

SR 89A FOCUS AREA Master Plan

Draft

TOWN OF CLARKDALE, ARIZONA

June 2016



Introduction and Background

Presented by the Clarkdale Planning
Commission:

Chair – Ida de Blanc

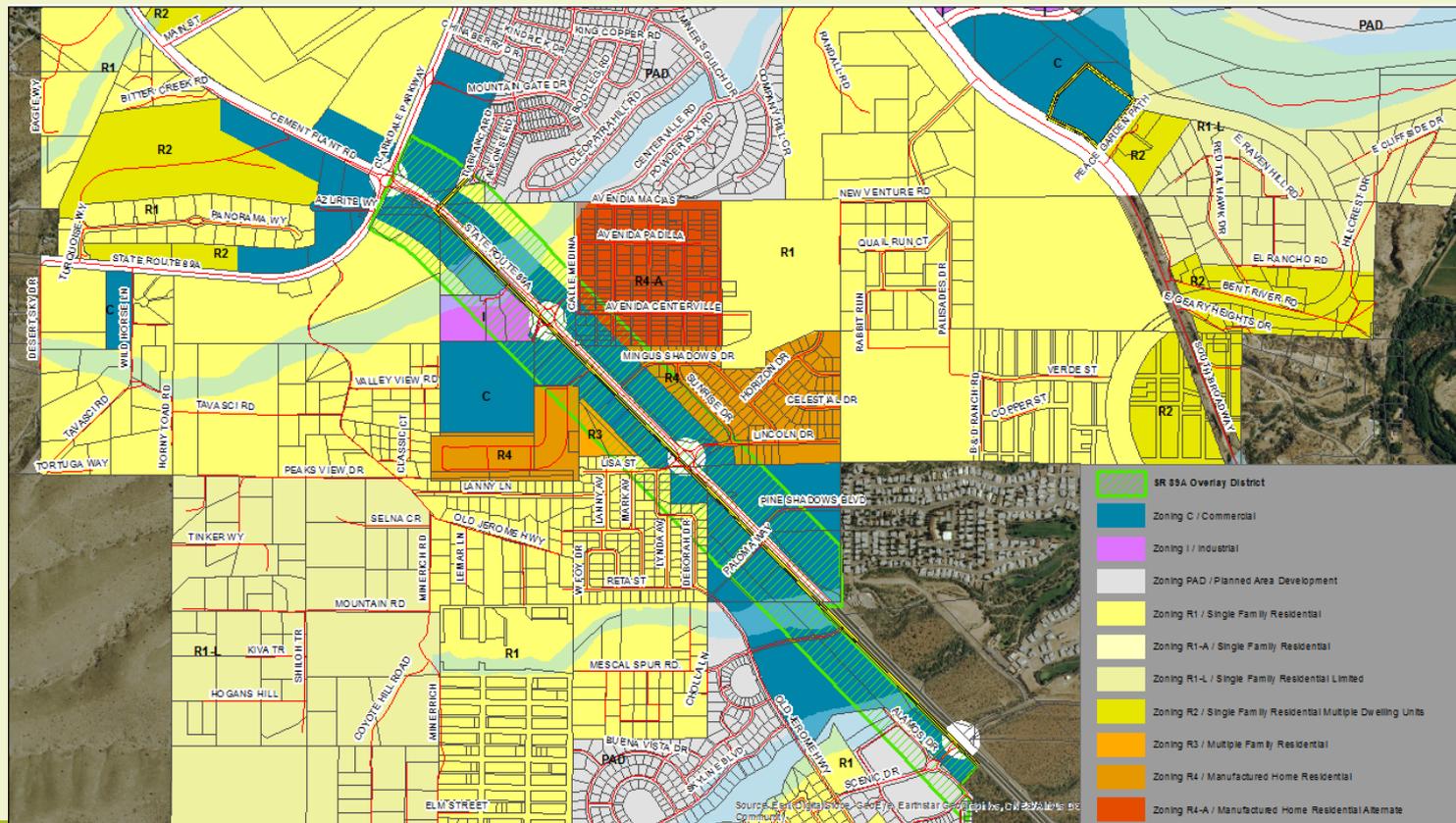
Vice Chair – John Erickson

Commissioners:

Jorge Olguin

Craig Backus

Debbie Hunseder



SR 89A Corridor

Clarkdale Parkway to Cottonwood Boundary

Introduction

In 2013 the Town Council adopted the Sustainable Community and Economic Development Plan. One of the goals identified in the plan is business retention, expansion and attraction. The first short-term strategy for this goal is to create area-specific plans and infrastructure development plans for the following areas:

**SR 89A Corridor
Broadway Corridor
Bitter Creek Industrial Area
Arts & Entertainment District**

Each of these areas is identified as having the potential to contribute to the economic prosperity of the Town.

The highway corridor has adjacent residential property that could benefit and would be impacted by increased commercial development.

The Planning Commission began working on this project in August 2014 and decided to begin with the SR 89A Corridor Focus Area.

Zoning in this area is primarily commercial with industrial zoning for the Mold in Graphics property.



Clarkdale's

*Sustainable
Community &
Economic
Development
Plan*

July 2013

Accepted by Town Council June 25, 2013

Existing Conditions

The portion of SR 89A within the Town of Clarkdale boundaries is approximately 1.6 miles in length.

There are eight establishments along the western side of the highway:

#1 Food Store and Gas Station

Clarkdale Baptist Church

Olsen's

Nate's Cowboy Café

Mold in Graphics

Chateau Tumbleweed

Dollar General

La Zima Auto Sales (new business)

There are no established businesses along the eastern side of the highway.

Approximately 60 acres on the west and 40 acres on the east are available for development.

Property along the corridor is held by 22 separate entities.

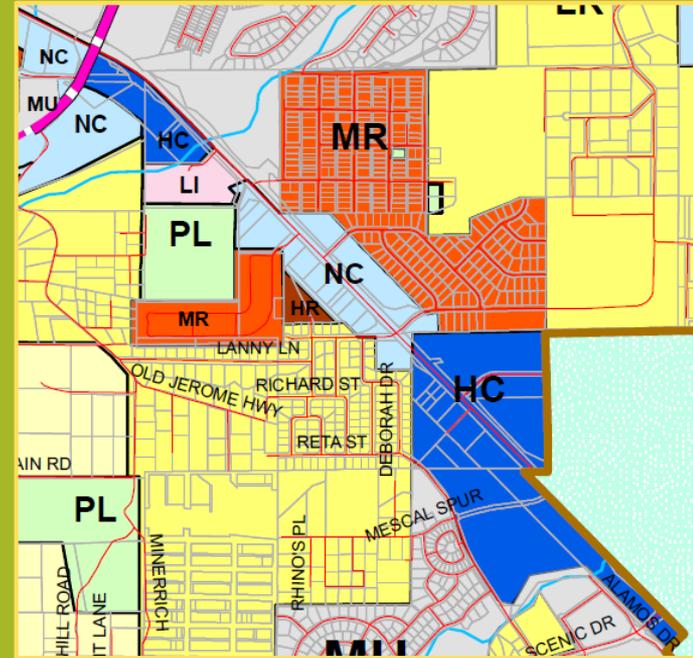
With the exception of Mold in Graphics, all of the property adjacent to the highway is zoned commercial.

The properties are within the Highway 89A Overlay District.
(Resolution #1203)



General Plan

- Designated as a planning **sub-area** recognizing unique concerns and issues exist
- Increasing interest in commercial development along this corridor is anticipated in the near future
- Central portion of corridor is designated as **Neighborhood Commercial** ‘intended for commercial retail and service needs that provide the surrounding neighborhoods and residents of Clarkdale with their basic day-to-day needs.’
- Properties on outer ends of corridor are designated as **Highway Commercial** ‘intended for a wider range of community-wide and regional commercial uses.’
- The **Clarkdale Parkway Gateway**, the western end of the SR 89A Focus Area, is designated as a Growth Area in Chapter 9 of the 2012 General plan.
- **Sustainability Element:** ‘Clarkdale seeks to maintain and enhance the livability, health and vitality of the Verde Valley and the natural systems to which it is a part, now and in the long-term future.’
- **Environmental Planning:** Goal 7.1 – To ensure Clarkdale maintains a sustainable environment that preserves its open space, natural assets and a healthy environment for its residents and visitors to enjoy.
- **Economic Development:** Goal 12.1 – To attract and retain enterprises that provide high-value, high wage jobs; to diversify and grow the local economy; to increase the local tax base; and to anticipate our economic future in order to strengthen our economy and help fund vital public services.



2012 Clarkdale General Plan
Land Use Map

The Process

- January 2015 to April 2015 – Meetings with Stakeholders and Property Owners of the corridor between the Clarkdale Parkway Roundabout and Centerville Road
- Goals of these meetings:
 - *Identify preferred uses*
 - *Identify obstacles and challenges*
- September 15, 2015 – First Community Meeting
- November 13, 2015 – Open House Meeting
- January 19, 2016 – Planning Commission began examination of remainder of SR 89A corridor
- Survey sent to property owners
- March 4 & 5th 2016 – Three meet and greet meetings presenting plan at local businesses.
- All input incorporated into final plan



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Clarkdale expands study on 89A focus area

Jon Hutchinson
Staff Reporter



CLARKDALE -- The Clarkdale Sustainable Community and Economic Development Plan to another step eastward.

Tuesday, the Clarkdale Planning Commission invited stakeholders and property owners along the highway frontage to submit comments about how they want to see the highway develop.

Earlier, the commission looked at the intersection of the Clarkdale Parkway, Cement Plant Road and the highway intersection and the Planning Commission completed the masterplan from the Clarkdale Parkway to the Centerville Roundabout.

The new study section involves the Centerville Roundabout to the Cottonwood City limit plus owners of 11 acres within the Crossroads at Mingus subdivision.

[CLICK HERE TO ENLARGE](#)

The Plan

Goal: Development within the SR 89A Commercial Corridor will be sustainable, attractive and productive.



Land Use

- Preserve Open Space
 - *Preserve existing washes as open space (supported by the 89A Commercial Overlay District)*
 - *Adopt a transfer of development rights ordinance to encourage the best use of property.*
- Protect views – the 89A Commercial Overlay District requires a viewshed analysis for all development within the corridor.
- Create an appealing storefront view from the highway through orientation of the building and parking

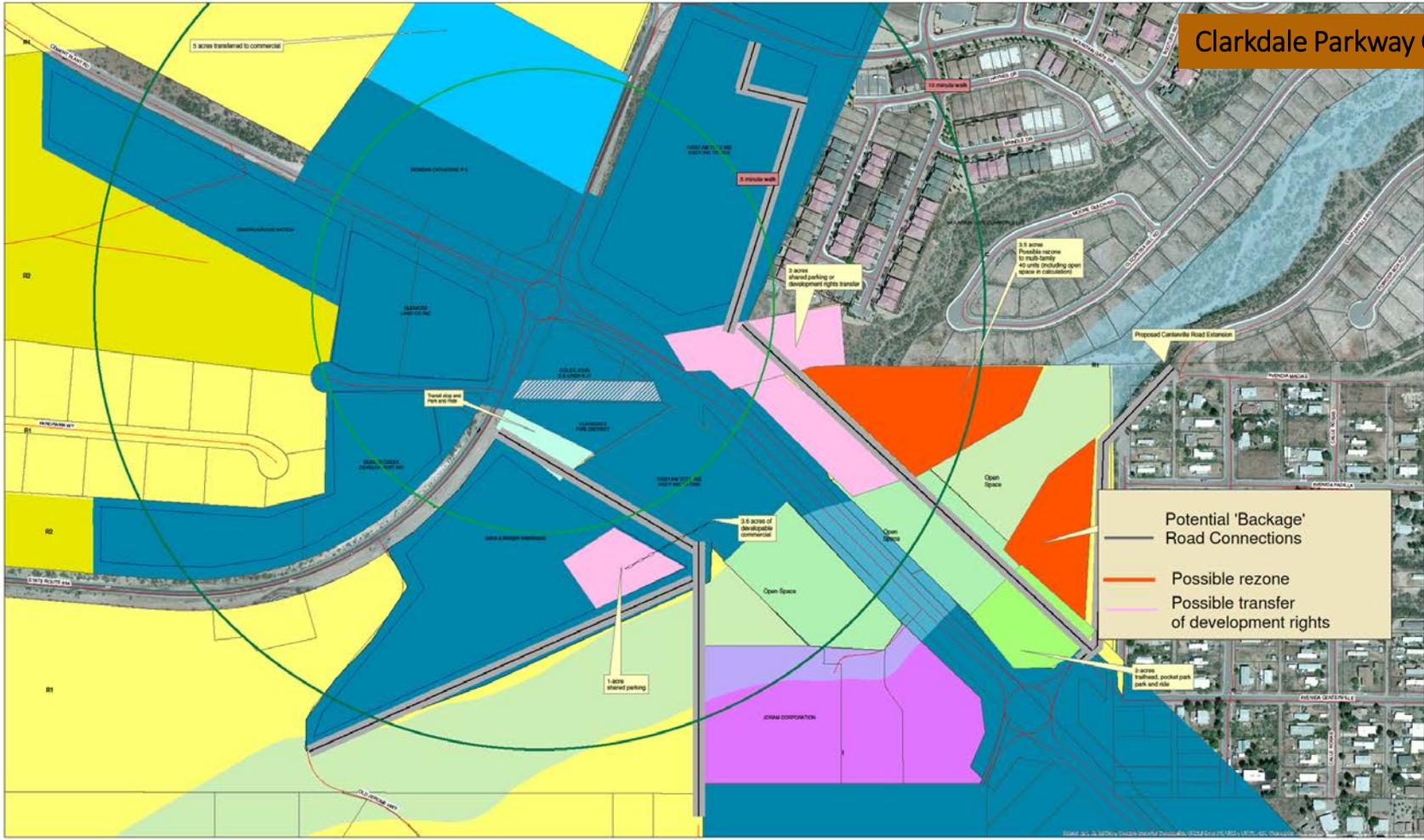


Challenges & Opportunities

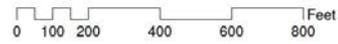
- Limited access off of State Highway
- Size and dimensions of individual properties
- Availability of wastewater and water infrastructure
- Availability of electric, gas and cable services
- Crossing of major washes
- Mitigate negative impact to adjacent residential neighborhoods
- Protect views
- Foster walkability
- Visibility/signage of existing and new businesses



Clarkdale Parkway Gateway



The Town of Clarkdale
 Community Development Department
 P.O. Box 268/890 Main Street,
 Clarkdale, AZ 86524
 (928) 639-2550



**Clarkdale Parkway
 to Centerville Roundabout
 Draft Focus Area Plan**
 Fall 2015

This map has been provided for informational purposes only and is not necessarily engineering accuracy. Every effort has been made to ensure this map is as accurate as possible. The Town of Clarkdale shall assume no liability for the information contained on this map.

Desired Businesses

- Neighborhood Services
- Provide high-quality jobs with commensurate salaries
- Businesses with limited impact on adjacent residential properties
- Grocery Store
- Medical/Professional Offices
- Day Care/Senior Care Facilities
- Entertainment options – movie theaters, arcades, outdoor sports facility
- Bookstore
- Coffee shop
- Complementary services supporting existing businesses



Grand Opening of Chateau Tumbleweed
1151 SR 89A

Design Standards

- Retain small town feel of Clarkdale
- Provide goods and services to local residents
- Shield parking from highway (requirement of the overlay district)
- Develop sustainable and environmentally-friendly buildings
- Retain open spaces and natural areas, preserve existing washes
- Orient buildings to preserve viewsheds
- Establish a relationship to existing structures with new construction
- Include outdoor, shaded public spaces
- Encourage multi-modal access between properties
- Reflect and enhance existing businesses in the historic downtown Clarkdale area
- Minimize lighting, including light spill from interior spaces
- Use non-reflective materials and matte finishes
- Vary roof lines and building masses
- Incorporate electric charging stations



Sustainable Development

Guiding document adopted by Clarkdale Town Council in 2013

- Use Landscape Design Standards, Chapter Nine of the Town of Clarkdale Zoning Code, incorporating xeriscape concepts and use of low-water native or adaptive plants.
- Integrate EPA Water Sense guidelines for landscaping and irrigation system design.
- Encourage use of on-site rainwater collection.
- Shield all exterior lighting fully per Chapter Eight of the Town of Clarkdale Zoning Code.



CLARKDALE SUSTAINABILITY VALUES

Siting – Take advantage of the natural resources and consider the impact of building placement.

Water Management – Recognize that water is an extremely limited resource; efficient and effective management of that resource is critical.

Infrastructure – Design project infrastructure to have minimal impact on the environment.

Green building – Incorporate current technologies to support sustainable design.

Design Principles – Plan projects to fit into existing infrastructure and have minimal impact.

Construction: Incorporate best practices for energy efficiency and environmental quality

Maintenance & Restoration – Minimize environmental impact

Landscape Standards – Develop a landscape plan that conserves resources



Summer 2016

Publish the Plan on Economic Development websites such as AZ Zoom Prospector

Community Development Department

Fall 2016

Develop an outreach plan to recruit desired businesses

Community Development Department

Winter 2016

Adopt a Transfer of Development Rights Ordinance
Meet with ADOT to discuss weed control in right-of-way

Community Development Department

Spring 2017

Create a water/ wastewater infrastructure expansion plan

Public Works Department

Winter 2017

Adopt a master circulation plan

Community Development Department