

MINUTES OF A REGULAR MEETING OF THE DESIGN REVIEW BOARD OF THE TOWN OF CLARKDALE HELD ON WEDNESDAY, OCTOBER 5, 2016, 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, October 5, 2016, at 6:30 p.m. in the Men’s Lounge of the Clark Memorial Clubhouse, 19 N. Ninth Street, Clarkdale, AZ.

BOARD MEMBERS:

Chairperson	Laura Jones	Present
Vice Chairperson	Robyn Prud’homme-Bauer	Present
Board Members	Mike Garvey	Present
	Aaron Midkiff	Present
	Bill Snyder	Present

STAFF:

Community Development Director	Jodie Filardo
GIS/Planner II	Guss Espolt

Others in Attendance:

John & Colleen Tobias
Steve Biasini
Bill & Lori Bullock

- AGENDA ITEM: CALL TO ORDER:** The Chairperson called the meeting to order at 6:30 p.m.
- AGENDA ITEM: ROLL CALL:** The GIS/Planner II called 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 comments to **FIVE minutes**.

No public comment.
- AGENDA ITEM: MINUTES:** Consideration of the **Regular Meeting Minutes of August 3, 2016.** Board Member Midkiff motioned to approve the Regular Meeting Minutes of August 3, 2016. Vice Chair Prud’homme-Bauer seconded the motion. The motion passed unanimously.
- AGENDA ITEM: REPORTS:**

Chairperson and Member Report: Chair Jones gave information regarding One for the Verde events at Blazin' M, October 18th for \$15.00 as well as Ride the River.

Staff Report Updates: UVSP presentation on October 11th at 6:00 p.m.

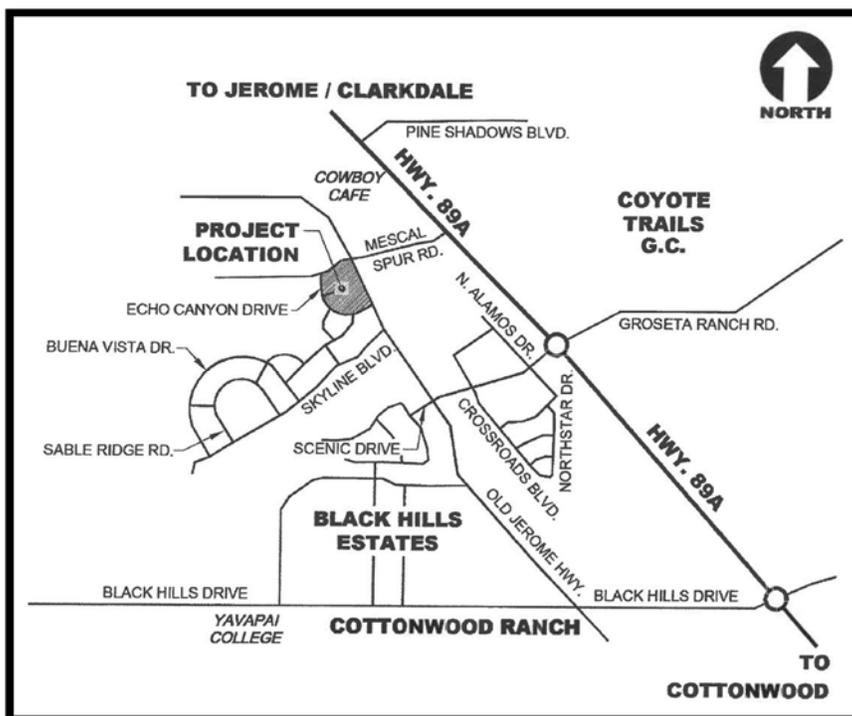
6. NEW BUSINESS:

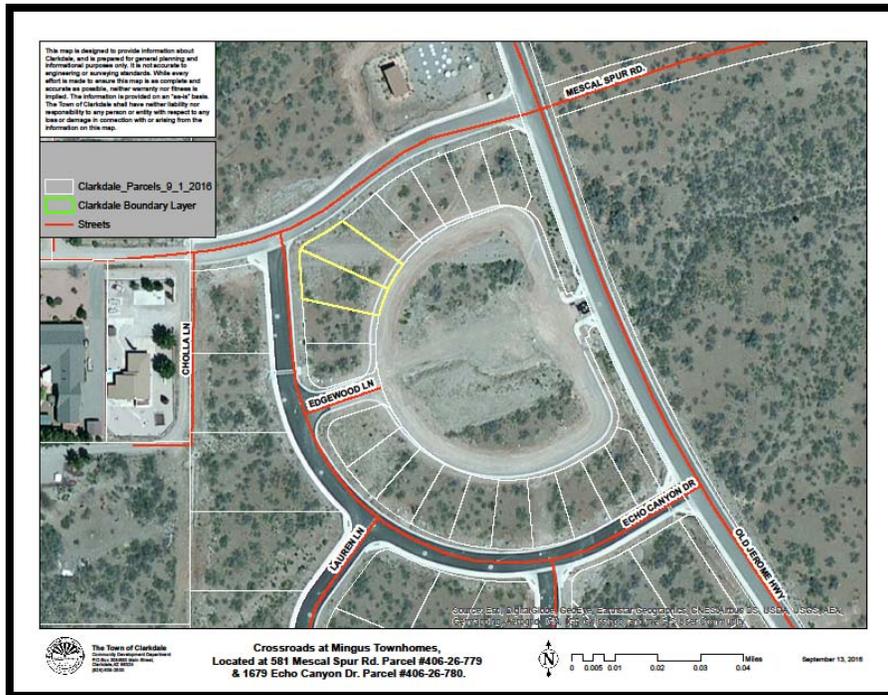
- a. **WELCOME NEW BOARD MEMBERS:** Staff welcomed Mr. Bill Snyder to the Board who previously served from 1987-1993.
- b. **ELECTIONS:** Vice Chair Prud'homme-Bauer motioned for Chair Jones to continue as Chair and Board Member Midkiff to be elected to Vice Chair. Board Member Garvey seconded the motion. The motion passed unanimously.
- c. **CONSIDERATION AND POSSIBLE ACTION DRB #0913336:** Discussion/possible action regarding an application for design review of proposed Crossroads at Mingus Townhomes located at 581 Mescal Spur Road, Parcel #406-26-779 and 1679 Echo Canyon Drive, Parcel #406-26-780.

STAFF REPORT

Background:

Mr. John Tobias has submitted an application to Design Review for proposed Crossroads at Mingus Townhomes, located at 581 Mescal Spur Rd. Parcel #406-26-779 & 1679 Echo Canyon Dr. Parcel #406-26-780. The property is zoned (PAD) Planned Area Development.





The applicant is requesting design review approval for two common wall townhome units. All homes will be built on a pre-sold basis. These parcels are each .11 acres in size. The parcels are located in the Crossroads at Mingus Subdivision on the west side of Old Jerome Highway. All of the site work, utilities, grading and drainage for the lots were completed as a part of the subdivision final plat on May 12, 2011 as a whole and the lots are ready to use. The townhomes will be landscaped with native plants and trees from the Town-approved plant list. The lighting on all townhomes will be fully shielded per Town Code. One of the homes, to be built on 1679 Echo Canyon Dr. Parcel #406-26-780 is currently awaiting construction pending Design Review approval. Applicant will submit building exterior plans and colors for each new building, as they are sold, to the staff for confirmation of general compliance with the project’s design.

The following topics are presented from the application.

Landscaping Summary:

Landscaping includes 59 assorted trees, and 37 assorted shrubs. Landscaping will be used to screen the site from the nearby neighbors.

TREES: Twelve (12) Cupressus Arizonica –AZ Cypress. Twenty-seven (27) Gleditsia Sunburst – Honeylocust, thornless. Five (5) Chiliopsis Linearis – Desert Willow. Seven (7) Prosopis Chilensis – Mesquite. **SHRUBS & BUSHES:** Seven (7) Prosopis Chilensis – Mesquite. Twenty-six (26) Arctostaphylos Manzanita – Manzanita. Fourteen (14) Juniperus Sabina – Sabins Juniper. (See attached master planting plan DRB3 & DRB4 and Plant List).

Gravel:

The gravel will be ¾” minus granite, gold in color to be spread 1-1/2’ thick. (See attached master planting plan DRB3 & DRB4 and the Gravel example sheet).

Driveway and Walkway:

The driveways and walkways will vary in design from building to building: plain concrete for the drive and colored for the walks or stamped for the drive and exposed aggregate for the walks, colored for the drive and stamped for the walk, or exposed aggregate for the drive and skip troweled for the walk, pavers, bricks. (See attached master planting plan DRB2).

Paint Colors:

Duplex #1 Field colors: Sherwin-Williams Stone Lion, SW 7507. Trim Color: Sherwin-Williams Adaptive Shade, SW 7053. **Duplex #2 Field colors:** Sherwin-Williams Netsuke, SW 6134. Trim Color: Sherwin-Williams Well-Bread Brown, SW 7027. **Duplex #3 Field colors:** Sherwin-Williams Craftsman Brown, SW 2835. Trim Color: Sherwin-Williams Dover White, SW 6385. **Duplex #4 Field colors:** Sherwin-Williams Cascade Green, SW 0066. Trim Color: Sherwin-Williams Adaptive Shade, SW 7053. (See attached elevations and color palette #1, #2, #3, and #4).

Stone Veneer:

Duplex #1 Stone Veneer: Coronado Stone Quick Stack, Costal Brown. **Duplex #2 Stone Veneer:** Coronado Stone Eastern Mountain Ledge, Dakota Brown. **Duplex #3 Stone Veneer:** Coronado Stone Eastern Mountain, Chablis. **Duplex #4 Stone Veneer:** Coronado Stone Quick Stack, Aspen. (See attached elevations and color palette #1, #2, #3, and #4).

Roof:

Duplex #1 Roofing: Boral Saxony 900 Shake, Toffee. **Duplex #2 Roofing:** Boral Saxony 900 Shake, Brown Blend. **Duplex #3 Roofing:** Boral Saxony 900 Shake, Hickory. **Duplex #4 Roofing:** Boral Saxony 900 Shake, Charcoal Blend. (See attached elevations and color palette #1, #2, #3, and #4).

Lighting:

Each townhome will have 5 fully shielded fixtures. (See attached 04_Lighting and shielding cut sheets).

Staff Analysis

Purpose and Applicability of Design Review

Zoning Code Chapter 11, Section 11-1 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.

1. **ARCHITECTURAL MERIT:** *The architecture and design shall be visually compatible with the buildings, structures and places to which it is related.* Application complies.
2. **PROPORTION:** *The relationship of the width of the building or structures to its height shall be visually compatible with the buildings, structures and places to which it is related or shall be maintained as original whenever feasible.* Application complies.
3. **OPENINGS:** *The relationship of the width of the windows and doors, to the height of windows and doors in the building shall be visually compatible with buildings, structures and places to which it is related.* Application complies.
4. **PATTERNS:** *The relationships of solids to voids in a facade of a building or structure shall be visually compatible with buildings, structures and places to which they are related.* Application complies.
5. **SPACING:** *The relationship of the building to the open space between it and the adjoining buildings shall be visually compatible to the buildings, structures and places to which it is related.* Application complies.
6. **ENTRANCES, PORCHES AND PROJECTIONS:** *The height, projection, supports and relationship to streets and sidewalks, of entrances, porches, awnings, canopies and balconies of a building shall be visually compatible to the buildings, structures and places to which it is related.* Application complies.
7. **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.* The town homes are Craftsman style, painted stucco texture with various veneer and roofing colors. Application complies.
8. **ROOFS:** *The roof shape and materials of a building shall be visually compatible with the buildings to which they are related.* The proposed shake is a lightweight cement or clay manufactured roof tile. Application complies.
9. **ARCHITECTURAL DETAIL:** *Doors, windows, eaves, cornices and other architectural details of a building or structure shall be visually compatible with buildings and structures to which they are related.* Application complies.
10. **ACCESSORY FEATURES:** *Garages, carports, sheds, enclosures, walkways, stairways, and landings shall be visually compatible with buildings and structures to which they are related.* Application complies.
11. **LANDSCAPING:** *Landscaping shall be visually compatible with the landscaping around the buildings, structures and places to which it is related.* Landscaping includes 59 assorted trees,

and 37 assorted shrubs. The proposed landscaping is in compliance with Landscape Design Standards, Chapter Nine of the Town of Clarkdale Zoning Code. **TREES:** Twelve (12) Cupressus Arizonica –AZ Cypress. Twenty-seven (27) Gleditsia Sunburst – Honeylocust, thornless. Five (5) Chilopsis Linearis – Desert Willow. Seven (7) Prosopis Chilensis – Mesquite. **SHRUBS & BUSHES:** Seven (7) Prosopis Chilensis – Mesquite. Twenty-six (26) Arctostaphylos Manzanita – Manzanita. Fourteen (14) Juniperus Sabina – Sabins Juniper. Application complies.

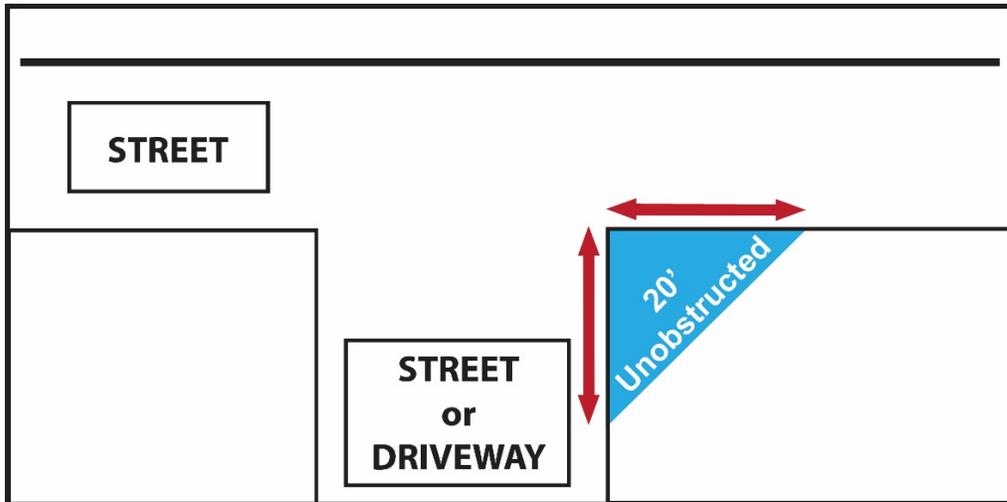
- 12. LIGHTING:** *Any on-site illumination shall be architecturally compatible to the overall project and not create a negative or visually detrimental effect on the building or neighboring properties.* Based on Town Zoning Code, this project qualifies for a total of 11,000 lumens per parcel. Lighting on each parcel will be minimal. Each townhome will have 5 fully shielded fixtures not to exceed 300 watts total and 4,500 lumens. The 4,500 proposed lumens for each parcel leaves a total of 6,500 lumens unused on each .11 acre lot. Application complies.

Zoning Code Chapter 9, Section 9-5 Irrigation and Maintenance:

- 1. Irrigation and Maintenance:** *Landscape areas of 2,000 square or more shall have an irrigation system sufficient to irrigate all areas having live landscape plants.* Each parcel equals 4,791.6 square feet each. Applicant has proposed a sprinkler system with 40’ of hard PVC pipe, 5” flex laterals, 1-3 emitters per plant. Applicant will place all valves in valve boxes at grade, including a 6” deep pea gravel sump below each valve. Applicant will also provide SCH.40 PVC 2.5” sleeves for both wire and pipe with extra at each pavement crossing, and will bury sleeves a least 24” B.F.G. (below finished grade). Applicant will also place emitters 1” above dirt grade, in planting wells. Application complies.

Zoning Code Chapter 9, Section 9-6 Restricted Planting Areas:

- 2. At the intersection of a street and a driveway a triangle measuring twenty (20) feet along the curb line or roadway edge and the edge of the driveway from the point of intersection, and connecting diagonally, must be left unobstructed.** Applicant has a proposed 30’ foot visual clearance. Application complies.
- 3. Landscape materials shall not exceed a height of thirty-six (36) inches above the grade of the roadway or driveway within the site distance triangle.** Applicant has proposed no plants within the sight triangle. Application complies.
- 4. Trees in the site distance triangle shall have a minimum eight (8) feet of clearance between the lowest limbs of the tree and the roadway.** Applicant has proposed no trees within the sight triangle. Application complies.



Staff Detailed Recommendations:

Staff has determined the Application complies with all code requirements and recommends approval of **DRB-091336 PTM Enterprises Crossroads at Mingu** with the following stipulations of approval:

1. The building shall be constructed and shall be installed as reviewed and approved by the Design Review Board and as inspected by the Building Official.
2. All contractors shall have a current business license with the Town of Clarkdale.
3. Any changes to the design approved by DRB shall be reviewed and approved by the Director of Community Development prior to implementation who may determine the application needs to return to the Design Review Board for review and approval.
4. All lighting, landscaping and related systems as installed shall comply with Town Code.
5. 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.

Possible Motions:

I move to approve application DRB-091336 with the stipulations proposed by staff.

I move to approve application DRB-091336 with the stipulations proposed by staff with the following changes/additions:

I move to postpone action on DRB-091336 until a specific date and direct staff and/or the applicant to provide the following:

I move to deny the application for DRB-091336 based on the following specific reasons:

END OF STAFF REPORT

Questions to Staff / Applicant:

Steve Biasini, Project Manager, stated Option #1 would be built presenting a palette of options shown and each build would be reviewed at staff level unless it differs too much, then the designs would be brought back to DRB. Board Member Prud'homme-Bauer stated she had an issue with the driveways and vehicles backing onto Mescal Spur. Mr. Biasini stated it would be looked into to create combined driveways on the tri-plex units.

Public Comment: None

BOARD ACTION: Board Member Prud'homme-Bauer moved to approve the application for Crossroads at Mingus with the following recommendations by staff:

1. The building shall be constructed and shall be installed as reviewed and approved by the Design Review Board and as inspected by the Building Official.
2. All contractors shall have a current business license with the Town of Clarkdale.
3. Any changes to the design approved by DRB shall be reviewed and approved by the Director of Community Development prior to implementation who may determine the application needs to return to the Design Review Board for review and approval.
4. All lighting, landscaping and related systems as installed shall comply with Town Code.
5. 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.

Board Member Snyder seconded the motion to approve. The motion passed unanimously.

7. **FUTURE AGENDA ITEMS:** Board Member Prud'homme-Bauer will not be present at November meeting.
8. **ADJOURNMENT:** Vice Chair Midkiff motioned to adjourn the meeting. Board Member Prud'homme-Bauer seconded the motion. The motion passed unanimously. The meeting adjourned at 7:07 p.m.

APPROVED BY:

SUBMITTED BY:

DRAFT

***Design Review Board
October 5, 2016***

Chairperson
Laura Jones

GIS/Planner II
Guss Espolt