



TOWN OF CLARKDALE

890 Main Street
Clarkdale, AZ 86324
(928) 639-2500

COMMUNITY DEVELOPMENT DEPARTMENT

PLANNING COMMISSION APPLICATION CONDITIONAL USE PERMIT INFORMATION

Project Name: _____

Applicant Name: _____

CONDITIONAL USE PERMIT INFORMATION

Purpose of the Planning Commission: To formulate, create and administer any lawful plan duly adopted by the Town Council for the present and future growth of the Town pertaining to the use of land and buildings for any purpose, to recommend to the governing body revisions in such plans which in the opinion of the Commission are in the best interest of the citizens of the Town.

Scheduling: Applications for the Planning Commission must be submitted five weeks prior to the requested meeting date.

Purpose of a Conditional Use Permit: Pursuant to Arizona Revised Statutes (A.R.S) 9-462.01.E, within individual zoning districts there may be uses permitted on a conditional basis under which additional requirements for development must be met. The purpose of the conditional use permit is to allow integration of uses into the community which may be suitable in specific locations or are of unusual operational or physical characteristics requiring special consideration.

Regulations regarding conditional use permits are contained in **Chapter Five** of the Town of Clarkdale Zoning Code.

In order to make recommendations on a conditional use permit, the Planning Commission shall make findings based on the following elements (as applies to that particular case):

1. **Applicable Regulations:** Those conditions necessary to assure compatibility of the development of the land in question will be consistent with the purpose of the Zoning Ordinance, Town of Clarkdale General Plan, other statutes and any applicable ordinances or policies.
2. **Bulk Regulations:** The site is adequate in size and topography to accommodate proposed use, population density, building height, lot coverage, setbacks spaces, landscaping, fences and parking. That these elements are compatible with the general character of development in the vicinity of the proposed conditional use and are adequate to properly relate the proposed use with the existing land uses in the vicinity.
3. **Performance:** That the locations, design and operation characteristics of the proposed use are such that it will have minimal adverse impact on the livability, public health, safety, welfare or convenience on persons residing or working in the vicinity to adjacent property, to the neighborhood or to the public welfare in general.
4. **Traffic Impacts:** The provisions for ingress and egress, public streets and traffic circulation are adequate, or can be upgraded through street improvements as a condition of approval.
5. **Landscaping:** Landscaping, and/or fencing of the proposed development assures that the site development will be compatible with adjoining areas and with the intent of Town policies.
6. **Nuisance:** That the proposed use will not create a hazard to persons and property from possible explosion, contamination, fire, or flood. The use will not create a nuisance arising from, but not limited to noise, smoke odors, dust, vibration, signage, or illumination.

Required Meetings: The Planning Commission shall hold a public hearing on any conditional use permit application. Notice of the hearing shall be published at least fifteen (15) days before the hearing. The Planning Commission makes a recommendation on the request to the Town Council.

The Town Council will review the conditional use permit request in a public hearing. The decision of the Town Council is final and shall become effective immediately.

Citizen Participation: The applicant shall submit a citizen participation plan designed to give the greatest opportunity possible for citizen participation in the public process. The plan shall ensure citizen receive early notification of the proposal and provide opportunities to the community to participate in the process.