

MINUTES OF A REGULAR MEETING OF THE DESIGN REVIEW BOARD OF THE TOWN OF CLARKDALE HELD ON WEDNESDAY, APRIL 11, 2007, AT 6:00 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, April 11, 2007, at 6:00 p.m. in the Men's Lounge of the Clark Memorial Clubhouse, 19 N. Ninth Street, Clarkdale, AZ.

Board Members:

Chairperson	Charles Scully	Present
Vice Chair	Marsha Foutz	Present
Board Members	Phil Falbo	Present
	Robin Bonfield	Present
	Dennis Rhoades	Present

Staff:

Community Development Director	Sherry Bailey
Planner II	Normalinda Zuniga
Administrative Assistant	Vicki McReynolds

Others in Attendance: Chris Vernosky, Jim Spear, Dennis & Geri Branaman, Drake Meinke, Brian Nicoll and Rick Handley.

AGENDA ITEM: CALL TO ORDER: The Chair called the meeting to order at 6:00 p.m.

AGENDA ITEM: ROLL CALL: The Administrative Assistant called roll.

AGENDA ITEM: MINUTES: Consideration of the Regular Minutes dated March 14, 2007. Board Member Foutz made a motion to approve the March 14, 2007 minutes. Board Member Bonfield seconded the motion. The motion passed unanimously.

AGENDA ITEM: REPORTS:

Chairperson's Report: Board Member Foutz stated the Laundromat looks good. The Dorothy Benatz Trail project is coming along very well. Chairperson Scully said on Thursday, April 19th, Men's Lounge at 7:00pm, the City of Cottonwood and Town of Clarkdale will be participating in rainwater harvesting. The speaker from Tucson, who wrote a book on the subject, will be presenting information on the topic.

Staff Report: Normalinda Zuniga, Planner II, reported that she and Dawn Norman, Parks & Recreation Supervisor, attended The Art & Science of Trails Workshop at the Annual Trail Builders Conference in Reno, NV. The workshop covered the complete beginning to end phases of trails. The basic four phases of trail building are: planning, design, construction and maintenance. Trail use motivation and what makes good trails vs., bad were covered. The workshop will be helpful for future trail planning and concepts needed for our community.

AGENDA ITEM: PUBLIC COMMENT: None.

NEW BUSINESS:

AGENDA ITEM: DISCUSSION & POSSIBLE ACTION: DRB 2007-42/SPR 2007-17 design and site plan review for Verde River Canyon Inn at 1020 Main Street – Bob & David Conlin.

Staff Report: The Site Plan Review is different from the Design Review. The Town is glad to see the plans for the Verde River Canyon Inn. The applicant has submitted an application for Site Plan Review/Design Review for the construction of a two story Inn on the commercially zoned property. There are 16 luxury rooms, each with patios or balconies and each with fireplaces and Jacuzzi tubs. There is no onsite restaurant; Su Casa will provide breakfast to guests. The courtyard contains some landscaping with a small pool. There is ample parking to meet the Town's Ordinance requirements. A site plan and a survey are provided for DRB review. The exterior materials consist of stucco, brick, wood and stone. Total square footage is 11,677. Parking is provided across the alley adjacent to the existing apartment house. The parking lots for Su Casa, the apartment house and the Inn will all be improved. The building height is 30 feet 4 inches.

Site Plan Review

Section 17-W-A-(4)(5) under **APPLICABILITY OF REVIEW** calls for site plan review when *“The establishment of a new commercial or industrial use even if no buildings or structures are proposed, including uses such as gravel pits, cemeteries, golf courses, and other nonstructural commercial or industrial uses. The construction or expansion of paved areas or other impervious surfaces, including walkways, access drives, and parking lots involving an area of more than two thousand five hundred (2,500) square feet.”*

Staff Requests that the Design Review Board review the application in accordance with the Approval Standards and Criteria outlined in Chapter 11 and zoning requirements in chapter 3. Utilization of the Site, Traffic Access & Parking, Pedestrian Access, Storm Water Management, Erosion Control, Water Supply, Sewage Disposal Utilities, Natural Features, Groundwater Protection, Water Quality Protection, Hazardous, Special & Radioactive Materials, Capacity of the Applicant, Solid Waste Management, Historic & Archaeological Resources, Floodplain Management, Exterior Lighting, Buffering, Noise and Storage Materials.

Design Review

As stated in the Town Code, the purpose of the Design Review Board “Is to review the exterior design of proposed new buildings, proposed alterations to buildings and major development or redevelopment projects which do not include new buildings within the Town of Clarkdale, in order to insure that new development or redevelopment is compatible with the surrounding environment, and to preserve and protect the integrity and character of the Town of Clarkdale, as applicable.” (Section 11-1-4). The criteria listed below are the standard by which proposed building design is evaluated. Architectural Merit, Proportion, Openings, Pattern, Spacing, Entrances-Porches and Projections, Material-Texture and Color, Roofs, Architectural Details, Accessory Features, Landscaping and Lighting.

Staff Comments:

The Design Review Board may approve the plan as submitted, conditionally approve with stipulations, or disapprove this application as filed. Staff is proposing some stipulations that we recommend if the Board approves this application.

Recommendation:

Staff has reviewed the application and site plan and recommends approval. If the Board decides to approve the application, staff requests that the following stipulation be included: All exterior lighting must meet the Town of Clarkdale lighting codes.

Applicant: Christian Vernosky, Architects, LLC, Cottonwood gave the following overview. This will be a 16-suite hotel with luxury rooms, gas fireplaces and Jacuzzi tubs. A concierge will be on the second floor and Su Casa to provide breakfasts. Parking areas will be accessible to all three buildings. The Main Lobby will have a fireplace and all rooms have patios or balconies. The overall proportions and style was to blend in with surrounding areas and capture the park across the street. Concrete, exposed beams and stone are some of the materials being utilized to “mimic” an older look. The slate roof will be a blue/gray and the fieldstone used is of Arizona stone.

Questions directed to Staff/Applicant: The Board addressed the parking issues. The applicant responded parking would be on the side and in back with the loading and unloading zone appropriately placed. Handicap areas are being placed according to the best accessibility. The hotel’s peak busy time should coincide with regards to any parking issues. The alley will be paved its’ entire length. Applicant reconfirmed the plant choices applicable to the area with small plantings around the pool. Fencing for the pool is within a walled courtyard and there will be a 6 ft. fence around the pool itself. The lighting meets Town’s requirements. An enclosed dumpster will be in back of the hotel and mechanical equipment will be on the roof.

Discussion: The Board addressed parking overflow with regard to access for the park use. The site plan does address the drainage issues meeting the Town’s satisfaction. The Board stated the design ties in with the Town of Clarkdale’s buildings and creates a nice “background” for the park.

Action: Board Member Foutz made a motion to approve SPR-2007-17 for the Verde River Canyon Inn. Board Member Bonfield seconded the motion. The motion passed unanimously.

Discussion on Design Review – DRB-2007-42: The (12) items were looked at as outlined in the Staff Report (under Design Review). The applicant looked at all aspects of architectural elements using a functional design to address the property’s intention. Both sections of the Town were considered as a tie-in with the actual design for the Inn. Colors of the Inn’s exterior were discussed per the “color rendering” passed around to the Board Members. The wood areas are to be stained and column structures were explained. The fieldstone façade was discussed vs., brick. The stone provides diversity and the slate roof was very desirable. The color of rocks, materials, type of railing used would be desirable for the Board to review (additional samples).

Action: Board Member Falbo made a motion to approve the DRB-2007-42 for the Verde River Canyon Inn with the stipulation for material and color samples to be provided to Staff for the Board to review. If questions should arise, the Architect will be contacted. Board Member Foutz seconded the motion. The motion passed unanimously.

AGENDA ITEM: DISCUSSION & POSSIBLE ACTIONS: DRB 2007-43 a request for three off premise advertising signs for Mountain Gate Subdivision – Brian Nicoll.

Staff Report: The applicant has submitted a request for three off-premise signs. These signs meet the sign code for off premise size. Of a maximum of 32 square feet and placement of only one per parcel.

There are three signs, each placed on a different parcel owned by Ray Selna. All sites are zoned commercial. The requirements for Off-Premise signs are listed below:

Off-Premise

- Maximum number equals one (1) per street frontage per parcel on which the sign is placed.
- Maximum size of sign advertising a single use equals thirty-two (32) square feet.
- Maximum size of sign advertising multiple uses equals fifty (50) square feet.
- Minimum separation between off-premise signs equals six hundred (600) feet, includes signs on same or different parcels.
- Minimum separation between off-premise & on-site signage equals two hundred (200) feet.
- Minimum setback equals the required setback of the zone district if the parcel is developed or ten (10) feet if undeveloped.
- Limited to CB, C or I zone districts.
- 50% of the signage allocated to off-premise advertising shall be deducted from the allowable on-site signage of the advertising parcel.

Design Review

The Design Review Board may review applications for design approval of signs and shall have the power to approve, conditionally approve, or disapprove all such requests based on the following criteria:

- The sign shall be in appropriate scale, proportion, color and overall design relative to the exterior architectural character of the building, structure or site.

Recommendation: Staff is recommending that the signs be approved subject to the 600ft. separation between signs.

Applicant: Brian Nicoll, Empire Residential, stated that Sign #1 is located in the Clarkdale Township, Sign #2 is approximately 150 yards prior to the 4-way stop on 89-A coming from Cottonwood. Sign #3 is approximately 200 yards prior to the 4-way stop coming from Jerome on 89-A. They are not permanent signs and they do have a time stipulation. The colors and letter type are exactly as show on the rendering. The posts they will be attached to will be painted white. The use of human directional signs will only be utilized on the weekends.

Discussion: The Board stated the signs are small in nature; yet help get people to their destination. The colors and lettering were appropriate.

Action: Board Member Rhoades made a motion to approve the request for three off-premise advertising signs for Mountain Gate Subdivision. Board Member Foutz seconded the motion. The motion passed unanimously.

AGENDA ITEM: REVIEW & ACTION: On a revision to commercial design for the Highlands Commercial District SPR 2007-15 & DRB 2007-35 – Jim Spear.

Staff Report: The Highlands group have been working with the Design Review Board and received approval of their original design plans for their commercial center. However, in working with different marketing companies and potential clients, the initial reaction to the original design was many felt it was too industrial and not as high quality as everyone felt it should be. The owners then contacted a firm in Phoenix about doing additional design concepts for the buildings, but keeping the same site plan and building footprint. The owners would like to present their revised designs to the board for comments and approval.

Recommendation: Staff is recommending that the revised plans be approved as they maintain the original footprint of the site plans and the original concepts of a walkable/pedestrian friendly commercial center.

Applicant: Jim Spear, Highlands Group, gave an overview of the revised design. A firm in Phoenix has been assisting them with the new design concepts. The revised plan will incorporate solar use where applicable, glass, texture metals, cultured stone, etc., to cover all architectural aspects in keeping with a “Green” environmentally friendly structure. There will be an 8 screen, digital state-of-the art movie theatre, bowling, 2 restaurants and shopping availabilities. The idea is a one-stop shop and stay for the day.

Discussion: The Board stated the new design makes the structure more marketable. The question was asked if the plans should change from a Leeds structure, what would the outcome be? The applicant stated there would be no change, as the budget has been accounted for. Board Members viewed the various elevations provided by the applicant. Use of color and new design certainly created a warmer feel. No landscaping has changed.

Action: Chairperson Scully made a motion to approve the request for a revision to the commercial design for the Highlands Commercial District. Board Member Falbo seconded the motion. The motion passed unanimously.

AGENDA ITEM: FUTURE AGENDA ITEMS:

-Board Members to meet with Staff when new samples are provided by the Architect for Verde River Canyon Inn.

AGENDA ITEM: ADJOURNMENT: Board Member Falbo made a motion to adjourn the meeting. Board Member Bonfield seconded the motion. The motion passed unanimously. The meeting adjourned at 8:30 p.m.

APPROVED BY:

SUBMITTED BY:

Charles Scully
Chairperson

Vicki McReynolds
Administrative Assistant