

**NOTICE OF A REGULAR MEETING
OF THE DESIGN REVIEW BOARD 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 Design Review Board of the Town of Clarkdale will hold a REGULAR Meeting on Wednesday, April 4, 2012, 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.

The undersigned hereby certifies that a copy of this notice was duly posted on the Town Hall bulletin board, located at 890 Main Street, Clarkdale, Arizona on the 26th day of March, 2012 at 1:00 p.m.

Dated this 26th day of March, 2012 by:

Vicki McReynolds

Vicki McReynolds
Administrative Assistant II

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

1. **CALL TO ORDER:**
2. **ROLL CALL:**
3. **MINUTES:** Consideration of the **Regular Meeting Minutes of October 5, 2011.**
4. **REPORTS:**
Chairperson & Members Special Events 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.**

NEW BUSINESS

6. **WORKSESSION:** Discussion regarding **Site Plan Design Review guidelines and Design Review principles in relation to Chapter 11 of the Clarkdale General Plan.**
7. **FUTURE AGENDA ITEMS:**
8. **ADJOURNMENT:**

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.

DRAFT

***Design Review Board
October 5, 2011***

MINUTES OF A REGULAR MEETING OF THE DESIGN REVIEW BOARD OF THE TOWN OF CLARKDALE HELD ON WEDNESDAY, OCTOBER 5, 2011, AT 6:00 P.M. IN THE MEN'S LOUNGE OF THE CLARK MEMORIAL CLUBHOUSE, 19 N. NINTH STREET, CLARKDALE, AZ.

A **Regular Meeting** of the Design Review Board of the Town of Clarkdale was held on Wednesday, October 5, 2011, at 6:00 p.m. in the Men's Lounge of the Clark Memorial Clubhouse, 19 N. Ninth Street, Clarkdale, AZ.

BOARD MEMBERS:

Chairperson	Phil Falbo	Present
Vice Chair	Suzanne Lee	Present
Board Members	Marsha Foutz	Present
	Robyn Prud'homme-Bauer	Absent
	Kerrie Bluff	Present

STAFF:

GIS/Planner	Guss Espolt
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Others In Attendance: None.

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

AGENDA ITEM: ROLL CALL: The GIS/Planner called roll.

AGENDA ITEM: MINUTES: Consideration of the **Regular Meeting Minutes of August 3, 2011.** Board Member Falbo motioned to approve the Regular Meeting Minutes of August 3, 2011. Board Member Lee seconded the motion. The motion passed unanimously.

AGENDA ITEM: REPORTS:

Chairperson & Member's Special Events Report: None.

Staff Report: None.

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 comment to FIVE minutes. **There was no public comment.**

DRAFT

*Design Review Board
October 5, 2011*

NEW BUSINESS:

AGENDA ITEM: WELCOME NEW BOARD MEMBER: Kerrie Bluff

The members welcomed Kerrie to the Design Review Board.

AGENDA ITEM: ELECTIONS: Chairperson and Vice Chairperson.

Board Member Bluff made a motion to elect Board Member Falbo as Chairperson. Board Member Foutz seconded the motion. Board Member Falbo accepted the nomination and was elected unanimously.

Board Member Bluff motioned to elect Board Member Lee as Vice Chairperson. Board Member Foutz seconded the motion. Board Member Lee accepted the nomination and was elected unanimously.

AGENDA ITEM: FUTURE AGENDA ITEMS:

-None specific at this time.

AGENDA ITEM: ADJOURNMENT: Vice Chairperson Lee motioned to adjourn the meeting. Board Member Foutz seconded the motion. The motion passed unanimously. The meeting adjourned at 6:20 p.m.

APPROVED BY:

SUBMITTED BY:

**Phil Falbo
Chairperson**

**Guss Espolt
GIS/Planner**



Staff Report

Agenda Item: WORKSESSION - Discussion regarding Site Plan Design Review guidelines and Design Review principles in relation to Chapter 11 of the Clarkdale General Plan.

Staff Contact: Guss Espolt/Beth Escobar

Meeting Date: April 4, 2012

Background:

This worksession has been scheduled to provide the opportunity for the Design Review Board to review the principles of site plan and design review. The following topics will be presented:

- Site Planning Best Practices
- Minimum requirements for a site plan
- Community Design Element of the 2012 Clarkdale General Plan
- Architectural details that define Clarkdale

Recommendation: None, discussion item only.

Attachments:

Powerpoint Presentation Handout
Chapter 11 of General Plan – Community Design



Principles of Site Plan Review and Design Review

Presentation to the
Design Review Board
April 4, 2012

Site Planning Best Practices

- Site plan design should minimize environmental impact.
- Storm water is managed to minimize concentrated flows through use of vegetation and natural swales – reduce erosion.
- Permeable materials are used.
- The landscape plan reduces water and energy use.



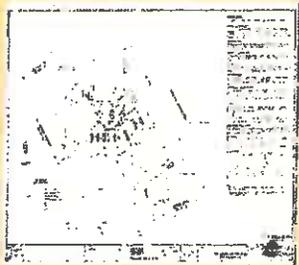
Site Planning Best Practices

- Encourage pedestrian and vehicular connections
- Create a relationship to adjoining spaces
- Stress sustainable design principles
- Create welcoming outdoor public spaces



Site Plan Requirements

- Scaled drawings
- Parking, vehicle circulation and loading areas
 - Parking and loading areas preferably placed in rear behind buildings to screen



Design Review

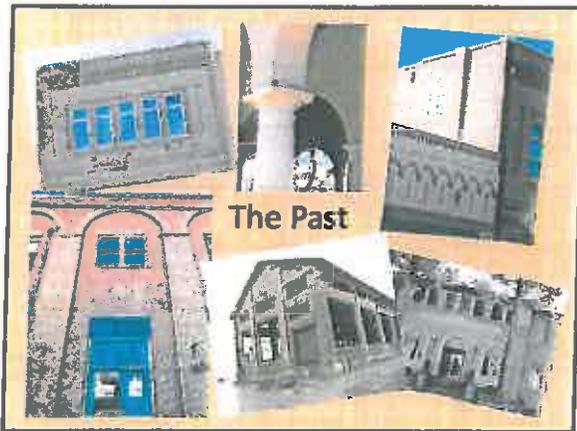
- Clarkdale Community Design Elements
 - Small town character
 - Neighborhood feel
- Encourage incorporation of exterior spaces to help preserve a sense of community.
- Mitigate visual impact
 - Smaller building planes
 - Varied roof lines

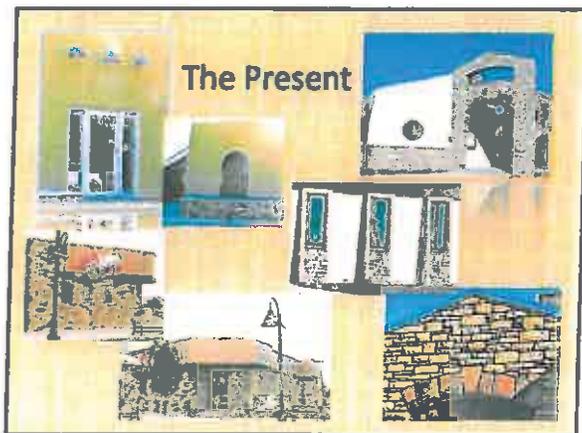


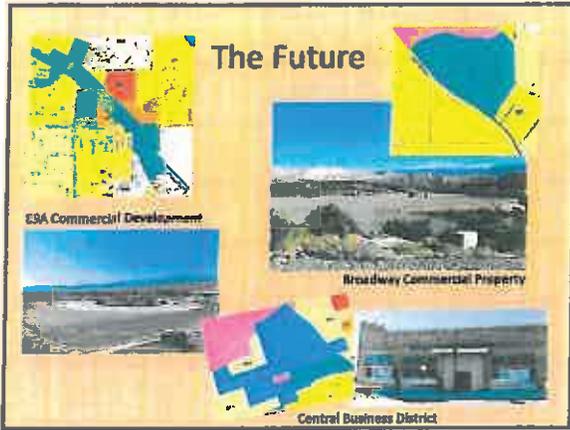
Community Design Element

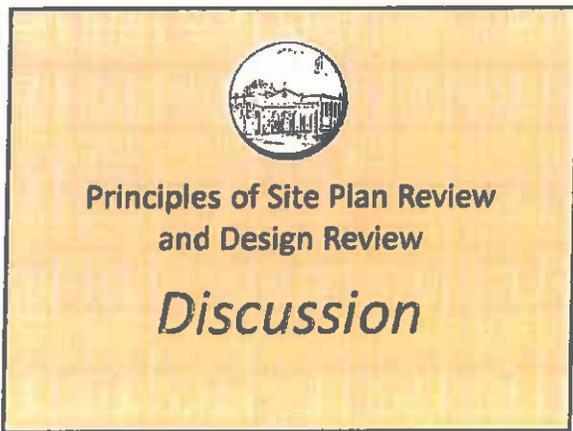










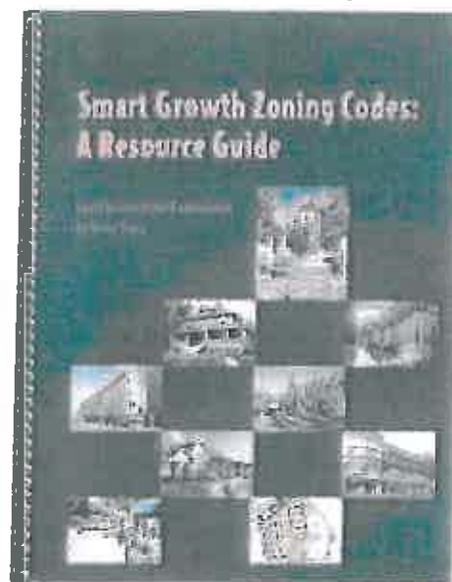


Chapter 11 COMMUNITY DESIGN

When talking to residents of Clarkdale about their Town you get descriptive statements like: the “small Town” character; the neighborhood feel; the central park as a meeting and event place; and the sense of community. Most of the descriptions about Clarkdale describe the “original” Town area. However, Clarkdale is made up of eight distinct sub-areas each with individual design aspects unique to each sub-area. In fact Clarkdale, like most communities, is made up of different neighborhoods.

In the two years since the Local Government Commission’s *Smart Growth Zoning Codes: A Resource Guide* was first published, the movement to reform zoning codes has gained momentum. Today, form-based codes have become an increasingly popular approach to achieve these reforms and create communities where people want to live, work and play.

The old adage “form follows function” describes the common approach behind land use regulation as it has been practiced in the past. Form-based codes turn that relationship on its head. Since the primary basis for regulation is the buildings, not the uses, “function follows form.” These codes concentrate first on the visual aspect of development: building height and bulk, façade treatments, the location of parking, and the relationship of the buildings to the street and to one another. Simply put, form-based codes emphasize the appearance and qualities of the public realm, the places created by buildings.



As with other smart growth concepts, form-based codes have been applied in new growth areas, in existing neighborhoods, in limited situations to special districts, and in wholesale code revisions for entire communities.

Community design then begins with context. The context of a place considers its history as well as its future. It also includes knowing how the place or neighborhood fits into the community as a whole. From there, you can start to identify the key design conventions that have determined the building scale and proportion for each area. A community applies design standards when a Town’s reason to exist endures and the residents see their community as a place fulfilling their commercial, social and psychological needs. The community then sees value in preserving that place.



What are form-based codes?

Form-based codes place a primary emphasis on building type, dimensions, parking location and façade features, and less emphasis on uses. They stress the appearance of the streetscape, or public realm, over long lists of different use types.

These codes have the following characteristics:

- **Zoning Districts** – Form-based codes are defined around districts, neighborhoods and corridors where conventional zoning districts may bear no relationship to the transportation framework or the larger area.
- **Regulatory Focus** – Form-based codes de-emphasize density and use regulation in favor of rules for building form. They recognize that uses may change over time, but the building will endure.
- **Uses** – Form-based codes emphasize mixed use and a mix of housing types to bring destinations into close proximity to housing and provide housing choices to meet many individuals' needs at different times in their lives.
- **Design** – Greater attention is given to streetscape and the design of the public realm, and the role of individual buildings in shaping the public realm. Form-based codes recognize how critical these public spaces are to defining and creating a "place."
- **Public Participation** – A design-focused public participation process is essential to assure thorough discussion of land use issues as the code is created. This helps reduce conflict, misunderstanding and the need for hearings as individual projects are reviewed.

Modified from definition by Paul Crawford, AICP

As the focus group looked at each sub-area, some design elements were consistent within each similar use area but many design elements were unique to that subarea. Any community design program would have to start with a specific regulating plan for each subarea. That plan would contain architectural standards, creation of a public realm, designing public street space standards, connectivity requirements for pedestrians, bicycles and automobiles, natural feature preservation and graphic depictions as examples. Before the specific regulating plan can be created for each subarea, there are multiple subarea community outreach efforts that need to occur in order to set the framework for the plan. At the end of the process, the Town will have the ability to set the direction of each subarea as it evolves.

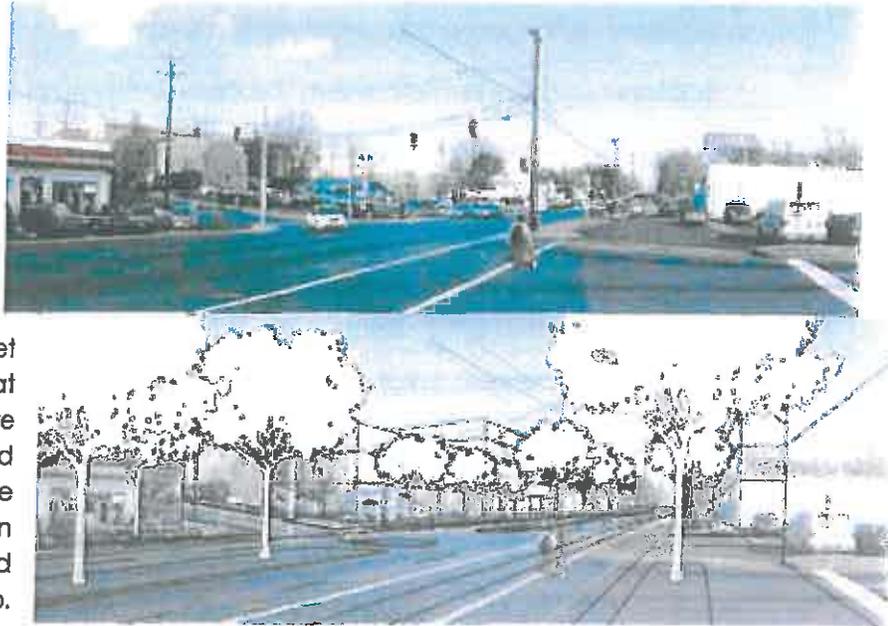
The Town has examined new approaches to community design. The first approach was

an outgrowth of the state's Growing Smarter legislation. Smart Growth and New Urbanism are both approaches a community can adopt. Design is then centered on why the Town is here, the Town center, and the initial development plan. For many places that works well. Clarkdale has grown up as an area of distinct neighborhoods, each with their own design quality but not linked to each other or to the original Upper and Lower Clarkdale and Patio Park design. While there are design elements those three areas have in common, most of the rest of Clarkdale is different in character and design.

In reviewing the literature, the concept that keeps surfacing is a Form-Based Code approach. This approach is vision-based, requiring that all development work together to create the place envisioned by the community. Form Based Codes work from the street level to the building



envelope. They address both private and public space to create a whole design working together. The whole design concept is based on the unique characteristics of the neighborhood and community. In using this concept, Clarkdale could set development standards that are less about uses and more about how the proposed development fits into the neighborhood based on design, spatial context and mass. (Parolek Et. Al. 2008. Pp. 17 - 38)



The following is a comparison between the existing conventional zoning using the Form-Based Codes approach. (Parolek, 2008. Pp 126-129)

CONVENTIONAL ZONING

- Segregates activities by zone.
- Uses a zoning map to establish a range of alpha-numerical land-use designations that specify a list of allowed, restricted and prohibited uses; and dimensional standards.
- Zoning designations are placeholders, seldom tied to a specific community vision. Each subsequent revision to the zoning standards makes the ordinance more abstract and complex, drifting it further from the community's vision as called out in the master plan.
- Proscriptive: prohibits development not consistent with the code.
- Shows existing streets and blocks. Typically future roads and blocks are not addressed.
- Typically includes open space requirement.
- May be subject to discretionary review-outcome difficult to predict.

FORM-BASED CODES

- Unifies and connects activities.
- Typically consists of documents such as regulating plan (a drawing that adds further details to what is loosely defined in the master plan); standards related to the form of the



public realm; and in some cases architectural standards.

- Regulations codify the physical form of a community based on a specific regulating plan.
- Prescriptive: outlines what is expected of development, specifically the form of the buildings, streets, and public spaces, while permitting a greater flexibility in the use and activity.
- Concise, and uses drawings, diagrams, and photographs readily understood by public, public officials and professionals.
- Includes all [existing and proposed] streets and blocks.
- Indicates location of public parks, squares, and greenbelts, and rough footprints of planned public buildings.
- The tight physical framework of the regulating plan is developed with public input. Because all expectations are stated up front in clear, concise and easy-to-follow codes, the discretionary review is eliminated and the outcome becomes fairly predictable.

GOALS, OBJECTIVES AND POLICIES FOR COMMUNITY DESIGN

GOAL 11.1 DEVELOP THE COMMUNITY DESIGN MODEL PARAMETERS FOR THE CLARKDALE SUB-AREAS.

OBJECTIVE 11.1.a Engage the community sub-area stakeholders in the development of the Community Design Parameters.

Policy: Engage each sub-area in a design charrette to obtain local stakeholder input.

Policy: Present a scope of work for the Community Design model.

Policy: Adopt development standards and design guidelines that reflect the character of each individual sub-area.

OBJECTIVE 11.1.b Develop public realm concepts and public street space standards in conjunction with the Community Design model.

Policy: Identify neighborhood and community attributes that can be strengthened to establish connections to the entire town.

Policy: Work to develop standards that decrease urban sprawl.



Policy: Analyze equitable distribution of parks, open space, and services, and then create standards that provide for balanced distribution.

OBJECTIVE 11.1.c Develop sustainability standards providing for preservation of local natural features, historic buildings and culturally sensitive areas.

Policy: Develop codes encouraging infill and discourage urban sprawl.

Policy: Adopt building codes, development codes and design codes to encourage green building and sustainable practices.

Policy: Adopt landscape design standards that are reflective of the natural environment and protective of natural resources.

