

Town of Clarkdale

Planned Area Development



Objectives

Provide for various types and combinations of land uses:

- Commercial centers
- Single family and single family attached
- Industrial complexes
- Public and open spaces



Objectives

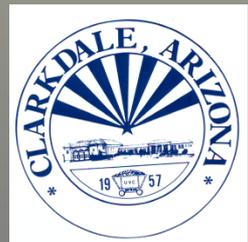
- Establishes planning and development control parameters
- Allows flexibility in site design, building placement, use of open spaces
- Provides more control and flexibility in zoning
- Provides for detailed planning at time of final development



Objectives

Encourage unified planning to

- achieve a compatible mixture and variety of land uses
- Harmonize with current and future development
- Promote economical and efficient land use
- Improve level of amenities



Authority

The Planning Commission/Town Council shall:

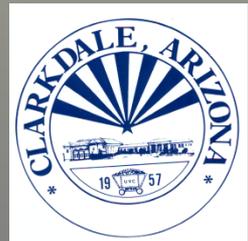
- Insure public welfare and safety is preserved
- Provide for harmonious and appropriate development



Authority

The Planning Commission/Town Council may require:

- Public use space
- Coordination of street layout
- Preservation of natural features
- Architectural plans of building design
- Adequate fire protection
- Schedule of plan implementation



Process

- A PAD application is submitted in the same way as a zoning change.
- Application must be accompanied by a fee



Process

- Planning Commission holds public hearing
- Makes recommendation to Town Council
- Council holds public hearing
- Council may:
 - Approve PAD
 - Approve with conditions
 - Deny application



Town of Clarkdale

Subdivision Process

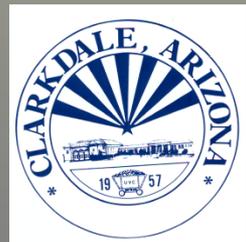


“The purpose of the Subdivision Regulations is to provide for the orderly growth and harmonious development of the Town of Clarkdale...”



Stages

- A. Stage I Pre-Application Conference
- B. Stage II Preliminary Plat
- C. Stage III Technical Review
- D. Stage IV Final Plat
- E. Stage V Recording and Post Approval



Stage I-Pre-application

- Investigative period
- Precedes actual preparation of plans by applicant
- Subdivider makes know his intentions
- Town advises of specific public objectives
- Town provides details regarding procedures and requirements



Stage II-Preliminary Plat

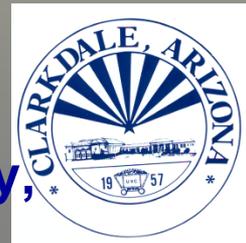
Responsibilities of the Commission:

- Review findings of Community Development Director
- Review comments from appropriate agencies
- Hear testimony from applicant and interested individuals in Public Hearing
- Recommend for approval or
- Recommend for conditional approval or
- Deny Preliminary Plat



Findings

- a. That the proposed subdivision conforms to the adopted goals, objectives and policies of the Town.
- b. That the proposed subdivision, as reviewed and approved, will not be detrimental to the public health, safety, and general welfare.
- c. That environmental concerns conform with adopted standards.
- d. That the design of the proposed subdivision is sensitive to the physical characteristics of the site.
- e. That the proposed subdivision is consistent with provisions and intents of Zoning Code requirements applicable to the property.
- f. That the proposed subdivision conforms with the improvement standards and design standards set forth in these Regulations and other applicable Town, County, State and Federal regulations.



Public Hearing

- The Council shall hold at least one public hearing on each Preliminary Plat
- Hearing shall commence within 46 days from Commission recommendation



Public Hearing

- Public hearing Notice: not less than 15 days nor more than 30 days from date of meeting
- Published in local newspaper
- Posted on subject property
- Mail notification to property owners within 300 feet



SIGNIFICANCE OF PRELIMINARY PLAT APPROVAL:

Preliminary approval constitutes authorization for the subdivider to proceed with preparation of the engineering plans and specifications for public improvements.



Stage III

- Technical Review:
 - Town Engineer reviews and approves all details
 - Engineering Plans
 - Specifications for public improvements



Stage IV

- Final Plat
 - Approval of the final design of the subdivision
 - Approval of public improvements
 - Submitted to Council for review and action



Stage V

- Recording and Post Approval
 - Includes assurances that shall be required
 - Includes terms for release of assurances
 - Plat must have signature line for Town Clerk
 - Recorded at Yavapai County

