



**NOTICE OF A REGULAR MEETING OF THE DESIGN REVIEW BOARD
OF THE TOWN OF CLARKDALE
WEDNESDAY, AUGUST 3, 2022 AT 6:30 PM**

In Person: Clark Memorial Clubhouse, 19 N. Ninth St., Clarkdale AZ

OR

Join Zoom Meeting

<https://zoom.us/j/9554994085>

Meeting ID: 955 499 4085

AMENDED

PURSUANT TO A.R.S. §38-431.02, NOTICE IS HEREBY GIVEN that the Design Review Board will hold a Regular Meeting open to the public on Wednesday, August 3, 2022, at 6:30 PM at 19 N. Ninth Street, Clarkdale, Arizona, Clark Memorial Clubhouse, Men's Lounge. A quorum of Town Council members may be present at this meeting; however, they will not deliberate or take action on any items. All members of the public are welcome to attend.

ALL ITEMS ON THIS AGENDA ARE SCHEDULED FOR DISCUSSION AND POSSIBLE ACTION, UNLESS OTHERWISE NOTED.

1. CALL TO ORDER

2. ROLL CALL

3. PUBLIC COMMENT

The Design Review Board invites the public to provide comments at this time. Members of the Commission may not discuss items that are not specifically identified on the agenda. Therefore, pursuant to A.R.S. §38-431.01 (G), action taken as a result of public comment will be limited to directing staff to study the matter, responding to any criticism, or scheduling the matter for further consideration and decision at a later date. Persons interested in making comments on a specific agenda item are asked to complete a brief form and submit it to the Commission Liaison during the meeting. Each Speaker is asked to limit their comments to five minutes.

4. MINUTES

A. Approval of Minutes

Consider and act upon the draft minutes from the joint meeting with the Historic Preservation Commission held on June 1, 2022.

5. PUBLIC HEARINGS

A. Signage Application: Copper Cactus Coffee & Gifts / Stardust Books and Art

Public hearing regarding DRB-093530 for window signage, A-frame signage, and a sidewalk cafe permit for Copper Cactus Coffee & Gifts and Stardust Books and Art. Both businesses are located at 907 Main Street, Clarkdale, AZ. (APN 400-03-163) Applicant: Joy Rhodes and Kylee Bell. Owner: Memi Perkins.

6. ACTION ITEMS

A. Signage Application: Copper Cactus Coffee & Gifts / Stardust Books and Art

Consider and act upon application DRB-093530 for window signage, A-frame signage and a sidewalk cafe permit for Copper Cactus Coffee & Gifts and Stardust Books and Art. Both businesses are located at 907 Main Street, Clarkdale, AZ. (APN 400-03-163)

7. FUTURE AGENDA ITEMS

The Design Review Board may propose items to be placed on a future agenda. This item is for discussion only.

8. ADJOURNMENT

Persons with a disability may request reasonable accommodations by contacting the Town Hall at 639-2400 (TTY: 1-800-367-8939) at least 72 hours in advance of the meeting.



Staff Report

Item Number: 4.A.

Agenda Item:

Approval of Minutes

Consider and act upon the draft minutes from the joint meeting with the Historic Preservation Commission held on June 1, 2022.

Staff Contact:

Tom Blanchard, Senior Planner

Meeting Date:

August 3, 2022

Background:

Review and approval of the minutes from the joint meeting with the Historic Preservation Commission held on June 1, 2022.

Budget Impact:

No budget impact.

Recommendation:

Staff recommends approval of the draft minutes from the joint meeting with the Historic Preservation Commission held on June 1, 2022.

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Minutes of a Joint Meeting of the Design Review Board and the Historic Preservation Commission of the Town of Clarkdale, AZ Wednesday, June 1, 2022, at 6:30 p.m.

1. CALL TO ORDER:

Chair Snyder called the DRB meeting to order at 6:30 p.m.

Chair Gibson called the HPC meeting to order at 6:30 p.m.

2. ROLL CALL Design Review Board:

Board Member	Present/Absent
Chair Snyder	Present
Vice Chair Kelly	Present
Board Member Foutz	Present
Board Member Robbins	Present
Board Member Jernigan	Present

ROLL CALL Historic Preservation Board:

Commissioner	Present/Absent
Chair Gibson	Present
Vice Chair Baird	Absent
Commissioner Emmett	Present
Commissioner Lindner	Present
Commissioner Loesch	Present

Attending Staff
Community Development Director Ruth Mayday
Senior Planner Tom Blanchard
Community Development Technician Guss Espolt

3. PUBLIC COMMENT: None

4. MINUTES:

a. Design Review Board Meeting Minutes of March 2, 2022. Approved as written.

Motion by Foutz, Second by Robbins to approve as written.

Approved: 5-0

Board Member	Aye/Nay
Chair Snyder	Aye
Vice Chair Kelly	Aye
Board Member Foutz	Aye
Board Member Robbins	Aye
Board Member Jernigan	Aye

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b. Historic Preservation Commission Meeting Minutes of May 3, 2022, approved with the following revision: *Bill Otwell stated: "the best solution will be a wheelchair lift on the side opposite the stairway."*

Motion by Emmett, Second by Loesche to approve minutes with above revision.
Approved: 4-0

Commissioner	Aye/Nay
Chair Gibson	Aye
Vice Chair Baird	Absent
Commissioner Emmett	Aye
Commissioner Lindner	Aye
Commissioner Loesch	Aye

5. REPORTS:

a. Board Member Reports:

Member Foutz and **Commissioner Loesche** attended the Volunteer Appreciation Dinner, and both stated it was a wonderful time, with great food and gifts that included river and train trips. The volunteers had a great time and felt appreciated for their efforts.

b. Staff Reports: **Director Mayday** introduced a new Design Review Board Member, Brennan Jernigan, who has a background in public sector work. Staff has a new agenda software that is causing some issues, which should be resolved soon. The agenda and packets are available on the Town's website. If you are not receiving the meeting packet by email, check your SPAM or Junk Mail folder. Paper copies of meeting packets are also available at the Community Development Office upon request.

6. PUBLIC HEARINGS:

a. **Application No. DRB-093478 Clarkdale Newstand** 909, 909 ½, and 911 Main Street, Clarkdale, Az. The applicant is Reynold P. Radoccia, AIA, LEED-AP, BD+C, Architecture Works Green, Inc. on behalf of the owner, '909 Main, LLC.'

Director Mayday presented a PowerPoint showing color building elevations and renderings of the proposed project improvements for rehabilitation of three (3) historic structures including the Newstand, adjacent retail space, and the residential duplex building at the rear of the property. The facades and store fronts will be restored in a manner that protects its historic character according to the following guidelines:

Zoning and General Plan Compliance: Current zoning for the subject parcels is Central Business, which allows for various forms of commercial, retail, and residential uses as a permitted use (no use permit required).

The General Plan Designation of Central Business District also allows for historic mixed uses including retail and residential. Therefore, no change to the General Plan designation or zoning district is required.

This area is also subject to the Central Business District Focus Area Plan and the Arts and Entertainment Overlay District, of which the following guidelines apply:

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1. Establishment of a relationship to adjoining spaces: The use of materials, architectural styles, and colors also tie this project into the existing built environment. The original façade will remain largely intact. *New metal awnings similar to those found at Smelter Town Brewery will be added; the proposed sidewalk seating area will employ a decorative iron fence, missing and damaged glass block will be replaced, and the most recent (original) Newstand sign will be retained. While the proposed awnings are not original to the buildings, they provide much needed shade on the sidewalk and acknowledge the Town's industrial past.*
2. Continuity of street scape along Main Street through inclusion of benches and appropriate landscaping: *As this project is a rehabilitation of existing mid-block buildings, the addition of benches and additional landscaping is not required.*
3. Brick facades and/or partial brick inlays: *No significant changes are proposed to the existing, historic brick facades.*
4. Clerestory windows are not an appropriate addition to the historic subject properties. *This project proposes the preservation and restoration of the existing transom windows, which is appropriate for this project.*
5. A strong pedestrian connection to existing sidewalks or extension of the sidewalk system: *The historic entrances to these buildings will be maintained, which are predicated on the original design for the Town. The pedestrian connection to Main Street is a feature of this project; the additional access through the alleyway improvements compliments and encourages pedestrian use and access to the subject properties.*
6. Main entrance from a public sidewalk: *Both the 909 and 911 Main Street buildings are oriented with the primary entrance from Main Street.*
7. Rounded arches: *The parapet wall of the 911 Main Street building is one of the basis for this requirement in the Arts and Entertainment District, along with brick inlay arches found at 917 Main Street and the Smelter Town Brewery. This theme is echoed in the arched signage feature included in the rooftop lounge improvements.*
8. Large storefront windows: *The existing historic storefront windows will be maintained.*
9. Varied roof lines: *The existing historic rooflines will be maintained.*
10. Where feasible, place public parking behind buildings. *Additional improved parking is provided behind the buildings. The parking surface is a permeable material that allows for the ground to absorb water.*
11. Where feasible, the front yard setback shall be reduced to zero if the main building abuts a public sidewalk. *No changes are proposed to the existing zero front lot line of the buildings.*
12. Where feasible, landscaping shall include shade trees along the front boundary. *Street trees are provided in the public right-of-way; no further permanent landscaping is proposed for the front of the project. Additional landscaping is proposed for the alleyway, including plantings in front of the 909 ½, the parking islands, and near the new stairways.*

The Design Review will review this proposal per the following design review criteria found in **Clarkdale Zoning Code, Chapter 11-040**, as follows:

1. ARCHITECTURAL MERIT: The architecture and design shall be visually compatible with the buildings and structures and places to which it is related. *This project does not propose any substantive changes to the architecture of the existing historic structures. The restoration of missing glass block, new windows and doors that replicate the originals, and the addition of integral and wall*

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mounted lighting are fitting in the context in which they are proposed.

6. ENTRANCES, PORCHES AND PROJECTIONS: The height, projection, supports and relationship to streets and sidewalks, of entrances, porches, awnings, canopies and balconies of a buildings shall be visually compatible to the buildings, structures and places to which it is related. *The restoration of the historic entrances with period identical doors and new paint will enhance the aesthetic of the historic downtown. The proposed outdoor seating area with the “Clarkdale” ornamental iron fence further ties the project into the historic feel of the area. This project proposes the addition of metal awnings on the Main Street façade of the buildings.*

7. MATERIAL, TEXTURE AND COLOR: The materials, textures and colors of the façade of a building shall be visually compatible with the predominant materials, textures and colors used in the buildings and structures to which they are related. *This project proposes to retain the existing brick in its natural state. New concrete will be poured for stair treads in the alleyways, and a deck coating will be added to the rooftop bar and private rooftop patios for the apartments. The Clarkdale fence used for the outdoor seating on the Main Street side will be painted black to match period fencing, and the metal framing for the stairs, metal trims, and canopy over the Newstand will be a deep brown.*

8. ROOFS: The Roof shape and materials of a building shall be visually compatible with the building to which it is related. *Currently, the roof of the 909 and 911 is a flat roof with skylights, which is typical for downtown Clarkdale and not visible from the public right-of-way. The project proposed to develop a rooftop terrace and bar for the 911 Main Street building, and two (2) smaller rooftop decks for the apartments in the 909 Main Street building. The proposed features of the rooftop bar include preservation of the existing parapet wall, and addition of corrugated metal panels to provide privacy and safety for the patrons of the bar as well as the tenants of the apartments on the second floor of the 909 Main Street building. Both the rooftop bar and the stairwell will likely be visible over the parapet wall, but the use of corrugated metal and dark framing for the panels will complement the existing built environment.*

9. ARCHITECTURAL DETAILS: Doors, windows, eaves, cornices and other architectural details of a building or structure shall be visually compatible with building and structure to which they are related. *The addition of architectural details such as new doors and windows will be visually indistinguishable from the existing period features. New details, such as the rooftop signage and patio, are designed to complement the historic nature of downtown Clarkdale. Staff suggests, and the applicant has agreed to, retain the stamped tin Greek key trim around the windows on the Main Street facades.*

10. ACCESSORY FEATURES: Garages, carports, sheds, enclosures, walkways, stairways, and landings shall be visually compatible with building and structures to which they are related. *This project proposes new stairwells and landings on the alley side of the building. Made of metal, they will be painted black, which compliments the existing historic brick and is fitting for the period in which the buildings were constructed. The treads and landings will be concrete, the risers will be open for the traditional appearance of alley facing stairways.*

11. LANDSCAPING: Landscaping shall be visually compatible with the landscaping around the buildings, structures and places to which it is related. *Minimal landscaping is proposed for this project. The parking stalls in the alley will be separated by raised medians with minimal vegetation. The 909 ½ building will feature a small, landscaped area on the side facing the parking stall. This vegetation softens the visual impact of the area and compliments the other proposed improvements.*

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12. LIGHTING: Any on-site illumination shall be architecturally compatible to the overall project and not create a negative or visually detrimental effect on the building or neighboring properties. *Lighting proposed for this project is designed to project downward and have a limited footprint. The fixtures are complimentary to the Town's streetlighting scheme and surrounding properties in the historic downtown. Fixtures will be black.*

B. SIGNAGE: 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.

The iconic red and white Newstand sign will be retained and relocated from above the glass block on the façade of 911 Main Street to a location under the new metal canopy and above the double doors. A new arched, black metal sign with cutout letters spelling 'Newstand' will be displayed over the rooftop bar.

Clarification Questions:

Robbins: With a potential of four apartment residents, will three spaces provide adequate parking?

Mayday: Main Street parking is available.

Kelly: What is the checkerboard pattern above the door?

Mayday: Glass block, which will remain, and missing block replaced.

Jernigan: What is the construction timeline?

Mayday: About 1917.

Reynold P. Radoccia, the project architect and applicant on behalf of the owner, 909 Main, LLC.

Provided more details on the project as follows:

Newstand - 911 Main Street

First Floor: Interior renovations include a serving bar, seating areas, gas fireplace, two ADA bathrooms, two restored skylights and fire suppression system. Exterior renovations include recessing the front entrance door, to compliment the other recessed doorways, restoring original look of the front entrance with new period-like dark bronze windows, doors and metal shade canopy and sidewalk seating area. Exterior rear renovations include renovated detached two-bedroom apartment, exterior black metal stairs to access rooftop bar and studio apartments, permeable paving parking for three vehicles, landscaped areas with plants from approved plant list and drip irrigation system and lighting.

Second Floor/Mezzanine: Renovations include a mezzanine area, with a restroom and storage room. The mezzanine also serves as a landing between the second floor and the proposed roof top bar.

Rooftop: Renovations include an uncovered rooftop terrace at the rear of the building, with serving bar, seating space for 50 people, portable gas fire table and lighting. The windows on the bar and stairwell will be covered with black and white photo images of historic Clarkdale. The rooftop will be accessed via a new interior staircase and an exterior black metal staircase that also leads to the ground floor and parking area. A black metal arched Newstand sign will be attached to the serving bar and stairwell roof enclosure and be visible only from the alley. Historic Clarkdale photos will be displayed on the windows of the bar enclosure and stairwell enclosure. The dark colors of the bronze window and enclosure trim will blend with the black metal stairs that mimic historic fire escape stairs.

Rear of 911 Main Street: Renovate the existing, detached 'duplex' in the rear of 909 Main Street into a single, two-bedroom, detached residential apartment. Exterior will be stuccoed and painted a dark green and it will include an enclosed private patio and landscaping.

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Adjacent Retail - 909 Main Street

First Floor Plan Renovations include two (2) identical 927.5 square foot commercial spaces, known as 909A and 909B, each having an ADA bathroom, rough-in for future kitchens, restored exposed brick walls, two restored skylights, restored 16-foot ceilings, restored storefront, display boxes and a new outdoor shade canopy. The two commercial spaces have the flexibility to be combined as one commercial space, via an existing wall opening between the two spaces, for a total of 1,855 square feet. The front entrance will be refurbished with new period-like windows and doors with dark teal green metal door, window frames and metal shade canopy.

Second Floor Plan: Renovations include two (2) identical 505 square foot studio apartments, with separate bathrooms and laundry and restored skylights. The apartments are accessed via exterior black metal stairs that also access the roof top terrace and rear yard parking area.

Roof Plan: Renovations include two (2) identical 224 square foot roof terrace spaces, separated by an existing parapet wall and privacy fence, portable gas fire pits and shielded lights mounted on ornamental metal poles. Exterior black metal stairs will access the roof top terrace, studio apartment and rear parking area.

Signage: The original red and white Newstand sign will be refurbished and installed above the entry. An arched, black metal sign with cutout letters spelling 'Newstand' will be displayed over the rooftop bar area.

Parking: Three new parking spaces will be located on permeable pavers, to improve drainage and be outlined by raised landscape planters. The three parking spaces are designated for the three proposed apartment units, one parking space per apartment unit.

Landscaping: Eight proposed landscaped areas, located in the rear yard and parking area will soften the view of the alley, parking area, exterior metal staircases and utility boxes. Plant materials will be chosen from Clarkdale's approved plant list.

Clarification Questions:

Emmett: Will there be retail spaces?

Radoccia: Yes, the 909 building will have retail on the main floor and two studio apartments on the second floor, accessed by exterior stairs.

Loesch: Will the roof top photos on the windows be UV protected?

Radoccia: The rooftop will have urethane decking and the photos will be UV protected.

Emmett: Will the skylights on the roof remain the same or refurbished?

Radoccia: Yes, the paint on the skylights will be removed and cleaned up.

Kelly: The tree appears to be too close to the building, what is the distance between the tree from the building?

Radoccia: four to five feet, which should be adequate for pedestrian traffic.

Phillip Tavasci: As owner of this property, and having lived here for 18 years, this is a project of passion for restoring the Newstand into something special.

Open Public Hearing – Design Review Board

Motion by Kelly, Second by Foutz.

Approved: 4-0

Board Member	Aye/Nay
Chair Snyder	Aye
Vice Chair Kelly	Aye
Board Member Foutz	Aye
Board Member Robbins	Aye
Board Member Jernigan	Aye

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Richard Dehner: Happy for project and new business in community. Concern is view, noise, and light from rear of rooftop bar. Perhaps a solid wall on the rear of the rooftop bar would reduce the noise and light.

Toby Paine: Fire sprinkler in bar area only? Why not in the apartments and retail?

Radoccia: Sprinklers will be required in all buildings.

David Parel: Will the pool tables remain?

Radoccia: Yes, one or two tables will remain.

Todd Green: Great project, supportive of historic preservation. Concern for water usage; need a water comprehensive plan.

Craig Backus: Sprinklers not required, per Fire Department. Likes more retail.

Close Public Hearing-DRB

Motion by Kelly, Second by Jernigan.

Approved: 4-0

Board Member	Aye/Nay
Chair Snyder	Aye
Vice Chair Kelly	Aye
Board Member Foutz	Aye
Board Member Robbins	Aye
Board Member Jernigan	Aye

7. ACTION ITEMS -Historic Preservation Commission

a. Consideration and possible action by the Historic Preservation Commission to approve application no. DRB-093478 for Clarkdale Newstand 909, 909 ½ and 911 Main Street for improvements to the former Newstand Bar and apartments.

HPC Discussion:

Lindner: Original doors and windows should remain. Historical preservation is more important than the code. The building dates to 1915 and is the most historically intact building on Main Street. The doors look industrial, not like the original.

Radoccia: The turquoise painted plywood panels will be removed, new glass installed, the tin Greek trim will be restored. The entry doors are not original and will be replaced with a replica-look door. Will restore and replicate as needed.

Lindner: Double hung or slider windows? The two lights at the entrance to 911 are not historically correct. Maybe consider lighting in the recessed doorway ceiling.

Radoccia: Windows will be double hung, and they will consult with the owners concerning the lighting.

MOTION TO RECOMMEND APPROVAL OF THE NEWSTAND DRB APPLICATION NUMBER 093478

Motion by Emmett, Second Loesche

Approved: 4-0 with HPC following stipulations:

1. Remove two lights from entrance.
2. Retain original doors or replicate.
3. New window trim to match original.

Commissioner	Aye/Nay
Chair Gibson	Aye
Vice Chair Baird	Absent
Commissioner Emmett	Aye
Commissioner Lindner	Aye
Commissioner Loesch	Aye

DRAFT

7. ACTION ITEMS – Design Review Board

- b. Consideration and possible action by the Design Review Board to approve application no. DRB-093478 for Clarkdale Newstand 909, 909 ½ and 911 Main Street for improvements to the former Newstand Bar and apartments.**

Motion by Kelly, Second Robbins

Approved: 5-0 with DRB following stipulations:

1. Remove two lights from entrance.
2. Retain original doors or replicate.
3. New window trim to match original.

Board Member	Aye/Nay
Chair Snyder	Aye
Vice Chair Kelly	Aye
Board Member Foutz	Aye
Board Member Robbins	Aye
Board Member Jernigan	Aye

8. FUTURE AGENDA ITEMS – DRB: None

9. DRB-ADJOURNMENT: 8:13 p.m.

Motion: Robbins, Second: Kelly

Approved: 5-0 to adjourn

Board Member	Aye/Nay
Chair Snyder	Aye
Vice Chair Kelly	Aye
Board Member Foutz	Aye
Board Member Robbins	Aye
Board Member Jernigan	Aye

8. FUTURE AGENDA ITEMS – HPC

Commissioner Lindner asked that the following items be placed on the agenda: The removal of non-historic exterior light fixtures from the Clark Memorial Clubhouse and Town Utilities & Community Development Buildings, restoration of the Ladies' Lounge entry door with historically accurate materials / size.

9. HPC-ADJOURNMENT: 8:14 p.m.

Motion: Emmett, Second: Lindner

Approved: 4-0 to adjourn

Commissioner	Aye/Nay
Chair Gibson	Aye
Vice Chair Baird	Absent
Commissioner Emmett	Aye
Commissioner Lindner	Aye
Commissioner Loesch	Aye

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Chairperson Kerrie Snyder
Design Review Board

Community Development Director Ruth Mayday

Chairperson Terry Gibson
Historic Preservation Commission



Staff Report

Item Number: 5.A.

Agenda Item:

Signage Application: Copper Cactus Coffee & Gifts / Stardust Books and Art
Public hearing regarding DRB-093530 for window signage, A-frame signage, and a sidewalk cafe permit for Copper Cactus Coffee & Gifts and Stardust Books and Art. Both businesses are located at 907 Main Street, Clarkdale, AZ. (APN 400-03-163) Applicant: Joy Rhodes and Kylee Bell. Owner: Memi Perkins.

Staff Contact:

Tom Blanchard, Senior Planner

Meeting Date:

August 3, 2022

Date:

Background:



LOCATION MAP

The applicant, Copper Cactus Coffee & Gifts, will be sharing retail space with the current retail occupant, Star Dust Books and Art. Both businesses will have window signage and will be sharing a two-table outdoor seating area and an A-Frame sign with the same sign design as its window sign.

The subject property is zoned "Central Business" (CB) that allows signage, retail sales and sidewalk cafes, which are proposed in this application.

Clarkdale Zoning Code: Section 7-080.Q.1 Permitted Signs

Q. Window

1. No more than fifty percent of the windows should be used for signage.

Each business will have two (2) window decals (four total) each measuring 36 inches by 24 inches = 6 square feet

Total window sign area: four signs times 6 square feet = **24 square feet**

Total window area: four windows = 76.7 square feet plus four windows = 42.25 square feet = **118.95 square feet**

Window coverage percentage: 24 square feet / 118.95 square feet = 0.20 = **20%**

The applicant-chosen window sign designs are complimentary to the historic natural brick and window and door frame colors. The A-frame sign is 48 inches tall and 36 inches wide and will have the same size and design as the window signs.



Section 11-040.B.1 Design Review Criteria

B. **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:

1. The sign shall be in appropriate scale, proportion, color, and overall design relative to the exterior architectural character of the building, structure, or site. (Prior code § 11-4)



FRONT BUILDING ELEVATION

Window Signage and A-frame Sign

Section 4-160 Sidewalk Café Permit

A. Purpose and intent: This section shall apply to the establishment, operation and maintenance of all sidewalk/outdoor café dining areas accessory and incidental to lawful restaurants/dining establishments within the Town's rights-of-way directly in front of and or adjacent to the specific business to which they pertain. The purpose of this section is to promote general economic development, protect the public health, safety and general welfare and the atmosphere of the Town for the benefit of all businesses and our citizens and visitors. No rights of individuals or individual businesses are created therein.

C.2. Permit process. All sidewalk café applications shall be reviewed and approved by the Design Review Board (DRB) prior to commencement of operations of the sidewalk café. DRB application fees are a one-time fee unless the operator wishes to make significant changes i.e. to the approved layout, such as increasing the number of tables, area of service or the overall theme/design of the café. Appeals of the application to the Design Review Board may be made by the Applicant to the Town Council within 15 days of the meeting at which the decision is made.

D. Furniture: Use furniture and any other objects of such quality, design, materials, and workmanship that are approved or otherwise authorized by the Design Review Board, including but not limited to barriers, umbrellas, chairs, and tables made of fire retardant and/or pressure treated materials that can be properly secured/weighted to withstand strong winds. Umbrellas, chairs or tables with advertising, signage or other

writing on them are not allowed.

E. **Signage:** One temporary, single-sided sign not exceeding 6 square feet in area, non-illuminated and displayed at a height not exceeding 4 feet, shall be permitted. The wording of such temporary signage shall be limited to the name of the business operating the sidewalk cafe and may state the items and prices of food offered for sale. The temporary sign shall be placed within the permitted area and shall not be placed on the adjacent building or on any permanent structure and shall be displayed only while the sidewalk café is open and operating. The following types of signs and decorations are prohibited: signs painted or lettered on banner-type material; moving, fluttering and flapping pennants, flags, balloons and similar decorations.

F. **Hours:** Sidewalk cafes may operate during the regular business hours of the restaurant operating the sidewalk café, but no later than 11 p.m. No orders for food and/or beverages shall be taken after 10 p.m. for service at the sidewalk cafe.

G. **Lighting:** Lighting shall be from the existing business or streetlamps. For safety reasons, no extension cords or free-standing temporary lighting will be permitted. Battery operated lights attached to the umbrella poles so as to minimize impact on dark skies and adjacent properties will be permitted.

H. **Other restrictions:**

1. No outdoor cooking of any type is permitted within the sidewalk café area.

2. No amplified music is permitted within the sidewalk café area. Single acoustic instruments such as a guitar will be allowed so long as musicians have a contractual arrangement with the owner.

3. **Liquor Service.** Each sidewalk cafe serving alcoholic beverages shall provide all services in compliance with relevant local, state, and federal laws, including but not limited to the compliance with State Liquor License requirements and the verification of the legal drinking age of all patrons. No alcoholic beverages shall be removed from the sidewalk café in which they are served. Food service shall be available at all times and shall commensurate with alcohol service. The operator of the sidewalk café shall comply with all barriers as may be required with an extension of premises of the relevant liquor license.

4. **Health Codes Compliance.** Each sidewalk café shall ensure compliance with all applicable County Health Codes and obtain any necessary extension/expansion permits required by the County.

5. **Trash removal.** The operator of the sidewalk café shall ensure all trash is removed from the sidewalk café area at the close of operating hours daily.

6. **Sidewalk Café Location Restrictions.** The café shall not block or restrict the sidewalk to less than applicable Americans with Disabilities Act (ADA) requirements or block the ingress/egress to any building. Also, no items shall be placed so as to block any doorway, driveway, crosswalk, or counter service window. Clearances should take into consideration the nearest immovable object on the sidewalk.

7. **Smoking.** The availability of smoking areas shall be in compliance with applicable federal, state and local laws.

8. Any outdoor heating devices need Fire District and Building Official review and approval.

I. **Indemnity & Liability:** As part of the permitting process set forth herein, any person or entity receiving a permit set forth herein shall execute an indemnity agreement indemnifying and releasing the Town of Clarkdale, its agents, employees and elected officials from any and all liability against any and all claims, actions and suits of any type whatsoever. The Town shall not be liable to any permittee or any license holder for any damage, loss, inconvenience, business interruption, demolition, loss of business. (Prior code § 4-16)



Black plastic chain and post enclosure



SEATING AREA1

FRONT BUILDING ELEVATION

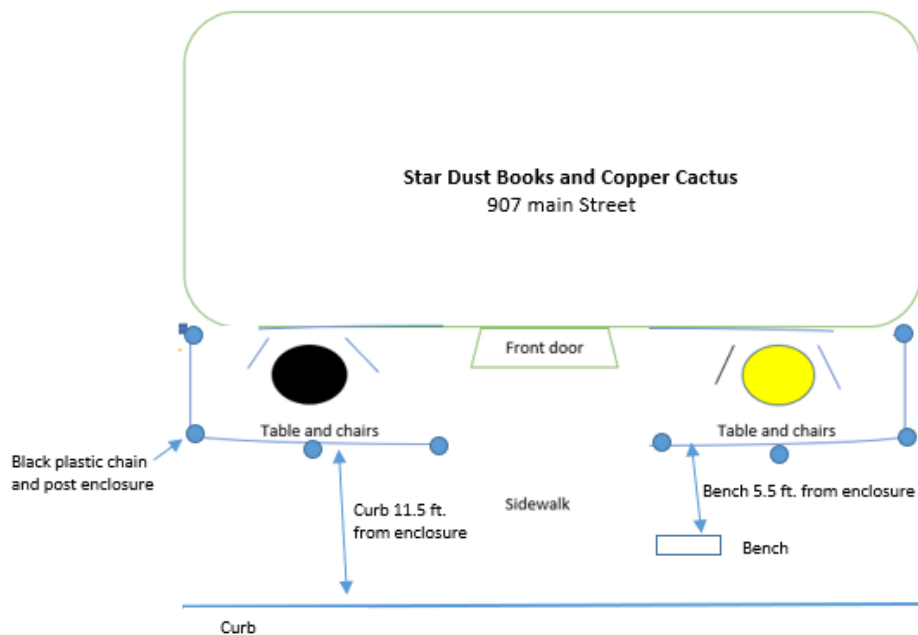
SEATING AREA 2



Yellow Table and Chairs



Black Table and Chairs



Outdoor Seating Area Plan



40" tall black plastic post
And chain enclosure

Public Notification: All property owners of record within 300 feet of the subject property were notified of the proposal and public hearing via first-class mail on July 20, 2022. A notice was posted on the property on or about that same date; a notice was published in the Verde Independent on July 24, 2022.

Budget No budget impact.

Impact:

Recommendation: Staff recommends the Design Review Board conduct the Public Hearing prior to taking action on DRB-093530 for the window signage, A-frame sign and sidewalk cafe permit for Copper Cactus Coffee & Gifts and Stardust Books and Art.



Staff Report

Item Number: 6.A.

<u>Agenda Item:</u>	Signage Application: Copper Cactus Coffee & Gifts / Stardust Books and Art Consider and act upon application DRB-093530 for window signage, A-frame signage and a sidewalk cafe permit for Copper Cactus Coffee & Gifts and Stardust Books and Art. Both businesses are located at 907 Main Street, Clarkdale, AZ. (APN 400-03-163)
<u>Staff Contact:</u>	Tom Blanchard, Senior Planner
<u>Meeting Date:</u>	August 3, 2022
<u>Background:</u>	The applicant, Copper Cactus Coffee & Gifts, will be sharing retail space with the current retail occupant, Star Dust Books and Art. Both businesses will have window signage and will be sharing a two-table outdoor seating area and an A-Frame sign with the same sign design as its window sign.
<u>Budget Impact:</u>	No budget impact.
<u>Recommendation:</u>	With the conclusion of the public hearing, staff finds this application meets all requirements as set forth in the Town of Clarkdale Zoning Code and recommends approval of application DRB-093530 as presented.