

6. NEW BUSINESS

AGENDA ITEM: DISCUSSION & POSSIBLE ACTION: DRB-091061- A Design Review for fencing, directional signage, aluminum siding, and landscape plan at the Chateau Tumbleweed – 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 aesthetic enclosures, aluminum siding on the covered outdoor work area, directional signage and landscape plan for a new business located at 1151 State Route 89A.

1. The proposed fencing will be 60 linear feet of 6' high cedar fence in front of the electric panels, two dumpsters, the recycling area, and the chilling unit. A 14' wide double gate will be added for entrance to the garbage and cardboard dumpsters. (See attached renderings and photos.)
2. The proposed aluminum siding will be 37.5' long and 14' down from roof line leaving a 2' 8" gap at the bottom for air flow. The aluminum siding will be on the Northwest side of the covered outdoor work area. The chilling unit will have a small roof constructed over it to protect the unit from rain. (See attached renderings and photos.)
3. The directional signage will consist of five signs. The to be approved signage on the Olsen's Grain parcel will be 20" wide x 16" tall sign that reads "Winery and Tasting Room with a directional arrow, a 20" wide x 16" tall sign that reads "Caution Watch for Cross-Traffic". At the entrance to Chateau Tumbleweed will be a 12" x 12" square sign that reads "Drive Slowly". On the fence entering the parking area will be (2) signs 16" wide x 20" tall that read "Customer Parking and Deliveries". All signage will be bolted to metal signs post and hammered in the ground at least a foot deep. Signs will be cream vinyl on aluminum with black lettering; the arrow will also be black. (See attached renderings.)
4. (8) Native trees and shrubs to be placed along fence will be (2) Chinaberry, (2) Honeylocust Thornless, and (4) Flowering Plum. The trees proposed on the landscaping plan are all on the approved plant list. Most of the irrigation is usable throughout the property; some small irrigation expansions will be plumbed to trees. (See attached renderings.)

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) one 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.

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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.
1. ***See Section 7-9 of this Code for maximum sign square footage.*** The property's linear street frontage is 157' so the total square feet of allowable sign area is 235.5. The existing signs = 76 square feet used; this leaves a total of 159.5 square feet of signage remaining. The proposed signage is within the maximum allowed.

Calculation of remaining allowed signage space:

157 total considered linear feet x 1.5 square feet allowed per linear foot = 235.5 total square feet of signage permitted

235.5 permitted signage in square feet – 76 square feet of existing signage used per last DRB = 159.5 square feet remaining.

159.5 permitted signage in square feet – 92 square feet of requested signage per this application = 67.5 square feet remaining for additional signage.

Zoning Code Chapter 9, Section 11-4 A. 10 & 11. Accessory Features & Landscaping.

10. Garages, carports, sheds, enclosures, walkways, stairways, and landings shall be visually compatible with buildings and structures to which they are related. Applicant complies.

11. Landscaping shall be visually compatible with the landscaping around the buildings, structures and places to which it is related. The landscape depicted in the design submitted by the applicant preserves the natural desert environment. All new plants are from the Clarkdale approved plant list.

Staff Recommendations

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

1. Installation of the fencing and the aluminum paneling shall be inspected and approved by the Town's Building Official.
2. All landscaping must conform to ***Zoning Code Chapter 9, Section 9-8 Plant List.***

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Applicant Presentation:

-Staff went over the staff report with the Board Members.

Questions to Staff/Applicant:

- The applicant stated his tree supplier had the wrong trees and that is why the proposed tree replacement.
- The applicant will be talking to ADOT regarding the weeds and the permit process. (Staff stated they will provide the applicant with ADOT contact number).
- The applicant was asked if they looked at using solar and they have - but need to look at it further.
- The applicant stated they don't think the Flowering Plum actually produces plums.

Discussion:

-The Board Members stated the signage looks good and they are excited for the new owners.

Action: Board Member Snyder motioned to approve DRB-091061- A Design Review for fencing, directional signage, aluminum siding, and landscape plan at the Chateau Tumbleweed – 1151 State Route 89A, Parcel #406-26-313A, as presented with the following Staff Stipulations:

3. Installation of the fencing and the aluminum paneling shall be inspected and approved by the Town's Building Official.
4. All landscaping must conform to Zoning Code Chapter 9, Section 9-8 Plant List.

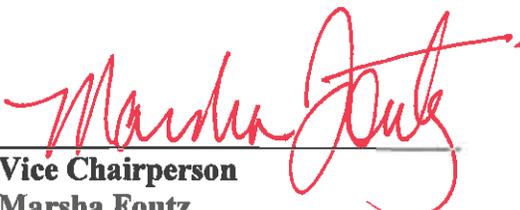
Board Member Jones seconded the motion. The motion passed unanimously.

7. AGENDA ITEM: FUTURE AGENDA ITEMS:

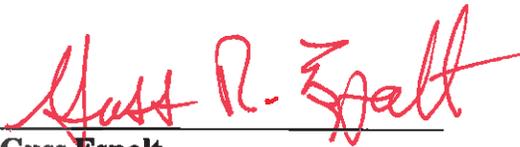
-Clarkdale Market Sidewalk Café Application

8. **AGENDA ITEM: ADJOURNMENT:** Board Member Snyder motioned to adjourn the meeting. Board Member Jones seconded the motion. The motion passed unanimously. The meeting adjourned at 6:55 p.m.

APPROVED BY:


Vice Chairperson
Marsha Foutz

SUBMITTED BY:


Guss Espolt
GIS/Planner II