



*Design Review Board  
April 1, 2015*

**Staff Report Updates:**

-Sylvia Bourde has now taken ownership of the Clarkdale Market. Staff has given her an application for a sidewalk café permit and shared with her the criteria. She is also thinking about a ribbon cutting and possible Locally Clarkdale YouTube shoot.

-Amber Godina has a home occupation called Violette's Fine Pastries. She takes orders by Facebook, phone and her Violette's Fine Pastries.com website. Purchased items can be picked up at the Clarkdale Caboose from 7:00 a.m. to 9:30 a.m.

-Monday, April 6<sup>th</sup> from 5:00 p.m. to 6:00 p.m. in the Men's Lounge there will be a Volunteer Appreciation Event for Board/Commission Members.

**6. NEW BUSINESS**

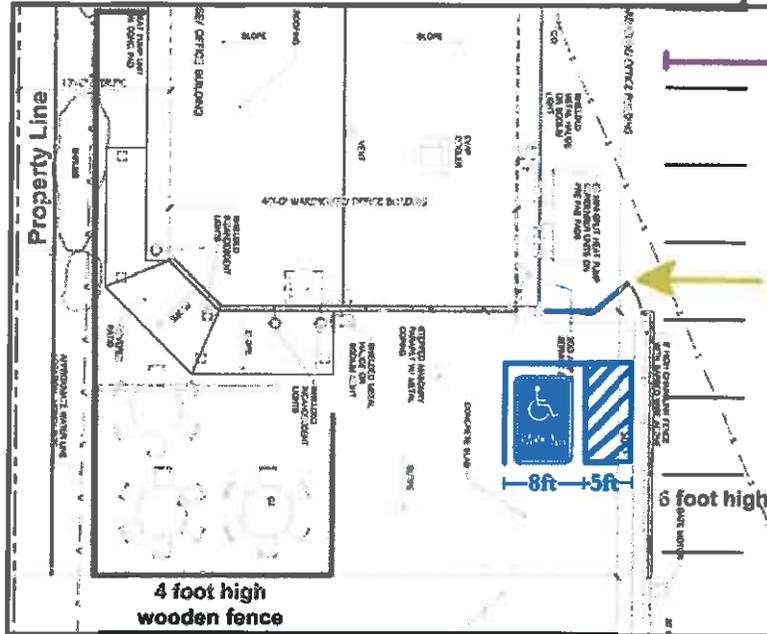
**AGENDA ITEM: DISCUSSION & POSSIBLE ACTION: DRB-091035.** Design review request for fencing, tables with umbrellas, chairs and modified parking for Chateau Tumbleweed, located at 1151 State Route 89A, Parcel #406-26-313A.

**Staff Report**

**Background:**

Mr. Jeff Hendricks has submitted an application to Design Review for fencing to provide a secure enclosure for outside seating and tables with umbrellas, and modified parking for customers and RVs at Chateau Tumbleweed, a new business located at 1151 State Route 89A.

1. The proposed fencing will be 110 linear feet of 4' high cedar fence around the outdoor seating area near the entrance. Seating will have three wood tables with a weighted umbrella and six wood chairs. (See attached renderings and photos.)
2. An additional 52 linear feet of 6' high cedar fencing and gate to access the parking lot without the need to walk through the entrance and exit to traffic. (See attached renderings.)



3. One ADA (American with Disabilities Act) 8' x 20' parking place with a 5' level access aisle on the right to be painted on the existing pavement, the parking spot will be less than 20 feet from the entrance. (See attached renderings.)
4. An additional 24 parking spots will be added by using used fire hose set in place by 8" nails to delineate 9' wide spaces by 20' deep, 3 RV parking spaces at 10' wide and 40' deep. All spaces will have railroad ties set in the ground with rebar at the head of each parking space.
5. Applicant will bring a landscaping plan and monument sign to the Design Review Board for review at a further date.

**Staff Analysis**

***Zoning Code Chapter 11, Section 11-1, A. Purpose and Applicability of Design Review:***

***A. This ordinance shall apply to new buildings and redevelopment as defined in this ordinance or the Town of Clarkdale Zoning Ordinance, except single family dwellings and accessory uses, and shall also apply to all public buildings and facilities. Structures (other than buildings), signs, landscaping, parking areas, public facilities and enclosures will be reviewed by the Design Review Board if a part of new building development or building redevelopment.***

***Zoning Code Chapter 4, Section 4-1 Off Street Parking and Loading.***

***1. Standard for off-street parking:***

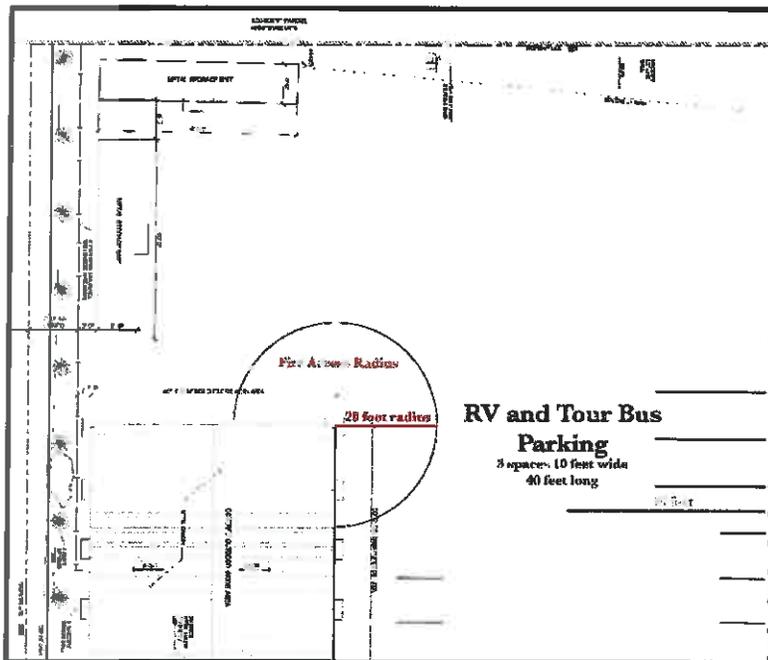
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**b. Restaurant, Bar, Nightclub =  $\frac{1}{4}$  seating capacity + 5 stacking sp. per drive-through lane.** The applicant's outside seating of 18 and indoor seating of 7 requires 7 parking spaces.

**e. Industrial Uses: Manufacturing, Fabrication = 1 / 1000 sq. ft., or 1.5 employees, which-ever is greater. Warehouse = 1 / 2000 sq. ft. + parking for vehicles used on site.** The 2355.3 sq. ft. warehouse requires 2 parking spaces, and the 2500 sq. ft. manufacturing area requires 3 parking spaces. Applicant has 24 proposed parking spaces, more parking spaces than Town Code required.

**Chief Moore of the Clarkdale Fire District is requiring a 20' radius from the south west corner of the shade structure to be provided for fire and emergency service accessibility.**



### **Staff Recommendations**

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

1. Installation of all fencing shall be inspected and approved by the Town's Building Official.
2. Applicant shall provide a 20' radius from the south west corner of the shade structure for fire and emergency service accessibility.

**Applicant Presentation:** Applicant was not present. Staff went over the packet with the applicant's information.

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**Questions to Staff/Applicant:**

**Q.** Do the busses have to be shut off during the time they are parked?

**A.** The Staff will look in the Town Ordinance to secure an answer.

**Q.** Will applicant go back from Lisa all the way through?

**A.** No – the applicant has structures in their back lot. No access will go all the way through the back.

**Discussion:**

-Board Members like the visibility of the business from the road.

**Action:** Board Member Foutz motioned to approve DRB-091035, design review request for fencing, tables with umbrellas, chairs and modified parking for Chateau Tumbleweed, located at 1151 State Route 89A, Parcel #406-26-313A, as presented with the following Staff Stipulations: Having met all code requirements, staff recommends the application as presented be approved with the following stipulations:

1. Installation of all fencing shall be inspected and approved by the Town's Building Official.

2. Applicant shall provide a 20' radius from the south west corner of the shade structure for fire and emergency service accessibility.

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

**7. AGENDA ITEM: FUTURE AGENDA ITEMS:**

-Chateau Tumbleweed/plants and monument sign

**8. AGENDA ITEM: ADJOURNMENT:** Board Member Snyder motioned to adjourn the meeting. Board Member Foutz seconded the motion. The motion passed unanimously. The meeting adjourned at 6:50 p.m.

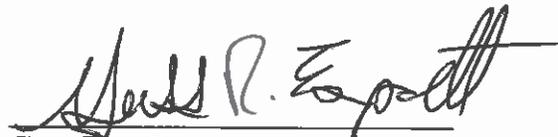
**APPROVED BY:**



**Chairperson**

**Robyn Prud'homme-Bauer**

**SUBMITTED BY:**



**Guss Espolt**

**GIS/Planner II**