

**MINUTES OF A SPECIAL MEETING OF THE DESIGN REVIEW BOARD OF THE TOWN OF CLARKDALE HELD ON WEDNESDAY, JULY 27, 2005, AT 5:00 P.M. IN THE PLANNING DEPARTMENT CONFERENCE ROOM, 890 MAIN STREET, CLARKDALE, ARIZONA**

A special meeting of the Design Review Board of the Town of Clarkdale was held on Wednesday, July 27, 2005, at 5:00 p.m. in the Planning Department Conference Room, 890 Main Street, Clarkdale, AZ.

**Board Members:**

Board Members	Ellie Bauer	Present
	Anke Pitrella	Present

**Staff:**

Steven Brown	Community Development Director
Planner II	Normalinda Zuniga
Charlene Stockseth	Administrative Assistant

**Others in Attendance:** Brian Nicoll, Eric Pickett and Peter Bourgois.

1. **CALL TO ORDER:** Board member Bauer conducted the meeting in the absence of a Chairperson. The meeting was called to order at 5:00 p.m.
2. **ROLL CALL:** No roll was called.
3. **MINUTES:** The minutes of July 13, 2005, were not reviewed. They will be reviewed at the next regular meeting.
4. **REPORTS:**  
**Chairperson's Report:** None.  
**Staff Report:** Empire Companies has submitted an application for Site Plan Approval that includes a copy of the landscape plan for the entire development. Only the areas along 11<sup>th</sup> Street and Avenida Macias are open for consideration in the Site Plan Review Application and the Board needs to constrain their deliberations to those areas.
5. **PUBLIC COMMENT:** None.

**OLD BUSINESS** – None.

**NEW BUSINESS:**

6. **DISCUSSION AND POSSIBLE ACTION** – on Landscaping Site Plan Review for Mountain Gate Development, Parcel #400-04-053C, 600 S. 11<sup>th</sup> Street, Clarkdale. AZ.

Staff Report: During the review of the Planned Area Development (PAD) zoning entitlement, the Preliminary Plat, and in the Development Agreement, Empire Companies were required to design and gain Site Plan approval for landscape improvements along 11<sup>th</sup> Street and Avenida Macias. Below is a listing of the stipulations that are relevant to this requirement.

**11<sup>th</sup> Street Improvements:**

*Section 18 of the Development Agreement states:*

Developer acknowledges and agrees that it shall provide on the Property the trails and recreational facilities as set forth in Exhibit F, the Trails and Recreation Plan, which may be subject to acquisition by the District for purposes of Section 17. Developer shall install landscaping and irrigation system in an eight (8) foot buffer, measured from Property boundary line to the interior of the Property, along the 11<sup>th</sup> Street and Avenida Macias frontages adjacent to the Property. Developer shall maintain the landscaping and irrigation system it installs along 11<sup>th</sup> Street and Avenida Macias for a period of two years after completion of installation. If such landscaping and irrigation is located in public right-of-way, then after such two year period, the Town shall maintain such landscaping and irrigation system.”

*Stipulation 2.c of the approval of the Preliminary Plat states:*

*“During Technical Review, Empire companies shall provide construction drawings (in a format to be specified by the Town of Clarkdale) which include the following off-site improvements...*

*“b. The off-site improvements of 11<sup>th</sup> Street along the project’s frontage, to the intersection of 11<sup>th</sup> Street and Cement Plant Road to include a roundabout or other adequate alternative at the entrance to Mountain Gate, to be reviewed and approved by the Town Engineer, and a four foot sidewalk from the roundabout to adjoin the sidewalk on the west side of street 027.”*

*Stipulation 3.a of the approval of the Preliminary Plat states:*

*“Also during the Technical Review, Empire Companies shall provide construction drawings (in a recordable format to be specified by the Town of Clarkdale) which include the following off-site improvements....*

*“a. The improvements to the 11<sup>th</sup> Street frontage including a minimum 8 foot landscaped area. A landscape plan shall be developed and approved through the Site Plan Review process (Zoning Code Section 17.W)....”*

As is the case with several of the other off-site improvements, no information has been presented with regard to this, and it takes some time to work these plans through the Site Plan Review process, so the sooner that you start the better.

**Avenida Macias:**

*Stipulation 3.b of the approval of the Preliminary Plat states:*

*“Also during the Technical Review, Empire Companies shall provide construction drawings (in a recordable format to be specified by the Town of Clarkdale) which include the following off-site improvements....*

*“b. Improvements to the frontage with Avenida Macias including a minimum 8 foot dedicated landscaped right-of-way, as part of the lots, for lots 144 through 149 as they abut the right-of-way of Avenida Macias. A landscape plan shall be developed as a part of the Technical Review, and approved through the Site Plan Review process (Zoning Code Section 17.W). The landscape plan will include plants chosen from the Town of Clarkdale Xeriscape Plant List, and shall include an indication of the size at planting and mature size, and shall also include a maintenance plan and irrigation system to remain in place and functional for the first two years after planting.”*

Empire Companies has submitted an application for Site Plan Approval that includes a copy of the landscape plan for the entire development. Only those areas that are the subject of these stipulations are open for consideration in the Site Plan Review Application and the Board needs to constrain their deliberations to those areas.

Recommendation: Staff recommends that if the Board votes to approve the Site Plan for the landscaping of 11<sup>th</sup> Street and Avenida Macias that they consider the following stipulations:

1. Empire Companies shall, prior to the construction of the landscaping, provide the Town of Clarkdale with a cost estimate for the landscaping materials including the irrigation system.
2. Empire Companies shall, prior to the construction of the landscaping, provide the Town of Clarkdale with a financial assurance, in a form acceptable to the Town Attorney, and in an amount equal to the cost estimate in stipulation 1 above.

Action: Board member Bauer motioned to approve the Site Plan for Mountain Gate landscaping along 11<sup>th</sup> street and Avenida Macias. Board member Pitrella seconded the motion. The motion passed unanimously with the following recommendations:

1. The applicants are encouraged to consider alternatives for the Fremont Cottonwoods and Sycamore trees proposed along Mountain Gate Boulevard.
  2. The applicants are encouraged to consider providing various treatments for the ramadas to be provided in the “Pocket Parks.”
7. **ADJOURNMENT:** Board member Bauer motioned the meeting adjourn. Board member Pitrella seconded the motion. The motion was unanimous. The meeting adjourned at 6:00 p.m.

**APPROVED BY:**

**SUBMITTED BY:**

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Elle Bauer  
Board member

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Charlene Stockseth  
Administrative Assistant