



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

Tuesday, May 20, 2014 4:00 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 Planning Commission of the Town of Clarkdale will hold a **REGULAR Meeting Tuesday, May 20, 2014 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.

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 Planning Commission. 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 12th day of May 2014 at 9:00 a.m.

Vicki McReynolds

Vicki McReynolds
Administrative Assistant II

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:**

- a. Consideration of the Regular Meeting Minutes of April 15, 2014.
- b. Consideration of the Special Meeting Minutes of April 23, 2014.

5. **REPORTS:**

- a. Chairperson and Members Report
- b. Director's Report

6. **NEW BUSINESS:**

- a. **PUBLIC HEARING:** Regarding a Major Amendment to the Planned Area Development for the Crossroads at Mingus Subdivision, as approved by Clarkdale Town Ordinance #333 on April 12, 2011, to allow for the addition of eight multi-family dwelling units on Assessor's Parcel Number 406-26-862. This approximately 1.66 acre parcel is designated on the plat as 'Multi-Family PAD' and is located southwest of the intersection of Old Jerome Highway and Mescal Spur Road. The addition of the eight multi-family dwelling units would increase the total number of dwelling units for the project to 249.

- Staff Report
- Applicant Presentation
- Questions to Staff/Applicant
- Open Public Hearing
- Close Public Hearing



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

Tuesday, May 20, 2014 4:00 pm
Men's Lounge, Clark Memorial Clubhouse, 19 N. Ninth Street

**Town of Clarkdale
Mission Statement**

The Town of Clarkdale provides visionary, innovative, sensible governance; responsible and resourceful delivery of services; and a sustainable quality of life in an engaging community of citizens and enterprise.

Supporting materials for items on this agenda may be viewed at:

Planning Commission Meetings

www.clarkdale.az.gov

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

NEW BUSINESS Continued:

- b. **CONSIDERATION AND POSSIBLE ACTION:**
Regarding a Major Amendment to the Planned Area Development for the Crossroads at Mingus Subdivision, as approved by Clarkdale Town Ordinance #333 on April 12, 2011, to allow for the addition of eight multi-family dwelling units on Assessor's Parcel Number 406-26-862. This approximately 1.66 acre parcel is designated on the plat as 'Multi-Family PAD' and is located southwest of the intersection of Old Jerome Highway and Mescal Spur Road. The addition of the eight multi-family dwelling units would increase the total number of dwelling units for the project to 249.
- Discussion
 - Action/Motion

7. **OLD BUSINESS:**

- a. **WORKSESSION:** Continuing discussion regarding a parking policy for the Central Business District including a follow-up report from the Commissions' tour of the area.

8. **FUTURE AGENDA ITEMS**

9. **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, APRIL 15, 2014, 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 April 15, 2014, at 4:00 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	Ida-Meri deBlanc	Present
Commissioners	Jorge Olguin	Present
	John Erickson	Present
	Vic Viarengo	Present

Staff:

Community Development Director	Jodie Filardo
Senior Planner	Beth Escobar
Public Works Supervisor	Art Durazo

Others in Attendance: None

1. **AGENDA ITEM: CALL TO ORDER:** Chair Van Wye called the meeting to order at 4:00 p.m.
2. **AGENDA ITEM: ROLL CALL:** Director Filardo called the 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 March 18, 2014.** Chair Van Wye entertained a motion to accept the minutes as corrected. **Commissioner de Blanc motioned to approve the Regular Meeting Minutes of March 18, 2014. Commissioner Olguin seconded the motion. The motion passed unanimously.**
5. **AGENDA ITEM: REPORTS:**
 - a. **Chairperson & Members Report:** None
 - b. **Director's Report:** Director Filardo provided the following updates in the Planning Commission packet:

- Volunteer Recognition.** On Tuesday, April 8th we held our annual thank you event in the Clark Memorial Clubhouse. It's always impressive to see how many folks in our town spend volunteer hours to help us make progress. Thanks to each of you for your service to our Commission and it was great to see those of you who were able to attend.
- Mountain Gate.** BC Land Group signed a lease for offices in the bottom floor of the Bluff building on Main Street. This is one step closer to opening a sales presence here in Clarkdale.
- Economic Development.** We have a new economic development Facebook page and YouTube for Locally Clarkdale. You may have seen my new email signature featuring the logos at the bottom. Please check them out:



On another note, staff prepared a Prospect Information Packet for a potential motorcycle museum. This client is working directly with the Economic Development Director in Cottonwood, who has graciously offered to share our information should they not find a suitable building for this lead.

In addition, the businesses in the upper Clarkdale area have formed a business alliance and have started cooperating in their marketing. Check out a copy of their first ad to be placed in the Larson Newspapers. They are working on some new ideas too – more on that as they develop.

4. SciTech Expo on March 28th.

Thanks to our local businesses, we had a successful event at Yavapai College highlighting fun with science, technology, engineering, and math. Not only did the kids have fun, but parents did, too. The businesses also had a chance to visit with one another which they seemed to enjoy. There were also drawing for prizes contributed by Verde Valley businesses as well.



- Upcoming events.** On April 19th, join in the fun at the Verde River Poker Run. The route runs from the Lower TAPCO River Access Point to TuziRAP. To sign up, please follow this link: <http://www.active.com/clarkdale-az/running/distance-running-races/verde-river-poker-run-2014>

On May 9th, we're hosting "Floating Ideas for Verde River @ Clarkdale" at Town Hall all day for stakeholders interested in facilities and amenities at Clarkdale's river access points. The

event will start at 8 AM and wrap up around 4 PM. The agenda is in the final stages of refinement now. We'll be taking reservations in a couple days. Keep an eye out for directions on the Town's website.

- 6. **Wildhorse Acres Estates.** The owners of the Wildhorse Acres Estates are continuing to gather quotes for the required infrastructure for this approved 4-lot subdivision. They are looking at three options, selling the project with the understanding the new owner will need to comply with the existing subdivision agreement, installing the required infrastructure (road and a shared well), or reverting the subdivision to return the property to one large parcel. In order to retain their subdivision entitlement all infrastructure must be in place by December 16, 2014.
- 7. **Design Review Board updates.** DRB approved the two design review applications: DRB-090856 – a request to replace the existing wood siding with stucco on the west side of the building on 906 First South St. and the back of the building at 902 First South St.; and DRB-090857 – a request to add a sidewalk café to the front of the building on Parcel # 400-03-163 at 907 Main St.
- 8. **Broadband.** A broadband vendor meeting on behalf of the Verde Valley Regional Economic Organization and hosted by Camp Verde, Clarkdale, and Cottonwood economic development directors is planned for May 15th in Clarkdale inviting those interested in constructing conduit/fiber connections along State Route 260 during the ADOT enhancements to the road along the 7.6 miles from Interstate 17 to Thousand Trails Road. This is the next step in the very long process to adding additional broadband capacity to the Verde Valley.
- 9. **Verde River Basin Partnership.** Administrative Supervisor Ellen Yates and Senior Planner Beth Escobar attended the Verde River Basin Partnership meeting on March 19th. Yavapai County made a presentation regarding legislative constraints for controlling water use in development. State legislation within the past several years regarding land division and protection of property rights makes it challenging for a local government entity to use zoning regulations to control development as a means of water conservation. Yavapai County has recently adopted a conservation subdivision ordinance to encourage developers to cluster residences in a central area. This lowers infrastructure costs and preserves green space. The meeting was well attended with representatives from both sides of the mountain.
- 10. **Permits Issued:** There were (6) building permits in March with a total of \$3,300.00. Since the last meeting, Community Development has issued the following permits:

A new single-family residence at 301 New Venture Road	An extensive remodel at 506 Main Street
Room addition at 1680 Cholla Lane	New photovoltaic solar electric at 2755 Windmill Lane
In-ground swimming pool at 1360 Sam Court	Electrical panel upgrade at 1320 Third South Street
Detached accessory structure at 1412 First North Street	

- 11. **New codes take effect.** As of April 11, 2014, the newly adopted 2012 International Construction Codes and the new 2011 National Electric Code with appendices take effect. The following is a list of all the codes affected:

International Building Code (IBC)	International Residential Code (IRC)
International Plumbing Code (IPC)	International Mechanical Code (IMC)
International Fuel Gas Code (IFGC)	International Swimming Pool and Spa Code (ISPSA)
International Energy Conservation Code (IECC)	International Property Maintenance Code (IPMC)
International Existing Building Code (IEBC)	2011 National Electric Code (NEC)

OLD BUSINESS:

- a. **AGENDA ITEM: WORKSESSION:** Continuing discussion regarding a parking policy for the Central Business District.

Commissioner Erickson provided a summary report of the walking survey of parking in the Central Business District he and Public Works Supervisor Durazo conducted on Monday, March 14, 2014:

- From frequent observation, there is currently no parking problem, however, there is the opportunity to add parking in the area to prepare for future growth.
- On-street parking spaces where the striping needs to be repainted were identified. Per Public Works Supervisor Durazo, these have been placed on the work program list for Public Works.
- Striped parking spaces can be added along both sides of Tenth Street between Main and First South.
- Striped parking spaces can be added on the west side of Tenth Street, north of Main, adjacent to the new patio area for Su Casa.
- No striping in front of private residences is proposed.
- On the east side of Ninth Street, in front of the post office, the yellow coloring on the curb can be removed and more striped parking can be added.
- It may also be possible to add a parking space near to the bus stop on Ninth Street. Public Works Supervisor Durazo will check engineering standards.
- A space can be added in front of 917 Main Street.
- Commissioner Erickson noted there are no on-street ADA parking spaces.
- Space is available to make more parking spaces west of the Historical Society Museum. The area needs to be striped and the weeds mowed.
- Two signs should be placed at the intersection of Ninth and Main providing direction to the public parking lot at the Town Complex.
- Town-complex lot should include signage for RV and Bus parking.
- Curbs in front of fire hydrants need to be repainted red. Mr. Durazo will meet with Chief Moore of the Clarkdale Fire District.
- Public Works Supervisor Durazo suggested the north side of First South be signed as no parking. This area has a rolled curb to provide access to the on-site parking on private property.

In summary, Commissioner Erickson stated he understands all of the above items take staff, time and money. However, the investment would make the Central Business area look like it is open for business.

Commission Discussion:

The Commission discussed the following:

- Chair Van Wye asked for an explanation of the 2-hour parking enforcement policy. Director Filardo stated the police have no active policy to enforce this restriction, however, they do respond to complaints. Director Filardo stated the 2-hour parking signs should be rotated so they are perpendicular to the street and more visible to drivers. She also mentioned there is a work order in place to turn the benches along Main Street around so they face the businesses.
- Commissioner Olguin stated, with the establishment of the BC Land Group office on Main Street, it will be important to have available parking for potential home buyers.
- Commissioner Erickson suggested the 2-hour parking signs on Main between Tenth and Eleventh should be eliminated. Director Filardo stated Gunner Hess, the new manager at Su Casa, likes the 2-hour limitation on the north side, in front of the restaurant, because it accommodates his customers.
- Commissioner de Blanc suggested the use of short-term parking permits to keep the Town parking friendly.
- Chair Van Wye asked if Main Street has an adequate width to encourage parking on both sides of the street east of the Ninth Street intersection. Public Works Supervisor Durazo stated the width of Main Street is adequate, however the curb height would need to be lowered to address safety concerns. Staff suggested this stretch of Main Street could be identified for future grant opportunities focusing on street improvements.
- Commissioner de Blanc asked about angle parking along Main Street. Staff informed the Commission in the past Town Council has not been supportive of angle parking due to safety issues.

Commission Erickson thanked Public Works Supervisor Durazo for his time. The Commission stated they appreciated his assistance.

Recommendation/Commission Action:

Staff was given direction to schedule a walk through the Central Business District for the entire Commission.

Further, staff was directed to research whether the Town is compliant with ADA regulations for public parking in the Central Business area.

Staff was also directed to prepare a summary of the items already identified, assigning possible time frames for completion, and report back to the Commission. Each Commissioner will be provided a large map of the area for reference.

- b. **AGENDA ITEM: WORKSESSION:** Discussion/possible action regarding developing a priority list of projects for consideration by the Commission.

Director Filardo presented the following summary of current Community and Economic Development projects:

Community and Economic Development Projects

Category	Project	Components	Current Status	Estimated Completion Date
Current Planning	Clarkdale Metals CUP Extension of Luke Lane to Cement Plant Road	1. Town to acquire right-of-way dedication from Safe River Materials Group. 2. Town and Clarkdale Metals will re-negotiate development agreement	Current development agreement expires August 4, 2014	Fall 2014
Mountain Gate	Sign and Sales Office Review	DRB review and approval	DRB submittal due by April 16, 2014 Town driven	Summer 2014 Winter 2015
Mountain Gate	Acquisition of Centerville properties	Negotiation and acceptance, Council approval	No specific date	NYD
Mountain Gate	Dedication of Mountain Gate Road easement across Conlin property	Creation of legal documents		
Crossroads at Mingus	Major amendment to the PAD to add eight apartment units	Public Hearings at Planning Commission and Council	Reson's application submittal received April 10, 2014 Scheduled for May Planning Commission Meeting	Summer 2014
Crossroads at Mingus	Mescal Spur/SR 89A Improvements	Coordinate the project to create a right-in/right-out intersection onto Mescal spur Council action	Initial design underway by developer	Summer 2015
Paz & Cote Subdivision	Abandonment of right-of-way from property owner request		TBD-waiting for legal description	NYD

Community and Economic Development Projects

Category	Project	Components	Current Status	Estimated Completion Date
Code Revisions	Outside Consultant Fees	Council workshop and public hearing	Staff report due to Town Clerk by May 13	Summer 2014
	Accessory Dwelling Units	NYD	NYD	NYD
	Parking regulations	Public Hearings at Planning Commission and Council	Aug-14	Summer 2014
	Verizon application	Public Hearings at Planning Commission and Council	NYD	NYD
AZ APA Conference	Session Submittal on the Water Resource Management Plan	Submit proposal for panel discussion	2-May-14	Winter 2015
New Zoning Map	Adopt new zoning map to reflect Verde Valley Ranch Zone Changes approved in 2013	Public Hearings at Planning Commission and Council		Summer 2014
Master Plan - Verde River @ Clarkdale	Workshop meeting May 9, 2014 - Flooding Maps on the Verde River @ Clarkdale	Facilitate coordination meeting with 100+ anticipated attendees	9-May-14	Spring 2014
Water Resource Management Program	Small Town Water Forum	Facilitate coordination meeting with 100+ anticipated attendees	26-Jun-14	Spring 2014

Community and Economic Development Projects

Category	Project	Components	Current Status	Estimated Completion Date
	Wahneer Fair	Community fair featuring traditional and innovative local medical providers and wellness topics		Fall 2014
	National Train Day	Coordinating marketing event with Verde Canyon Railroad and Lodi Farm Arizona	10-May-14	10-May-14
	Historic concept study	Collaborate with Verde Valley regional partnership of a year study run by NSU	Training planned for April 23rd provided by Toern	
Marketing	Locally Sourced	Facebook and mobile applications posting	FB app is up; global launch of mobile app occurring this fall	Ongoing
Sustainable Community Economic Development Plan	Business Recruitment	Work with individual property owners, business owners, and the Arizona Commerce Authority to respond to inquiries		Ongoing
	Job Retention	Work with Northern Arizona Council of Governments to retain jobs and retrain workers as required	Workshop in April Response within 10 places re workers and staff by Clear Lake Metals	Ongoing
	Partnership with Small Business Development Center and Central College		Marketing business-oriented existing business both Verde Canyon and Business Assistance Center	

Current projects.xlsx

Community and Economic Development Projects

Category	Project	Components	Current Status	Estimated Completion Date
Workforce Development	Workforce Education Forum	MSA with regional school districts and businesses to present findings on the future of workforce development in the Mendocino Valley	Forum scheduled for April 22nd at 10:30am. Performing site visit from 9:30 AM - 1 PM	April 22nd
	Broadband in Siskiyou	Providers information meeting for registered providers	12-May-14	
	Wayfinding Signs			Fall 2014
	Branding of Arts & Entertainment District			Fall 2014
	Expanding Broadband Access	Planning for fiber extension into Clarkdale and for conversion of dark fiber		NYD

Commission Discussion:

Commissioner Olguin asked what compromises the Verde Valley Region. Director Filardo stated the Verde Valley includes five municipalities; Clarkdale, Cottonwood, Jerome, Sedona and Camp Verde; plus all of the unincorporated communities on this side of Mingus Mountain including the Village of Oak Creek, Cornville, Lake Montezuma and Rimrock. Chair Van Wye asked Director Filardo what she would like the Commission to do with this information. Director Filardo stated it is for information only. The Commission agreed there are enough ongoing projects and none should be added at this time.

Recommendation/Commission Action:

The Commission directed staff to revise the Current Project list to include more refined timelines and highlight any projects where the Commission could offer assistance.

6. **AGENDA ITEM: FUTURE AGENDA ITEMS:** Further discussion regarding parking issues.

May 20, 2014 – Public Hearing for the major amendment to the Planned Area Development for the Crossroads at Mingus
Future date – continued review of Central Business District parking
Future date – review revised Current Projects list

7. **AGENDA ITEM: ADJOURNMENT:** Chair Van Wye entertained a motion for adjournment. Commissioner Erickson motioned to adjourn the meeting. Commissioner Olguin seconded the motion. The motion passed unanimously. The meeting adjourned at 5:35 p.m.

APPROVED BY:

SUBMITTED BY:

Jack Van Wye
Chairperson

Beth Escobar
Senior Planner

MINUTES OF A SPECIAL MEETING OF THE PLANNING COMMISSION OF THE TOWN OF CLARKDALE HELD ON WEDNESDAY, APRIL 23, 2014, IN THE CENTRAL BUSINESS DISTRICT OF CLARKDALE, AZ.

A Special Meeting of the Planning Commission of the Town of Clarkdale was held on Tuesday Wednesday, April 23, 2014, at 8:30 p.m., in the Men’s Lounge of the Clark Memorial Clubhouse, 19 N. Ninth Street, Clarkdale, AZ.

Planning Commission:

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

Staff:

Senior Planner Beth Escobar

Others in Attendance: None

1. **AGENDA ITEM: CALL TO ORDER:** The Commissioners met at the Community Development Department at 890 Main Street. Vice Chair de Blanc called the meeting to order at 8:28 a.m.
2. **AGENDA ITEM: ROLL CALL:** Senior Planner Escobar called the roll.
3. **AGENDA ITEM: NEW BUSINESS:**
 - a. **WORKSESSION:** The Commission conducted a walking tour of the Central Business District and discussed current parking conditions and possible alternatives to add additional parking. Comments and staff direction will be presented at the May 20, 2014 Planning Commission regular meeting.
4. **AGENDA ITEM: ADJOURNMENT:** Vice Chair de Blanc entertained a motion for adjournment. Commissioner Erickson motioned to adjourn the meeting. Commissioner Olguin seconded the motion. The motion passed unanimously. The meeting adjourned at 10:00 A.m.

APPROVED BY:

SUBMITTED BY:

Ida de Blanc
Vice Chairperson

Beth Escobar
Senior Planner



Director's Report

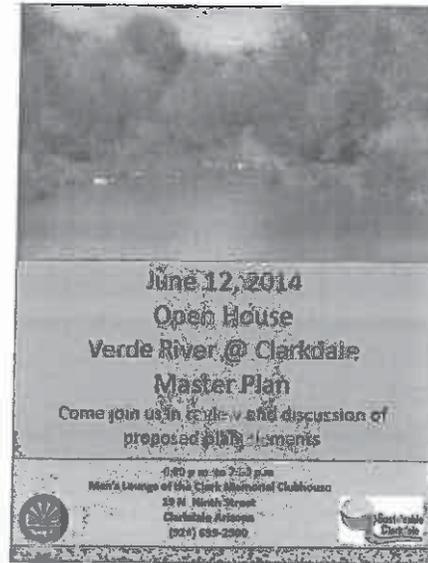
Agenda Item: Department Update
Community Development Department

Staff Contact: Jodie Filardo

Meeting Date: May 20, 2014

1. **Mountain Gate.** BC Land Group received design review approval for a sign package for their offices in the bottom floor of the Bluff building on Main Street, along with approval of on-site sales temporary signs. In addition, they were granted approval of a temporary sales office to be placed on an empty lot on Alphonse within the Mountain Gate Subdivision.

2. **Verde River @ Clarkdale.** Approximately 70 people attended the Float ideas on the Verde River event on May 9th. The day included a bus trip to the two river access points (RAP). So far feedback on the event has been very positive. Attendees worked on maps for both the Lower TAPCO River Access Point (RAP) and the Tuzi RAP and identified possible amenities for each site. The information will be synthesized and presented at an open house on June 12, 2014 in order to generate more public comment.



3. **Economic Development.** Director Filardo and Senior Planner Escobar attended the Verde Valley Regional Economic Organization Education Forum on April 22. This successful event brought together educators and employers to talk about preparing young people to enter the workforce.

Verde Canyon Railroad, the Copper Art Museum and Verde River Yacht Club are participating in a visitor survey being conducted throughout the Verde Valley. This survey will run for a year, and the results will be calibrated into a report presented to all participants, including the Town.



Director's Report



Staff, along with Meg Williams of Local First Arizona, attended the National Train Day event on May 10, 2014. The event was sponsored by the Verde Canyon Railroad. There were approximately 14 attendees representing local businesses and tourist attractions. The event was very well attended and we had the opportunity to promote Clarkdale businesses.

4. **Design Review Board updates.** In addition to the applications for Mountain Gate, DRB approved a wall sign for Nate's Cowboy Café, new signage for Olsen's Grain, a sidewalk café permit for the Verde River Yacht Club and a new fence for the Copper Art Museum.
5. **Broadband.** A broadband vendor meeting on behalf of the Verde Valley Regional Economic Organization and hosted by Camp Verde, Clarkdale, and Cottonwood economic development directors was held on May 15th in Clarkdale.
6. **Permits Issued:** There were (12) building permits in April:

A new single-family residence at 1480 Abbey Road	Two remodels
Four electrical upgrades	Two new photovoltaic solar
Two fences	One re-roof



Staff Report

Agenda Item: PUBLIC HEARING: A MAJOR AMENDMENT TO THE PLANNED AREA DEVELOPMENT FOR THE CROSSROADS AT MINGUS SUBDIVISION, AS APPROVED BY CLARKDALE TOWN ORDINANCE #333 ON APRIL 12, 2011, TO ALLOW FOR THE ADDITION OF EIGHT MULTI-FAMILY DWELLING UNITS ON ASSESSOR'S PARCEL NUMBER 406-26-862. THIS APPROXIMATELY 1.66 ACRE PARCEL IS DESIGNATED ON THE PLAT AS 'MULTI-FAMILY PAD' AND IS LOCATED SOUTHWEST OF THE INTERSECTION OF MESCAL SPUR ROAD AND OLD JEROME HIGHWAY. THE ADDITION OF EIGHT MULTI-FAMILY DWELLING UNITS WOULD INCREASE THE TOTAL NUMBER OF DWELLING UNITS FOR THE PROJECT TO 249.

Staff Contact: Beth Escobar

Meeting Date: May 20, 2014

Presented to: Planning Commission

Background:

Crossroads at Mingus, formerly The Highlands, is a mixed-use Planned Area Development (PAD) located on the west side of State Route 89A. The project is owned by PTM Enterprises, LLC.

This development received approval of a rezone in 2011 making changes to the original approved plat for The Highlands, recorded in 2006.

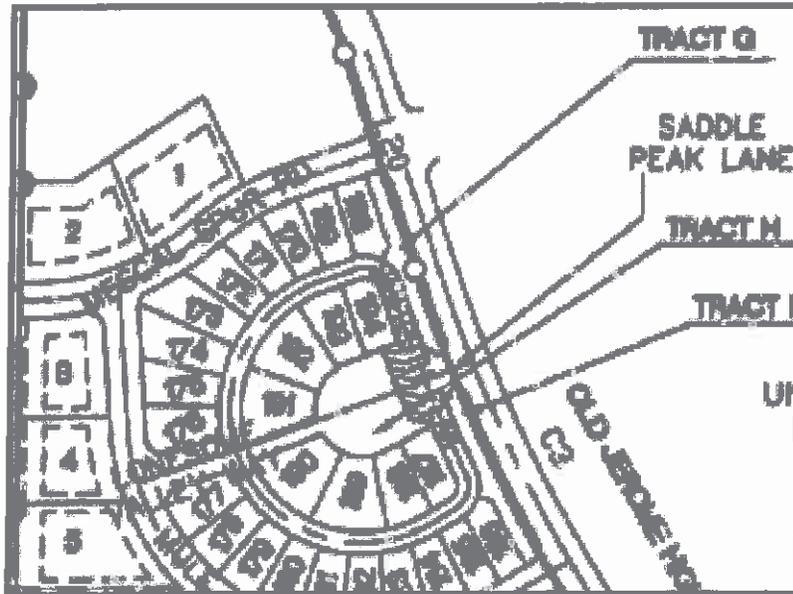
One of the changes discussed was the inclusion of eight apartment units in the project. These units are proposed to be located an approximately 1.66 acre portion of the project located southwest of the intersection of Old Jerome Highway and Mescal Spur Road.

The concept of these apartments was discussed at both the Planning Commission public hearing on February 15, 2011 where the 2011 rezoning request was reviewed and the Town Council meeting on April 12, 2011 where the rezoning was approved.

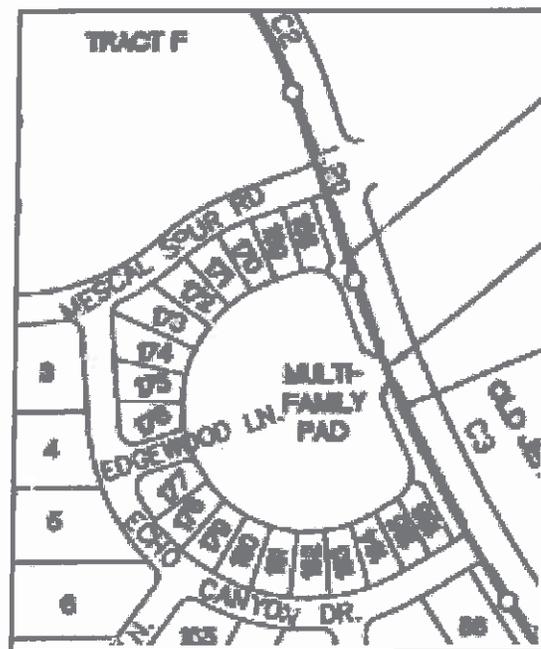
The original PAD approval was for 240 residential units. The Highlands Plat had eight town home units in the area southwest of Old Jerome Highway and Mescal Spur Road and these were included in the 240 total.



Staff Report



During the rezoning for the Crossroads at Mingus Plat, the eight townhome units were removed and nine custom lots were added along the south side of Scenic Drive. This plat was recorded on June 20, 2011 and includes a 1.66 acre parcel designated as multi-family PAD.





Staff Report

The Issue

Land use entitlement is engendered through recorded documents. Specific zoning for a planned area development is created through a plat, development plan and ordinance.

Although the plat recorded for Crossroads at Mingus includes the notation of the multi-family area, it does not include specifics regarding the eight apartment units. In fact, the tract table included on the plat does not assign any residential units to this area.

TRACT TABLE			
TRACT	USE	AREA (AC)	MAINTAINED BY
F	PARK	3.80	CLARKDALE
G	OPEN SPACE	0.10	HOA
H	INTENTIONALLY OMITTED		
I	OPEN SPACE	0.10	HOA
J	OPEN SPACE	0.12	HOA
K	PARK	2.83	CLARKDALE
L	OPEN SPACE	13.14	CLARKDALE
M	OPEN SPACE	0.02	CLARKDALE
MULTI-FAMILY PAD		1.66	DEVELOPER

The cover of The Crossroads at Mingus Plat contains the following table:

SITE DATA TABLE	
TOTAL SITE ACRES =	102 ACRES
TOTAL UNITS =	241
3-58, 241-249 CUSTOM HOMES =	65
59-140, 250-251 VILLAGE HOMES =	84
141-167 & 195-240, PATIO HOMES =	73
168-188, TOWNHOMES =	19
TOTAL COMMERCIAL ACRES =	11.89
TOTAL MULTI-FAMILY PAD ACRES =	1.66
TOTAL PARKS AND OPEN SPACE ACRES =	23.20
TOTAL DENSITY =	2.36 UNITS/ACRE

The total units noted are 241. This represents the total number of residential lots included in the subdivision and does not include the eight apartments.

Ordinance #333, which approved the rezone for Crossroads at Mingus, included the language 'no more than 241 residential units'. This is the same language included in the public notice sent out to surrounding property owners. This 241 number did not include the eight apartment units so it is possible recipients of the public notice were not aware apartments were being proposed for the multi-family PAD.



Staff Report

Although the apartments were discussed in public hearings and included in the approval of Town Council, they were not reflected in the documents creating the zoning for the project. Therefore, per the Town attorney, no entitlement exists for these eight multi-family units.

The Town attorney has advised staff in order to allow the eight multi-family apartment units Ordinance #333 needs to be amended to reflect their inclusion in the PAD and to bring the total permitted residential units in The Crossroads at Mingus to 249. The attorney for the developer has concurred with this assessment.

In order to amend the ordinance, a major amendment to the approved PAD must be processed, per Section 6-2.6.a.2.I of the Town Zoning Code. A major amendment is required because of the increase in the total number of dwelling units.

Conformance to the Town of Clarkdale 2012 General Plan

Per Arizona Revised Statute 9-462.01.12.F any rezoning must conform to the land use element of the general plan.

The Land Use Map in the 2012 General Plan designates this parcel as part of the PAD but does not specifically assign any zoning density to the area. The additions of eight multi-family residential apartments would therefore not be contrary to the PAD designation.

The General Plan does include an endorsement of a multitude of housing choices:

Goal 2.3 of the Land Use Element:

Support housing programs to meet the needs of all residents.

Policy: Support policies and programs to improve affordable housing opportunities in existing neighborhoods.

Density Analysis

The residential areas to the north, south and west of the Crossroads at Mingus PAD are designated in the Clarkdale General Plan as Low Residential with a maximum of five dwelling units per acre. The Crossroads at Mingus Subdivision is 102 acres in size. Approximately twelve acres are zoned for commercial use. This leaves 91 acres to be used for residential use. The density for the residential portion of the project calculates to 2.6 dwelling units per acre for the approved residential units of 241. Adding the eight apartment units changes this number to 2.7 dwelling units per acre, well below the surrounding density recommended by the General Plan.

Zoning Analysis

The Zoning Code includes minimum lot sizes for multi-family structures in Section 3-5: Multiple Family Residential (R3). The minimum lot size for apartments is 3,000 square feet per apartment structure. In the R3 Zoning District, the eight apartment units proposed would require a 24,000



Staff Report

square-foot lot. The area proposed for the location of the eight apartment units is a total of 72,309 square feet. This seems enough to accommodate the proposed units and required parking. Per Section 4-12 of the Zoning Code, two parking spaces are required for each 2-bedroom apartment unit.

For comparison, there is a 40-unit apartment complex, the Copper Mountain Apartments, located approximately one-half mile northwest of the subject property. The Copper Mountain complex is located on approximately 3.3 acres.

Application Requirements:

Chapter Six of the Zoning Code contains the regulations for Planned Area Development. Section 6.7 lists the requirements for an application. Included in this list is a requirement for the proposed site development standards for each area of use. Staff has requested this information from the developer, but it was not available at the time of this report.

Section 5 of this Chapter provides the Commission the ability to request additional information, including architectural plans of building design, if deemed required to determine if the development is harmonious with the surrounding neighborhood.

Impact of the Modification

Although the original ordinance did not recognize the eight apartment units in the residential total, it did include specific conditions related to the multi-family area:

2. The commercial area, town home area, multifamily area, parks and recreation facilities shall be subject to site plan review and design review. (Both the eight apartments and 19 townhomes will be required to receive Design Review Board approval prior to commencing construction per Section 11-1 of the Zoning Code.)
3. The multi-family area structures will be limited to two stories in height. (*Staff note: Townhomes are considered to be a multi-family structure since they share common walls. This condition would therefore also apply to the Townhomes to be constructed on lots 168 – 186.*)
4. An alley separation will be required between the multi-family area and the townhomes adjacent to the area. This will also provide emergency access to the multifamily area and a separation buffer to the adjacent townhome area.

Staff would recommend these conditions be included in the revised ordinance.

Staff would also note the Traffic Impact Analysis (TIA) completed for the original project, The Highlands, did not include multi-family units. This TIA was based on 240 residential units.



Staff Report

According to International Traffic Engineer standards, multifamily apartments generate an average of seven auto round-trips per unit, per day. This is less than the ten daily round trips estimated for a single-family home.

In general, rezoning applications are reviewed based on their impact to public health, safety and welfare. In staff's opinion, Crossroads at Mingus is a well planned community. Staff is not aware of any negative impact from the approval of these apartment units.

Although the minutes from the February 15, 2011 Planning Commission public hearing reflect approximately 30 people were present, no specific comments are noted. There is no public comment noted in the minutes for the April 11, 2011 Council meeting.

All of the infrastructure is already in place and has been dedicated to the Town. When the Crossroads at Mingus rezoning application was reviewed by the Planning Commission and Town Council in 2011, both parties approved the project with the inclusion of the eight multi-family units.

Recommendation:

Staff is requesting the Commission provide feedback regarding the major amendment and after receiving public comment, direct staff to make specific changes or move the item forward to Town Council for further review and action.

Attachments:

1. Zone change application
2. Minutes from the February 15, 2011 Planning Commission Public Hearing
3. Staff report from April 12, 2011 Council
4. Ordinance #333

Please complete the following. Print or type. All blanks must be completed. If not applicable, write "N/A"):

INFORMATION:

Property Address: The Crossroads at Mingus Assessor's Parcel #: Various

Existing Zoning: Planned Area Development Existing Use: Residential/commercial mixed use development

Proposed Zoning: Planned Area Development with the addition of 8 residential multi-family units on parcel 406-26-862 Proposed Use: Same

Applicant Name: PTM Enterprises, LLC Applicant's Phone #: 818-335-5800

Applicant's Mailing Address: 190 Crystal Sky Drive, Sedona, AZ 86351

Applicant's Email: JTobias@Suddenlink.net

Applicant's Relationship to Property Owner: Self/Owner

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

CONTACT PERSON (if different from Applicant above)

Name: _____

Mailing Address: _____

Phone #: _____

Email: _____

The contact person will be the only person notified of meeting schedules.

OWNER CERTIFICATION:

I certify that I am an owner of the property referenced above, and the information and exhibits herewith are true and correct to the best of my knowledge. 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: John M. Tobias Date: 3-21-2014

Name (Printed): John M. Tobias Telephone #: 818-335-5800

Mailing Address: 190 Crystal Sky Drive Town: Sedona State: AZ Zip Code: 86351

Email: JTobias@Suddenlink.net

STAFF USE ONLY

Application Accepted By: J. Filardo Date: _____ Time: _____

Fee Received: \$1,600.00 Projected Planning Commission Date: 5-20-2014

pd. chk #1613
4/11/14 - Proj # 090869 (w)

PLANNING COMMISSION
FEBRUARY 15, 2011

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

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

Planning Commission:

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

Staff:

Community Development Director Sherry Bailey

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

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

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

NEW BUSINESS:

AGENDA ITEM: MINUTES: Consideration of the Regular Meeting Minutes of January 18, 2011. Vice Chairperson Van Wye motioned to approve the Regular Meeting Minutes of January 18, 2011. Commissioner Puzas seconded the motion. The motion passed unanimously.

AGENDA ITEM: REPORTS:

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

Staff Report: No comment.

AGENDA ITEM: PUBLIC COMMENT: - The public is invited to provide comments at this time on items that are not on this agenda. Action taken as a result of public comment will be limited to directing staff to study the matter, or scheduling the matter for further consideration and decision on a later agenda, as required by the Arizona Open Meeting Law. Each speaker is asked to limit his or her comments to **FIVE MINUTES**.

PLANNING COMMISSION
FEBRUARY 15, 2011

AGENDA ITEM: PUBLIC HEARING: PTM ENTERPRISES, LLC, (The Highlands), PAD-Planned Area Development Ordinance (Amendment)-#090375-Parcel Numbers: 406-26-349 through 406-26-604A, located at Hwy 89A and Scenic Dr.

-Staff Report:

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

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

Density

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

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

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

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FEBRUARY 15, 2011

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

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

Commercial

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

Preservation of Natural Area

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

Recommendation

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

1. Specific Landscaping Plan, for the common areas and parks, which includes a listing of specific species to be used, numbers of each species to be included in the various landscaped areas, size and height at planting and size and height at maturity. The Landscaping Plan shall also include a detailed planting plan that shows the locations of the materials listed and includes detailed specifications of the irrigations system to be use to maintain the landscaping. Materials for the landscaping shall be those included in the Town of Clarkdale General Plan 2002, Xeriscape Plant List. The Landscaping Plan shall be designed by a certified landscape architect, licensed to practice in the state of Arizona.
2. The Commercial area, Town Home area, Multi-family area, Parks and Recreation facilities shall be subject to Site Plan Review and Design Review.
3. The Multi-family area structures will be limited to two stories in height.

PLANNING COMMISSION
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4. An alley separation will be required between the multi-family area and the townhomes adjacent to this area. This will also provide emergency access to the multifamily area and a separation buffer to the adjacent townhome area.
5. A revised final plat will be submitted to address the changes to the Development Plan.
6. The Residential lots developed as a part of the Planned Area Development shall be designed in accordance with the lot sizes, setbacks, and Right-of-Way widths indicated on the Final Development Plan.
7. That applicant will make every effort to use non-potable water during construction if available from Clarkdale or Cottonwood.
8. Applicant will meet the Town of Clarkdale lighting ordinance that is in place at the time of development.
9. The area zoned commercial will be developed in accordance with the permitted uses within the Neighborhood Commercial District as represented in the 2002 Town of Clarkdale General Plan update.

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

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

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

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

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

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

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

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

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

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

-Invite Public to Speak:

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

- Park design questions
- Multi-family density questions
- Water questions
- Additional commercial area and what might go there
- Increased traffic and noise
- The public wanted to know the process for review of the park design, the multi-family design and the commercial area design.

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

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

Questions may be directed to Staff or Applicant

-Discussion:

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

PLANNING COMMISSION
FEBRUARY 15, 2011

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

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

Commissioner Daniels seconded the motion. The motion passed unanimously.

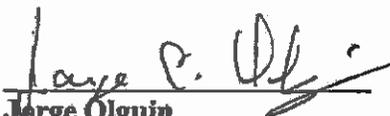
PLANNING COMMISSION
FEBRUARY 15, 2011

AGENDA ITEM: FUTURE AGENDA ITEMS:

-None

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

APPROVED BY:


Jorge Olguin
Chairperson

SUBMITTED BY:


Sherry Bailey
Community Development Director



Staff Report

Agenda Item:

ORDINANCE #333, OF THE TOWN OF CLARKDALE, YAVAPAI COUNTY, ARIZONA AMENDING ZONING ORDINANCE #269 OF THE TOWN OF CLARKDALE, ARIZONA TO REZONE CERTAIN REAL PROPERTY DESCRIBED HEREIN FROM R 1, SINGLE FAMILY RESIDENTIAL TO PLANNED AREA DEVELOPMENT (PAD) AND RESTRICTING THE USE OF THE PROPERTY TO THE DEVELOPMENT OF NO MORE THAN 241 RESIDENTIAL LOTS AND 13.76 ACRES OF COMMERCIAL ON 102 ACRES WHICH SHALL CONFORM TO THE COMMERCIAL ZONING DISTRICT WITHIN THE TOWN OF CLARKDALE, AND IMPOSING CONDITIONS – Discussion and consideration of Ordinance #333, an Ordinance that amends Ordinance #269 regarding zoning for the Highlands (PTM Enterprises) Planned Area Development.

Staff Contact:

Sherry L. Bailey, Community Development Director

Meeting Date:

April 12, 2011

Background:

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

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

On February 15, 2011 the Planning Commission held a public hearing concerning the changes to the PAD and Development Plan. A number of the surrounding property

owners were present at that meeting and made suggestions concerning the proposed changes. The Planning Commission concurred with those changes and instructed staff that those changes be incorporated into the proposal as it moved forward for Council action. The Planning Commission voted unanimously to recommend approval to the Town Council with the proposed conditions in the PAD Ordinance.

Density

The existing Development Plan drawing proposes a total of 240 units for the project. PTM is proposing to add 9 custom lots along Highland Blvd. adjacent to Mescal Wash which is a direct result of the new drainage delineation. They are proposing to remove the lot lines for the townhomes along Old Jerome Highway at Sawtooth Peak Circle. They will also be removing the tiny park located in the circle and replacing it with a large park at the site of the temporary package plant and the open space area adjacent to that plant along Old Jerome Highway and Mescal Spur. The townhome area at Sawtooth will become a single lot multi-family area which will accommodate 8 units on that 1.66 acres.

This area will have access off Old Jerome Highway and Lonesome Valley Way. An alley separation will be required between the multi-family area and the townhomes adjacent to this area. This alley can provide access to parking and sanitation services and act as a buffer area for the townhomes. It will also provide emergency access to the units in the multi-family area.

After visiting with the Park and Recreation Board, PTM is proposing to delete the small park in the lower section along Roberts Road and divide that area into two lots. In turn, the remaining two parks will be larger three acre parks. One of the parks will be along Old Jerome Highway and Mescal Spur at the site of the temporary package plant. Two lots are presently platted along Mescal Spur adjacent to the temporary package plan site. Those two lots will go away and become part of the proposed park area along Old Jerome Highway and Mescal Spur. Combining this area, which will have active park facilities, with the open space area to the north along the wash, will give the Town a park site almost 4 acres in size that is easily accessible to residents on the west side of Clarkdale.

The setbacks for the lots are listed in your packet. The Patio Homes will have a 5 foot side yard setback, the Village Homes will have an 8 foot side yard setback, and the Custom Homes will have a 10 foot side yard setback. The 1.66 acre multi-family area will be treated as a single area in design and will have to go through design review.

Product	Original Number	Revised Number	Lot Size
Custom Homes	58	67	9,000 square feet
Village Homes	82	82	7,000 square feet
Patio Homes	73	73	5,096 square feet
Town homes	27	19	2,975 square feet
Multi-Family	0	8 units	3,000 square ft/unit

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

Commercial

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

Preservation of Natural Area

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

The Planning Commission voted to recommend that the Town Council approve the amendments to the PAD with the following stipulations:

1. Specific Landscaping Plan, for the common areas and parks, which includes a listing of specific species to be used, numbers of each species to be included in the various landscaped areas, size and height at planting and size and height at maturity. The Landscaping Plan shall also include a detailed planting plan that shows the locations of the materials listed and includes detailed specifications of the irrigations system to be use to maintain the landscaping. Materials for the landscaping shall be those included in the Town of Clarkdale General Plan 2002, Xeriscape Plant List. The Landscaping Plan shall be designed by a certified landscape architect, licensed to practice in the state of Arizona.
2. The commercial area, town home area, multi-family area, parks and recreation facilities shall be subject to site plan review and design review.
3. The multi-family area structures will be limited to two stories in height.
4. An alley separation will be required between the multi-family area and the townhomes adjacent to this area. This will also provide emergency access to the multifamily area and a separation buffer to the adjacent townhome area.
5. A revised final plat will be submitted to address the changes to the Development Plan.
6. The residential lots developed as a part of the Planned Area Development shall be designed in accordance with the lot sizes, setbacks, and right-of-way widths indicated on the Final Development Plan.

7. That applicant will make every effort to use non-potable water during construction if available from Clarkdale or Cottonwood.
8. Applicant will meet the Town of Clarkdale lighting ordinance that is in place at the time of development.
9. The area zoned commercial will be developed in accordance with the permitted uses within the Neighborhood Commercial District as represented in the 2002 and 2011 Town of Clarkdale General Plan update.

Recommendation: Approval of Ordinance #333, an Ordinance of the Town of Clarkdale, Yavapai County, Arizona amending Zoning Ordinance #269 of the Town of Clarkdale, Arizona to rezone certain real property described herein from R 1, Single Family Residential to Planned Area Development (PAD) and restricting the use of the property to the development of no more than 241 residential lots and 13.76 acres of commercial on 102 acres which shall conform to the Commercial Zoning District within the Town of Clarkdale, and imposing conditions.

When recorded, return to:

Kathy Bainbridge, Town Clerk
Town of Clarkdale
Post Office Box 308
Clarkdale, AZ 86324-0308

THIS IS A CONFORMED COPY OF INSTRUMENT
RECORDED ON DATE 5-9-11 TIME 3:57P
IN BOOK 4010 PAGE 925

ANA WAYMAN-TRUJILLO, RECORDER

DEPUTY

ORDINANCE # 333

AN ORDINANCE OF THE TOWN OF CLARKDALE, YAVAPAI COUNTY, ARIZONA. AMENDING ZONING ORDINANCE #269 OF THE TOWN OF CLARKDALE, ARIZONA TO REZONE CERTAIN REAL PROPERTY DESCRIBED HEREIN FROM R 1, SINGLE FAMILY RESIDENTIAL TO PLANNED AREA DEVELOPMENT (PAD) AND RESTRICTING THE USE OF THE PROPERTY TO THE DEVELOPMENT OF NO MORE THAN 241 RESIDENTIAL LOTS AND 13.76 ACRES OF COMMERCIAL ON 102 ACRES WHICH SHALL CONFORM TO THE C ZONING DISTRICT WITHIN THE TOWN OF CLARKDALE, AND IMPOSING CONDITIONS.

BE IT ORDAINED BY THE MAYOR AND COMMON COUNCIL OF THE TOWN OF CLARKDALE, ARIZONA:

Section 1: That the real property described on Exhibit A attached hereto and made a part hereof, and also known as Yavapai County Assessor parcels 406-29-195A, 406-29-070B, and 406-26-012G, located within the Town of Clarkdale, Arizona at the intersection of Scenic Road and State Highway 89A, shall be and is hereby reclassified from R 1 to Planned Area Development and restricting the use of the property to the development of on approximately 102 acres, with no more than 241 Residential Lots and 13.76 acres of Commercial (conforming to the existing C Zoning District in the Town of Clarkdale, and for no other purpose whatsoever).

Section 2: The real property described herein shall be developed for the specific use identified in Section 1, in accordance with the Final Development Plan, as amended, approved and recorded as a part of this Ordinance, and an Amended Final Plat approved by the Town of Clarkdale for the development of the residential lots within twelve (12) months from the date of this Ordinance. If at the expiration of this period, no Final Plat has been approved by the Town of Clarkdale, it shall revert to its former zoning classification and Development Plan without further legislative or council action pursuant to A.R.S. § 9-462.01.

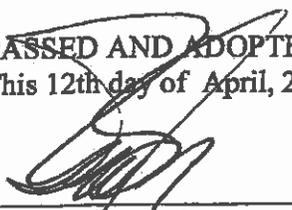
Section 3: That the Planned Area Development property described herein is amended as described herein deleting the original conditions and inserting the following conditions to read:

1. Specific Landscaping Plan, for the common areas and parks, which includes a listing of specific species to be used, numbers of each species to be included in the various landscaped areas, size and height at planting and size and height at maturity. The Landscaping Plan shall also include a detailed planting plan that shows the locations of the materials listed and includes detailed specifications of the irrigations system to be use to maintain the landscaping. Materials for the landscaping shall be those included in the Town of Clarkdale General Plan 2002, Xeriscape Plant List. The Landscaping

Plan shall be designed by a certified landscape architect, licensed to practice in the state of Arizona.

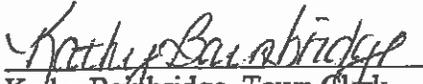
2. The commercial area, town home area, multi-family area, parks and recreation facilities shall be subject to site plan review and design review.
3. The multi-family area structures will be limited to two stories in height.
4. An alley separation will be required between the multi-family area and the townhomes adjacent to this area. This will also provide emergency access to the multifamily area and a separation buffer to the adjacent townhome area.
5. A revised final plat will be submitted to address the changes to the Development Plan.
6. The residential lots developed as a part of the Planned Area Development shall be designed in accordance with the lot sizes, setbacks, and right-of-way widths indicated on the Final Development Plan.
7. That applicant will make every effort to use non-potable water during construction if available from Clarkdale or Cottonwood.
8. Applicant will meet the Town of Clarkdale lighting ordinance that is in place at the time of development.
9. The area zoned commercial will be developed in accordance with the permitted uses within the Neighborhood Commercial District as represented in the 2002 Town of Clarkdale General Plan update.

PASSED AND ADOPTED by the Mayor and Council of the Town of Clarkdale, Arizona,
This 12th day of April, 2011.

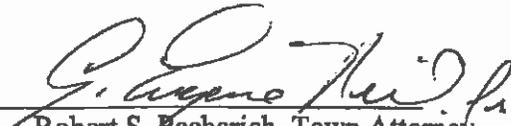


Doug Von Gausig, Mayor

ATTEST:



Kathy Bainbridge, Town Clerk



Robert S. Pecharich, Town Attorney

Exhibit A

PARCEL 1:

A PORTION OF PARCELS 1 AND 2 AS SHOWN ON THAT MINOR LAND DIVISION MAP RECORDED IN BOOK 41 OF MAPS AND PLATS AT PAGE 31, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SECTION 32, TOWNSHIP 16 NORTH, RANGE 3 EAST, GILA AND SALT RIVER BASE AND MERIDIAN; THENCE S 70°12'45" W 165.57 FEET TO A POINT ON THE WESTERLY LINE OF HIGHWAY 69A; THENCE S 44°19'39" E 466.19 FEET ALONG SAID WESTERLY LINE; THENCE S 45.40'21" W 249.65 FEET TO THE TRUE POINT OF BEGINNING; THENCE N 44°19'39" W 1220.91 FEET ALONG A LINE PARALLEL WITH AND 249.65 FEET WESTERLY FROM SAID WESTERLY LINE OF HIGHWAY 89A; THENCE S 82°16'21" W 538.89 FEET; THENCE S 34°56'31" W 432.80 FEET; THENCE S 34°35'38" E 8.56 FEET ALONG THE EASTERLY LINE OF OLD JEROME HIGHWAY; THENCE S 33°20'40" E 535.01 FEET ALONG SAID LINE; THENCE S 33°18'48" E 241.43 FEET, ALONG SAID LINE; THENCE SOUTHEASTERLY 138.26 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 595.00 FEET THROUGH AN ANGLE OF 13°18'49", AND WHOSE CHORD BEARS S 26°39'24" E 137.95 FEET ALONG SAID LINE; THENCE N 49°14'11" E 267.96 FEET; THENCE S 40°29'15" E 121.69 FEET; THENCE S 40°46'51" E 721.21 FEET; THENCE S 40°48'19" E 348.30 FEET; THENCE N 45°54'33" E 204.51 FEET; THENCE N 00°52'34" E 918.03 FEET ALONG THE EAST LINE OF SAID SECTION 32 TO THE POINT OF BEGINNING.

EXCEPT ALL COAL AND OTHER MINERALS, AS RESERVED IN INSTRUMENT RECORDED IN BOOK 187, OF DEEDS, PAGES 331-333.

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED "CHURCH PROPERTY", AS DESCRIBED IN BOOK 3781 OF OFFICIAL RECORDS, PAGE 406, RECORDS OF YAVAPAI COUNTY, ARIZONA:

A TRACT OF LAND IN SECTIONS 29 AND 32, TOWNSHIP 16 NORTH, RANGE 3 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, YAVAPAI COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 32, A FOUND 5/8 INCH REBAR WITH ALUMINUM CAP STAMPED "LS 13015", FROM WHICH THE NORTH QUARTER CORNER OF SAID SECTION 32, A FOUND 3 INCH "DR. MORGAN JOHNSON" BRASS CAP STAMPED "1/4"

BEARS NORTH 89°45'02" WEST, A DISTANCE OF 2645.43 FEET; THENCE SOUTH 70°12'45" WEST, A DISTANCE OF 165.57 FEET TO A POINT ON THE SOUTHWESTERLY 100 FOOT RIGHT OF WAY LINE OF HIGHWAY 89A; THENCE SOUTH 45°40'41" WEST, A DISTANCE OF 100.00 FEET TO THE POINT OF CURVATURE OF A TANGENT CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 990.46 FEET AND A CENTRAL ANGLE OF 29°57'27"; THENCE SOUTHWEST ALONG SAID CURVE, A DISTANCE OF 517.87 FEET; THENCE SOUTH 75°38'08" WEST A DISTANCE OF 320.48 FEET TO A SET 5/8 INCH REBAR WITH ALUMINUM CAP STAMPED "CORNERSTONE LS 32224" AND THE POINT OF BEGINNING.

PARCEL 3:

THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 32, A PORTION OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 32, AND A PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 29, ALL IN TOWNSHIP 16 NORTH, RANGE 3 EAST, GILA AND SALT RIVER BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST QUARTER OF SAID SECTION 32; THENCE N 89°46'02" W 2645.43 FEET TO THE NORTH QUARTER CORNER OF SAID SECTION 32, SAID POINT BEING THE TRUE POINT OF BEGINNING;

THENCE N 00°16'49" E 1344.01 FEET ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 29; THENCE N 89°38'56" E 79.37 FEET ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 29 TO A POINT ON THE WESTERLY LINE OF OLD JEROME HIGHWAY AS DESCRIBED IN THAT TOWN OF CLARKDALE RESOLUTION NO 899, RECORDED IN BOOK 3567 AT PAGE 265; THENCE, FROM A TANGENT THAT BEARS S 54°04'33" E, SOUTHEASTERLY 108.55 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 376.00 FEET, THROUGH AN ANGLE OF 16°35'09" AND WHOSE CHORD BEARS S 45°46'58" E 108.18 FEET ALONG SAID WESTERLY LINE; THENCE S 37°29'24" E 232.46 FEET ALONG SAID WESTERLY LINE; THENCE SOUTHEASTERLY 139.49 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 425.00 FEET, THROUGH AN ANGLE OF 18°48'17", AND WHOSE CHORD BEARS S 28°05'15" E 138.88 FEET ALONG SAID WESTERLY LINE; THENCE S 18°41'07" E 257.71 FEET ALONG

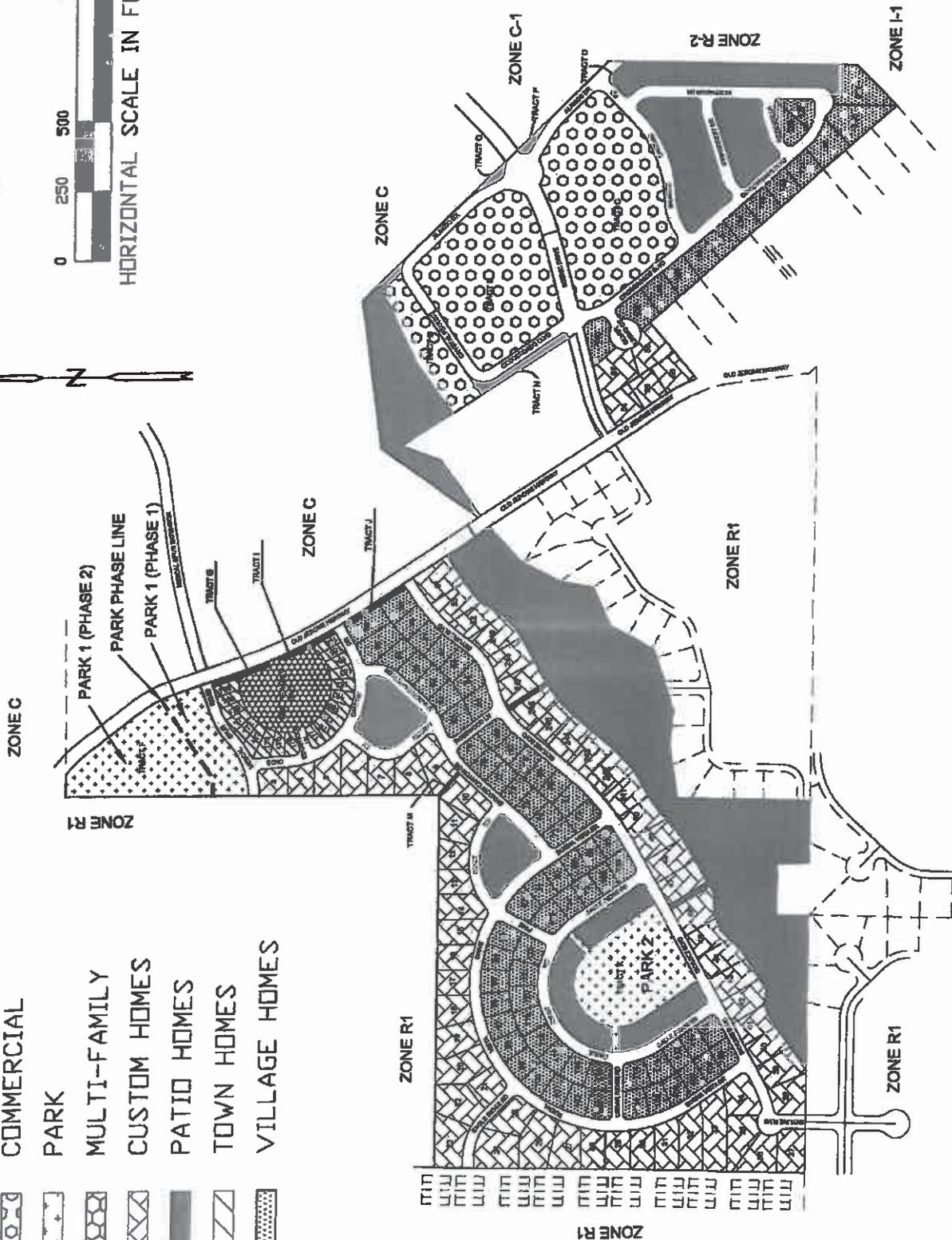
SAID WESTERLY LINE; THENCE SOUTHEASTERLY 461.71 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 1825.00, THROUGH AN ANGLE OF 14°29'43", AND WHOSE CHORD BEARS S 25°55'59" E 460.48 FEET ALONG SAID WESTERLY LINE; THENCE S 33°10'50" E 383.77 FEET ALONG SAID WESTERLY LINE; THENCE S 34°35'40" E 176.73 FEET ALONG SAID WESTERLY LINE; THENCE S 33°20'40" E 4.37 FEET ALONG SAID WESTERLY LINE TO THE NORTHEAST CORNER OF MINGUS VIEW ESTATES RECORDED IN BOOK 30 OF MAPS AT PAGE 89; THENCE S 46°06'15" W 178.06 FEET ALONG THE NORTHERLY LINE OF SAID MINGUS VIEW ESTATES; THENCE S 27°42'55" W 148.91 FEET ALONG SAID LINE; THENCE S 10°54'30" W 121.43 FEET ALONG SAID LINE; THENCE S 66°02'56" W 154.34 FEET ALONG SAID LINE; THENCE S 28°28'06" W 181.79 FEET ALONG SAID LINE; THENCE S 71°42'44" W 231.12 FEET ALONG SAID LINE; THENCE N 85°10'53" W 126.92 FEET; THENCE S 81°11'00" W 188.98 FEET ALONG SAID LINE; THENCE S 00°55'49" W 495.00 FEET ALONG THE WESTERLY LINE OF SAID MINGUS VIEW ESTATES; THENCE S 89°51'00" W 227.90 FEET ALONG THE NORTHERLY LINE OF BLACK HILLS ESTATES, UNIT II, RECORDED IN BOOK 22 OF MAPS AT PAGE 44 THENCE N 00°09'00" W 120.00 FEET; THENCE S 89°51'00" W 185.00 FEET; THENCE S 00°09'00" E 120.00 FEET TO THE NORTHWEST CORNER OF SAID BLACK HILLS ESTATES, UNIT II; THENCE S 89°51'17" W 917.00 FEET ALONG THE NORTHERLY LINE OF HASKELL SPRINGS SUBDIVISION, PHASE 3, RECORDED IN BOOK 44 OF MPAS AT PAGE 15, AND ITS WESTERLY PROLONGATION, ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 32; THENCE N 01°03'30" E 1348.18 FEET ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 32 THENCE N 89°47'52" E 1326.91 FEET QUARTER ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION TO THE POINT OF BEGINNING.

EXCEPT ALL COAL AND OTHER MINERALS, AS RESERVED IN INSTRUMENT RECORDED IN BOOK 187, OF DEEDS, PAGES 331-333.

LEGEND—PROPOSED LAND USE

-  OPEN SPACE
-  COMMERCIAL
-  PARK
-  MULTI-FAMILY
-  CUSTOM HOMES
-  PATIO HOMES
-  TOWN HOMES
-  VILLAGE HOMES

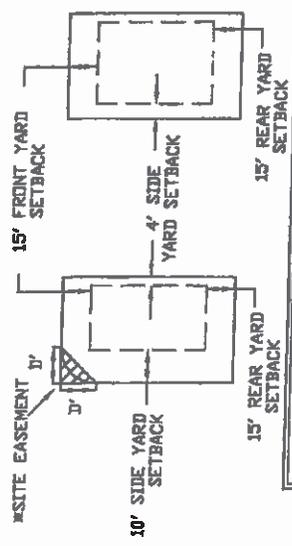
**CROSSROADS AT MINGUS
EXHIBIT C—ZONING & LAND USE
SHEET 1 of 2**



CROSSROADS AT MINGUS
EXHIBIT C-ZONING & LAND USE
SHEET 2 of 2

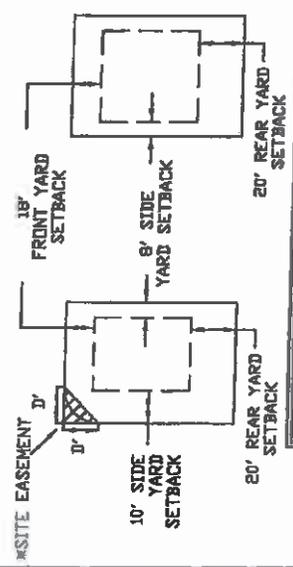
TRACT TABLE			
TRACT	USE	AREA(AC)	MAINTAINED BY
A	OPEN SPACE	2.83	CLARKDALE DEVELOPER
B	FUTURE COMMERCIAL	4.92	DEVELOPER
C	FUTURE COMMERCIAL	5.88	DEVELOPER
D	OPEN SPACE	0.07	CLARKDALE
E	INTENTIONALLY OMITTED		
F	PARK	3.80	CLARKDALE
G	OPEN SPACE	0.10	HOA
H	INTENTIONALLY OMITTED		
I	OPEN SPACE	0.10	HOA
J	OPEN SPACE	0.12	HOA
K	PARK	2.83	CLARKDALE
L	OPEN SPACE	13.14	CLARKDALE
M	OPEN SPACE	0.02	CLARKDALE
N	OPEN SPACE	0.24	DEVELOPER
O	OPEN SPACE	0.08	DEVELOPER
P	OPEN SPACE	0.07	DEVELOPER
Q	FUTURE COMMERCIAL	1.29	DEVELOPER
	MULTI-FAMILY PAD	1.86	DEVELOPER

TYPICAL PATIO HOME LOT
 (NOT TO SCALE)



LOTS 141-167 AND 195-240, PATIO HOMES = 73
MIN LOT SIZE = 3,400 SQ FT
MAX LOT SIZE = 11,044 SQ FT

TYPICAL VILLAGE LOT
 (NOT TO SCALE)

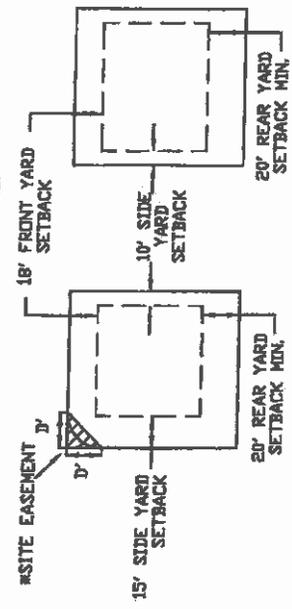


LOTS 59-140, 250-251 VILLAGE HOMES = 84
MIN LOT SIZE = 7,000 SQ FT
MAX LOT SIZE = 21,041 SQ FT

NOTE:
 A STREET SIDE SETBACK OF 18' IS INTENDED TO OCCUR ON AT LEAST ONE STREET SIDE OF ANY CUSTOM, VILLAGE, AND PATIO LOT.

#SITE EASEMENT NOTE
 D' = 35', WHERE A PRIMARY OR SECONDARY COLLECTOR INTERSECTS A PRIMARY OR SECONDARY COLLECTOR
 D'' = 21', WHERE LOCAL STREET INTERSECTS ANOTHER LOCAL STREET

TYPICAL CUSTOM LOT
 (NOT TO SCALE)



LOTS 3-58, 241-249 CUSTOM HOMES = 65
MIN LOT SIZE = 9,000 SQ FT
MAX LOT SIZE = 24,812 SQ FT

LOTS 168-186, TOWNHOMES = 19

LOTS 168-186 SHALL NOT EXCEED 4 UNITS PER STRUCTURE WITH EACH STRUCTURE TO HAVE THE FOLLOWING SETBACKS:
 FRONT = 15'
 REAR = 15'
 SIDE (1 UNIT / STRUCTURE) = 0'
 SIDE (2-4 UNIT / STRUCTURE) = 0'
 STREET SIDE = 0'

MULTI-FAMILY PAD
 SETBACKS PER TOWN CODE REQUIREMENTS.

COMMERCIAL TRACTS (B,C,D)
 SETBACKS PER TOWN CODE REQUIREMENTS.

SITE DATA TABLE	
TOTAL SITE ACRES =	102 ACRES
TOTAL UNITS =	241
3-58, 241-249 CUSTOM HOMES =	65
59-140, 250-251 VILLAGE HOMES =	84
141-167 & 195-240, PATIO HOMES =	73
168-186, TOWNHOMES =	19
TOTAL COMMERCIAL ACRES =	11.89
TOTAL MULTI-FAMILY PAD ACRES =	1.88
TOTAL PARKS AND OPEN SPACE ACRES =	23.20
TOTAL DENSITY =	2.36 UNITS/ACRE



Staff Report

Agenda Item: **WORKSESSION:** Continuing discussion regarding a parking policy for the Central Business District including a follow-up report from the Commissions' tour of the area.

Staff Contact: Beth Escobar

Meeting Date: May 20, 2014

Presented to: Planning Commission

Background:

On April 23, 2014 four members of the Planning Commission conducted a walking tour of the Central Business area.

The following points were discussed, per notes submitted by the Commissioners:

- The discussion was on current and potential parking. Also marking existing parking spaces and probably new ones - i.e. all of 10th St. and probably two on Main St. Also parking spaces west of the museum on First North St.
- Commissioner Erickson pointed out the North, South, East, West layout of the town and the First North, First South etc. street naming pattern.
- Main and Broadway intersection was identified.
- Parking on 9th across from the laundry- potential parking if the laundry would become another business.
- We also walked down to the RLG, Inc. land for potential shared parking and to view "The Point" property.
- Removing the "no parking" in front of the Copper Museum was discussed
- Also possibly "no parking" on the north side of First South St. Would need to have a conversation with the land owner regarding angle parking up to the building and give access to the saloon and back of laundry.
- Possibly mark in red - driveway entrances. A discussion thought.
- Eliminate 2-hour parking sign on 10th and on the park side of Main St.
- Keep 2-hour parking in front of Su Casa. Keep 2-hour parking on Main between 9th and 10th - both sides.
- Commissioner Erickson pointed out the "red" areas. Public Works Supervisor Art Durazo will talk with the fire chief regarding re-marking by hydrants and alley areas.
- The Commission stopped for coffee at Yacht Club.
- Walked to the Clarkdale Historical Museum and observed the commercial area - Clarkdale Metals, Bent River Machine. Also - Broadway to the Train and road to Patio Park and Luke Lane - cross historic bridge on Broadway to get there.



Staff Report

Town's Compliance with ADA Parking Standards

At the April meeting, the Commission had directed staff to access whether the Town was in compliance with ADA parking requirements.

There are 88 parking spaces in the Town parking lot. ADA standards require four ADA parking spaces for lots with 76 to 100 spaces. The Town parking lot exceeds this requirement with six ADA parking spaces.

The American Disabilities Act does not address on-street parking.

Recommendation

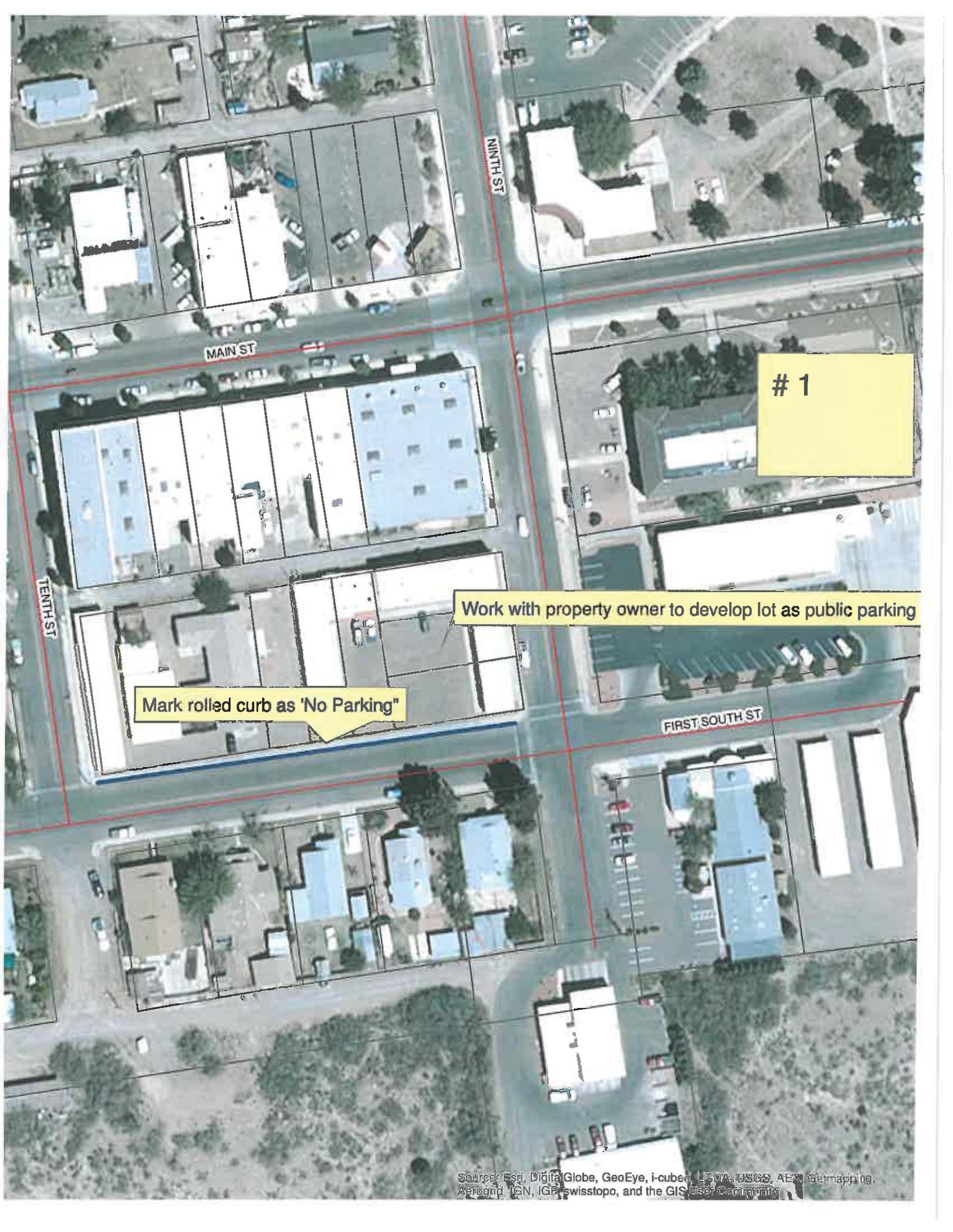
Staff is asking for the Commission to provide consensus on the following issues:

1. Marking the rolled curb along the north side of First South as 'No Parking' and working with the property owner of the Laundromat property to develop more public parking on this site.
2. Eliminate 2-hour parking restriction on Tenth Street and on the park side of Main Street.
3. Add additional striped parking spaces along Tenth Street between Main and First South
4. Keep 2-hour parking restriction on Su Casa side of Main Street and on Main between Ninth and Tenth Streets.
5. Remove the yellow curbing on Ninth Street in front of the Copper Museum and Post Office and stripe for additional parking.
6. Develop additional parking on First North Street past the Historical Museum.
7. Add a parking space in front of 917 Main.

Upon receiving a consensus from the Commission, staff will work with the Public Works Department to determine what items can be accomplished, and what items will need Council approval.

Attachments:

Various aerial maps



NINTH ST

MAIN ST

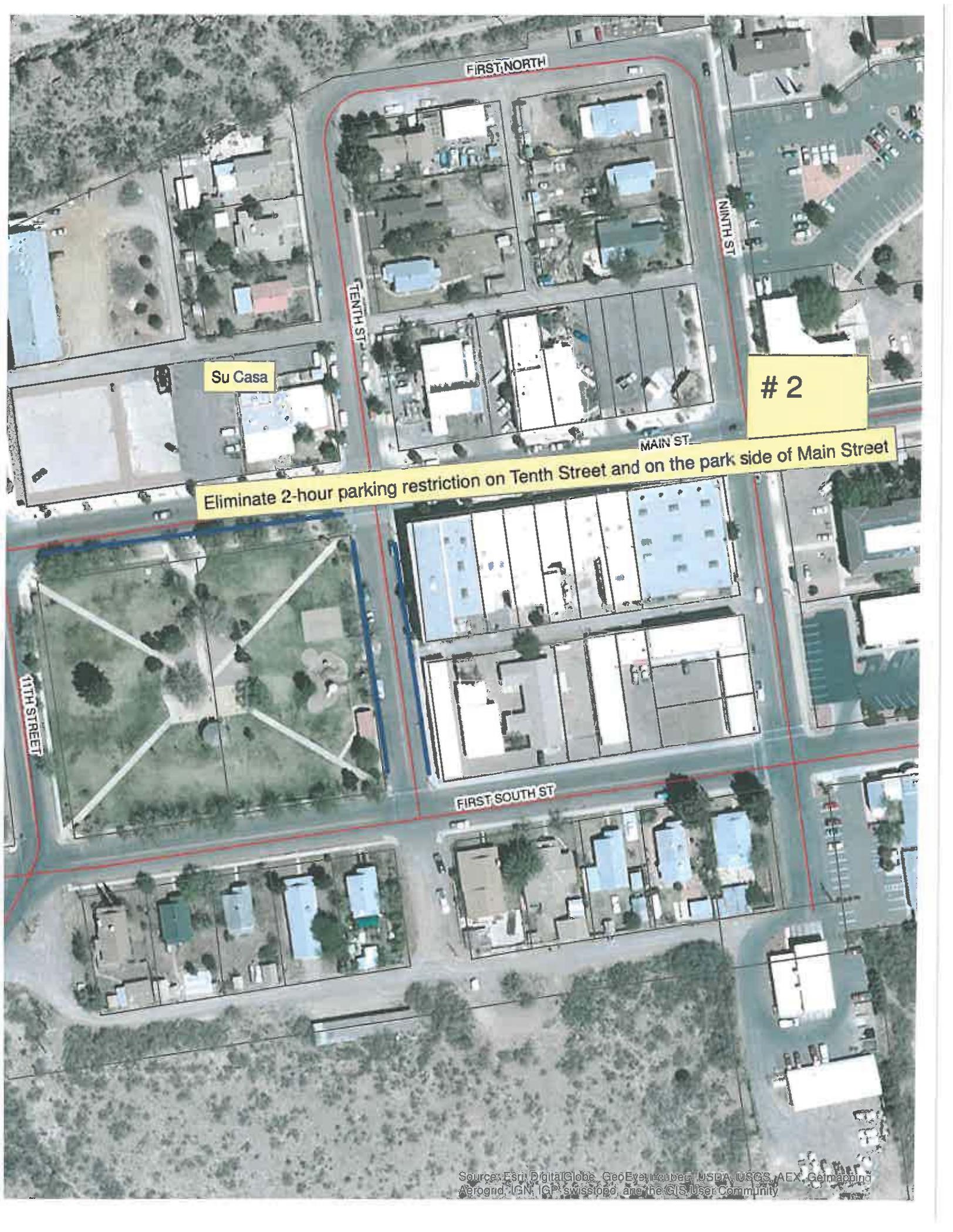
1

Work with property owner to develop lot as public parking

Mark rolled curb as 'No Parking'

TENTH ST

FIRST SOUTH ST



FIRST NORTH

NINTH ST

TENTH ST

Su Casa

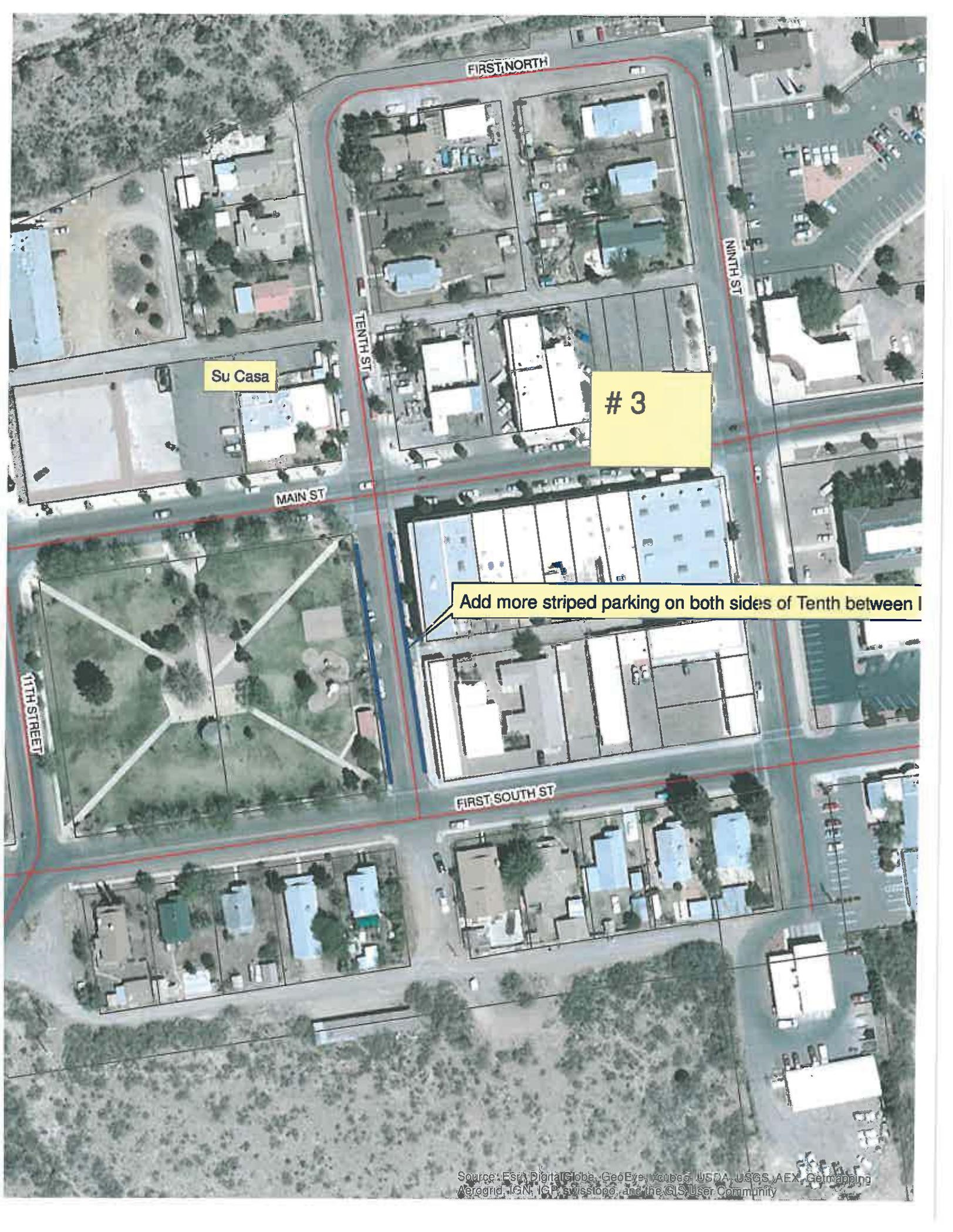
2

MAIN ST

Eliminate 2-hour parking restriction on Tenth Street and on the park side of Main Street

11TH STREET

FIRST SOUTH ST



FIRST NORTH

NINTH ST

Su Casa

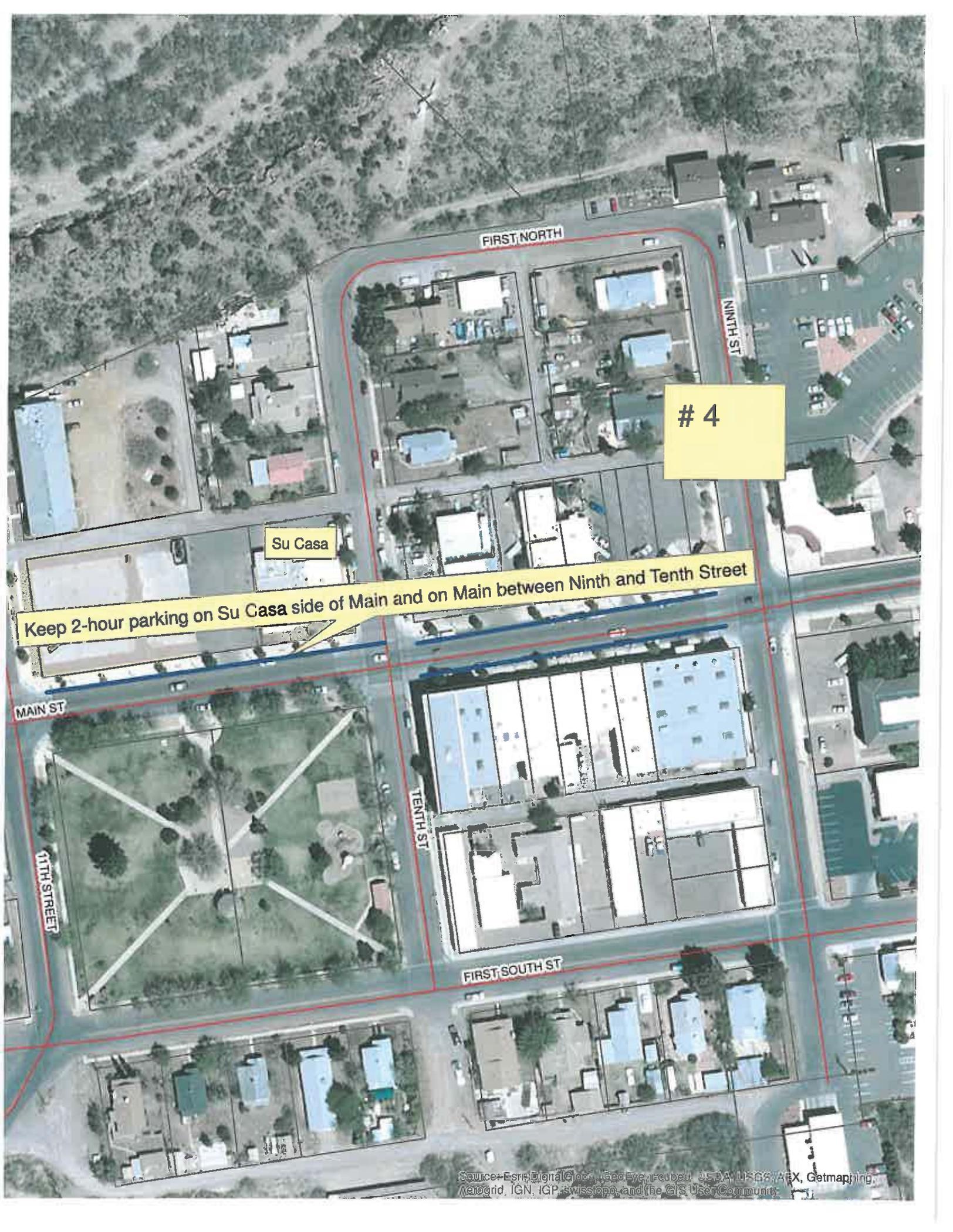
3

MAIN ST

Add more striped parking on both sides of Tenth between I

11TH STREET

FIRST SOUTH ST



FIRST NORTH

NINTH ST

4

Su Casa

Keep 2-hour parking on Su Casa side of Main and on Main between Ninth and Tenth Street

MAIN ST

NINTH STREET

TENTH ST

FIRST SOUTH ST

NINTH ST

Town Complex

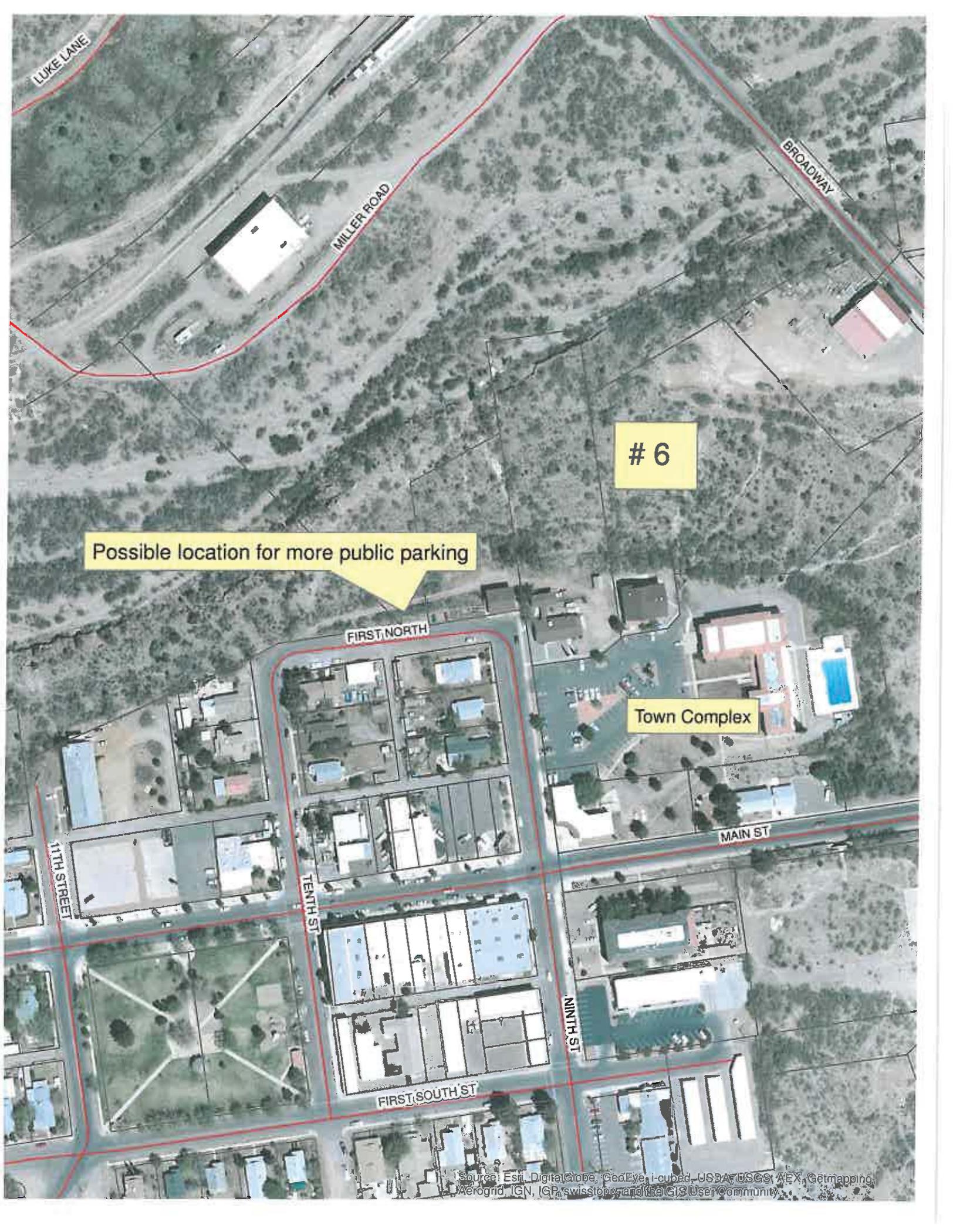
5

MAIN ST

Remove Yellow Curb and stripe for additional parking

FIRST SOUTH ST

HOLLOW FEED LN



LUKE LANE

MILLER ROAD

BROADWAY

6

Possible location for more public parking

FIRST NORTH

Town Complex

MAIN ST

11TH STREET

TENTH ST

NINTH ST

FIRST SOUTH ST