



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

Tuesday, September 16, 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, September 16, 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 8th day of September at 9:00 a.m.

Vicki McReynolds

Vicki McReynolds
Administrative Assistant II

www.clarkdale.az.gov

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 August 19, 2014.**
5. **REPORTS:**
 - a. Chairperson and Members Report
 - b. Director's Report
6. **NEW BUSINESS:**
 - a. **PUBLIC HEARING:** Discussion/possible action regarding a zone change request for an approximately 2.8 acre portion of assessor's parcel number 400-07-026F located at 701 S Broadway Street in Clarkdale. The property owner is requesting a zone change from R2 (Single Family and Limited Multiple Family Residential) to C (Commercial) with limited uses. The Applicant is also proposing a lot line adjustment to connect Assessor's Parcel Number 400-07-026F to Assessor's Parcel Number 400-07-005 (different ownership) an approximately 9.5-acre commercially zoned property to the north. This lot line adjustment will add approximately 0.41 acres to the amount of property being requested to be rezoned to Commercial.
 - Staff Report:
 - Applicant Presentation:
 - Questions to Staff/Applicant:
 - Open Public Hearing
 - Close Public Hearing
 - b. **CONSIDERATION AND POSSIBLE ACTION:** Discussion/possible action regarding a zone change request for an approximately 2.8 acre portion of assessor's parcel number 400-07-026F located at 701 S Broadway Street in Clarkdale. The property owner is requesting a zone change from R2 (Single Family and Limited Multiple Family Residential) to C (Commercial) with limited uses. The Applicant is also proposing a lot line adjustment to connect Assessor's Parcel Number 400-07-026F to Assessor's Parcel Number 400-07-005 (different ownership) an approximately 9.5-acre commercially zoned property to the north. This lot line adjustment will add approximately 0.41 acres to the amount of property being requested to be rezoned to Commercial.



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OF THE PLANNING COMMISSION OF THE TOWN OF CLARKDALE**

**Tuesday, September 16, 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.

7. OLD BUSINESS:

- a. **WORKSESSION: DISCUSSION AND POSSIBLE ACTION:** Regarding development of area-specific plans and infrastructure development plans for the following areas: SR89A corridor, Broadway Corridor, Bitter Creek Industrial area and Arts & Entertainment District.

8. FUTURE AGENDA ITEMS:

9. ADJOURNMENT

MINUTES OF A REGULAR MEETING OF THE PLANNING COMMISSION OF THE TOWN OF CLARKDALE HELD ON TUESDAY, AUGUST 19, 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 August 19, 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	Excused
Vice Chairperson	Ida-Meri deBlanc	Present
Commissioners	Jorge Olguin	Present
	John Erickson	Excused
	Vic Viarengo	Present

Staff:

Community Development Director	Jodie Filardo
Senior Planner	Beth Escobar

Others in Attendance: None.

- AGENDA ITEM: CALL TO ORDER:** Acting Chair deBlanc called the meeting to order at 4:20 p.m.
- AGENDA ITEM: ROLL CALL:** Director Filardo called the roll.
- 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.

- AGENDA ITEM: MINUTES:** Consideration of the **Regular Meeting Minutes of July 15, 2014.** Acting Chair deBlanc entertained a motion to accept the minutes. Commissioner Olguin motioned to approve the Regular Meeting Minutes of July 15, 2014. Commissioner Viarengo 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:

Farmers Market – here today, gone tomorrow. Staff worked with the owner of Nate's Cowboy Café to accommodate a once-a-week Farmers Market in the parking lot of the restaurant located at 1481 SR 89A. This market was to be held on Wednesday mornings from 9-11 from now through September. We requested a special event permit be submitted since this is a short-term outdoor activity on private property, therefore meeting the definition for a special event. All market vendors were required to have a Clarkdale business registration. Special Event permits are \$50 and are reviewed by the Community Development, Public Works, Police Department and Fire District and approved administratively. Despite the setup of this market, the property owner decided she did not want the market located on her property. However, staff plans to meet with the owners of the #1 Gas Station to discuss this process since they have occasionally inquired about outside vendors at their location.

Sustainability in Our Backyard – October 18, 2014. Invitations are out for the Sustainability in Our Backyard – Community Health Fair on Saturday, October 18. The theme of this event is community and individual wellness. West Tech Recycling and Sedona Recyclers, and Gertrude Smith the Culture Director for the Yavapai Apache Nation are confirmed attendees. The event will include an electronic drop off location for the community. In addition, we would like to invite wellness oriented providers, so please email any suggestions to beth.escobar@clarkdale.az.gov

Verde River @ Clarkdale. Staff had a conference call with the consultants from Gunn Communications regarding the Verde River @ Clarkdale Master Plan project. Julie Leid, the engineer working with Gunn Communications, will be preparing draft plans for both river access points based on the input received from the stakeholder's meeting and subsequent open house. We hope to have these plans before Council the fourth Tuesday in August for review and discussion.

Lights, camera, action. The film, Aaron's Blood wrapped filming on Wednesday, July 30, 2014. All told, three Clarkdale homes plus the St. Thomas Episcopal Church and Clarkdale Jerome School were shooting locations. The director Tommy Stovall will be in post-production and scoring for an estimated six months after which time the film will be released. The producers currently plan to submit the film to the Cannes Film Festival, so we'll have to wait and see. The crew expressed great appreciation for the support they received from the Town in the filming of their movie. Staff also learned a lot about managing location shoots in town as well and intends to set up the next film (whenever that may come) as a special event so we can make sure to expand the knowledge of the event with the neighbors who may be impacted.



Figure 1 - Filming at Clarkdale Jerome School

ASU Washington Young Leaders. On July 11th, Clarkdale is hosting 25 young leaders plus staff folks from the ASU College of Public Policy to learn about sustainability, Clarkdale style. We'll present the Town's accomplishments in this area since 2010; feed them lunch catered by Main Street Café; tour them around Centennial Plaza and Town Park and then load them up on the buses for quick trips to TuziRAP and Lower TAPCO RAP. This program teaches civic leadership to those selected by the White House as upcoming leaders within governments and non-governmental organizations throughout Africa.

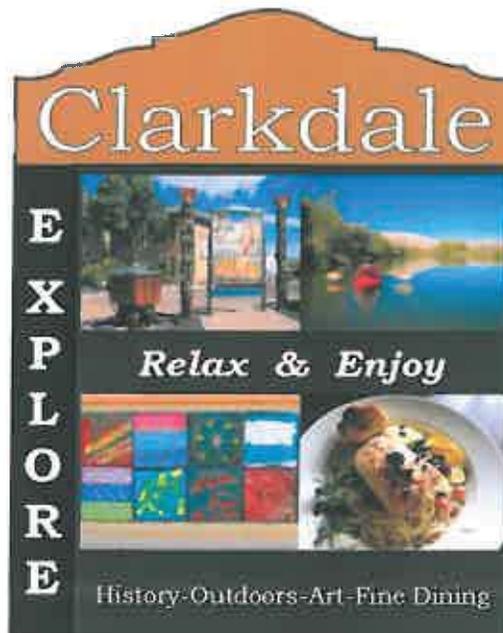


Figure 2 - ASU Washington Fellows visit Clarkdale

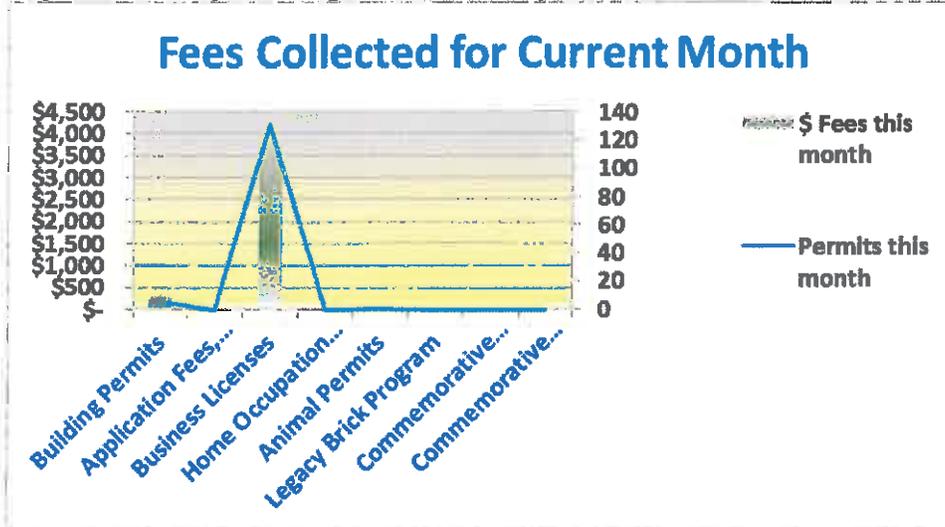
Economic Development.

Fun in Clarkdale – thanks to the Downtown Clarkdale Business Alliance. In addition to the upcoming Clarktoberfest on October 4th, the Alliance has just created the Poker Stroll to happen on September 20th, the same weekend as the Thunder Valley Rally in Cottonwood. This event entails strolling through the

business district to obtain cards from each participating business, resulting in a poker hand. Those with the best hands will win prizes. In addition, the Town submitted an ad (see attached) for the Rally's marketing brochure focused on exploring Clarkdale as a place to relax and enjoy. The City of Cottonwood is hosting this ad in an effort to broaden the event possibilities for attendees at their Rally.



Fees collected by Community Development as of July, 2014.



Promotions in Clarkdale – We have a new video on the attributes of the Lower TAPCO River Access Point on YouTube. Check it out. In addition, we held a ribbon cutting ceremony for the Verde River Adventure Center on Tenth Street. Further, Robin Sewell of Arizona Highways TV featured her most recent visit to Clarkdale for the Celebrate AZ event with an article and video featuring the Verde River Adventure Center, Main Street Café & Pizzeria, and the Clarkdale Historical Society and Museum in Arizona Highways and on YouTube.

**6. AGENDA ITEM: NEW BUSINESS:
WORKSESSION: DISCUSSION AND POSSIBLE ACTION:**

Regarding development of area-specific plans and infrastructure development plans for the following areas: SR89A corridor, Broadway Corridor, Bitter Creek Industrial area and Arts & Entertainment District.

Staff report presented by Senior Planner Escobar:

In 2013 the Clarkdale Town Council adopted the Sustainable Community and Economic Development Plan. One of the focus areas identified in the plan is business retention, expansion and attraction. The first short-term strategy within this focus area is to create area-specific plans and infrastructure development plans for the following areas:

- SR 89A Corridor
- Broadway Corridor
- Bitter Creek Industrial Area
- Arts & Entertainment District

Each of these areas is identified as having the potential to contribute to the economic prosperity of the town. In addition, each of these areas has adjacent residential property that could benefit and would be impacted by increased commercial development.

Staff offers the following points to consider when preparing plans for these focus areas:

- Infrastructure development includes water, wastewater, broadband, 3-phase electric and road systems.
- The historic central business area is included within the Arts & Entertainment District.
- There is some overlap between the Arts & Entertainment District and the Bitter Creek Industrial Area.

Plan Components:

As a beginning point of discussion, the following elements could be included in the plans for each area:

1. A list of preferred uses based on the uses permitted in the underlying zoning district
2. A circulation plan that:
 - a. Identifies access to each property
 - b. Provides easy access off of main roads
 - c. Minimizes traffic impact to adjacent residential neighborhoods
3. Areas for public parking
4. Existing view sheds
5. Optimum building placement
6. Potential for pedestrian connections
7. Identify multi-modal transportation opportunities
8. General Plan objectives for the area
9. Community and neighborhood expectations

In developing plans for these sub-areas, it will be important to get input from the adjacent communities. Staff would like the Commission to discuss methods for obtaining community/property owner involvement in the process of developing plans for these focus areas. There are many tools available, such as conducting neighborhood meetings and developing a project specific website for the public to submit comments and suggestions.

Staff has developed maps and a table with the pertinent information for each area. Due to the length of the SR 89A corridor, staff has broken this up into several sub-areas. In addition, the industrial area at the end of Third North and Rincon was added as a sub-area to the Bitter Creek Industrial Area.

One of the considerations staff would recommend would be to incorporate the Sustainability Guidelines into any plans developed for these areas.

Recommendation: Staff is asking for direction on how the Commission would like to proceed with this project.

Senior Planner Escobar presented a summary of the project:

8/20/2014

ECONOMIC DEVELOPMENT POLICY AREAS
PLANNING COMMISSION

2014 LOCAL GOVERNMENT ECONOMIC DEVELOPMENT PLAN

- Economic Development
- Infrastructure
- Quality of Life
- Environmental
- Transportation

2014 LOCAL GOVERNMENT ECONOMIC DEVELOPMENT PLAN

- Economic Development
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2014 LOCAL GOVERNMENT ECONOMIC DEVELOPMENT PLAN

- Economic Development
- Infrastructure
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- Transportation

Planning Commission Discussion

Commissioner Olguin stated the Commission needs to prioritize the areas. He would recommend doing one area first and using the process developed as a prototype. Doing all at once would be two complex a process. He also recommended we do periodic updates to Council on the project. Although not a fan of social media, he stated it could be effective for this process. He stressed the importance of applying the same process to each area so we are consistent in how property is treated. We should make sure everything is in writing.

Acting Chair de Blanc stated she thought the recent Verde River @ Clarkdale process, with the first stakeholder meeting that developed conceptual drawings and the second open house meeting garnering input would be a good model to follow. She believes this project will be a useful tool to educate property owners about land use issues and get people with different viewpoint to enter into a dialogue.

The Commission agreed the first focus area studied should be the SR 89A Corridor. Staff presented the idea of breaking the corridor into segments for ease of manageability.

a. CONSIDERATION AND POSSIBLE ACTION:

The Commission directed staff to develop a schedule and project outline for developing a focus area plan for the segment of SR 89 from the Clarkdale Parkway Roundabout to the Centerville Roundabout.

7. AGENDA ITEM: FUTURE AGENDA ITEMS:

- a. Rongo rezone request application has been modified and will return to the Commission in a public hearing on September 16, 2014.
- b. Staff is drafting a Historic Preservation Ordinance and this will be brought to the Commission in a worksession either in September or October.

8. AGENDA ITEM: ADJOURNMENT: Acting Chair deBlanc entertained a motion for adjournment. Commissioner Olguin motioned to adjourn the meeting. Commissioner Viarengo seconded the motion. The motion passed unanimously. The meeting adjourned at 5:03 p.m.

APPROVED BY:

SUBMITTED BY:

Ida deBlanc
Acting Chairperson

Beth Escobar
Senior Planner



Director's Report

Agenda Item: Department Update
Community Development Department

Staff Contact: Jodie Filardo

Meeting Date: September 16, 2014

1. **Sustainability in Our Backyard – October 18, 2014.** WestTech Recyclers will be collecting e-waste, and Sedona Recycling and Patriot Disposal will have information about the waste stream and reducing and recycling. APS will be demonstrating the effectiveness of solar power. Salt River Materials Group, a leading promoter of sustainable products and practices, will also be in attendance. Check out the Town's website for a list of items accepted as e-waste: www.clarkdale.az.gov.

Yavapai College, Spectrum Healthcare (formerly Verde Valley Guidance Clinic), the Verde Valley Senior Center, United Way Services, Friends of the Verde River and Community Legal Services will have information available on their programs supporting our local neighborhood.

In addition to these community focused participants, the Arizona School for Integrative Studies will be offering free massages and a Qigong master will be available for demonstrations to help you relax and find inner balance.

2. **Verde River @ Clarkdale.** Following the Council's discussion of the draft conceptual designs for the two river access points on the Verde River, Peak Engineering was requested to generate engineering estimates for the amenities planned for each of the TuziRAP and TAPCO RAP locations. The firm will take the hashed areas and engineer the most efficient parking design to accommodate the variety of vehicle types anticipated, including the number of recommended parking spaces for facilities being provided, a breakdown of vehicle type; such as RV's, trucks pulling trailers, motorcycles and cars, plus the number of ADA spaces. In addition, they will provide an erosion control approach for the cuts in the hillside going down to the boat launches for both sites. (This was a particular concern of Council.). They will also show a looping travel way especially for large vehicles/vehicles pulling trailers. As part of the discussion, Council supported separate commercial/private recreational areas for boat launches at both sites. Peak will also provide specifications for the items included in their cost estimates.



Director's Report

3. **Promotions in Clarkdale.** The Poker Stroll will be happening in Clarkdale on September 20th as a more-quiet alternative to the Thunder Valley Rally in Cottonwood. In addition, Clarktoberfest comes to Clarkdale on October 4th.

**Clarkdale
Poker Stroll**

♣ ♦ ♠ ♥ ♣ ♦ ♠ ♥

Date: September 20, 2014
Time: 11a.m. - 5p.m.
Main Street Clarkdale, Arizona

Participating Businesses:

Starts at:

1. Copper Art Museum
2. Clarkdale Historical Society Museum
3. Clarkdale Caboose Gift Shop
4. Four Eight Wineworks
5. Corner Gallery
6. 10/12 Lounge

Ends at:

7. Main Street Cafe & Pizzeria

Must be 21 to participate

**Saturday,
October 4th, 2014**

Noon to 9 p.m.
Come party on Main Street in
Clarkdale!
Beer and Wine Garden, Arts and
Crafts Vendors, Live Music,
Food from our fine Clarkdale eateries,
Fun for kids too!

**Clarkdale
Clarktoberfest**

Music - Food - Fun For All!
Lederhosen optional

Copper State
Collective

Izzies

Janice Paul
Combo

Thanks to our fine sponsors!

CLIFF CASTLE
CASINO-HOTEL

NEWGATE HOMES

FSM FREEPORT-McMORAN

The Clarkdale Downtown Business Alliance

4. **Broadband in the Verde Valley.** A meeting of 17 businesses, providers, economic developers and others interested in increasing broadband capacity in the Verde Valley was held on August 14, 2014 in the Men's Lounge. The purpose of the meeting was the planning of a Verde Valley-wide aggregate demand study to determine what sort of broadband support is desired here. Attached below please find the vision for the project, FYI.



Project Vision

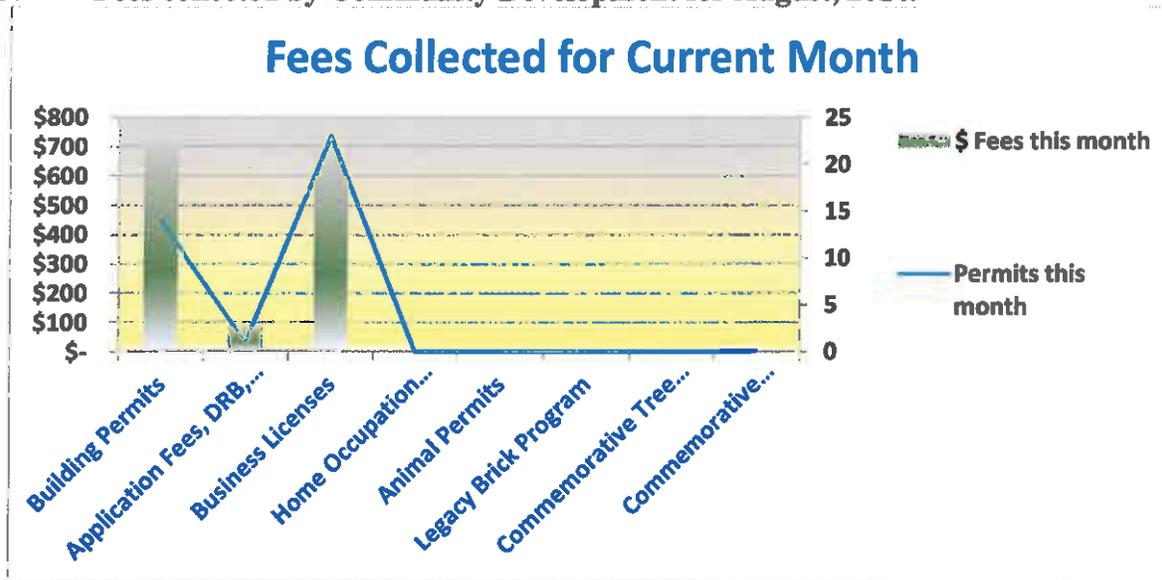
VISION: One Gigabit per second for all

We seek an integrated, Verde Valley-wide, phased network connecting and/or expanding providers' existing networks and adding new providers to meet demand. This network is key to the growth of sustainable economic development within the Verde Valley. Taking advantage of the open trench along State Route 260 and the designation of information as a utility, we anticipate the installation of conduit and fiber in the trench as an initial, key component to the build-out of the Verde Valley Network. We seek local community and provider collaborators willing to work together to accomplish this.



Director's Report

5. Fees collected by Community Development for August, 2014.



6. **Archaeological Surveys – request for quotes.** Based on the list of certified professionals authorized to perform archaeological surveys within Arizona (from the University of Arizona, Arizona State Museum, staff contacted the following three firms for a quote: Antigua Archaeology LLC out of Prescott and Cornerstone Environmental Consulting, LLC and EnviroSystems Management, Inc. out of Flagstaff. Thus far only the two Flagstaff firms have expressed interest in responding.
7. **Fundraiser.** A group of local artists is interested in doing a fundraiser at Clarkdale Classic Station. This will be a onetime event that they hope to be able to hold on September 20th during the poker stroll. Local artists will donate goods to be sold and all the proceeds will be donated. They plan to set up outdoor tables for display. This does not meet the criteria for a Special Events permit, however, they have agreed to work with staff to design the layout so to ensure public safety is maintained.



Staff Report

Agenda Item: PUBLIC HEARING: A ZONE CHANGE REQUEST FOR AN APPROXIMATELY 2.8-ACRE PORTION OF ASSESSOR'S PARCEL NUMBER 400-07-026F LOCATED AT 701 S BROADWAY STREET IN CLARKDALE. THE PROPERTY OWNER IS REQUESTING A ZONE CHANGE FROM R2 (SINGLE FAMILY AND LIMITED MULTIPLE FAMILY RESIDENTIAL) TO C (COMMERCIAL) WITH LIMITED USES. APPLICANT IS ALSO PROPOSING A LOT LINE ADJUSTMENT TO CONNECT ASSESSOR'S PARCEL NUMBER 400-07-026F TO ASSESSOR'S PARCEL NUMBER 400-07-005 (DIFFERENT OWNERSHIP); AN APPROXIMATELY 9.5-ACRE COMMERCIAL ZONED PROPERTY TO THE NORTH. THIS LOT LINE ADJUSTMENT WILL ADD APPROXIMATELY 0.41 ACRES TO THE AMOUNT OF PROPERTY BEING REQUESTED TO BE REZONED TO COMMERCIAL.

Staff Contact: Beth Escobar

Meeting Date: September 16, 2014

Presented to: Planning Commission

Background:

The Planning Commission conducted a public hearing on this item on July 15, 2014. At this meeting the Commission recommended approval of the zone change to Commercial with limited uses. Staff has brought this application back to the Planning Commission to continue discussion on two specific points:

Spot Zoning:

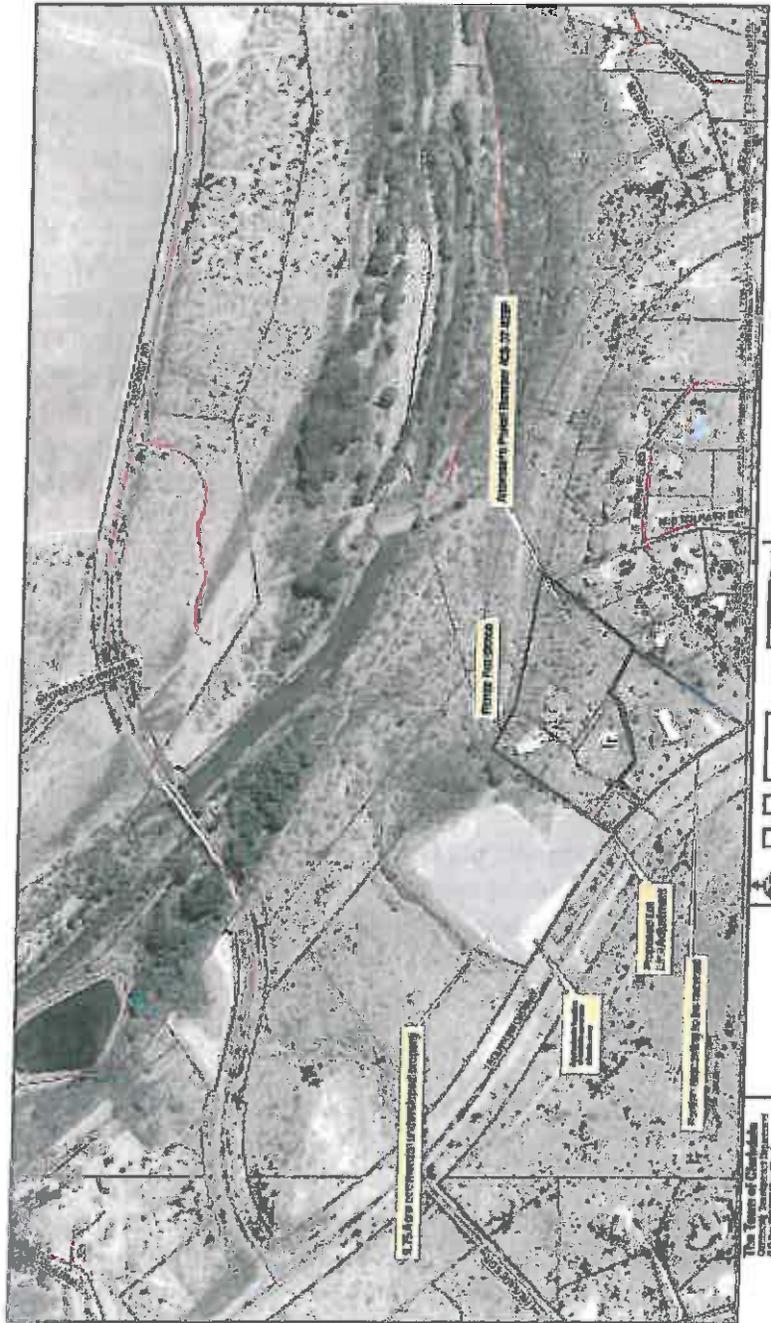
A member of the public brought up the question of spot zoning at the July 15th meeting. Spot zoning is defined as placing a small area of land in a different zone than that of surrounding properties.

Staff asked the Town attorney to determine whether the Rongo rezoning application constitutes spot zoning. The Town attorney advised the applicant join his property with the adjacent Commercial property to prevent the appearance of spot zoning. This can be accomplished through a lot line adjustment. Connecting the properties this way creates a continuous block of commercially zoned property.

Staff has added a stipulation requiring this lot line adjustment if the Council approves a rezone.



Staff Report



This report has been prepared for information only. It is not intended to be used as a basis for any other action. The City of Clarkdale and the Clarkdale Planning Commission are not responsible for the information contained on this map.

Fluoro Fluoro
Adjacent Properties

August 2014

The Town of Clarkdale
Created by Ordinance No. 100
Clarkdale, Arizona
1871-2014



Staff Report

Limited Commercial Uses:

Per the Commission's direction, staff has developed a list of limited commercial uses to mitigate the impact of rezoning to the adjacent property owners:

1. Multiple family dwelling structures. (This use is currently permitted in the existing R2 Zoning District.)
2. Professional and business offices, including clinics. (Permitted in the Neighborhood Commercial District.)
3. Financial institution. (Permitted in the Neighborhood Commercial District.)
4. Restaurants, taverns, bars and Sidewalk Cafes. (Permitted in the Neighborhood Commercial District.)
5. Retail sales. (Permitted in the Neighborhood Commercial District.)
6. Personal service uses, including barber shops and beauty parlors, artists' studios, funeral parlors and other personal service uses of a similar nature. (The Community Development Director has determined day spas would qualify under this category. These uses are permitted in the Neighborhood Commercial District.)
7. Hotels and motels (Permitted in the Neighborhood Commercial District.)
8. Commercial, trade or vocational schools.
9. Bed and Breakfast Country Inn (Allows for up to six guest units and may have a restaurant open to the public. This use is permitted in the Neighborhood Commercial District.)
10. Convalescent homes and retirement centers. (This use is permitted in the Neighborhood Commercial District with a conditional use permit.)

Permitted uses in the Commercial Zoning District **not** on this list include automobile parking lot; laundry and dry cleaning; repair shops; amusement place; auto, trailer, boat, or farm implement display, sales or rentals; public garage; publicly owned facilities; a medical marijuana dispensary and manufacturing of consumable products.

To further limit the impact of the change to commercial zoning, staff is suggesting a condition of approval that prohibits outdoor commercial activity past 10:00 p.m.

The applicant has reviewed the above list and endorses these limited uses.

As a reminder, the general plan designation for this area is Neighborhood Commercial. However, the Neighborhood Commercial District does not include public or private schools. Per the Town Attorney, the current use of the massage school would not be 'grandfathered' (considered exempt from the regulations of the new zoning) if this property were rezoned to Neighborhood Commercial because it is a conditional use.

In staff's opinion, the list of commercial uses above reflects those uses intended for the Neighborhood Commercial Zone, with the additional use of a public or private school. These



Staff Report

uses are appropriate for a property located on a major arterial road and do not constitute a deviation from the intention of the General Plan.

Recommendation:

Staff is recommending approval of the zone change request with limited commercial uses and the following conditions:

1. The lot line adjustment connecting Assessor's Parcel Number 400-07-026F to Assessor's Parcel Number 400-07-005 shall be completed within 15 days of approval of the rezone application by Town Council.
2. Applicant and/or future property owner shall notify the Town in writing prior to conversion to a commercial use. An inspection shall be required by the Town Building Official and the Clarkdale Fire District prior to any new use being initiated.
3. The applicant shall be required to complete a redesign of the access of the property off of Broadway Road to standards provided by the Public Works Department of the Town of Clarkdale within 60 days of notification of change of use and prior to close of escrow of any property transfer.
4. A Traffic Impact Report, to be funded by the applicant and/or future property owner shall be required for any change of use more intensive than the current use. The applicant and/or future property owner shall be responsible for completing any required street upgrades identified by the Traffic Impact Report.
5. The property shall connect to the Town's water and wastewater system, including the installation of main lines within the Town's right-of-way from the terminus point on Broadway, within one year of a change of use on the property.
6. Parking shall be adequate for any future use. Additional parking spaces may be required.
7. There shall be no outdoor activity related to a commercial use on the property after 10:00 p.m.
8. Any new use must comply with all Town Code and Zoning Code regulations.
9. The applicant shall enter into a development agreement with the Town that specifies permitted uses and all restrictions and stipulations.



Staff Report

Agenda Item: **WORKSESSION:** Discussion/possible action regarding specific development plans for the following areas: SR 89A Corridor, Broadway Corridor, Bitter Creek Industrial Area and the Arts & Entertainment District.

Staff Contact: Beth Escobar

Meeting Date: September 16, 2014

Presented to: Planning Commission

Background:

The Commission began formulating the process for the focus area plan development at the August 19th meeting.

After reviewing the specifics of each of the focus areas, the Commission directed staff to develop a schedule and project outline for developing a focus area plan for the segment of SR 89 from the Clarkdale Parkway Roundabout to the Centerville Roundabout.

The purpose of this process is to create a visual representation of development in this area that enforces the goals and strategies of the Clarkdale General Plan and the Sustainable Community and Economic Development Plan.

The focus area plans will serve as a guide for future development.

Proposed Schedule:

As discussed at the previous meeting, the first step in the process is to schedule a stakeholders' meeting to include the nine property owners in the focus area and other major entities impacted by development along this stretch of the highway, such as ADOT, Clarkdale Fire District, Salt River Materials Group and the Yavapai-Apache Nation.

At the stakeholders' meeting, staff is proposing to outline the allowed uses for each zoning district and the development requirements for the 89A overlay district.

In addition, staff will present a display showing the viewsheds from specific points along this portion of the corridor. The definition and preservation of viewsheds is a requirement of the 89A Overlay District.

The stakeholders will be given maps of the area and asked to develop a conceptual plan. Samples will be provided. The maps will include existing infrastructure, setback lines per the existing zoning and available access points.



Staff Report

A guideline of conceptual plan components will be presented:

- Building location
- Building orientation
- Building height
- General use categories:
 - Retail
 - Restaurant
 - Business offices
 - Public Buildings
 - Other
- Driveway access
- Parking locations
- Landscaping
- Open Space
- Interconnectivity between properties including vehicle and pedestrian connections
- Future mass transit stops

Depending on the number of people in attendance, the group may be divided into smaller groups to work on separate areas.

Staff anticipates this meeting will take 3-4 hours.

After the stakeholders' meeting, the results will be synthesized and staff will transfer the information to a GIS map for presentation at a public meeting.

The public meeting will be advertised via local media and on the Town's Facebook page. Also, residential property owners directly impacted by the focus area will be notified by mail. At the public meeting, a brief presentation will be given regarding the process, and then attendees will be asked to provide their comments by marking-up the conceptual plans. This meeting is anticipated to last 2-3 hours.

After the public meeting, staff will prepare a report summarizing community expectations, key issues and recommendations based on all of the input received. This report will be presented to the Planning Commission in a public hearing. Further revisions and meetings may be necessary, depending on input received.

Once a draft plan is acceptable to the Planning Commission, staff would like to take this forward to Town Council for consideration and to provide them an update on the process.



Staff Report

With Council's input, staff would recommend that the project return to Council when the plan for the entire SR 89A corridor is complete.

Tentative Meeting Schedule:

Staff is proposing the following schedule for the first focus area:

Stakeholder Meeting:	Thursday, November 6, 2014 5:00 p.m. to 8:00 p.m.
Public Meeting:	Thursday, December 11, 2014 5:00 p.m. to 8:00 p.m.
Planning Commission Public Hearing:	Tuesday, January 20, 2015 4:00 p.m.
Town Council Meeting	Tuesday, March 24, 2015 3:00 p.m.

Staff would like to know whether the entire Commission would like to attend the stakeholders' and public meeting. If so, these will need to be agendaized as special meetings. An alternative is for one or two Commission members to form a working group for this process. The working group would attend the meetings and report back to the entire Commission. Staff can work with either alternative.

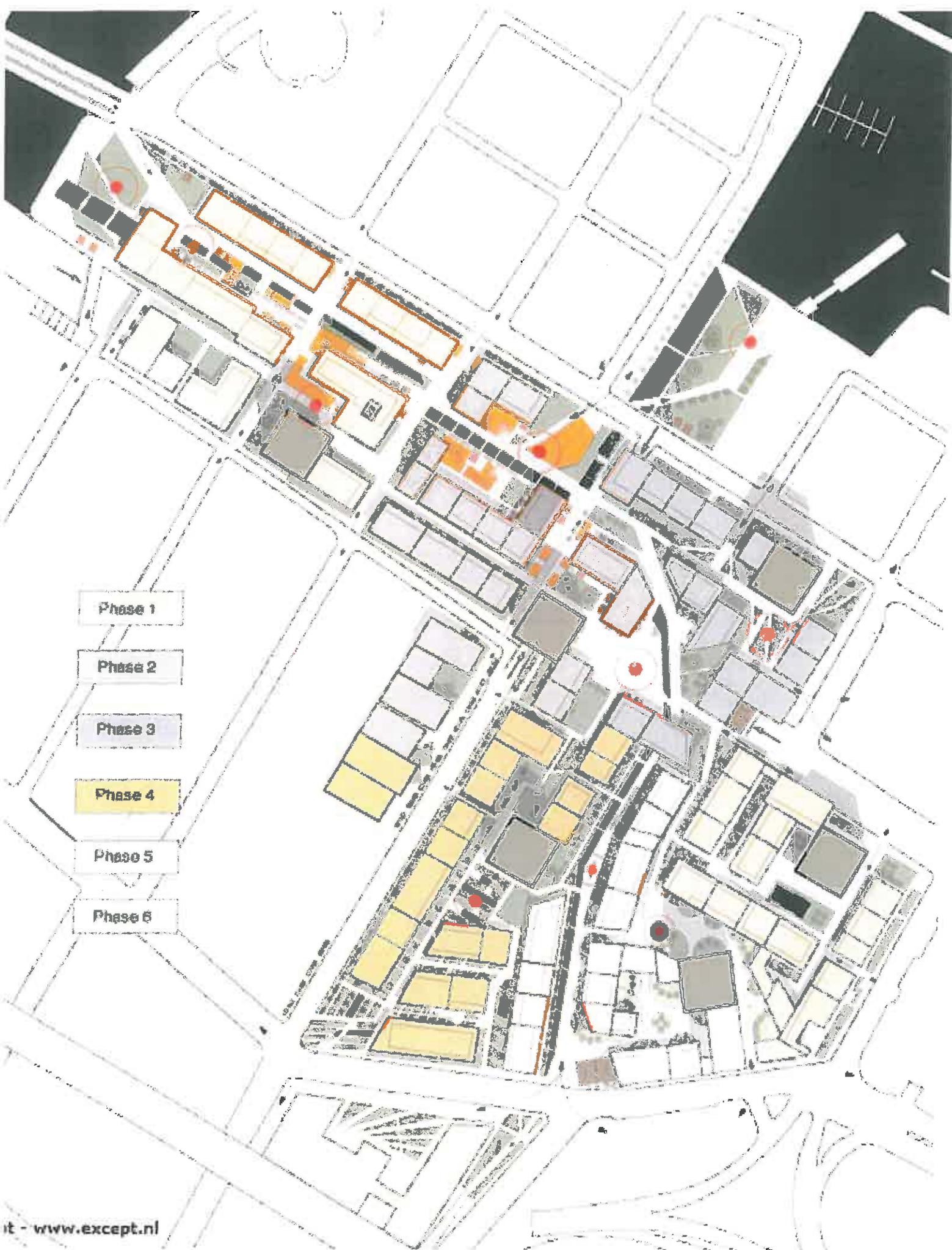
Recommendation: Staff is asking for comments on the proposed process and schedule.

Attachments:

1. Sample conceptual plans
2. Process chart



**Conceptual
Site Plan** 



Phase 1

Phase 2

Phase 3

Phase 4

Phase 5

Phase 6

3500 SOUTH

LANCER WAY



Residential/Retail

Residential

Hotel

Civic

Retail

Office

Office/Ret

SR 89A – Clarkdale Parkway to Centerville Road Focus Area Plan Development

November 6, 2014

Stakeholders Meeting

5 – 8 p.m.

Property owners and others impacted by development.

Create a conceptual plan.

December 11, 2014

Public Meeting

5 – 8 p.m.

Invite adjacent property owners and general public.

Review conceptual plans.

January 20, 2015

**Planning Commission
Public Hearing**

Summarize community expectations, key issues and recommendations.

Review draft plan and schedule additional meetings if necessary.

March 24, 2015

Council review and adoption