



**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.*



# Staff Report

Item Number: 4.A.

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|-------------------------------|--------------------------------------------------------------------------------------------------------------------------------|
| <b><u>Agenda Item:</u></b>    | <b>Approval of Minutes</b><br>Discuss, consider and act upon the draft minutes from the regular meeting held on Jan. 17, 2023. |
| <b><u>Staff Contact:</u></b>  | Ruth Mayday, Community Development Director                                                                                    |
| <b><u>Meeting Date:</u></b>   | February 20, 2024                                                                                                              |
| <b><u>Strategic Goal:</u></b> | Not applicable.                                                                                                                |
| <b><u>Background:</u></b>     | Review of the draft minutes from the regular meeting held on Jan. 17, 2023.                                                    |
| <b><u>Budget Impact:</u></b>  | Not applicable.                                                                                                                |
| <b><u>Recommendation:</u></b> | Staff recommends approval of the draft minutes from the regular meeting held on Jan. 17, 2023.                                 |



**MINUTES OF A REGULAR MEETING OF THE PLANNING COMMISSION  
OF THE TOWN OF CLARKDALE  
TUESDAY, JANUARY 17, 2023, AT 4:30 PM**

**Members Present:** *Tina Andres, Ellen Taylor, Vice Chair Carol Johnson, Chair Ida de Blanc*

**Other municipal officials present:** *Community Development Director Ruth Mayday, Senior Planner Tom Blanchard, Community Development Technician Guss Espolt*

**Audience:** *One member of the public present on Zoom.*

- 1. CALL TO ORDER** - *Chair de Blanc called the meeting to order at 4:30 p.m.*
- 2. ROLL CALL** – *Arico absent, Andres present, Taylor present, Johnson present, De Blanc present.*
- 3. PUBLIC COMMENT** – *No public comment.*

**4. MINUTES**

**A. Approval of Minutes**

Discuss, consider and act upon the draft minutes from the regular meeting held on Oct. 18, 2022.

**Motion:** *Approve the meeting minutes from Oct. 18, 2022.*

**First motion:** *Andres* **Second:** *Johnson*

**Approved** 5-0

| Board Member         | Ayes/Nays |
|----------------------|-----------|
| Chair de Blanc       | Aye       |
| Commissioner Johnson | Aye       |
| Commissioner Andres  | Aye       |
| Commissioner Arico   | Absent    |
| Ellen Taylor         | Aye       |

**5. STAFF REPORTS**

**A. Broadway Road Improvement Update**

*Community Development Director Ruth Mayday provided an update on the Broadway Road project. Phase 1 is done, including roadway, shoulder, curb, and multi-use asphalt path. Issues with drainage require additional design before resuming construction.*

## **B. Taawaki Inn Update**

*Community Development Director Ruth Mayday provided an update on the site plans and construction plans for the Taawaki Inn. We are reviewing civil engineering plans. A pressure valve will be installed to assure proper water pressure. Building plans are in design.*

## **C. Newstand Update**

*Community Development Director Ruth Mayday provided an update on the progress of the Newstand on Main Street. Demolition is ongoing and building plans are in design.*

## **D. Plateau Update**

*Community Development Director Ruth Mayday provided an update on the Plateau project.*

# **6. ACTION ITEMS - NOT REQUIRING A PUBLIC HEARING**

## **A. Selection of Chair**

Discuss, consider and act upon the selection of a Chair for the Planning Commission.

**Motion:** *Retain de Blanc as the Chair*

**First motion:** *Andres* **Second:** *Taylor*

**Approved** 5-0

| Board Member         | Ayes/Nays |
|----------------------|-----------|
| Chair de Blanc       | Aye       |
| Commissioner Johnson | Aye       |
| Commissioner Andres  | Aye       |
| Commissioner Arico   | Absent    |
| Ellen Taylor         | Aye       |

## **B. Selection of Vice Chair**

Discuss, consider and act upon the selection of a Vice Chair for the Planning Commission.

**Motion:** *Retain Johnson as the Vice Chair*

**First motion:** *Andres* **Second:** *Taylor*

**Approved** 5-0

| Board Member         | Ayes/Nays |
|----------------------|-----------|
| Chair de Blanc       | Aye       |
| Commissioner Johnson | Aye       |
| Commissioner Andres  | Aye       |
| Commissioner Arico   | Absent    |
| Ellen Taylor         | Aye       |

# **7. DISCUSSION ITEMS ONLY - NO ACTION TAKEN**

## **A. Historic Preservation Ordinance: Role and Responsibilities of the Planning Commission.**

*Discussion only regarding the Historic Preservation Ordinance and the roles and responsibilities of the Planning Commission. Under the direction of the Town Council, a Historic Preservation Ordinance (HPO) is desirable to support the preservation of the downtown commercial historic*

*structures. Once the Historic Preservation Commission (HPC) agrees with the language and requirements of the HPO, the Planning Commission (PC) will review and grant final approval. A kick-off meeting is scheduled for Feb. 7 at 2 p.m. to meet the HPO consultant and is open to the public followed by a regular HPC meeting at 6:30 p.m. with HPO consultant, Jon Froke, who will present the outline and timeline of the HPO, followed by discussion with the Commissioners. All commissioners and board members are invited to the meeting.*

**8. FUTURE AGENDA ITEMS**

Planning Commission *did not* propose items to be placed on a future agenda.

**9. ADJOURNMENT -** *Chair Ida De Blanc adjourned the meeting without objection at 5:34 p.m.*

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Ida Meri de Blanc, Chair

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Ruth Mayday, Community Development Director



# Staff Report

Item Number: 5.A.

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**Agenda Item:****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.

**Staff Contact:**

Ruth Mayday, Community Development Director

**Meeting Date:**

February 20, 2024

**Strategic Goal:**

This agenda item supports the following Clarkdale Strategic Goal Area:

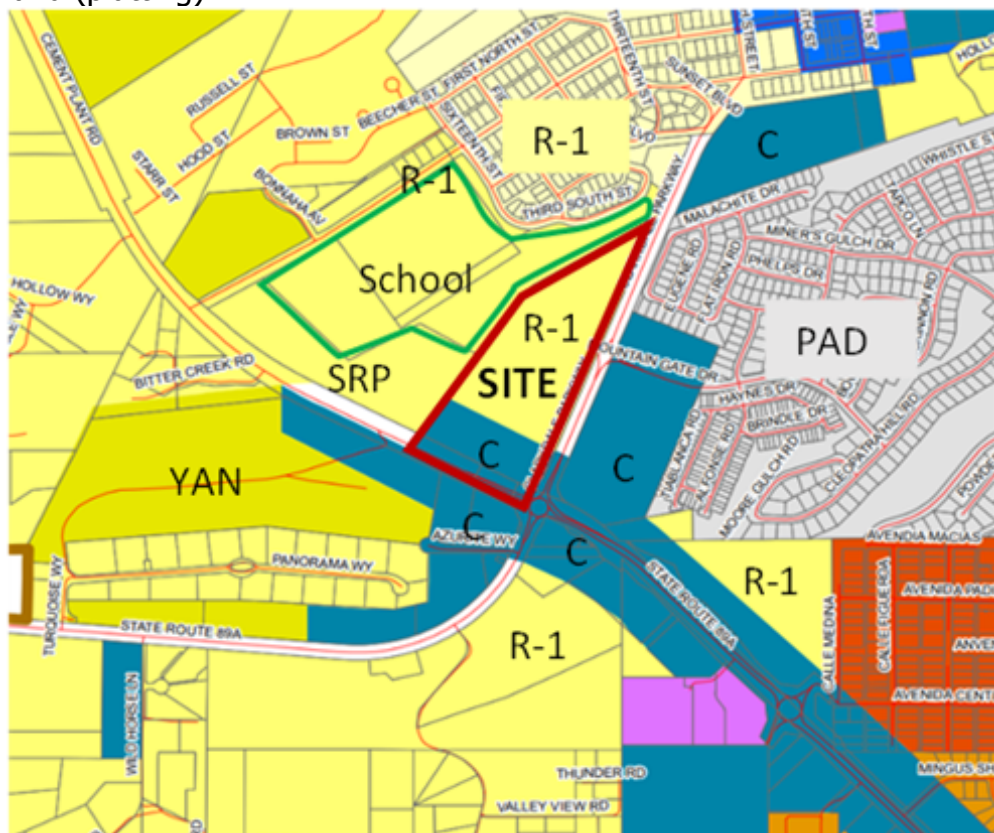
- Goal Area 5 - Plan for the maintenance and growth of quality infrastructure that is sustainable and resilient.

**Background:**

1. **SUMMARY:** The Purpose of this Public Hearing is to take comment on the proposed rezoning of a 23.84-acre parcel located at the Northwest corner of SR 89A, Cement Plant Road and Clarkdale Parkway, and approval of the Preliminary Development Plan. Because the Rezoning and Preliminary Development Plan are interrelated, the Public Hearing will consider both items simultaneously. Two (2) separate actions will be taken by the Planning Commission:
  - A. Discussion and Possible Action to Approve, Approve with Conditions, or Deny the 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, or send the item back to staff for additional work. If final action is taken, then forward the application to Town Council for recommendation of the same.
  - B. Discussion and Possible Action to Approve, Approve with Conditions, or Deny the Preliminary Development Plan (Preliminary Plat) consisting of

139 Single family residential lots on approximately 18.56 acres, or send the item back to staff for additional work. If final action is taken, then forward the application to Town Council for recommendation of the same.

The proposed rezone from 'R-1' Single Family Residential to Planned Area Development (PAD) will allow for the development of 139 single-family residences on 18.56 acres, comprised of 64 clustered one-story single-family residences and 75 two-story small lot single-family residences. All 139 single-family dwelling units will include two-car direct access garage and private yards. The remaining 5.28 acres will be future apartments; they are not a part of this application and will not be part of the analysis herein, as apartments are held under unified ownership which does not require the subdivision of land (platting).



## 2. PROJECT INFORMATION:

PARCEL NUMBER  
400-05-010G

CURRENT ZONING  
R-1 Single Family Residential  
C - Commercial

PROPOSED ZONING  
Planned Area Development – 10

Eight (8) Dwelling Units per Acre

ADJACENT ZONING:

'R-1' Single Family Residential  
'R-2' Single Family Residential  
'PAD' Mountain Gate  
'C' Commercial

SITE ACREAGE

Total Parcel = 23.84 acres  
18.56 acres (this subdivision)  
5.28 acres (future apartments)

SINGLE FAMILY RESIDENTIAL

Cluster 1-Story = 64 Units  
Small Lot 2-Story = 75 Units  
Total Units = 139 units /7.49 Units per Acre

PARKING (Single Family Only)

Garage Parking = 2 spaces per unit x 139 lots = 278 Spaces  
Street Parking = 38 spaces (one side of street only)  
Total Spaces = 316 Spaces (278 required)

DEVELOPED AREA COVERAGE

Buildings = 24.3%  
Hardscape = 22.9%  
Open Space = 28.9%

In compliance with A.R.S. 9-462.04, All property owners of record within 500' of the subject property were notified of the proposal and public hearing via first-class mail on Feb. 2, 2024. While statutory notice is required for owners within 300', staff notified in excess of that requirement to ensure transparency with adjacent neighborhoods. A notice was posted on the property on that same date; the notice was published in the Verde Independent on Feb. 3, 2024.

Neighborhood Meeting: The applicant held a neighborhood meeting at St. Thomas Episcopal Church on Dec. 6, 2022. Approximately 50 residents were in attendance. Concerns expressed included capacity of water and wastewater systems, water supply, density, three-story units, and traffic.

**3. ANALYSIS:**

This action proposes in part rezoning a portion of the subject property from R-1 (Single Family Residential) to Planned Area Development 10 (8 dwelling units per acre). It is important to note that similar actions have been taken by the Town in the past with respect to changing zoning from R-1 to Planned Area Development. Both Mountain Gate, located directly across Clarkdale Parkway from the subject property, and Crossroads at Mingus, located south of Mescal Spur, were zoned R-1 and rezoned to PAD to allow for higher

density development. Zoning districts used in this fashion are called “holding” districts and are typically used when the end use of a particular lot or parcel has not yet been determined. This practice has been used in Clarkdale since the approval of Ordinance 43, rezoning a parcel of land from R-1 to CR in August 1976 (Commercial and Residential).

The purpose of zoning is to separate incompatible uses from each other and to provide a rational, unified, and orderly approach to land use. It is not unchangeable; if it were, there would be no processes in state law or local ordinances to change it.

When considering changing zoning districts, it is important to understand the difference between “hard” zoning, or strict application of zoning regulations and development standards, and “flexible” zoning, most commonly enacted as Planned Area or Planned Unit Development.

Hard zoning complies with the development standards and regulations set forth in the zoning code without adjustment. If, for instance, the side yard setback is a minimum of ten (10) feet, then the footprint of the building cannot exceed that minimum – there must be a minimum of ten (10) feet separation between the building and the property line. The separation can be greater, but it cannot be less. The other standards (height, front and rear setbacks, etc.) are absolute and cannot be changed without first obtaining a variance from the Board of Adjustment.

Flexible zoning, on the other hand, allows for flexibility in design that hard zoning does not. It does not, however, supersede health/safety requirements (National Fire Protection Code, for example), engineering standards, or building codes. The two most common forms are Planned Unit Developments, where the individual units are the focus, and Planned Area Developments, where an overall development plan is created for a specific area or areas.

The procedures and requirements for re-zoning of land in Clarkdale set forth in code allow for the owner of a property to request a change in zoning classification, as do the Arizona Revised Statutes. Details regarding documents required for an application and the considerations that the Planning Commission may review for recommendation to Town Council are as follows:

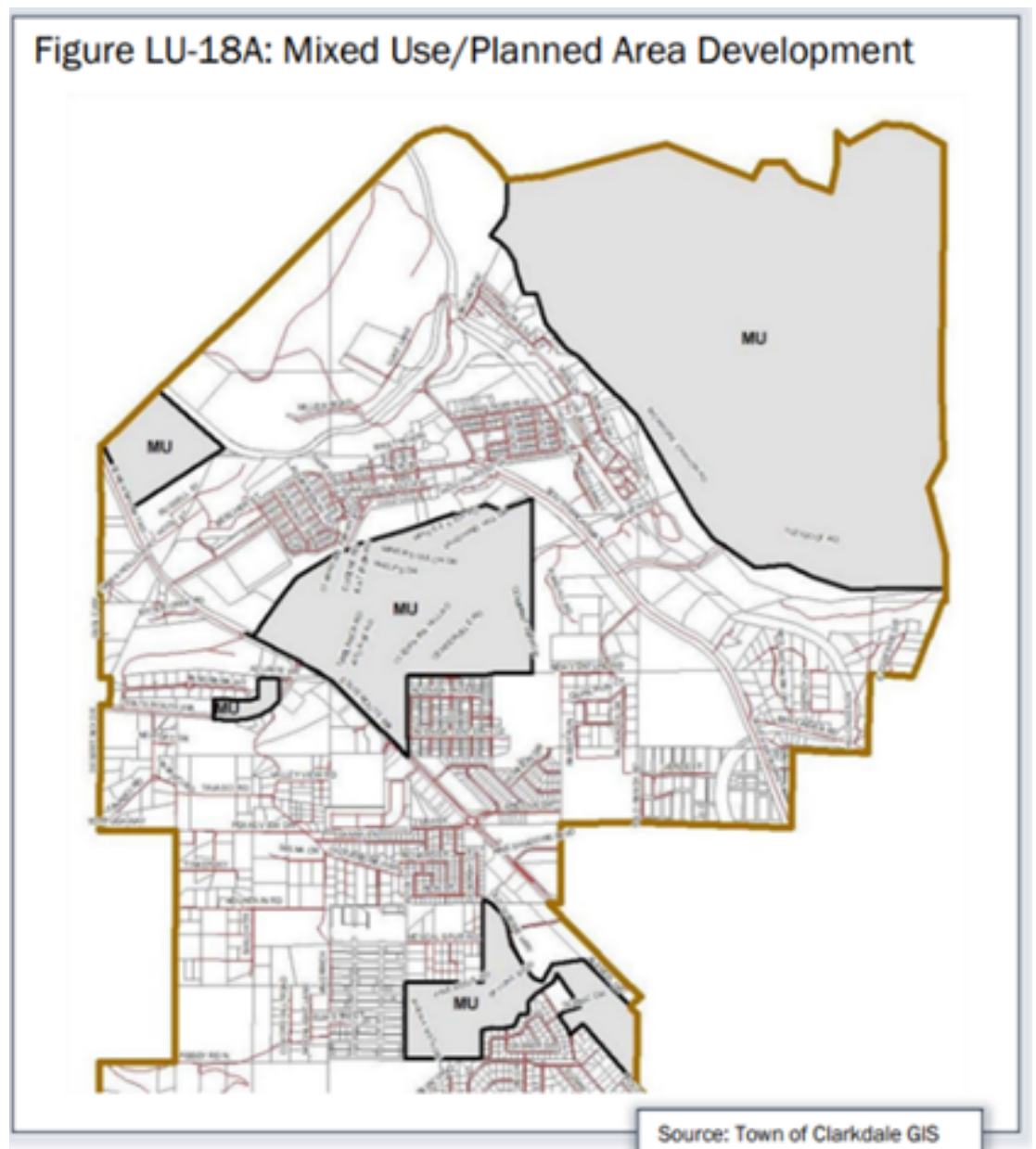
1. The amendment conforms to the Clarkdale General Plan, specifically the Land Use Element.
2. The amendment conforms to a Focus Area plan, if applicable.
3. The proposed development provides buffering for adjacent land use.
4. The proposed development mitigates traffic impact.
5. The proposed development mitigates noise impact on surrounding properties.
6. The proposed development will conform 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 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.



First among those is conformance to the General Plan, as described in Section 13-020, Procedure for Amendment, and the Land Use Element specifically:

B. General Plan Conformance. All amendments which change the boundaries of any zoning district or change 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 with the land use element of the General Plan if it proposes land uses, densities, or intensities within the range for the subject property as stated in the General Plan or any amendment thereto.

1. General Plan Compliance: The proposed amendment conforms to the Clarkdale General Plan, specifically the Land Use Element.

General Plan Land Use Designation: Mixed Use/Planned Area Development (MU/PAD): The purpose of the Mixed Use/Planned Area Development designation is to provide areas specifically intended to support mixed use developments. Mixed Use districts can include any combination of residential, commercial, or industrial zoning districts. The Planned Area Development requires the creation and approval of a Final Development Plan (FDP) as part of the project approval process. Where a Mixed-Use development can be held to the strict interpretation of the underlying zoning districts, Planned Area Developments can provide flexibility in design and configuration of uses.

Chapter 2: Land Use Element of the General Plan describes both land use designations and the zoning districts that support them. In Chapter 2, the General Plan describes the Planned Area Development (PAD) zoning district as follows:

*"The purpose of this zoning district is to provide flexibility in design for mixed use projects that is not typically achieved within the development standards of the individual zoning districts included in the development."*

Land Use Principle 2 sets forth the criteria for the relationship between the built environment and new development:

Goal 1: Protect residential neighborhoods from incompatible uses by implementing buffering measures that mitigate detrimental impacts. Buffers should include landscaping, barrier walls, open space, trails and bike/pedestrian pathways, or increased building setbacks.

*The proposed project is strictly residential, which is compatible with adjacent residential uses. Additionally, the preliminary landscaping plan proposes a split face block wall with a 4' ornamental fence on the exterior property lines for the lots along the existing wash, connections to existing social trails, minimal intrusion into existing swale/wildlife corridors, and bike/ped amenities typically found in a project of this type and size. The wash between the subject property and Third South Street provides a natural buffer with a minimum separation of 60 feet.*

Goal 3: Prioritize the use of draws, washes, and other natural features to buffer developments from each other. Incentivize development of challenged terrain by providing density bonuses for undevelopable areas that are dedicated to preservation of their natural state.

*This project proposes almost no intrusion in the swale along the property boundary with the Salt River Pima Maricopa Indian Community and the Clarkdale Jerome School District No. 3. This swale buffers the abutting properties, provides a wildlife corridor, and buffers the new development from the existing Upper Clarkdale neighborhood.*

Goal 4: Ensure that proposed development is compatible with existing development both in terms of density and intensity.

*This project is compatible with existing development both in terms of density and intensity. The density is less than that found in the higher density components of Mountain Gate. It is less dense than Upper Clarkdale and similar in intensity of use.*

| Highlands PAD (All SF units)           | Mountain Gate PAD (small lot SF units) |
|----------------------------------------|----------------------------------------|
| 75 SFD small lot at 3,200 s.f.         | 116 Townhomes at 2,975 s.f.            |
| 64 SFD cluster lots at 3,600 s.f.      | 225 Cottages at 5,096 s.f.             |
| Average Lot Size: 3,400 s.f.           | Average Lot Size 4,035 s.f.            |
| 139 Units on 18.65 acres = 7.5 DU/acre | 341 Units on 39.5 acres = 8.6 DU/acre  |

Upper Clarkdale:

- Block 61: Average lot size: 5,401 density 8.06  
(First South, Fourteenth, Second South, Fifteenth)
- Block 62: Average lot size: 5,118 density 8.51  
(Second South, Fourteenth, Third South, Fifteenth)
- Block 63: Average lot size: 5,009 density 8.70  
(Fifteenth, Sixteenth, First South, south of alley)
- Block 64: Average lot size: 5,289 Density 8.24  
(Fifteenth, Sixteenth, First South, south of alley)

Goal 6: Encourage mixed-use developments that provide more sustainable housing options, including multi-family projects that are in proximity to employment centers, transportation corridors, and schools.

*The existing Land Use Designation allows for mixed uses, which would include a variety of housing options located proximal to employment, transportation, and schools. The future phase contemplates multifamily development, furthering the mixed use aspect of the project.*

Chapter 2, Land Use Policy 3 calls for the provision of "a variety in housing options across economic and configurational strata that creates a balance of residential units to accommodate the changing needs of Clarkdale residents."

*The Highlands Preliminary Development Plan (Preliminary Plat) proposes two (2) options for single family homeownership targeted at households entering the homeownership market; very little housing exists in Clarkdale to meet the needs of this population – the entry level buyer and the middle housing buyer.*

For these reasons, the request to rezone the subject property from its current R-1 (Single Family Residential) to PAD-10 is supported by the General Plan and specifically Chapter 2, Land Use Element as required.

Also germane to this analysis is Chapter 11: Housing Element of the General Plan, which sets forth specific goals, policies, and actions for the development of housing in Clarkdale.

Guiding Principle H-1: Ensure that equal housing opportunities are provided for all sectors of the community, without regard to race, color, creed, or income.

Goal H-1: Expand the availability of a variety of housing types throughout Clarkdale.

Policy H-1 A: Encourage development of affordable workforce housing in Clarkdale.

Policy H-1B: Provide development opportunities for cost-efficient forms of housing such as Tiny Homes, Modular construction, manufactured housing, condominiums, multigenerational housing, and single family attached dwelling units.

Action 1: Support the use of Planned Area Developments (PADs) to encourage innovative design in the development of affordable housing.

Action 2: Examine the practicalities of creating a housing trust, housing development authority, or other entity to encourage affordable ownership options.

*The proposed zone change supports the Housing Element by providing entry level and middle housing stock currently unavailable in the Clarkdale market. These lower-cost options are more affordable for first responders, teachers, and other essential employees who are having difficulty finding housing in town. The higher density afforded under the PAD-10 zoning is more cost-efficient in terms of infrastructure improvements and construction costs. As the town continues to explore options for creating permanent affordable housing, any movement of the market to provide lower cost housing options is a benefit to those who struggle to find housing in Clarkdale; any increase in housing stock will help lower costs.*

Because the proposed rezoning furthers the Guiding Principle, goals, policies, and actions set forth in the Housing Element of the General Plan, this action is supported by and is in compliance with the Housing Element of the General

Plan as well.

2. Conformance with a Focus Area Plan: The amendment conforms to a Focus Area plan, if applicable.

*The subject property is not within the boundary of a Focus Area Plan.*

3. Buffering: The proposed development provides buffering to adjacent land uses.

*The landscape plans submitted with the Preliminary Development Plan (Preliminary Plat) identify a number of privacy walls and fences to buffer the new development from adjacent neighborhoods.*

*There is an interceding parcel between the subject property and the Third South Street neighborhood that is heavily vegetated. At a minimum of 60 feet wide, this area serves to further buffer the new development from the Third Street area. In addition, there is 25' of setback between the property line and the construction envelope, which adds an additional 15 to 35 feet of separation from the property boundary. This area comprises 5.28 acres of open space.*



4. Traffic: The proposed development mitigates traffic impact.

*The on-site circulation system proposes intersection with existing major collectors. This project contemplates connection to both Clarkdale Parkway and Cement Plant Road. Currently, they are both classified as Major Collectors and function at a Level of Service of A, meaning that there are low volumes of traffic, and the flow of traffic is not restricted. The design provides safe and efficient connectivity to the existing circulation system. It also provides sidewalks, bike lanes, and connection to existing social trails.*

5. Noise: The proposed development mitigates noise impact to surrounding properties.

*The Preliminary Development Plan (Preliminary Plat) proposes development of residential dwelling units, which will not create noise in excess of that created*

*by surrounding single-family dwelling units nearby.*

6. Zoning Code Conformance: The proposed development will conform to all existing zoning regulations, including the Outdoor Lighting Code and Landscape Design Standards.

*As submitted, the preliminary landscape plans are in conformance with all zoning regulations, including Chapter 8, Outdoor Lighting Code, Chapter 9, Landscape Design Standards, and the applicable sections of Chapter 4, General Provisions.*

7. Community benefit: The proposal provides community benefits such as:

*Pedestrian connections*: Pedestrian linkage between historic downtown Clarkdale is provided via a five foot (5') wide sidewalk set back four feet (4') from Clarkdale Parkway along the entire frontage of the project, as well as a 6' sidewalk along Cement Plant Road. Also, a dedicated trail is included to provide access to the existing social trails between Mountain Gate and Clarkdale – Jerome Schools.

*Vehicular connections*: This project contemplates connection to both Clarkdale Parkway and Cement Plant Road. Currently, they are both classified as Major Collectors and function at a Level of Service of A, meaning that there are low volumes of traffic, and the flow of traffic is not restricted.

*Improvement to public right-of-way*: This project will install curb, gutter, and sidewalk along its frontage with Clarkdale Parkway and Cement Plant Road in accordance with MAG standard and in compliance with Chapter 12, Subdivision Regulations. In addition, the project will include the sidewalk improvements described above.

*Installation of utility infrastructure*: Installation of utility infrastructure associated with this project is at the sole cost and expense of the developer, and in full compliance with Chapter 12, Subdivision Regulations.

*Improvement of public space*: Improvements of offsite public space include contributions to design and construction of a multi-use path along Clarkdale Parkway and \$150,000 for design and construction of additional restroom facilities at Town Park. Additionally, small pocket parks and ramadas are provided throughout the site.

*Protection of open spaces*: Approximately 5.12 acres of open space has been preserved along the wash on the north and west sides of the subject property.

8. Required improvements: Funding and installation of all required improvements as specified by the Town shall be the responsibility of the applicant. The installation of all required improvements is the sole cost and expense of the developer, as well as construction of required offsite

improvements and contributions to water storage facilities.

### **Comparative Analysis of Single-Family Residential v. Planned Area Development Zoning**

The current zoning district assigned to the subject property is R-1: Single Family Residential. This classification allows for the development of the following uses without further action:

1. Single Family Residential on a lot at least 10,000 square feet. This includes Tiny Homes.
2. Publicly owned or operated park, playground or community building.
3. Installation for sewer, water, gas, electric and telephone main lines and incidental appurtenances.
4. Family Day Care Homes located on a public street.
5. Bed and Breakfast establishment.
6. Cultivation, possession, consumption, processing, manufacturing, and transportation of recreational marijuana at an individual's primary residence for personal use.
7. Accessory uses, building or structures customarily incident to any use permitted by this section such as servant or guest quarters, private garages, private workshops, and home occupations.

This zoning district also imposes the following development standards:

1. Minimum lot size of 10,000 square feet.
2. Maximum building height of 2 ½ stories, not to exceed 35 feet.
3. Maximum lot coverage of 30%.
4. Minimum lot frontage 60 feet.
5. Minimum average lot width: 80 feet.
6. Minimum setbacks from property lines: 20 feet front and rear; 10 feet side.

For lots developed under the existing standards, a lot of 10,000 square feet would be limited to 3,000 square feet under roof, which would include the house, attached garage, and any accessory structures. Any structure could be a maximum of 35 feet high, including garages and storage buildings.

Developed lots in Clarkdale carrying this zoning designation are almost all outside of platted subdivisions and are located in more rural areas of Clarkdale, along Old Jerome Highway, Minerich Road, and Bent River Road, for example.

Development of the subject property under existing zoning would not require a development agreement and improvements would only have to meet minimum standards. This means that the street and road improvements installed along Clarkdale Parkway and Cement Plant Road would be to MAG standard (curb, gutter, 4' sidewalk back of curb) and turned over to the Town for maintenance. Streetlights installed would be the obligation of the Town to maintain, and the developer would only have to cover the cost of

improvements to water storage that are in direct proportion to the impact of the development. Contributions to the Town Park, grant matches, and other requests would not be required.

Approval of a preliminary and final plat would be required, but as with development standards, would only have to meet minimum standards to be approved.

#### Planned Area Development Zoning Standards

Like all zoning districts, the Planned Area Development zoning district provides development standards for projects subject to this district. If the zone change is approved, these standards will apply to any project contemplated on the subject parcel. Conformance to these requirements is not yet required unless and until the Town Council approves the rezoning.

Chapter 6, Planned Unit Development and Planned Area Development of the Zoning Code sets forth the regulations for development of land using these formats. More specifically, Section 6-020 Standards for Planned Area Development, Subsection A sets forth the intent for Planned Area Developments as follows:

1. Provide for various types and combinations of land uses (such as commercial centers, single and multi-family housing, industrial complexes, and public spaces) through the adoption of preliminary and final development plans;
2. To establish planning and development control parameters while allowing sufficient flexibility to permit final detailed planning at the time of actual development, and to permit flexibility in land use, site design, placement of buildings, use of open spaces, and other development features;
3. To encourage and permit unified planning to achieve a compatible mixture and variety of land uses within the PAD and with the existing and anticipated development in the surrounding area;
4. To accomplish the purpose of zoning and other regulations to an equivalent or higher degree than where such regulations are designed to control development on individual lots; and
5. To promote economical and efficient land use, & improved level of amenities, appropriate and harmonious variety, creative design, and a better environment.

*If the zone change is approved, the Final Development Plan (Final Plat) must meet or exceed the intent of this section.*

Subsection B describes where a PAD may be established and requires compliance with the General Plan and surrounding development.

*"A PAD may be established where tracts suitable in location, area, and character for the uses and structures proposed will be planned and developed on a unified basis. Suitability of tracts for the development proposed shall be determined with reference to the General Plan, and to the existing and prospective character of surrounding development."*

*While conformance with the General Plan has been established above, continued conformance is required throughout the preliminary and final development plan approval process.*

Subsection B 2 sets forth the minimum requirements for a Planned Area Development in its definition of the same:

- Be a single development operation or a definitely programmed series of development operations.
- Be for principal and accessory structures and uses substantially related to the character and purposes of the district.
- Be developed according to a preliminary development plan that includes the locations of land uses, streets, utilities, and final development plans for all buildings, and other uses and improvements on the land as related to the buildings.
- Include a program for provision, operation, and maintenance of any areas, facilities, and improvements designated for common use.

*If the zone change is approved, conformance to these requirements will be mandatory in the Preliminary and Final Development Plan approval process.*

Subsection B 4 establishes the lot and yard requirements, much like each zoning district sets forth minimum lot sizes and setbacks. Those dimensions must be identified on the preliminary and final development plans. It also identifies setback requirements for accessory structures, sloping lots, and other site details.

*If the zone change is approved, the details regarding lot size, setbacks, and related dimensional requirements shall be set forth in the preliminary and final development plans.*

Subsection B 5 sets forth requirements of a general nature that "shall ensure that public welfare and safety is preserved, and that provision is made for harmonious and appropriate development of the land...". This subsection allows the Planning Commission and/or Town Council to require additional improvements and enhancements to the PAD, including land for parks, schools, and other public purposes; coordination of streets with the existing circulation system; preservation of natural features, renderings and elevations of proposed buildings and structures; proof of adequate sanitary sewage and water systems; adequate fire protection; construction schedule, and other issues that would benefit the public.

**Budget Impact:** Not applicable.

**Recommendation:** Staff recommends that the Council open the public hearing to take comments regarding the zone change from R-1 to PAD-10 on application no. 230147, then close the public hearing.

## Guss Espolt

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**From:** Ruth Mayday  
**Sent:** Tuesday, February 13, 2024 10:10 AM  
**To:** Guss Espolt  
**Subject:** FW: Rezone Application No. PC-230147 - Consideration to rezone approximately 18.56 acres in Clarkdale - The Highlands of Clarkdale

**From:** Ruth Mayday  
**Sent:** Tuesday, February 13, 2024 10:10 AM  
**To:** [REDACTED]  
**Subject:** RE: Rezone Application No. PC-230147 - Consideration to rezone approximately 18.56 acres in Clarkdale - The Highlands of Clarkdale

[REDACTED]

Thanks for taking the time to look at the documents posted online.

The first 300' of the parcel on the Cement Plant Road side is zoned Commercial. In Clarkdale, multifamily is a permitted use (use by right) in the commercial zoning district; we cannot tell the developer he can't build apartments there. Because they are owned by a single entity and not subdivided into lots, they are not part of the subdivision plat application.

Currently, there are 121 vacant lots in the Mountain Gate subdivision. Vacant lots in another subdivision is not something that the Planning Commission considers when looking at new developments. It is typical for developers to plan and seek approval of projects in advance of completing others as the time for approval of the project, approval of improvement plans, and construction of infrastructure takes at least 18-24 months, depending on the size of the project. If we require the developer to finish all projects before beginning work on a new one, we would have a two-year lag time when no new subdivisions could be built.

Thanks again for reaching out to us for clarification. I hope this information is helpful to your understanding of the project.

Ruth Mayday  
Town of Clarkdale  
Assistant Town Manager  
Community & Economic Development Director  
[Ruth.mayday@clarkdale.az.gov](mailto:Ruth.mayday@clarkdale.az.gov)  
O 928-639-2505  
M 928-301-0113

**From:** [REDACTED]  
**Sent:** Tuesday, February 13, 2024 5:39 AM  
**To:** Ruth Mayday <[Ruth.Mayday@clarkdale.az.gov](mailto:Ruth.Mayday@clarkdale.az.gov)>

**Subject:** Re: Rezone Application No. PC-230147 - Consideration to rezone approximately 18.56 acres in Clarkdale - The Highlands of Clarkdale

Hi Ruth - I did get a chance to look at the site plans on the City's website. Thank you. I was surprised to see Multi-family units. It looks like there are three buildings that are 12 -plex condo like units. I would not be in favor of those units.

Another question I have is how many vacant lots are currently in Mountain Gate and is that a part of the Development committees' consideration when looking at new developments? I would think we should finish our own current developments first.

Thank you again for your assistance. - [REDACTED]

On Sat, Feb 10, 2024 at 10:26 AM [REDACTED]

Hello Ruth - No need to apologize; your response was timely and thorough. I'll take a look at the link you provided and let you know if I have any questions.  
I'll also plan to attend the meeting on February 20th.

Thanks for all your help. - [REDACTED]

On Sat, Feb 10, 2024 at 9:09 AM Ruth Mayday <[Ruth.Mayday@clarkdale.az.gov](mailto:Ruth.Mayday@clarkdale.az.gov)> wrote:

[REDACTED]

First, I apologize for not getting back to you sooner- as I'm sure you can imagine, things have been a bit busy in our office lately.

As for your questions, I offer the following:

My first questions are about the rezoning from R-1 to PAD-10. What is my community, Mountain Gate, currently zoned for? Is it the same (PAD-10, 8 dwelling units per acre) or is it something different. What type of dwellings will this rezone request, if approved, be allowed? Are they single home units or apartments, condos, etc. *The rezoning from R-1 to PAD is the same action that was taken to permit the development of Mountain Gate before it was built. For whatever reason, staff at the time did not assign a density to that project. Here is how the density compares to Mountain Gate:*

**Highlands PAD** (All SF units)

75 SFD small lot at 3,200 s.f.

**Mountain Gate PAD** (small lot SF units)

116 Townhomes at 2,975 s.f.

64 SFD cluster lots at 3,600 s.f.

225 Cottages at 5,096 s.f.

Average Lot Size: 3,400 s.f.

Average Lot Size 4,035 s.f.

139 Units on 18.65 acres = 7.5 DU/acre

341 Units on 39.5 acres = 8.6 DU/acre

*Including the larger estate lots, the average density of Mountain Gate is 7.65 dwelling units per acre, slightly higher than the proposed Highlands project. The units proposed as part of the plat are single family detached units. Future development plans indicate multifamily housing (apartments) adjacent to Cement Plant Road.*

Has the applicant, Plateau Partners II, provided a detailed plan of what the housing would look like in this area? If so, how can concerned citizens get a copy? Where is Plateau Partners headquartered? Are they in Arizona or another State?

*Yes, the applicant has provided detailed plans for what the housing would look like. Here's a link to the information on the Town's website: <https://www.clarkdale.az.gov/398/Preliminary-Plat---The-Highlands-at-Clar>. Plateau Partners II are headquartered in California; it is the same developer who built out Mountain Gate.*

What studies, if any, have been done regarding the water requirements for this rezoning request as opposed to its current R-1 zoning? How would this affect the Town of Clarkdale's Master Plan.?

*The Town has just completed an exhaustive study of water capacity and infrastructure. The Town has more than enough water to supply to this subdivision without negatively impacting existing homes and businesses. We have retained an engineering firm that is developing a Water/Wastewater Master Plan to further guide and manage these resources.*

*With respect to the General Plan, the site is designated as Mixed Use/Pad, which would include residential development proposed by this application.*

I appreciate your thoughtful questions and your willingness to consider all facts. Please do attend the meeting on the 20<sup>th</sup>-

Ruth Mayday

Town of Clarkdale

Assistant Town Manager

Community & Economic Development Director

[Ruth.mayday@clarkdale.az.gov](mailto:Ruth.mayday@clarkdale.az.gov)

O 928-639-2505

M 928-301-0113

**From:** Carl Kerschen [REDACTED]

**Sent:** Wednesday, February 7, 2024 12:05 PM

**To:** Ruth Mayday <[Ruth.Mayday@clarkdale.az.gov](mailto:Ruth.Mayday@clarkdale.az.gov)>

**Subject:** Rezone Application No. PC-230147 - Consideration to rezone approximately 18.56 acres in Clarkdale - The Highlands of Clarkdale

Dear Ms. Mayday:

I have some questions about this proposed rezoning activity taking place in Clarkdale. I have lived in the Mountain Gate Community for five years and this rezoning would take place next to our community and the grade school in Clarkdale. I have read the orange colored flyer that is being circulated in Mountain Gate and the Notice of Public Hearing which I received from Gus Espolt. I had some other questions and I was directed to send them to your attention.

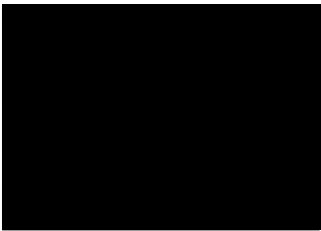
My first questions are about the rezoning from R-1 to PAD-10. What is my community, Mountain Gate, currently zoned for? Is it the same (PAD-10, 8 dwelling units per acre) or is it something different. What type of dwellings will this rezone request, if approved, be allowed? Are they single home units or apartments, condos, etc.

Has the applicant, Plateau Partners II, provided a detailed plan of what the housing would look like in this area? If so, how can concerned citizens get a copy? Where is Plateau Partners headquartered? Are they in Arizona or another State?

What studies, if any, have been done regarding the water requirements for this rezoning request as opposed to its current R-1 zoning? How would this affect the Town of Clarkdale's Master Plan.?

I understand that growth and development will occur and I do not oppose all new projects. However, when rezoning requests are made, very careful consideration must be made to all the positive and negative issues that will arise. I will plan to attend the meeting on February 20 at 4:30 pm to learn more about this project.

Thank you for your time and attention.



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## Guss Espolt

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**From:** Ruth Mayday  
**Sent:** Tuesday, February 13, 2024 9:50 AM  
**To:** Guss Espolt  
**Subject:** FW: The Highlands Project

Save this please

**From:** [REDACTED]  
**Sent:** Monday, February 12, 2024 11:59 AM  
**To:** Ruth Mayday <Ruth.Mayday@clarkdale.az.gov>  
**Cc:** Susan Guthrie <Susan.Guthrie@clarkdale.az.gov>  
**Subject:** Fwd: The Highlands Project

Dear Ruth,

I am forwarding to you the reply letter I sent to Susan Guthrie and Town elected officials regarding the Highlands Project. See below. I understand that you are the staff liaison to the Planning Commission. Would you send this letter to the Planning Commission members as soon as possible? And would you kindly confirm that the letter has been forwarded to all concerned?

Many thanks,  
[REDACTED]

----- Forwarded message -----

**From:** [REDACTED]  
**Date:** Mon, Feb 12, 2024 at 11:50 AM  
**Subject:** The Highlands Project  
**To:** Susan Guthrie <[susan.guthrie@clarkdale.az.gov](mailto:susan.guthrie@clarkdale.az.gov)>

Dear Susan,

Thank you for responding to my letter to the Mayor, Vice Mayor and Town Council. I hope to further clarify my concerns and the concerns of other Clarkdale citizens in this letter. In addition, following the protocols of the open meetings law, I am bcc'ing the Mayor, Vice Mayor and Council members on this note as well.

### THE DENSITY QUESTIONS

Since a major concern with the Highlands Project is the extreme increase in density requested by Mr. Lash and Plateau Partners LLC, it would be useful to further break down the calculations. Under the current zoning of R1, Mr. Lash would be permitted to build @80 homes on 18.5 acres, assuming that the acreage is gross, not net. Net acreage would be something around 15 acres. While you take the position that the "industry standard" is to use gross acreage to calculate density, that still leaves open the question of what the Town standard should be. In Sedona, for example, the density scale is defined in the Land Development Code as follows:

*"Density shall be calculated by the number of dwelling units per acre within a proposed development site, EXCLUDING PUBLIC AND PRIVATE STREETS AND RIGHTS OF WAY AND PUBLIC ACCESS EASEMENTS THAT RESTRICT THE SURFACE USE OF THE PROPERTY."*

My point here is that the Town has greater latitude than simply adopting an industry standard, especially when the issue at hand is whether the Town is getting the best deal possible from “the industry.” Just as the oil and gas industry should not be writing the federal regulations governing the oil and gas industry, we need to think twice before letting the real estate developers govern our zoning parameters for real estate development.

Thus, whether one interprets R1 to allow 80 dwelling units (gross acreage) or 60 units (net acreage), the fact that Mr. Lash wants to build 139 units is a very big jump. You offered a table showing comparisons between Mountain Gate density, Upper Clarkdale (the historic district) density and Mr. Lash’s request for a hugely increased density allowance as if to show that Mr. Lash’s request is reasonable. As far as Mountain Gate is concerned, many citizens have deep regrets about the concessions made to the developers for that parcel. As far as Upper Clarkdale is concerned, these homes were built by William Clark for a planned community dedicated to housing those working for the copper mine he owned. They were built between 1912 and 1930. As far as I know, there were no zoning categories at that time, no approval needed by elected officials, no industry other than the copper mining that was Clark’s sole province.

It seems to me, and other citizens to whom I have shown your responses, that there is only one relevant comparison – namely, the comparison of the current # of allowable dwelling units and the huge increase requested by Mr. Lash. To restate what I said in my previous letter, he is requesting an increase in volume of between 85% and over 100%, depending on which standard of density is used. Either way, that’s a very, very big number.

#### THE PUBLIC PROCESS OF CONSULTING THE CITIZENS

It is true that you and the Town’s Director of Development, Ruth Mayday, took the time to meet with me and two other Clarkdale residents back in January, as you note. We appreciate the time you took with us as it did help to familiarize us with the general outlines of the proposed plan. Still, the question of how citizens will be permitted to *impact* on the plan is another matter. Would you please elaborate on how the next set of public meetings will be structured? For instance, at the upcoming Planning Commission meeting on February 20<sup>th</sup>, will citizens be permitted to ask questions of and interact with Planning Commission members? Will Mr. Lash be present at that meeting to take questions and receive responses and comments from the community?

#### THE DEAL POINTS

I was glad to see the points of the draft agreement with the developer finally released in your weekly Town newsletter. I understand that these points are the recommendations of staff, and that neither the Council nor the developer has agreed to them. That said, the narrow scope of the points, and the very minimal level of contribution that Mr. Lash would agree to based on these points, concerns many of us. Mr. Lash and Plateau Partners LLC stand to make multiple millions of dollars from this project. Indeed, that is why he is pressing for such an extreme zoning change, to maximize that margin.

Obviously, Mr. Lash recognizes the high and accelerating value of building in the Verde Valley’s “hidden gem.” I worry that the Town leadership has not yet caught up to Mr. Lash, that the Town is undervaluing the attractive attributes of Clarkdale and its power to both leverage our assets and to preserve, protect and defend the historical character of the Town. Mr. Lash wants a major gateway into Clarkdale (Old Clarkdale Parkway, not Highway, thank you for the correction) to be one where tourists, travelers and neighbors see a densely concentrated, overbuilt and “could be anywhere USA” housing development that bears no resemblance to anything that makes Clarkdale and its environs so unique.

#### A ZONING CHANGE?

I, and others, understand that certain old ways must give way for progress to occur. We all understand that we need to expand our tax base, attract commerce, and open our doors. That should not mean that Mr. Lash or any

developer be allowed to write their own ticket. Is there a zoning change that meets the needs of the town, that allows for a robust development agreement, that paces growth wisely, and that protects the unique character of this town? Perhaps. I hope the Town Council and Mayor- with your support along with the rest of the staff - will provide the leadership necessary to consider options other than what Mr. Lash has put on the table.

Respectfully,

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## Guss Espolt

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**From:** [REDACTED]  
**Sent:** Thursday, February 8, 2024 1:56 PM  
**To:** Community Development  
**Subject:** proposed rezoning in Clarkdale

Good Afternoon and thank you for taking the time to hear my voice in the proposed zoning change to the area between Clarkdale Parkway and Clarkdale Jerome School.

Although I am a resident of Clarkdale, and pay city tax, property tax and water, I was not apprised of the proposed change. This may come as no surprise to you. It did come as a surprise to me. These changes I believe would dramatically change my lifestyle in an almost daily way. One of the most glaring problems I see as a result of implementing concentrated condos is the unavoidable steep increase in traffic. The residents of those condos and townhomes need cars to access food markets and outdoor entertainment venues outside of our city limits. So it feels to me as if someone (the developer from out of state?) is placing profit over the lifestyle and comfort of an existing population.

I know that development is unavoidable but I believe this is too much too soon. Studies as to how these changes would affect the surrounding wildlife and natural habitat should be implemented. How to deal with increased noise and traffic should be considered and put up for debate in a public setting.

Slow growth is my preference.

Respectfully,  
[REDACTED]

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To Whom It May Concern,

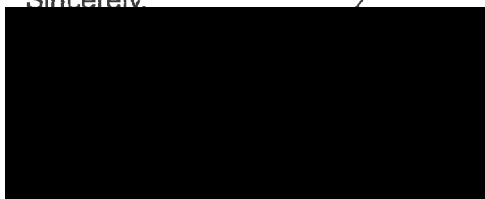
This letter is regarding the request to rezone 18.56 acres from R-1 to PAD 10 for the Highlands development, allowing 8 dwelling units per acre.

Growth is exciting and painful at the same time. This is an opportunity to showcase our historically unique community and all it has to offer. There might be an eagerness to sell our future short, in order to gain tax dollars and population growth more immediately. This letter is to caution our elected leaders not to accept this rezoning. Here are just some of the reasons for this:

- Undesirable change to the historical uniqueness and charm of our neighborhoods.
- Humankind (especially families) need space for growth, children, and pets, but also to dream and relax with nature.
- Privacy will be maintained with present zoning.
- Water demands will rise. Since we live in a desert this precious and finite resource needs to be conserved.
- Increase in traffic and parking needs
- Rezoning would be a disservice, as it would set the tone that here is another town that looks and feels like all other towns. This development sits at the entrance of our community, and if rezoning is approved it will say to those passing by that this community's leaders said, "let's get the most bang for our buck and cram people into small, shabby spaces!" Rather than, "come share the elegant, historical, and gracious look and feel of our community!"

I know many other community members who agree with me on this issue because of these aforementioned reasons. I would strongly urge you to vote against this rezoning.

Sincerely,



Several individuals who will be voting on this issue live on large parcels of land. Please think of the pleasure that space gives you. Vote no on rezoning!

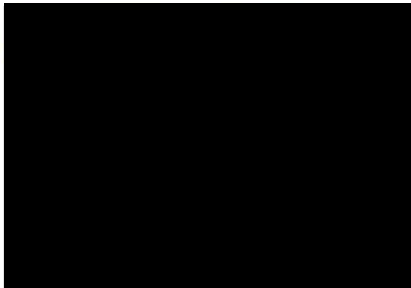
Feb.2,2024

To: Guss Espolt

Clarkdale Community Development Department

I am writing this letter and concerned over the talk of the zoning change for developing apartments and condos off of the highway and near Clarkdale Park Way. My concern is, most the people including me, live here because we love the environment and the atmosphere of the old fashioned historic small town atmosphere. This zoning change could affect and change the whole environment of our town. The traffic will have a major impact on our town. Individual single family homes would be fine to add to our community but, to change the zoning and Build Clarkdale up with a bunch of apartments in condos right at the main entrance of our town would really devastate our town. The water usage will also have a big impact on our town. It will also affect our school here in town with overpopulation and classrooms over crowded. We cherish our little historic town and would really hate to see the devastation of that type drastic change. I asked you to please consider our concerns.

Thank you,



## Guss Espolt

---

**From:** [REDACTED]  
**Sent:** Thursday, February 1, 2024 2:03 PM  
**To:** Community Development  
**Subject:** Attention: Gus Espolt - development of land from R1 to PAD

Dear Mr. Espolt,

I am writing to you to express my concerns about the proposed change in land use from R-1 single family homes to PAD (flexible high density) development of the parcel between Clarkdale Parkway and the Clarkdale Jerome School.

High density land use encourages more traffic because more people are driving to and parking in the area. This increase in traffic, roads and parking areas decreases air quality, destroys natural spaces, and adds to the heat island effect in summer. It adds to light and noise pollution, also.

Another concern is water use which will increase with high density development. Last summer we experienced a two-week period of severe water restrictions due to failure of one of the well pumps. I am aware of the town's DWSP - how does adding 130+ townhomes and an apartment complex fit into this plan? How much water will be used in the development of this land and in sustaining prospective residential water use?

Another issue is the effect of high density residences on property values. More traffic, pollution, increased water use, effects on nearby habitats for birds, mammals, and insects have a combined negative effect on the community which in turn lowers property values.

Clarkdale is a special community. Adding high density residential projects does not fit with the nature of our community. It will put stress on the natural beauty that surrounds us.

Thank you for taking the time to read my concerns.

[REDACTED]  
Clarkdale resident

Sent from my iPhone

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January 30, 2024

Clarkdale Community Development Department  
890 Main Street  
P.O. Box 308  
Clarkdale AZ 86324  
Attn: Guss Espolt

Mr. Guss Espolt:

We are homeowners of the Mountain Gate community in Clarkdale. We have learned of the new proposal for The Highlands at Clarkdale. We specifically object to this high-density residential proposal for several reasons.

First, there will be a significant traffic impact on Clarkdale as a small residential community. There is already an influx of tourism in our area, which is to be expected, given the proximity of historic Cottonwood as well as Jerome. The increase in traffic would be concerning, as well as utilities needed by the town of Clarkdale.

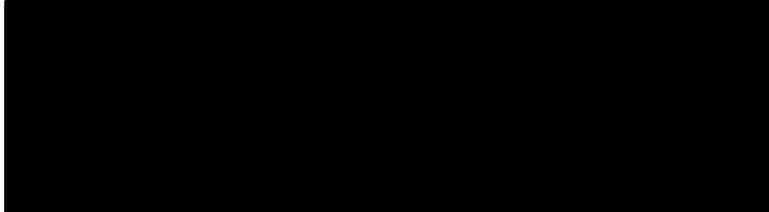
Second, the impact on water usage is already noted in Clarkdale. Each summer, the Clarkdale community is generally on water restrictions already during the hottest months of the year. We would not feel that a significant influx in housing could easily be supported.

Third, there are other limited commercial & educational resources available in the immediate area, which would include gas stations, convenience stores and similar retail centers, as well as schools. The impact on schools will also be of significant concern, as there are students that already come from Jerome to the Clarkdale area for educational attendance.

Fourth, the medical system in our community, specifically Northern Arizona Healthcare – Verde Valley, has recently garnered further attention, as the resources are lacking for the community. I am specifically acquainted with this issue, and would not feel that the medical resources should be subjected to further demands, based on this proposal.

Please consider these very important points, as we oppose this proposal for the town of Clarkdale. Thank you for your time.

Regards,



To: Guss Espolt Clarkdale Community Development Department

From: [REDACTED] Clarkdale homeowners

Subject: The Highlands at Clarkdale Project

Date: 1/26/24

1. As you know, cities utilize a Master Plan to ensure that compatible uses, public safety and traffic issues create an overall pleasant environment. Creating a Master Plan requires a lot time and money. Making any changes to a Master Plan should not be taken lightly, otherwise, a city ends up not having a Master Plan at all. Eventually, with enough zoning variances—the purpose of a Master Plan is destroyed.
2. Developers buy land knowing full well what the zoning is. Then they try to strong arm cities into bending to their profit driven desires. A Master Plan is not something to be tinkered with, just because a developer rolls into town looking to make a big score by changing the rules.
3. Building a highly dense residential development at the junction of roundabout seems to go against common sense. Traffic and safety issue abound.
4. The proposed site sits at one of the few entryways to our town. Why blight that with a visual impression of low-cost housing? Do the proposed plans even take into consideration Clarkdale's history or historic architecture?

For these reasons, we are opposed to the proposed zoning change.

[REDACTED]

[REDACTED]

\* Scen to PC Z-20-24 in Boards and Commissions  
on 1-30-24

January 30, 2024

To Whom It May Concern:

The very idea that an out-of-state developer can come and disrupt our small town/community is ludicrous.

Our roads infrastructure cannot support an additional 100+ vehicles. Exiting Mountain Gate onto Clarkdale Parkway would become a fiasco and nightmare.

This development will cause additional stress to our water supply.

In case of the need to evacuate due to a wildfire or any other emergency this would become a totally chaotic undertaking.

Please reconsider this and make the right decision for our town.

We DO NOT need an additional 130+ townhomes and apartments in Clarkdale and we DO NOT want them.

A very concerned Clarkdale resident.

[REDACTED]

## Guss Espolt

---

**From:** [REDACTED]  
**Sent:** Tuesday, January 2, 2024 3:07 PM  
**To:** Community Development  
**Cc:** Susan Guthrie; Andy Andrews; edarico@ymail.com; nipomike@aol.com  
**Subject:** Planning Commission Application #PC-230147 The Highland at Clarkdale  
**Attachments:** IMG\_0497.jpeg

Hi Planning Commission,

We are requesting a copy of the site plan for this application and all other information submitted by the developer. This is a sizable development and many residents of the town have many concerns about it. I am sure that you will have a very large turn out on 1/16. Here are some of the concerns that we are requesting be addressed at the meeting:

- With the current street conditions on Clarkdale Parkway the increased traffic will greatly increase the safety concerns for cyclist and pedestrians
  - From the roundabout at 89A to the town park there needs to be the following improvements
    - Street widening
    - Sidewalk on both sides of the street so that they can serve both Mountain Gate and The Highlands developments
    - Bike Path on both sides of the street for the same reasons
- Water and sewer service questions
  - What is the impact of this development going to have on the water and sewer system?
  - Currently residents are being asked to conserve water because we are being told supply is very tight
  - The water supply infrastructure seems to be aging and not able to efficiently supply current needs. The number of alerts to residents about water pump and other issues is concerning
  - We are hearing that the current sewer system is close to capacity so what is the plan to increase capacity?
- Current Town Budget
  - The current town budget can't fix or upgrade the current public works infrastructure so why are you adding another development?
  - Example: Town owned streets in Mountain Gate have some major issues and no budget to fix them

I hope the Mayor and Town Council will be at this hearing to hear what the community has to say about this development before they make a decision about this application.

I appreciate your help in providing this information for review prior to the meeting, thank you.

Sincerely,  
[REDACTED]

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## Guss Espolt

---

**From:** Ruth Mayday  
**Sent:** Monday, January 8, 2024 2:57 PM  
**To:** Guss Espolt  
**Subject:** FW: Planning Commission Application #PC-230147 The Highland at Clarkdale

**From:** [REDACTED]  
**Sent:** Sunday, January 7, 2024 4:07 PM  
**To:** Ruth Mayday <Ruth.Mayday@clarkdale.az.gov>

**Subject:** Re: Planning Commission Application #PC-230147 The Highland at Clarkdale

Hi Ruth,

First, thank you very much for all the great information and looking forward to discussing more with you and the town.

Clarkdale Parkway – The residents of Mountain Gate have been told repeatedly by the developer and the town for years that they would have a bike path and sidewalk into town on our side of the road. Now you are telling us only a bike path. However, both a bike path and sidewalk on the new development side, why? The developer should be responsible for putting in a bike path and sidewalk along all the Highland property that borders Clarkdale Parkway. Point in fact, most major cities in the Phoenix area have a standard practice that if a developer has a piece of property that borders a city street the developer is responsible for paying for street widening, bike paths, sidewalks, landscape, etc. along that border. It is also common practice for a developer to pay for infostructure improvements within a municipality to get their development approved. It is just the cost of doing business. So why is the town using grant/taxpayer money to enhance the developer property versus taking care of the current taxpayers on the Mountain Gate side?

Recommending the following:

- Developer to be responsible for bike path and sidewalks from 89A roundabout down the complete property line that borders Clarkdale Parkway. The developer is going to make millions off this project and taxpayer money should not be used to enhance the curb appeal of his property over taking care of the tax paying residents of Mountain Gate.
- Use the grant money to put in the bike path and sidewalk on the Mountain Gate side from the Mountain Gate roundabout to town square.
- In the future, the developer of the property on the Mountain Gate side from the 89A roundabout to the Mountain Gate roundabout should pay for the bike path and sidewalk for that section.

Water and Sewer – You have proved great insight on the sewer system, and it looks to be well covered. However, still have questions and concerns on the water supply.

- Based on the current system when you have had pump issues which caused low water pressure how much greater will the impact be with the Highland development? Do you have a plan to mitigate that impact when issues occur until CIP can be executed?
- I have seen the CIP plan for water. Are you confident that the current system can handle the additional water needs for the development until these updates can be done?

The developer (Ralph) has made it well known to the residents of Mountain Gate and everyone in this town that will listen that he has given the town a million plus dollars for water and sewer improvement. We all know that this money is factored into the cost of the lots and at the end of the day the residents' buying homes in these developments are the ones that are paying for it. As I said above it is just the cost of doing business. So, I would remind the Town Council and town management this was not a gift of charity. This was a self-serving move to set them up to make millions of dollars off Mountain Gate, The Highlands, and the development behind the Copper Museum. I am a huge supporter of free enterprise and capitalism so that is not my point. My point is this should not have any impact on any decisions regarding this development.

Additional questions:

I wanted to make sure that the town is aware of some issues within Mountain Gate that may affect the Town at some point.

- Streets within Mountain Gate that are still under developer maintenance
  - The streets are the lower part of Laughing Hill Dr., Sieber Ct. and Whistle Stop Dr.
  - All construction in this area has been completed for over a year now
  - Ralph has been asked when the final street repairs will be made. However, he will not address it or give us a timeline
  - All these streets have 2 to 4" cracks in them. The cul-de-sac at the end of Laughing Hill Dr. has a major drainage issue then it rains

My ask is that the Town do a complete review of these streets and hold the developer accountable to fix them before they take ownership.

- Trail system through Mountain Gate
  - Ralph has told the homeowners that this is going to be turned over to the Town trail system
  - Are you aware of an issue over trail access over a resident's property that was unknown to Ralph when it was built? Not sure why all the legal trail right of ways were not confirmed before building. That resident has legally closed access to the trail going across his property
  - This has been an ongoing issue for over 18 months now. It is covered at HOA meetings with Ralph, he continues not to resolve
  - The owner is willing to work in good faith with Ralph to resolve this issue. However, Ralph will not work with him and now the whole trail system is closed in Mountain Gate

Can you please provide some insight on where the Town is or is not involved with this trail system through Mountain Gate.

Thank you again.

Sincerely,

---

**From:** Ruth Mayday <[Ruth.Mayday@clarkdale.az.gov](mailto:Ruth.Mayday@clarkdale.az.gov)>

**Date:** Friday, January 5, 2024 at 10:56 AM

**Subject:** Re: Planning Commission Application #PC-230147 The Highland at Clarkdale

Mark –

Your email has been forwarded to me for a response as I am the liaison to the Planning Commission and Director of Community Development. Due to an error in publication, the meeting has been postponed until February 20, 2024.

I am happy to schedule an appointment with you to review the documents submitted by the developer for the above referenced project as many of them are large, detailed reviews and analyses of drainage, grading, traffic studies, and other engineering concerns related to the project.

You will be pleased to know that staff has been working with the developer to address the concerns outlined in your email. In response, I offer the following:

- 1) Clarkdale Parkway – the current lane widths are more than adequate for the size of vehicles that use this street, meaning that the existing pavement does not need to be widened to accommodate additional traffic, nor are additional lanes required to accommodate increases in traffic. This decision is supported by the Traffic Impact Analysis that has been reviewed and approved by the Town Engineer.
- 2) The Town has applied for and been awarded initial funding for improvements along Clarkdale Parkway. These improvements include a sidewalk/multiuse path/bike lane along the north side of the street, and a bike lane on the south side (Mountain Gate side) of the street. The engineer's estimate for the project is \$898,750. Town staff has applied for grant funding for the project and been awarded \$141,000 to complete the design, and are pursuing construction funding.
- 3) Water and Sewer impact: This project will absorb some capacity in the wastewater (sewer) system, but not all available capacity. You may be interested to learn that the developer of Highlands is also the developer of Mountain Gate, which paid for the construction of the existing wastewater treatment plant and for the drilling of Mountain Gate Well, which is now our primary well to supply water to the Town. The wastewater plant was constructed with excess capacity to absorb future development such as this – including the proposed Highlands project, the wastewater treatment plant will be at 65% capacity. Design for expansion begins when we reach 80%.
  - We ask residents to conserve water when demand is high – generally in the summer- when people are watering landscaping or filling swimming pools. Clarkdale residents do an excellent job in conserving water and using it carefully. The Town will be hosting a Water Open House on January 11, 2023, from 5-7 pm in the Clark Memorial Clubhouse to provide additional information about water supply and production so that we can provide the most current information available.
  - Yes, the infrastructure is aging and we do have issues from time to time. The Town has a detailed Capital Improvement Plan (CIP) to make necessary improvements and repairs to utility infrastructure, and we are working as quickly as staffing and funding allow. This problem is not unique to Clarkdale.
- 4) Current Town Budget- As I explained above, we actually do budget for repairs and upgrades to infrastructure. Utilities (water and wastewater) are considered enterprise funds and are managed like an enterprise – funds for repairs come from set-asides from connection and capacity fees charged when new homes and businesses connect to our system. Roads are another story- they are generally funded by Highway Users Revenue Funds (HURF) allocated by the state, and some General Fund contributions. In the case of Highlands, the streets will be owned and maintained by the HOA rather than the Town, as the users of those streets are largely residents of the subdivision and not the general public.

I trust that this information is helpful to your understanding of the project. Should you require any further information, please feel free to contact me.

Thanks-

Ruth Mayday  
Town of Clarkdale

Assistant Town Manager  
Community & Economic Development Director  
[Ruth.mayday@clarkdale.az.gov](mailto:Ruth.mayday@clarkdale.az.gov)  
O 928-639-2505  
M 928-301-0113

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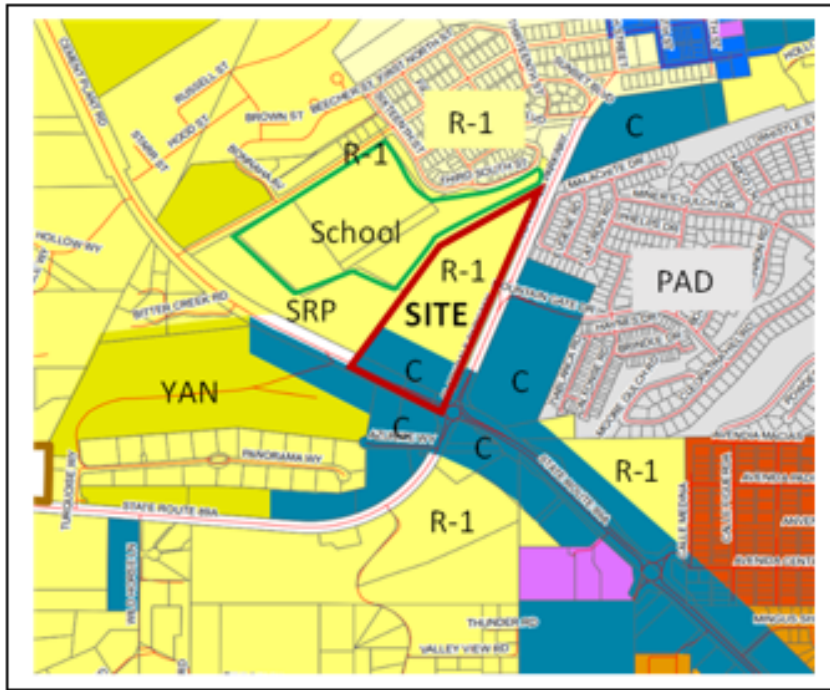
# Staff Report

Item Number: 5.B.

|                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|-------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b><u>Agenda Item:</u></b>    | <b>PUBLIC HEARING: Preliminary Development Plan (Preliminary Plat) for the Highlands at Clarkdale.</b><br>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.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| <b><u>Staff Contact:</u></b>  | Ruth Mayday, Community Development Director                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| <b><u>Meeting Date:</u></b>   | February 20, 2024                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| <b><u>Strategic Goal:</u></b> | This agenda item supports the following Clarkdale Strategic Goal Area: <ul style="list-style-type: none"><li>• Goal Area 5 - Plan for the maintenance and growth of quality infrastructure that is sustainable and resilient.</li></ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| <b><u>Background:</u></b>     | <b>1. SUMMARY:</b><br>The Purpose of this Public Hearing is to take comment on the proposed Preliminary Plat (Preliminary Development Plan) for approximately 18.56 acres of a 23.84-acre parcel located at the Northwest corner of SR 89A, Cement Plant Road and Clarkdale Parkway. Because the Rezoning and Preliminary Development Plan are interrelated, the Public Hearing will consider both items simultaneously. Two (2) separate actions will be taken by the Planning Commission:<br><br>A. Discussion and Possible Action to Approve, Approve with Conditions, or Deny the 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, or send the item back to staff for additional work. If final action is taken, then forward the application to Town Council for recommendation of the same.<br><br>B. Discussion and Possible Action to Approve, Approve with Conditions, or Deny the Preliminary Development Plan (Preliminary Plat) consisting of |

139 Single family residential lots on approximately 18.56 acres, or send the item back to staff for additional work. If final action is taken, then forward the application to Town Council for recommendation of the same.

This Preliminary Development Plan (Preliminary Plat) proposes the subdivision of approximately 18.56 acres into 139 lots for development of single family residences and concomitant improvements. The remaining 5.28 acres will be developed in a future phase and are not a part of this application.



## **2. PROJECT INFORMATION:**

### PARCEL NUMBER

400-05-010G

### CURRENT ZONING

R-1 Single Family Residential

C - Commercial

### PROPOSED ZONING

Planned Area Development – 10

Eight (8) Dwelling Units per Acre

### ADJACENT ZONING

'R-1' Single Family Residential

'R-2' Single Family Residential

'PAD' Mountain Gate

'C' Commercial

### SITE ACREAGE

Total Parcel = 23.84 acres  
18.56 acres (this subdivision)  
5.28 acres (future Apartments)

### SINGLE FAMILY RESIDENTIAL

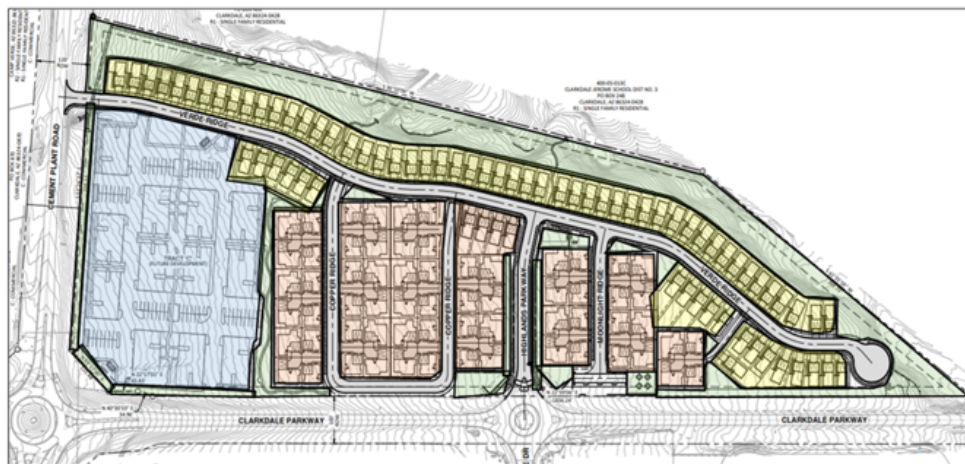
Cluster Homes = 64 Units  
Small Lot 2-Story = 75 Units  
Total Units = 139 units /7.49 Units per Acre

### PARKING (Single Family Only)

Garage Parking = 2 spaces per unit x 139 lots = 278 Spaces  
Street Parking = 38 spaces (one side of street only)  
Total Spaces = 316 Spaces (278 required)

### DEVELOPED AREA COVERAGE

Buildings = 24.3%  
Hardscape = 22.9%  
Open Space = 28.9%



#### **Preliminary Development Plan - PAD**

- Single Family Small Lot 2-Story = 75 Lots
- Single Family Cluster 1-Story = 64 Lots
- Multi-Family Apartments = 144 dwelling units **Not a part of this application**
- Open Space = 5.12 Acres

Highlands PAD (All SF units)  
75 SFD small lot at 3,200 s.f.  
64 SFD cluster lots at 3,600 s.f.  
Average Lot Size: 3,400 s.f.  
139 lots on 18.56 acres = 7.5  
DU/acre

Mountain Gate PAD (small lot SF units)  
116 Townhomes at 2,975 s.f.  
225 Cottages at 5,096 s.f.  
Average Lot Size 4,035 s.f.  
341 lots on 39.5 acres = 8.6 DU/acre

Upper Clarkdale:

- Block 61: Average lot size: 5,401 density 8.06  
(First South, Fourteenth, Second South, Fifteenth)
- Block 62: Average lot size: 5,118 density 8.51  
(Second South, Fourteenth, Third South, Fifteenth)
- Block 63: Average lot size: 5,009 density 8.70  
(Fifteenth, Sixteenth, First South, south of alley)
- Block 64: Average lot size: 5,289 Density 8.24  
(Fifteenth, Sixteenth, First South, south of alley)



Public Notification: In compliance with A.R.S. 9-462.04, all property owners of record within 500' of the subject property were notified of the proposal and public hearing via first-class mail on Feb. 2, 2024. While statutory notice is required for owners within 300', staff notified residents in excess of that requirement to ensure transparency with adjacent neighborhoods. A notice was posted on the property on that same date; a notice was published in the Verde Independent on Feb. 3, 2024.

Neighborhood Meeting: The applicant held a neighborhood meeting at St. Thomas Episcopal Church on Dec. 6, 2022. Approximately 50 residents were in attendance. Concerns expressed included capacity of water and wastewater systems, water supply, density, three story units, and traffic.

### **3. ANALYSIS:**

The process for approval of a Preliminary Development Plan (Preliminary Plat) follows the same steps as approval of a Preliminary Plat, as set forth in Chapter 12, Subdivision Regulations, Article 12-4, Subdivision Platting Procedures and Requirements.

Stage 1 is a pre-application conference. Staff met with the developer and his consultants on March 23, 2023, to review the proposed project.

Stage 2 is Preliminary Plat approval, which is the current status of the project. This stage is intended to develop the plat and development plan in enough detail to provide the Town and the public with detailed information about the proposed project without requiring the detail necessary for the final development plan/final plat approval.

Once the Preliminary Plat is approved, the project is subject to Technical Review. This step requires the submittal of more fully developed improvement plans for infrastructure to ensure concordance with the requirements set forth in relevant chapters of the zoning code.

After technical review, the Final Plat and Final Development Plan are submitted for review and approval by staff and Town Council. Both final documents reflect any changes required through the Preliminary Plat/Development Plan approvals, dedications of easements for public use, and finalized dimensions of all lots described in the plan. Once approved, the developer is required to provide financial assurance for completion of infrastructure construction, and then the plat is recorded with the Yavapai County Recorder's Office.

In cases where zone changes are required, approval of a Preliminary Plat by the Planning Commission must follow approval of the zone change. Because of the public's concern regarding this project, and to ensure full transparency and an opportunity to take comment, the initial public hearing is being held in advance of the zoning approval.

As required by Section 12-4-030, the Community Development Director has reviewed the application and finds all components have been submitted and reviewed for substantial conformance to applicable code. The applicant has submitted all required engineering documents, including initial water and wastewater design, drainage and grading reports, street design, and letters of serviceability from all utilities serving the proposed subdivision. The documents have been provided to the Town Engineer, Mark Woodson, who has reviewed the reports and preliminary design. All comments and corrections have been addressed by the applicant.

#### Planned Area Development Standards

Chapter 6, Planned Unit Development and Planned Area Development of the Zoning Code sets forth the regulations for development of land using these formats. More specifically, Section 6-020 Standards for Planned Area Development, Subsection A sets forth the intent for Planned Area Developments as follows:

1. Provide for various types and combinations of land uses (such as

- commercial centers, single and multifamily housing, industrial complexes, and public spaces) through the adoption of preliminary and final development plans;
2. To establish planning and development control parameters while allowing sufficient flexibility to permit final detailed planning at the time of actual development, and to permit flexibility in land use, site design, placement of buildings, use of open spaces, and other development features;
  3. To encourage and permit unified planning to achieve a compatible mixture and variety of land uses within the PAD and with the existing and anticipated development in the surrounding area;
  4. To accomplish the purpose of zoning and other regulations to an equivalent or higher degree than where such regulations are designed to control development on individual lots; and
  5. To promote economical and efficient land use, & improved level of amenities, appropriate and harmonious variety, creative design, and a better environment.

Flexibility in land use, site design, placement of buildings and other features is critical in the development of housing that is intended to provide entry level and middle housing options. Governance of the development by a preliminary and final development plan will enable design that will meet the housing needs of a broad range of Clarkdale residents while providing architectural and other design parameters to ensure new development is compatible with the existing built environment and future development in the surrounding area. Economical and efficient land use helps control urban sprawl and lessens the cost of ongoing maintenance and operation of infrastructure; it is more cost-efficient to install and maintain infrastructure where densities are higher.

The Town currently has two Planned Area Developments (PAD) currently under development: The Crossroads at Mingus and Mountain Gate. Both developments offer housing in differing densities to accommodate a variety of needs and incomes. The proposed Highlands PAD will use a similar model, offering a variety of high-density housing options similar in density to the Mountain Gate subdivision.

Data previously discussed shows the proposed Highlands PAD and Mountain Gate PAD are very similar in housing types, density and lot sizes. The advantage of the Highlands is all the single-family housing units are detached and built on their own lots, providing an entry-level product for first time home buyers in two (2) configurations: a small lot two (2) story home and a motor court (cluster) arrangement.

Higher density housing will provide a much-needed variety of housing options for Clarkdale and the region. Higher density housing creates a sense of community, is more affordable, and is more sustainable by using less infrastructure and resources and fewer maintenance costs for the owners

than traditional large-lot single family residentially zoned development. It also slows urban sprawl and encourages economic expansion of infrastructure.

The following are the requirements for a PAD submittal:

1. Uses Permitted: Single family, two-family, multifamily, detached, semi-detached and attached dwelling are permitted uses, as is signage related to the development as well as on-site directional signage.
2. Lot and Yard Requirements: Lot size, coverage, and setbacks are identified in the Preliminary Development Plan. Zero lot lines are allowed as described in code.
3. Other Requirements. The Commission and/or Town Council shall ensure that public welfare and safety is preserved, and that provision is made for harmonious and appropriate development of the land by requiring, as needed:

- a. Declaration of public use space for parks, schools, recreation areas, etc.

*Parks limited to the use of HOA members are identified on the preliminary development plan. The impact of this project on the Clarkdale-Jerome School District does not warrant an additional school site. Trails and bike paths are identified.*

- b. Coordination of street layout with existing or planned streets.

*Streets have been designed to coordinate with existing streets and future streets identified in the General Plan.*

- c. Preservation of natural features, such as trees, hilltops, water courses, and archaeological sites.

*There are no known archaeological sites on the subject property. Other natural features such as the wash on the north and west boundaries of the subject property have been preserved.*

- d. Architectural plans of building design in addition to a final development plan for the PAD.

*Preliminary architectural plans and renderings have been submitted as part of the application; a selection have been included below.*

- e. Proof of adequate sanitary sewage and water system.

*A will-serve letter has been issued by the Town for both water and wastewater services. Preliminary design has been submitted to the Town Engineer for approval, which has been issued.*

- f. Adequate fire protection.

*Utility plans set forth the locations of hydrants throughout the project.*

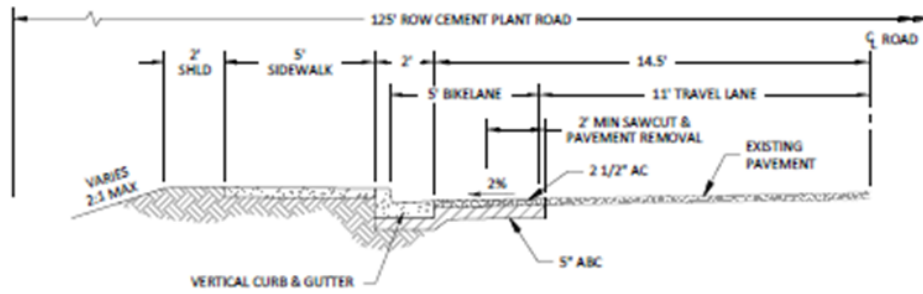
- g. Schedule of plan implementation.

*If rezoning of the property is approved, a schedule of plan implementation will be submitted as part of the Final Development Plan.*

- h. Additional issues of public interest.

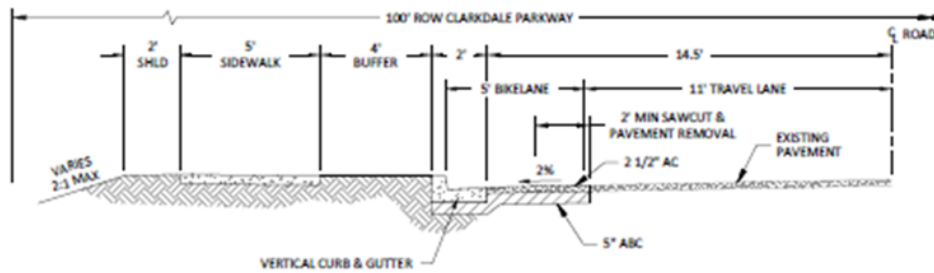
*The developer has agreed to construct half-street improvements along the Cement Plant Road and Clarkdale Parkway in excess of the minimum*

*improvements required by code.*



### CEMENT PLANT RD FRONTAGE ROAD HALF SECTION

NO SCALE



### CLARKDALE PARKWAY FRONTAGE ROAD HALF SECTION

NO SCALE

### Cluster Residences - 64 Single Family Residences

- Units ranging from 1,100 sf. to 2,200 sf.
- Separate lots, ranging from 3,000 to 3,700 sf.
- Direct access 2 - car garage.
- Private fenced yard.



ADOBE RANCH



ADOBE RANCH



CRAFTSMAN



PRAIRIE



STREET VIEW

### Small Lot Detached Homes 75 Single Family Residential Units

- Two-story units ranging from 1,600 to 1,800 sf.
- Separate lots ranging from 2,400 to 3,200 sf.
- Direct access two-car garage.
- Private fenced yard.



CONCEPT RENDERING - 1

ADOBE RANCH



COLOR SCHEME - 12

## CRAFTSMAN



COLOR SCHEME - 5

## PRAIRIE



10 of 9

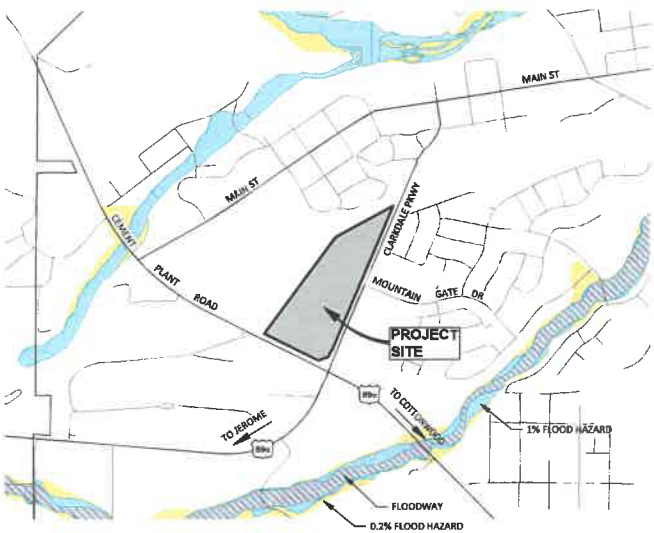
**Budget Impact:** Not applicable.

**Recommendation:**

- Staff recommends that the Planning Commission hold the requisite Public Hearing to take comment on the proposed Preliminary Development Plan (Preliminary Plat).

PRELIMINARY DEVELOPMENT PLAN (PRE PLAT) FOR THE HIGHLANDS AT CLARKDALE

PORTIONS OF SECTION 19 AND 20, TOWNSHIP 16 NORTH, RANGE 3 EAST  
GILA AND SALT RIVER MERIDIAN, YAVAPAI COUNTY, ARIZONA  
APN:400-05-010G



VICINITY MAP

OWNER

PLATEAU PARTNERS, LLC

LANDSCAPE ARCHITECT

NORRIS-DESIGN  
901 EAST MADISON STREET  
PHOENIX, AZ 85034  
AARON HAYNE, LEED AP  
ahayne@norris-design.com  
PH:(602) 294-9600

ENGINEER

ARDURRA GROUP, INC.  
75 KALLOF PLACE  
SEDONA, AZ 86340  
ART BECKWITH, P.E.  
artbeckwith@ardurra.com  
PH:(928) 282-1061

ARCHITECT

BASSENIAN | LAGONI  
2031 ORCHARD DR, SUITE 100  
NEWPORT BEACH, CA 92660  
ZSOMBOR NAGY  
znagy@bassenianlagoni.com  
PH:(949) 553-9100

UTILITY COMPANIES

ELECTRIC..... ARIZONA PUBLIC SERVICE  
GARBAGE..... PATRIOT DISPOSAL  
GAS..... UNISOURCE ENERGY SERVICES  
WATER & SEWER... TOWN OF CLARKDALE  
PHONE..... CENTURYLINK  
INTERNET..... SPARKLIGHT

POLICE & FIRE PROTECTION

CLARKDALE POLICE DEPARTMENT  
VERDE VALLEY FIRE DISTRICT STATION 36

PROJECT INFORMATION

PROJECT LOCATION  
CLARKDALE, ARIZONA

APN:  
400-05-010G  
C - COMMERCIAL  
R1 - SINGLE FAMILY RESIDENTIAL

BUILDINGS  
CLUSTER SFD - 64  
SMALL LOT SFD - 75

TRACT 'C'  
12 BUILDINGS (144 UNITS)

OPEN SPACE  
5.12 ACRES

SITE ACREAGE  
23.84 ACRES (TOTAL)  
18.56 ACRES (THIS SUBDIVISION)  
5.28 ACRES (FUTURE APARTMENTS)

UNITS/ACRE  
7.49

COVERAGE  
BUILDING COVERAGE: 24.3%  
HARDSCAPE COVERAGE: 22.9%  
OPEN SPACE: 28.9%  
PARKING  
GARAGE PARKING..... 2 SPACES PER LOT  
PARKING LOT..... 0 SPACES  
TOTAL PROVIDED..... 278 SPACES  
REQUIRED PARKING..... 2 SPACES PER LOT (278)

SHEET INDEX

| SHT NO. | DWG NO. | TITLE              |
|---------|---------|--------------------|
| 1       | PP1     | COVER SHEET        |
| 2       | PP2     | PLAN SHEET SOUTH   |
| 3       | PP3     | PLAN SHEET NORTH   |
| 4       | PP4     | UTILITY PLAN SOUTH |
| 5       | PP5     | UTILITY PLAN NORTH |
| 6       | PP6     | GRADING PLAN SOUTH |
| 7       | PP7     | GRADING PLAN NORTH |

GENERAL NOTES

1. THE SUBDIVIDER HEREBY DECLARES AND AGREES THAT THE NUMBERED LOTS & LETTERED TRACTS ARE SHOWN AT THE MINIMUM SIZE PERMISSIBLE AND SHALL NOT BE FURTHER DIVIDED. THIS PROHIBITION AGAINST FURTHER DIVISIONS OF NUMBERED LOTS SHALL BECOME BINDING UPON EACH AND EVERY SUCCESSIVE OWNER. THE PROPERTY IS LOCATED IN FEMA ZONE X, AREA OF MINIMAL FLOOD HAZARD.
2. NO PUBLIC PARKS OR SCHOOLS ARE PROPOSED WITH THIS APPLICATION.

COORDINATE SYSTEM DETAILS

LINEAR UNIT: INTERNATIONAL FOOT

GEODETIC DATUM: NAD 1983 (NA 2011)

VERTICAL DATUM: NAVD 1988 (SEE BELOW)

SYSTEM: AZ STATE PLANE COORDINATE SYSTEM

ZONE: ARIZONA CENTRAL 0202

PROJECTION  
TRANSVERSE MERCATOR  
LATITUDE OF GRID ORIGIN: 31°00'00" N  
LONGITUDE OF CENTRAL MERIDIAN: 111°55'00" W  
NORTHING AT GRID ORIGIN: 0.000 FT  
EASTING AT CENTRAL MERIDIAN: 700,000 FT  
SCALE FACTOR (AT PANORAMA): 0.1,0002819298 (GROUND)

ORTOMETRIC HEIGHTS (ELEVATIONS) WERE TRANSFERRED TO THE SITE FROM POINT "PANORAMA" (NGS PID DH5792) USING GPS WITH NGS GEOD MODEL "GEOID 18 (CONUS)". ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE PUBLISHED ELEVATION OF THIS STATION.

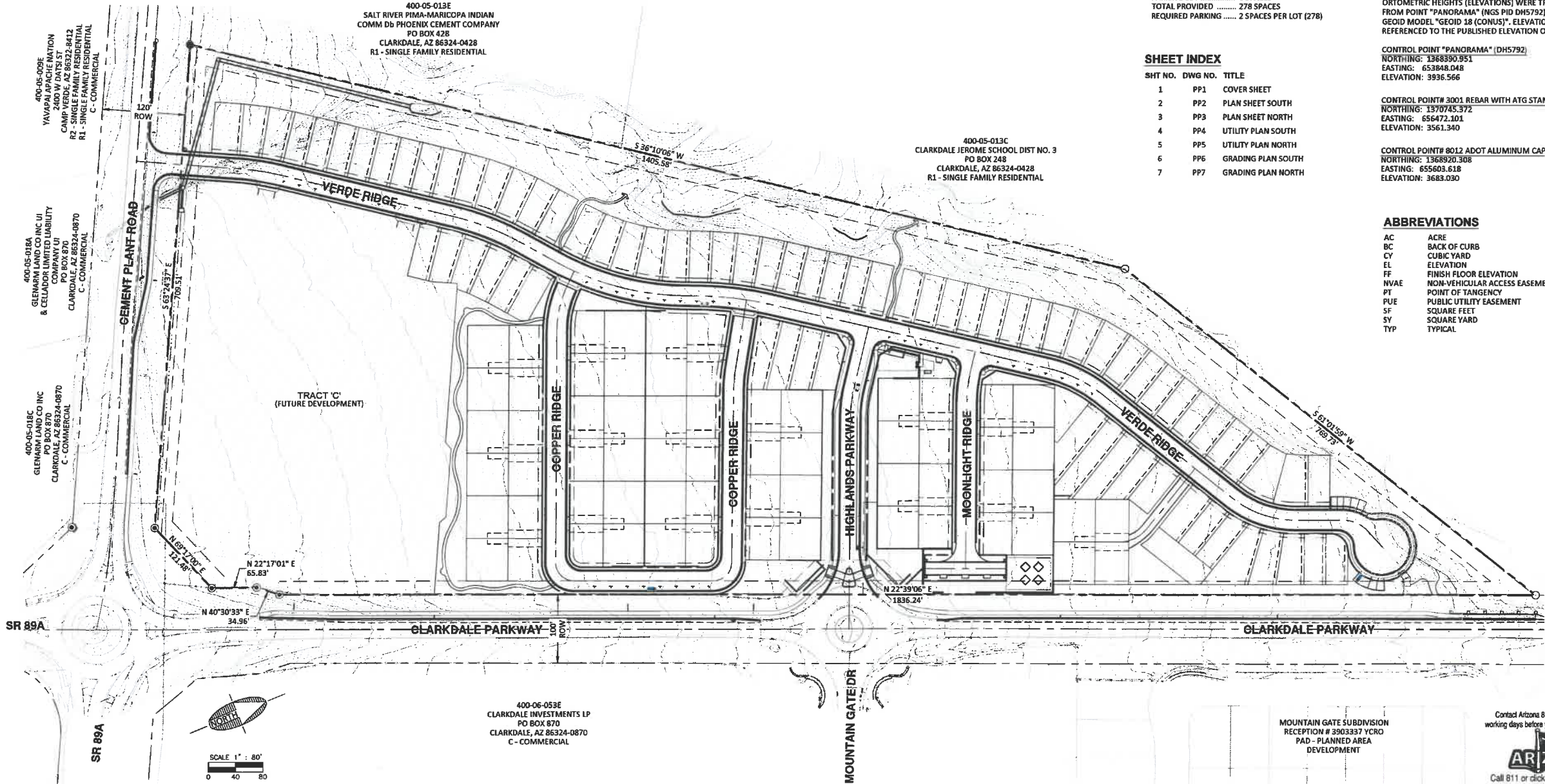
CONTROL POINT "PANORAMA" (DH5792)  
NORTHING: 1368390.951  
EASTING: 653848.048  
ELEVATION: 3936.566

CONTROL POINT# 3001 REBAR WITH ATG STAMPED "RLS 60237"  
NORTHING: 1370745.372  
EASTING: 656472.101  
ELEVATION: 3561.340

CONTROL POINT# 8012 ADOT ALUMINUM CAP  
NORTHING: 1368920.308  
EASTING: 655603.618  
ELEVATION: 3683.030

ABBREVIATIONS

|      |                               |
|------|-------------------------------|
| AC   | ACRE                          |
| BC   | BACK OF CURB                  |
| CY   | CUBIC YARD                    |
| EL   | ELEVATION                     |
| FF   | FINISH FLOOR ELEVATION        |
| NVAE | NON-VEHICULAR ACCESS EASEMENT |
| PT   | POINT OF TANGENCY             |
| PUE  | PUBLIC UTILITY EASEMENT       |
| SF   | SQUARE FEET                   |
| SY   | SQUARE YARD                   |
| TYP  | TYPICAL                       |



400-06-0536  
CLARKDALE INVESTMENTS LP  
PO BOX 870  
CLARKDALE, AZ 86324-0870  
C - COMMERCIAL

MOUNTAIN GATE SUBDIVISION  
RECEPTION # 3903337 YCRO  
PAD - PLANNED AREA  
DEVELOPMENT

Contact Arizona 811 at least two full  
working days before you begin excavation



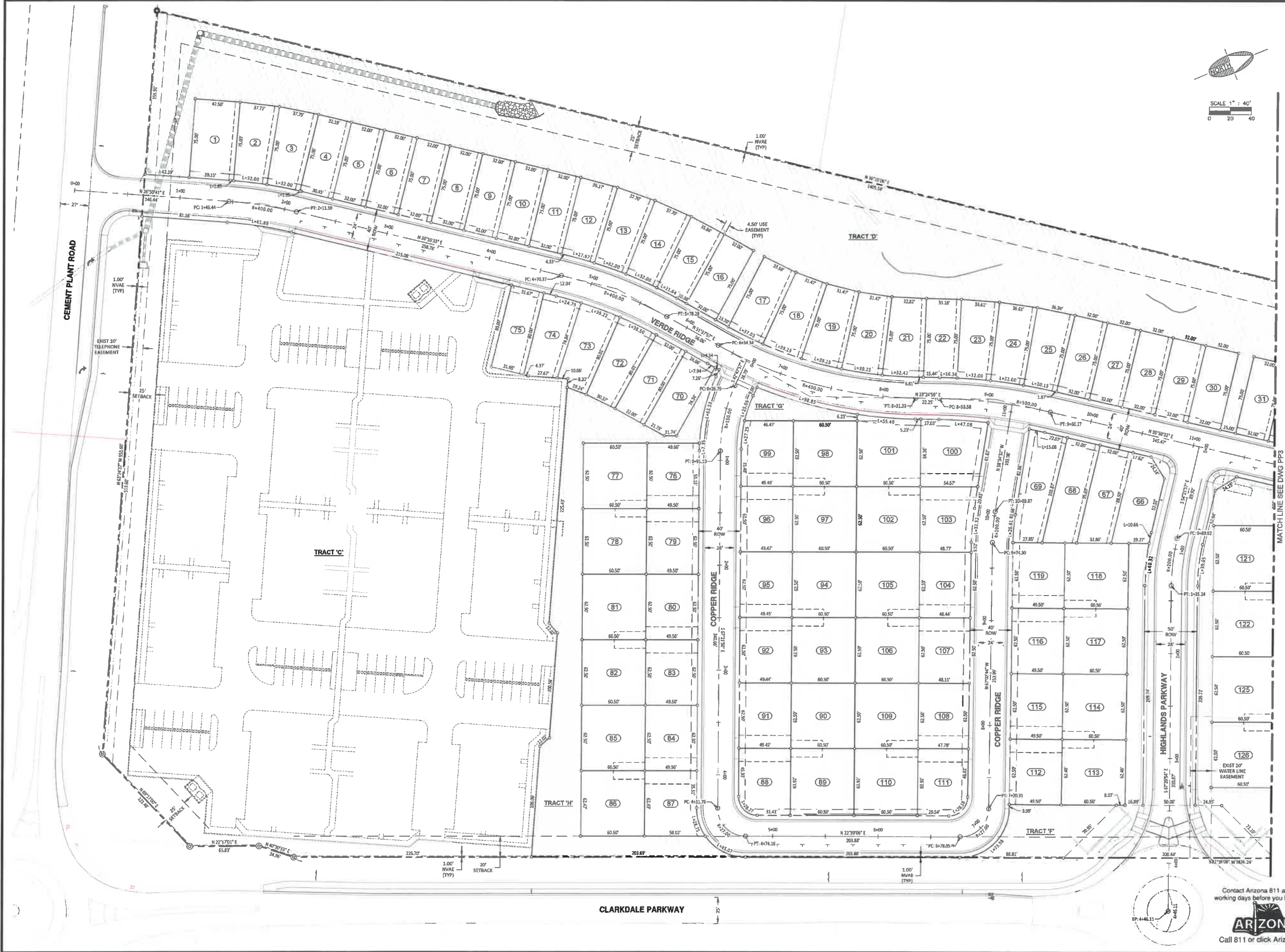
THE HIGHLANDS AT CLARKDALE  
PRELIMINARY DEVELOPMENT PLAN (PRE PLAT)  
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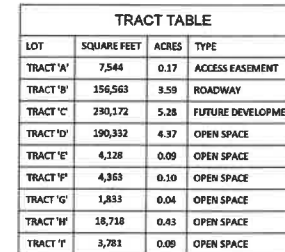
| DWG.  | JOB NO. | DESIGN BY: | DRAWN BY: | CHECKED: | DATE:         | REVISION |
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| PP1   | 222327  | AHB        | MNU       | AHB      | FEBRUARY 2024 |          |
| SHEET |         |            |           |          |               |          |
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| DWG.  |   | JOB NO.:   | THE HIGHLANDS AT CLARKDALE              |    | CLARKDALE, AZ  |
| PP2   |   | DESIGN BY: | PRELIMINARY DEVELOPMENT PLAN (PRE PLAT) |    |                |
| SHEET | 2 | DRAWN BY:  | PLAN SHEET SOUTH                        |    | YAVAPAI COUNTY |
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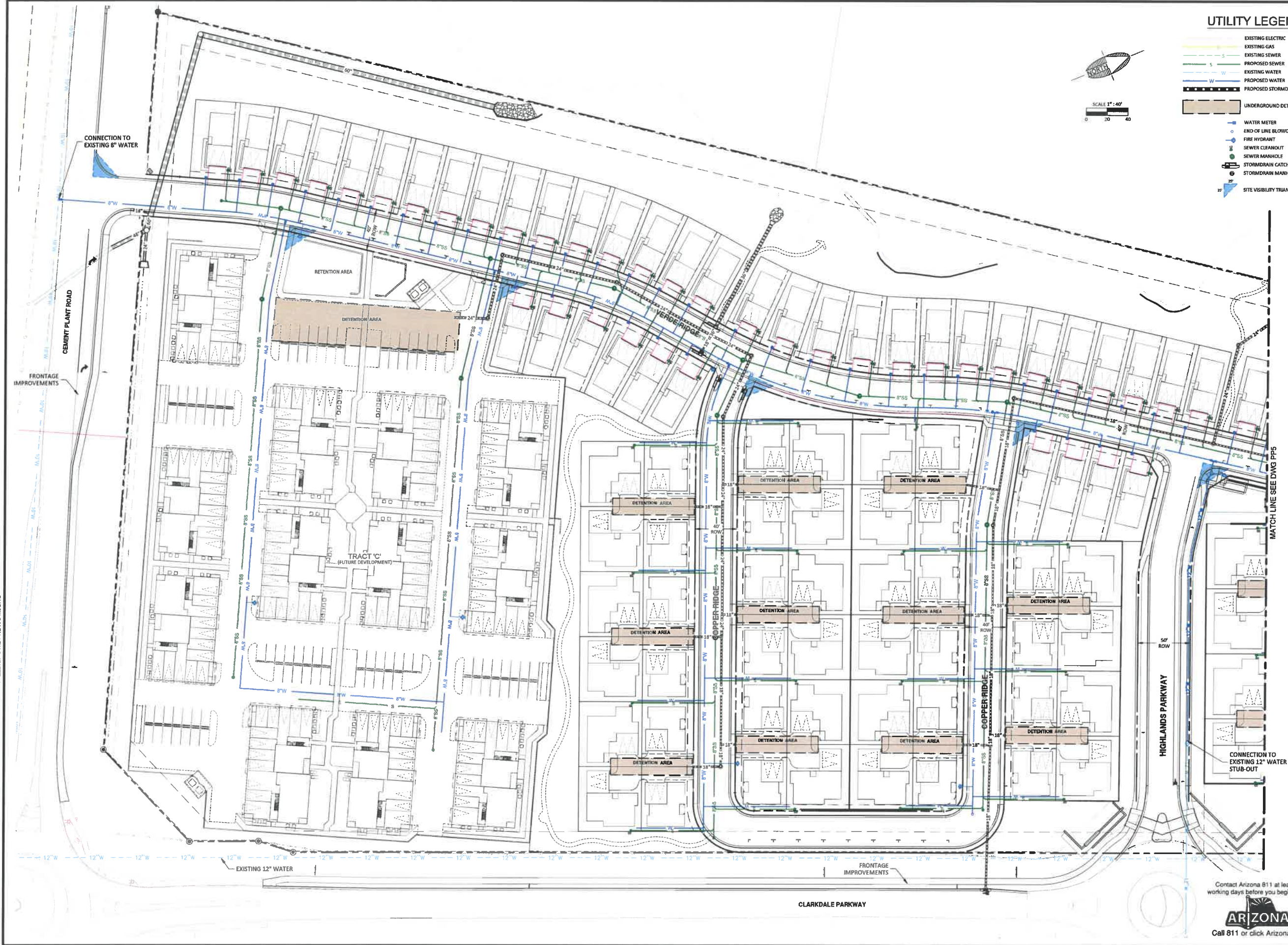
| LOT TABLE |             |       |    |
|-----------|-------------|-------|----|
| LOT       | SQUARE FEET | ACRES |    |
| 52        | 2267 SF     | 0.06  | AC |
| 53        | 2398 SF     | 0.06  | AC |
| 54        | 2609 SF     | 0.06  | AC |
| 55        | 2801 SF     | 0.08  | AC |
| 56        | 4029 SF     | 0.09  | AC |
| 57        | 2641 SF     | 0.06  | AC |
| 58        | 2582 SF     | 0.07  | AC |
| 59        | 2920 SF     | 0.07  | AC |
| 60        | 3695 SF     | 0.08  | AC |
| 61        | 2745 SF     | 0.06  | AC |
| 62        | 2858 SF     | 0.07  | AC |
| 63        | 3609 SF     | 0.08  | AC |
| 64        | 4843 SF     | 0.10  | AC |
| 65        | 3842 SF     | 0.09  | AC |
| 66        | 2790 SF     | 0.06  | AC |
| 67        | 2947 SF     | 0.07  | AC |
| 68        | 3177 SF     | 0.07  | AC |
| 69        | 3511 SF     | 0.08  | AC |
| 70        | 2590 SF     | 0.05  | AC |
| 71        | 2560 SF     | 0.06  | AC |
| 72        | 2764 SF     | 0.06  | AC |
| 73        | 2744 SF     | 0.06  | AC |
| 74        | 2665 SF     | 0.06  | AC |
| 75        | 2545 SF     | 0.06  | AC |
| 76        | 3094 SF     | 0.07  | AC |
| 77        | 3781 SF     | 0.08  | AC |
| 78        | 3781 SF     | 0.08  | AC |
| 79        | 3094 SF     | 0.07  | AC |
| 80        | 3094 SF     | 0.07  | AC |
| 81        | 3781 SF     | 0.09  | AC |
| 82        | 3781 SF     | 0.06  | AC |
| 83        | 3094 SF     | 0.07  | AC |
| 84        | 3094 SF     | 0.07  | AC |
| 85        | 3781 SF     | 0.09  | AC |
| 86        | 3780 SF     | 0.09  | AC |
| 87        | 3167 SF     | 0.07  | AC |
| 88        | 3090 SF     | 0.07  | AC |
| 89        | 3847 SF     | 0.09  | AC |
| 90        | 3781 SF     | 0.09  | AC |
| 91        | 3089 SF     | 0.07  | AC |
| 92        | 3090 SF     | 0.07  | AC |
| 93        | 3781 SF     | 0.09  | AC |
| 94        | 3781 SF     | 0.09  | AC |
| 95        | 3091 SF     | 0.07  | AC |
| 96        | 3092 SF     | 0.07  | AC |
| 97        | 3781 SF     | 0.09  | AC |
| 98        | 3781 SF     | 0.09  | AC |
| 99        | 3066 SF     | 0.07  | AC |
| 100       | 3781 SF     | 0.09  | AC |
| 101       | 3860 SF     | 0.09  | AC |

| LOT TABLE |             |         |
|-----------|-------------|---------|
| LOT       | SQUARE FEET | ACRES   |
| 102       | 3781 SF     | 0.09 AC |
| 103       | 3105 SF     | 0.07 AC |
| 104       | 3038 SF     | 0.07 AC |
| 105       | 3781 SF     | 0.09 AC |
| 106       | 3781 SF     | 0.09 AC |
| 107       | 9017 SF     | 0.07 AC |
| 108       | 2997 SF     | 0.07 AC |
| 109       | 3781 SF     | 0.09 AC |
| 110       | 8667 SF     | 0.20 AC |
| 111       | 2975 SF     | 0.07 AC |
| 112       | 3099 SF     | 0.07 AC |
| 113       | 3779 SF     | 0.09 AC |
| 114       | 3781 SF     | 0.09 AC |
| 115       | 3094 SF     | 0.07 AC |
| 116       | 3094 SF     | 0.07 AC |
| 117       | 3781 SF     | 0.09 AC |
| 118       | 3781 SF     | 0.09 AC |
| 119       | 3094 SF     | 0.07 AC |
| 120       | 8129 SF     | 0.07 AC |
| 121       | 3781 SF     | 0.09 AC |
| 122       | 3781 SF     | 0.09 AC |
| 123       | 8097 SF     | 0.07 AC |
| 124       | 3097 SF     | 0.07 AC |
| 125       | 3781 SF     | 0.09 AC |
| 126       | 3781 SF     | 0.09 AC |
| 127       | 3097 SF     | 0.07 AC |
| 128       | 2998 SF     | 0.07 AC |
| 129       | 3781 SF     | 0.09 AC |
| 130       | 3781 SF     | 0.09 AC |
| 131       | 2998 SF     | 0.07 AC |
| 132       | 2998 SF     | 0.07 AC |
| 133       | 3781 SF     | 0.09 AC |
| 134       | 3781 SF     | 0.09 AC |
| 135       | 2882 SF     | 0.07 AC |
| 136       | 3094 SF     | 0.07 AC |
| 137       | 3781 SF     | 0.09 AC |
| 138       | 3781 SF     | 0.09 AC |
| 139       | 3094 SF     | 0.07 AC |
| 288       | 2400 SF     | 0.06 AC |



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|       |  |            |               |                                         |  |               |  |
|-------|--|------------|---------------|-----------------------------------------|--|---------------|--|
| DWG.  |  | JOB NO.:   | 222327        | THE HIGHLANDS AT CLARKDALE              |  | CLARKDALE, AZ |  |
| PP3   |  | DESIGN BY: | AHB           | PRELIMINARY DEVELOPMENT PLAN (PRE PLAT) |  |               |  |
|       |  | DRAWN BY:  | MNU           | PLAN SHEET NORTH                        |  |               |  |
| SHEET |  | CHECKED:   | AHB           |                                         |  |               |  |
| 3     |  | DATE:      | FEBRUARY 2024 |                                         |  |               |  |
| OF 7  |  |            |               | YAVAPAI COUNTY                          |  |               |  |



UTILITY LEGEND

- EXISTING ELECTRIC
- EXISTING GAS
- EXISTING SEWER
- PROPOSED SEWER
- EXISTING WATER
- PROPOSED WATER
- PROPOSED STORMDRAIN
- UNDERGROUND DETENTION AREA
- WATER METER
- END OF LINE BLOWOFF
- FIRE HYDRANT
- SEWER CLEANOUT
- SEWER MANHOLE
- STORMDRAIN CATCH BASIN
- STORMDRAIN MANHOLE
- SITE VISIBILITY TRIANGLE

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|-------|------------|---------------|-----------------------------------------|--|--|-----|------|----|----------|
| DWG.  | JOB NO.:   | 223237        | THE HIGHLANDS AT CLARKDALE              |  |  | NO. | DATE | BY | REVISION |
|       |            |               | PRELIMINARY DEVELOPMENT PLAN (PRE PLAT) |  |  |     |      |    |          |
| PP4   | DESIGN BY: | AHB           | UTILITY PLAN SOUTH                      |  |  | NO. | DATE | BY | REVISION |
|       |            |               |                                         |  |  |     |      |    |          |
| SHEET | DRAWN BY:  | MWJ           | CLARKDALE, AZ                           |  |  | NO. | DATE | BY | REVISION |
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| 4     | CHECKED:   | AHB           | YAVAPAI COUNTY                          |  |  | NO. | DATE | BY | REVISION |
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NOTES TO CONTRACTOR:

1. The Engineer has used his best judgment in the estimation of the earthwork for this Project. The Soils Report has several shrinkage values based on compaction requirements. The Engineer has no control over varying field conditions and construction methods involved in the site grading. Consequently, actual quantities, cost and time required for this Project may be affected by many factors beyond the Engineer's control, and Engineer shall not be held liable for any deviation from its estimated quantities. It is the responsibility of the Contractor to verify the earthwork quantities based on the Soils Report. The following is the Engineer's estimate of raw earthwork quantities for this Project. (No shrinkage values are taken into consideration in these quantities).

Cut = 38,397 C.Y. Fill = 64,514 C.Y.



GRADING LEGEND

- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- RETAINING WALL
- CUT
- FILL

THE HIGHLANDS AT CLARKDALE  
PRELIMINARY DEVELOPMENT PLAN (PRE PLAT)  
GRADING PLAN SOUTH

YAVAPAI COUNTY CLARKDALE, AZ



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| DWG.  | JOB NO.: | DESIGN BY: | DRAWN BY: | CHECKED: | DATE:         | NO. | DATE | BY | REVISION |
|-------|----------|------------|-----------|----------|---------------|-----|------|----|----------|
| PP6   | 222327   | AHB, MWU   | MWU       | AHB      | FEBRUARY 2024 |     |      |    |          |
| SHEET |          |            |           |          |               |     |      |    |          |
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| OF    |          |            |           |          |               |     |      |    |          |
| 7     |          |            |           |          |               |     |      |    |          |

Contact Arizona 811 at least two full working days before you begin excavation

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# Staff Report

Item Number: 5.C.

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**Agenda Item:****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.

**Staff Contact:**

Ruth Mayday, Community Development Director

**Meeting Date:**

February 20, 2024

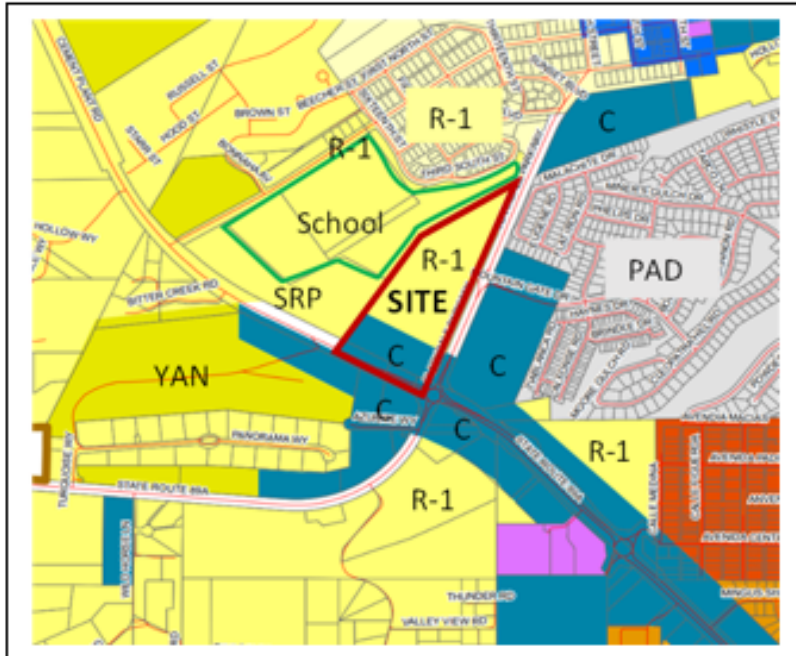
**Strategic Goal:**

This agenda item supports the following Clarkdale Strategic Goal Area:

- Goal Area 5 - Plan for the maintenance and growth of quality infrastructure that is sustainable and resilient.

**Background:****1. SUMMARY:**

The rezone from 'R-1' single family to Planned Area Development (PAD) will allow the applicant to pursue development of 139 single-family residences as a Planned Area Development rather than as R-1 (Single Family Residential, 10,000 square foot minimum lot size). The application encompasses 18.56 acres of a 23.84 acre parcel. The remaining 5.28 acres are not a part of this application.



## 2. PROJECT INFORMATION:

### PARCEL NUMBER

400-05-010G

### CURRENT ZONING

R-1 Single Family Residential

C - Commercial

### PROPOSED ZONING

Planned Area Development – 10  
Eight (8) Dwelling Units per Acre

### ADJACENT ZONING:

'R-1' Single Family Residential

'R-2' Single Family Residential

'PAD' Mountain Gate

'C' Commercial

### SITE ACREAGE

Total Parcel = 23.84 acres

18.56 acres (this subdivision)

### SINGLE FAMILY RESIDENTIAL

Cluster 1-Story = 64 Units

Small Lot 2-Story = 75 Units

Total Units = 139 units /7.49 Units per Acre

### PARKING (Single Family Only)

Garage Parking = 2 spaces per unit x 139 lots = 278 Spaces

Street Parking = 38 spaces (one side of street only)  
Total Spaces = 316 Spaces (278 required)

#### DEVELOPED AREA COVERAGE

Buildings = 24.3%  
Hardscape = 22.9%  
Open Space = 28.9%

Public Notification: In compliance with A.R.S. 9-462.04, all property owners of record within 500' of the subject property were notified of the proposal and public hearing via first-class mail on Feb. 2, 2024. While statutory notice is required for owners within 300', staff notified residents in excess of that requirement to ensure transparency with adjacent neighborhoods. A notice was posted on the property on that same date; a notice was published in the Verde Independent on Feb. 3, 2024.

Neighborhood Meeting: The applicant held a neighborhood meeting at St. Thomas Episcopal Church on Dec. 6, 2022. Approximately 50 residents were in attendance. Concerns expressed included capacity of water and wastewater systems, water supply, density, three-story units, and traffic.

### **3. ANALYSIS:**

This action proposes rezoning a portion of the subject property from R-1 (Single Family Residential) to Planned Area Development 10 (8 dwelling units per acre). Similar actions have been taken by the Town in the past with respect to changing zoning from R-1 to Planned Area Development. Both Mountain Gate, located directly across Clarkdale Parkway from the subject property, and Crossroads at Mingus, located south of Mescal Spur, were zoned R-1 and rezoned to PAD to allow for higher density development. Zoning districts used in this fashion are called "holding" districts and are typically used when the end use has not yet been determined. This practice has been used in Clarkdale since the approval of Ordinance 43, rezoning a parcel of land from R-1 to CR (Commercial and Residential-no longer used) in August 1976.

#### Application

1. A detailed description of the proposed development plan for which the zone change is being requested including a specific schedule for proposed improvements. (A.R.S. 9-462.01.12.E). The development plan shall include a statement of intended use and a general layout of the property including proposed building placement, parking lot design and access.

*The applicant has included the above elements of the application. Because this application is to change zoning from R-1 to Planned Area Development, a specific schedule for improvements cannot be provided as there is no date certain for approval of the Final Development Plan or Final Plat. The statute reads as follows: "The legislative body may approve a change of zone conditioned on a schedule for development of the specific use or uses for*

*which rezoning is requested.” (A.R.S. 9-462.01.12.E)*

2. A draft site plan showing the proposed building layout, parking and all proposed construction or modifications to an existing structure. The site plan shall include notation for any proposed dedication of public rights-of-way or drainage areas.

*The Preliminary Development Plan (Preliminary Plat) provides this information in lieu of a site plan. Should the zone change be approved, the Final Development Plan will serve as the site plan. The staff find that this requirement has been met.*

3. A narrative of how the requested zone change complies with the Clarkdale General Plan. (A.R.S. 9-462-01-12.F).

*A detailed analysis of General Plan compliance has been provided in the staff report for the public hearing for the proposed zone change, and in this report. The staff find that this requirement has been met.*

4. Completed application.

*A completed application has been submitted to the Community Development Department. Staff has deemed it administratively complete and finds that this requirement has been met.*

5. Legal description of the property.

*A legal description of the property has been submitted as part of the application to the Community Development Department. The staff find that this requirement has been met.*

6. Copy of property title or statement of letter of authorization from the property owner.

*Both a title report and letter of authorization from the property owner have been submitted to the Community Development Department. The staff find that this requirement has been met.*

7. Proposed citizen participation plan to ensure the applicant pursues early and effective participation from the community regarding the proposed zoning amendment. This plan shall be implemented prior to the first public hearing. A summary of the neighborhood input shall be presented by the applicant to the Planning Commission.

*The developer held a neighborhood meeting with residents on Dec. 6, 2022, at St. Thomas Episcopal Church. Notification was provided to all residents within 750 feet of the property boundary via U.S. Mail and published in a paper of general circulation, both fifteen (15) days in advance of the neighborhood meeting. The applicant has provided a summary of the*

*meeting, which is attached to this report. The staff found that the meeting was held well in advance of the public hearing and that this requirement had been met.*

8. The application shall be accompanied by maps showing the subject property as well as the surrounding area and a list of names and addresses of abutting property owners.

*The Preliminary Plat, submitted as part of this application, shows the subject property, surrounding area, and identifies ownership of abutting property owners.*

### **Citizen Participation and Public Hearings**

The purpose of the citizen participation process is to:

A. Ensure that applicants pursue early and effective citizen participation in conjunction with their application, giving them the opportunity to understand and try to mitigate any real or perceived impacts their application may have on the community;

*The applicant held a neighborhood meeting on December 6, 2022, well in advance of submitting an application, to engage residents in direct conversations about the proposed project. Staff has met or conversed with all residents who have requested meetings or submitted emails requesting additional information. Information has been posted on the Town's website regarding the plat, landscaping plans, and proposed architectural renderings.*

B. Ensure that the citizens and property owners of Clarkdale have an adequate opportunity to learn about the applications that may affect them and to work with applicants to resolve concerns at an early stage of the process;

*The applicant held a neighborhood meeting eleven months in advance of application, at which time the residents, citizens, and property owners had an opportunity to learn about the application and express their concerns early on. Specifically, the initial plan proposed a three-story unit; based on the objections of the residents and others present at the neighborhood meeting, the height was reduced to two (2) stories.*

C. Facilitate ongoing communications between the applicant, interested citizens and property owners, Town staff, and elected officials throughout the application review process.

*Staff have shared concerns expressed by residents and interested citizens as they have been received. Information has been provided to those requesting it as governed by Arizona Revised Statutes.*

The citizen participation plan is not intended to produce complete consensus on all applications but to encourage applicants to be good neighbors and to allow for informed decision-making.

*The applicant has been forthcoming with information and responded to all staff requests for additional or clarifying information necessary for the Planning Commission and Town Council to make an informed decision.*

The process for approval of a re-zone or zone change includes the following steps and actions:

1. A minimum of one (1) public hearing before the Planning and Zoning Commission.

*A public hearing has been scheduled for Feb. 20, 2024, at 4:30 pm in the Men's Lounge in the Clark Memorial Clubhouse.*

2. The Town shall notify all affected property owners within three hundred (300) feet of the subject property no less than fifteen (15) days prior to the public hearing date. The notice shall include the time, date, and place for the public hearing as well as a description of the proposed change in land use and a map of the site, and reference to where comments regarding the change can be made.

*Notice in conformance with this requirement was completed on Feb. 2, 2024, and mailed to all residents within five hundred (500) feet of the subject property.*

3. The affected property shall be posted fifteen (15) days in advance of the public hearing date so that the following are visible from a distance of one hundred (100) feet; the word "zoning", the present zoning district classification, the proposed zoning district classification and the date and time of the hearing.

*The property was posted in compliance with the above requirements on or before Feb. 2, 2024.*

4. A notice shall be published at least once in a newspaper of general circulation at least fifteen (15) days in advance of the public hearing.

*A notice was published in the Verde Valley Independent on Feb. 4, 2024, that included the time, date, and location of the meeting, a description of the action to be taken, a map of the site, and information regarding where comments may be sent.*

### **Considerations for Recommendations of the Commission**

After reviewing the application and determining it is administratively and substantively complete, the Commission must make a recommendation to Town Council with respect to the zoning change. To determine their recommendations, the Planning commission can consider the following:

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 for adjacent land use.

4. The proposed development mitigates traffic impact.
5. The proposed development mitigates noise impact on surrounding properties.
6. The proposed development will conform 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 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.

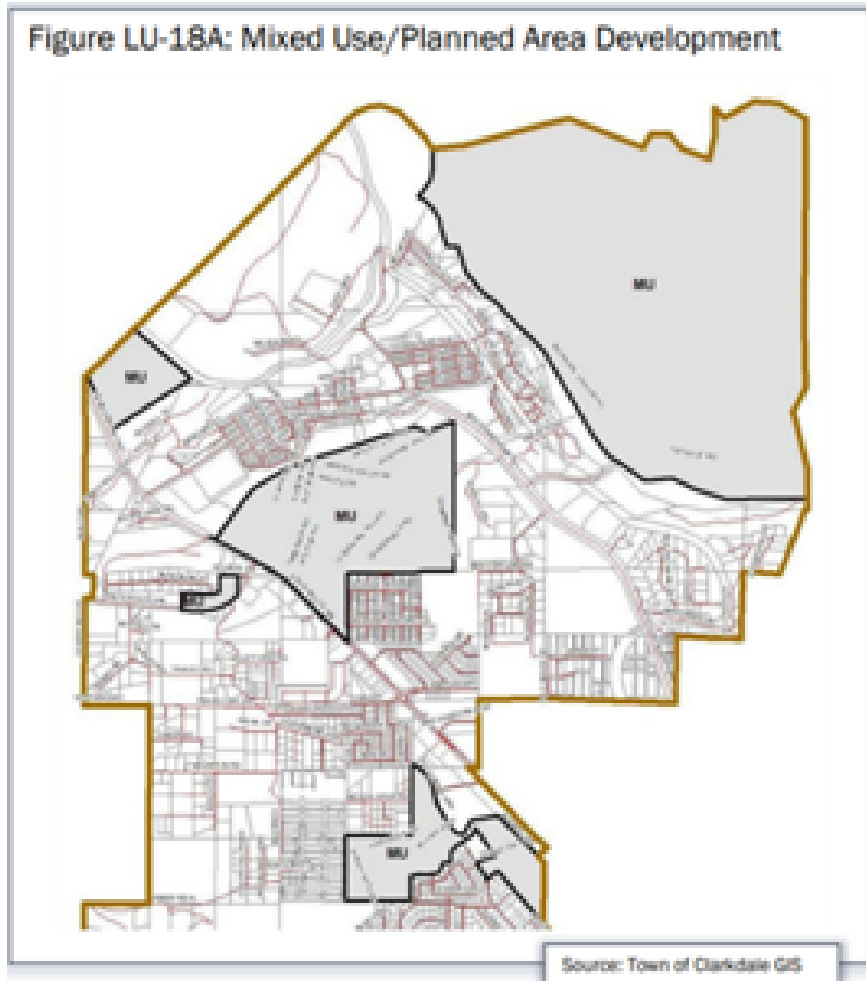
First among those is conformance to the General Plan, as described in Section 13-020, Procedure for Amendment, and the Land Use Element specifically:

General Plan Conformance. All amendments that change the boundaries of any zoning district or change 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 with the land use element of the General Plan if it proposes land uses, densities, or intensities within the range of the subject property as stated in the General Plan or any amendment thereto.*

1. General Plan Compliance: The proposed amendment conforms to the Clarkdale General Plan, specifically the Land Use Element.

*The request to rezone the subject property from its current R-1 (Single Family Residential) to PAD-10 is supported by the General Plan and specifically Chapter 2, Land Use Element as required. It also furthers the Guiding Principle, goals, policies, and actions set forth in the Housing Element of the General Plan. Therefore, staff finds that this requirement has been met.*

Figure LU-18A: Mixed Use/Planned Area Development



2. Conformance with a Focus Area Plan: The amendment conforms to a Focus Area plan, if applicable.

*The subject property is not within the boundary of any Focus Area Plan. The staff finds that this requirement is not applicable to this request.*

3. Buffering: The proposed development provides buffering for adjacent land use.

*The landscape plans submitted with the Preliminary Development Plan (Preliminary Plat) identify privacy walls and fences that will buffer the new development from adjacent neighborhoods. There is an interceding parcel between the subject property and the Third South Street neighborhood that is heavily vegetated. At a minimum of 60 feet wide, this area serves to further buffer the new development from the Third South Street area. In addition, there is 25' of setback between the property line and the construction envelope, which adds an additional 15 to 35 feet of separation from the property boundary. This area comprises 5.28 acres of open space. The staff finds that the application meets this requirement.*



4. Traffic: The proposed development mitigates traffic impact.  
*This project contemplates connections to both Clarkdale Parkway and Cement Plant Road, which are both classified as major collectors and function at a level of service of 'A'. The design provides safe and efficient connectivity to the existing circulation system.*
5. Noise: The proposed development mitigates noise impact on surrounding properties.  
*The Preliminary Development Plan (Preliminary Plat) proposes development of residential dwelling units, which will not create noise in excess of that created by surrounding single-family dwelling units nearby. The staff finds that this standard has been met.*
6. Zoning Code Conformance: The proposed development will conform to all existing zoning regulations, including the Outdoor Lighting Code and Landscape Design Standards.  
*As submitted, the Preliminary Development Plan meets or will meet the development standards set forth in the Zoning Code. The staff finds that this requirement has been met.*
7. Community benefit: The proposal provides community benefits such as:
  - a. Pedestrian connections
  - b. Vehicular connections
  - c. Improvement to public right-of-way
  - d. Installation of utility infrastructure
  - e. Improvement of public space
  - f. Protection of open spaces  
*A detailed analysis of these community benefits was included in the staff report for the public hearing. Based on that analysis, staff finds that the application meets the requirements of this section.*
8. Required improvements: Funding and installation of all required improvements as specified by the Town shall be the responsibility of the

applicant.

*Preliminary plans for utility and road improvements were included in the application and have been reviewed and approved by Mark Woodson, Town Engineer. The developer understands and agrees that funding and installation of the required improvements is at his sole cost and expense. The staff finds that this condition has been fulfilled.*

Finally, Section 13-020 (F) (8) requires the Commission to make a report and recommendation to the Town Council. The Planning Commission forwards the application to Town Council with appropriate recommendations and findings of fact.

## **RECOMMENDATION**

This application meets the requirements set forth in Town Code and Arizona Revised Statutes, as set forth in this staff report and summarized herein:

1. General Plan Conformance
2. Complete Application
3. Citizen Participation
4. Public Hearing
5. Recommendations
  - a. The amendment conforms to the Clarkdale General Plan, specifically the Land Use Element.
  - b. The amendment conforms to a Focus Area plan, if applicable.
  - c. The proposed development provides buffering for adjacent land use.
  - d. The proposed development mitigates traffic impact.
  - e. The proposed development mitigates the noise impact on surrounding properties.
  - f. The proposed development will conform to all existing zoning regulations, including the Outdoor Lighting Code and Landscape Design Standards.
  - g. The proposal provides community benefits such as:
    - Pedestrian connections
    - Vehicular connections
    - Improvement to public right-of-way
    - Installation of utility infrastructure
    - Improvement of public space
    - Protection of open spaces
  - h. Funding and installation of all required improvements as specified by the Town shall be the responsibility of the applicant.

The Planning Commission has the ability to take the following actions:

1. Approve the application as submitted and forward it to Town Council with a recommendation for the same.
2. Approve the application with stipulations and forward it to Town Council with a recommendation for approval.
3. Send the application back to Staff for additional work. Sending the application back to staff for additional work can be done when the Commission desires additional information from the staff and/or applicant.
4. Deny the application and forward it to Town Council with a recommendation for the same. To deny the application and forward it to Town Council with a recommendation for the same, the Commission must find that the application is somehow deficient and/or is not in conformance with the General Plan.

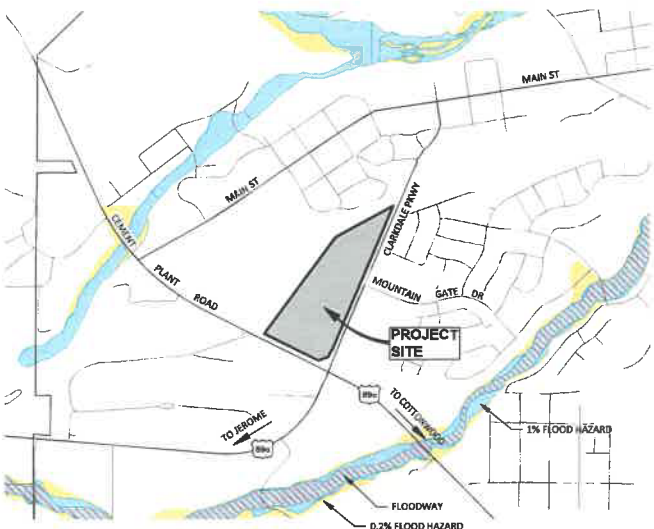
The application as submitted complies with the technical requirements for a rezoning and meets the standards for a complete submittal; it is also in substantial conformance with the General Plan. Therefore, staff recommends approval of the requested zone change from R-1 (Single Family Residential) to Planned Area Development (PAD) and forwarding it to Town Council with a recommendation for the same.

**Budget Impact:** Not applicable.

**Recommendation:** Staff recommends that the Planning Commission approve 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.

PRELIMINARY DEVELOPMENT PLAN (PRE PLAT) FOR THE HIGHLANDS AT CLARKDALE

PORTIONS OF SECTION 19 AND 20, TOWNSHIP 16 NORTH, RANGE 3 EAST  
GILA AND SALT RIVER MERIDIAN, YAVAPAI COUNTY, ARIZONA  
APN:400-05-010G



VICINITY MAP

**OWNER**  
PLATEAU PARTNERS, LLC  
[Redacted]

**LANDSCAPE ARCHITECT**  
NORRIS-DESIGN  
901 EAST MADISON STREET  
PHOENIX, AZ 85034  
AARON HAYNE, LEED AP  
ahayne@norris-design.com  
PH:(602) 294-9600

**ENGINEER**  
ARDURRA GROUP, INC.  
75 KALLOF PLACE  
SEDONA, AZ 86340  
ART BECKWITH, P.E.  
artbeckwith@ardurra.com  
PH:(928) 282-1061

**ARCHITECT**  
BASSENIAN | LAGONI  
2031 ORCHARD DR, SUITE 100  
NEWPORT BEACH, CA 92660  
ZOMBOR NAGY  
znagy@bassenianlagoni.com  
PH:(949) 553-9100

**UTILITY COMPANIES**  
ELECTRIC..... ARIZONA PUBLIC SERVICE  
GARBAGE..... PATRIOT DISPOSAL  
GAS..... UNISOURCE ENERGY SERVICES  
WATER & SEWER... TOWN OF CLARKDALE  
PHONE..... CENTURYLINK  
INTERNET..... SPARKLIGHT

**POLICE & FIRE PROTECTION**  
CLARKDALE POLICE DEPARTMENT  
VERDE VALLEY FIRE DISTRICT STATION 36

PROJECT INFORMATION

PROJECT LOCATION  
CLARKDALE, ARIZONA

APN:  
400-05-010G  
C - COMMERCIAL  
R1 - SINGLE FAMILY RESIDENTIAL

BUILDINGS  
CLUSTER SFD - 64  
SMALL LOT SFD - 75

TRACT 'C'  
12 BUILDINGS (144 UNITS)

OPEN SPACE  
5.12 ACRES

SITE ACREAGE  
23.84 ACRES (TOTAL)  
18.56 ACRES (THIS SUBDIVISION)  
5.28 ACRES (FUTURE APARTMENTS)

UNITS/ACRE  
7.49

COVERAGE  
BUILDING COVERAGE: 24.3%  
HARDSCAPE COVERAGE: 22.9%  
OPEN SPACE: 28.9%  
PARKING  
GARAGE PARKING..... 2 SPACES PER LOT  
PARKING LOT..... 0 SPACES  
TOTAL PROVIDED..... 278 SPACES  
REQUIRED PARKING..... 2 SPACES PER LOT (278)

SHEET INDEX

| SHT NO. | DWG NO. | TITLE              |
|---------|---------|--------------------|
| 1       | PP1     | COVER SHEET        |
| 2       | PP2     | PLAN SHEET SOUTH   |
| 3       | PP3     | PLAN SHEET NORTH   |
| 4       | PP4     | UTILITY PLAN SOUTH |
| 5       | PP5     | UTILITY PLAN NORTH |
| 6       | PP6     | GRADING PLAN SOUTH |
| 7       | PP7     | GRADING PLAN NORTH |

GENERAL NOTES

1. THE SUBDIVIDER HEREBY DECLARES AND AGREES THAT THE NUMBERED LOTS & LETTERED TRACTS ARE SHOWN AT THE MINIMUM SIZE PERMISSIBLE AND SHALL NOT BE FURTHER DIVIDED. THIS PROHIBITION AGAINST FURTHER DIVISIONS OF NUMBERED LOTS SHALL BECOME BINDING UPON EACH AND EVERY SUCCESSIVE OWNER. THE PROPERTY IS LOCATED IN FEMA ZONE X, AREA OF MINIMAL FLOOD HAZARD.
2. NO PUBLIC PARKS OR SCHOOLS ARE PROPOSED WITH THIS APPLICATION.

COORDINATE SYSTEM DETAILS

LINEAR UNIT: INTERNATIONAL FOOT

GEODETIC DATUM: NAD 1983 (NA 2011)

VERTICAL DATUM: NAVD 1988 (SEE BELOW)

SYSTEM: AZ STATE PLANE COORDINATE SYSTEM

ZONE: ARIZONA CENTRAL 0202

PROJECTION  
TRANSVERSE MERCATOR  
LATITUDE OF GRID ORIGIN: 31°00'00" N  
LONGITUDE OF CENTRAL MERIDIAN: 111°55'00" W  
NORTHING AT GRID ORIGIN: 0.000 FT  
EASTING AT CENTRAL MERIDIAN: 700,000 FT  
SCALE FACTOR (AT PANORAMA): 0.1,0002819298 (GROUND)

ORTOMETRIC HEIGHTS (ELEVATIONS) WERE TRANSFERRED TO THE SITE FROM POINT "PANORAMA" (NGS PID DH5792) USING GPS WITH NGS GEOD MODEL "GEOID 18 (CONUS)". ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE PUBLISHED ELEVATION OF THIS STATION.

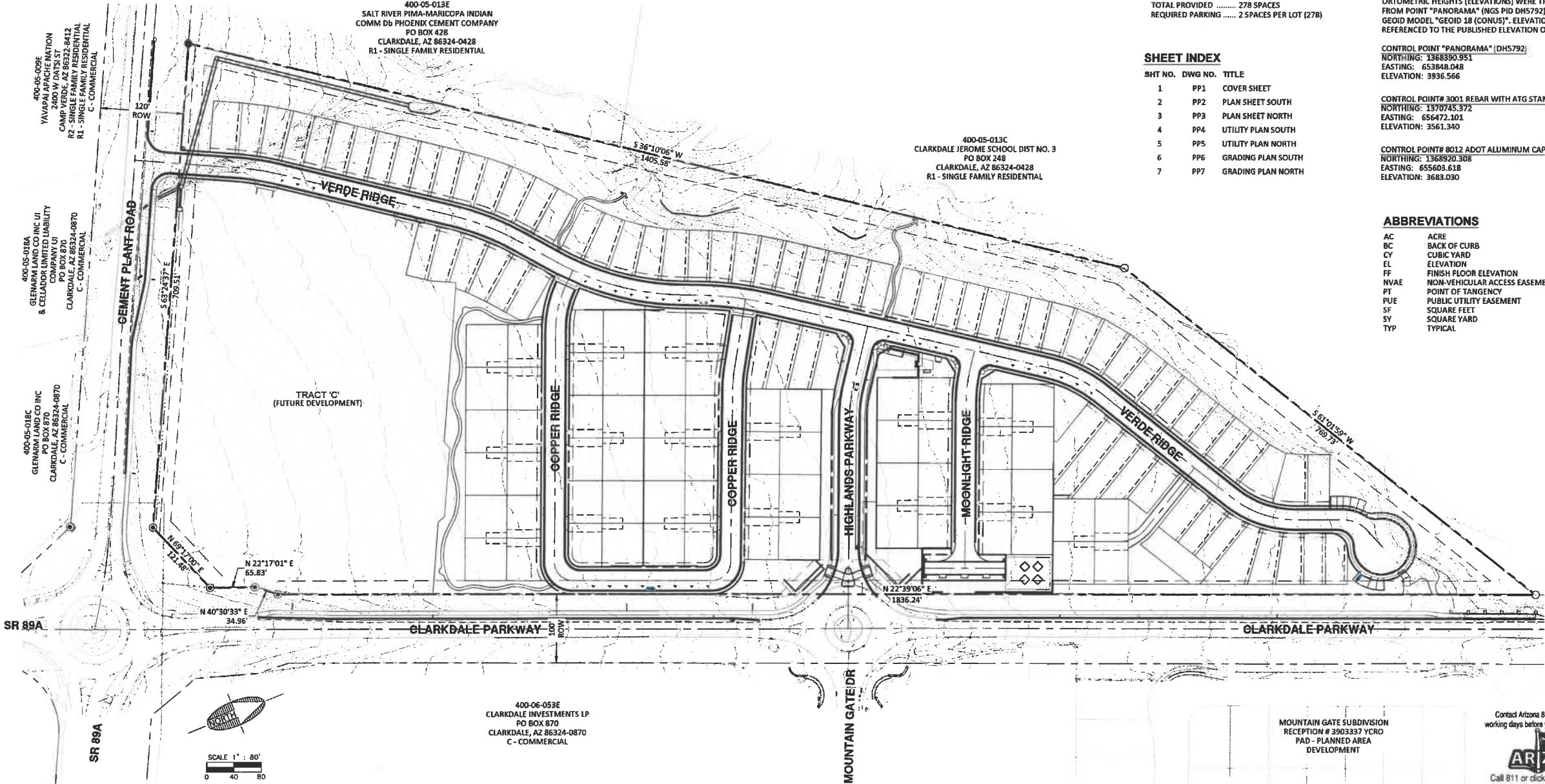
CONTROL POINT "PANORAMA" (DH5792)  
NORTHING: 1368390.951  
EASTING: 653848.048  
ELEVATION: 3936.566

CONTROL POINT# 3001 REBAR WITH ATG STAMPED "RLS 60237"  
NORTHING: 1370745.372  
EASTING: 656472.101  
ELEVATION: 3561.340

CONTROL POINT# 8012 ADOT ALUMINUM CAP  
NORTHING: 1368920.308  
EASTING: 655603.618  
ELEVATION: 3683.030

ABBREVIATIONS

|      |                               |
|------|-------------------------------|
| AC   | ACRE                          |
| BC   | BACK OF CURB                  |
| CY   | CUBIC YARD                    |
| EL   | ELEVATION                     |
| FF   | FINISH FLOOR ELEVATION        |
| NVAE | NON-VEHICULAR ACCESS EASEMENT |
| PT   | POINT OF TANGENCY             |
| PUE  | PUBLIC UTILITY EASEMENT       |
| SF   | SQUARE FEET                   |
| SY   | SQUARE YARD                   |
| TYP  | TYPICAL                       |



400-06-0536  
CLARKDALE INVESTMENTS LP  
PO BOX 870  
CLARKDALE, AZ 86324-0870  
C - COMMERCIAL

MOUNTAIN GATE SUBDIVISION  
RECEPTION # 3903337 YCRO  
PAD - PLANNED AREA  
DEVELOPMENT

Contact Arizona 811 at least two full working days before you begin excavation



THE HIGHLANDS AT CLARKDALE  
PRELIMINARY DEVELOPMENT PLAN (PRE PLAT)  
COVER SHEET

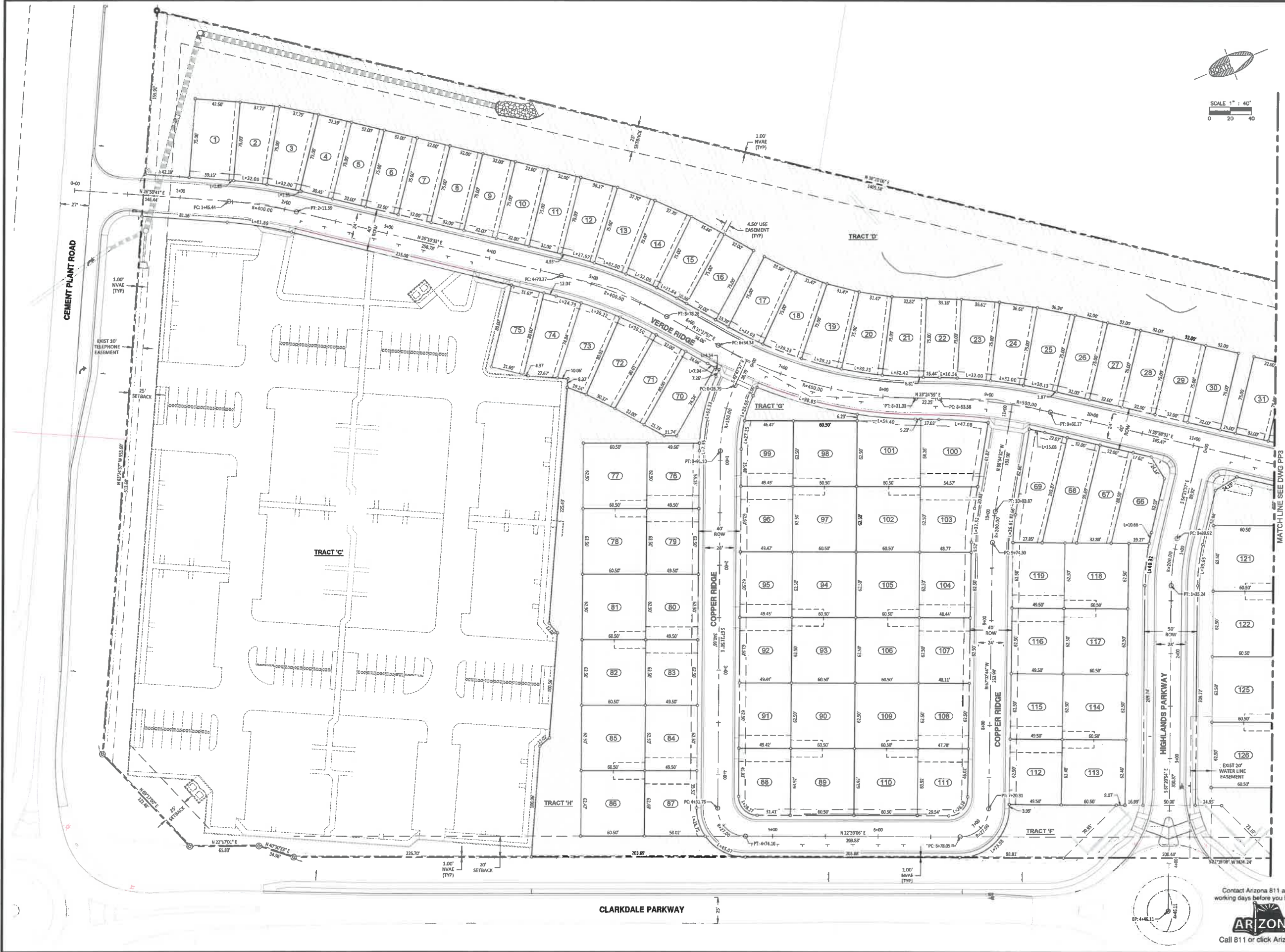
CLARKDALE, AZ  
YAVAPAI COUNTY

| NO. | DATE | BY | REVISION |
|-----|------|----|----------|
|     |      |    |          |
|     |      |    |          |
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|     |      |    |          |

O: 928.282.1061  
75 KALLOF PLACE  
SEDONA, AZ 86336  
www.ardurra.com

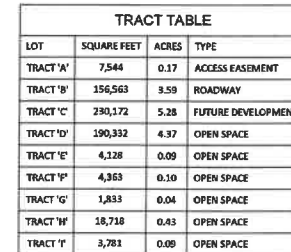


|          |        |            |               |           |     |
|----------|--------|------------|---------------|-----------|-----|
| DWG.     | PP1    | SHEET      | 1             | OF        | 2   |
| JOB NO.: | 222327 | DESIGN BY: | AHB           | DRAWN BY: | MNU |
| CHECKED: | AHB    | DATE:      | FEBRUARY 2024 |           |     |



Contact Arizona 811 at least two full working days before you begin excavation.  
**ARIZONA 811**  
Call 811 or click Arizona811.com

|                                                                                      |  |          |  |            |  |           |  |          |  |                |  |               |  |      |  |    |  |          |  |
|--------------------------------------------------------------------------------------|--|----------|--|------------|--|-----------|--|----------|--|----------------|--|---------------|--|------|--|----|--|----------|--|
| DWG.                                                                                 |  | JOB NO.: |  | DESIGN BY: |  | DRAWN BY: |  | CHECKED: |  | DATE:          |  | FEBRUARY 2024 |  | OF 7 |  |    |  |          |  |
| PP2                                                                                  |  | 222327   |  | AHB        |  | MMW       |  | AHB      |  | YAVAPAI COUNTY |  | CLARKDALE, AZ |  |      |  |    |  |          |  |
| SHEET                                                                                |  | 2        |  |            |  |           |  |          |  |                |  |               |  |      |  |    |  |          |  |
| THE HIGHLANDS AT CLARKDALE                                                           |  |          |  |            |  |           |  |          |  |                |  |               |  |      |  |    |  |          |  |
| PRELIMINARY DEVELOPMENT PLAN (PRE PLAT)                                              |  |          |  |            |  |           |  |          |  |                |  |               |  |      |  |    |  |          |  |
| PLAN SHEET SOUTH                                                                     |  |          |  |            |  |           |  |          |  |                |  |               |  |      |  |    |  |          |  |
| CLARKDALE, AZ                                                                        |  |          |  |            |  |           |  |          |  |                |  |               |  |      |  |    |  |          |  |
|  |  |          |  |            |  |           |  |          |  |                |  |               |  |      |  |    |  |          |  |
|   |  |          |  |            |  |           |  |          |  |                |  |               |  |      |  |    |  |          |  |
| ARDURRA                                                                              |  |          |  |            |  |           |  |          |  |                |  |               |  |      |  |    |  |          |  |
| COLLABORATE. INNOVATE. CREATE.                                                       |  |          |  |            |  |           |  |          |  |                |  |               |  |      |  |    |  |          |  |
| O: 928.282.1061                                                                      |  |          |  |            |  |           |  |          |  |                |  |               |  |      |  |    |  |          |  |
| 75 KALLOF PLACE                                                                      |  |          |  |            |  |           |  |          |  |                |  |               |  |      |  |    |  |          |  |
| SEDONA, AZ 86336                                                                     |  |          |  |            |  |           |  |          |  |                |  |               |  |      |  |    |  |          |  |
| www.ardurra.com                                                                      |  |          |  |            |  |           |  |          |  |                |  |               |  |      |  |    |  |          |  |
| NO.                                                                                  |  |          |  |            |  |           |  |          |  |                |  |               |  | DATE |  | BY |  | REVISION |  |



| LOT TABLE |             |         |  |
|-----------|-------------|---------|--|
| LOT       | SQUARE FEET | ACRES   |  |
| 52        | 2267 SF     | 0.05 AC |  |
| 53        | 2398 SF     | 0.06 AC |  |
| 54        | 2601 SF     | 0.06 AC |  |
| 55        | 2801 SF     | 0.07 AC |  |
| 56        | 4007 SF     | 0.09 AC |  |
| 57        | 2641 SF     | 0.06 AC |  |
| 58        | 2562 SF     | 0.06 AC |  |
| 59        | 2920 SF     | 0.07 AC |  |
| 60        | 3058 SF     | 0.07 AC |  |
| 61        | 2740 SF     | 0.06 AC |  |
| 62        | 2858 SF     | 0.07 AC |  |
| 63        | 3609 SF     | 0.08 AC |  |
| 64        | 4343 SF     | 0.10 AC |  |
| 65        | 3882 SF     | 0.09 AC |  |
| 66        | 2790 SF     | 0.06 AC |  |
| 67        | 2847 SF     | 0.07 AC |  |
| 68        | 3177 SF     | 0.07 AC |  |
| 69        | 3511 SF     | 0.08 AC |  |
| 70        | 2530 SF     | 0.06 AC |  |
| 71        | 2560 SF     | 0.06 AC |  |
| 72        | 2764 SF     | 0.06 AC |  |
| 73        | 2744 SF     | 0.06 AC |  |
| 74        | 2660 SF     | 0.06 AC |  |
| 75        | 2545 SF     | 0.06 AC |  |
| 76        | 3094 SF     | 0.07 AC |  |
| 77        | 3781 SF     | 0.09 AC |  |
| 78        | 3781 SF     | 0.09 AC |  |
| 79        | 3094 SF     | 0.07 AC |  |
| 80        | 3094 SF     | 0.07 AC |  |
| 81        | 3781 SF     | 0.09 AC |  |
| 82        | 3781 SF     | 0.09 AC |  |
| 83        | 3094 SF     | 0.07 AC |  |
| 84        | 3094 SF     | 0.07 AC |  |
| 85        | 3781 SF     | 0.09 AC |  |
| 86        | 3780 SF     | 0.09 AC |  |
| 87        | 3167 SF     | 0.07 AC |  |
| 88        | 3069 SF     | 0.07 AC |  |
| 89        | 3607 SF     | 0.09 AC |  |
| 90        | 3781 SF     | 0.09 AC |  |
| 91        | 3089 SF     | 0.07 AC |  |
| 92        | 3090 SF     | 0.07 AC |  |
| 93        | 3781 SF     | 0.09 AC |  |
| 94        | 3781 SF     | 0.09 AC |  |
| 95        | 3091 SF     | 0.07 AC |  |
| 96        | 3092 SF     | 0.07 AC |  |
| 97        | 3781 SF     | 0.09 AC |  |
| 98        | 3781 SF     | 0.09 AC |  |
| 99        | 3066 SF     | 0.07 AC |  |
| 100       | 3781 SF     | 0.09 AC |  |
| 101       | 3060 SF     | 0.09 AC |  |

| LOT TABLE |             |          |
|-----------|-------------|----------|
| LOT       | SQUARE FEET | ACRES    |
| 302       | 3781 SF     | 0.087 AC |
| 303       | 3165 SF     | 0.073 AC |
| 304       | 3038 SF     | 0.07 AC  |
| 305       | 3781 SF     | 0.087 AC |
| 306       | 3781 SF     | 0.087 AC |
| 307       | 3017 SF     | 0.07 AC  |
| 308       | 2997 SF     | 0.07 AC  |
| 309       | 3781 SF     | 0.087 AC |
| 310       | 3867 SF     | 0.089 AC |
| 311       | 2975 SF     | 0.068 AC |
| 312       | 3099 SF     | 0.071 AC |
| 313       | 3779 SF     | 0.086 AC |
| 314       | 3781 SF     | 0.087 AC |
| 315       | 3094 SF     | 0.071 AC |
| 316       | 3094 SF     | 0.071 AC |
| 317       | 3781 SF     | 0.087 AC |
| 318       | 3781 SF     | 0.087 AC |
| 319       | 3094 SF     | 0.071 AC |
| 320       | 3129 SF     | 0.072 AC |
| 321       | 3781 SF     | 0.087 AC |
| 322       | 3781 SF     | 0.087 AC |
| 323       | 3097 SF     | 0.071 AC |
| 324       | 3097 SF     | 0.071 AC |
| 325       | 3781 SF     | 0.087 AC |
| 326       | 3781 SF     | 0.087 AC |
| 327       | 3097 SF     | 0.071 AC |
| 328       | 2998 SF     | 0.07 AC  |
| 329       | 3781 SF     | 0.087 AC |
| 330       | 3781 SF     | 0.087 AC |
| 331       | 2998 SF     | 0.07 AC  |
| 332       | 2998 SF     | 0.07 AC  |
| 333       | 3781 SF     | 0.087 AC |
| 334       | 3781 SF     | 0.087 AC |
| 335       | 2982 SF     | 0.068 AC |
| 336       | 3094 SF     | 0.071 AC |
| 337       | 3781 SF     | 0.087 AC |
| 338       | 3781 SF     | 0.087 AC |
| 339       | 3094 SF     | 0.071 AC |
| 340       | 3094 SF     | 0.071 AC |



Call 811 or click [Arizona811.com](http://Arizona811.com)

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|-------|--|------------|---------------|-----------------------------------------|--|----------------|--|---------------|--|
| DWG.  |  | JOB NO.:   | 222327        | THE HIGHLANDS AT CLARKDALE              |  | YAVAPAI COUNTY |  | CLARKDALE, AZ |  |
| PP3   |  | DESIGN BY: | AHB           | PRELIMINARY DEVELOPMENT PLAN (PRE PLAT) |  |                |  |               |  |
| SHEET |  | DRAWN BY:  | MNUJ          | PLAN SHEET NORTH                        |  |                |  |               |  |
| 3     |  | CHECKED:   | AHB           |                                         |  |                |  |               |  |
| OF 7  |  | DATE:      | FEBRUARY 2024 |                                         |  |                |  |               |  |







NOTES TO CONTRACTOR:

1. The Engineer has used his best judgment in the estimation of the earthwork for this Project. The Soils Report has several shrinkage values based on compaction requirements. The Engineer has no control over varying field conditions and construction methods involved in the site grading. Consequently, actual quantities, cost and time required for this Project may be affected by many factors beyond the Engineer's control, and Engineer shall not be held liable for any deviation from its estimated quantities. It is the responsibility of the Contractor to verify the earthwork quantities based on the Soils Report. The following is the Engineer's estimate of raw earthwork quantities for this Project. (No shrinkage values are taken into consideration in these quantities).

Cut = 38,397 C.Y. Fill = 64,514 C.Y.



GRADING LEGEND

- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- RETAINING WALL
- CUT
- FILL

THE HIGHLANDS AT CLARKDALE  
PRELIMINARY DEVELOPMENT PLAN (PRE PLAT)  
GRADING PLAN SOUTH

|            |               |
|------------|---------------|
| JOB NO.:   | 222327        |
| DESIGN BY: | AHB, MWU      |
| DRAWN BY:  | MWU           |
| CHECKED:   | AHB           |
| DATE:      | FEBRUARY 2024 |

|       |     |
|-------|-----|
| DWG.  | PP6 |
| SHEET | 6   |
| OF    | 7   |

YAVAPAI COUNTY  
CLARKDALE, AZ



O: 928.282.1061  
75 KALLOF PLACE  
SEDONA, AZ 86336  
[www.ardurra.com](http://www.ardurra.com)

| NO. | DATE | BY | REVISION |
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Contact Arizona 811 at least two full working days before you begin excavation  
**ARIZONA811**  
Call 811 or click Arizona811.com



# Plateau Partners II, LLC

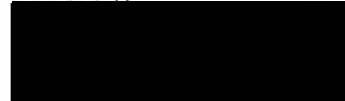
November 8, 2022

Dear Clarkdale Resident:

The Plateau Partners II, LLC Partnership is interested in developing a 23.85 parcel of land at the Northeast corner of SR-89A and Clarkdale Parkway, adjacent to Cement Plant Road. The plan is to build additional workforce housing, both single family and multi-family that will help with the housing affordability issues facing the town of Clarkdale. The houses will not be subsidized by state or federal funds. The houses will be targeted to the median income of local residents who currently work in the community and surrounding area and cannot find or afford housing.

A neighborhood meeting is scheduled at the St. Thomas Episcopal Church 889 1<sup>st</sup> S. Street, Clarkdale, AZ, 86324 on Thursday, December 6<sup>th</sup>, 2022 at 5:30 pm to discuss the proposed project. Illustrations of proposed single- and multiple-family housing will be available for your review, as well as a preliminary site plan of the project. The intent of this meeting is to allow you with an opportunity to provide input about the homes and apartments, as well as the site plan for the development. The Plateau Partners II, LLC partnership wants to make sure what is built helps to meet the needs of the community as a whole.

Sincerely,

A black rectangular redaction box covering the signature of Jon E. Lash.

Jon E. Lash



# Staff Report

Item Number: 5.D.

---

**Agenda Item:****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.

**Staff Contact:**

Ruth Mayday, Community Development Director

**Meeting Date:**

February 20, 2024

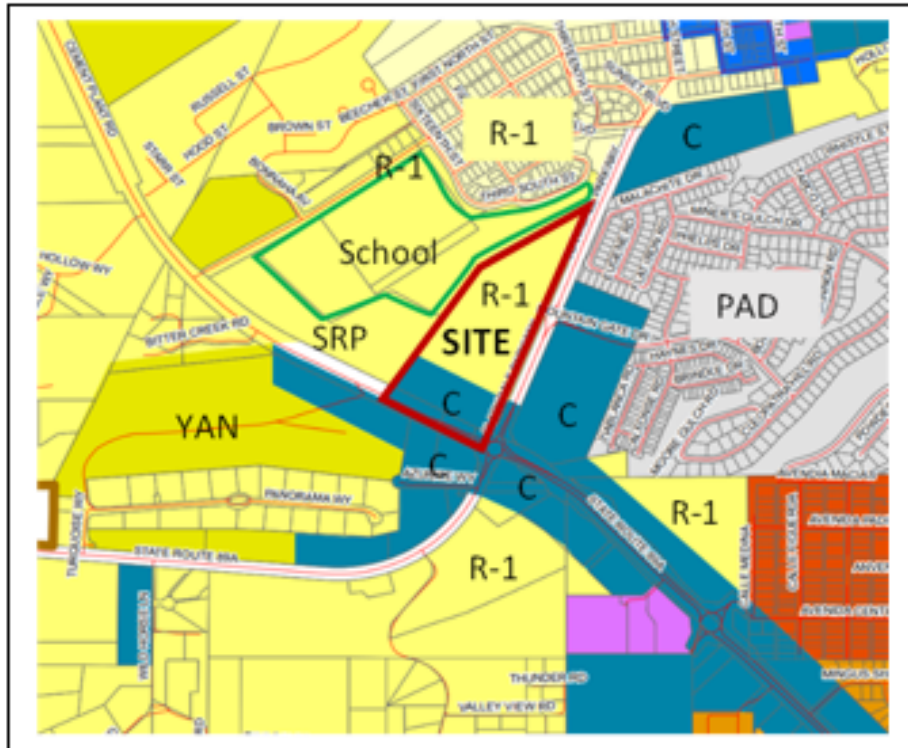
**Strategic Goal:**

This agenda item supports the following Clarkdale Strategic Goal Area:

- Goal Area 5 - Plan for the maintenance and growth of quality infrastructure that is sustainable and resilient.

**Background:****1. SUMMARY:**

The Preliminary Development Plan (Preliminary Plat) proposes the subdivision of approximately 18.56 acres of a 23.84 acre parcel into 139 single family residential lots. The application encompasses 18.56 acres of a 23.84 acre parcel. The remaining 5.28 acres are not a part of this application.



**Public Notification:** In compliance with A.R.S. 9-462.04, all property owners of record within 500' of the subject property were notified of the proposal and public hearing via first-class mail on Feb. 2, 2024. While statutory notice is required for owners within 300', staff notified residents in excess of that requirement to ensure transparency with adjacent neighborhoods. A notice was posted on the property on that same date; the notice was published in the Verde Independent on Feb. 3, 2024.

**Neighborhood Meeting:** The applicant held a neighborhood meeting at St. Thomas Episcopal Church on Dec. 6, 2022. Approximately 50 residents were in attendance. Concerns expressed included capacity of water and wastewater systems, water supply, density, three-story units, and traffic.

## 2. ANALYSIS:

This action proposes approval of a Preliminary Development Plan (PDP) and a Preliminary Plat (PP), which identifies the proposed subdivision of land, configuration of streets, and locations of amenities such as parks, trails, and other amenities, among other things.

Because PDPs and FDPs provide graphical definition of development standards and further define development of Preliminary and Final Plats, they follow the same approval process and run concurrent with the plats to which they are attached.

That process is set forth in Chapter 12, Subdivision Regulations, Article 12-4, Subdivision Platting Procedures and Requirements, and discussed in detail in

the staff report for the public hearing on the PDP/PP. Among those requirements is that the rezoning to Planned Area Development (PAD) be approved prior to approval of a PDP/PP. However, given the interest in this project and its interrelatedness to the rezoning request, it is the staff's opinion that this public hearing be held at the same time as the rezoning request to provide transparency above that required in code.

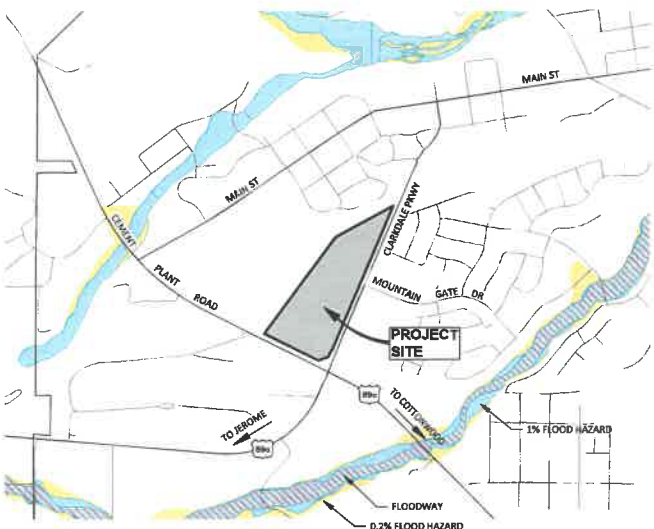
Staff has reviewed the application and finds that it meets the requirements set forth in Section 12-4-030, Stage II- Preliminary Plat. The PDP has been circulated among agencies having jurisdiction for their review and comment. To date, the only correction has been a request by the Verde Valley Fire Department to add a fire hydrant. The Preliminary drainage and grading report, civil improvements, and related engineering documents submitted have been reviewed by the Town Engineer, Mark Woodson. All comments and corrections have been clarified and corrected in subsequent submittals.

**Budget Impact:** Not applicable.

**Recommendation:** This application meets the requirements set forth in Chapter 6, Planned Unit Development and Planned Area Development, and Chapter 12, Subdivision Regulations, Article 12-4, Subdivision Platting Procedures and Requirements, except Subsection A, Zoning. Therefore, the staff recommends that the Planning Commission table this item and send it back to staff until such time as the zoning question has been resolved.

PRELIMINARY DEVELOPMENT PLAN (PRE PLAT) FOR THE HIGHLANDS AT CLARKDALE

PORTIONS OF SECTION 19 AND 20, TOWNSHIP 16 NORTH, RANGE 3 EAST  
GILA AND SALT RIVER MERIDIAN, YAVAPAI COUNTY, ARIZONA  
APN:400-05-010G



VICINITY MAP

OWNER

PLATEAU PARTNERS, LLC  
[Redacted]

LANDSCAPE ARCHITECT

NORRIS-DESIGN  
901 EAST MADISON STREET  
PHOENIX, AZ 85034  
AARON HAYNE, LEED AP  
ahayne@norris-design.com  
PH:(602) 294-9600

ENGINEER

ARDURRA GROUP, INC.  
75 KALLOF PLACE  
SEDONA, AZ 86340  
ART BECKWITH, P.E.  
artbeckwith@ardurra.com  
PH:(928)282-1061

ARCHITECT

BASSENIAN | LAGONI  
2031 ORCHARD DR, SUITE 100  
NEWPORT BEACH, CA 92660  
ZOMBOR NAGY  
znagy@bassenianlagoni.com  
PH:(949) 553-9100

UTILITY COMPANIES

ELECTRIC..... ARIZONA PUBLIC SERVICE  
GARBAGE..... PATRIOT DISPOSAL  
GAS..... UNISOURCE ENERGY SERVICES  
WATER & SEWER... TOWN OF CLARKDALE  
PHONE..... CENTURYLINK  
INTERNET..... SPARKLIGHT

POLICE & FIRE PROTECTION

CLARKDALE POLICE DEPARTMENT  
VERDE VALLEY FIRE DISTRICT STATION 36

PROJECT INFORMATION

PROJECT LOCATION  
CLARKDALE, ARIZONA

APN:  
400-05-010G  
C - COMMERCIAL  
R1 - SINGLE FAMILY RESIDENTIAL

BUILDINGS  
CLUSTER SFD - 64  
SMALL LOT SFD - 75

TRACT 'C'  
12 BUILDINGS (144 UNITS)

OPEN SPACE  
5.12 ACRES

SITE ACREAGE  
23.84 ACRES (TOTAL)  
18.56 ACRES (THIS SUBDIVISION)  
5.28 ACRES (FUTURE APARTMENTS)

UNITS/ACRE  
7.49

COVERAGE  
BUILDING COVERAGE: 24.3%  
HARDSCAPE COVERAGE: 22.9%  
OPEN SPACE: 28.9%  
PARKING  
GARAGE PARKING..... 2 SPACES PER LOT  
PARKING LOT..... 0 SPACES  
TOTAL PROVIDED..... 278 SPACES  
REQUIRED PARKING..... 2 SPACES PER LOT (278)

SHEET INDEX

| SHT NO. | DWG NO. | TITLE              |
|---------|---------|--------------------|
| 1       | PP1     | COVER SHEET        |
| 2       | PP2     | PLAN SHEET SOUTH   |
| 3       | PP3     | PLAN SHEET NORTH   |
| 4       | PP4     | UTILITY PLAN SOUTH |
| 5       | PP5     | UTILITY PLAN NORTH |
| 6       | PP6     | GRADING PLAN SOUTH |
| 7       | PP7     | GRADING PLAN NORTH |

GENERAL NOTES

1. THE SUBDIVIDER HEREBY DECLARES AND AGREES THAT THE NUMBERED LOTS & LETTERED TRACTS ARE SHOWN AT THE MINIMUM SIZE PERMISSIBLE AND SHALL NOT BE FURTHER DIVIDED. THIS PROHIBITION AGAINST FURTHER DIVISIONS OF NUMBERED LOTS SHALL BECOME BINDING UPON EACH AND EVERY SUCCESSIVE OWNER. THE PROPERTY IS LOCATED IN FEMA ZONE X, AREA OF MINIMAL FLOOD HAZARD.
2. NO PUBLIC PARKS OR SCHOOLS ARE PROPOSED WITH THIS APPLICATION.

COORDINATE SYSTEM DETAILS

LINEAR UNIT: INTERNATIONAL FOOT

GEODETIC DATUM: NAD 1983 (NA 2011)

VERTICAL DATUM: NAVD 1988 (SEE BELOW)

SYSTEM: AZ STATE PLANE COORDINATE SYSTEM

ZONE: ARIZONA CENTRAL 0202

PROJECTION  
TRANSVERSE MERCATOR  
LATITUDE OF GRID ORIGIN: 31°00'00" N  
LONGITUDE OF CENTRAL MERIDIAN: 111°55'00" W  
NORTHING AT GRID ORIGIN: 0.000 FT  
EASTING AT CENTRAL MERIDIAN: 700,000 FT  
SCALE FACTOR (AT PANORAMA): 0.1,0002819298 (GROUND)

ORTOMETRIC HEIGHTS (ELEVATIONS) WERE TRANSFERRED TO THE SITE FROM POINT "PANORAMA" (NGS PID DH5792) USING GPS WITH NGS GEOD MODEL "GEOID 18 (CONUS)". ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE PUBLISHED ELEVATION OF THIS STATION.

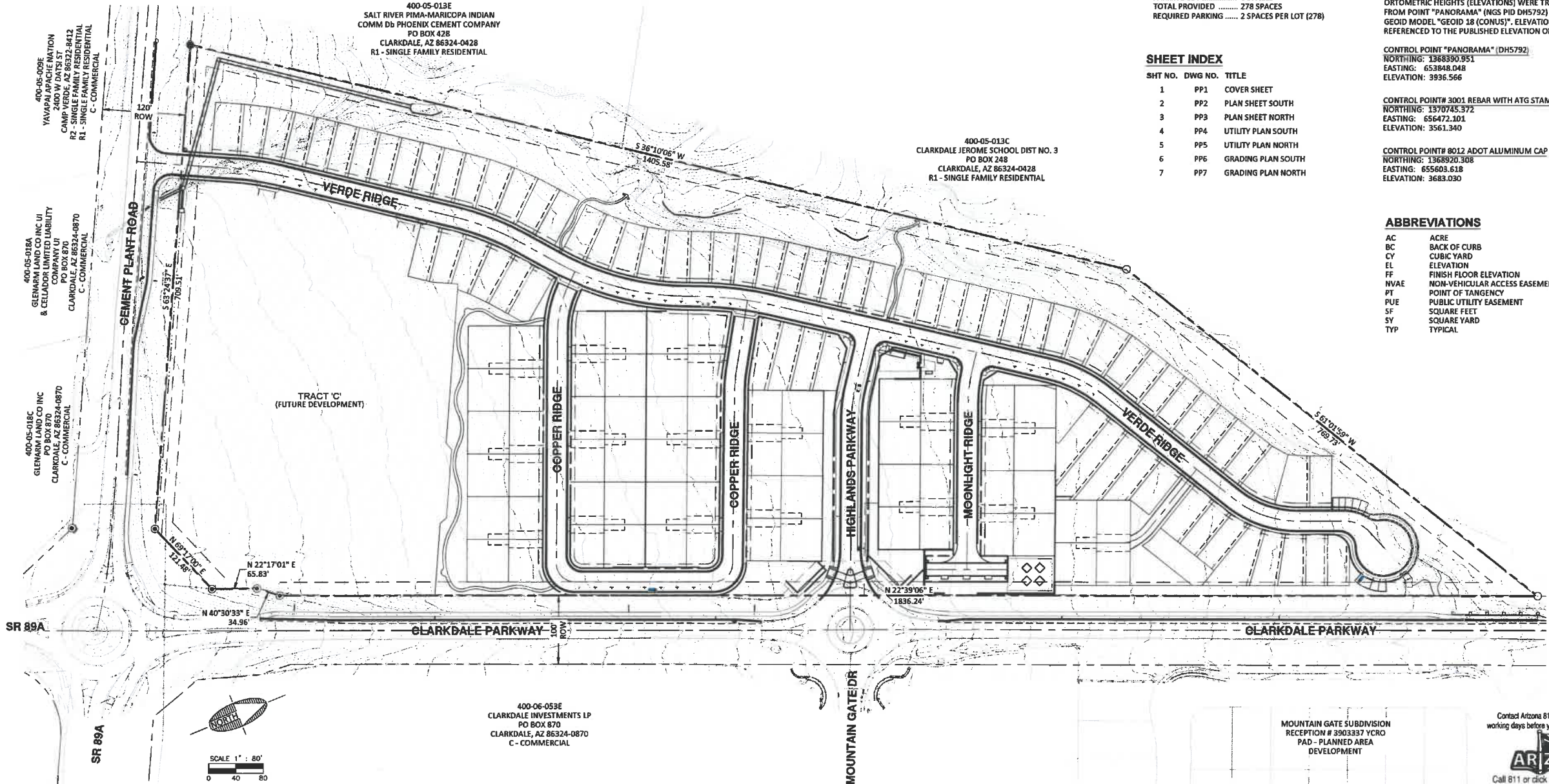
CONTROL POINT "PANORAMA" (DH5792)  
NORTHING: 1368390.951  
EASTING: 653848.048  
ELEVATION: 3936.566

CONTROL POINT# 3001 REBAR WITH ATG STAMPED "RLS 60237"  
NORTHING: 1370745.372  
EASTING: 656472.101  
ELEVATION: 3561.340

CONTROL POINT# 8012 ADOT ALUMINUM CAP  
NORTHING: 1368920.308  
EASTING: 655603.618  
ELEVATION: 3683.030

ABBREVIATIONS

|      |                               |
|------|-------------------------------|
| AC   | ACRE                          |
| BC   | BACK OF CURB                  |
| CY   | CUBIC YARD                    |
| EL   | ELEVATION                     |
| FF   | FINISH FLOOR ELEVATION        |
| NVAE | NON-VEHICULAR ACCESS EASEMENT |
| PT   | POINT OF TANGENCY             |
| PUE  | PUBLIC UTILITY EASEMENT       |
| SF   | SQUARE FEET                   |
| SY   | SQUARE YARD                   |
| TYP  | TYPICAL                       |



400-05-0536  
CLARKDALE INVESTMENTS LP  
PO BOX 870  
CLARKDALE, AZ 86324-0870  
C - COMMERCIAL

MOUNTAIN GATE SUBDIVISION  
RECEPTION # 3903337 YCRO  
PAD - PLANNED AREA  
DEVELOPMENT

Contact Arizona 811 at least two full working days before you begin excavation



THE HIGHLANDS AT CLARKDALE  
PRELIMINARY DEVELOPMENT PLAN (PRE PLAT)  
COVER SHEET

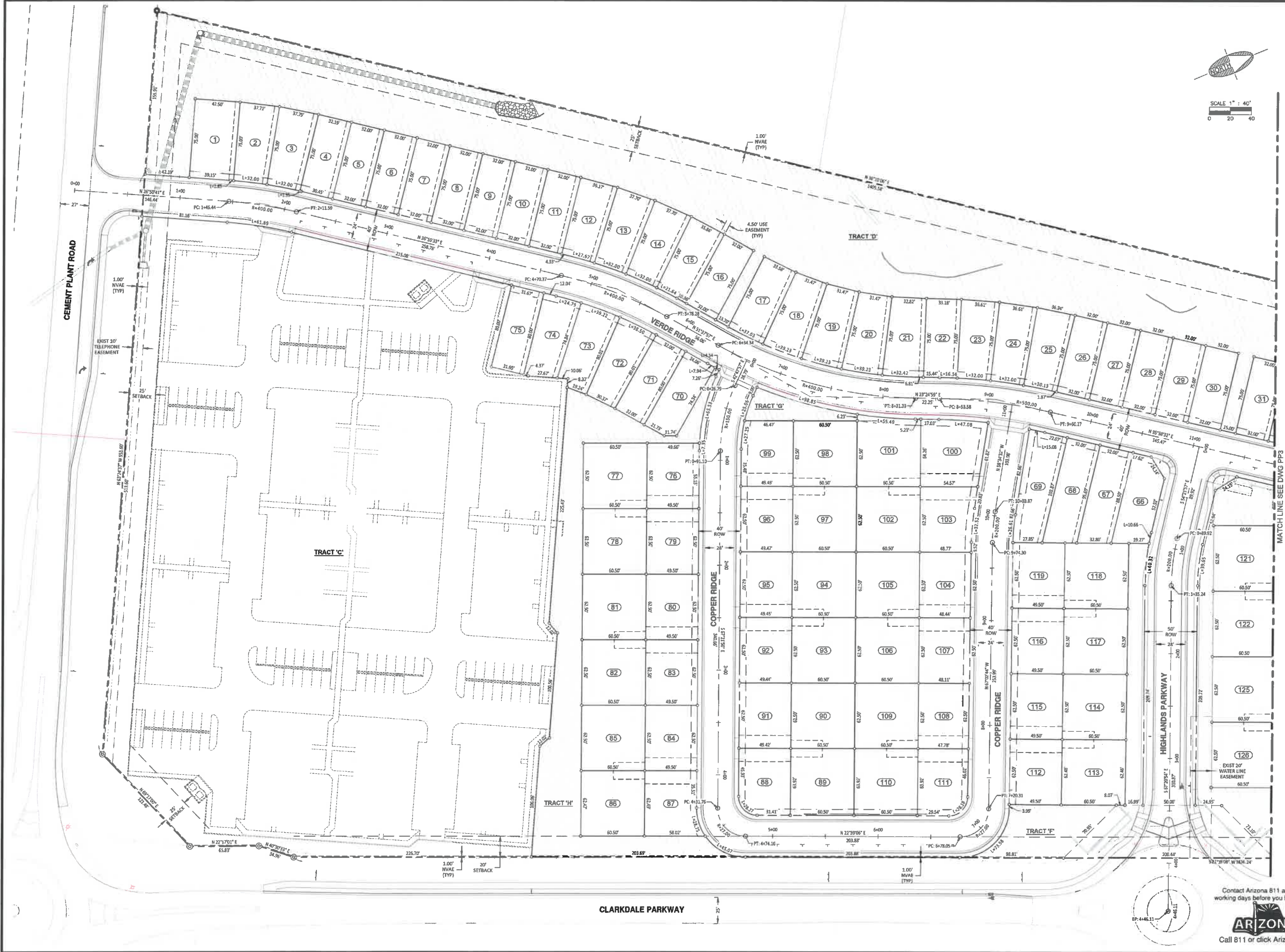
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YAVAPAI COUNTY

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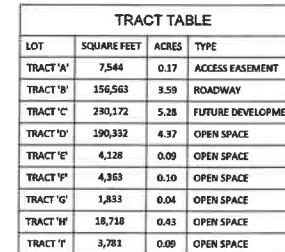
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75 KALLOF PLACE  
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| DWG.     | PP1    | SHEET      | 1             | OF        | 2   |
| JOB NO.: | 222327 | DESIGN BY: | AHB           | DRAWN BY: | MNU |
| CHECKED: | AHB    | DATE:      | FEBRUARY 2024 |           |     |



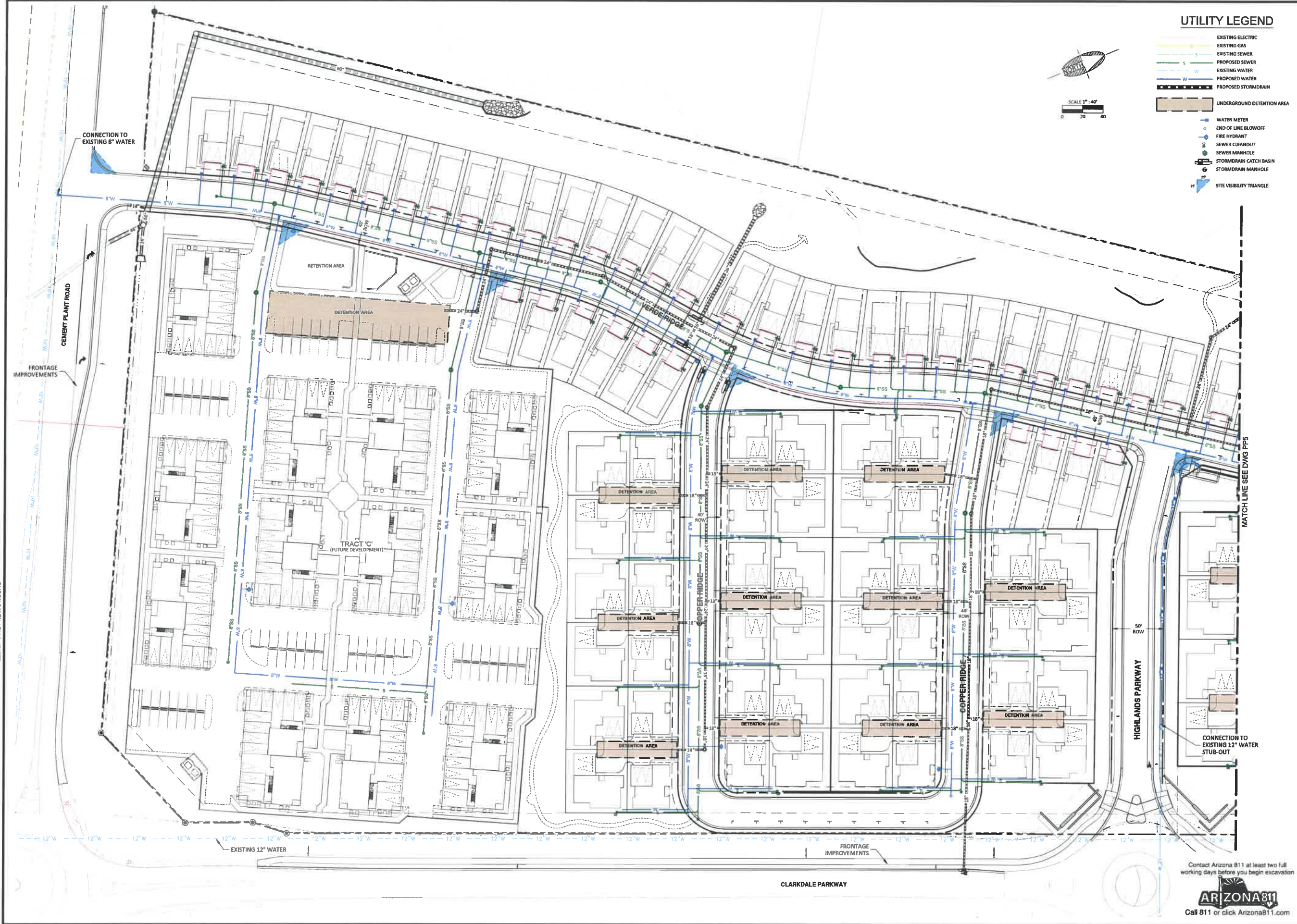
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| DWG.  |  | JOB NO.:      | THE HIGHLANDS AT CLARKDALE              |  |  |  | CLARKDALE, AZ |  | <br><br>O: 928.282.1061<br>75 KALLOF PLACE<br>SEDONA, AZ 86336<br><a href="http://www.ardurra.com">www.ardurra.com</a> |
| PP2   |  | DESIGN BY:    | PRELIMINARY DEVELOPMENT PLAN (PRE PLAT) |  |  |  |               |  |                                                                                                                                                                                                                                                                                              |
| SHEET |  | DRAWN BY:     | PLAN SHEET SOUTH                        |  |  |  |               |  |                                                                                                                                                                                                                                                                                              |
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| OF 7  |  | DATE:         | YAVAPAI COUNTY                          |  |  |  |               |  |                                                                                                                                                                                                                                                                                              |
|       |  | FEBRUARY 2024 |                                         |  |  |  |               |  |                                                                                                                                                                                                                                                                                              |
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| LOT TABLE |             |         |
|-----------|-------------|---------|
| LOT       | SQUARE FEET | ACRES   |
| 52        | 2287 SF     | 0.06 AC |
| 53        | 2358 SF     | 0.06 AC |
| 54        | 2669 SF     | 0.06 AC |
| 55        | 2801 SF     | 0.06 AC |
| 56        | 4029 SF     | 0.09 AC |
| 57        | 2641 SF     | 0.06 AC |
| 58        | 2362 SF     | 0.06 AC |
| 59        | 2920 SF     | 0.07 AC |
| 60        | 3658 SF     | 0.08 AC |
| 61        | 2743 SF     | 0.06 AC |
| 62        | 2858 SF     | 0.07 AC |
| 63        | 3669 SF     | 0.08 AC |
| 64        | 4343 SF     | 0.10 AC |
| 65        | 3842 SF     | 0.09 AC |
| 66        | 2790 SF     | 0.06 AC |
| 67        | 2947 SF     | 0.07 AC |
| 68        | 3177 SF     | 0.07 AC |
| 69        | 3511 SF     | 0.08 AC |
| 70        | 2530 SF     | 0.06 AC |
| 71        | 2560 SF     | 0.06 AC |
| 72        | 2746 SF     | 0.06 AC |
| 73        | 2744 SF     | 0.06 AC |
| 74        | 2653 SF     | 0.06 AC |
| 75        | 2545 SF     | 0.06 AC |
| 76        | 3094 SF     | 0.07 AC |
| 77        | 3781 SF     | 0.09 AC |
| 78        | 3781 SF     | 0.09 AC |
| 79        | 3904 SF     | 0.09 AC |
| 80        | 3054 SF     | 0.07 AC |
| 81        | 3781 SF     | 0.09 AC |
| 82        | 3781 SF     | 0.09 AC |
| 83        | 3994 SF     | 0.09 AC |
| 84        | 3094 SF     | 0.07 AC |
| 85        | 3781 SF     | 0.09 AC |
| 86        | 3780 SF     | 0.08 AC |
| 87        | 3167 SF     | 0.07 AC |
| 88        | 3089 SF     | 0.07 AC |
| 89        | 3877 SF     | 0.08 AC |
| 90        | 3781 SF     | 0.09 AC |
| 91        | 3089 SF     | 0.07 AC |
| 92        | 3090 SF     | 0.07 AC |
| 93        | 3781 SF     | 0.09 AC |
| 94        | 3781 SF     | 0.09 AC |
| 95        | 3091 SF     | 0.07 AC |
| 96        | 3092 SF     | 0.07 AC |
| 97        | 3781 SF     | 0.09 AC |
| 98        | 3781 SF     | 0.09 AC |
| 99        | 3066 SF     | 0.07 AC |
| 100       | 3781 SF     | 0.09 AC |
| 101       | 3980 SF     | 0.09 AC |

| LOT TABLE |             |       |
|-----------|-------------|-------|
| LOT       | SQUARE FEET | ACRES |
| 102       | 3781 SF     | 0.09  |
| 103       | 3165 SF     | 0.07  |
| 104       | 3038 SF     | 0.07  |
| 105       | 3781 SF     | 0.09  |
| 106       | 3781 SF     | 0.09  |
| 107       | 9017 SF     | 0.21  |
| 108       | 2997 SF     | 0.07  |
| 109       | 3781 SF     | 0.09  |
| 110       | 3847 SF     | 0.09  |
| 111       | 2975 SF     | 0.07  |
| 112       | 3039 SF     | 0.07  |
| 113       | 3779 SF     | 0.09  |
| 114       | 3781 SF     | 0.09  |
| 115       | 3094 SF     | 0.07  |
| 116       | 3094 SF     | 0.07  |
| 117       | 3781 SF     | 0.09  |
| 118       | 3781 SF     | 0.09  |
| 119       | 3094 SF     | 0.07  |
| 120       | 9129 SF     | 0.21  |
| 121       | 3781 SF     | 0.09  |
| 122       | 3781 SF     | 0.09  |
| 123       | 3097 SF     | 0.07  |
| 124       | 3097 SF     | 0.07  |
| 125       | 3781 SF     | 0.09  |
| 126       | 3781 SF     | 0.09  |
| 127       | 3097 SF     | 0.07  |
| 128       | 2998 SF     | 0.07  |
| 129       | 3781 SF     | 0.09  |
| 130       | 3781 SF     | 0.09  |
| 131       | 2998 SF     | 0.07  |
| 132       | 2998 SF     | 0.07  |
| 133       | 3781 SF     | 0.09  |
| 134       | 3781 SF     | 0.09  |
| 135       | 2982 SF     | 0.07  |
| 136       | 3094 SF     | 0.07  |
| 137       | 3781 SF     | 0.09  |
| 138       | 3781 SF     | 0.09  |
| 139       | 3094 SF     | 0.07  |
| 288       | 2400 SF     | 0.06  |



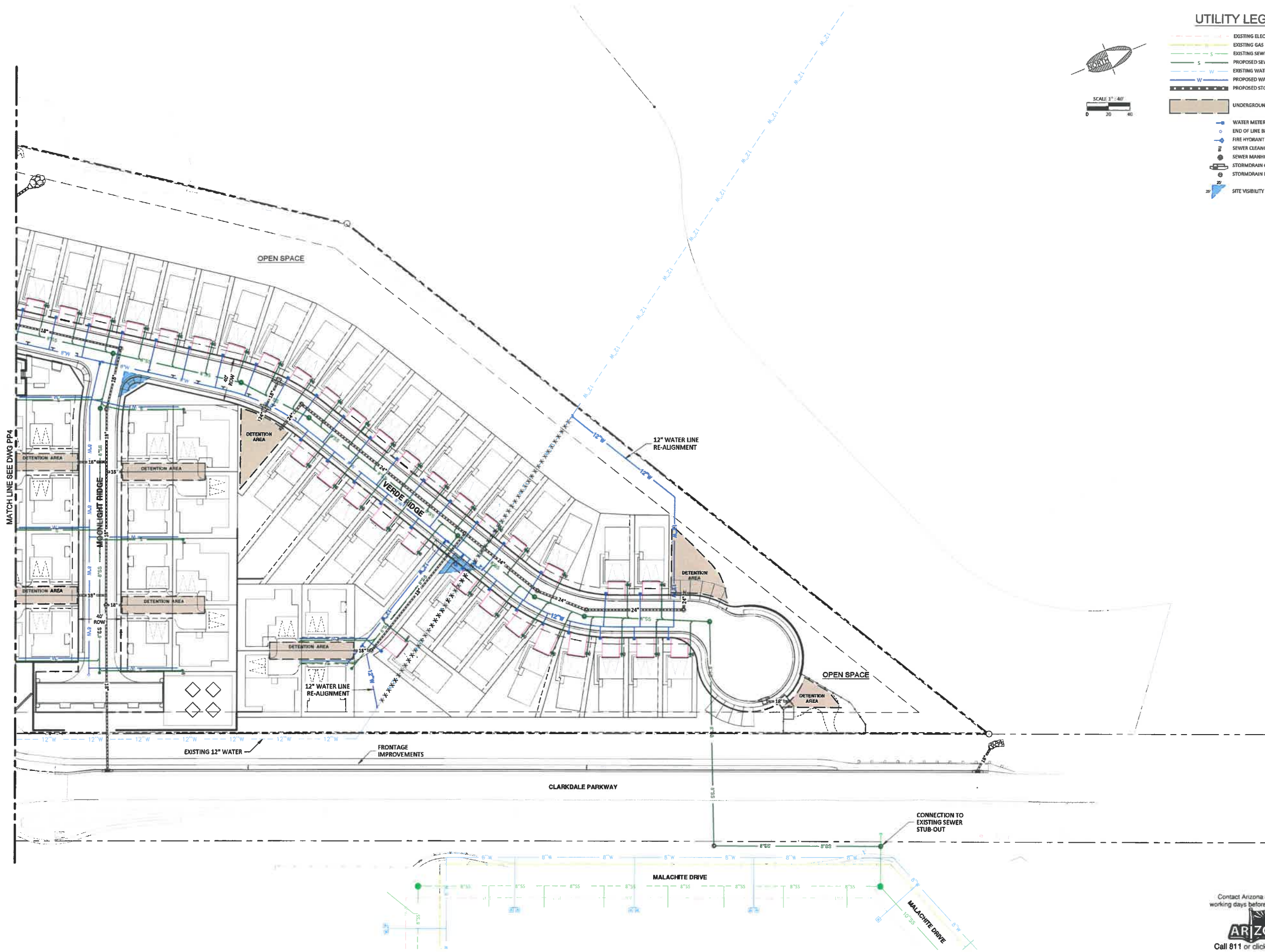


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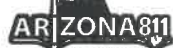
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| DWG.  |  | JOB NO.:   | 22327 | THE HIGHLANDS AT CLARKDALE              |  |  |  |  |  |  |  |  |  |  |  |  |  | O: 928.282.1061<br>75 KALLOF PLACE<br>SEDONA, AZ 86336<br><a href="http://www.ardurra.com">www.ardurra.com</a> |  | NO. |  | DATE     |  | BY    |  | REVISION |  |   |  |
| PP4   |  | DESIGN BY: | AHB   | PRELIMINARY DEVELOPMENT PLAN (PRE PLAT) |  |  |  |  |  |  |  |  |  |                                                                                     |  |                                                                                       |  |                                                                                                                |  |     |  |          |  |       |  |          |  |   |  |
| SHEET |  | DRAWN BY:  | MMW   | UTILITY PLAN SOUTH                      |  |  |  |  |  |  |  |  |  | CLARKDALE, AZ                                                                       |  | YAVAPAI COUNTY                                                                        |  | FEBRUARY 2024                                                                                                  |  | AHB |  | CHECKED: |  | DATE: |  | OF       |  | 7 |  |
| 4     |  |            |       |                                         |  |  |  |  |  |  |  |  |  |                                                                                     |  |                                                                                       |  |                                                                                                                |  |     |  |          |  |       |  |          |  |   |  |

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Call 811 or click Arizona811.com



| DWG.  | JOB NO. | DESIGN BY: | DRAWN BY: | CHECKED: | DATE:         | NO. | DATE | BY | REVISION | PROJECT NAME                            | LOCATION      | DATE | BY | REVISION |
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|       |         |            |           |          |               |     |      |    |          |                                         |               |      |    |          |
| PP5   | 22327   | AHB        | MWJ       | AHB      | FEBRUARY 2024 |     |      |    |          | THE HIGHLANDS AT CLARKDALE              | CLARKDALE, AZ |      |    |          |
| SHEET |         |            |           |          |               |     |      |    |          | PRELIMINARY DEVELOPMENT PLAN (PRE PLAT) |               |      |    |          |
| 5     |         |            |           |          |               |     |      |    |          | UTILITY PLAN NORTH                      |               |      |    |          |
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NOTES TO CONTRACTOR:

1. The Engineer has used his best judgment in the estimation of the earthwork for this Project. The Soils Report has several shrinkage values based on compaction requirements. The Engineer has no control over varying field conditions and construction methods involved in the site grading. Consequently, actual quantities, cost and time required for this Project may be affected by many factors beyond the Engineer's control, and Engineer shall not be held liable for any deviation from its estimated quantities. It is the responsibility of the Contractor to verify the earthwork quantities based on the Soils Report. The following is the Engineer's estimate of raw earthwork quantities for this Project. (No shrinkage values are taken into consideration in these quantities).

Cut = 38,397 C.Y. Fill = 64,514 C.Y.



GRADING LEGEND

- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- RETAINING WALL
- CUT
- FILL

THE HIGHLANDS AT CLARKDALE  
PRELIMINARY DEVELOPMENT PLAN (PRE PLAT)  
GRADING PLAN SOUTH

|            |               |
|------------|---------------|
| JOB NO.:   | 222327        |
| DESIGN BY: | AHB, MWJ      |
| DRAWN BY:  | MWJ           |
| CHECKED:   | AHB           |
| DATE:      | FEBRUARY 2024 |

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| DWG.  | PP6 |
| SHEET | 6   |
| OF    | 7   |

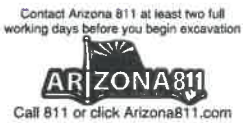


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NO. DATE BY REVISION

YAVAPAI COUNTY

CLARKDALE, AZ



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