



TOWN OF CLARKDALE

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

**COMMUNITY DEVELOPMENT
DEPARTMENT**

**PLANNING COMMISSION
APPLICATION
ZONE CHANGE INFORMATION**

Project Name: _____

Applicant Name: _____

ZONE CHANGE 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. The proposed development must conform to the applicable town codes, which may be discussed with the Community Development Director. The Design Review Board addresses design issues. The Board emphasizes landscaping as an integral part of the review process and overall site development, and may withhold a project’s approval until landscaping plans are submitted per application requirements.

Purpose of a Zone Change: Pursuant to Arizona Revised Statutes (A.R.S) 9-462.01 Town Council may, from time to time as a public necessity, convenience, general welfare and good zoning practices requires, approve zone changes or re-zoning or amend, change, repeal or supplement the established regulations. Zone changes or amendments may be initiated by the Town Council or by the Planning Commission on its own motion or by an application of the owner of any property within the area proposed to be changed or a request can be made by a citizen for an amendment.

Regulations regarding zoning amendments are contained in **Chapter 13-2** of the Town of Clarkdale Zoning Code. All amendments to change the boundaries of any zoning district or the text of the Zoning Ordinance must conform to the adopted General Plan of the Town of Clarkdale. Any re-zoning ordinance, if adopted, shall further the implementation of, and not be contrary to, the goals policies, and applicable elements of the General Plan. A re-zoning conforms to the land use element of the General Plan if it proposes land uses, densities, or intensities with the range for the subject property as stated in the General Plan or any amendment.

The following Land Use Goals from Chapter 2 of the General Plan shall be addressed by any zone change application:

- Goal 2.1 Provide a balance of land uses and meaningful guidelines for the use of lands Encourage appropriate
- Goal 2.2 Economic Development Opportunities
- Goal 2.3 Support housing programs to meet the needs of all residents
- Goal 2.4 Preserve and protect the natural environment, open spaces and scenic resources in Clarkdale
- Goal 2.5 Ensure that all development meet the Town’s Sustainability standards

Required Meetings: The Planning Commission shall hold a public hearing on any re-zoning case. Notice of the hearing shall be published at least fifteen (15) days before the hearing. The

Planning Commission makes a recommendation on the zone change to the Town Council. The Planning Commission may consider the following when reviewing a zone change amendment request:

ZONE CHANGE INFORMATION

The Planning Commission makes a recommendation on the zone change to the Town Council. The Planning Commission may consider the following when reviewing a zone change amendment request:

1. The amendment conforms to the Clarkdale General Plan, specifically the Land Use Element.
2. The amendment conforms to a focus area plan if applicable.
3. The proposed development provides buffering to adjacent land uses.
4. The proposed development mitigates traffic impact.
5. The proposed development mitigates noise impact to surrounding properties.
6. The proposed development conforms to all existing zoning regulations, including the Outdoor Lighting Code and Landscape Design Standards.
7. The proposal provides community benefits such as:
 - a. Pedestrian connections
 - b. Vehicular connections
 - c. Improvement to the public right-of-way
 - d. Installation of utility infrastructure
 - e. Improvement of public space
 - f. Protection of open spaces
8. Funding and installation of all required improvements as specified by the Town shall be the responsibility of the applicant.

The Town Council will review the zone change request in a public meeting. If opposition to the zone change request has been expressed prior to the Council meeting, the Council shall hold a public hearing to consider the request. Notice of the hearing shall be published at least fifteen (15) days before the hearing.

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 for participation in the re-zoning process.

Council Decision: Any zone change approved by the Town Council shall not be effective for at least thirty (30) days after final approval by Council.