



STAFF REPORT

Agenda Item: **ORDINANCE TO REZONE SYCAMORE VIEW
SUBDIVISION** - Discussion and consideration of an Ordinance amending the Zoning Map of the Town of Clarkdale to rezone certain real property known as Sycamore View Subdivision from R 1 to R 2.

Staff Contact: Guss R. Espolt, GIS / Planner

Meeting Date: September 9, 2008

Background:

Land Bankers, Inc., owner and applicant, is requesting to rezone parcel #400-05-009C. The current zoning for the parcel requires a 10,000 square foot minimum lot size for building a single family residence in this zoning district. The ordinance under consideration will rezone the parcel #400-05-009C from R1 to R2. Under this zoning the applicant would be allowed 8 Residential Lots on 1.77 acres, conforming to the existing residential density in the Town of Clarkdale General Plan, Section 2.h - Land Use Plan.

If the council approves the ordinance to rezone the applicant's property, the development Agreement will be on the September 23rd agenda.

Staff Recommendations:

Staff recommends the Sycamore View rezoning ordinance be approved with the following stipulations:

1. The applicant must enter into a Development Agreement with the Town of Clarkdale, the agreement should include:
 - a. The applicant be required to construct a sidewalk in front of their proposed lots and extend across the adjoining property to the east to meet the existing town sidewalk at Main Street and Sixteenth Street. (Cost sharing measures to be explored with the Town and existing home owners.)
 - b. A street light be placed at the corner of Main Street and Bonnaha Avenue.
2. The applicant must meet the extension for water and sewer.
3. The applicant must meet all design standards for off-street parking.
4. The applicant will be limited to eight (8) single family homes on lots of approximately 9,690 square feet

When recorded, return to:

Kathy Bainbridge Town Clerk
Town of Clarkdale
Post Office Box 308
Clarkdale, AZ 86324-0308

ORDINANCE # _____

**AN ORDINANCE OF THE TOWN OF CLARKDALE, YAVAPAI COUNTY, ARIZONA.
AMENDING THE ZONING MAP OF THE TOWN OF CLARKDALE, ARIZONA TO REZONE
CERTAIN REAL PROPERTY DESCRIBED HEREIN FROM R 1, SINGLE FAMILY
RESIDENTIAL, TO R 2, SINGLE FAMILY AND LIMITED MULTIFAMILY RESIDENTIAL.**

**BE IT ORDAINED BY THE MAYOR AND COMMON COUNCIL OF THE TOWN OF
CLARKDALE, ARIZONA:**

Section 1: That the real property described herein and also known as Yavapai County Assessor's Parcel Number 400-05-009C, A parcel located within the Town of Clarkdale, Arizona at the intersection of Main Street and Bonnaha Avenue, shall be and is hereby reclassified from R 1 to R 2.

LEGAL DESCRIPTION

A tract of land in Section 19, Township 16 North, Range 3 East of the Gila and Salt River Base and Meridian, Yavapai County, Arizona, described as follows:

COMMENCING at the intersection of center lines of Main Street and Sixteenth Street in the Townsite of Clarkdale;
thence North 44°37' West 38.1 feet along the center line of said Sixteenth Street to the Northerly line of said Main Street;
thence South 55°37' West 140 feet to the POINT OF BEGINNING;
said point being identical to the Southwest Corner of the Linder Tract described in Book 624 of Official Records, Page 871, records of Yavapai County, Arizona;
thence South 55°37' West 870 feet along the Northerly right of way line of said Main Street;
thence South 60°37' West 100 feet along said right of way line;
thence North 29°23' West 120 feet;
thence North 60°37' East 89.5 feet;
thence North 55°37' East 870 feet;
thence South 34°23' East 120 feet to the POINT OF BEGINNING.

EXCEPT THEREFROM a tract of land in Section 19, Township 16 North, Range 3 East of the Gila and Salt River Base and Meridian, Yavapai County, Arizona, described as follows:

COMMENCING at the intersection of the center lines of Main Street and Sixteenth Street in the Townsite of Clarkdale;
thence North 44°37' West 38.1 feet along the center line of said Sixteenth Street to the Northerly line of said Main Street;
thence South 55°37' West 220 feet to the POINT OF BEGINNING;
thence South 55°37' West 240 feet along the Northerly right of way line of said Main Street;
thence North 34°23' West 120 feet;

thence North 55°37' East 240 feet;
thence South 34°23' East 120 feet to the POINT OF BEGINNING; and
EXCEPT THEREFROM a tract of land in Section 19, Township 16 North, Range
3 East of the Gila and Salt River Base and Meridian, Yavapai County,
Arizona, described as follows:
COMMENCING at the intersection of the center lines of Main Street and
Sixteenth Street in the Townsite of Clarkdale;
thence North 44°37' West 38.1 feet along the center line of said
Sixteenth Street to the Northerly line of said Main Street;
thence South 55°37' West 130 feet to the POINT OF BEGINNING;
thence South 55°37' West 90 feet along the Northerly right of way line
of said Main Street;
thence North 34°23' West 120 feet;
thence North 55°37' East 90 feet;
thence South 34°23' East 120 feet to the POINT OF BEGINNING.

Section 2: The Use of the property is restricted to the development of no more than 8 Residential Lots on 1.77 acres, conforming to the existing residential density in the Town of Clarkdale General Plan, Section 2.h - Land Use Plan and for no other purpose whatsoever.

Section 3: If twenty-four (24) months from the date of this Ordinance, no Final Development Plan and a Final Plat for development of the residential lots has been approved by the Town of Clarkdale, it shall revert to its former zoning classification without further legislative or council action pursuant to A.R.S. § 9-462.01.

Section 4: That the Zoning Map of the Town of Clarkdale, Arizona, is amended to reflect the rezoning of the property described in Section 1.

Section 5: This Ordinance shall take effect and be in force thirty (30) days after passage by the Council and approval by the Mayor, and approval of a Development Agreement with the Town of Clarkdale.

PASSED AND ADOPTED by the Mayor and Common Council of the Town of Clarkdale, Arizona, this 9th day of September, 2008.

Doug Von Gausig, Mayor

ATTEST:

Kathy Bainbridge, Town Clerk

Robert S. Pecharich, Town Attorney