped areas, size and height at planting and size and height at maturity. The Landscaping Plan shall also include a detailed planting plan that shows the locations of the materials listed and includes detailed specifications of the irrigations system to be used to maintain the landscaping. Materials for the landscaping shall be those included in the Town of Clarkdale General Plan 2002, Xeriscape Plant List. The Landscaping Plan shall be designed by a certified landscape architect, licensed to practice in the state of Arizona.**
2. **The Commercial area, Town Home area, Multi-family area, Parks and Recreation facilities shall be subject to Site Plan Review and Design Review.**
3. **The Multi-family area structures will be limited to two stories in height and limited to 8 units.**
4. **An alley separation will be required between the multi-family area and the townhomes adjacent to this area. This will also provide emergency access to the multifamily area and a separation buffer to the adjacent townhome area.**
5. **A revised final plat will be submitted to address the changes to the Development Plan.**
6. **The Residential lots developed as a part of the Planned Area Development shall be designed in accordance with the lot sizes, setbacks, and Right-of-Way widths indicated on the Final Development Plan.**
7. **That applicant will make every effort to use non-potable water during construction if available from Clarkdale or Cottonwood.**
8. **Applicant will meet the Town of Clarkdale lighting ordinance that is in place at the time of**

development.

9. The area zoned commercial will be developed in accordance with the permitted uses within the Neighborhood Commercial District as represented in the 2002 Town of Clarkdale General Plan update.

Commissioner Daniels seconded the motion. The motion passed unanimously.

8. **FUTURE AGENDA ITEMS:**

9. **ADJOURNMENT:** Vice Chairperson Van Wye motioned to adjourn the meeting. Commissioner Puzas seconded the motion. The motion passed unanimously. The meeting adjourned at 8:00 p.m.

Reasonable accommodations may be requested by contacting Town Hall at (928)-634-9591, (TTY: 1-800-367-8939) at least 72 hours in advance of the meeting.