


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 June 23 2021 at 4:00 p.m. in the City Hall Council Chambers, One City Plaza, Yuma, AZ. The Agenda for the meeting is as follows:

	<h3>Design and Historic Review Commission</h3> <h3>Revised Agenda</h3> <p><i>City Hall Council Chambers</i> <i>One City Plaza</i> Wednesday, June 23, 2021, 4:00 p.m.</p>
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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@yumaaz.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

June 9, 2021

ITEMS REQUIRING COMMISSION DISCUSSION AND/OR ACTION

HISTORIC DISTRICT:

PRELIMINARY REVIEWS

None

CASES REQUIRING ACTION

1. **DHRC-35419-2021:** *This is a request by C. Kevin Eatherly, on behalf of Ron Pailliotet, to construct a new residential building, located at 29-39 W. 2nd Street, in the Brinley Avenue Historic District.*
2. **DHRC-35399-2021:** *This is a request by Thompson Design Architects, on behalf of David and Marie Puckett, for review of the exterior appearance of a new office building, located at 97 W. 1st Street, in the Main Street Historic District.*

AESTHETIC OVERLAY:

PRELIMINARY REVIEWS

None

CASES REQUIRING ACTION

1. **DHRC-35372-2021:** *This is a request by Douglass Wright, on behalf of Rio Cantera Lodging, LLC, for the review of a new 47,125 square foot hotel, located at 770 S. Castle Dome Avenue, in the General Commercial/Aesthetic Overlay (B-2/AO) District.*

COMMISSION DISCUSSION

None

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.

Notice is hereby given, pursuant to the Yuma City Code, Title 15, Chapter 154, Section 02.01, that one or more members of the Design and Historic Review Commission may participate in person or by telephonic, video or internet conferencing. Voting procedures will remain as required by the Yuma City Charter and other applicable laws.

**Design and Historic Review Commission Meeting Minutes
June 9, 2021**

A meeting of the City of Yuma Design and Historic Review Commission was held on Wednesday, June 9, 2021, at City Hall Council Chambers, One City Plaza, Yuma, Arizona.

DESIGN AND HISTORIC REVIEW COMMISSION MEMBERS present included Chairman Tom Rushin, and Commissioners Chris Hamel, Amanda Coltman, William Moody, and Sandra Anthony. Vice-Chairman Juan Leal-Rubio and Commissioner James Sheldahl were absent.

STAFF MEMBERS present included; Alyssa Linville, Assistant Director DCD; Robert Blevins, Principal Planner; Chad Brown, Associate Planner; Amelia Griffin, Associate Planner; Erika Peterson, Assistant Planner; Alexis Garcia, Assistant Planner, Alejandro Marquez, Administrative Assistant, and Lizbeth Sanchez, Administrative Assistant.

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

APPROVAL OF MINUTES

May 26, 2021

Motion by Hamel, second by Coltman to APPROVE the minutes of May 26, 2021. Motion carried (5-0) with two absent.

ITEMS REQUIRING COMMISSION DISCUSSION AND ACTION.

Chairman Rushin stated for the record that he is a member of the Board of Directors of the Rio Colorado Chapter of the Arizona Historical Society. Rushin declared that he has a remote interest in this case but has no pecuniary or propriety interest, allowing him to hear the case.

DHRC-35431-2021: *This is a request by Kathi Marcus of the Yuma County Historical Society, to paint new murals on the front façade of the Jack Mellon House, located at 248 S. Madison Avenue, in the Brinley Avenue Historic District*

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

QUESTIONS FOR STAFF

None

APPLICANT / APPLICANT'S REPRESENTATIVE

Kathi Marcus, 869 W 36th Place, Yuma Az 85365, made herself available for questions.

Commissioner Hamel congratulated the applicant on the proposed mural and mentioned it added beauty and character to the historical downtown area.

Commissioner Coltman stated that the proposed mural was beautiful.

PUBLIC COMMENT

None

Motion by Hamel, second by Coltman , to APPROVE Case Number DHRC-354312021 subject to the Conditions of Approval in Attachment A. Motion carried unanimously (5-0) with two absent.

COMMISSION DISCUSSION

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

Robert Blevins, Principal Planner gave a brief update on a previous "Side Trip" presentation on Graceland in Memphis Tennessee.

QUESTIONS

Commissioner Moody thanked Blevins for a great presentation.

INFORMATION ITEMS

Staff

Alyssa Linville, Assistant Director DCD informed the Commission of an upcoming joint meeting between the Design and Historic Review Commission and City Council. **Linville** stated that the meeting will be about goals, objectives, and vision for the City of Yuma. **Linville** informed the Commission that the meeting was scheduled for June 23, 2021 at 5:00 P.M. at Yuma City Hall in Room #190.

Administrative Approvals

None

National Heritage Area

None

Commission

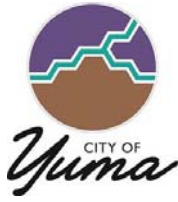
None

ADJOURNMENT

The meeting was adjourned at 4:20 p.m.

Minutes approved this _____ day of _____, 2021.

Chairman



STAFF REPORT
TO THE DESIGN AND HISTORIC REVIEW COMMISSION
CASE #: DHRC-35419-2021
DEPARTMENT OF COMMUNITY DEVELOPMENT
COMMUNITY PLANNING DIVISION
CASE PLANNER: BOB BLEVINS

Hearing Date: June 23, 2021 **Case Number:** DHRC-35419-2021

Project Description/Location: This is a request by C. Kevin Eatherly, on behalf of Ron Pailliotet, to construct a new residential building, located at 29-39 W. 2nd Street, in the Brinley Avenue Historic District.

Location Map:



Location Specific Information:

Aesthetic Overlay:	N/A
Historic District:	Brinley Avenue Historic District
Parcel Number:	633-44-101
Historic Listing Status:	Listed as part of the Brinley Avenue Historic District
Address:	29-39 W. 2 nd Street
Property Owner:	Ron Pailliotet
Property Owner's Agent	C. Kevin Eatherly
Zoning of the Site:	Old Town/Historic/Bed & Breakfast/Infill Overlay (OT/H/BB/IO)
Existing Land Use(s) on the Site:	Drake Hotel (vacant)
Surrounding Zoning and Land Uses:	
○ North:	OT/H/BB/IO; Jimmie D's Bar
○ South:	OT/H/BB/IO; Public Parking
○ East:	OT/H/BB/IO; Proposed Museum
○ West	OT/H/BB/IO; Vacant Retail
Related Actions or Cases:	DHRC-1674-2012 (renovation); DHRC-34825-2021 (demolition).
Land Division Status:	Legal lot of record
Flood Plain Designation:	Flood Zone X

Description of Proposed Project / Background / Use:

This proposal is for either a three story or four story apartment building with a rooftop deck.

The applicant states:

Drake Redevelopment Narrative:

"This is a request for Historic Review of the proposed new commercial residential building and redevelopment of the Drake property located at 29 – 39 West 2nd Street within the Brinley Avenue Historic and Main Street Districts. The owner Ronald Pailliotet and his agent Chris Thompson of Thompson Design Architects are requesting permission to construct a 3-story or 4-story building that is compatible with the surrounding historic district drawing from the form and appease of adjacent buildings to create a new residential vision for downtown Yuma.

Project Overview:

"New Drake Historic Hotel Property Owner/Developer proposes to build a new 3-story or 4-story Class A loft-style apartment building with 14 to 18 units featuring a shared roof-top deck for residents' use. The project development team includes Architect Chris Thompson, Pilkington Construction, and the property Owner, The Pailliotet Trust (Yuma Family) and Developer, Riparius Investment Company (Arizona-based C-Corporation).

Project Team:

"Ronald Pailliotet (Riparius), Chris Thompson (Architect), and Clint Harrington (Pilkington Construction).

Background:

“Property Owner/Developer purchased the Drake Hotel Building in 2020 with the intention to renovate the historic building and transition it to Class A loft-style apartments.

Development Team Comments:

“The Drake building design will blend red brick with the existing façade colors using stucco, brick veneer, glass, metal, and steel elements. The existing front faced windows and doors will be repurposed and the red brick currently concealed in the existing interior walls is planned to be re-used to bridge the historic structure and the new construction. Elements of the new third-story construction will be visible rising above the parapet of the existing façade. New balconies will be accessed through window openings. A copy of the original Drake Hotel sign will be replicated by a Yuma sign builder noting “built in 1922 and re-developed in 2022” and the Drake name.”

Staff Analysis:

The demolition of the existing building was approved by the DHRC on May 12, 2021. It has not yet been demolished. The building is known as the Drake Hotel, built 1921-1922. It is a two story structure of approximately 8,400 square feet. The existing building has six first floor office/retail bays, with the third bay from the east containing a lobby and stairway access to the second floor, which was previously a hotel. Records show that there were several fires at the property up the late 1970’s, which is the most recent period when the second floor rooms were rented. Presently, there are no first floor occupants.

Because of the building’s placement at the front property line and its scale in relation to other buildings in the neighborhood, the existing Drake Hotel contributes to the character of the Brinley Avenue Historic District.

The **Brinley Avenue Historic District** consists of structures along Madison Avenue (formerly Brinley Avenue) from 1st Street to 3rd Street, and along 2nd Street from Main Street to 1st Avenue. The district connected Yuma’s historic commercial center along Main Street with its government center on 2nd Avenue and was actively developed from 1900 to 1925. The district was added to the National Register of Historic Places in 1982, and is also included in the larger Yuma Crossing National Heritage Area. It was Yuma’s first historic district. Being at a slightly higher elevation than Main Street, this area avoided much of the devastating flooding prior to changes in the Colorado River flow.

This historic district includes 10 structures that have been designated as "Significant" and 12 structures that have been designated as "Contributing". The entire district is treated as it were individually-listed when applying standards and preparing case analysis.

The Secretary of the Interior’s Standards:

Any addition or modification to a site or structure on this block of 2nd Street not only impacts the specific site, but also the integrity of this group of noteworthy structures. It is hoped the new building will consider the importance of maintaining the integrity of this unique historic district. The Historic District Nomination Form discussed the cohesive building fronts on 2nd Avenue, and how new construction should respect the existing siting and scale of this district. The Drake Hotel is not mentioned as significant on its own, yet its mass and style greatly contribute to the cohesive streetscape along 2nd Street.

Staff Recommendation:

Staff recommends **APPROVAL** of the request to construct a new residential building, located at 29-39 W. 2nd Street, in the Brinley Avenue Historic District, subject to the conditions outlined in Attachment A.

Suggested Motion:

Move to **APPROVE** DHRC-35419-2021 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 C. Kevin Eatherly, on behalf of Ron Pailliotet, to construct a new residential building, located at 29-39 W. 2nd Street, in the Brinley Avenue 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: 06/04/21

Final staff report delivered to applicant on: 06/15/21

- Applicant agreed with all of the conditions of approval on: 06/04/21
- Applicant did not agree with the following conditions of approval: (list #'s)

Attachments:

- A. Conditions of Approval
- B. Elevations and Floor Plans
- C. Photos from Street Level
- D. Aerial Photo

Prepared By: 
 Robert M. Blevins, Robert.Blevins@yumaaz.gov
 Principal Planner

Date: 6/15/21
 928-373-5189

Approved By: 
 Alyssa Linville,
 Assistant Director Community Development

Date: 06/15/2021

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, Robert M. Blevins, Principal Planner (928) 373-5189:

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.

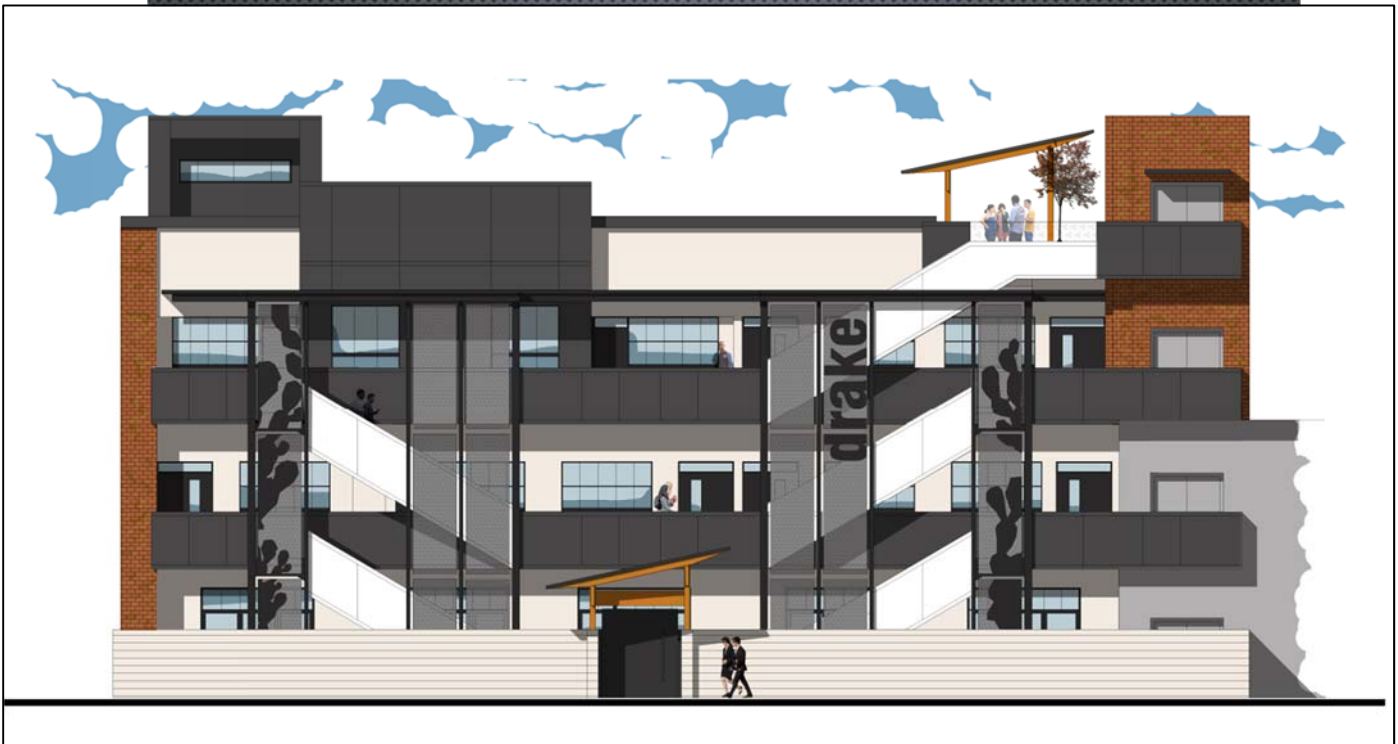
ATTACHMENT B
Elevations & Floor Plans

**NEW
DRAKE BUILDING**
CONCEPT A

- 14 "CLASS A" LOFT APARTMENTS
 - (12) 1 BR / 1 BA ~ 800 SQ FT
 - (1) 2 BR / 2 BA ~ 1,500 SQ FT
 - (1) 3 BR / 2 BA ~ 2,300 SQ FT
- 11' - 12' CEILINGS
- ROOF TOP DECK FOR RESIDENTS
- SOUTHEAST CORNER ELEVATOR
- SOUTH SIDE DECORATIVE STAIRCASES
- REPURPOSED BRICK & WOOD INTERIOR FINISHINGS
- RED BRICK EXTERIOR
- SOUTH FACING PATIOS

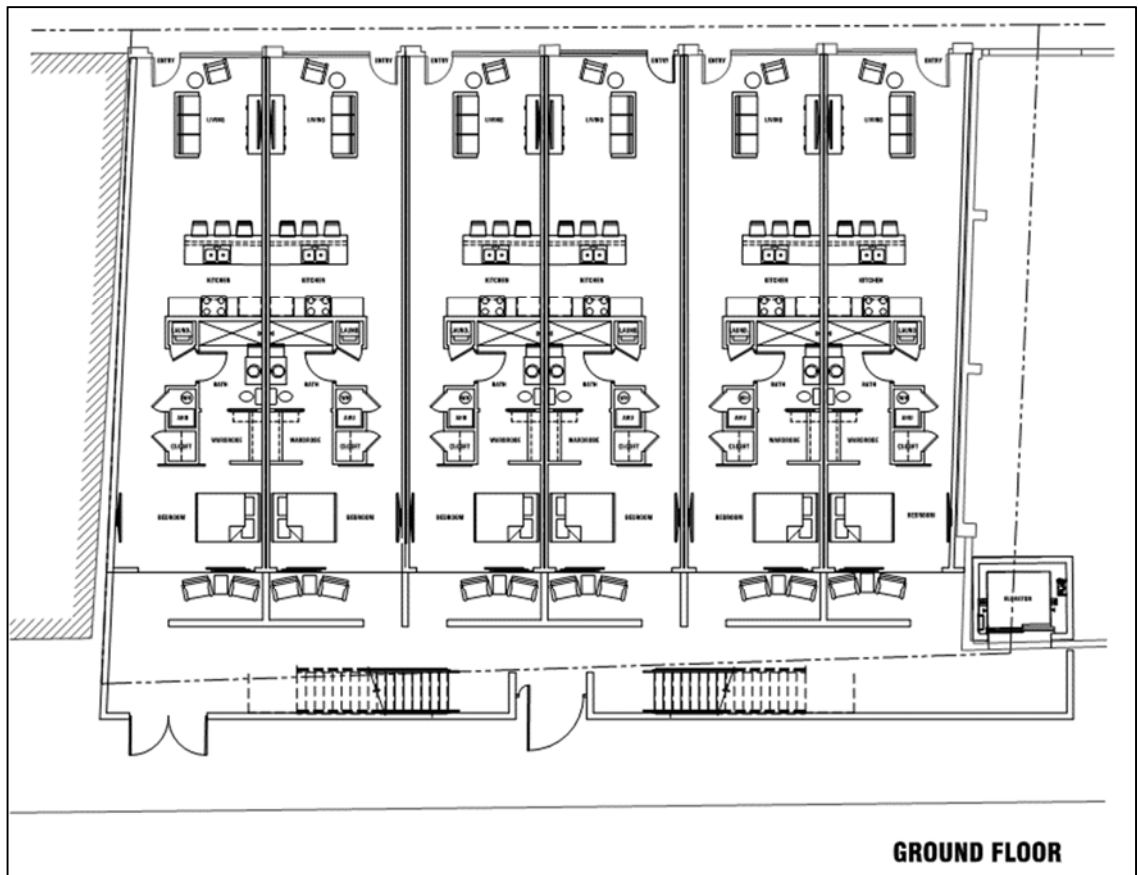


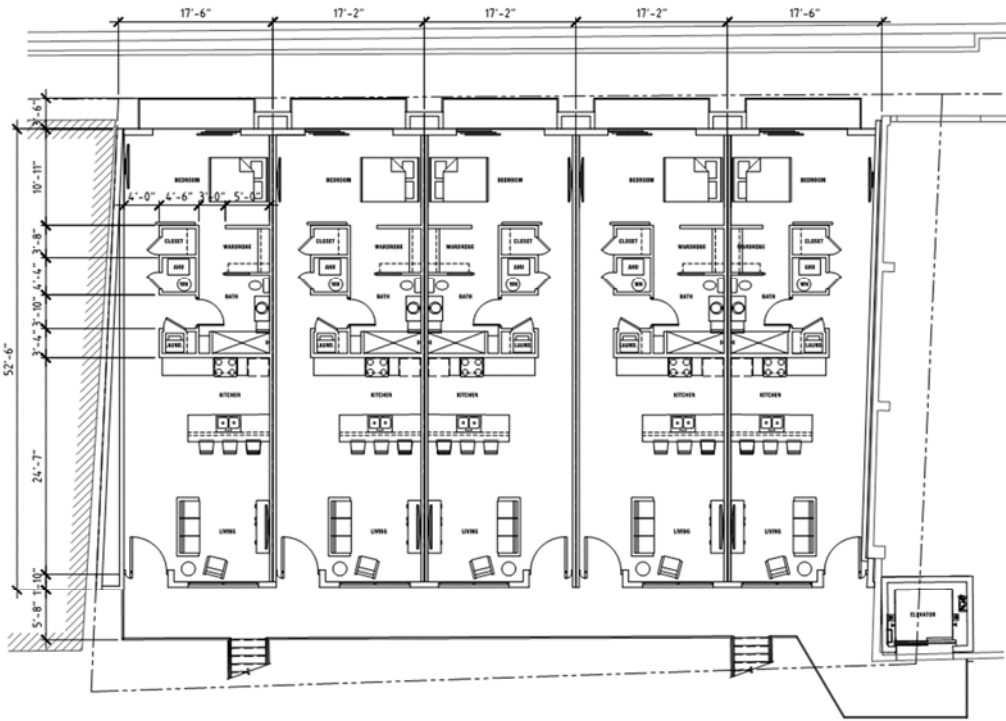
SOUTH FACING ELEVATION



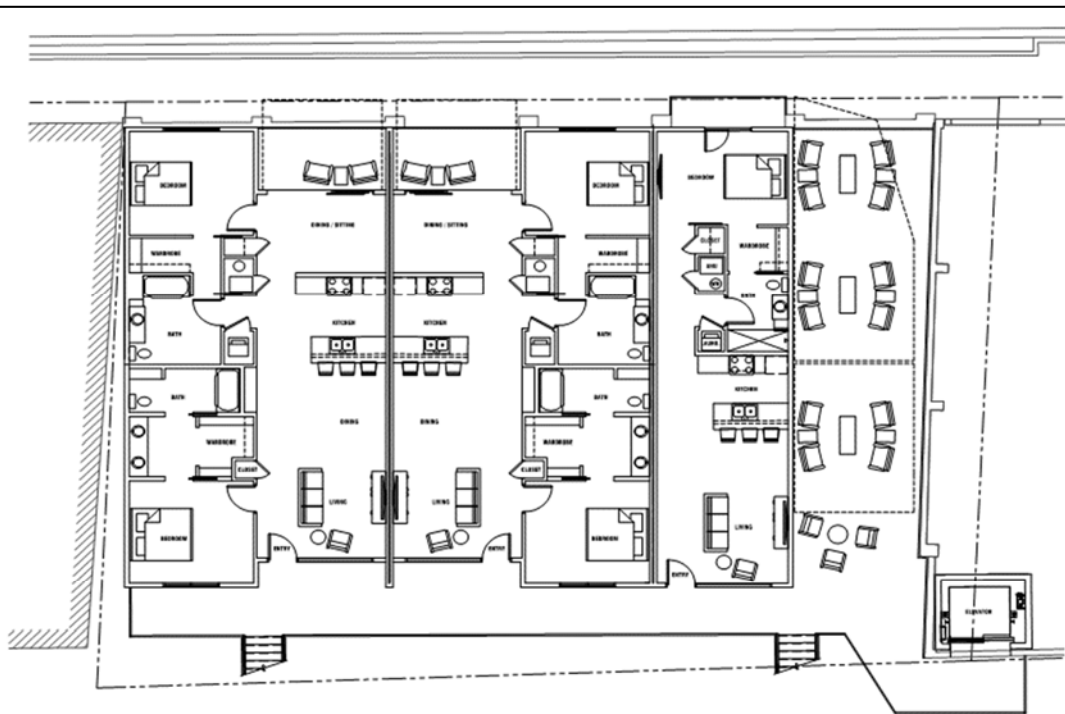
**NEW
DRAKE BUILDING**
CONCEPT B

- 18 "CLASS A" LOFT APARTMENTS
- (14) 1 BR / 1 BA ~ 800 SQ FT
- (3) 2 BR / 2 BA ~ 1,500 SQ FT
- (1) 3 BR / 2 BA ~ 2,300 SQ FT
- 11' TO 12' CEILINGS
- ROOF TOP DECK FOR RESIDENTS
- REAR ELEVATOR & DECORATIVE STAIRCASES
- REPURPOSED BRICK & WOOD INTERIOR FINISHINGS
- RED BRICK EXTERIOR
- SOUTH FACING PATIOS



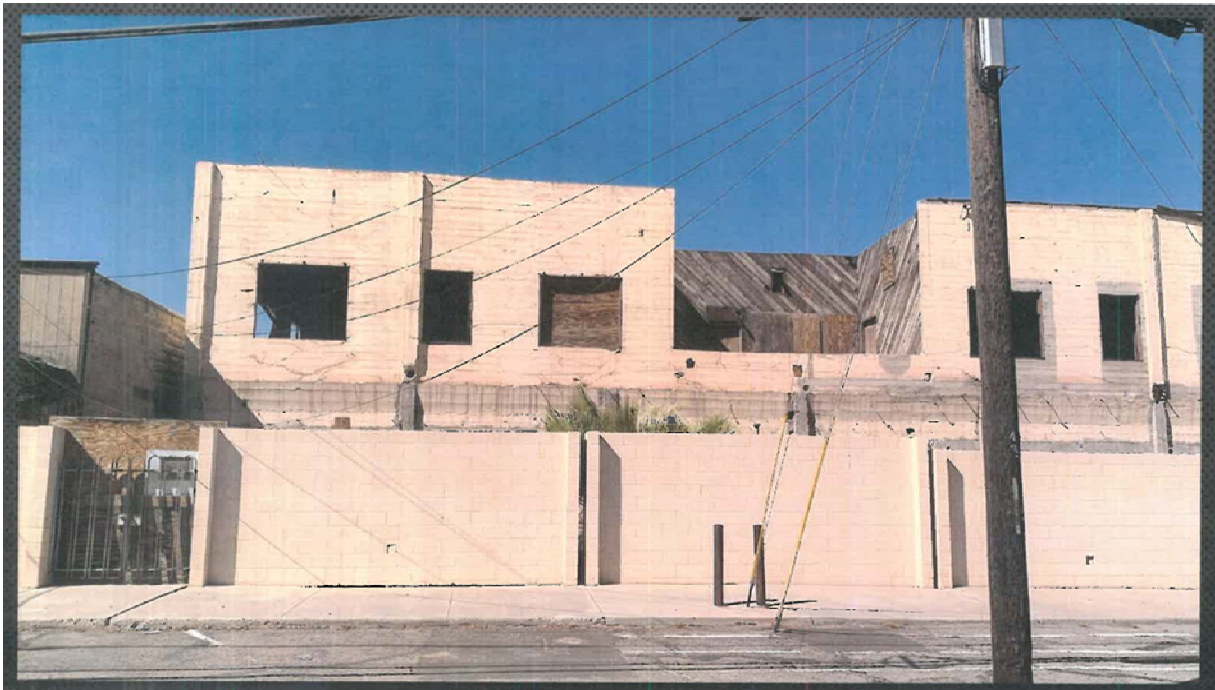


SECOND FLOOR

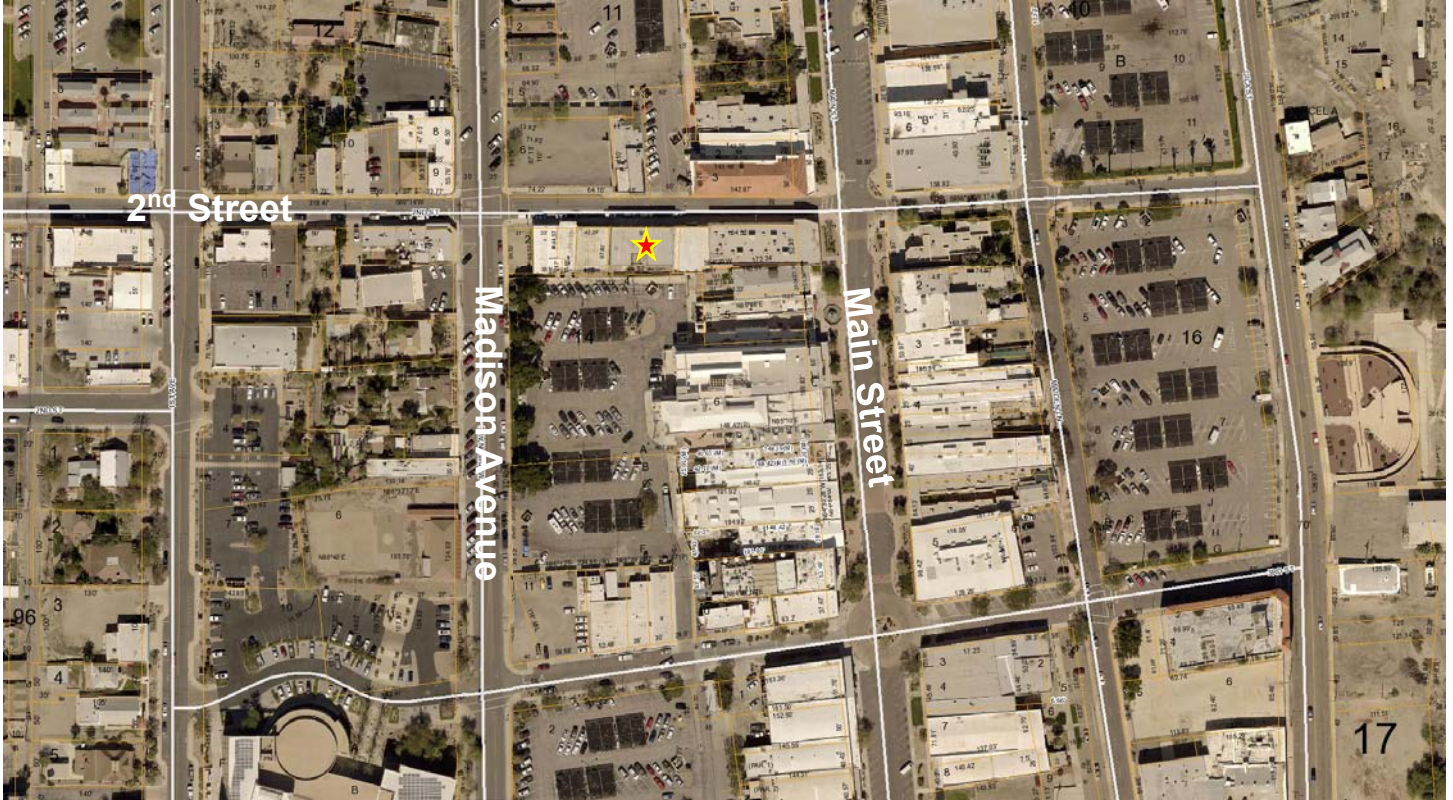


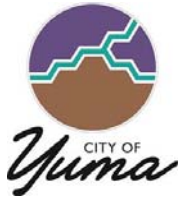
THIRD FLOOR

ATTACHMENT C
Photos from Street Level



ATTACHMENT D
Aerial Photo



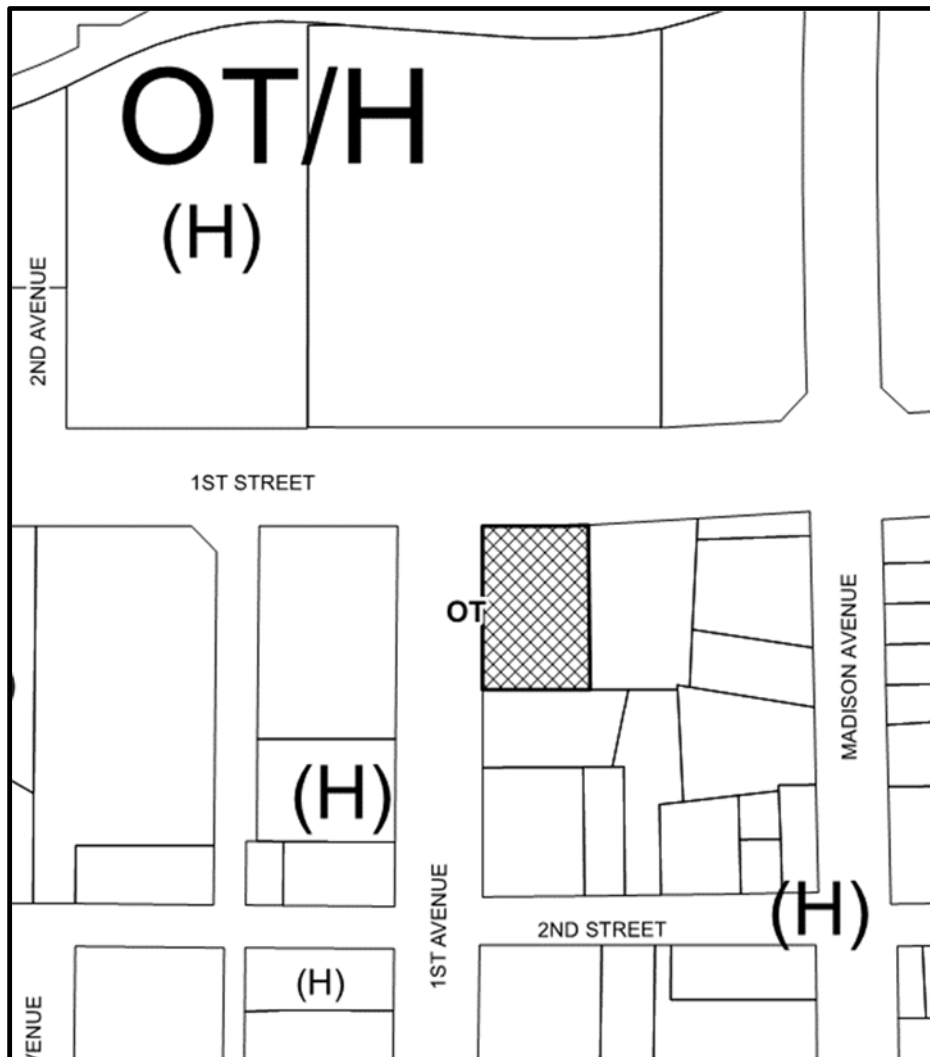


STAFF REPORT
TO THE DESIGN AND HISTORIC REVIEW COMMISSION
CASE #: DHRC-35399-2021
DEPARTMENT OF COMMUNITY DEVELOPMENT
COMMUNITY PLANNING DIVISION
CASE PLANNER: BOB BLEVINS

Hearing Date: June 23, 2021 **Case Number:** DHRC-35399-2021

Project Description/Location: This is a request by Thompson Design Architects, on behalf of David and Marie Puckett, for review of the exterior appearance of a new office building, located at 97 W. 1st Street, in the Main Street Historic District.

Location Map:



Location Specific Information:

Aesthetic Overlay:	N/A
Historic District:	Main Street Historic District
Parcel Number:	633-35-061 (and part of driveway on 633-35-062)
Historic Listing Status:	None
Address:	97 W. 1 st Street
Property Owner:	David and Marie Puckett
Property Owner's Agent	Thompson Design Architects
Zoning of the Site:	OT/H/B&B/IO
Existing Land Use(s) on the Site:	Vacant
Surrounding Zoning and Land Uses:	
○ North:	OT/B&B/IO (Federal Courthouse)
○ South:	OT/H/B&B/IO (Vacant)
○ East:	OT/H/B&B/IO (Motel)
○ West	OT/H/B&B/IO (Parking lot)
Related Actions or Cases:	HR2005-025 (Demo. of motel)
Land Division Status:	Parcel is a legal lot of record.
Flood Plain Designation:	Zone X

Description of Proposed Project / Background / Use:

The applicant states:

“DESIGN NARRATIVE - NEW PUCKETT MULTI-TENANT OFFICE BUILDING

“The proposed project is a 5,000 square foot multi-tenant office building sited on the southeast corner of 1st Street and 1st Avenue in Yuma, AZ. The existing land is vacant and is planned for development of commercial office and retail space.

“The design of the building is contemporary while taking cues from nearby materials used on other adjacent buildings. Renderings are attached.

“The building is a masonry and stucco construction with accents of rusted metal paneling. The color scheme is similar to the Federal Courthouse directly across 1st Street. The masonry will be grey-tone colors and use decorative masonry in a patterned form. Attached are cut-sheets of the proposed masonry to be used.

“The rusted metal panels will relate the Federal Courthouse building and other nearby aged and weathered structures. Attached is a cut-sheet of the metal roofing and wall panels to be used.”

Staff Analysis:

The construction is a modern design and it will be compatible with recent construction directly across 1st Street (Federal Courthouse), and directly across 1st Avenue (County parking lot and Detention Center). To the east, at a slightly lower elevation, is the former Post Park Motel; a mostly vacant parcel with possible future redevelopment.

The proposed office building will be on an 11,098 square foot corner lot, with part of the southernmost driveway on an adjacent lot. This adjacent lot is reserved for future expansion for an additional building and parking.

Both lots were the location of the 13 room Desert Sands Motel, which was built in 1940 and demolished in 2005. All structures were removed and presently the entire property is vacant.

The new building will be one story in height. It is proposed to be 24'-10" tall at its north end, and 14'-5" high at its south end. Further south are several historic homes on 2nd Street. The proposed office building does not detract from or overpower the nearby historic properties. This is a major consideration when reviewing such projects.

The Secretary of the Interior's Standards encourage new construction to fit in with, and not overpower surrounding existing historic properties. This project meets the criterion in the Standards.

Staff Recommendation: Staff recommends **APPROVAL** of the exterior appearance of a new office building, located at 97 W. 1st Street, in the Main Street Historic District, subject to the conditions outlined in Attachment A.

Suggested Motion: Move to **APPROVE** DHRC-35399-2021 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 Thompson Design Architects, on behalf of David and Marie Puckett, for review of the exterior appearance of a new office building, located at 97 W. 1st Street, in the Main Street 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: 06/10/2021

Final staff report delivered to applicant on: 06/15/2021

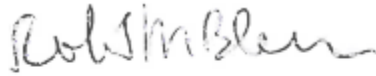
- | | |
|-------------------------------------|---|
| <input checked="" type="checkbox"/> | Applicant agreed with all of the conditions of approval on: 06/10/2021 |
| <input type="checkbox"/> | Applicant did not agree with the following conditions of approval: (list #'s) |
| <input type="checkbox"/> | If the Planner is unable to make contact with the applicant – describe the situation and attempts to contact. |
-

Attachments:

- A. Conditions of Approval
- B. Architectural Renderings
- C. Site Plan
- D. Elevations/Colors/Materials
- E. Aerial Photo

Prepared By:

Robert M. Blevins, Robert.Blevins@yumaaz.gov
Principal Planner



Date:

928-373-5189

6/10/21

Approved By:

Alyssa Linville,
Assistant Director Community Development



Date: 06/15/2021

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, Bob Blevins, Principal Planner (928) 373-5189

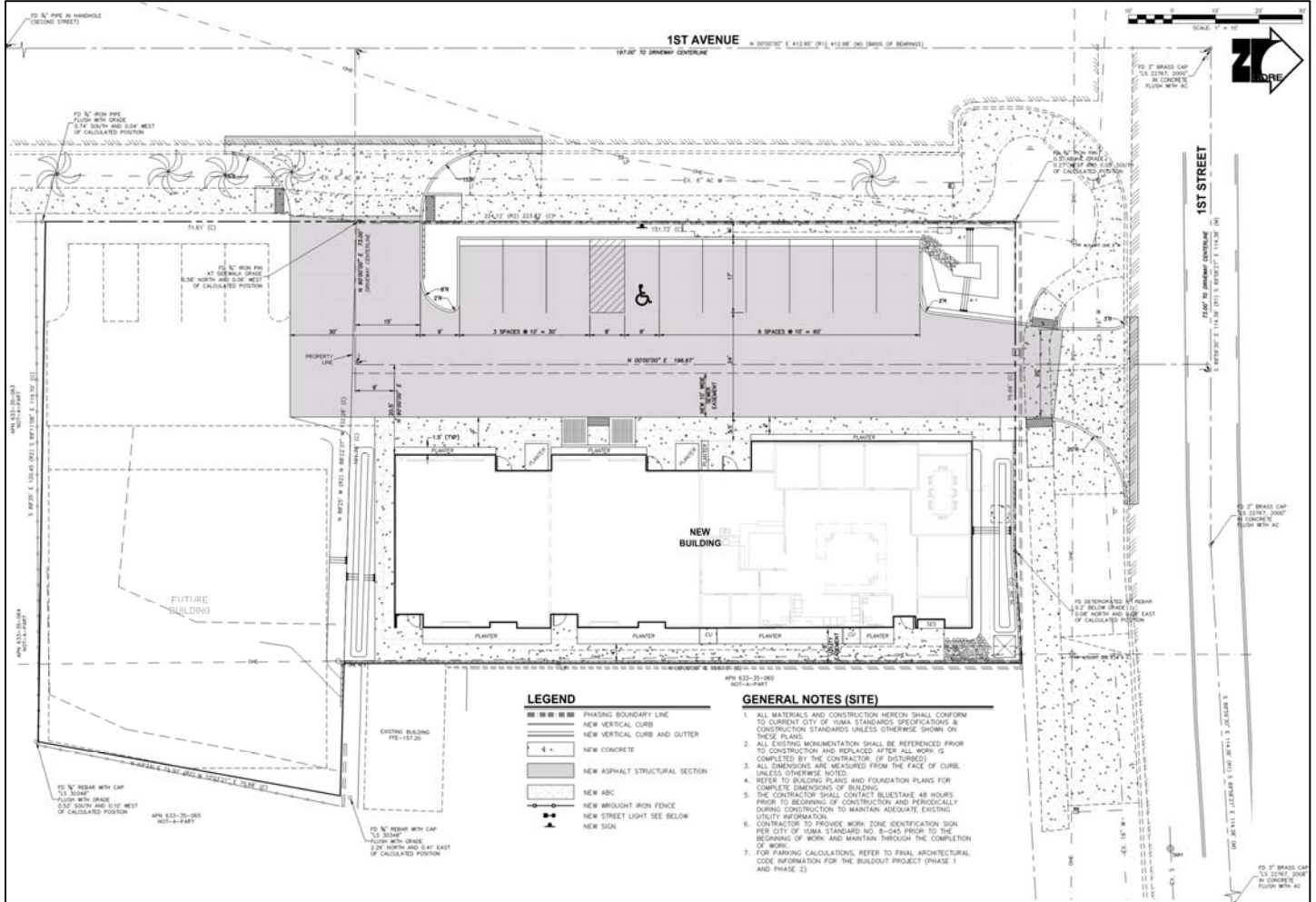
3. All future exterior improvements, remodels, and/or changes for this property and all properties within the Aesthetic Overlay and/or historic districts must be reviewed and approved by the Design and Historic Review Commission before development may occur.

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.

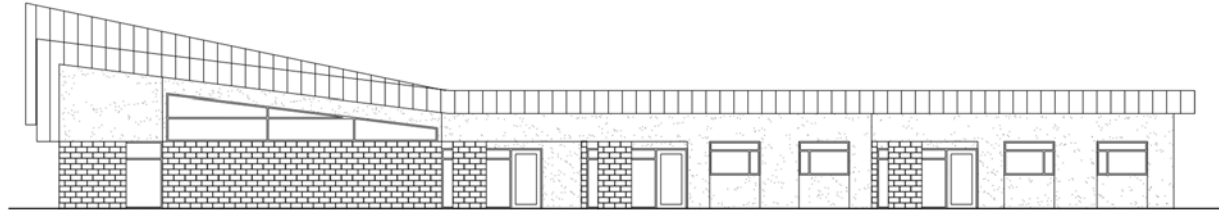
ATTACHMENT B
Architectural Renderings



ATTACHMENT C Site Plan

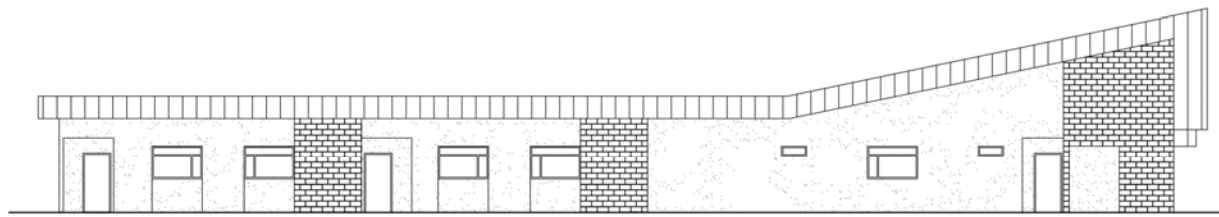


ATTACHMENT D
Elevations/Colors/Materials



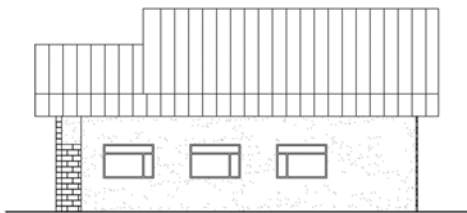
EAST ELEVATION

SCALE: 1/8" = 1'-0"



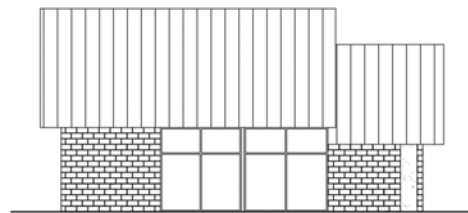
WEST ELEVATION

SCALE: 1/8" = 1'-0"



SOUTH ELEVATION

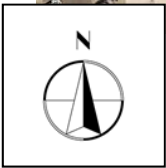
SCALE: 1/8" = 1'-0"

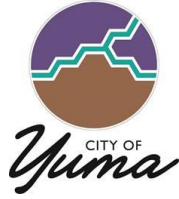


NORTH ELEVATION

SCALE: 1/8" = 1'-0"

ATTACHMENT E
Aerial Photo





STAFF REPORT
TO THE DESIGN AND HISTORIC REVIEW COMMISSION
CASE #: DHRC-35372-2021
DEPARTMENT OF COMMUNITY DEVELOPMENT
COMMUNITY PLANNING DIVISION
CASE PLANNER: AMELIA GRIFFIN

Hearing Date:

June 23, 2021

Case Number:

DHRC-35372-2021

Project Description/Location:

This is a request by Douglass Wright, on behalf of Rio Cantera Lodging, LLC, for the review of a new 47,125 square foot hotel, located at 770 S. Castle Dome Avenue, in the General Commercial/Aesthetic Overlay (B-2/AO) District.

Location Map:



Location Specific Information:

Aesthetic Overlay:	YES
Historic District:	N/A
Parcel Number:	633-63-001
Historic Listing Status:	N/A
Address:	770 S. Castle Dome Avenue
Property Owner: Property Owner's Agent	Rio Cantera Lodging, LLC Douglass Wright
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:	R-3/AO; (Vacant)
○ South:	B-2/AO; (Vacant)
○ East:	B-2/AO; (Vacant)
○ West:	B-2/AO; (Vacant)
Related Actions or Cases:	Z2006-27(Agriculture to General Commercial/ Aesthetic Overlay) SUBD-24366-2021 (The Fields at Castle Dome)
Land Division Status:	Legal Lot of Record
Flood Plain Designation:	Flood Zone X

Description of Proposed Project / Background / Use:

The applicant states:

"We are proposing to build an 83 room Mid-Scale without food and beverage hotel. The project will be 47,125 square feet in building space, 4 floors with a total height of less than 60'.

"The exterior will be consistent with the requirements of the Wyndham design and has areas of Porcelain tile, as a focal feature, and EFIS for the remainder of the exterior elevation. The colors are more of an earth tone and can be depicted through the color rendering.

"The site layout is placed to take advantage of the local features. The main entrance is facing the PAAC recreational area."

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:

The proposal was reviewed with the Aesthetic Overlay District Design Guidelines. As seen on the provided elevations, the building has a number of depth, color, and height changes along the four visible elevations.

This new construction will be an asset to the neighborhood in that: it makes use of a long-vacant property; it will have pleasing landscaping; and will be of quality design & building materials.

Signage, Trash, Lighting & Landscaping

The proposed plans show access via established points, a continuation of the design theme of the PAAC recreational area, a trash enclosure with a cinder block wall with stucco finish to match the building and corrugated metal gates, and an overall color and texture palette that complements the surroundings while bringing needed attention to this commercial site to ensure its success. Future development will be encouraged to continue the theme.

The parking lot lighting will meet the minimum parking surface lighting requirement (one maintained footcandle) in the Aesthetic Overlay. The freestanding parking lot light fixtures will be of a fresh, modern design, highlighting the property and building facades, enhancing security, and drawing attention to the property at night.

Wall-mounted signs will be located on the east, south, and north sides of the building. The building will also include a sun mosaic element on the east side of the property. Additionally, options for proposed directional signage are provided on attachment D.

The proposed landscaped areas within the plan exceed the requirements set forth in the design guidelines. According to the Aesthetic Overlay Design Guidelines, landscaping should be used to define areas by helping to focus on entrances to buildings, parking lots, loading areas, providing a transition between neighboring properties, and provide screening for outdoor storage, loading and equipment areas. The proposed site plan indicates clustering of plants, featuring a variety of plant species; an element recommended in the guidelines.

In addition, the positioning and location of the plant materials will allow for natural surveillance of the outdoor space. This is achieved when entrances to buildings or open space around buildings are unobstructed from the views into the site from neighboring or adjacent sites. The landscaping will also be enhanced at the building entrances in order to create unique focal points.

Staff Recommendation:

Staff recommends **APPROVAL** of the review for a new 47,125 square foot hotel, located at 770 S. Castle Dome Avenue, in the General Commercial/Aesthetic Overlay (B-2/AO) District, subject to the conditions outlined in Attachment A.

Suggested Motion:

Move to **APPROVE** DHRC-35372-2021 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 Douglass Wright, on behalf of Rio Cantera Lodging, LLC, for a new 47,125 square foot hotel located at 770 S. Castle Dome Avenue, in the General Commercial/Aesthetic Overlay (B-2/AO) District, 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: 6/14/21

Final staff report delivered to applicant on: 6/15/21

Applicant agreed with all of the conditions of approval on: 6/14/21

Attachments:

- A. Conditions of Approval
- B. Site Plan
- C. Elevations
- D. Exterior Colors
- E. Outdoor Light Fixtures
- F. Monument & Directional Signage
- G. Aerial Photo

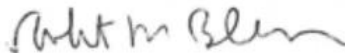
Prepared By:
Amelia Griffin
Associate Planner



Date: 06/14/21

Amelia.Griffin@yumaaz.gov (928)373-5000, x1234

Reviewed By:
Robert B. Blevins
Principal Planner



Date: 6/16/21

Approved By:
Alyssa Linville
Assistant Director Community Development



Date: 06/16/2021

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 (928) 373-5000 ext. 3037:

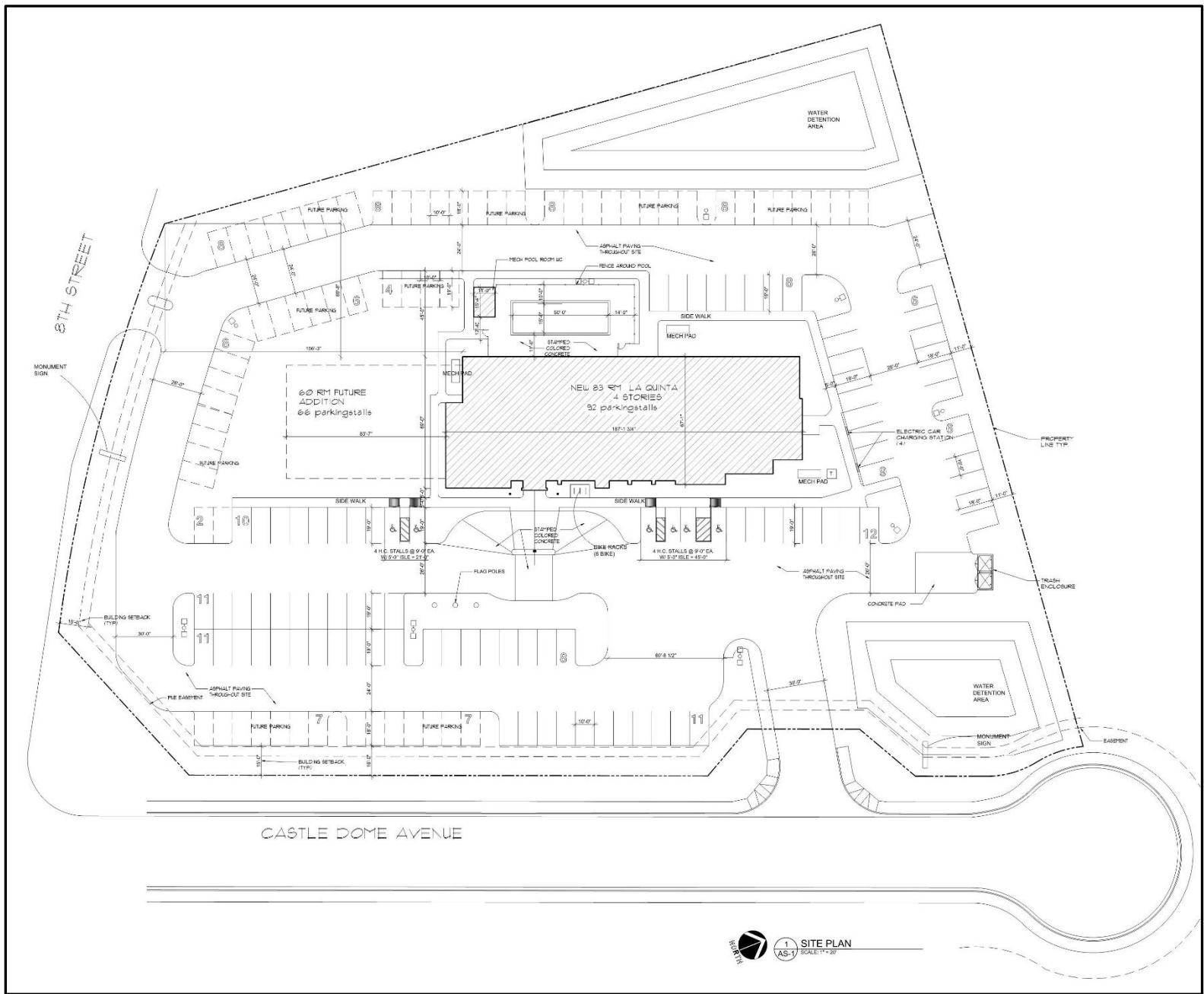
1. The conditions listed below are in addition to City codes, rules, fees and regulations that are applicable to this action.
2. The Owner's signature on the application for this land use action request takes the place of the requirement for a separate notarized and recorded "Waiver of Claims" document.

Community Planning, Amelia Griffin, Associate Planner, (928) 373-5000 ext. 3034:

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 Plan




1 SITE PLAN
 AS-1 SCALE: 1" = 20'

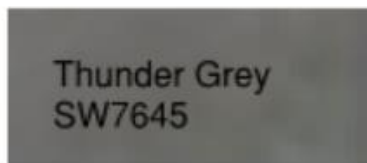
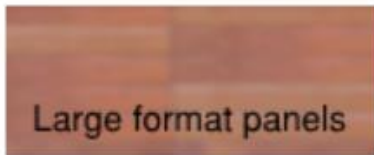
ATTACHMENT C
Elevations



ATTACHMENT D
Exterior Colors



Exterior color placement



ATTACHMENT E
Outdoor Light Fixtures

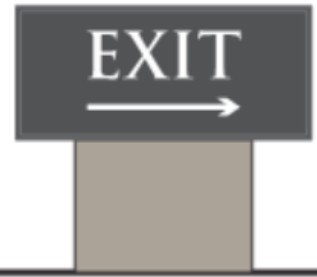


Pole-mounted



Wall-mounted

ATTACHMENT F
Proposed Monument and Directional Signs



ATTACHMENT G
Aerial Photo

