

Notice of Public Meeting of the Design and Historic Review Commission of the City of Yuma

Pursuant to A.R.S. § 38-431.02, notice is hereby given to the members of the Design and Historic Review Commission of the City of Yuma and to the general public on that the Design and Historic Review Commission will hold a meeting open to the public on December 9, 2020 at 4:00 p.m. in the City Hall Council Chambers, One City Plaza, Yuma, AZ. The Agenda for the meeting is as follows:



Design and Historic Review Commission Agenda

*City Hall Council Chambers
One City Plaza*

Wednesday, December 9, 2020, 4:00 p.m.

Consistent with the March 13, 2020 Arizona Attorney General informal opinion Relating to Arizona's Open Meeting Law and COVID-19, in order to protect the public and reduce the chance of COVID-19 transmission, the meetings of the City of Yuma Design and Historic Review Commission will be conducted remotely through technological means.

City Hall Council Chambers will be open with limited public access.

Public comment regarding any **agenda** item can be provided in written format to the Design and Historic Review Commission at email address planning@yumaz.gov no later than 15 minutes prior to the start of the scheduled meeting. Comments received timely will be read into the record when the referenced agenda item is discussed.

CALL TO ORDER

APPROVAL OF MINUTES

November 4, 2020

ITEMS REQUIRING COMMISSION DISCUSSION AND/OR ACTION

HISTORIC DISTRICT:

PRELIMINARY REVIEWS

None

CASES REQUIRING ACTION

1. **DHRC-32760-2020**: *This is a request by Sign Masters, LLC on behalf of KPOP, LLC to replace, fabricate, and install one two-sided LED illuminated monument sign and one set of reverse channel letters for the property located at 565 S. 4th Avenue, in the Century Heights Conservancy Residential Historic District.*

AESTHETIC OVERLAY:

PRELIMINARY REVIEWS

None

CASES REQUIRING ACTION

1. **DHRC-32814-2020**: *This is a request by Scott Stone, on behalf of Terraces Retail AZ LLC, for aesthetic review of a new 20,000 square foot hospital, located at 2632 S. Araby Road, in the General Commercial/Aesthetic Overlay (B-2/AO) District.*

COMMISSION DISCUSSION:

1. "Side Trips": A short presentation on the smaller historic sites with a focus on a particular location

INFORMATION ITEMS

1. Staff
Administrative Approvals:
Historic District
None

Aesthetic Overlay

None

2. National Heritage Area

3. Commission

4. **Public** - Any member of the public may request to address the Historic District Review Commission on matters that are not listed on the Commission agenda. The Historic District Review Commission cannot discuss or take legal action on any matter raised unless it is properly noticed for discussion and legal action. At the conclusion of the call to the public, individual members of the Commission may respond to criticism made by those who have addressed the Commission, may ask staff to review a matter or may ask that a matter be placed on a future agenda. All Historic District Review Commission meetings are recorded.

ADJOURN

A copy of the agenda for this meeting may be obtained at the office of the City Clerk at City Hall, One City Plaza, Yuma, Arizona, 85364, during business hours, Monday through Friday, 8:00 A.M. to 5:00 P.M. In accordance with the Americans with Disabilities Act (ADA) and Section 504 of the Rehabilitation Act of 1973, the City of Yuma does not discriminate on the basis of disability in the admission of or access to, or treatment or employment in, its programs, activities, or services. For information regarding rights and provisions of the ADA or Section 504, or to request reasonable accommodations for participation in City programs, activities, or services contact: ADA/Section 504 Coordinator, City of Yuma Human Resources Division, One City Plaza, PO Box 13012, Yuma, AZ 85366-3012; (928) 373-5125 or TTY (928) 373-5149.

**Design and Historic Review Commission Meeting Minutes
November 4, 2020**

A meeting of the City of Yuma Design and Historic Review Commission was held on Wednesday, September 9, 2020, at City Hall Room # 190 One City Plaza, Yuma, Arizona.

DESIGN AND HISTORIC REVIEW COMMISSION MEMBERS present included Chairman Tom Rushin, Vice-Chairman Bill Moody and Commissioners Amanda Coltman, Juan Leal-Rubio and James Sheldahl. Commissioner Chris Hamel was absent and there is one vacancy.

STAFF MEMBERS present included; Alyssa Linville, Assistant Director of DCD; Robert Blevins, Principal Planner; Erika Peterson, Assistant Planner; Jessenia Juarez, Administrative Assistant and Alex Marquez, Administrative Assistant.

Chairman Rushin called the meeting to order at 4:00 p.m. and noted there was a quorum present.

APPROVAL OF MINUTES

September 23, 2020

Motion by Moody, second by Coltman to APPROVE the minutes of September 23, 2020. Motion carried unanimously (5-0 with one absent).

ITEMS REQUIRING COMMISSION DISCUSSION AND/ OR ACTION

DHRC-34252-2020. *This is a request by Eliceo Aguilar to construct a single-family residence at 581 S. 1st Avenue, in the Century Heights Conservancy Residential Historic District.*

Erika Peterson, Assistant Planner summarized the staff report, recommending **APPROVAL**.

QUESTIONS FOR STAFF

Commissioner Sheldahl asked if there were any landscaping requirements between house and street. **Peterson** replied yes, the zoning code does require landscaping. **Sheldahl** then asked if landscaping was required to be in place before the project is finished. **Peterson** replied the landscaping is required before the project is finished,

APPLICANT / APPLICANT'S REPRESENTATIVE

None

PUBLIC COMMENT

None.

MOTION

Motion by LEAL-RUBIO, second by Sheldahl, to APPROVE Case Number DHRC-34252-2020 subject to the Conditions of Approval in Attachment A. Motion carried unanimously (5-0 with one absent).

DHRC-35214-2020: *This is a request by Ashley Simms, on behalf of John Jongeward, to remodel the outdoor stage with new signage, and to paint the storefront with new signage, for the building located at 176 S. Main St., in the Main Street Historic District*

Bob Blevins, Principal Planner summarized the staff report, recommending **APPROVAL**.

QUESTIONS FOR STAFF

None

APPLICANT / APPLICANT'S REPRESENTATIVE

None

PUBLIC COMMENT

None

MOTION

Motion by SHELDAHL, second by MOODY, to APPROVE Case Number DHRC-32514-2020 subject to the Conditions of Approval in Attachment A. Motion carried unanimously (5-0 with one absent).

COMMISSION DISCUSSION

Memo on Temporary Outdoor Seating on Main Street

Bob Blevins, Principal Planner summarized the Memorandum.

Commissioner Moody asked if the Mayor's Proclamation for outdoor seating was temporary for the winter season or through May. **Blevins** replied the proclamation did not define an end date. **Moody** asked if other businesses in the City were eligible for this extension. **Blevins** said yes.

Rushin stated that California restaurants are doing the same. **Rushin** expressed concern about the vehicle and pedestrian safety issues, and also stated that the Proclamation would be beneficial for local restaurants. **Coltman** added that similar cities are doing the same, citing Boulder had their main street closed off then asked if City is contemplating doing something similar. **Moody** asked if the 200 block (of Main Street) needed to be shut down. **Coltman** replied that Main Street used to be for parking only, not traffic. **Moody** stated that he felt this was a wonderful idea.

INFORMATION ITEMS

Staff

None

National Heritage Area

None

Commission

None

Public

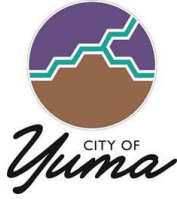
None

ADJOURNMENT

The meeting was adjourned at 4:18 p.m.

Minutes approved this _____ day of _____, 2020.

Chairman

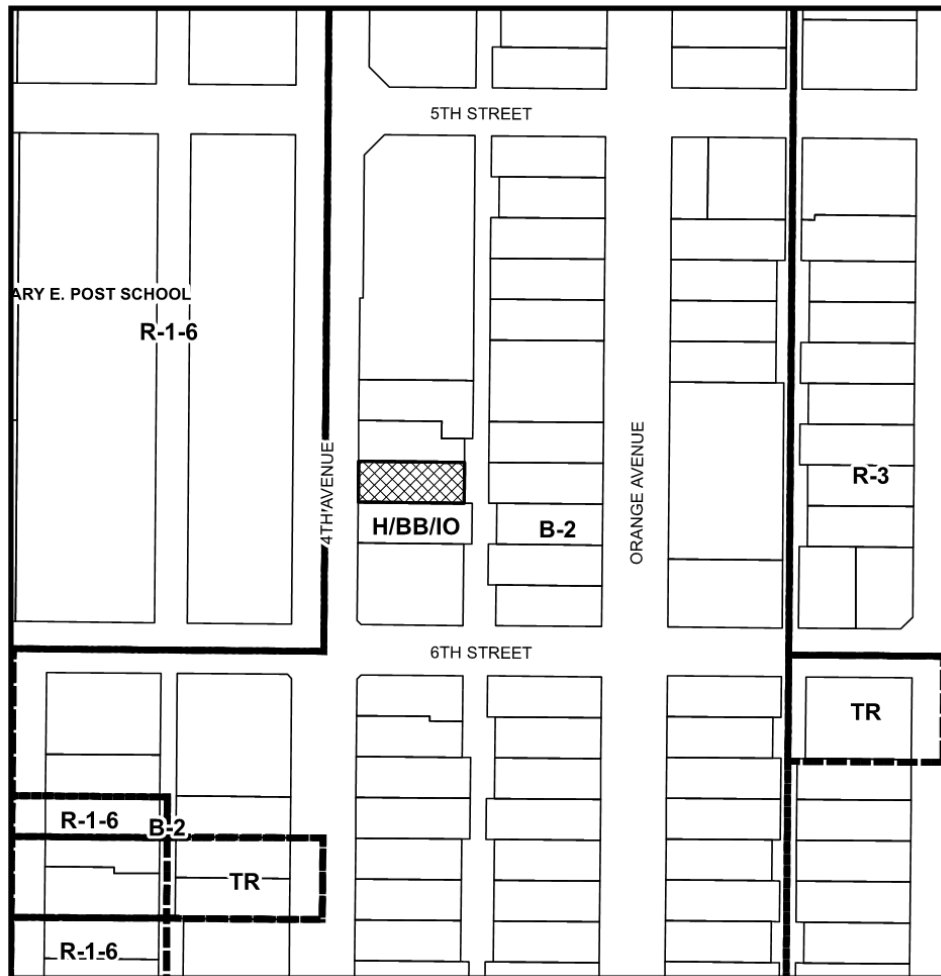


STAFF REPORT
TO THE DESIGN AND HISTORIC REVIEW COMMISSION
CASE #: DHRC-32760-2020
DEPARTMENT OF COMMUNITY DEVELOPMENT
COMMUNITY PLANNING DIVISION
CASE PLANNER: ERIKA PETERSON

Hearing Date: December 9, 2020 **Case Number:** DHRC-32760-2020

Project Description/Location: This is a request by Sign Masters, LLC on behalf of KPOP, LLC to replace, fabricate, and install one two-sided LED illuminated monument sign and one set of reverse channel letters for the property located at 565 S. 4th Avenue, in the Century Heights Conservancy Residential Historic District.

Location Map:



Location Specific Information:

Aesthetic Overlay:	N/A
Historic District:	Century Heights Conservancy Residential Historic District
Parcel Number:	633-59-154
Historic Listing Status:	Noncontributing property- not individually listed
Address:	565 S. 4 th Avenue
Property Owner: Property Owner's Agent	KPOP, LLC; Sign Masters, LLC
Zoning of the Site:	B-2/H/BB/IO
Existing Land Use(s) on the Site:	Law office
Surrounding Zoning and Land Uses:	
○ North:	B-2/H/BB/IO; Commercial Retail
○ South:	B-2/H/BB/IO; Commercial Office
○ East:	B-2/H/BB/IO; Single Family Residential
○ West:	R-1-6/P/IO; Public; Mary Elizabeth Post School
Related Actions or Cases:	HR2005-027; HR2003-008; S04-022
Land Division Status:	Legal lot of record
Flood Plain Designation:	Flood Zone X

Description of Proposed Project / Background / Use:

The property located at 565 S. 4th Avenue is known as a noncontributing property to the Century Heights Conservancy Residential District. The original building was built in 1945 as a single-family home. The pueblo style home was constructed with stucco over brick, featuring a flat roof and red tile at the front parapet, vigas, a shed roof porch with wood brackets and wood awnings over metal CS windows.

In 1980 a permit was obtained for the construction of a detached garage prior to the Historic Review that began in the late 80's. Over the years, the original building was altered with an awning, a new door, and an old doorway was blocked in. For almost 20 years, the property has been used as a commercial building.

The applicant is requesting to install one set of reverse channel letters on the front west facing facia of the main building. The metal letters will be of a black color and will be stud mounted onto the stucco-building wall. They will also fabricate and install one 6' tall, two-sided internally LED illuminated monument sign composed of one two-sided metal sign cabinet with an acrylic face. The metal base will have an 8 inch tall decorative band across with address numbers measuring 4 inches tall.

Additionally, we are ratifying the exterior changes of the building alterations such as the change of color, awning replacements, and removal of the red tiles on the front parapet.

Staff Analysis:

The applicant is requesting the review of the proposed monument sign design, size, and color palette for the Karnas Law Firm located at 565 S. 4th Avenue.

The proposed sign meets the Yuma Historic District Guidelines of the City of Yuma, which recommends that signs:

1. Use traditional letter fonts as well as traditional materials for all signage. Materials to be used include wood, metal, etc... Avoid "Western" alphabets.
2. The appearance, color, size, and method of attachment of signs, as well as the materials used in its design, shall be in keeping with the collective characteristics of the structures in a development zone...
3. Signs on buildings shall be limited to one sign per premise for interior lots, and freestanding (and not attached to building signs) shall be limited to one per premise.
4. The maximum area of any sign, private or public, shall not exceed 8 sq.ft. and no sign may extend above the top of the nearest façade, eaves of firewall of a building or structure.
5. Signs lighted by shielded sources are permitted.

The proposed signs meet all of the above guidelines with the exception of the recommended maximum square footage for a sign for the monument sign. Although the proposed sign is 40 square feet larger than the guidelines recommended, it is compatible with the existing monument sign on the property and others in the vicinity.

At this time, the applicant and property owners have no additional plans for exterior modifications and are aware that a formal application and review from the Design and Historic Review Commission is required prior to any exterior modification.

Staff feels that this proposal meets the Secretary of the Interior's Standards because: it is not mimicking any nearby historic architecture; it is not out of scale with the locale; and it does not harm the historic integrity of the surrounding properties or the neighborhood.

Staff Recommendation:

Staff recommends **APPROVAL** of the proposed installation of new signage for the property located at 565 S. 4th Avenue, in the Century Heights Conservancy Residential Historic District, subject to the conditions outlined in Attachment A.

Suggested Motion:

Move to **APPROVE** DHRC-32760-2020 as presented, subject to the staff report, information provided during this hearing, and the conditions in Attachment A.

Effect of the Approval:

By approving the request, the Design and Historic Review Commission is authorizing the request by Sign Masters, LLC for the installation of new signage for the property located at 565 S. 4th Avenue, in the Century Heights Conservancy Residential Historic District subject to the conditions outlined in Attachment A, and affirmatively finds this action is in keeping with the Secretary of the Interior's Standards, and does not have an adverse effect on the property, surrounding properties, or the District as a whole.

Proposed conditions delivered to applicant on: November 30, 2020

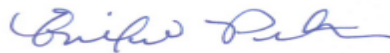
Final staff report delivered to applicant on: November 30, 2020

- | | |
|-------------------------------------|--|
| <input type="checkbox"/> | Applicant agreed with all of the conditions of approval on: (enter date) |
| <input type="checkbox"/> | Applicant did not agree with the following conditions of approval: (list #'s) |
| <input checked="" type="checkbox"/> | Conditions of approval have been e-mailed to the applicant and a response has not been received. |

Attachments:

- A. Conditions of Approval
- B. Site Photos
- C. Proposed Signage
- D. Site Plan

Prepared By:

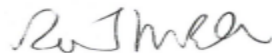


Date: 11/25/2020

Erika Peterson
Assistant Planner

Erika.Peterson@YumaAZ.gov (928)373-5000, x3071

Reviewed By:



Date:

11/25/20

Robert Blevins
Principal Planner

Approved By:



Date: 11/25/2020

Alyssa Linville,
Assistant Director Community Development

ATTACHMENT A
Conditions of Approval

The following conditions have been found to have a reasonable nexus and are roughly proportionate to the impact of the Design and Historic District Review Commission approval for the site.

Department Of Community Development Comments: Alyssa Linville, Assistant Director Community Development Director (928) 373-5000, x 3037:

1. The conditions listed below are in addition to City codes, rules, fees and regulations that are applicable to this action.
2. The Owner's signature on the application for this land use action request takes the place of the requirement for a separate notarized and recorded "Waiver of Claims" document.

Community Planning, Erika Peterson, Assistant Planner, (928) 373-5000 x3071

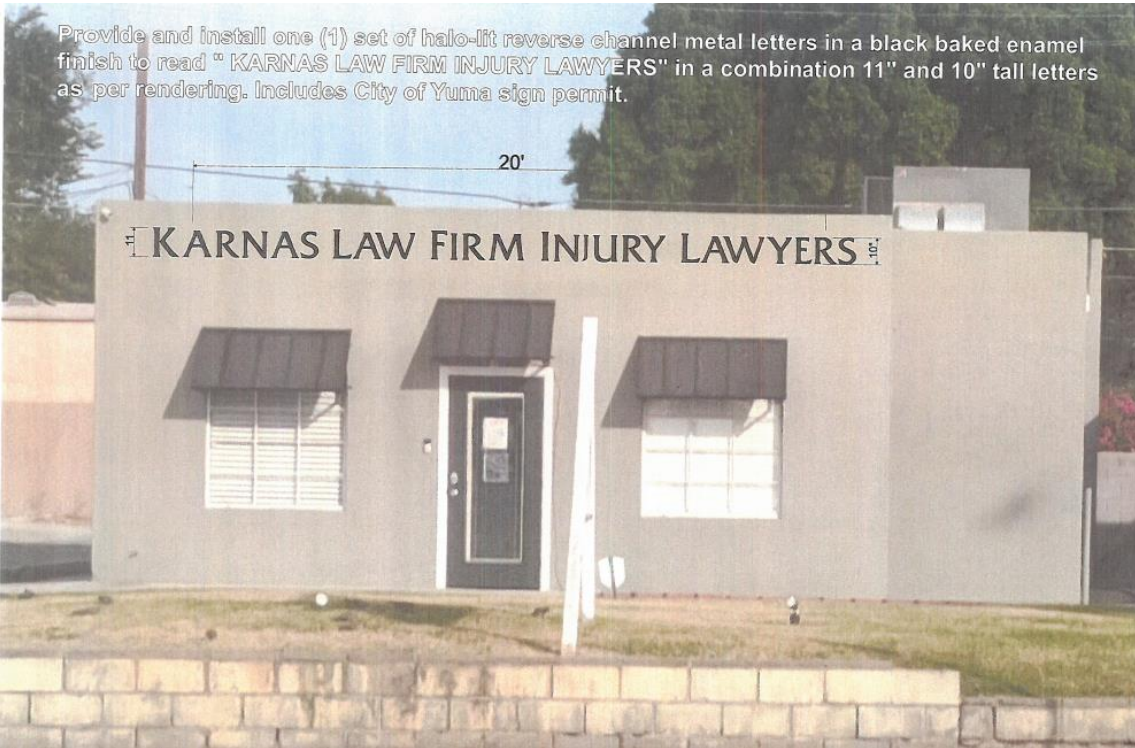
3. All future exterior improvements, remodels, and/or changes for this property and all properties within the Aesthetic Overlay and/or historic districts must be reviewed and approved by the Design and Historic Review Commission before development may occur.

Any questions or comments regarding the Conditions of Approval as stated above should be directed to the staff member who provided the comment. Name and phone numbers are provided.

ATTACHMENT B
Site Photos

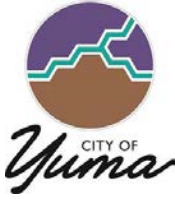


ATTACHMENT C
Proposed Signage



ATTACHMENT D
Site Plan



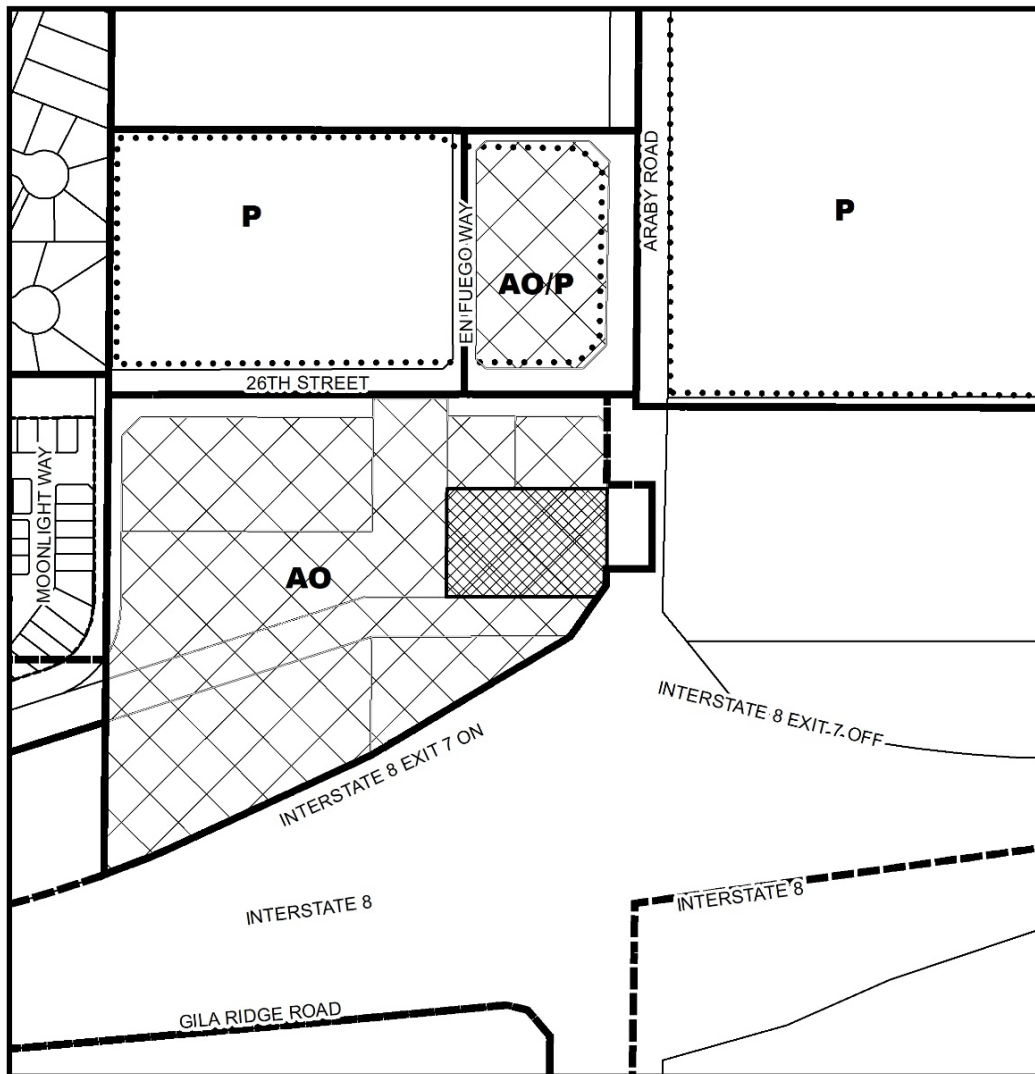


STAFF REPORT
TO THE DESIGN AND HISTORIC REVIEW COMMISSION
CASE #: DHRC-32814-2020
DEPARTMENT OF COMMUNITY DEVELOPMENT
COMMUNITY PLANNING DIVISION
CASE PLANNER: BOB BLEVINS

Hearing Date: December 09, 2020 **Case Number:** DHRC-32814-2020

Project Description/Location: This is a request by Scott Stone, on behalf of Terraces Retail AZ LLC, for aesthetic review of a new 20,000 square foot hospital, located at 2632 S. Araby Road, in the General Commercial/Aesthetic Overlay (B-2/AO) District.

Location Map:



Location Specific Information:

Aesthetic Overlay:	YES
Historic District:	N/A
Parcel Number:	197-04-048
Historic Listing Status:	N/A
Address:	2632 S. Araby Road
Property Owner: Property Owner's Agent	Terraces Retail AZ, LLC. Scott Stone
Zoning of the Site:	General Commercial/Aesthetic Overlay (B-2/AO)
Existing Land Use(s) on the Site:	Vacant
Surrounding Zoning and Land Uses:	
○ North:	B-2/AO; (Circle K)
○ South:	B-2/AO; (Vacant)
○ East:	AG; (Vacant)
○ West:	B-2/AO; (Vacant, recently-approved offices/retail)
Related Actions or Cases:	Z95-43 (County C-2 to City B-2/AO) Ord #96-44.
Land Division Status:	LOTS-32471-2020 recorded 11/06/2020
Flood Plain Designation:	Flood Zone X

Description of Proposed Project / Background / Use:

The project manager states:

“This hospital group has 14 small hospitals in rural markets, with 600 employees. Yuma should be patterned after the facility in Livingston, TX. Seeking to construct in Maricopa, Flagstaff, and Kingman as well.”

The applicant states:

“The project will be located on approximately 2-1/2 acres. The building is anticipated to be approximately twenty thousand (20,000) square feet, with 1,000 sq. ft. of the building to be shelled for future Hospital usages, per concept site plan (Exhibit A).

“The design of a freestanding specialty hospital consisting of ten (10) inpatient beds and ten (10) emergency beds, along with associated functional licensing required spaces. The single-story building is anticipated to have similar exterior design elements to the Amarillo, Brownsville, Harlingen, and Maricopa Exceptional Healthcare facilities.

“The facility will be designed to meet the local applicable Building Codes and the Arizona Department of Health Services rules for Medical Facilities Licensing.”

The purpose of the Aesthetic Overlay is to enhance the community's image and attractiveness through creation of visually pleasing and inviting entryways to the City of Yuma as well as providing community focal points or areas where the design of the physical improvements and landscape enhances the community's appearance. The focus is on the gateways to Yuma.

This project accomplishes the purpose of the Aesthetic Overlay by:

- Including community design principles that result in creative, imaginative solutions, that establish high quality design for specific areas of the city;

- Providing for site development that utilizes the unique characteristics of the site (such as location, surroundings, topography or natural resources) and creates areas which are visually attractive to both the occupants, tenants and the general public;
- Minimizing conflicts between automobiles, pedestrians and bicycles; creating parking and loading/unloading areas which are attractive and unobtrusive; and maintaining efficient vehicular circulation;
- Providing safe convenient access between and within all development in the district; and
- Providing landscaping which visually enhances both on-site and off-site development.

Staff Analysis:

Staff notes the area has several buildings of contemporary design- with the exception of the Circle K. The proposed hospital plans show access via established points, a continuation of the contemporary design theme of nearby established properties, screening of rooftop equipment, a trash enclosure with color-matching masonry and solid steel gates, and an overall color and texture palette using fiber cement panels as exterior cladding; thereby complimenting the surroundings while bringing needed attention to this commercial site to ensure its success.

By considering, yet not mimicking, surrounding existing development- this new hospital building and site will fit in with the modern feel of the area. Construction will commence soon on adjacent commercial development (recently-approved with DHRC-27924-2019) to the west of the proposed hospital.

Lighting, Accessory Structures:

Upon review of the upcoming building and site grading/paving permits, City Staff will verify additional Aesthetic Overlay requirements such as: a bike rack, screening walls of masonry design to compliment the color scheme and have articulation/breaks/offsets to minimize monotony of walls, and exterior lighting to code to illuminate for safety, especially if LED fixtures are used.

The proposed trash enclosure shall match the color and material design of the main building, with solid doors; slats for screening is not allowed.

The parking lot lighting will need to match or complement the adjacent recently-approved parking lot fixtures; in particular to match the LSI Slice Outdoor Area Light and Pole.

Signage:

The City of Yuma Code has signage guidelines specific to the Aesthetic Overlay. The developer is not ready to submit signage for design review at this point; any signs will need review at a future DHRC meeting.

Staff Recommendation:

Staff recommends **APPROVAL** of the review of a new 20,000 square foot hospital, located at 2632 S. Araby Road, in the General Commercial/Aesthetic Overlay (B-2/AO) District, subject to the conditions outlined in Attachment A.

Suggested Motion:

Move to **APPROVE** DHRC-32814-2020 as presented, subject to the staff report, information provided during this hearing, and the conditions in Attachment A.

Effect of the Approval:

By approving the request, the Design and Historic Review Commission is authorizing the request by Scott Stone, on behalf of Terraces Retail AZ, LLC, for a new 20,000 square foot hospital, for the property located at 2632 S. Araby Road, subject to the conditions outlined in Attachment A, and affirmatively finds this action is in keeping with the Aesthetic Overlay Standards, and does not have an adverse effect on the property, surrounding properties, or the District as a whole.

Proposed conditions delivered to applicant on: 11/30/20

Final staff report delivered to applicant on: 12/01/20

- Applicant agreed with all of the conditions of approval on: 11/30/20
- Applicant did not agree with the following conditions of approval: (list #'s)
- If the Planner is unable to make contact with the applicant – describe the situation and attempts to contact.

Attachments:

- A. Conditions of Approval
- B. Site Plan
- C. Elevations
- D. Colors, Textures, & Lighting
- E. Aerial Photo

Prepared By:
Robert M. Blevins,
Principal Planner



Date:
11/24/20
Robert.Blevins@yumaaz.gov (928) 373-5189

Approved By:
Alyssa Linville,
Assistant Director/Zoning Administrator



Date: 11/24/2020

ATTACHMENT A
Conditions of Approval

The following conditions have been found to have a reasonable nexus and are roughly proportionate to the impact of the Design and Historic District Review Commission approval for the site.

Department Of Community Development Comments: Laurie Lineberry, Community Development Director (928) 373-5175:

1. The conditions listed below are in addition to City codes, rules, fees and regulations that are applicable to this action.
2. The Owner's signature on the application for this land use action request takes the place of the requirement for a separate notarized and recorded "Waiver of Claims" document.

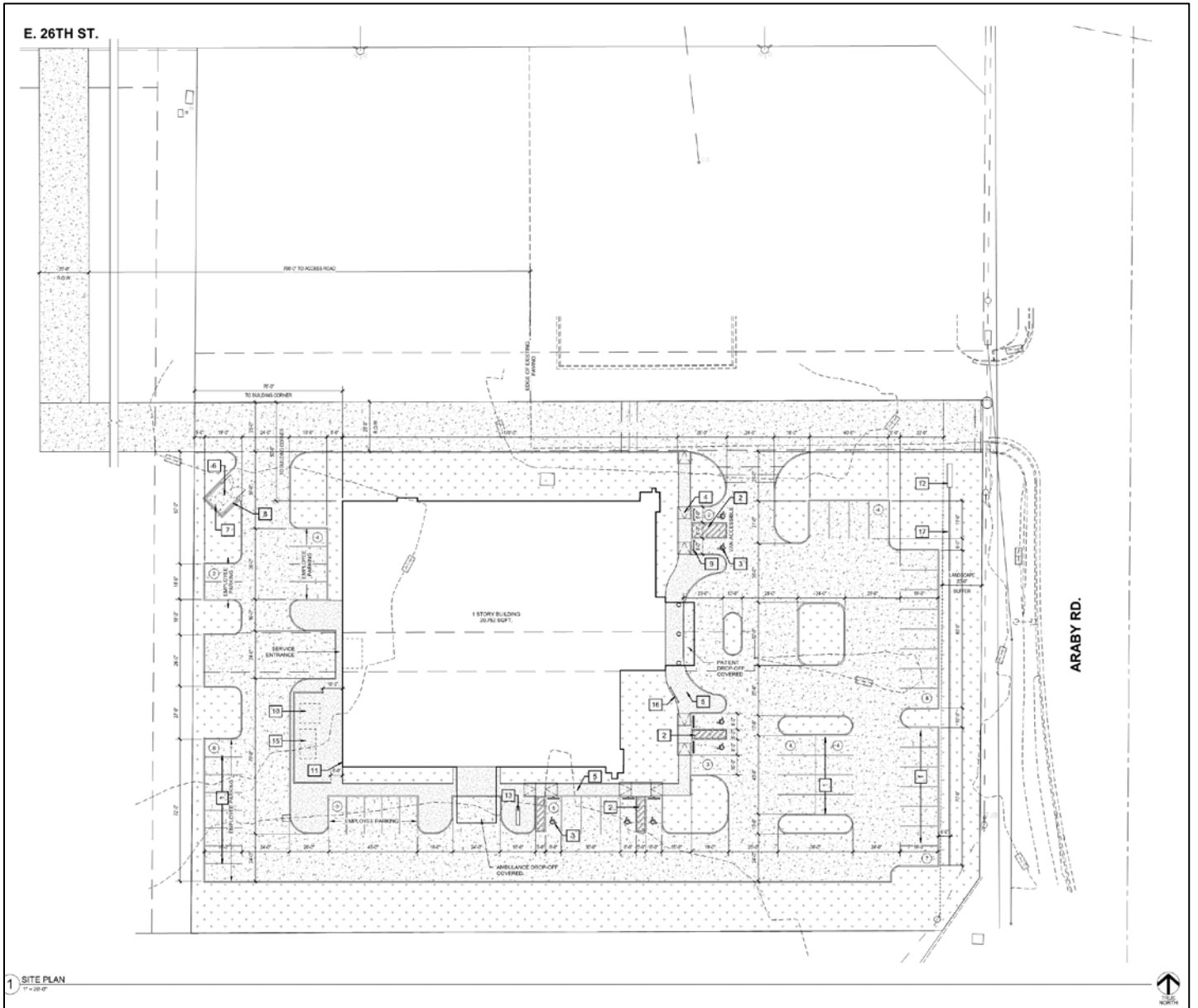
Community Planning, Bob Blevins, Principal Planner, (928) 373-5189:

3. All parking lot and exterior building lighting, other than internally-lit signs, must be shielded and/or directed downwards so as not to have light trespass onto the right-of-way or neighboring properties. As part of the electrical and building permit process, a photometric data site plan must be submitted, showing the light emissions to be contained upon the property. If using LED exterior lighting, the color temperature of the LEDs must be 3000 K or lower.
4. All future exterior improvements, remodels, and/or changes for this property and all properties within the Aesthetic Overlay and/or historic districts must be reviewed and approved by the Design and Historic Review Commission before development may occur.

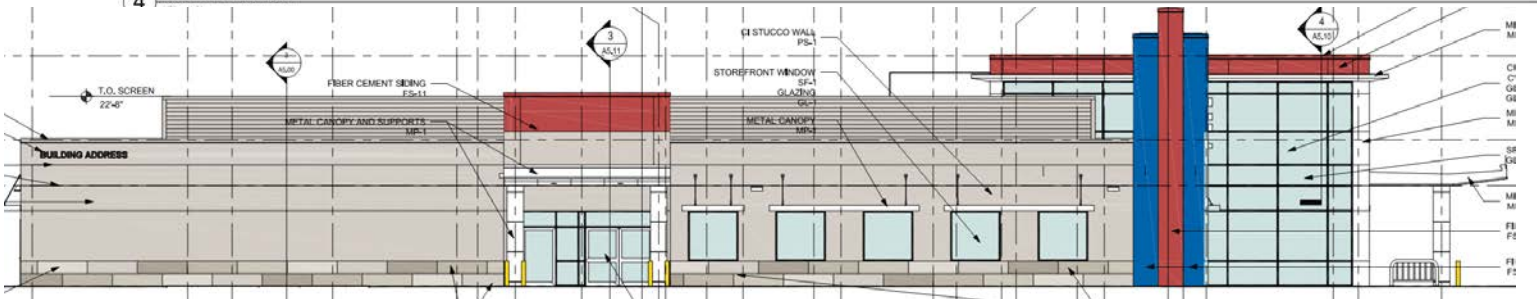
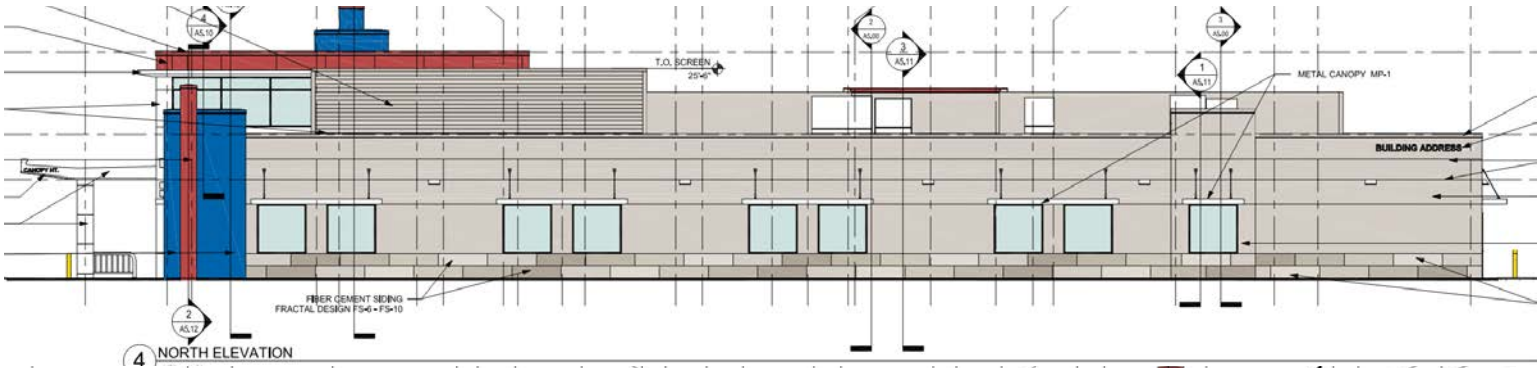
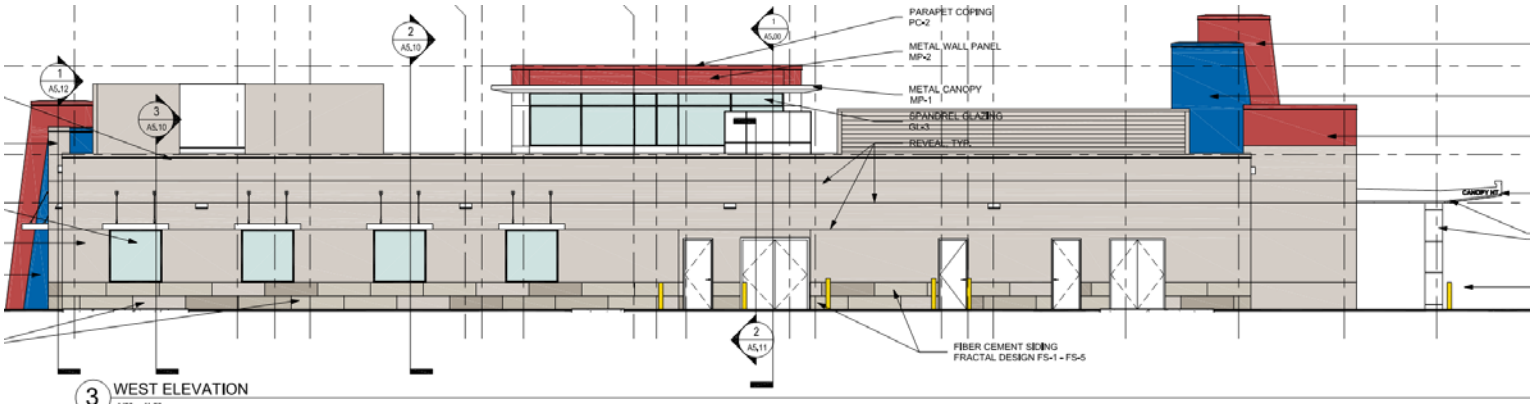
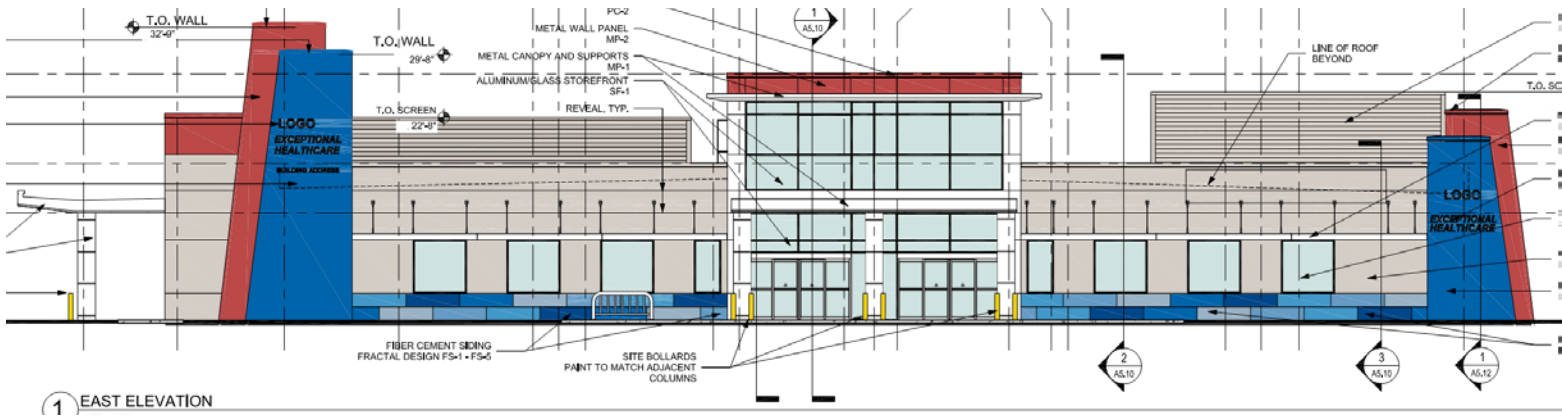
Any questions or comments regarding the Conditions of Approval as stated above should be directed to the staff member who provided the comment. Name and phone numbers are provided.

ATTACHMENT B

Site Plan



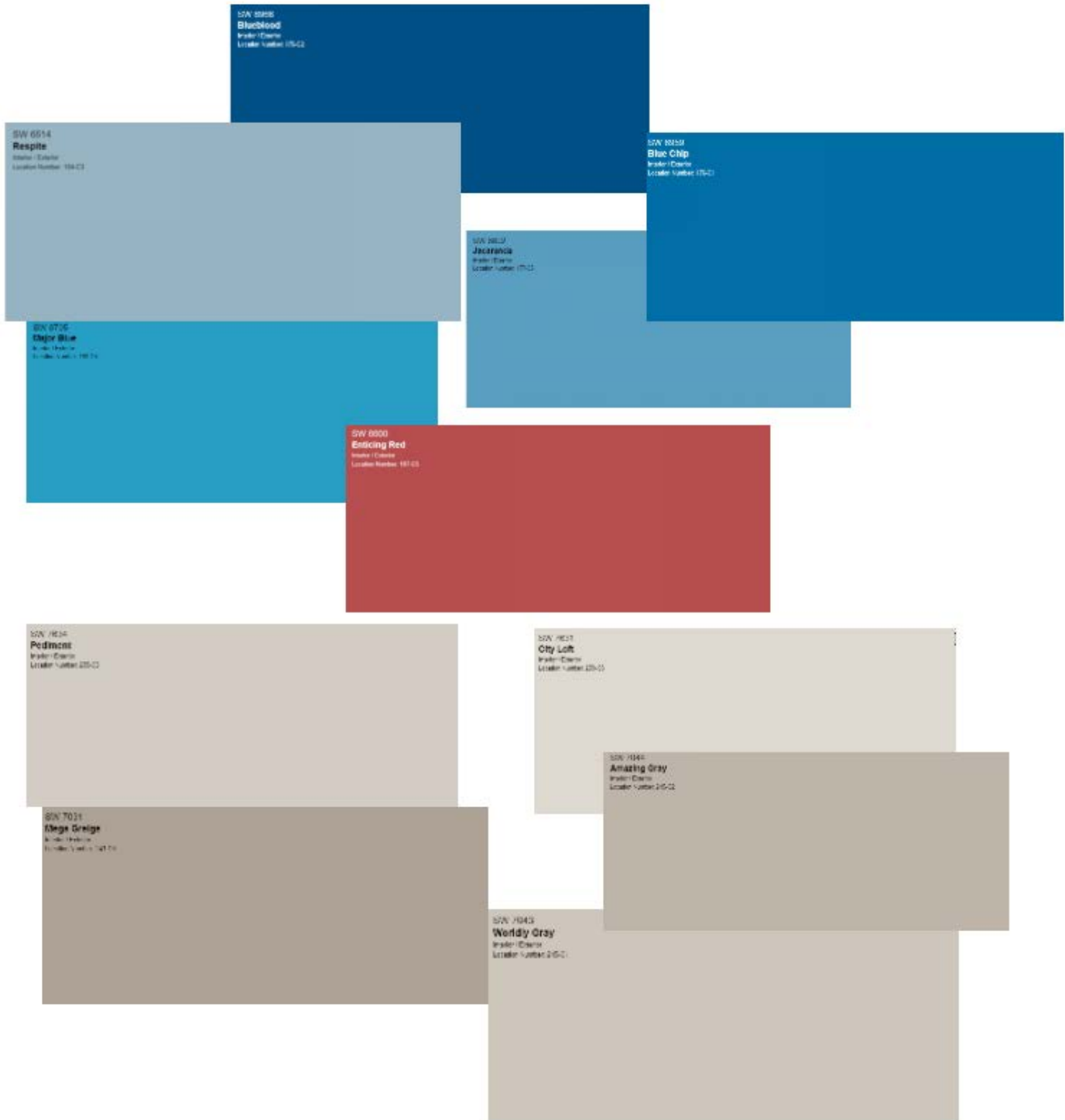
ATTACHMENT C Elevations



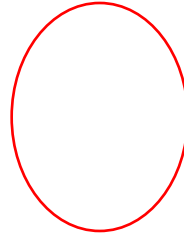
ATTACHMENT D

Colors, Textures, & Lighting

NICHIHA Fiber Cement Siding, Stucco Wall Sections, and Trim matched to these Sherwin-Williams Colors



Masonry Block Wall
Trenwyth by Old Castle
Integral Color Split Face #4205B



Slice Medium - SLM
Outdoor LED Area Light



The Slice's sleek design makes it perfectly-suited for Commercial & Industrial applications, while its cost-effective die-cast aluminum housing makes its acquisition cost very competitive. The Slice offers high performance silicone optics, die cast aluminum housing, 42,000+ lumens and is available with integral Airlink Synapse controls.



ATTACHMENT E
Aerial Photo

