


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 July 14 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 Agenda</h3> <p><i>City Hall Council Chambers One City Plaza</i> Wednesday, July 14, 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@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

June 23, 2021

ITEMS REQUIRING COMMISSION DISCUSSION AND/OR ACTION

HISTORIC DISTRICT:

PRELIMINARY REVIEWS

None

CASES REQUIRING ACTION

NONE

AESTHETIC OVERLAY:

PRELIMINARY REVIEWS

None

CASES REQUIRING ACTION

1. **DHRC-35720-2021**: *This is a request by Penn Neon Sign Co. Inc., on behalf of Terraces Retail AZ, LLC, for the review of a new 60 square foot multi-tenant freestanding monument sign, located at 6255 E. 26th Street, in the General Commercial/Aesthetic Overlay (B-2/AO) District*

COMMISSION DISCUSSION

1. Follow-up to Joint DHRC / City Council Work Session

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 23, 2021

A meeting of the City of Yuma Design and Historic Review Commission was held on Wednesday, June 23, 2021, at City Hall Council Chambers, One City Plaza, Yuma, Arizona.

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

STAFF MEMBERS present included; Robert Blevins, Principal Planner; Chad Brown, Associate Planner; Amelia Griffin, Associate 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

June 9, 2021

Motion by Moody, second by Sheldahl to APPROVE the minutes of June 9, 2021. Motion carried unanimously (5-0) with two absent.

ITEMS REQUIRING COMMISSION DISCUSSION AND ACTION.

Chairman Rushin declared a conflict, recused himself and turned the meeting over to **Vice-Chairman Leal-Rubio**.

DHRC-35419-2021: *This is a request by C. Kevin Eatherly, on behalf of Ron Palliotet, to construct a new residential building, located at 29-39 W. 2nd Street, in the Brinley Avenue Historic District.*

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

QUESTIONS FOR STAFF

Commissioner Moody asked if the approval to demolish the building was still subject to municipal approval. **Blevins** stated that the condition of approval to demolish was under another case. **Moody** then asked if the proposed building would be a three story or four story building, and questioned the height of the proposed building. **Blevins** deferred the question to the applicant.

APPLICANT / APPLICANT'S REPRESENTATIVE

Ron Palliotet, Applicant informed the commission that the condition for the demolition of the building was still subject to municipal approval, and that he was not going to demolish the building until he has approval to build the new proposed building. **Palliotet** continued by stating that the height of the proposed building would be less than 40 ft. and three stories high with a rooftop deck exclusively for the tenants. **Palliotet** also stated that the proposed building would have red brick on the façade similar to the Gandolfo building on 1st Avenue and that the building will have an elevator to service the tenants.

Commissioner Sandra Anthony asked about the parking. **Palliotet** stated that the residents would use the common area for parking. **Anthony** asked Palliotet if he was referring to the parking lot behind the building. **Palliotet** replied yes. **Anthony** asked who owned that parking lot. **Palliotet** stated that the City owned the parking lot. **Anthony** stated she does not agree with the parking plan. **Palliotet**

responded that he was following City guidelines and he would pay taxes for the parking lot like other merchants who use the lot.

Commissioner Sheldahl stated that it was common for residents of Historic areas to not have designated parking.

Leal-Rubio stated that new development proposals usually have parking requirements as part of City Code and asked if the Historic District had the same requirements. **Blevins** replied that the Historic Brinley District was exempt from those parking requirements.

Moody commented that Old Town Zoning has different standards that preserved the type of development that occurred in the downtown historic district. **Moody** followed by stating that this type of zoning does create an issue for parking, but it can create an opportunity for a parking development in the future.

Leal-Rubio mentioned that the proposed building had parking areas immediately to the south that could accommodate parking for the future tenants.

PUBLIC COMMENT

None

Motion by Sheldahl, second by Moody, to APPROVE Case Number DHRC-35419-2021 subject to the Conditions of Approval in Attachment A. Motion carried unanimously (4-0) with two absent and one recusal.

Vice-Chairman Leal-Rubio returned the meeting to **Chairman Rushin**.

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.*

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

QUESTIONS FOR STAFF

None

APPLICANT / APPLICANT'S REPRESENTATIVE

Chris Thompson, Thompson Design Architects, made himself available for questions and gave a brief presentation of the proposed project.

Commissioner Moody asked how many units the proposed building would have. **Thompson** replied that the building has potential for three units and mentioned that it would provide parking. **Thompson** also mentioned that the adjacent lot is owned by the applicant and is reserved for future expansion for an additional building and parking.

Leal-Rubio asked for the square footage of the proposed building. **Thompson** replied that the building would be approximately 5,000 sq. feet. **Leal-Rubio** stated that the plans only showed one handicap accessible parking spot and asked if adding an additional handicap accessible parking spot would be considered. **Thompson** replied that the space adjacent to the walkway could also be labeled as a handicap accessible spot, but that ADA requirements were met based on the size of building.

PUBLIC COMMENT

None

Motion by Anthony, second by Leal-Rubio, to APPROVE Case Number DHRC-35399-2021 subject to the Conditions of Approval in Attachment A. Motion carried unanimously (5-0) with two absent.

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*

Amelia Griffin, Associate Planner summarized the staff report, recommending **APPROVAL**.

QUESTIONS FOR STAFF

Leal-Rubio asked if the proposed building would require any changes or improvements to the newly installed roundabout located nearby. **Griffin** replied that she was not aware of any requirements that would change the roundabout.

APPLICANT / APPLICANT'S REPRESENTATIVE

Doug Wright, Tempe Az, made himself available for questions and stated that he also was not aware of any requirements that would impact the roundabout.

PUBLIC COMMENT

None

Motion by Leal-Rubio, second by Moody, to APPROVE Case Number DHRC-35372-2021 subject to the Conditions of Approval in Attachment A. Motion carried unanimously (5-0) with two absent.

COMMISSION DISCUSSION

None

INFORMATION ITEMS

Staff

None

Administrative Approvals

None

National Heritage Area

None

Commission

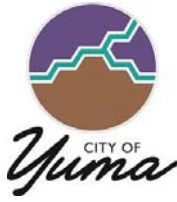
None

ADJOURNMENT

The meeting was adjourned at 4:36 p.m.

Minutes approved this _____ day of _____, 2021.

Chairman

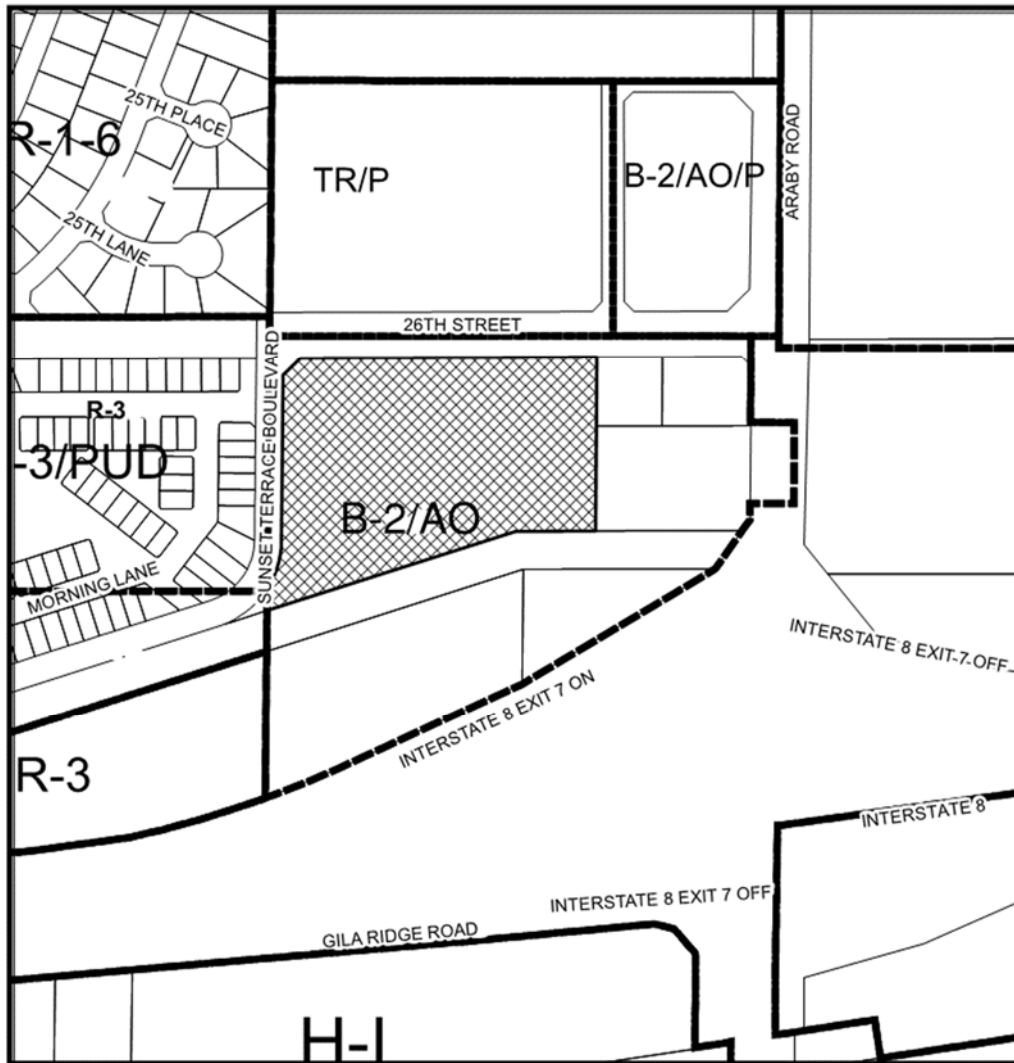


STAFF REPORT
TO THE DESIGN AND HISTORIC REVIEW COMMISSION
CASE #: DHRC-35720-2021
DEPARTMENT OF COMMUNITY DEVELOPMENT
COMMUNITY PLANNING DIVISION
CASE PLANNER: BOB BLEVINS

Hearing Date: July 14, 2021 **Case Number:** DHRC-35720-2021

Project Description/Location: This is a request by Penn Neon Sign Co, Inc., on behalf of Terraces Retail AZ, LLC, for the review of a new 60 square foot multi-tenant freestanding monument sign, located at 6255 E. 26th Street, in the General Commercial/Aesthetic Overlay (B-2/AO) District.

Location Map:



Location Specific Information:

Aesthetic Overlay:	YES
Historic District:	N/A
Parcel Number:	197-04-049
Historic Listing Status:	N/A
Address:	6255 E. 26 th Street
Property Owner:	Terraces Retail AZ, LLC.
Property Owner's Agent	Penn Neon Sign Co, Inc.
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:	TR/P; (Vacant)
○ South:	B-2/AO; (Vacant)
○ East:	B-2/AO ; (Medical Offices – under construction)
○ West	R-3/PUD; (Townhouse subdivision)
Related Actions or Cases:	Z95-43 (County C-2 to City B-2/AO) Ord #96-44; DHRC-27924-2019 (for retail center).
Land Division Status:	Parcel is a legal lot of record.
Flood Plain Designation:	Flood Zone X

Description of Proposed Project / Background / Use:

The applicant states:

“Our client has contracted us to secure AO Design Review approval and permits for one multi-tenant freestanding illuminated monument sign. The sign will be a double-face monument with a LED illuminated sign cabinet with acrylic sign faces, graphics to be translucent vinyl overlays.

“The cabinet and pole cover are to have a steel frame and aluminum skin; all to be painted as per approved colors. The pole will be supported by a single steel support and pier footing.”

Staff Analysis:

The sign will be in front of the new 12,000 square foot multi-tenant office building under construction for commercial office and retail space with a contemporary design.

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 notes the area has several buildings and signs of contemporary design. The proposed sign and building plans show: access via established points; a continuation of the contemporary design theme of nearby established properties; and an overall color and texture palette which compliments the surroundings- while bringing needed attention to this commercial site to ensure its success.

By considering, yet not mimicking, surrounding existing development- this new sign and site will fit in with the modern feel of the area. There might be adjacent future development which will be encouraged to continue the theme.

Upon review of the upcoming building and site grading/paving permits, City Staff will verify the new sign will not impede traffic nor block visibility along the right-of-way and at the access points to the property.

Staff Recommendation: Staff recommends **APPROVAL** of the review for a new 60 square foot multi-tenant freestanding monument sign, located at 6255 E. 26th Street, in the General Commercial/Aesthetic Overlay (B-2/AO) District., subject to the conditions outlined in Attachment A.

Suggested Motion: Move to **APPROVE** DHRC-35720-2021 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 Penn Neon Sign Co, Inc., on behalf of Terraces Retail AZ, LLC, for the review of a new 60 square foot multi-tenant freestanding monument sign, located at 6255 E. 26th Street, 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: 06/28/21

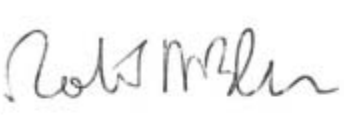
Final staff report delivered to applicant on: 07/06/21

- Applicant agreed with all of the conditions of approval on: 06/28/21
 - 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. Aerial Photo

Prepared By:
Robert M. Blevins
Principal Planner



Date: 6/28/21

Robert.Blevins@yumaaz.gov (928) 373-5189

Approved By:
Alyssa Linville
Assistant Director Community Development



Date: 06/29/2021

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

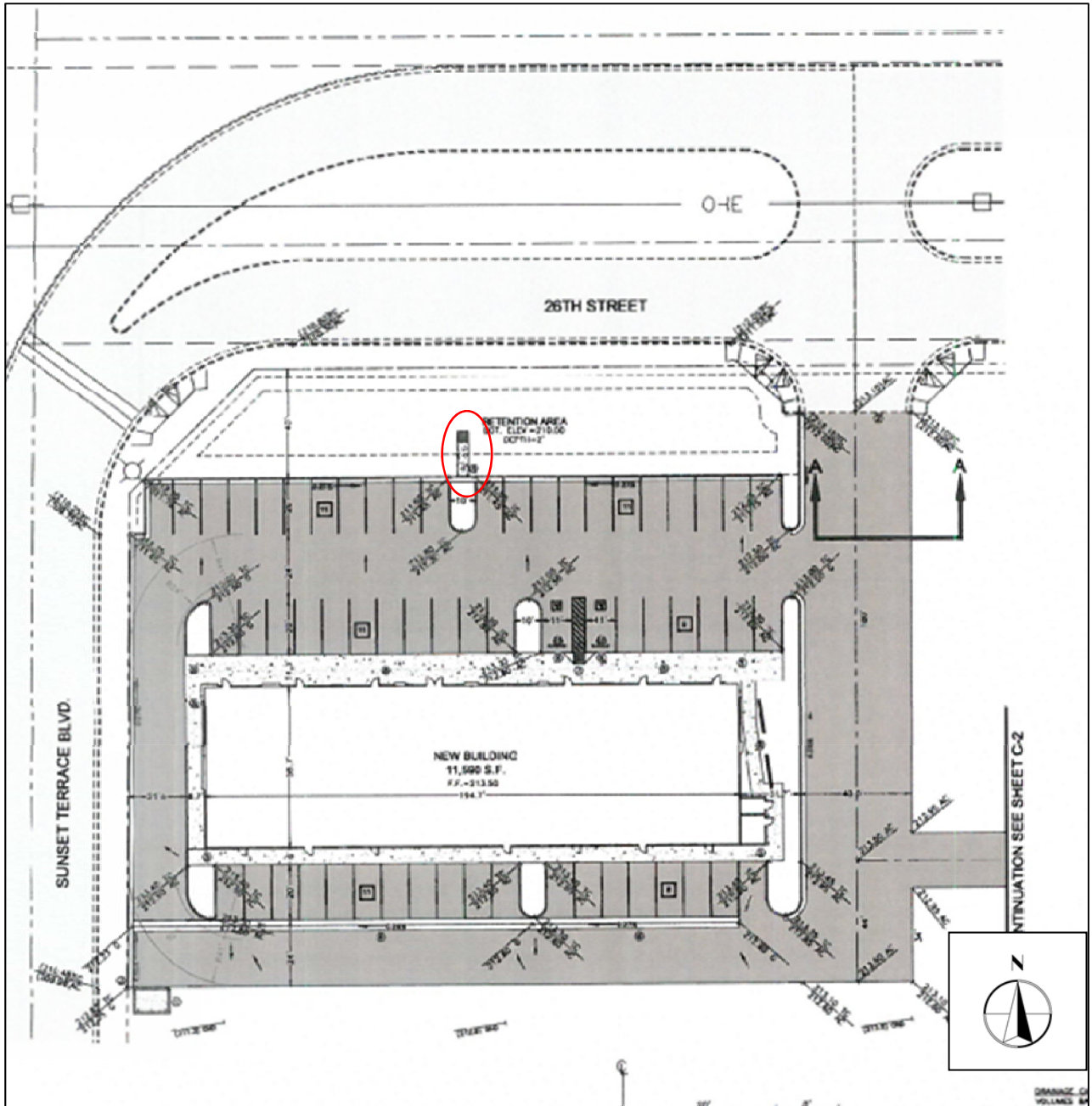
1. The conditions listed below are in addition to City codes, rules, fees and regulations that are applicable to this action.
2. The Owner's signature on the application for this land use action request takes the place of the requirement for a separate notarized and recorded "Waiver of Claims" document.

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

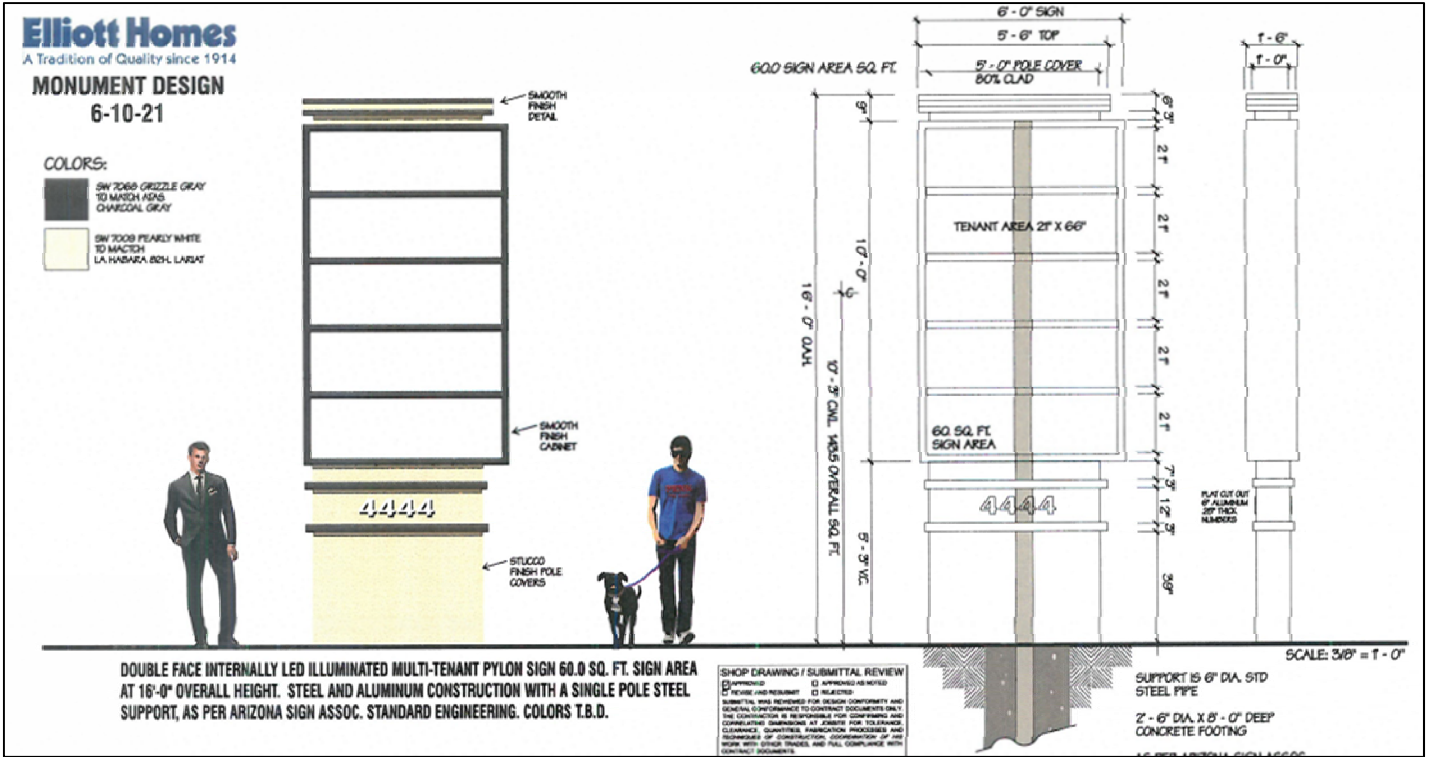
3. All future exterior improvements, remodels, and/or changes for this property and all properties within the Aesthetic Overlay and/or historic districts must be reviewed and approved by the Design and Historic Review Commission before development may occur.

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
Aerial Photo

