



**NOTICE OF A REGULAR MEETING OF THE PLANNING COMMISSION
OF THE TOWN OF CLARKDALE
TUESDAY, FEBRUARY 20, 2024 AT 4:30 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

Unless otherwise stated, the public will have physical access to the meeting place 15 minutes prior to the start of the meeting.

Town of Clarkdale Vision

The Town of Clarkdale connects our unique history, proximity to the Verde River, and small-town charm to a future with a vibrant economy.

We cultivate an environment where residents and businesses can thrive; providing services and jobs for our residents and capitalizing upon tourism.

We sustainably enhance our infrastructure, support the arts and education, and develop recreational opportunities to create a bright future for our entire community.

PURSUANT TO A.R.S. §38-431.02, NOTICE IS HEREBY GIVEN that the Planning Commission will hold a Regular Meeting open to the public on Tuesday, February 20, 2024, at 4:30 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 Planning Commission invites the public to provide comments at this time. Members of the Planning Commission may not discuss items that are not specifically identified on the agenda. Therefore, pursuant to A.R.S. §38-431.01, 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 Clerk or liaison during the meeting. Each speaker is asked to limit their comments to five minutes.

4. MINUTES

A. Approval of Minutes

Discuss, consider and act upon the draft minutes from the regular meeting held on Jan. 17, 2023.

5. NEW BUSINESS

A. PUBLIC HEARING: Rezoning of approximately 18.56 acres for the proposed Highlands at Clarkdale.

The Planning Commission will hold a public hearing to take public comment on application 230147, The Highlands at Clarkdale, for the proposed rezoning of approximately 18.56 acres of a 23.84 acre parcel from R-1 (Single Family Residential) to PAD-10 (Planned Area Development, 8 dwelling units per acre) for a vacant parcel of land generally located at the Northwest corner of SR 89A, Cement Plant Road and Clarkdale Parkway - APN 400-05-010G, submitted by Jon Lash - Plateau Partners II, LLC.

B. PUBLIC HEARING: Preliminary Development Plan (Preliminary Plat) for the Highlands at Clarkdale.

The Planning Commission will hold a public hearing to take public comment on application no. 230147, The Highlands at Clarkdale, for consideration of the Preliminary Development Plan (Preliminary Plat) consisting of 139 single family residential lots on approximately 18.56 acres on a vacant parcel of land generally located at the Northwest corner of SR 89A, Cement Plant Road and Clarkdale Parkway - APN 400-05-010G, submitted by Jon Lash - Plateau Partners II, LLC.

C. Re-Zoning of approximately 18.56 acres of a 23.84 acre parcel for the proposed Highlands at Clarkdale.

Discuss, consider and act upon application no. 230147, The Highlands at Clarkdale, for the proposed rezoning of approximately 18.56 acres of a 23.84 acre parcel from R-1 (Single Family Residential) to PAD-10 (Planned Area Development, 8 dwelling units per acre) for a vacant parcel of land generally located at the Northwest corner of SR 89A, Cement Plant Road and Clarkdale Parkway - APN 400-05-010G, submitted by Jon Lash - Plateau Partners II, LLC.

D. Preliminary Development Plan (Preliminary Plat) for the Highlands at Clarkdale

Discuss, consider and act upon application no. 230147, The Highlands at Clarkdale, for consideration of the Preliminary Development Plan (Preliminary Plat) consisting of 139 single family residential lots on approximately 18.56 acres on a vacant parcel of land generally located at the Northwest corner of SR 89A, Cement Plant Road and Clarkdale Parkway - APN 400-05-010G, submitted by Jon Lash - Plateau Partners II, LLC.

6. FUTURE AGENDA ITEMS

Planning Commission may propose items to be placed on a future agenda. This item is for discussion only.

7. ADJOURNMENT

Values

Values are the guiding principles that provide an organization with purpose and direction. The Town of Clarkdale's organizational values are:

COPPER

Customer focused

Open, transparent and equitable

Preserving our history, charm, and environment

Planning for a sustainable future

Economic and social resiliency

Resourceful and innovative

Mission

The Town of Clarkdale serves the community by providing amenities, infrastructure, services, and public safety to enhance quality of life. We are stewards of our history while we sustainably and resiliently plan for the future with an emphasis on community engagement and transparency.

Persons with a disability may request reasonable accommodations by contacting the Town Hall at (928) 639-2400 (TTY: 1-800-367-8939) at least 72 hours in advance of the meeting.