



**NOTICE OF A REGULAR MEETING OF THE PLANNING COMMISSION
OF THE TOWN OF CLARKDALE
TUESDAY, APRIL 15, 2025 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, April 15, 2025, 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 special meeting held on Dec. 3, 2024.

5. CONSENT AGENDA

Items on the consent agenda are of a routine nature or have been previously studied by the Town Council at a work session or during a New Business discussion. They are intended to be acted upon in one motion. Council members may pull items from consent if they would like them considered separately.

6. NEW BUSINESS

A. Selection of Chair for the Planning Commission

Discuss, consider and act upon the selection of a Chairperson for the Planning Commission to serve a term of one year.

B. Selection of Vice Chair for the Planning Commission

Discuss, consider and act upon the selection of a Vice Chairperson for the Planning Commission to serve a term of one year.

C. PUBLIC HEARING: Zone Change Request from Single Family and Limited Multiple Family Residential (R2) to Commercial (C2)

The Planning Commission will hold a public hearing to take public comment on a Zone Change Request for Application No. PC-250024, APN 400-07-026F (414 Peace Garden Path, Clarkdale, AZ, a 5.37-acre lot): A request to change the zoning designation from Single Family and Limited Multiple Family Residential (R2) to Commercial (C), to accommodate the establishment of an Arts and Wellness Center.

D. Zone Change Request from Single Family and Limited Multiple Family Residential (R2) to Commercial (C2)

Discuss, consider and act upon a Zone Change Request for Application No. PC-250024, APN 400-07-026F (414 Peace Garden Path, Clarkdale, AZ, a 5.37-acre lot): A request to change the zoning designation from Single Family and Limited Multiple Family Residential (R2) to Commercial (C), to accommodate the establishment of an Arts and Wellness Center.

7. FUTURE AGENDA ITEMS

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

8. 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.

<u>Agenda Item:</u>	Approval of Minutes Discuss, consider and act upon the draft minutes from the special meeting held on Dec. 3, 2024.
<u>Staff Contact:</u>	Ruth Mayday, Assistant Town Manager/Community Development Director
<u>Meeting Date:</u>	April 15, 2025
<u>Strategic Goal:</u>	Not applicable.
<u>Background:</u>	Review of the draft minutes from the special meeting held on Dec. 3, 2024.
<u>Budget Impact:</u>	No budget impact.
<u>Recommendation:</u>	Staff recommends that the Planning Commission approve the draft minutes from the special meeting held on Dec. 3, 2024.



**SUMMARIZED MINUTES OF A SPECIAL MEETING OF THE PLANNING COMMISSION
OF THE TOWN OF CLARKDALE**

TUESDAY, DECEMBER 3, 2024 AT 5:30 PM

(To listen to the full audio/video of the meeting,
please visit www.clarkdale.az.gov – agendas & minutes)

Members Present: *Chair Ida-Meri de Blanc, Vice Chair Carol Johnson, Commissioner Allen Spence, Commissioner Andrew Kelly.*

Members Absent: *Commissioner Joe Conk.*

Other municipal officials present: *HPC Commissioner Michael Lindner, Community Development Director & Assistant Town Manager, Ruth Mayday; Assistant Community Development Director, John Knight; Associate Planner, Britania Esparza; Community Development Technician, Guss Espolt.*

Audience: *Approximately ten members of the public were present.*

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

- 1. Call to Order** - *Chair de Blanc called the meeting to order at 5:30 p.m.*
- 2. Roll Call** – *Present, Chair de Blanc, Vice Chair Johnson, Commissioner Spence, and Commissioner Kelly. Absent, Commissioner Conk.*
- 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 November 19, 2024.

Motion: *Approve the draft minutes from the regular meeting held on Nov. 19, 2024.*
First motion: *Vice Chair Johnson* **Second:** *Commissioner Spence*
Approved 4-0

Board Member	Ayes/Nays
Chair de Blanc	Aye
Vice Chair Johnson	Aye
Commissioner Spence	Aye
Commissioner Conk	Absent
Commissioner Kelly	Aye

5. New Business

A. PUBLIC HEARING - Ordinance No. 424 - Adopting a Historic Preservation Ordinance

The Commission will hold a public hearing to take public comment on Ordinance No. 424 adding text amendments relating to the establishment of a Historic Preservation Ordinance to the Town Zoning Code. Adding definitions of words and terms to Chapter 2, Definitions and adding Article 3-170, Historic Preservation Ordinance, to Chapter 3, Zoning Districts, of the Town of Clarkdale Zoning Code.

Drake Meinke: Voiced his approval of the Town's proposed HPO, also shared his experience with other municipalities' strategic plans.

Karen McClanahan: Expressed concerns about the Historic Preservation Ordinance language such as requirements, architecture terminology, and properties on the map.

Memi Perkins: Expressed the desire to not be involved in Historic Preservation Ordinance.

Steve Lauman: Expressed that he does not see the Historic Preservation as the primary purpose of the ordinance.

B. ACTION - Ordinance No. 424 – Adopting a Historic Preservation Ordinance

Discuss, consider and act upon Ordinance No. 424 relating to the establishment of a Historic Preservation Ordinance to the Town Zoning Code. Adding definitions of words and terms to Chapter 2, Definitions and adding Article 3-170, Historic Preservation Ordinance, to Chapter 3, Zoning Districts, of the Town of Clarkdale Zoning Code.

Motion: Approval to move to Council for review, Ordinance No. 424 relating to the establishment of a Historic Preservation Ordinance to the Town Zoning Code. Adding definitions of words and terms to Chapter 2, Definitions and adding Article 3-170, Historic Preservation Ordinance, to Chapter 3, Zoning Districts, of the Town of Clarkdale Zoning Code. With added verbiage to make clear that the district boundaries do not denote whether you opt-in or opt-out, and clean up items that would be ambiguous.

First motion: Commissioner Kelly **Second:** Commissioner Johnson

Approved 4-0

Board Member	Ayes/Nays
Chair de Blanc	Aye
Vice Chair Johnson	Aye
Commissioner Spence	Aye
Commissioner Conk	Absent
Commissioner Kelly	Aye

6. Future Agenda Items

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

Staff noted that beginning in January or February, Work Sessions will be scheduled with the Commission related to a Comprehensive Zoning Code update.

7. Adjournment – *Chair de Blanc adjourned the meeting without objection at 6:33 p.m.*

Board Member	Ayes/Nays
Chair de Blanc	Aye
Vice Chair Johnson	Aye
Commissioner Spence	Aye
Commissioner Conk	Absent
Commissioner Kelly	Aye

Ida Meri de Blanc, Chair

Ruth Mayday, Community Development Director



Staff Report

Item Number: 6.A.

<u>Agenda Item:</u>	Selection of Chair for the Planning Commission Discuss, consider and act upon the selection of a Chairperson for the Planning Commission to serve a term of one year.
<u>Staff Contact:</u>	Ruth Mayday, Assistant Town Manager/Community Development Director
<u>Meeting Date:</u>	April 15, 2025
<u>Strategic Goal:</u>	This agenda item supports the following Clarkdale Strategic Goal: • Goal Area 2 - Enhance the quality of life for residents, businesses, and visitors to Clarkdale.
<u>Background:</u>	The role of the Chair and Vice Chair generally rotates each year. Frequently, the position is based on seniority, but that is not a mandatory criterion. The willingness and ability of an individual to serve as the Chair or Vice Chair should be taken into consideration. The additional responsibilities of serving as Chair and Vice Chair may take extra time. Responsibilities of the Chair: • Preside at all official meetings of the Commission. • Consult with the staff liaison on drafting the meeting agenda. • Attend Town Council meetings as needed to represent the Commission. • Sign correspondence on behalf of the Commission. • Make the public feel welcome at meetings. • Keep discussions orderly, focused, efficient, impersonal, and fair.
<u>Budget Impact:</u>	No budget impact.
<u>Recommendation:</u>	Staff recommends the board select and vote to approve a Chair for the Planning Commission to serve a term of one year.



Staff Report

Item Number: 6.B.

<u>Agenda Item:</u>	Selection of Vice Chair for the Planning Commission Discuss, consider and act upon the selection of a Vice Chairperson for the Planning Commission to serve a term of one year.
<u>Staff Contact:</u>	Ruth Mayday, Assistant Town Manager/Community Development Director
<u>Meeting Date:</u>	April 15, 2025
<u>Strategic Goal:</u>	This agenda item supports the following Clarkdale Strategic Goal Area: • Goal Area 2 - Enhance the quality of life for residents, businesses, and visitors to Clarkdale.
<u>Background:</u>	The role of the Chair and Vice Chair generally rotates each year. Frequently, the position is based on seniority, but that is not a mandatory criterion. The willingness and ability of an individual to serve as the Chair or Vice Chair should be taken into consideration. The additional responsibilities of serving as Chair and Vice Chair may take extra time. The responsibilities of the Vice Chair are the substitute for the Chair as needed. Responsibilities of the Chair: • Preside at all official meetings of the Commission. • Consult with the staff liaison on drafting the meeting agenda. • Attend Town Council meetings as needed to represent the Commission. • Sign correspondence on behalf of the Commission. • Make the public feel welcome at meetings. • Keep discussions orderly, focused, efficient, impersonal, and fair.
<u>Budget Impact:</u>	No budget impact.
<u>Recommendation:</u>	Staff recommends the board select and vote on a Vice Chair for the Planning Commission to act on behalf of the Chair in their absence and serve a term of

one year.



Staff Report

Item Number: 6.C.

Agenda Item:**PUBLIC HEARING: Zone Change Request from Single Family and Limited Multiple Family Residential (R2) to Commercial (C2)**

The Planning Commission will hold a public hearing to take public comment on a Zone Change Request for Application No. PC-250024, APN 400-07-026F (414 Peace Garden Path, Clarkdale, AZ, a 5.37-acre lot): A request to change the zoning designation from Single Family and Limited Multiple Family Residential (R2) to Commercial (C), to accommodate the establishment of an Arts and Wellness Center.

Staff Contact:

Britania Esparza, Associate Planner

Meeting Date:

April 15, 2025

Strategic Goal:

This item supports the following Clarkdale Strategic Goal Area:

- Goal Area 2 - Enhance the quality and availability of parks, recreation and cultural opportunities.
- Goal Area 4 - Plan for the maintenance and growth of quality infrastructure that is sustainable and resilient.

Background:

An application for a zone change has been submitted by Two Moons LLC to facilitate the establishment of an Arts and Wellness Center at the property located at 414 Peace Garden Path, Clarkdale, AZ (APN 400-07-026F). The proposed center will offer community classes, provide a teaching/meeting space, and feature a limited number of casitas to accommodate guests. Currently zoned as Single Family and Limited Multiple Family Residential (R2), the site does not support the business model of a wellness spa or artist retreat. Therefore, the applicant is requesting a zone change to Commercial (C), which would allow for uses such as artist studios (Section 3-100-2 of the Zoning Code), day spas, and other personal service businesses of a similar nature (Section 3-100-17).

This proposed rezoning aligns with the General Plan's Land Use Designation of Neighborhood Commercial, which focuses on minimizing traffic impacts while accommodating the business needs of residents and surrounding areas. The Broadway corridor surrounding the property already includes several tourism and community-oriented businesses, supporting the appropriateness of the proposed use in this location. Additionally, the site's proximity to key regional

attractions, including Tuzigoot National Park, Taawaki Inn, Rain Spirit RV Resort, and the Verde Canyon Railroad, enhances its potential to serve as a destination for visitors. Tuzigoot National Park attracts over 95,000 visitors annually, while the Verde Canyon Railroad draws more than 100,000 visitors each year. The site is also just 0.11 miles from the Verde River, further positioning it within a growing tourism corridor along South Broadway Street.

Penumbra, located on the former site of Asis Massage School, previously held a Conditional Use Permit (CUP) for the school, which was abandoned in 2022. A CUP is a zoning exception that allows a property owner to use their land in ways that deviate from standard zoning regulations under specific conditions. The CUP was abandoned because the new owners found that the permit did not align with their business plans. While there may be concerns about "spot zoning" due to the General Plan's current designation of Neighborhood Commercial, the proposed rezone aligns with the broader goals for this area and would fall within the intended scope of the Neighborhood Commercial Land Use Designation.

Regarding the current zoning potential build-out, the 5.37-acre site could accommodate up to 12 four-plexes or 48 dwelling units, based on square footage and 40% lot coverage allotment (not factoring in limitations related to buildable land). While the proposed rezoning for the wellness and arts retreat would require a change to its zoning classification, it is projected to have less of an environmental, infrastructural and community impact than the existing zoning, which allows for a higher density of development. The proposed use is projected to be more compatible with the site's current and future context, while also aligning with the evolving commercial and tourism-driven landscape of the area.

Section 13-020 Procedure for Amendments of The Zoning Code outlines specific items for review that are addressed below:

1. Conformance with the Clarkdale General Plan, specifically the Land Use Element
 - The proposed amendment aligns with the Clarkdale General Plan, as the site is designated as Neighborhood Commercial.
2. Conformance with a Focus Area Plan (Broadway Focus Area Plan - 2018)
 - The proposal is in conformance with Focus Area Plan in place for the site.
3. Provision of Buffering to Adjacent Land Uses
 - The wellness retreat proposal includes thoughtful landscape design, lighting, and buffering elements to create a serene and peaceful environment for guests while ensuring compatibility with adjacent land uses.
4. Mitigation of Traffic Impact
 - The requested zoning change will facilitate a lower-density development, which will result in a reduced traffic impact compared to the current by-right zoning allowances.

5. Mitigation of Noise Impact to Surrounding Properties
 - The proposal includes measures to address noise concerns, ensuring a quieter environment that enhances the guest experience and minimizes any potential impact on surrounding properties.
6. Conformance to Existing Zoning Regulations
 - The proposed development will comply with all relevant zoning regulations, including the Outdoor Lighting Code and Landscape Design Standards.
7. Provision of Community Benefits
 - Tourism Opportunity: The project adds a potential new element to the Town's tourism portfolio.
 - Improvement to Public Right-of-Way: No improvements to the public right-of-way are necessary for this project.
 - Installation of Utility Infrastructure: Installation of utilities will occur as necessary to serve the project.
 - Improvement of Public Space: The site benefits from immediate access to pedestrian and bike-friendly paths, connections to walking trails, and is located just minutes from downtown.
8. Protection of Open Spaces
 - No open spaces will be affected by this project.

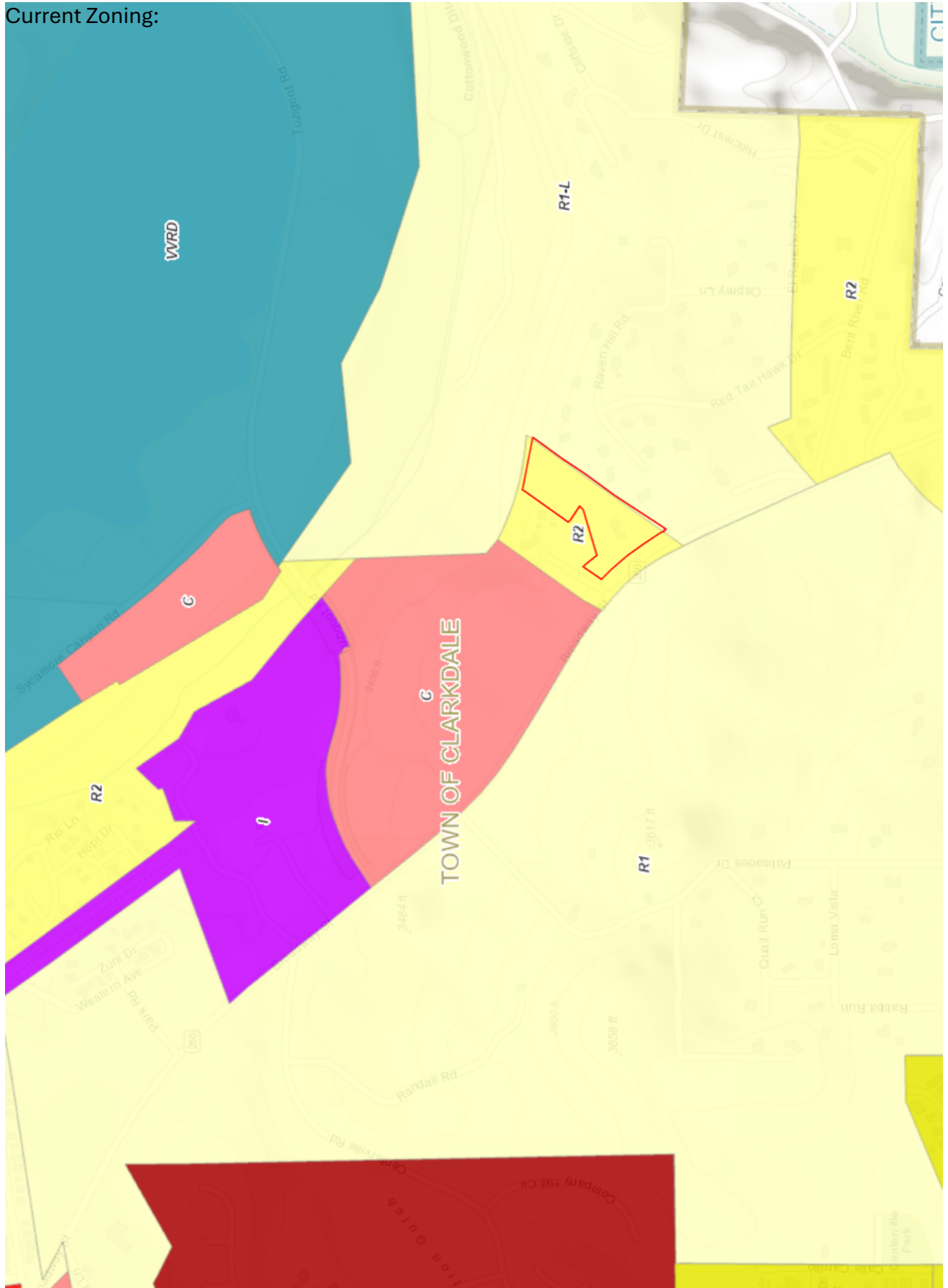
A Neighborhood Meeting was held on March 5, 2025, at the Clark Memorial Clubhouse with about six residents in attendance. Those in attendance understood current and proposed uses and the impact on their own residences.

After a thorough analysis of the General Plan's land use designation for Neighborhood Commercial, along with the proposed use and the potential for future development. It aligns well with the existing land use designation and will have minimal impact on nearby residents, traffic, the environment, and infrastructure. The retreat's intended purpose—as a peaceful getaway and creative arts hub—will cater to travelers and visitors who seek to immerse themselves in tranquil surroundings, open spaces, and a vibrant artistic community. Guests will benefit from access to quiet outdoor spaces and artist studios, while also being close to a variety of nearby attractions. Additionally, the commercial zoning designation allows for a low-impact development that complements the character of the South Broadway Corridor, promoting a sustainable and community-focused environment.

Budget Impact: No budget impact.

Recommendation: Public hearing only. No recommendation.

Current Zoning:



This map is designed to provide information about Clarkdale, and is prepared for general planning and informational purposes only. It is not accurate to engineering or surveying standards. While every effort is made to ensure this map is as complete and accurate as possible, neither warranty nor fitness is implied. The information is provided on an "as-is" basis. The Town of Clarkdale shall have neither liability nor responsibility to any person or entity with respect to any loss or damage in connection with or arising from the information on this map.



The Town of Clarkdale
Community Development Department
P.O. Box 308/890 Main Street,
Clarkdale, AZ 86324
(928) 639-2500

Re-Zone 414 Peace Garden Path



0 0.04750.095 0.19 0.285 0.38 Miles
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GIS / Espolt



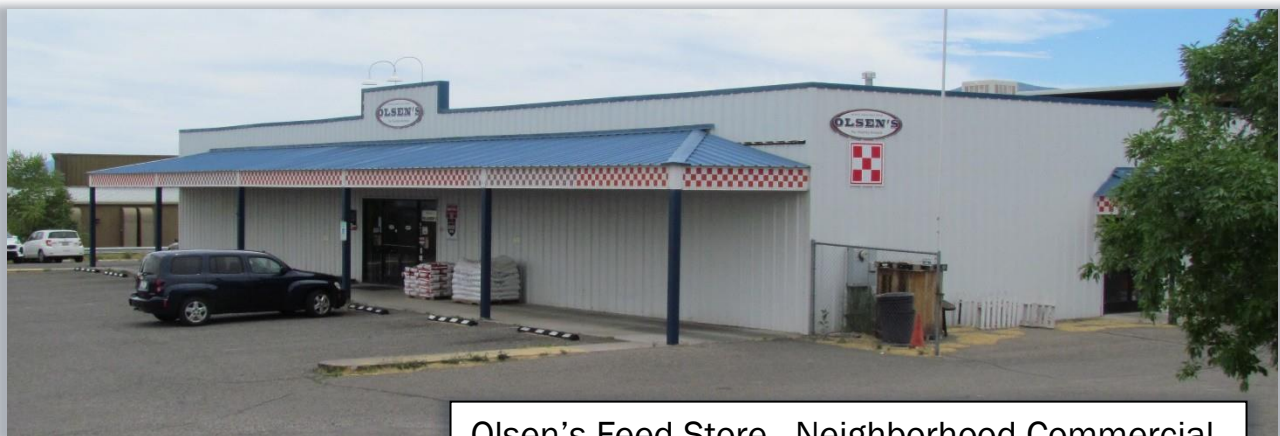
Town of Clarkdale General Plan 2021

Neighborhood Commercial (NC): The purpose of this classification is to provide for convenient goods and services for the residents of Clarkdale and surrounding areas. Appropriate uses would be offices, banks, retail intended to serve the local market, salons, wineries—businesses that meet the daily needs of the citizens of the town and generate less traffic, noise, and congestion than those uses assigned to a heavier class of uses typically found in close proximity to highways and other major transportation corridors.

Future General Plan Amendments that propose re-designation of land to NC should be considered only as a component of a development plan or proposal. Proximity to concentrations of residential development should be a priority; the ability to access the project via pedestrian, bicycle, or other alternative modes of transportation should also be prioritized. Floor Area Ratios of 1.0 or less are recommended; increases can be granted when special circumstances exist.

This designation is currently assigned to approximately 187 acres in five (5) areas around Clarkdale: Broadway/Patio Park/Lower Clarkdale; along Broadway near Park Road to the boundary with Cottonwood; SR 89A/Cement Plant Road/Clarkdale Parkway; First South Street alley to Mountain

Gate; and State Route 89A from Centerville Road to Lisa Street. Of the total acreage, approximately 25 acres are developed; the balance remains vacant.

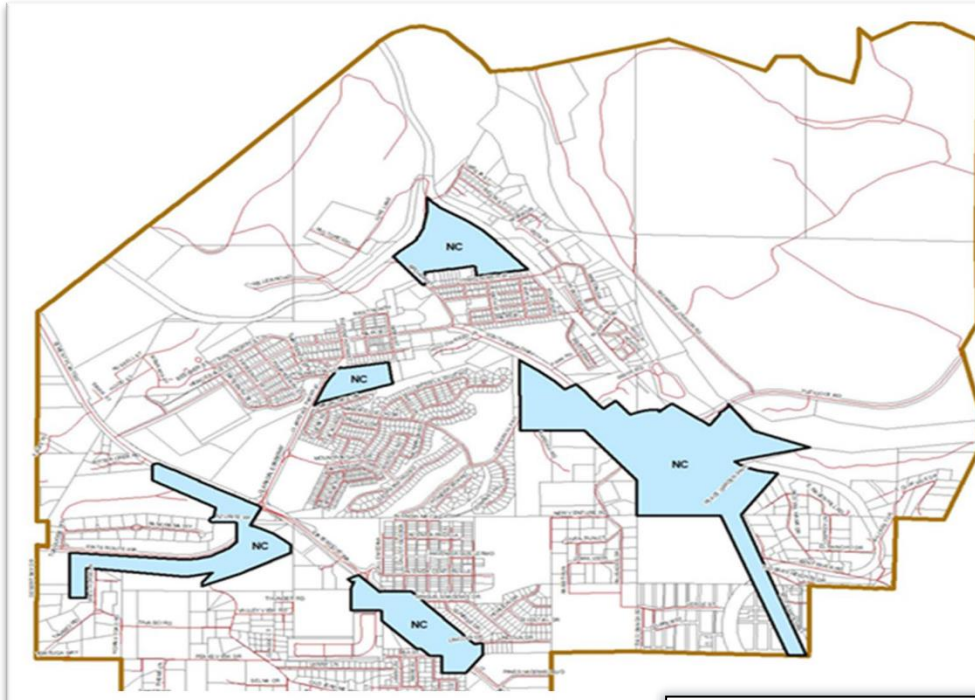


Olsen's Feed Store - Neighborhood Commercial



Town of Clarkdale General Plan 2021

Figure LU-13A: Neighborhood Commercial Land Use Map



Source: Town of Clarkdale GIS

Figure LU-13B: Neighborhood Commercial Land Use Acreage

Appropriate Zoning Districts	Gross Acreage	Vacant Acreage
Single Family and Limited Multiple Family Residential (R2)*	0	0
Multiple Family Residential (R3)	0	0
Neighborhood Commercial (NC)/Commercial Light (C1)	0	0
Commercial	281	253
TOTAL	281	253

*Multiple Family Only

Source: Town of Clarkdale GIS



Staff Report

Item Number: 6.D.

Agenda Item: **Zone Change Request from Single Family and Limited Multiple Family Residential (R2) to Commercial (C2)**

Discuss, consider and act upon a Zone Change Request for Application No. PC-250024, APN 400-07-026F (414 Peace Garden Path, Clarkdale, AZ, a 5.37-acre lot): A request to change the zoning designation from Single Family and Limited Multiple Family Residential (R2) to Commercial (C), to accommodate the establishment of an Arts and Wellness Center.

Staff Contact: Britania Esparza, Associate Planner

Meeting Date: April 15, 2025

Strategic Goal: This item supports the following Clarkdale Strategic Goal Area:

- Goal Area 2 - Enhance the quality and availability of parks, recreation and cultural opportunities.
- Goal Area 4 - Plan for the maintenance and growth of quality infrastructure that is sustainable and resilient.

Background: An application for a zone change has been submitted by Two Moons LLC to facilitate the establishment of an Arts and Wellness Center at the property located at 414 Peace Garden Path, Clarkdale, AZ (APN 400-07-026F). The proposed center will offer community classes, provide a teaching/meeting space, and feature a limited number of casitas to accommodate guests. Currently zoned as Single Family and Limited Multiple Family Residential (R2), the site does not support the business model of a wellness spa or artist retreat. Therefore, the applicant is requesting a zone change to Commercial (C), which would allow for uses such as artist studios (Section 3-100-2 of the Zoning Code), day spas, and other personal service businesses of a similar nature (Section 3-100-17).

This proposed rezoning aligns with the General Plan's Land Use Designation of Neighborhood Commercial, which focuses on minimizing traffic impacts while accommodating the business needs of residents and surrounding areas. The Broadway corridor surrounding the property already includes several tourism and community-oriented businesses, supporting the appropriateness of the proposed use in this location. Additionally, the site's proximity to key regional attractions, including Tuzigoot National Park, Taawaki Inn, Rain Spirit RV

Resort, and the Verde Canyon Railroad, enhances its potential to serve as a destination for visitors. Tuzigoot National Park attracts over 95,000 visitors annually, while the Verde Canyon Railroad draws more than 100,000 visitors each year. The site is also just 0.11 miles from the Verde River, further positioning it within a growing tourism corridor along South Broadway Street.

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5. Mitigation of Noise Impact to Surrounding Properties

- The proposal includes measures to address noise concerns, ensuring a quieter environment that enhances the guest experience and minimizes any potential impact on surrounding properties.
- 6. Conformance to Existing Zoning Regulations
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 - Tourism Opportunity: The project adds a potential new element to the Town's tourism portfolio.
 - Improvement to Public Right-of-Way: No improvements to the public right-of-way are necessary for this project.
 - Installation of Utility Infrastructure: Installation of utilities will occur as necessary to serve the project.
 - Improvement of Public Space: The site benefits from immediate access to pedestrian and bike-friendly paths, connections to walking trails, and is located just minutes from downtown.
- 8. Protection of Open Spaces
 - No open spaces will be affected by this project.

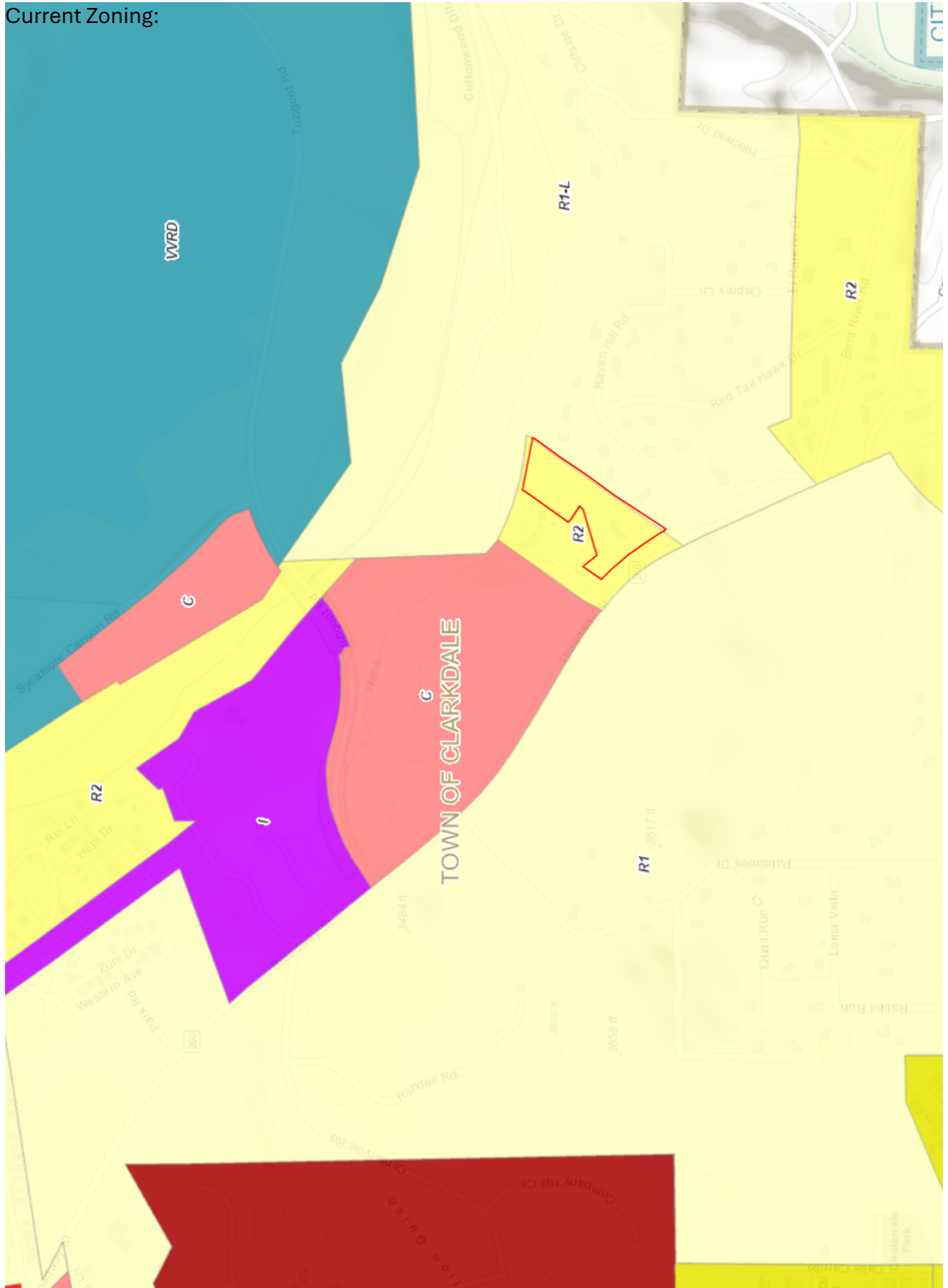
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Budget Impact: No budget impact.

Recommendation: Staff recommends that the Planning Commission approve application no. PC-250024, APN 400-07-026F (414 Peace Garden Path, Clarkdale, AZ, a 5.37-acre lot): A request to change the zoning designation from Single Family and Limited Multiple Family Residential (R2) to Commercial (C), to accommodate the establishment of an Arts and Wellness Center.

Current Zoning:



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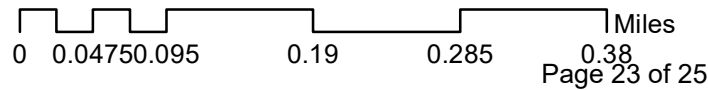
Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

GIS / Espolt



The Town of Clarkdale
Community Development Department
P.O. Box 308/890 Main Street,
Clarkdale, AZ 86324
(928) 639-2500

Re-Zone 414 Peace Garden Path





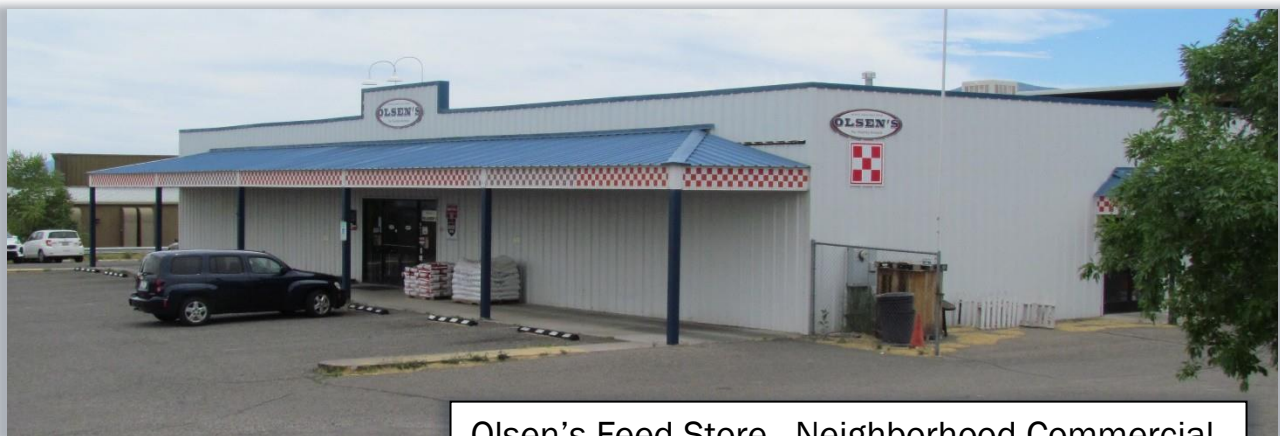
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Future General Plan Amendments that propose re-designation of land to NC should be considered only as a component of a development plan or proposal. Proximity to concentrations of residential development should be a priority; the ability to access the project via pedestrian, bicycle, or other alternative modes of transportation should also be prioritized. Floor Area Ratios of 1.0 or less are recommended; increases can be granted when special circumstances exist.

This designation is currently assigned to approximately 187 acres in five (5) areas around Clarkdale: Broadway/Patio Park/Lower Clarkdale; along Broadway near Park Road to the boundary with Cottonwood; SR 89A/Cement Plant Road/Clarkdale Parkway; First South Street alley to Mountain

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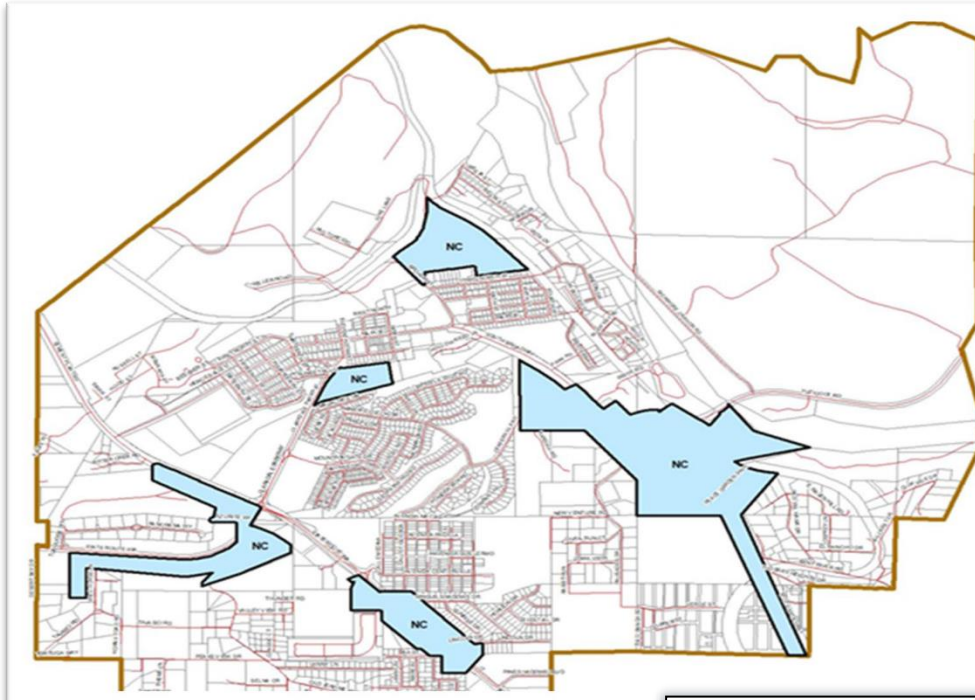


Olsen's Feed Store - Neighborhood Commercial



Town of Clarkdale General Plan 2021

Figure LU-13A: Neighborhood Commercial Land Use Map



Source: Town of Clarkdale GIS

Figure LU-13B: Neighborhood Commercial Land Use Acreage

Appropriate Zoning Districts	Gross Acreage	Vacant Acreage
Single Family and Limited Multiple Family Residential (R2)*	0	0
Multiple Family Residential (R3)	0	0
Neighborhood Commercial (NC)/Commercial Light (C1)	0	0
Commercial	281	253
TOTAL	281	253

*Multiple Family Only

Source: Town of Clarkdale GIS