

**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 19, 2013 at 4:00 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 11th day of February 2013 at 9:00 a.m.

Dated this 11th day of February 2013 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. 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 comments to **FIVE MINUTES**.

4. MINUTES: Consideration of the **Regular Meeting Minutes of November 20, 2012.**

5. PRESENTATION: Presentation by Dan Campbell, Director at Large for the Central Arizona Land Trust regarding Land Protection Tools and Open Space in Yavapai County.

6. REPORTS:

- a. Chairperson and Members Report:
 - i. Update on sustainability checklist
- b. Director's Report

7. OLD BUSINESS

- a. **WORKSESSION:** Discussion/possible action regarding proposed changes to the 89A Overlay District.

8. NEW BUSINESS

- a. **WORKSESSION:** Discussion/possible action regarding a proposed Entertainment District.

9. FUTURE AGENDA ITEMS:

10. 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.

MINUTES OF A REGULAR MEETING OF THE PLANNING COMMISSION OF THE TOWN OF CLARKDALE HELD ON TUESDAY, NOVEMBER 20, 2012, 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, November 20, 2012, at 6:00 p.m., in the Men's Lounge of the Clark Memorial Clubhouse, 19 N. Ninth Street, Clarkdale, AZ.

Planning Commission:

Chairperson	Jack Van Wye	Present
Vice Chairperson	Vic Viarengo	Present
Commissioners	Jorge Olguin	Present
	Ida-Meri deBlanc	Excused
	Dave Puzas	Present

Community Development Staff:

Community Development Director	Jodie Filardo
Senior Planner	Beth Escobar
Planner II	Guss Espolt

Others in Attendance: Robyn Prud'homme-Bauer. Phil Falbo.

- 1. AGENDA ITEM: CALL TO ORDER:** The Chairperson called the meeting to order at 6:00 p.m.
- 2. AGENDA ITEM: ROLL CALL:** The Community Development Director called roll.
- 3. 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**.

There was no public comment.

- 4. AGENDA ITEM: MINUTES:** Consideration of the **Regular Meeting Minutes of October 16, 2012**. The Chair entertained a motion to accept the minutes. Commissioner Puzas motioned to approve the Regular Meeting Minutes of October 16, 2012 as amended. Commissioner Viarengo seconded the motion. The motion passed unanimously.
- 5. AGENDA ITEM: REPORTS:**

Chairperson & Members Special Events Report:

Commissioner Olguin updated the Commission on the sustainability values draft composed by Commissioner Olguin and Commissioner deBlanc. Commissioner Olguin informed the Commission the checklist is focusing on the environmental aspect of sustainability. The draft lists the critical primary topics identified as sustainability values.

Commissioner Puzas asked for clarification on the final goal of the document. Commissioner Olguin stated that the document is designed to be informative and allow for creativity. It is designed to not be restrictive or voluminous. Director Filardo explained that this document will be used as a first step in guiding sustainable development. It will be included in the building permit packet, and other documents, to provide guidance. If this approach is not successful, staff and the Commission may look at codifying these standards in the future.

Chair Van Wye presented a concern about waste minimization and stated he would like something included in the document discouraging burning of waste materials.

Commissioner Olguin asked the rest of the Commission members to take a few days to reflect on the draft document, and send any comments to staff.

Director's Report:

Community Development Director presented the report as written:

1. **Mountain Gate Subdivision:** Town staff met with BC Land Group on November 14 to continue discussions regarding revisions to the development agreement.
2. **Tuzigoot River Access Point project:** Shephard Wesnitzer has been contracted to prepare improvement plans and construction estimates for the ADA components at the Tuzigoot RAP site.
3. **Climate Adaption Project Support:** As a result of the Director's attendance at the recent workshop on climate change sponsored by the National Oceanic and Atmospheric Association, Arizona State University and University of Arizona, the Town was invited to apply for a technical assistance grant connecting climate researchers with practitioners. The grant is due by November 30th at 5 p.m. We are planning on writing an application to request research support for our water resource management program project planned to commence in January 2013. Funding decisions on the grant applications will be announced on January 4, 2013.
4. **Economic Development:** At a special council meeting on November 1st, Arizona Commerce Authority representatives Keith Watkins, Senior Vice President, Economic Development and Rural Development and Ben Bronson, Manager, Rural Development gave a presentation to Town Council on their organization, their economic development tools, and some coming attractions from ACA. Several Planning Commissioners, Focused Future II Action Team members and property owners were in the audience. Questions on both the work of the agency and ways in which Clarkdale may engage with them were discussed. Overall, the presentation seemed well received. This presentation marked the kickoff of a two-day familiarization trip for the ACA team to introduce them to the assets of the Verde Valley.
The Focused Future Action Team held its last scheduled meeting on November 14, 2012 and finalized the draft Economic Development Plan. This will be presented to the public soon after the first of the year. The plan will then move forward to Town Council for adoption.
5. **Wireless Communications:** Director Filardo and Senior Planner Escobar met with Adam Brixius of Clear Blue Services on October 31. Adam is working with A T & T to locate a cell tower in Clarkdale. A T & T has identified a ½ mile area around Scenic Drive as the ideal

location for their cell tower. A commercially zoned property has been identified as the proposed location. Cell towers are permitted within a commercial zone with a conditional use permit. Adam will be submitting a variance request for review by the Board of Adjustment since A T & T will be requesting a height of 100 feet. The maximum height allowance in a commercial zone is 50 feet. We anticipate this submittal will be scheduled for a December hearing. Depending on the decision of the Board of Adjustment, A T & T will proceed to the Planning Commission with a CUP application.

NEW BUSINESS

6. AGENDA ITEM: WORKSESSION: Discussion/possible action regarding changing the time of the regular Planning Commission meetings from 6:00 p.m. to 4:00 p.m.

Commissioner Puzas motioned to approve changing the time of the regular Planning Commission meetings from 6:00 p.m. to 4:00 p.m. Commissioner Olguin seconded the motion. The motion passed unanimously.

AGENDA ITEM: PUBLIC HEARING: AN ORDINANCE AMENDING THE TOWN OF CLARKDALE ZONING CODE TO REVISE CHAPTER SEVEN – SIGN CODE TO ADD NEW SECTIONS 7-8-E: NEON; 7-8-G: PORTABLE; 7-8-L: SPECIAL EVENTS; 7-8-N: TEMPORARY SIGNS AND BANNERS FOR COMMERCIAL USES; 7-9 MAXIMUM SIGN SIZE FOR COMMERCIAL USES AND GENERAL REORGANIZATION AND REFORMATTING OF ENTIRE CODE.

Open Public Hearing: The Chairperson opened the Public Hearing.

Staff Report:

Background:

The Design Review Board and staff began discussions regarding proposed changes to Chapter Seven – Sign Code of the Zoning Code on June 6, 2012. Two subsequent worksessions, July 11 and October 3, were held with the Board. At the October 3 meeting, the Board recommended that the Planning Commission hold a public hearing on the proposed revised ordinance.

Per Section 17-5-3 of the Town Code, the Planning Commission shall hold zoning ordinance public hearings and make a recommendation to the Town Council.

Sign Code

Substantial changes are being recommended to the existing Sign Ordinance as well as changes to the formatting and organization of the Code. Changes being recommended include:

- The Purpose and Intent were combined for clarity, page 1.
- In this same section, a paragraph was added providing guidance for sign design.
- Section numbers have been changed throughout the document. The formatting matches the recently adopted subdivision code.
- Language was added requiring ongoing maintenance of existing signs. (Section 7-2-K)
- The Commercial Uses Section was created to address sign requirements for B & B's and Home Occupation uses. (Section 7-7)

- A suggestion for landscaping or hardscaping of monument sign bases was added. (Section 7-8-B-3)
- Neon was added as a permitted type of sign. (Section 7-8-E)
- A Portable Sign section was added allowing A-frame signs in commercial zoning districts with specific requirements. (Section 7-8-G).
- The Projecting Signs Section was amended to allow projecting signs in all commercial districts. (Section 7-8-H)
- A Sign Walkers Section was added. (Section 7-8-K)
- A Special Events Section was added. This section will be referenced in the new Special Event Chapter of the Town Code. (Section 7-8-L)
- The Temporary Sign section was expanded to require a permit for this type of sign.
- A section was added regarding permitted signage in the 89A Corridor Commercial Overlay District per Chapter 3-14 of the Zoning Code. (Section 7-8-R)
- A new section was added changing the calculation for maximum sign size based on linear street frontage. (Section 7-9)

The cumulative maximum sign size includes all wall, window, projecting, and freestanding signage but not temporary or portable signs. This maximum will apply to commercial businesses only and not to subdivision signs, which already have specified size maximums, or to other types of permitted signs.

The new cumulative maximum sign size calculations connect allowable signage with the size and the street frontage of the building. The larger the property, the more signage is allowed. For example, businesses may develop along the SR 89A corridor similar in size to a Wal-Mart or a Target. The Wal-Mart in Cottonwood has extensive signage; however, it is not overwhelming because the signage is proportional to the size of the building and the relative length of the street. All signs, except temporary and portable signs, must receive Design Review approval based on specific criteria, including items such as architectural merit, proportion, pattern and spacing. These criteria will be used to ensure that the sign plan presented is well balanced in proportion to the structure and fits into the location.

The goal of the changes being recommended to the Sign Code is to encourage economic development while maintaining the Clarkdale small town character.

No changes to existing rights regarding signage are being recommended in the revised Sign Ordinance, so there are no Private Property Rights Protection Act (Prop 207) ramifications.

Recommendation:

Staff is requesting the Planning Commission recommend the revised ordinance move forward to the Town Council for approval and adoption.

Invite Public to Speak:

Robyn Prud'homme-Bauer, Chair of the Design Review Board and 16 year resident of Clarkdale, stated she was extremely happy with the progress of the proposed revisions. She emphasized that the changes being recommended try to support commercial businesses while encouraging design standards that reflect the character of Clarkdale.

Phil Falbo, 23 year resident and former Chair of the Design Review Board, also expressed his support for the proposed draft.

Close Public Hearing: The Chairperson closed the Public Hearing.

Commission Discussion:

Chair Van Wye asked for clarification regarding Section 7-2-C, regarding discontinued businesses. Staff stated that non-conforming signs could be obscured (covered in some way) while a building remains empty. Commissioner Viarengo asked for clarification regarding non-conforming signs. Staff stated that the non-conforming status would apply to any signs that qualify, whether they were permitted or not.

Chair Van Wye asked why illuminated signs were specifically not allowed for Home Occupation uses, but were not addressed specifically in the Bed & Breakfast section. Staff stated that they would receive feedback from the Design Review Board and update the code so that it is consistent.

The Commission had some general discussion regarding whether the code was specific enough. Staff explained the role of the Design Review Board in reviewing sign permits and how leeway has been built into the code to promote creativity and allow flexibility. Waivers to the code could be granted by the Board of Adjustment in special circumstances.

Chair Van Wye asked staff to clarify the language in Section 7-8-B.3 be clarified.

Chair Van Wye asked how the unwanted luminescence from neon signs would be controlled. Staff pointed out, Section 7-8-E.3 requires neon signs to be extinguished after business hours.

There was some discussion regarding Sign Walkers and the distraction they provide to drivers. Staff explained this use is permitted by state statute; therefore, the Town could not apply restrictions.

Chair Van Wye asked about awnings. Since awnings had not been discussed by the Design Review Board, staff will request input from the board regarding adding language permitting signage on awnings.

Chair Van Wye asked for clarification regarding the five-foot clearance requirement around portable signs and whether this meant 5 feet on either side. Staff will clarify this language to state that the requirement is to have a 5 foot pedestrian aisle around one side of a portable sign.

Commission Olguin asked how sign lighting is controlled. Director Filardo pointed out that all signs must comply with the Town's Lighting Ordinance, as stated in Section 7-3 of the draft sign ordinance.

Commission Action: Commissioner Puzas motioned to recommend to Town Council approval of the ordinance amending the Town of Clarkdale Zoning Code to revise Chapter Seven – Sign Code to add new sections 7-8: Neon; 7-8-G: Portable; 7-8-L: Special Events; 7-8-N: Temporary Signs and Banners for Commercial Uses; 7-9 Maximum Sign Size for Commercial Uses and general reorganization and reformatting of entire code, with additional amendments as directed by the

Design Review Board regarding illuminated signs for Bed and Breakfast uses and signage on awnings. Commissioner Olguin seconded the motion. The motion passed unanimously.

7. AGENDA ITEM: FUTURE AGENDA ITEMS:

A public hearing regarding the SR 89A alternative code will be scheduled for December 18.

A worksession regarding the Sustainability Values document will be scheduled for December 18, after the public hearing.

8. AGENDA ITEM: ADJOURNMENT: The Chair entertained a motion for adjournment. Commissioner Olguin motioned to adjourn the meeting. Commissioner Puzas seconded the motion. The motion passed unanimously. The meeting adjourned at 7:06 p.m.

APPROVED BY:

SUBMITTED BY:

Jack Van Wye
Chairperson

Beth Escobar
Senior Planner

As stewards of our resources, we serve as role models for others and keepers of the future generations. The people of the Town of Clarkdale have committed to create and maintain a healthy, vibrant and sustainable community. What follows in this document is a list of guiding principles for development; keeping in mind that great value is placed on creativity and innovation.

Siting – Take advantage of the natural resources and consider the impact of building placement

1. Orientation – for example, in the Southwest, a north/south orientation & overhangs providing shade are desirable
2. Topography – keep ridgelines intact & minimize grading
3. Wildlife – encourage preservation of the natural habitat
4. Plant life – preserve/transplant native, non-invasive species & remove invasives
5. Open spaces – clustering development in order to preserve open space is a valued practice
6. View protection – expansive landscape views are a valued benefit in the community; therefore preservation & enhancement is encouraged

Water Management – Recognize that water is an extremely limited resource; efficient and effective management of that resource is critical.

1. Catchment basins
2. Graywater
3. Rainwater harvesting
4. Storm water management – (see National Green Building Standard, page 16, 403.5)
5. Washes – while dry much of the year, the washes are the primary drainage for stormwater runoff and there may be rules and impacts to be considered before making any changes.
Development must comply with state and federal requirements.
6. Swimming pools – Community use pools are preferred over individual private pools.

Infrastructure – Design project infrastructure to have minimal impact on the environment.

1. Connecting to existing Systems – trails, bikeways, sidewalks, consider wildlife paths & crossings
2. Utilities – we encourage connecting to the town municipal water & wastewater system, encourage installation of power lines underground
3. Parking – we encourage screened and covered parking
4. Road Connection – we value interconnectivity between subdivisions and multiple points of ingress and egress for neighborhoods
5. Street designLayout. (Design of street must comply with adopted standards.)

Green building – Incorporate current technologies to support sustainable design. The design character of any area of The Town of Clarkdale should be enhanced and strengthened by new development. Building design should be consistent with the Town of Clarkdale’s vision of maintaining small town character as expressed in its architecture and overall community design. Building design should consider the history, the distinctive qualities of the surrounding context, and incorporate those qualities in its design. Building design should be sensitive to the evolving context of the area over time.

1. Energy
2. Alternative methods of transportation including foot traffic
3. Driveways & parking
4. Air quality
5. Innovative practices

Design Principles

1. Ensure adequate traffic circulation through coordinated street systems with relation to major thoroughfares, adjoining subdivisions, and public facilities;
2. Promote development that incorporates multimodal transportation options;
3. Protect significant, as determined by the Town, natural areas and scenic assets;
4. Achieve individual property lots of reasonable utility and livability;
5. Secure adequate provisions for water supply, drainage, sanitary sewers, and other health/environmental requirements;
6. Encourage projects that incorporate efficient uses of renewable energy sources, including but not limited to, solar, geothermal and wind;
7. Ensure consideration for adequate sites for schools, recreation areas, and other public facilities;
8. Promote the conveyance of land by accurate legal description; and to provide the logical procedures for the achievement of this purpose;
9. Minimize detrimental impacts to the environment by encouraging site designs that protect and enhance the natural features and environmental quality of a site;
10. Encourage landscaping that limits water and energy use and preserves existing natural vegetation;
11. Encourage the preservation of existing wildlife habitat; and
12. Encourage the substitution of effluent for potable water when possible.

Construction

1. Energy efficiency

2. Indoor environmental quality
3. Resource efficiency – quality of construction materials
4. Waste minimization – focuses on preventing the creation of waste through source reduction, re-purposing, recycling and donation
5. Consider a passive solar energy design
- 4.6. Encourage the use of energy and water efficient appliances and kitchen/bathroom fixtures.

Maintenance & Restoration

1. Design & construction practices are implemented that enhance the durability of materials and reduce in-service maintenance.
2. Upgrade all systems when possible to meet the highest possible energy efficient standards.

Form:
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Indent

Landscape Standards

1. Use of site design that retains and directs rainwater to landscape areas.
2. Retention, to the greatest extent practical, of existing natural trees and shrubs on the site.
3. Transplanting of existing native vegetation that cannot be retained into new landscape area.
4. Use of an effective irrigation system that senses soil moisture.
5. Design of irrigation system that avoids overspray and overflow.
6. A target shut-off date for the irrigation system.

*A reference list will be provided at a later date



Staff Report

Agenda Item: WORKSESSION: Discussion/possible action regarding proposed changes to the 89A Overlay District.

Staff Contact: Beth Escobar

Meeting Date: February 19, 2013

Presented to: Planning Commission

Background:

At the December 11, 2012 meeting, Town Council reviewed the 89A Corridor Commercial Overlay District and the issues discussed by the Planning Commission in September regarding some of the requirements of this District.

The Council echoed the concerns expressed by the Planning Commission regarding the practical application of some of the requirements in the Overlay District and directed staff to develop an alternate code. The Council specifically stated the current 89A Overlay District will not drive the pedestrian-oriented, clustered commercial development desirable for this corridor.

The theory behind the alternate code is to provide developers the opportunity to modify some of the requirements of the Overlay District, such as the required 50-foot front setback or maximum 50 percent lot coverage, by incorporating sustainable building components into the project.

Staff has composed a list of six categories where points could be accumulated and identified four sections of the requirements of the Overlay District where the accumulated points could be applied.

The Credit Categories are focused on sustainable building practices and are similar to those in the National Green Building Standard. These categories are also reflected in the Core Values Checklist the Commission is developing. Staff has included items which are not currently part of our Town or Zoning Code. For example, use of drought tolerant plants is a requirement of Chapter 9 of the Zoning Code, so this is not included as a credit category. Section 604 of the 2006 International Plumbing Code, part of the Building Code adopted by the Town of Clarkdale, requires low flow plumbing fixtures, so this has not been included as a possible credit.

The Debit Categories are broken into four major areas where existing requirements could be modified. For example, a developer might wish to increase the lot coverage maximum from 50 percent to 60 percent. The developer would need to accumulate 10 points. This could be accomplished through a variety of combinations from the Credit Category. The project could install a rainwater collection system, (5 points) and install energy efficient windows (5 points).



Staff Report

The total amount of points available to be collected and used is 100. Staff designed this to be a simple exchange program so as not to complicate the review process and to be easy for potential developers to understand.

By providing an alternative to the SR 89A Overlay District, staff hopes to allow for more creative development in the corridor, as opposed to a linear, 'strip mall' type of development, while encouraging sustainable development.

Recommendation:

Staff is requesting the Commission provide feedback regarding the proposed Alternate Code.

Attachment:

1. Alternate Code Table

**Town of Clarkdale
Community Development Department**

Alternate Code

CREDIT CATEGORIES	POINT ALLOCATION
Sustainable Site Design and Development	10
Buildings are oriented to take advantage of passive heating and cooling	2
Slope disturbance is minimized	2
Site design supports wildlife habitat such as preserving open space as a corridor	2
Vegetation removed from the site is used as mulching during construction to prevent runoff and not burned	2
Site design encourages multi-modal access	2
Storm water management	10
Natural water and drainage features are preserved and used	5
Permeable materials are selected/specified for roads, driveways, parking areas, walkways and patios	5
Landscape Plan	20
Existing native trees and vegetation are preserved	5
Integrated pest and weed control management plan is developed	5
Hardscaping, if used, shall be light colored to minimize heat island effect	5
No chemical pesticide or herbicides are used on the site	5
Waste Minimization	20
Reused or salvage materials are used on the project	4
Waste is minimized through recycling, re-purposing or donation of materials.	4
Building materials derived from renewable resources are used	4
Materials are sourced locally	4
Local (within 25 driving miles) contractors and sub-contractors are used	4
Energy Efficiency	20
Use of solar and/or geothermal system	15
Energy efficient windows and skylights are used throughout the building	5
Indoor and Outdoor Water Use	20
Gray water is separated and used per local building code	5
Irrigation system is zoned separately for plants with similar water requirements	5
Irrigation system includes automatic shut off for rainy periods and soil moisture sensors	5
Rainwater collection and distribution are used	5
Total Credit Points Available	100

**Town of Clarkdale
Community Development Department**

DEBIT CATEGORIES	POINT ALLOCATION
Reduce front yard setback from fifty feet¹	
to 25 feet	5
to 20 feet	10
to 15 feet	15
Reduce rear yard setback from fifty feet²	
to 25 feet	5
to 20 feet	10
to 15 feet	15
Increase lot coverage maximum from 50 percent³	
to 60 percent	10
to 75 percent	20
Increase sign height maximum from 8 feet⁴	
to 10 feet	10
TOTAL	100

¹ Front yard setback in Commercial Zone is 30 feet

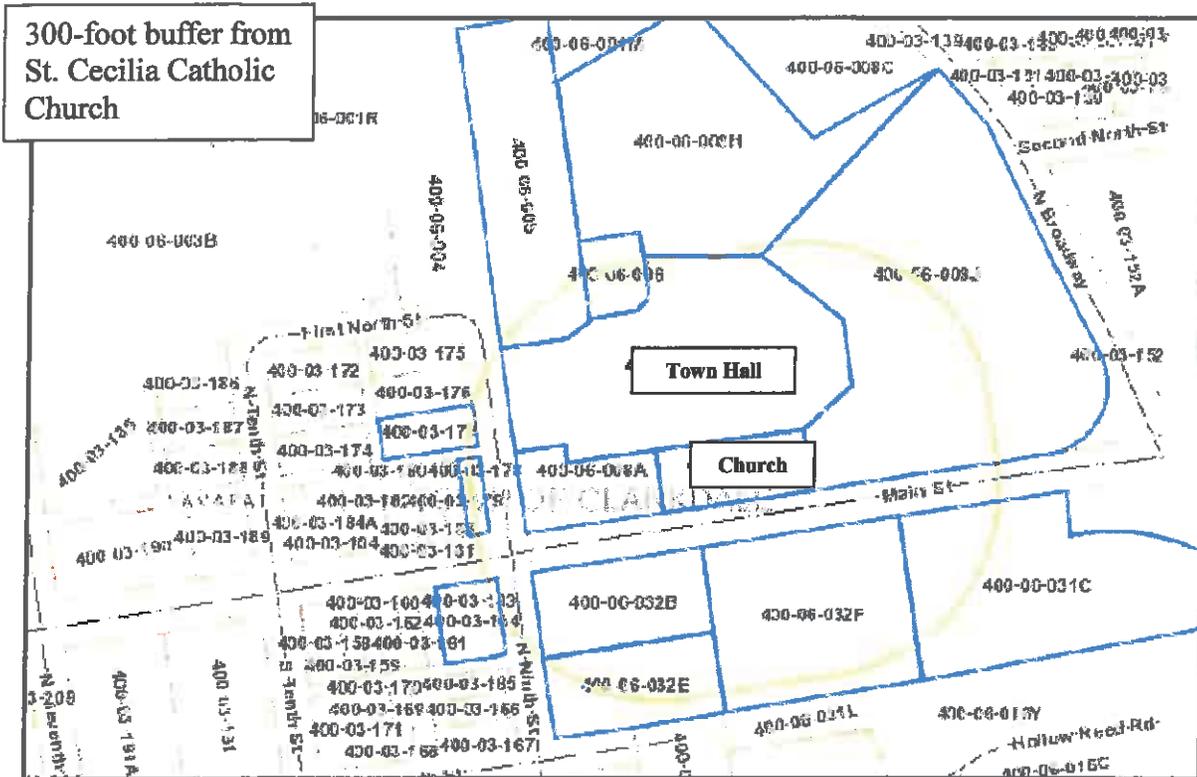
² Rear yard setback in Commercial Zone is 20 feet

³ Lot coverage maximum in Commercial Zone is 100 percent

⁴ Maximum sign height in Commercial Zone is 10 feet



Staff Report



Not having an Entertainment District would prevent the following properties from having a restaurant/bar:

- 901 Main Street (Maury Herman Building)
- Caboose
- Copper Art Museum
- Larry Green property east of the Museum
- Residence at 18 N Ninth Street
- Post office property
- Residences along First South Street
- 910 First South Street (former Alcora Marble Building)
- Laundry Mat and Storage Facilities along Ninth Street

Adopting an Entertainment District Overlay in the Central Business District would provide the Council the ability to approve an exemption from the distance restriction per ARS 4-207. Per this statute, a town with a population under 200,000 may designate one Entertainment District.

Other advantages to an Entertainment District would be to create a focal area for the downtown business district and to encourage economic development in this area.



Staff Report

The Central Business District is a Planning Sub-Area per the 2012 Clarkdale General Plan. It is an area rich in history, with specific design themes. The Central Business District is approximately 29 acres and lies within the Clarkdale Historic District. The new overlay district can be crafted to guide new development in this area to honor the existing context of the original buildings. Staff has included Design Guidelines in the draft ordinance.

Staff is proposing that the new Entertainment District follow the zoning district boundary lines of the Central Business District with the addition of including private residences along North Tenth Street and First South Street, in anticipation of the possibility these residences might convert, through a zone change, to a commercial use in the future due to their proximity to the Central Business District. In addition, staff is suggesting inclusion of the Zunick Garage along Broadway, Mongini Park (privately owned), Selna-Mongini Ball Park (owned by the Town), the Yellow School House and, extending north along Broadway, the Miller Building. These properties have the potential to develop into key components of a vibrant Entertainment District. The Mongini Park, Ball Park and Yellow School House would need to receive zone change approval prior to converting to a commercial use.

An Entertainment District is consistent with the redevelopment program designed for the Central Business District in the Tejido Study completed in the 1990's.

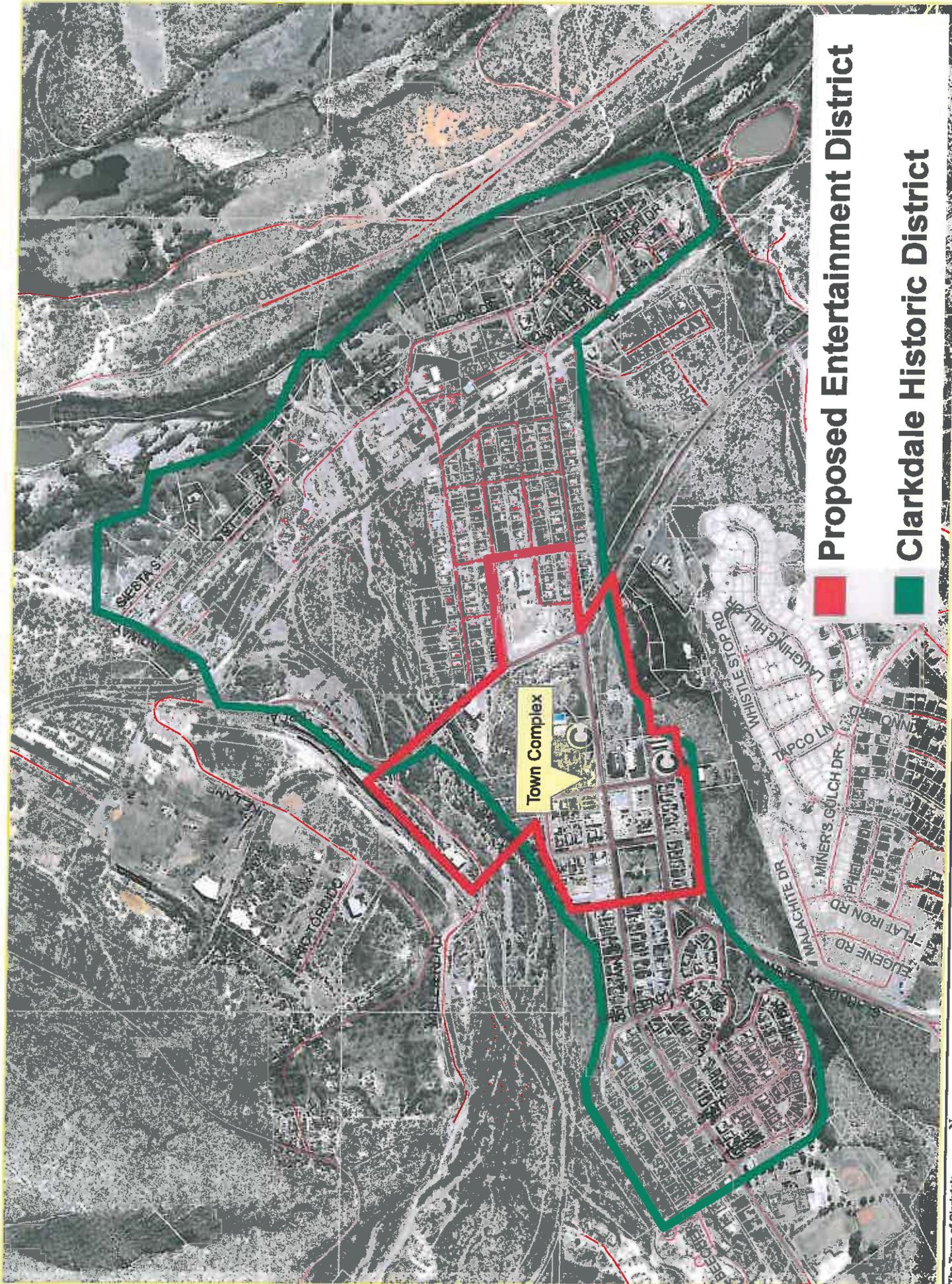
Although the population size of Clarkdale dictates only one Entertainment District, per state statute, there is no restriction from future adjustment to the boundaries of the District.

Recommendation:

Staff is requesting the Commission provide feedback regarding the proposed Entertainment District.

Attachment:

1. Map of proposed Entertainment District
2. Draft Ordinance



Proposed Entertainment District

Clarkdale Historic District



Town Complex

The Town of Clarkdale
Community Development Department
Clarkdale, AZ 85304
02/13 11:30 AM



Proposed Entertainment District

This map is provided for informational purposes only and is not survey accurate. The Town of Clarkdale assumes no liability for the information contained on this map.

February 2013