

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

In accordance with Resolution #215 of the Town of Clarkdale, and Section 38-431.02, Arizona Revised Statutes,

**NOTICE IS HEREBY GIVEN that the Design Review Board of the Town of Clarkdale will hold a REGULAR Meeting on Wednesday, January 7, 2015, at 6:30 p.m., in the Men's Lounge of the Clark Memorial Clubhouse, 19 N. Ninth Street, Clarkdale, Arizona.**

*All members of the public are invited to attend.*

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 29th day of December 2014 at 9:00 a.m.

Dated this 29<sup>th</sup> day of December, 2014 by:

*Vicki McReynolds*  
Vicki McReynolds  
Administrative Assistant II

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

**1. CALL TO ORDER:**

**2. ROLL CALL:**

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

**4. MINUTES:** Consideration of the **Regular Meeting Minutes of November 5, 2014.**

**5. REPORTS:**

**Chairperson and Members Report:**

**Staff Report:**

**6. NEW BUSINESS:**

**DISCUSSION & POSSIBLE ACTION: DRB-090997 – A sign, covered entryway and covered loading dock storage walls at 250 Rincon Drive – Parcel #400-06-021A.**

**Staff Report:**

**Applicant Presentation:**

**Questions to Staff/Applicant:**

**Discussion:**

**Action:**

**7. FUTURE AGENDA ITEMS:**

**8. ADJOURNMENT:**

Reasonable accommodations may be requested by contacting Town Hall at (928) 634-9591 (TTY: 1-800-367-8939) at least 72 hours in advance of the meeting.

**MINUTES OF A REGULAR MEETING OF THE DESIGN REVIEW BOARD OF THE TOWN OF CLARKDALE HELD ON WEDNESDAY, NOVEMBER 5, 2014, AT 6:30 P.M. IN THE MEN’S LOUNGE OF THE CLARK MEMORIAL CLUBHOUSE, 19 N. NINTH STREET, CLARKDALE, AZ.**

A **Regular Meeting** of the Design Review Board of the Town of Clarkdale was held on Wednesday, November 5, 2014, at 6:30 p.m. in the Men’s Lounge of the Clark Memorial Clubhouse, 19 N. Ninth Street, Clarkdale, AZ.

**BOARD MEMBERS:**

|                  |                        |         |
|------------------|------------------------|---------|
| Chairperson      | Robyn Prud’homme-Bauer | Present |
| Vice Chairperson | Marsha Foutz           | Present |
| Board Members    | Kerrie Snyder          | Present |
|                  | Laura Jones            | Present |
|                  | Mike Garvey            | Present |

**STAFF:** Community Development

|                                |               |
|--------------------------------|---------------|
| GIS/Planner II                 | Guss Espolt   |
| Senior Planner                 | Beth Escobar  |
| Director/Community Development | Jodie Filardo |

**Others in Attendance:** Mike Olsen, Steve Sischka, Jim Jackson, May Brunnenmeyer, Deborah Wilkins, Jim Koch, Marjorie Rogge and others.

- 1. AGENDA ITEM: CALL TO ORDER:** The Chairperson called the meeting to order at 6:30 p.m.
- 2. AGENDA ITEM: ROLL CALL:** The GIS/Planner II called roll.
- 3. AGENDA ITEM: WELCOME NEW BOARD MEMBER:** **Laura Jones.** The Design Review Board welcomed their newest member.
- 4. AGENDA ITEM: PUBLIC COMMENT:** The public is invited to provide comments at this time on items that are not on this agenda. Action taken as a result of public comment will be limited to directing staff to study the matter, or scheduling the matter for further consideration and decision on a later agenda, as required by the Arizona Open Meeting Law. Each speaker is asked to limit comments to **FIVE minutes.** **There was no public comment.**
- 5. AGENDA ITEM: MINUTES:** Consideration of the **Regular Meeting Minutes of September 3, 2014.** **Board Member Garvey motioned to approve the Regular Meeting Minutes of September 3, 2014.** **Board Member Foutz seconded the motion.** **The motion passed unanimously.**
- 6. AGENDA ITEM: REPORTS:**

**Chairperson and Member Report:** Board member Foutz reported she participated in the Sustainability in Our Backyard event. Although this event wasn’t well attended, it did provide a

network opportunity for participants. She hopes this event is scheduled again next year and staff develops ways to boost attendance. The Clarktoberfest was a great success. Made in Clarkdale is coming up in December. The Parks and Recreation Department is accepting name suggestions for the new trail at the Wastewater Treatment Plant.

**Staff Report:** None.

**7. AGENDA ITEM: ELECTIONS: Chairperson and Vice Chairperson.** Board Member Snyder made a motion to elect Board Member Prud'homme-Bauer as Chairperson. Board Member Garvey seconded the motion. Board Member Prud'homme-Bauer accepted the nomination and was elected unanimously. Board Member Snyder motioned to elect Board Member Foutz as Vice Chairperson. Board Member Garvey seconded the motion. Board Member Foutz accepted the nomination and was elected unanimously.

**NEW BUSINESS**

**AGENDA ITEM: WORKSESSION: Review of public meeting rules and meeting protocol.** Per the request of Board Member Snyder, this item was moved to after the public hearing.

**AGENDA ITEM: PUBLIC HEARING:** Design and Site Plan Review of a proposed approximately 9,100 square-foot retail building and associated site improvements at 1191 SR 89A. This approximately 0.9-acre property is zoned (C) Commercial and is further identified as Assessor's Parcel Number 406-26-001Y. Applicant is Southwest General Development. Case Number DRB-090951.

**Staff Report:**

**Project Summary**

**Location:**

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

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

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

**Project:**

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

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

**Staff Recommendation**

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

**Project Analysis**

**Site Description**

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

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

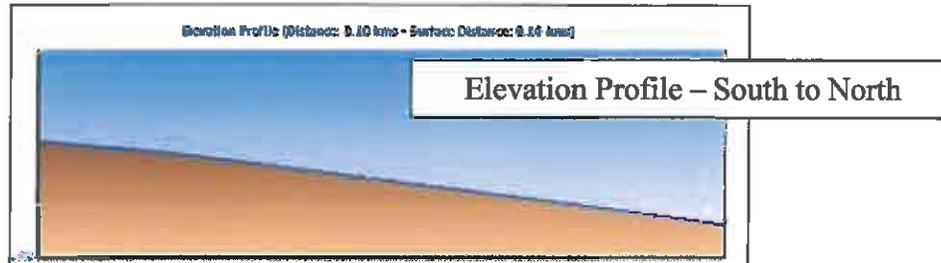
The property is currently vacant.



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

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

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



**Site Plan Review**

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

**Utilization of Site:**

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

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

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

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

There are no identified environmentally sensitive areas on the site.

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

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

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

**Drainage:**

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

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

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

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

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

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

**Building Placement**

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

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

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

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

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

**Building Entrance**

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

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

**Building Orientation**

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

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

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

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

**View Protection**

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

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

**Utilization of site Staff Finding:** In staff's opinion, the site design for this project makes the best use of a challenging lot. The extended building setbacks soften the impact to the neighbors along Lisa Street. The heavy landscaping on the eastern elevation will break up the buildings appearance from SR 89A. The placement of the entrance to the store in alignment with Lisa Street will be convenient for bus passengers.

**Traffic Access and Parking**

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

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

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

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

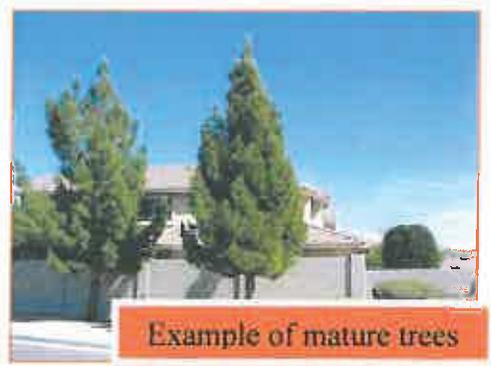
**Pedestrian Access**

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

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

**Buffering**

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



Example of mature trees

**Other Considerations**

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

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

The applicant will contract directly with a waste management company.

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

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

**Compliance with SR 89A Requirements**

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

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

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

**Design Review**

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

**1. Architectural Merit:**

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

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

In addition, staff notes the following:

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

**2. Proportion:**

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

**3. Openings:**

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

**4. Pattern:**

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

**5. Spacing:**

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

**6. Entrances, Porches and Projections:**

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

**7. Material, Texture and Color:**

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

**8. Roofs:**

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

**9. Architectural Details:**

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

**10. Accessory Features:**

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

**11. Landscaping:**

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

**12. Lighting:**

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

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

**Sign Package**

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

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

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

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

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

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

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

**Staff Recommendations**

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

1. A lot line adjustment application to relocate the western boundary line shall be submitted to the Community Development Department and recorded at Yavapai County prior to issuance of a building permit.

2. Applicant will record a public ingress/egress access easement across the southern edge of the property up to the boundary with Olsen's Grain.
3. A Phase II drainage report, including a first flush plan, shall be submitted to the Community Development Department for review by the assigned Town Engineer prior to issuance of a building permit.
4. The existing Copper Mountain Apartments sign shall be moved prior to issuance of a building permit.
5. Applicant shall obtain an ADOT billboard sign permit if determined by ADOT to be required for the monument sign.
6. Applicant shall construct any improvements determined necessary by the Town Engineer after review of the submitted Traffic Statement.
7. The existing landscaping along the eastern boundary of the parking area for Olsen's Grain shall be left in place.
8. Applicant shall obtain all required permitting from ADOT for construction of the drainage infrastructure.
9. Applicant shall place a stop sign at the driveway exit onto Lisa Street.
10. Applicant shall post a performance guarantee to cover all site improvements per Section 11-14.C of the Zoning Code.
11. EPA Water Sense concepts shall be incorporated into the irrigation system. A plan for decommissioning of irrigation system after the drought tolerant landscaping has been established shall be submitted.
12. All exterior lighting shall be fully shielded and meet all requirements of Chapter Eight of the Town of Clarkdale Zoning Code.
13. Project shall comply with all specifications of the Town Engineer.
14. The building shall be constructed and all signage shall be installed as reviewed and approved by the Design Review Board.
15. Any changes to the approved site plan and design review shall be reviewed and approved by the Director of Community Development who may determine the application needs to return to the Design Review Board for review and approval.
16. Applicant shall make any additional payment of deposit towards outside consultant fees per Section 3-5.3 of the Town Code.

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***Design Review Board  
November 5, 2014***

**Possible Actions**

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

**Possible Motions**

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

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

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

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

Staff gave a brief PowerPoint presentation:

**Dollar General Store**

November 5, 2014

**Location**

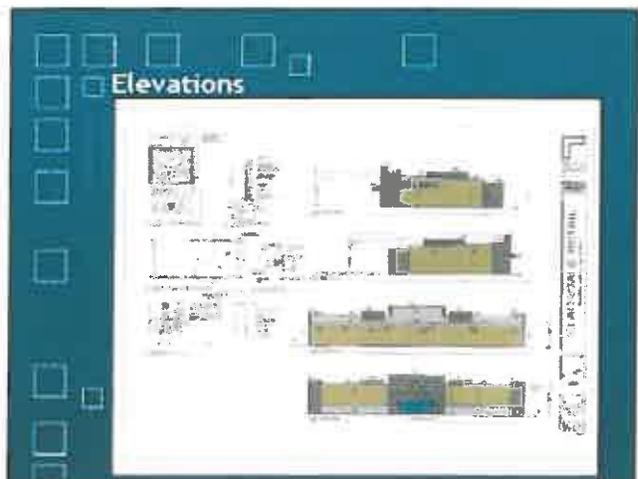
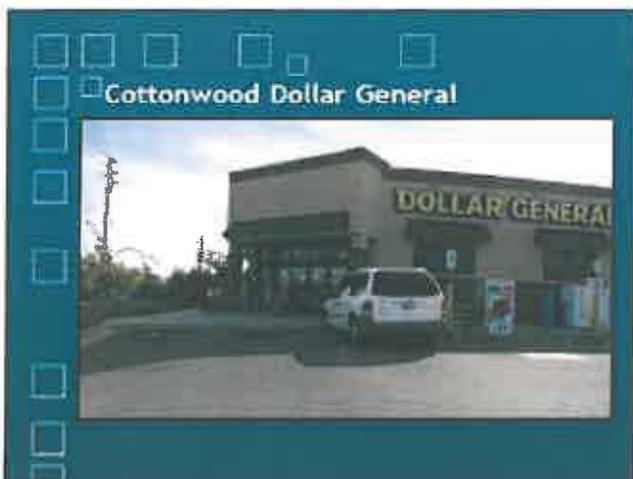
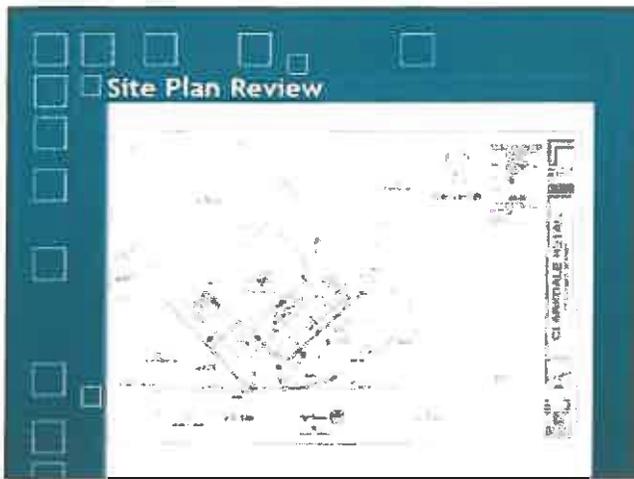


**Proposal**

- 9,100 square foot, one-story retail store
- Access from Lisa to front of store
- Driveway access from Lisa Street to Olsen's Grain
- 30 parking spaces - shared parking with Olsen's Grain
- Located within the 89A Corridor Commercial Overlay District

**Site Plan Review**

- Extensive setbacks
- No parking along SR 89A frontage
- Pedestrian connection from existing bus stop
- Solid wall/landscape buffer for single-family residential lot to west
- 53 percent lot coverage in exchange for clearing out invasive weeds, connection to Olsen's Grain, two additional ADA spaces and additional landscaping





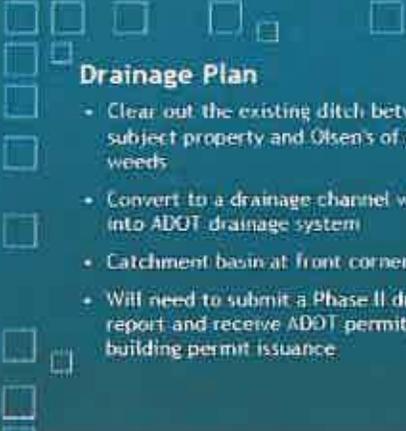
### **Design Review**

- No established architectural context within highway corridor
- Attributes of this project
  - Varied roofline, screening of mechanical equipment
  - Rich colors
  - Landscaping will screen building from the highway
  - Interesting textures



### **Sign Package**

- Trademarked sign including background color
- Two wall signs
- One monument sign
- Existing Copper Mountain Apartment sign will be relocated
- ADOT permit will be required



### **Drainage Plan**

- Clear out the existing ditch between the subject property and Olsen's of invasive weeds
- Convert to a drainage channel with piping into ADOT drainage system
- Catchment basin at front corner
- Will need to submit a Phase II drainage report and receive ADOT permit prior to building permit issuance



### **Traffic**

- Traffic report from applicant's traffic engineer estimates 584 daily trips, with the highest volumes in morning and late afternoon
- Traffic counts from 10/10 - 10/16/14 reflect an average of 1200 daily trips at the Lisa Roundabout (average for a two-way residential subdivision road is 2,000 - 3,000 daily trips)
- Average speed on Lisa was tracked as 23.5 mph - highest speed recorded was 29.1
- Traffic counts on Deborah reflect 131 daily trips and an average speed of 21 mph



### Traffic

- Predicted traffic volume increase does not warrant a deceleration lane on Lisa per ADOT engineering standards
- The proposed driveway is 280 feet from the roundabout which allows for stacking and braking
- Access from SR 89A is not preferred by ADOT, would require extensive engineering due to topography and existing drainage, and would be very expensive
- Possibility of additional stop sign on Lisa in the future and possible reduction of speed
- CATS makes 16 trips per day
- Illegal access will be closed

### Recommended Conditions of Approval

1. All new development applications to increase the building footprint area shall be submitted to the Community Development Department and included in the City of Douglas City and all sections of a building permit.
2. Applicant shall install a public address system along the western edge of the property as to the boundary with the street.
3. A storm drainage system, including a flow line plan, shall be submitted to the Community Development Department for review by the Douglas City Engineer, or his or her designee, prior to issuance of a building permit.
4. The existing copper driveway, approximately 100 feet in length, shall be removed prior to issuance of a building permit.
5. Applicant shall install an ADOT 700 Series equipment, if necessary, by ADOT, to be reviewed for the assessment sign.
6. Applicant shall install any stormwater management necessary to the Town Engineer when within the residential traffic corridor.
7. The existing landscaping along the eastern boundary of the parking area for three (3) rows shall be left in place.
8. Applicant shall install all material permitting from ADOT for construction of the driveway infrastructure.
9. Applicant shall place a stop sign at the driveway exit onto the street.
10. Applicant shall post a performance guarantee in favor of the improvements per Section 14.14.02 of the City Code.
11. All final lot area parcels shall be transferred into the subdivision system, subject to determination of mapping system after the project is complete, including but not limited to the following:
12. all exterior lighting shall be kept private and meet all requirements of Chapter Eight of the Town of Douglas zoning Code.
13. Applicant shall comply with all specifications of the Town Engineer.
14. The building shall be constructed and all signage shall be reviewed by engineer and approved by the Douglas Mayor.
15. Any changes to the approved site plan and design plans shall be reviewed and approved by the Director of Community Development who has determined that additional items to return to the Design Review Board for review and approval.
16. Applicant shall enter any additional portions of record, based on zoning conditions per per Section 14.17 of the Town Code.

Staff read the following citizen comments received via email into the record:

Dear Review Board:

November 1, 2014

At noon on October 30<sup>th</sup>, 2014, at Olsen's Grain Store, approximately 20 neighbors that live in or near the Foothill's Terrace Development gathered for a neighborhood meeting with Beau Woodring representing Southwest General Development regarding Assessor's Parcel Number 406-26-001Y for a 9,100 sq. ft. retail building at 1191 SR 89A (the corner of Lisa St.). Their case number is DRB-090951. I believe the owner/manager of Olsen's Grain Store was also present. We were told Southwest General Development wants to build a Dollar General Store at that location with their entrance/exit on Lisa St., near or at Deborah Dr. The entering/exiting traffic would be doubled if Olsen's Grain Store gets an easement road connected to that property, as was purposed. So let the entrance/exit be on SR 89A.

It was the general consensus, of the neighbors, that this entrance/exit, for any business, will pose numerous traffic/safety problems. Many people exiting that facility area would simply go across to Deborah Dr., drive thru the neighborhood, & enter SR89A at Scenic Dr. This would ruin our quiet little neighborhood of narrow streets that some park on, & where children play in the street, plus cause another dangerous situation. This would also lower our home prices &/or possibility to ever be able to sale our homes. After all, who wants to live in a community with immense traffic in the front & back of homes? We don't & is why we bought on a secluded street. Some neighbors close to Lisa St. even said, to avoid the traffic generated by an entrance/exit on Lisa St., they'd drive thru the neighborhood to Scenic Dr. This would be even more traffic for those who live farther down Deborah Dr. or Linda Ave. There is a bus stop, at that corner on Lisa St., which could be a vision block both ways when the bus is picking up people &/or letting them off, & may result in accidents due to added traffic an entrance/exit would generate . Many people's lives would also be at stake, as many rely on that bus stop. Many cars turn off SR89A onto Lisa St. & could pose safety problems with cars exiting that facility. There is a large apartment complex off Lisa St., many of which drive cars &/or ride the bus from that bus stop.

There's also the question of water run off going down Deborah Dr. All this could be avoided IF Dollar General would just change the location of their entrance/exit to be on SR89A instead of on Lisa St. The owner/manager of Olsen's said his customers are already used to going around the round-a-bout to Centerville. Perhaps Dollar General can expand & use the same entrance/exit that Olsen's Grain Store already has. It was also suggested they buy & remodel (or tear down & rebuild) the vacant building on the other side of Olsen's. It already shares Olsen's entrance/exit. Plus, we're all wondering why this area needs another Dollar General Store? Clarkdale/Cottonwood is inundated with such stores. A Dollar Store recently went out of business less than a mile down SR89A (2 round-a-bouts away). They could possibly purchase that empty building too. We all went to that store & hated to see it close. We've all vowed that we will never shop at this new Dollar General Store (nor any of them personally) IF they're allowed to build in that location & ruin our lifestyles. Many of these neighbors are elderly people & can't afford to move anywhere else. Their homes in Foothill's Terrace is all they have, many for 20 plus years.



**Applicant Presentation:**

Mr. Beau Woodring of Southwest General Development spoke as a representative of the project. He stated the store will generate 8-10 jobs for local residents and generate \$50,000 in sales tax annually for the Town. Mr. Woodring explained it has taken 14 months working with staff to get to this point. A neighborhood meeting was held on October 30<sup>th</sup> at Olsen's Grain. Twenty two people attended. The overriding concern was traffic impact. Mr. Woodring pointed out at the peak hour the estimated number of cars entering the driveway was only 35.

**Questions to Staff/Applicant/Discussion:**

Board member Foutz asked about the amount of signage. Senior Planner reviewed the dimensions presented in the sign package. Mr. Woodring pointed out the landscaping along the SR 89A side and the Lisa Street side would partially screen the wall signage.

Board member Jones asked if there was a way to tie the project into the central business area of Clarkdale, such as using Clarkdale brick. Board member Snyder and Chair Prud'homme Bauer stated they thought this area should have its own look and feel and not try to mimic the past.

Mr. Woodring shared color samples with the Board.

Chair Prud'homme Bauer asked why the applicant had chosen this location. Mr. Woodring explained that this was a corporate decision. He explained this location captures traffic heading into Cottonwood from neighborhoods like Pine Shadows because of the round-about design.

**Open Public Hearing:** The Chairperson opened the Public Hearing.

**Steve Shischka** – Prescott. Mr. Shischka stated he is co-owner of Olsen's Grain. They feel the proposed project is a good fit for the area. The proposed driveway connection from their store to Lisa Street provides a secondary emergency exit and will be more convenient for customers. They appreciate being part of the Clarkdale community.

**Michael Olsen** – Prescott. Co-owner of Olsen's Grain. They feel making the secondary access to their property available will help strengthen their ability to compete with new stores in Cottonwood.

**Jim Jackson** – Clarkdale. Concerned about excess traffic and noise that might be caused by the project. Also, there are drainage issues in the area. Need to not have our lives negatively impacted by this development.

**Mary Brunnenmeyer** – Clarkdale. Asked about a wall in front of the project. Staff explained a 6-foot high masonry wall is proposed to go along the western boundary of the project adjacent to Lot #1 of Foothill Terrace. She asked about the amount of excavation for the project. Staff stated there would be minimal excavation for this project and the building would set on the highest point towards the middle of the property. Stated it is not inconvenient to drive around the round-abouts. Expressed concern about conflicts with the existing bus stop. Asked about a septic permit. Staff explained this project would connect into the sewer main on Lisa Street.

***Design Review Board  
November 5, 2014***

Deborah Wilkins – Clarkdale. Stated she is very concerned about the traffic impact. Drivers don't yield at the roundabout. Asked about the comment in the staff report regarding design and access off of SR 89A and that the applicant stated this was too expensive. Asked why we should care if the applicant has to pay for this entrance. Staff explained that regardless of the additional cost, and access off of SR 89A had safety issues and after examining the traffic counts it was determined the entrance off of Lisa Street was safer because it provided more than enough room for cars to slow and turn because of the reduce speed required through the roundabout.

**Jim Koch** – Clarkdale. Has waited many years for a project like this to come to Cottonwood. Thinks it will be a good addition to the neighborhood.

**Sheila Edelen** – Clarkdale. Feels the yellow in the sign is obtrusive. Staff explained this is a trademarked sign and the Town of Clarkdale does not regulate colors.

**Marjorie Rogge** – Clarkdale. Has concerns about the proposed landscaping along the buffer wall. Staff explained there is a single family lot between the project and Ms. Rogge's property. Stated she is also concerned about the traffic impact.

**Close Public Hearing:** The Chairperson closed the Public Hearing.

**CONSIDERATION AND POSSIBLE ACTION:** Design and Site Plan Review of a proposed approximately 9,100 square-foot retail building and associated site improvements at 1191 SR 89A. This approximately 0.9-acre property is zoned (C) Commercial and is further identified as Assessor's Parcel Number 406-26-001Y. Applicant is Southwest General Development. Case Number DRB-090951.

Board Member Snyder asked if the traffic issue was within the regulatory authority of the Design Review Board. Staff explained that traffic safety is a criteria of the site plan review. With the information from the applicant's traffic engineer, the traffic counts conducted by the Town and the initial review comments, the entrance as designed meets the requirements of Section 11-13.2 of the Zoning Code.

Chair Prud'homme Bauer stated this project meets the goals of the overlay district by not presenting a strip mall appearance and providing screening and buffering from the street frontage.

Board Member Garvey inquired about the Town's ability to control the action of the CATS bus. He is concerned that all along the SR89A corridor these buses make U-turns that are hazardous.

**ACTION:** Board Member Snyder motioned to approve the site plan, design review and sign package application for Case #090951 with the stipulations proposed by staff with the following changes/additions:

Stipulation # 17: Staff and the applicant will work with the adjacent property owners to determine appropriate landscaping along the western boundary of the project.

In addition, staff is directed to work with the Cottonwood Area Transit Authority to address safety issues.

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

Chair Prud'homme-Bauer thank all the members of the public for their participation in the meeting. She stated the goal of the Town is to help businesses succeed and to promote good projects. This proposal will be the first to get something going on the highway corridor.

**8.a AGENDA ITEM: WORKSESSION: Review of public meeting rules and meeting protocol.** Per the request of Board Member Snyder, this item was moved to after the public hearing.

Staff reminded the board that whenever three members of the board are together this constitutes a quorum and they should refrain from discussing any items that may potentially come before the board for discussion. Staff asked if they know the will be in attendance at a community event, to let the staff know so they may post a notice of possible quorum. Staff reminder the board not to use the 'reply all function' if they are responding to an email sent to the board.

**9. AGENDA ITEM: FUTURE AGENDA ITEMS:**

- Board member Garvey requested more information about the 89A Highway Corridor Overlay District and any other information pertinent to this area. Staff agreed to schedule a worksession at the next regular meeting for discussion of this corridor.
- GIS Planner II Guss Espolt reported to the Board he has met with an applicant who will be submitting a subdivision sales package application for the Crossroads at Mingus in the near future.

**10. AGENDA ITEM: ADJOURNMENT:** Board Member Snyder motioned to adjourn the meeting. Board Member Garvey seconded the motion. The motion passed unanimously. The meeting adjourned at 8:40 p.m.

**APPROVED BY:**

**SUBMITTED BY:**

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**Chairperson  
Robyn Prud'homme-Bauer**

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**Beth Escobar  
Senior Planner**



# STAFF REPORT

## DESIGN REVIEW BOARD

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- Agenda Item:** Discussion/possible action DRB-090997 – A sign, covered entryway and covered loading dock storage walls – 250 Rincon Dr.
- Staff Contact:** Guss R. Espolt, Community Development GIS / Planner II
- Submitted By:** Craig Backus / Contractor
- Meeting Date:** January 7, 2015

### **Background:**

Mr. Craig Backus has submitted an application to Design Review for a sign, covered entryway and covered loading dock storage walls for the building located at 250 Rincon Dr., parcel # 400-06-021A.

1. The proposed sign will be 2'6" H x 8' W x 1/4" thick aluminum with a 3" black vinyl border. Sign lettering "Misany Engineering" will be black vinyl. Ivory sign will be mounted with 1 1/4" lace screws. (See attached photos.)
2. The proposed covered entryway will be 6' W x 8' H with two 1'4" square tubing arch supports made of ivory R paneling to match the existing metal siding. (See supplied sample.)
3. The proposed loading dock walls are (1) Northeast wall at 21' 4 1/6" in length and (1) South wall at 20' in length with the cover to be made of ivory R paneling. (See supplied sample.)

### **Staff Analysis**

#### **Pertinent Design Guidelines as reviewed by DRB on 02/06/2013**

1. *No more than three different fonts should be used in the text for the sign.* The proposed sign has (1) font and does not exceed the suggested font counts.

2. ***Sign should have no more than 50 percent opacity. Dark background colors are preferred.*** The proposed sign complies with the new criteria, featuring black lettering with an ivory background.
3. ***Signs should be non-reflective.*** The proposed sign has no reflectivity.
4. ***Signs should be readable from the closest major road.*** The readability of the sign complies with the new criteria.



**WALL SIGN**

***Zoning Code Chapter 7, Section 7-8 P. Permitted Signs. Wall Signs:*** Applicant's wall sign complies with this code.

1. ***Maximum number equals one per approved wall area. An approved wall area, per Definitions, Chapter Two of the Town of Clarkdale Zoning Code is a wall facing a public street or containing the primary public access.*** The proposed wall sign will be visible from Rincon Dr. and complies with the sign count.
2. ***Maximum height equals top of wall to which affixed.*** Proposed wall sign complies.
3. ***Maximum projection from wall surface equals 18 inches, with a minimum clearance of 9 vertical feet if located over a public right-of-way.*** Application complies.
4. ***See Section 7-9 of this Code for maximum sign square footage.*** The property's linear street frontage is 279' so the total square feet of allowable sign area is 418.5. The proposed sign = 20 square feet; this leaves a total of 398.5 square feet of signage available. The proposed signage is within the maximum allowed.

Calculation of remaining allowed signage space:

279 total considered linear feet x 1.5 square feet allowed per linear foot =  
418.5 total square feet of signage permitted

418.5 permitted signage in square feet – 20 square feet of requested signage  
per this application = 398.5 square feet remaining for additional signage

***Zoning Code Chapter 11, Section 11-4 Review Criteria for Design Review Approval.***

*'The Design Review Board shall review applications for design approval of new construction, alterations, additions, or renovations to existing buildings or structures...'*

***Zoning Code Chapter 11, Section 11-4, 1 & 7 Review Criteria for Design Review Approval.***

1. **ARCHITECTURAL MERIT:** *The architecture and design shall be visually compatible with the buildings, structures and places to which it is related.* This application complies.
2. **MATERIAL, TEXTURE AND COLOR:** *The materials, textures and colors of the façade of a building shall be visually compatible with the predominant materials, textures and colors used in the buildings and structures to which they are related.*  
This application complies.

**Possible Actions**

The Design Review Board may approve the signage and alterations submitted, conditionally approve the signage and alterations with stipulations, or deny the application as filed.

**Staff Recommendations**

Having met all code requirements, staff recommends the signage and alterations as presented be approved with the following stipulations:

1. All signage shall be installed as reviewed and approved by the Design Review Board.
2. Any additional signage shall be reviewed and approved by the Design Review Board.
3. All exterior lighting shall be fully shielded and meet all requirements of Chapter Eight of the Town of Clarkdale Zoning Code.
4. Construction of loading dock walls, cover and front covered entryway shall be inspected by the Town of Clarkdale Building Official.
5. Building's existing blue R paneling shall be power-washed and weeds on lot shall be removed.
6. Applicant will not receive permit to proceed with construction until the ownership transfers to the property owners noted in the Application.

**Attachments**

1. Aerial view of the site
2. Plot plan
3. Photo of the front of the building for sign location

4. Digital rendering of site
5. Covered entry specs
6. Existing covered entry
7. Covered loading dock storage specs
8. Existing loading dock
9. Digital rendering of the covered loading dock x2

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

**INFORMATION:**

Property Address: 250 RINCON DR. Zoning: LI  
(Attach separate sheet if necessary)

Applicant Name: Craig Backus Applicant's Phone #: 928-639-1295

Applicant's Mailing Address: P.O. BOX 789 Cottonwood, AZ 86326

Applicant's Email: BACKUSBUILDING@HOTMAIL.COM

Applicant's Relationship to Property Owner: Contractor

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

JAY AND SHERRI MISANY P.O. BOX 212 JEROME 86331

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

Square footage of proposed structure (separated by use in a mixed use project): 5,000

**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: \_\_\_\_\_ Date: \_\_\_\_\_

Name (Printed): FRED NACKARD LAND CO. Telephone #: \_\_\_\_\_

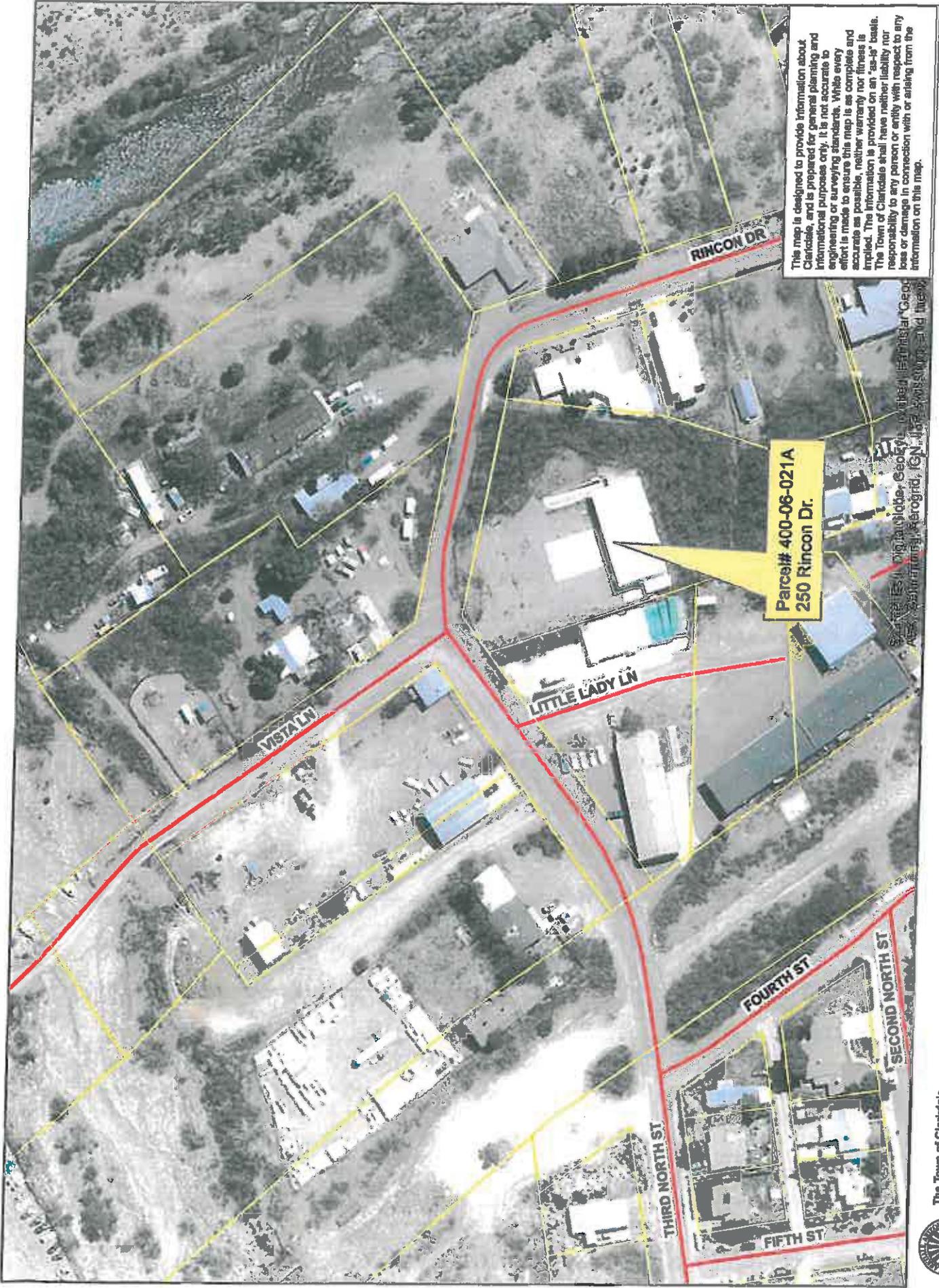
Mailing Address: 4800 E. Railroad Ave. Town: Flagstaff State: AZ Zip Code: 86004

Ownership is in transition to the property owners listed above.

**PAFF USE ONLY**

Application Accepted By: Guss Espolt / CDD Date: 12/16/14 Time: 2:30pm

Received: \$90.00 / ch# 012708 Projected Design Review Board Date: 1/7/15

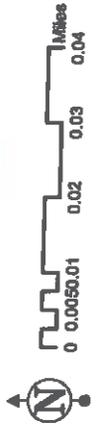


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**Parcel# 400-06-021A**  
**250 Rincon Dr.**

Source: ESRI, DigitalGlobe, GeoEye, Earthstar (Clear), CNES, Airphoto, AerGRID, IGN, and the GIS User Community

G.E.

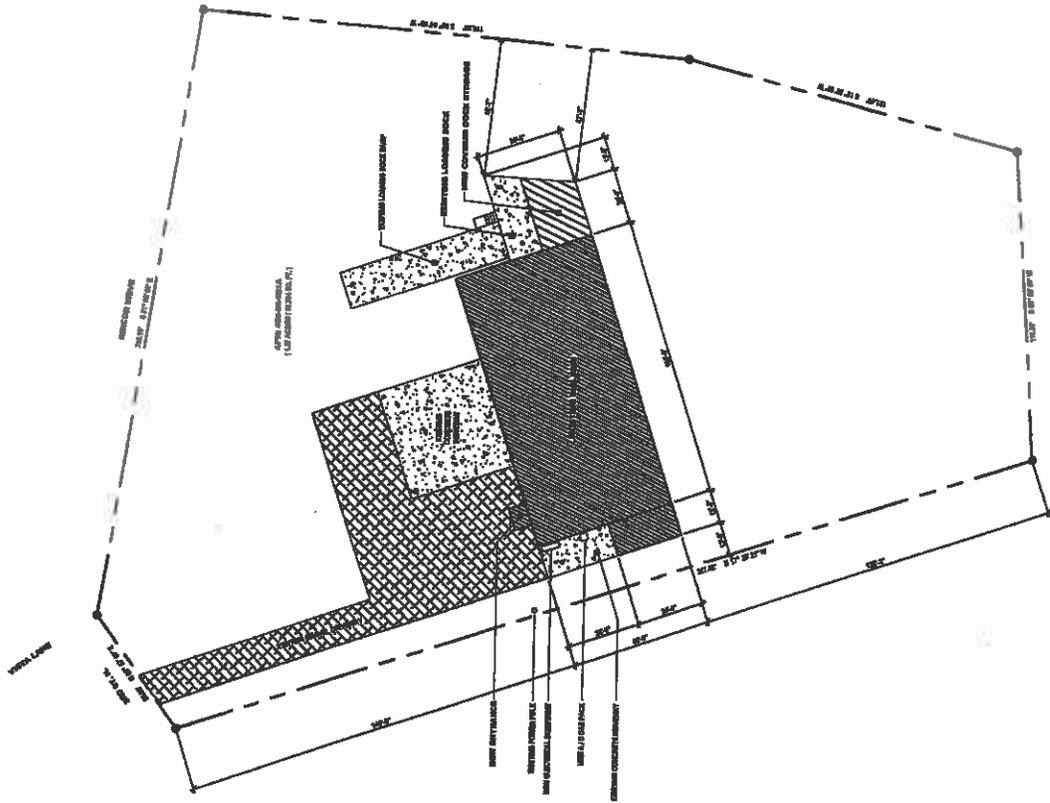


December 16, 2014

**Parcel# 400-06-021A**  
**250 Rincon Dr.**

The Town of Clarkdale  
 Planning & Development Department  
 P.O. Box 100  
 Clarkdale, AZ 85324  
 (928) 632-2500





**SITE PLAN**  
 10/15/01

# Proposed Sign Specs



2'6" H x 8'W x 1/4" thick aluminum with a 3" black vinyl border, Ivory background and black block lettering. sign will be mounted with 1 1/4" lace screws.



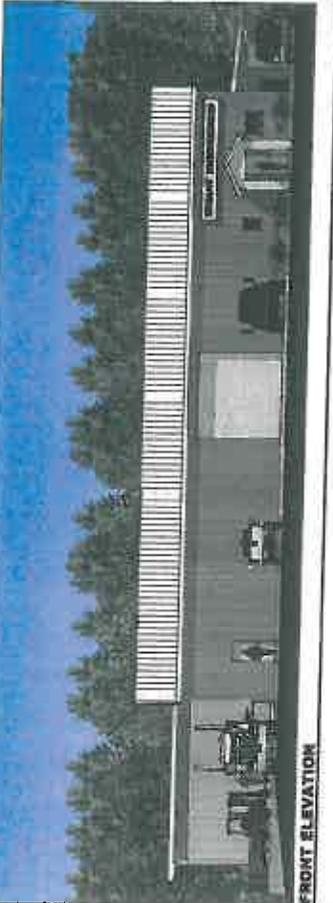
**AERIAL VIEW**



**STREET VIEW**



**BACK ELEVATION**



**FRONT ELEVATION**



**RIGHT ELEVATION**



**LEFT ELEVATION**

NEW 8'-0" x 8'-0" x 4"  
CONCRETE PAD

**COVERED ENTRY**

