



NOTICE OF A REGULAR MEETING  
OF THE DESIGN REVIEW BOARD OF THE TOWN OF CLARKDALE

Wednesday, November 5, 2014 6:30 pm  
Men's Lounge, Clark Memorial Clubhouse, 19 N. Ninth Street

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 Wednesday, November 5, 2014 at 6:30 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.*

**GUIDELINES FOR PUBLIC COMMENT**

The Town of Clarkdale endorses civil discourse. If you wish to speak at this meeting, please:

- Fill out a "Comment Card" and deliver to a staff person.
- When recognized, step to the podium and state your name and whether you are a Clarkdale resident.
- Direct all comments to the Design Review Board. Do not enter into a dialogue with the applicant or other members of the public.

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 27<sup>th</sup> day of October at 9:00 a.m.

*Vicki McReynolds*

Vicki McReynolds  
Administrative Assistant II

[www.clarkdale.az.gov](http://www.clarkdale.az.gov)

1. **CALL TO ORDER:**
2. **ROLL CALL:**
3. **WELCOME NEW COMMISSION MEMBER:** Laura Jones
4. **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**.
5. **MINUTES:**
  - a. Consideration of the **Regular Meeting Minutes of September 3, 2014.**
6. **REPORTS:**
  - a. Chairperson and Members Report
  - b. Staff Report
7. **ELECTIONS:** Chairperson and Vice Chairperson.
8. **NEW BUSINESS:**
  - a. **WORKSESSION:** Review of public meeting rules and meeting protocol.
  - b. **PUBLIC HEARING:** Design and Site Plan Review of a proposed approximately 9,100 square-foot retail building and associated site improvements at 1191 SR 89A. This approximately 0.9-acre property is zoned (C) Commercial and is further identified as Assessor's Parcel Number 406-26-001Y. Applicant is Southwest General Development. Case Number DRB-090951.
    - Staff Report
    - Applicant Presentation
    - Questions to Staff/Applicant
    - Discussion
  - c. **CONSIDERATION AND POSSIBLE ACTION:** Design and Site Plan Review of a proposed approximately 9,100 square-foot retail building and associated site improvements at 1191 SR 89A. This approximately 0.9-acre property is zoned (C) Commercial and is further identified as Assessor's Parcel Number 406-26-001Y. Applicant is Southwest General Development. Case Number DRB-090951.
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 DESIGN REVIEW BOARD OF THE TOWN OF CLARKDALE HELD ON WEDNESDAY, SEPTEMBER 3, 2014, AT 6:30 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, September 3, 2014, at 6:30 p.m. in the Men's Lounge of the Clark Memorial Clubhouse, 19 N. Ninth Street, Clarkdale, AZ.

**BOARD MEMBERS:**

Chairperson	Robyn Prud'homme-Bauer	Present
Vice Chairperson	Marsha Foutz	Present
Board Members	Kerrie Snyder	Excused
	John Stevenson	Excused
	Mike Garvey	Present

**STAFF:** Community Development  
GIS/Planner II  
Senior Planner

Guss Espolt  
Beth Escobar

**Others in Attendance:** Lauranna Dettinger.

1. **AGENDA ITEM: CALL TO ORDER:** The Chairperson called the meeting to order at 6:32 p.m.
2. **AGENDA ITEM: ROLL CALL:** The GIS/Planner II called roll.
3. **AGENDA ITEM: MINUTES:** Consideration of the **Regular Meeting Minutes of June 4, 2014.** Board Member Garvey motioned to approve the Regular Meeting Minutes of June 4, 2014. Board Member Foutz seconded the motion. The motion passed unanimously.
4. **AGENDA ITEM: REPORTS:**

**Chairperson & Member's Special Events Report:** Upcoming events in the Town will be the September Poker Run and in October the Clarktoberfest.

It was suggested to Staff that Robert's Rules concerning the approval of minutes be looked at.

**Staff Report:** On October 18<sup>th</sup> from 8:00 a.m. to 1:00 p.m. will be the Sustainability In Our Backyard event. Community Development Department is the contact for more information.

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

**NEW BUSINESS**

6. **AGENDA ITEM: DISCUSSION & POSSIBLE ACTION:** DRB-090931 – A request to add a sidewalk café to the front of the building on Parcel # 400-03-161 at 911 N. Main St.

**Staff Report:**

**Background:**

Mrs. Lauranna Dettinger has submitted an application to the Design Review Board for a sidewalk café for a business located at 911 N. Main St.

On March 14, 2012 Resolution #1388 “The Sidewalk Café Permit Code” was approved and created a new Section 4-16: General Provisions Sidewalk Café Permit in the Zoning Code Chapter 4. The purpose of the section is to promote general economic development, protect the public health, safety and general welfare and protect the atmosphere of the Town for the benefit of all businesses, citizens and visitors.

The proposed sidewalk café will consist of two aged bronze cast aluminum tables and four chairs of same make and style. Tables are 26.75” tall x 23.5” wide, Chairs are 34” tall x 17.5” wide. The 14’8” x 5’ area will have heavy-weight 16 lb. rust-resistant black powder-coated steel base stanchions with black 2” retractable nylon belts extended around proposed tables and chairs leaving a 5’ public right of way complying with the American Disabilities Act (ADA) 5’ required clearance. All tables and chairs will be brought in at the close of business. (See attached photos.)

***Zoning Code Chapter 4, Section 4-16 Sidewalk Café Permit.***

C. Permit required and fees: ***An annual permit issued by the Town to operate a sidewalk cafe is required and may be issued only to a business that holds all current federal, state and local licenses required to operate said business wishing to establish a sidewalk cafe on the public or private property directly adjacent to the business to be used by the general public. Applicant has been informed and will purchase a Sidewalk café permit before implementing further actions on premises.***

D. Furniture: ***Use furniture and any other objects of such quality, design, materials, and workmanship that are approved or otherwise authorized by the Design Review Board, including but not limited to barriers, umbrellas, chairs, and tables made of fire retardant and/or pressure treated materials and that can be properly secured/weighted to withstand strong winds. Umbrellas, chairs or tables with advertising, signage or other writing on them***

*are not allowed. The tables and chairs weigh 60 lbs. and will be pulled in at closing, no advertising exists on proposed tables and chairs.*

- E. Signage:** *One temporary, single-sided sign not exceeding six square feet in area, non-illuminated and displayed at a height not exceeding four feet, shall be permitted. The wording of such temporary sign shall be limited to the name of the business operating the sidewalk cafe and may state the items and prices of food offered for sale. The temporary sign shall be placed within the permitted area and shall not be placed on the adjacent building or on any permanent structure and shall be displayed only while the sidewalk cafe is open and operating. The following types of signs and decorations are prohibited: Signs painted or lettered on banner-type material; moving, fluttering and flapping pennants, flags, balloons and similar decorations. Applicant has no portable signage design at this time.*
- F. Hours:** *Sidewalk cafes may operate during the regular business hours of the restaurant operating the sidewalk cafe, but no later than 11:00 p.m. No orders for food and/or beverages shall be taken after 10:00 p.m. for service at the sidewalk cafe. Applicant's business hours are 10:00 AM to 2:00 AM. Local restaurants supply and deliver food to customers of the Clarkdale Newstand Bar.*
- G. Lighting:** *Lighting shall be that from the existing business or street lamps. For safety reasons, no extension cords or free standing temporary lighting will be permitted. Battery operated lights attached to the umbrella poles so as to minimize impact on dark skies and adjacent properties will be permitted. Applicant has been informed of this portion of the code and has no intention of adding lighting at this time.*

**H. Other restrictions:**

- 1. No outdoor cooking of any type is permitted within the sidewalk cafe area.*
- 2. No amplified music is permitted within the sidewalk cafe area. Single acoustic instruments such as a guitar will be allowed so long as musicians have a contractual arrangement with the owner.*
- 3. Liquor Service. Each sidewalk cafe serving alcoholic beverages shall provide all services in compliance with relevant local, state, and federal laws, including but not limited to the compliance with State Liquor License requirements and the verification of the legal drinking age of all patrons. No alcoholic beverages shall be removed from the sidewalk cafe in which they were served. Food service shall be available at all times commensurate with alcohol service. The operator of the sidewalk cafe shall comply with all barriers as may be required with an extension of premises of the relevant liquor license.*

4. *Health Codes Compliance. Each sidewalk cafe shall ensure compliance with all applicable County Health Codes and obtain any necessary extension/expansion permits required by the County.*
5. *Trash removal. The operator of the sidewalk cafe shall ensure all trash is removed from the sidewalk cafe area at the close of operating hours daily.*
6. *Sidewalk Cafe Location Restrictions. The cafe shall not block or restrict the sidewalk to less than applicable Americans with Disabilities Act (ADA) requirements or block the ingress/egress to any building. Also, no items shall be placed so as to block any doorway, driveway, crosswalk, or counter service window. Clearances should take into consideration nearest immovable object on the sidewalk.*
7. *Smoking. The availability of smoking areas shall be in compliance with applicable federal, state and local laws.*
8. *Any outdoor heating devices need Fire District and Building Official review and approval. The applicant is aware of these other restrictions and shall comply.*

**I. Indemnity & Liability:** *As part of the permitting process set forth herein, any person or entity receiving a permit set forth herein shall execute an indemnity agreement indemnifying and releasing the Town of Clarkdale, its agents, employees and elected officials from any and all liability against any and all claims, actions and suits of any type whatsoever. The Town shall not be liable to any permittee or any license holder for any damage, loss, inconvenience, business interruption, demolition, loss of business. The applicant is aware of the Indemnity & Liability obligations and shall comply.*

**Staff Recommendations**

Having met all code requirements, staff recommends the Sidewalk Café as presented be approved with the following stipulations:

1. Applicant will purchase a Sidewalk Café permit and submit a liability waiver before implementing further actions on premises.

**Applicant Presentation:** The applicant let the Staff Report describe the request.

**Questions to Staff/Applicant:** Applicant was asked if they had anything else to add to the discussion. They did not.

**Discussion:** The Board suggested the stanchions be brought in at night and a professional neutral colored cigarette receptacle be utilized.

**Action/Motion:** Board Member Foutz motioned to approve DRB-090931 – A request to add a sidewalk café to the front of the building on Parcel # 400-03-161 at 911 N. Main St., as presented with the stipulation there will be a neutral colored cigarette receptacle provided and the following

**Staff stipulations:**

1. Applicant will purchase a Sidewalk Café permit and submit a liability waiver before implementing further actions on premises.

Board Member Garvey seconded the motion. The motion passed unanimously.

**AGENDA ITEM: DISCUSSION & POSSIBLE ACTION:** Regarding possible adoption of a Historic Preservation Ordinance.

**Staff Report:**

**Background:**

Staff is exploring the possibility of adopting a Historic Preservation Ordinance. The original town site was listed as a Historic District on the National Registry in 1998. Several private residences and the Clark Memorial Clubhouse are individually listed on the national historic register.

The historic district classification designates Clarkdale as a locally significant property because of the history of the area.

Criteria listed in the nomination for the historic district includes:

- A. Property is associated with events that have made a significant contribution to the broad patterns of our history. (Clarkdale is an intact example of a company town – housing architecture was emphasis of nomination application)
- B. Property embodies the distinctive characteristics of a type, period or method.

The historic district designation focuses on the development of Clarkdale as a master planned, completely company-owned property, providing a place to live and access to everyday services within the town. The designation is not focused on the architectural styles used in the commercial buildings. Renovation of community-oriented services within the commercial buildings within the district reinforces the historic designation. However, staff believes the preservation of the architectural details of existing buildings within the district would help reinforce and preserve the character of Clarkdale.

A Historic Preservation Ordinance is the tool to recognize, protect and preserve architectural and design features of commercial buildings within the district.

Adoption of a historic preservation ordinance is supported by the 2012 Clarkdale General Plan:

Land Use Element Goal 2.1.a Support historic preservation of residential, commercial and institutional buildings. Action: Amend the zoning code to provide for historic preservation design codes.

1. Protect historic buildings which enhance the unique character of Clarkdale.
2. Encourage maintenance and preservation of existing historic structures.
3. Underscore the importance of the original historic structures to the economic prosperity of Clarkdale.
4. Further the Goals and Policies of the Clarkdale General Plan.
5. Establish guidelines for the renovation of existing buildings within the Clarkdale Historic District.

Upon adoption of a Historic Preservation Ordinance, the Town may be designated as a certified local government and becomes eligible for planning grants from the State Historic Preservation Office.

**Draft Ordinance**

The Ordinance would apply to commercial use buildings only. The ordinance will identify visual aspects and components of the exterior of the buildings and the architectural elements that define the character of the area, such as shape, building materials and textures, openings, trim materials and embellishments, and roof materials and roof lines. These elements will provide a guide for review of changes and renovations to existing buildings. A draft Historic Preservation Guidelines document is included with this report. These guidelines are based on information from the National Historic Preservation Office and the Secretary of Interior Standards for Rehabilitation of Historic Buildings.

Staff is not proposing guidelines for interior remodeling. There is nothing in the historic district nomination wording recognizing any specific interior design feature as contributing to the historic district designation. Per the historic district award, reinstatement of a commercial use in these buildings and a revitalization of the commercial core of the Town serves the historic district designation. In staff's opinion, restricting interior remodeling may prove to inhibit renovation of these buildings.

A secondary purpose of the ordinance is to provide a process to facilitate placing existing buildings on the list of National Historic Landmarks. A comprehensive examination of properties within the district are which may be suitable for landmark designation has not been conducted. However, having a historic preservation ordinance in place is required before any building could apply for landmark status. Landmarking provides eligibility for both state and federal grants. Examples of other buildings in Arizona that have received landmark designation include the Riordan Mansion in Flagstaff, Sharlott Hall Museum in Prescott and the Tombstone Courthouse. Buildings within the Clarkdale Historic District that might be suitable for landmarking include the Yellow School House, buildings and structures on the old smelter site, the Main Street Commercial block, Clarkdale Classic Station, Main Street Cafe and St. Cecilia's Catholic Church. Landmarking does not limit development rights of a property. The Landmark designation would acknowledge the importance of the existing structure to the history of Clarkdale.

The draft ordinance will also contain language prohibiting demolition of an existing property within the Historic District without review and approval by the Board as well as a requirement the properties shall be maintained in good condition.

**Preservation versus Sustainability**

Staff is not suggesting the existing buildings be prevented from any upgrades that would improve the energy efficiency of the buildings, such as replacement of windows or doors or upgrades to electrical, plumbing and heating and cooling systems. Staff believes these upgrades can be

***Design Review Board  
SEPTEMBER 3, 2014***

accomplished within the existing framework of the structures and that increasing the energy efficiency of buildings is complementary to one of the guiding principles of the Town.

**Review Committee:**

The State Historic Preservation Office requires a citizen committee be formed to evaluate proposed renovation of buildings within the historic district and to nominate buildings for a landmark status. Staff is requesting the Design Review Board consider taking on these duties. Staff believes this Board has the knowledge of architectural and design features necessary to complete a comprehensive review of applications to renovate existing buildings within the historic district.

**Recommendation:** Staff is requesting direction from the Board as to whether they would accept acting as the Historic Preservation Commission.

**Action/Motion:** The Design Review Board directed staff to move forward with the discussion regarding adoption of a Historic Preservation Ordinance with the Board serving as the Historic Preservation Commission and to come back to the Board with more detail as this ordinance moves forward.

**6. AGENDA ITEM: FUTURE AGENDA ITEMS:**

- a. Dollar General Store site plan and design review.
- b. Changes to the sign code regarding portable sign review.

**8. AGENDA ITEM: ADJOURNMENT:** Board Member Garvey motioned to adjourn the meeting. Board Member Foutz seconded the motion. The motion passed unanimously. The meeting adjourned at 7:26 p.m.

**APPROVED BY:**

**SUBMITTED BY:**

---

**Chairperson  
Robyn Prud'homme-Bauer**

---

**Guss Espolt  
GIS/Planner II**



# STAFF REPORT

## DESIGN REVIEW BOARD

---

**Agenda Item:**           **PUBLIC HEARING:** Discussion/possible action regarding an application for design and site plan review of a proposed approximately 9,100 square-foot retail building and associated site improvements at 1191 SR 89A. This approximately 0.9 acre property is zoned (C) Commercial and is further identified as Assessor's Parcel Number 406-26-001Y. Case Number: DRB-090951.

**Staff Contact:**       Beth Escobar, Senior Planner

**Submitted By:**       Southwest General Development

**Meeting Date:**       November 5, 2014

### Project Summary

**Location:**

Subject property is located on the southwest side of the Lisa/Lincoln Roundabout.

**Zoning:** Property is in the (C) Commercial Zoning District. The property is located within the 89A Corridor Commercial Overlay District. The proposed retail use is a permitted use in the Commercial Zoning District.

**General Plan Designation:** Neighborhood Commercial. This designation supports the development of neighborhood oriented services including retail stores.

**Project:**

The applicant is requesting design review and site plan approval for an approximately 9,100 square-foot retail building and associated site improvements including 30 parking spaces, a loading dock and trash receptacle, sidewalk connections and signage.

Approximately 7,000 square feet of the building will be dedicated to retail sales. The remaining 2,100 square feet will be warehouse storage, bathrooms and an office.

**Staff Recommendation**

Having found the application to be in compliance with all regulations, staff is recommending approval of the site plan, design review and sign package for Case #0909051.

## Project Analysis

### Site Description

The subject property is adjacent to the Olsen's Grain location. The applicant will be purchasing an approximately 50-foot wide portion of the Olsen's Grain property directly to the west to combine with the existing parcel. The parcel reconfiguration will be accomplished through a lot-line adjustment. With the lot-line adjustment, the subject property will be approximately 1.0 acres.

The subject property slopes east downward from the southern property boundary to SR 89A. There is an existing drainage feature at the northwest corner of the property in adjacent ADOT right-of-way. This drainage feature feeds into a culvert which goes under the roundabout to the north side of SR 89A.

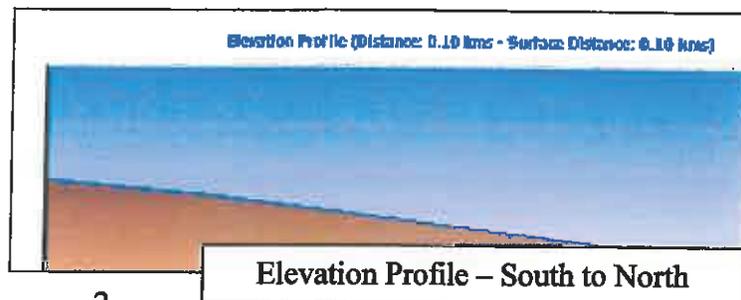
The property is currently vacant.



There is a Cottonwood Area Transit bus stop along the eastern boundary on Lisa Street. Lisa Street is the entry way to the Foothill Terrace subdivision.

There is an existing off-premise monument sign on the subject property for Copper Mountain Apartments. This sign will be moved prior to construction beginning on the retail project.

The property slopes downward from the southern edge to the north with an elevation change of 13 feet.



### Site Plan Review

Following is a list of the approval standards for site plan review and a statement of staff findings.

#### **Utilization of Site:**

The subject property is located at the corner of SR 89A and Lisa Street, on the southwest portion of the Lisa/Lincoln Roundabout. The northern boundary of the property is adjacent to ADOT roundabout. The eastern boundary is adjacent to Lisa Street, a Town of Clarkdale road. The southern boundary is adjacent to Lot #1 of the Foothill Terrace subdivision. This is an undeveloped residential lot. The western boundary of the subject property abuts an existing commercial development, Olsen's Grain.

At the southeastern corner of the Lisa/Lincoln roundabout there is a vacant, approximately 2.14 acre commercially zoned property. This is Tract A of Foothill Terrace.

Two existing residential properties are directly opposite the proposed entrance to the retail development. It should be noted that the first residence across from the proposed retail development has an address of 1261 Deborah Drive although the driveway for this residence and the front of the home face Lisa Street. The original subdivision plat for Foothill Terrace had this property addressed as Deborah Drive, however when the home was constructed the building was oriented towards Lisa Street instead.

Applicant will be constructing an ADA compliant, 5-foot wide sidewalk extending from the existing bus stop apron into the parking lot of the retail building. A crosswalk will extend from the sidewalk across the front parking area and into the store entrance.

There are no identified environmentally sensitive areas on the site.

The driveway will lead to a parking area on the right. Additional parking spaces along the southern wall are proposed for a total of 2 parking spaces. Four ADA parking spaces will be placed near the front entrance. The driveway will continue parallel to the southern boundary and connect to the existing Olsen's Grain parking lot. A loading area with ramp access to the rear storage room is proposed at the southwest corner. A trash receptacle will be placed to the west of the loading dock.

Lot coverage, which includes all hard surface areas, is proposed to be 53 percent. Lot coverage of the building footprint only is 23 percent, the remainder is hard surface sidewalks and parking areas. New proposed landscaping will cover approximately 45 percent of the lot.

A solid, 6-foot high masonry wall is proposed along the southern boundary adjacent to a single-family lot to provide adequate buffering.

Drainage:

There are two existing drainage areas impacting the site. One, between the subject property and Olsen's Grain, is an existing natural drainage channel that carries stormwater from the Copper Mountain Apartments property and other properties to the west into the drainage system along SR 89A. The second feature is a large catchment basin that captures runoff from a portion of the Foothill Terrace street system. This basin was constructed by ADOT as part of the SR 89A highway improvement project.

The applicant is proposing to modify the existing natural drainage channel along the western boundary. Per a request from the Fire District Chief, the dense vegetation in this channel will be removed. The channel will be finished with boulders. The natural channel will be converted into a diversion basin to collect existing runoff and transport to towards SR 89A.

A new retaining wall will be constructed on a portion of each side of the drainage channel. Underground piping will be installed at the north end of the channel.

This piping will be connected to the existing SR 89A drainage system.

A second detention area will be constructed in the front of the retail store at the north east corner. This approximately 3,200 square-foot area will be approximately six feet deep on the side adjacent to the parking area and two-feet in height on the Lisa Street side. A two-foot high retaining wall is proposed to be constructed between the parking area and the detention basin.

The subject property is not located in a FEMA flood plain. The Town engineer has reviewed the initial plans and provided comments to the applicant. A final drainage plan and report will be required for this project prior to issuance of a building permit. In addition, per the Town Engineer, the project will be required to incorporate a first-flush capture plan to prevent pollutants from the parking areas from entering the SR 89A drainage system. The applicant has been directed to contact ADOT directly regarding permitting for connection into the SR 89A drainage system.

Building Placement

Per Section 11-13 of the Zoning Code, the 'site design should avoid creating a building surrounded by a parking lot.' The initial application had parking on three sides of the building. After staff review, the parking has been reduced to the front of the building and the rear. The front parking will be screened by new landscaping along the east property boundary.

The building is setback from the property boundary with Lisa Street approximately 300 feet from the back edge of the existing sidewalk along Lisa Street. The front parking area is setback 160 feet.

The building is setback 190 feet from the back of the sidewalk along SR 89A.

The building is setback 120 feet from the single-family residential lot to the west. The side parking area is 65 feet from this lot line.

Building placement is in conformance with the required setbacks for the Commercial District and the 89 Overlay District.

#### Building Entrance

Per the criteria, the building entrance is oriented towards the street. The original submittal had the entrance at an angle to the corner of SR 89A and Lisa Street. After staff comments, the project was redesigned to place the entrance facing Lisa Street with driveway access from Lisa Street directly opposite Deborah Street.

The building scale is comparable to the adjacent commercial development. The Olsen's Grain building is approximately 6,000 square feet with an additional 1,500 square foot storage building in the rear of the property with twenty percent lot coverage.

#### Building Orientation

Orientation towards Lisa will allow for a wider landscaped buffer between the existing commercial developments to the west. Orientation towards Lisa prevents a possible 'strip mall appearance and provides better pedestrian access for residents of Foothill Terrace and with the bus stop. Applicant will construct a sidewalk extension across the eastern boundary of the property.

Orientation towards Lisa Street allows for the parking along SR 89A to be removed preventing the possibility of a long stretch of parking lots along the highway frontage.

During the initial review, staff asked the applicant to explore constructing a shared access off of SR 89A with the front of Olsen's Grain. Because of the steep grade changes along the highway frontage the cost of design and construction of an entrance from Olsen's Grain would be cost prohibitive for the project.

It is important to note that during the SR 89A highway improvement project a driveway or access was not provided to the subject property.

#### View Protection

The height of the building will range from 24 to 18 feet from the existing grade. This height is comparable to a single-family residence. The maximum allowable height in the Commercial District is 50 feet.

The applicant has provided a view corridor analysis which is included in the packet. It does not appear the proposed development will negatively impact any existing view sheds. New landscaping will screen the building, especially from SR 89A.

Utilization of site Staff Finding: In staff's opinion, the site design for this project makes the best use of a challenging lot. The extended building setbacks soften the impact to the neighbors along Lisa Street. The heavy landscaping on the eastern elevation will break up

the buildings appearance from SR 89A. The placement of the entrance to the store in alignment with Lisa Street will be convenient for bus passengers.

### **Traffic Access and Parking**

The project includes thirty parking spaces. The driveway connection to Olsen's Grain provides access to an additional 21 parking spaces. Per Section 4-12 of the Zoning Code, a total of 36 parking spaces are required for this project. In staff's opinion, the 30 spaces being constructed plus the available shared parking spaces at Olsen's Grain meets the intent of the code. Allowing the shared parking to count towards the total number of spaces required reduces the hardscape necessary for the project and allowed the applicant to eliminate a row of parking facing SR 89 A. This complies with the guidelines of the 89 Overlay District.

The applicant has provided a detailed traffic analysis report for the project. Per the findings of this report a right-turn lane into the project off of Lisa Street is not warranted based on the existing and predicted traffic volume per ADOT design standards. This report has been forwarded to the Town Engineer for review along with current traffic counts recently acquired by the Public Works Department. Staff has included a stipulation that the applicant will need to make any modifications to this design required by the Town Engineer.

Staff has asked for placement of a stop sign at the driveway exit onto Lisa Street.

Per Section 11-13.2.f of the Zoning Code, shared driveways and cross-connection of parking lots is encouraged. The applicant is constructing a through driveway from Lisa Street connecting with the Olsen's Grain parking lot. Staff requested the connection to Olsen's Grain. This is being constructed at the applicant's cost.

### **Pedestrian Access**

A goal of the 89A Corridor is to be sensitive to the pedestrian environment. The applicant will be constructing an ADA compliant pedestrian sidewalk from the existing bus stop to the driveway entrance and into the building. In addition, approximately 20 feet of sidewalk will be extended from the southern edge of the driveway to the property boundary.

With the hard surface driveway connection into Olsen's Grain, pedestrians will be able to walk from one store to the other.

### **Buffering**

The development provides for buffering of adjacent uses, specifically the undeveloped single-family lot to the west. The project includes a 6-foot high concrete wall along the western boundary line. The interior of this wall will be softened by the planting of five Afghan Pine trees from the Town's plant list.



Example of mature trees

### **Other Considerations**

The project is proposed to connect to the Town's water and wastewater system. The initial plans have been reviewed by the Public Works department and comments have been forwarded to the applicant.

The Town Engineer will review the proposal for compliance with stormwater regulations for groundwater protection and water quality protections.

The applicant will contract directly with a waste management company.

To the best of staff's knowledge, there are no historic or archaeological resources associated with the property.

The project will be subject to the performance standards of the Commercial District regarding noise and outdoor storage of materials.

### **Compliance with SR 89A Requirements**

As noted above, the proposal is in compliance with the design guidelines in the overlay district regarding building placement, landscaping, preservation of existing landscaping, building orientation, pedestrian connection and parking lot design.

The recommended lot coverage in the SR 89A Overlay District is 50 percent. The lot coverage of the project as proposed is 53 percent. In exchange for the additional three percent in lot coverage the applicant will be providing the following:

- Clearing out the invasive weeds from the drainage corridor to the west. The Fire Chief made a specific request to the applicant for this action since the existing conditions pose a potential fire danger.
- Providing 24-inch box trees instead of the 12-inch box. (Quantity – 28 trees).
- Design and construct a driveway connection to the rear of the Olsen's Grain property. There is an existing social driveway that cuts across Lot # 1 of Foothill Terrace into the back of Olsen's property. The applicant is including the driveway connection at the request of staff.

### **Design Review**

Staff provides the following comments related to the review criteria for Design Review:

#### **1. Architectural Merit:**

The building will be located in close proximity to a single-family residential subdivision and next to a commercial building. The SR 89A corridor has minimal development to provide a context. Staff has worked closely with the applicant to improve the proposed design of the building. The applicant has made the following changes in response to staff's comments:

- Changed the building entrance from the southeast corner to the center of the portion of the building facing Lisa.
- The color pallet was modified from a grey/beige combination to the proposed deep green/grey combination.
- Relief has been added to the western elevation that breaks up the long plane of the building.

In addition, staff notes the following:

- The project presents a varied roofline with end columns, the central entrance and two architectural features on the roof designed to screen mechanical equipment all at different heights. The height varies from 17 to 24 feet from the ground.
- The roof will be a grey galvanized metal.
- Split-faced rock along the front elevation is proposed.
- The color-pallet for the building stucco is a combination of a dark and medium green.

2. Proportion:

In staff's opinion, the front elevation of the proposed development presents a pleasing, balanced proportion. The west elevation, facing Olsen's Grain is improved with the addition of a two-tone effect breaking up the long elevation. This view will be additionally softened by dense landscaping along the property boundary.

3. Openings:

Staff supports a centralized entrance rather than the original angled corner entrance.

4. Pattern:

In staff's opinion, the mix of stone, paint and metal roof create an interesting visual effect for the building.

5. Spacing:

The placement of the building in the center of the property allows for landscape areas on both the front, back and eastern side of the building creating a softening effect of the built environment.

6. Entrances, Porches and Projections:

The entrance feature is taller than the two wings, creating a strong foundation for the building.

7. Material, Texture and Color:

The use of stucco, split rock and a metal roof reflects the existing vernacular along SR 89A between Cottonwood and Clarkdale. The dark greens and greys establish an interesting color palette for the area.

8. Roofs:

The roof shape and metal material are reflective of territorial architecture found throughout the Verde Valley.

9. Architectural Details:

In staff's opinion, the variety of complementary colors and materials provides a sophisticated finish to the building.

10. Accessory Features:

The gate for the trash enclosure will be painted to match the building. The remaining three sides will be finished with the same split-faced block as the building.

11. Landscaping:

The proposed landscaping is in compliance with Chapter Nine of the Town of Clarkdale Zoning Code. The applicant will be preserving existing native landscaping, specifically some mesquite trees, and incorporating them into the landscape plan. The plants on the landscaping plan are all on the approved plant list. The landscape plan includes a 45-foot wide landscape area fronting SR 89A.

12. Lighting:

Minimal exterior lighting is proposed. There are two parking light poles proposed at 24 inches in height along the retaining wall in the front of the building. Low pressure sodium lights will be used for the exterior security lighting. Fluorescent lighting will be used for the entrance. This lighting will be recessed and fully shielded by the roof overhang.

The proposed lumen count is 97,600. Per Section 8-7-J the maximum lumen count allowable for this property is 110,000.

**Sign Package**

The applicant has submitted a sign package including a monument sign at the southeast corner of the property and two wall signs. The monument sign is proposed to be a maximum of eight feet in height and eight feet wide. Eight feet is the maximum allowable height for monument signs in the overlay district. The signage square footage for the monument sign is 32 square feet. The base of the monument sign will be metal painted to match the dark green of the building.

The two wall signs will be placed on the building, one on the eastern side of the building facing SR 89A and the other on the southern side of the building facing Lisa Street. The wall sign will project approximately nine inches from the wall and will be placed below the maximum height of the top of the wall.

Each wall sign will be 104 square feet in size for a total of 208 square feet for the two signs.

Per Section 7-9 of the Town Zoning Code, the maximum allowable square footage for signage is based on the street frontage of the property. The street frontage of the project along Lisa Street is 300 feet long. This allows for a total of 450 square feet of signage.

The proposed monument sign and two wall signs total 240 square feet.

The text of each sign will be black block letters with a yellow background which is the trademark look for the Dollar General store.

The signs as proposed are in conformance with Chapter Seven of the Zoning Code.

**Staff Recommendations**

Staff has determined the application complies with all code requirements and recommends approval of the application with the following stipulations of approval:

1. A lot line adjustment application to relocate the western boundary line shall be submitted to the Community Development Department and recorded at Yavapai County prior to issuance of a building permit.
2. Applicant will record a public ingress/egress access easement across the southern edge of the property up to the boundary with Olsen's Grain.
3. A Phase II drainage report, including a first flush plan, shall be submitted to the Community Development Department for review by the assigned Town Engineer prior to issuance of a building permit.
4. The existing Copper Mountain Apartments sign shall be moved prior to issuance of a building permit.
5. Applicant shall obtain an ADOT billboard sign permit if determined by ADOT to be required for the monument sign.
6. Applicant shall construct any improvements determined necessary by the Town Engineer after review of the submitted Traffic Statement.
7. The existing landscaping along the eastern boundary of the parking area for Olsen's Grain shall be left in place.
8. Applicant shall obtain all required permitting from ADOT for construction of the drainage infrastructure.
9. Applicant shall place a stop sign at the driveway exit onto Lisa Street.
10. Applicant shall post a performance guarantee to cover all site improvements per Section 11-14.C of the Zoning Code.

11. EPA Water Sense concepts shall be incorporated into the irrigation system. A plan for decommissioning of irrigation system after the drought tolerant landscaping has been established shall be submitted.
12. All exterior lighting shall be fully shielded and meet all requirements of Chapter Eight of the Town of Clarkdale Zoning Code.
13. Project shall comply with all specifications of the Town Engineer.
14. The building shall be constructed and all signage shall be installed as reviewed and approved by the Design Review Board.
15. Any changes to the approved site plan and design review shall be reviewed and approved by the Director of Community Development who may determine the application needs to return to the Design Review Board for review and approval.
16. Applicant shall make any additional payment of deposit towards outside consultant fees per Section 3-5.3 of the Town Code.

**Possible Actions**

The Design Review Board may approve the site plan, design review, and sign package as submitted, conditionally approve the signage with stipulations, or deny the application as filed.

**Possible Motions**

*I move to approve the site plan, design review and sign package application for Case # 090951 with the stipulations proposed by staff.*

*I move to approve the site plan, design review and sign package application for Case #090951 with the stipulations proposed by staff with the following changes/additions:*

*I move to postpone action on Case #090951 until a specific date and direct staff and/or the applicant to provide the following:*

*I move to deny the site plan, design review and sign package application for Case #090951 based on the following specific reason:*

**Attachments**

1. Application
2. Aerial Map
3. Site Plan\*
4. Landscape Plan\*
5. Elevations
6. Sign Package
7. View Corridor Analysis

\*Full size plans are available for review in the Community Development Office during regular business hours.

Design Review Board Application

Complete the following-Print or type (all blanks must be completed, if not applicable write "N/A"):

1191 SR 89A

INFORMATION:

Property Address: 1171 State Route 89A Zoning: C Commercial  
(Attach separate sheet if necessary)

Applicant Name: Beau Woodring Applicant Phone #: 646-734-2654

Southwest General Development - 10058 N. 68th St. Paradise Valley AZ

Applicant's Relationship to Property Owner: Developer - Contract Vendee 85253

Property Owner(s) Name and Address: (Identify partners, corporation officer, specify ownership interest: fee, option, etc.)

OLSEN/SACHKA INVESTMENTS P.O. Box 427 Chino Valley AZ 86323

Type of occupancy use(s)/classification(s) of the building: retail

Square footage of proposed structure (broken down by use in a mixed use project): 9,100 sf total

approx 7,000 sales floor, remainder is storage, office, bathrooms

CONTACT PERSON:

Identify the person to serve as the contact person. This will be the only person notified by the Town of the meeting schedule. It will be his or her responsibility to notify the other parties who may be involved.

Name: Beau Woodring c/o Southwest General Development

Mailing Address: 10229 N. Scottsdale Rd., ste F Scottsdale AZ 85257

Phone #: 646-734-2654

OWNER CERTIFICATION:

I certify that I am an owner and the information and exhibits herewith are true and correct to the best of my knowledge in filing this application. I am acting with the knowledge and consent of all persons in interest and understand that without the consent of all persons in interest the requested action cannot lawfully be accomplished. I give my permission for authorized officials of the Town of Clarkdale to enter the premises described in this application.

Signature: Michael J Olsen Date: 9-8-14

Name (Printed): Michael J OLSEN Telephone #: 928 713 1722

Mailing Address: P.O. Box 427 Town: Chino Valley State: AZ Zip Code: 86323

STAFF USE ONLY

Application Accepted By: CDD/BE Date: 9/9/14 Time: PM

Fee Received: \$90.00 /chk# 1545 Projected Design Review Board Date: [Stamp]

SEAL OF CLARKDALE RECEIVED

SEP 9 9 2014

PLANNING DEPARTMENT

- For: Design Review Application

Complete the following-Print or type (all blanks must be completed, if not applicable write "N/A"): Design Review Board Application

**INFORMATION:**

Property Address: 1191 State Rte 89A Zoning: C Commercial  
(Attach separate sheet if necessary)

Applicant Name: Beau Woodring Applicant Phone #: 646-734-2654  
Southwest General Development

Applicant's Relationship to Property Owner: Developer - Contract Vendor

Property Owner(s) Name and Address: (Identify partners, corporation officer; specify ownership interest: fee, option, etc.)  
Selma Mangin Investments - Mike Mangin - Ray Selma General Partner

Type of occupancy use(s)/classification(s) of the building: Retail

Square footage of proposed structure (broken down by use in a mixed use project): 9,100 sf total  
approx 7,000 sf sales floor, remainder is storage, office, bathrooms

**CONTACT PERSON:**

Identify the person to serve as the contact person. This will be the only person notified by the Town of the meeting schedule. It will be his or her responsibility to notify the other parties who may be involved.

Name: Beau Woodring  
Co Southwest General Development  
Mailing Address: 10229 N. Scottsdale Rd, Ste F  
Scottsdale AZ 85253  
Phone #: 646-734-2654

**OWNER CERTIFICATION:**

I certify that I am an owner and the information and exhibits herewith are true and correct to the best of my knowledge in filing this application. I am acting with the knowledge and consent of all persons in interest and understand that without the consent of all persons in interest the requested action cannot lawfully be accomplished. I give my permission for authorized officials of the Town of Clarkdale to enter the premises described in this application.

Signature: [Signature] Date: 9/8/2014

Name (Printed): Ray Selma Co-General Partner Telephone #: 928-34-2024

Mailing Address: 1350 Selma Circle Town: Clarkdale State: AZ Zip Code: 86324

**STAFF USE ONLY**

Application Accepted By: \_\_\_\_\_ Date: \_\_\_\_\_ Time: \_\_\_\_\_

Fee Received: \_\_\_\_\_ Projected Design Review Board Date: \_\_\_\_\_

SEP 08 2014  
COMMUNITY DEVELOPMENT DEPARTMENT

**CLARKDALE RETAIL**  
**Corner of Lisa St and Highway 89A**  
**Project Description and Statement of Intent**

**Intent:** The purpose of this Application is to obtain Design Review approval. The project design incorporates heavy use of river rock around its façade. Colors incorporate are earth-tones, primarily dark greens and browns. All lighting will adhere to municipal ordinances. Likewise, landscaping will adhere to ordinances and every effort will be made to minimize water usage.

**Location:** 1191 SR 89 A, Clarkdale

**Zoning:** C commercial. No zoning change is being requested.

**Acreage:** approx. 1.0 acres

**Current Conditions:** undeveloped land.

**Project Summary:** New commercial development of a 9,100 square foot retail store. Approximately 7,000 sf will be sales floor and the balance will be storage, bathrooms and office.

**Applicant:** Southwest General Development LLC, which is the developer and contract vendee.

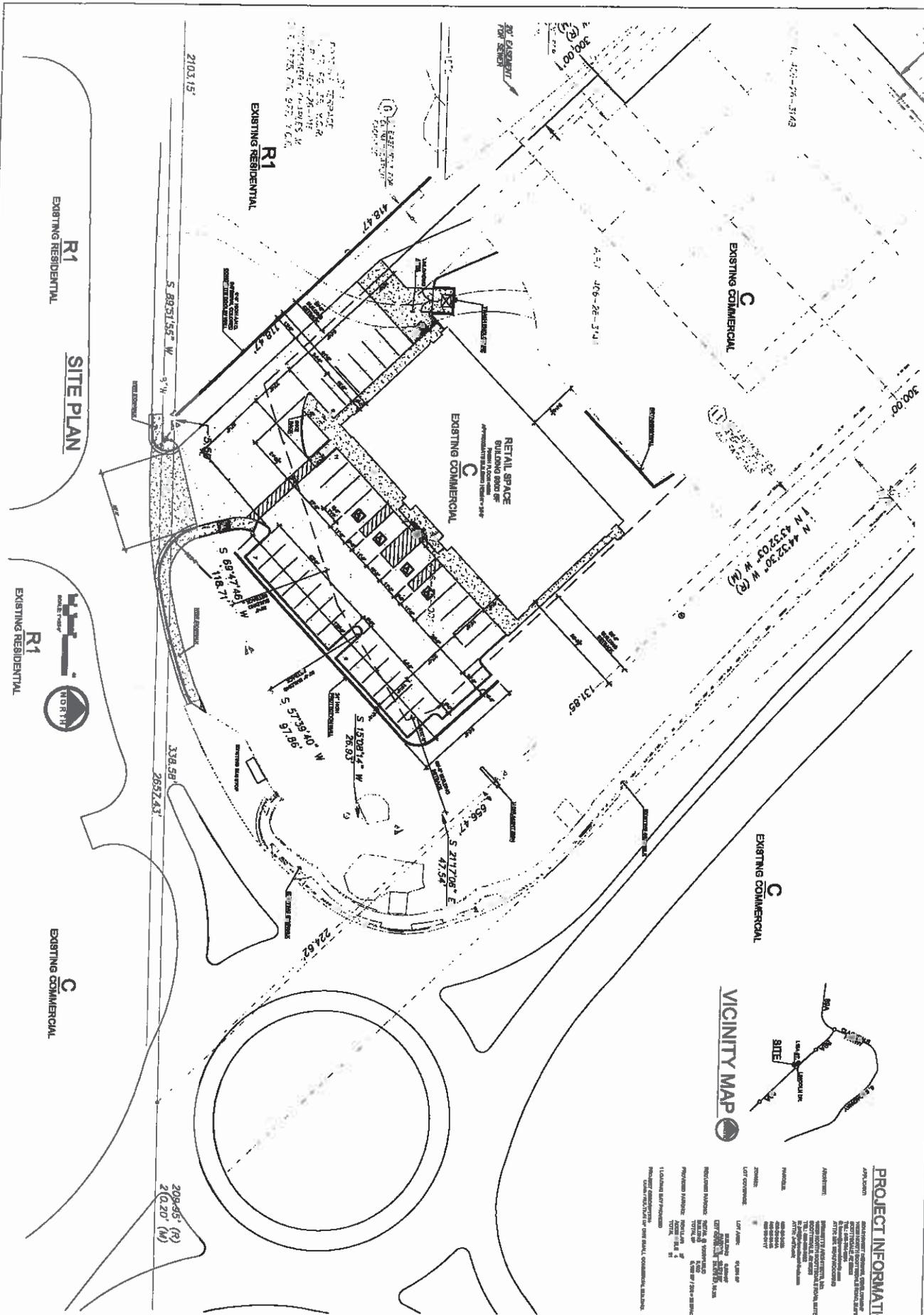
**Contact:** Beau Woodring  
Southwest General Development  
10229 N. Scottsdale Rd., ste F  
Scottsdale, AZ 85253  
(646) 734-2654  
beau@generaldevelop.com

CITY OF CLARKDALE  
RECEIVED

SEP 09 2014

COMMUNITY DEVELOPMENT DEPARTMENT





**R1**  
EXISTING RESIDENTIAL

**SITE PLAN**

**R1**  
EXISTING RESIDENTIAL



**R1**  
EXISTING RESIDENTIAL

**C**  
EXISTING COMMERCIAL

**VICINITY MAP**

**PROJECT INFORMATION**

**APP/CLIENT:** CLARKDALE RETAIL, 10000 HIGHWAY 88A, SUITE 100, CLARKDALE, MN 55326

**ARCHITECT:** DRA/ETTE ARCHITECTS INC., 10000 HIGHWAY 88A, SUITE 100, CLARKDALE, MN 55326

**DATE:** 10/19/17

**SCALE:** AS SHOWN

**PROJECT NO.:** 17-001

**PROJECT NAME:** CLARKDALE RETAIL

**PROJECT ADDRESS:** 10000 HIGHWAY 88A, SUITE 100, CLARKDALE, MN 55326

**PROJECT DESCRIPTION:** RETAIL SPACE BUILDING

**PROJECT STATUS:** PRELIMINARY

**PROJECT OWNER:** CLARKDALE RETAIL

**PROJECT CONTACT:** CLARKDALE RETAIL

**PROJECT PHONE:** 612-443-3230

**PROJECT FAX:** 612-443-3230

**PROJECT EMAIL:** CLARKDALE@DRAETTE.COM

**PROJECT WEBSITE:** WWW.DRAETTE.COM

**CLARKDALE RETAIL**  
HIGHWAY 88A & LISA STREET



**SITE PLAN**  
A-101

10/19/17

10000 HIGHWAY 88A, SUITE 100, CLARKDALE, MN 55326

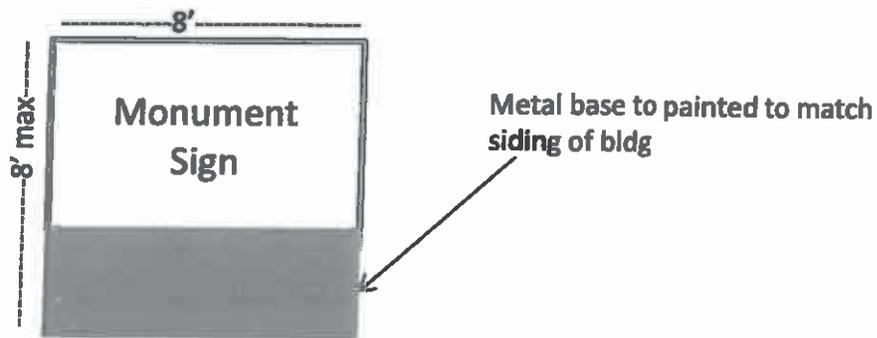




## CLARKDALE RETAIL Signage Plans

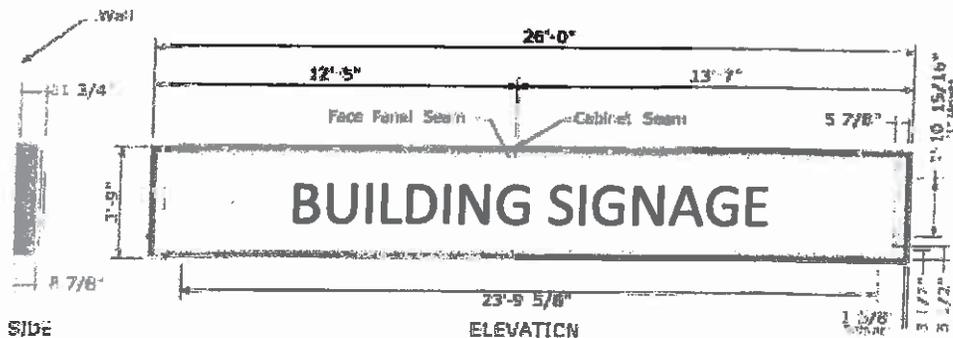
**One Free standing "monument" sign. Location per the site plan.**

- Monument sign shall adhere to Town ordinances.
- Double-sided sign shall be internally-illuminated.
- The sign shall be designed with an opaque background and translucent letters and symbols.
- Material of the base of shall match the building siding (see color board).



**Two building signs to be placed on eastern side and southern side of building above entrance.**

- Sign shall adhere to Town ordinances.
- Sign shall be internally-illuminated.
- The sign shall be designed with an opaque background and translucent letters and symbols.



## CLARKDALE RETAIL VIEW CORRIDOR ANALYSIS

**Purpose:** Assessment of potential view impacts by the proposed retail store at the corner of Lisa Street and Hwy 89A

**Project:** 9,100 square foot building with a roof height of approximately 17 feet plus parapets.

**Summary Finding:** The project will not have any meaningful impact on views from any nearby residential home per analysis below.

**Analysis:** The two key views are (1) directly to the east and (2) secondarily to the northwest.

**Northern-western View:** The view to the northwest is already blocked by Olsens Feed Store. That feed store is elevated (up a hill) and, further, has a significant structure that is roughly 30 feet in height. Accordingly, the Project will have no additional impact. Photo:



**Eastern View:** The project would not block any views to the East. There is only one house, but it is two lots away. Its backyard view looks at both Olsen's and the parking area of the neighboring apartment complex. Its view to the east is its side yard. That side has a 6-foot concrete block wall currently blocking its views to the east. Photo:

