

PLANNING COMMISSION
FEBRUARY 15, 2011

MINUTES OF A REGULAR MEETING OF THE PLANNING COMMISSION OF THE TOWN OF CLARKDALE HELD ON TUESDAY, JANUARY 15, 2011, IN THE MEN'S LOUNGE OF THE CLARK MEMORIAL CLUBHOUSE, 19 N. NINTH STREET, CLARKDALE, AZ.

A Regular Meeting of the Planning Commission of the Town of Clarkdale was held on Tuesday, February 15, 2011, at 6:00 p.m., in the Men's Lounge of the Clark Memorial Clubhouse, 19 N. Ninth Street, Clarkdale, AZ.

Planning Commission:

| | | |
|------------------|---------------|---------|
| Chairperson | Jorge Olguin | Present |
| Vice Chairperson | Jack Van Wye | Present |
| Commissioners | Vic Viarengo | Present |
| | Karen Daniels | Present |
| | Dave Puzas | Present |

Staff:

Community Development Director Sherry Bailey

Others In Attendance: PTM-Applicant-Steve Biasini. Public was present.

AGENDA ITEM: CALL TO ORDER: The Chairperson called the meeting to order at 6:00 p.m.

AGENDA ITEM: ROLL CALL: The Community Development Director called roll.

NEW BUSINESS:

AGENDA ITEM: 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.

AGENDA ITEM: REPORTS:

Chairperson's Report: The Chairperson thanked the Commissioners for their participation in the Clarkdale Sustainability Park strategic planning process. The Chairperson reminded the Planning Commission that Commissioners can report on items.

Staff Report: No comment.

AGENDA ITEM: 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**.

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AGENDA ITEM: 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:

The Cliffrose Village/Highlands Planned Area Development was approved by council on February 22, 2005. A Planned Area Development ordinance was approved by Council and tied back to an approved Development Plan. The subdivision has been through multiple redesigns regarding some of the aspects of the development. The drainage, in particular, had to be totally redesigned with work in Mescal Wash being approved by The Army Corp of Engineers. This has resulted in a realignment of Mescal Wash and a submittal for a redefinition of the flood plain by FEMA.

As a result of that redefinition some modifications to the final plat are appropriate. In order for that to occur, the original PAD ordinance will need to be modified with changes to the Development Plan. As this development moved forward areas were identified that needed modifications in order to make them practical. The end result of all the previous work starts with needed modifications to the original Development Plan and the Planned Area Development ordinance. This action, if successful, will then lead to changes on the final plat and to the Development Agreement.

Density

The existing development plan drawing proposes a total of 240 units for the project. PTM is proposing to add 9 custom lots along Highland Blvd. adjacent to Mescal Wash which is a direct result of the new drainage delineation. They are proposing to remove the lot lines for the Townhomes along Old Jerome Highway at Sawtooth Peak Circle. They will also be removing the tiny park located in the circle and replacing it with a large park at the site of the temporary package plant and the open space area adjacent to that plant along Old Jerome Highway and Mescal Spur. The Townhome area at Sawtooth will become a single lot multi-family area which will accommodate up to 20 units on the 1.66 acres. This area will have access off Old Jerome Highway and Lonesome Valley Way. An alley separation will be required between the multi-family area and the townhomes adjacent to this area. This alley can provide access to parking and sanitation services and act as a buffer area for the townhomes. It will also provide emergency access to the units in the multi-family area.

After visiting with the Park and Recreation Board PTM is proposing to delete the small park in the lower section along Roberts Road and divide that area into two lots. In turn the remaining two parks will be larger parks [3 acres per park]. One of the parks will be the one along Old Jerome Highway and Mescal Spur at the site of the temporary package plant.

The setback for the lots is listed in your packet. The Patio Homes will have a 5 foot side yard setback, the Village lot will have 8 foot and the custom lot will have a 10 foot side yard setback. The 1.66 acre multi-family area will be treated as a single area in design and will have to go through Design Review.

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| Product | Original Number | Revised Number | Lot Size |
|----------------------|------------------------|-----------------------|-----------------------------|
| Custom Homes | 58 | 67 | 9,000 square feet |
| Village Homes | 82 | 82 | 7,000 square feet |
| Patio Homes | 73 | 73 | 5,096 square feet |
| Town homes | 27 | 19 | 2,975 square feet |
| Multi-Family | 0 | 20 units | 3,000 square ft/unit |

None of the lots that border other subdivisions are smaller than 10,000 square feet.

Commercial

PTM is purposing to add 2.5 acres of commercial along Silver Canyon Drive at the north of the commercial area. This is where the original community building was to be built on .5 acre and adjacent to the redefined Mescal Wash. This would make the over all commercial area size 13.76 acres. It would also allow the commercial area to be on both sides of Silver Canyon Drive. The Town entered into an agreement with PTM in the Second amendment to the Development Agreement to take a cash settlement in lieu of the town building site. The council felt the money could be better used to expand the town complex in the Central Business District and would be a more efficient decision to concentrate town services in the town center.

Preservation of Natural Area

The pedestrian circulation system is proposed in Exhibit 4. A final trail plan was never submitted, except as a concept plan, so this plan will be receiving first approval. PTM is providing a natural trail along the edge of the wash. Since the realignment of the wash, the intermittent nature of Mescal Wash will have less of an effect on the trail. There is a total of 24.42 acres of open space in this development with 6.7 acres of designed park area.

Recommendation

Staff recommends the Planning Commission approve the amendments to the PAD with the following stipulations:

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 use 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.

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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.

-Applicant Presentation: Steve Biasini started the presentation with a history of the overall project from conception by Walter Wright, to Verde Highlands LLC to John Tobias. He then proceeded to discuss the items that necessitated amending the PAD and what is being asked.

The Highlands PAD was approved by the Town in February 2005 by Ordinance #269. This amendment to the PAD proposes to address several practical development issues that have become apparent to the new owner of the project: (1) an on-site sewer plant is not in the best interest of the project or the Town; (2) the extensive drainage improvements installed by the new owner have resulted in pockets of useable land that were not previously useable; (3) inconsistencies in the existing PAD regarding the townhome development made such development impractical; and (4) the parks and pedestrian circulation plans require updating.

-The Highlands will remain zoned Planned Area Development (PAD). A map showing the proposed land uses and acreages within the PAD is included in the Final Development Plan, provided to the Commissioners and staff. The highlighted areas illustrate the proposed changes to the existing PAD.

-Proposed Residential Density: Currently, the PAD permits no more than 240 residential lots. The PAD Amendment proposes to eliminate certain lot lines to create a small area (1.66 acres) for townhome development and add 9 lots in an area that no longer is in the floodplain. The total number of residential lots is proposed to increase from 240 to 241. The townhome area will contain no more than 25 residential units. Further, on certain lots, setbacks will be eliminated as shown on Exhibit 3 in the Commissioners and staff handouts.

-Proposed Intensity for Non-Residential Uses: Currently, the PAD permits development of no more than 11.26 acres of commercial development. The PAD Amendment proposes to add not more than 2.5 acres of property that no longer is in the floodplain to the commercial development area, for a total of no more than 13.76 acres.

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-A revised Final Development Plan is attached as Exhibit 3 for the Commissioners and staff. The revised Final Development Plan includes lot sizes, setbacks, park sites and amenities, and other site development standards for each area of use.

-The vehicular circulation system is substantially complete, and conforms to the existing PAD. The PAD Amendment proposes changes to the pedestrian circulation system, as highlighted in **Exhibit 4** for the Commissioners and staff.

-The water infrastructure has been installed in accordance with existing PAD and Development Agreement. The on-site sewer lines have been installed, and construction of an off-site sewer line from the project to Lisa Road will commence shortly. Sewer treatment and disposal for the project is addressed preliminarily in the Development Agreement and will continue to be negotiated and documented with the Town. Drainage improvements for the project have been completed in accordance with plans approved by all applicable regulatory entities.

-The Highlands will be developed in phases as depicted in **Exhibit 5** for the Commissioners and staff.

-Open Public Hearing: The Chairperson opened the public hearing.

-Invite Public to Speak:

There were about 30 people present for the Public Hearing. Items discussed were:

-Park design questions

-Multi-family density questions

-Water questions

-Additional commercial area and what might go there

-Increased traffic and noise

-The public wanted to know the process for review of the park design, the multi-family design and the commercial area design.

-Close Public Hearing: The Chairperson closed the public hearing.

AGENDA ITEM: 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 or Applicant

-Discussion:

-Vice Chairperson Van Wye reviewed the concerns of the public and suggested limiting the number of units to eight for the multi-family lot to match the original number approved.

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-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.

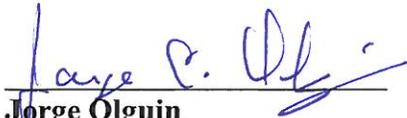
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AGENDA ITEM: FUTURE AGENDA ITEMS:

-None

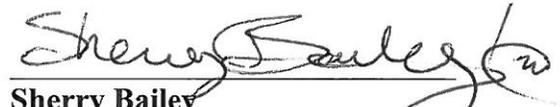
AGENDA ITEM: ADJOURNMENT: Vice Chairperson Van Wye motioned to adjourn the meeting. Commissioner Puzas seconded the motion. The motion passed unanimously. The meeting adjourned at 8:00 p.m.

APPROVED BY:



Jorge Olguin
Chairperson

SUBMITTED BY:



Sherry Bailey
Community Development Director