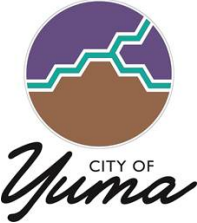


Notice of Public Meeting of the Design and Historic Review Commission of the City of Yuma

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 September 22, 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, September 22, 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

August 25, 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-36348-2021**: This is a request by Daniel Goodwin, on behalf of Maverik, Inc., for aesthetic review of a new convenience store with drive-through for a quick-serve restaurant, and fuel sales in the General Commercial/Aesthetic Overlay (B-2/AO) District. The property is located at the northwest corner of E. Gila Ridge Road and Avenue 3E, Yuma, AZ.

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
August 25, 2021**

A meeting of the City of Yuma Design and Historic Review Commission was held on Wednesday, August 25, 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 Chris Hamel, Amanda Coltman, Sandra Anthony and James Sheldahl. Commissioner William Moody was absent.

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

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

APPROVAL OF MINUTES

August 12, 2021

Motion by Leal-Rubio, second by Coltman to APPROVE the minutes of August 12, 2021. Motion carried unanimously (6-0) with one absent.

ITEMS REQUIRING COMMISSION DISCUSSION AND ACTION

DHRC-36116-2021: *This is a request by Penn Neon Sign Co. Inc., on behalf of the Redondo AZ Limited Partnership, for the review of new wall-mounted signs, and the modification of a freestanding monument sign, located at 1185 S. Redondo Center Drive #C, in the General Commercial/Aesthetic Overlay (B-2/AO) District.*

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

QUESTIONS FOR STAFF

None

APPLICANT / APPLICANT'S REPRESENTATIVE

Ron Contreras, 707 W. 8th Street, was present and available for questions. **Hamel** asked if the applicant was going to reface and use the existing sign. **Contreras** replied yes.

PUBLIC COMMENT

None

Motion by Sheldahl, second by Hamel, to APPROVE Case Number DHRC-36116-2021 subject to the Conditions of Approval in Attachment A. Motion carried unanimously (6-0) with one absent.

DHRC-36156-2021: *This is a request by Osman Engineering, on behalf of Ricardo and Eva Jaramillo, for the review of a new 5,490 square foot office building, located at 1874 S. Avenue B, in the Limited Commercial/Aesthetic Overlay (B-1/AO) District.*

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

QUESTIONS FOR STAFF

Hamel mentioned that the Staff Report showed four different sign designs, and asked Griffin if the applicant had chosen one. **Griffin** replied that she was unsure which sign the applicant chose but that they are similar.

Leal-Rubio asked if the building was going to be used for church purposes or office space. **Griffin** replied that the applicants intent was to use the building for office space.

APPLICANT / APPLICANT’S REPRESENTATIVE

None

PUBLIC COMMENT

None

Motion by Hamel, second by Coltman, to APPROVE Case Number DHRC-35156-2021 subject to the Conditions of Approval in Attachment A. Motion carried unanimously (6-0) with one absent.

COMMISSION DISCUSSION

Robert Blevins, Principal Planner gave a brief follow-up on the key points from the joint work session that took place between the Design and Historic Review Commission and City Council on Wednesday, June 23, 2021. **Blevins** continued with a brief presentation and updates of project proposals that had been previously presented to the commission.

Chairman Rushin stated the work session with the City Council was very helpful and productive.

Commissioner Shedahl stated that landscaping is an important requirement for businesses and homes.

Commissioner Hamel thanked staff for their work on keeping the downtown area looking good.

Commissioner Anthony asked if the Veteran Affairs home on Avenue 6E was under the jurisdiction of the DHRC Commission. **Blevins** replied no. **Anthony** then asked if the City had anything to do with the Amtrak station downtown, and commented that the parking lot located at the railroad station needed attention. **Anthony** then asked who owned the parking lot. **Blevins** replied that he did not know but he would find out.

INFORMATION ITEMS

Staff

Blevins stated that there were no new cases coming up for the next hearing date.

Administrative Approvals

None

National Heritage Area

None

Commission

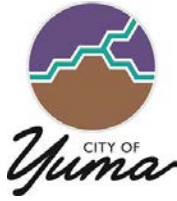
None

ADJOURNMENT

The meeting was adjourned at 4:30 p.m.

Minutes approved this _____ day of _____, 2021.

Chairman

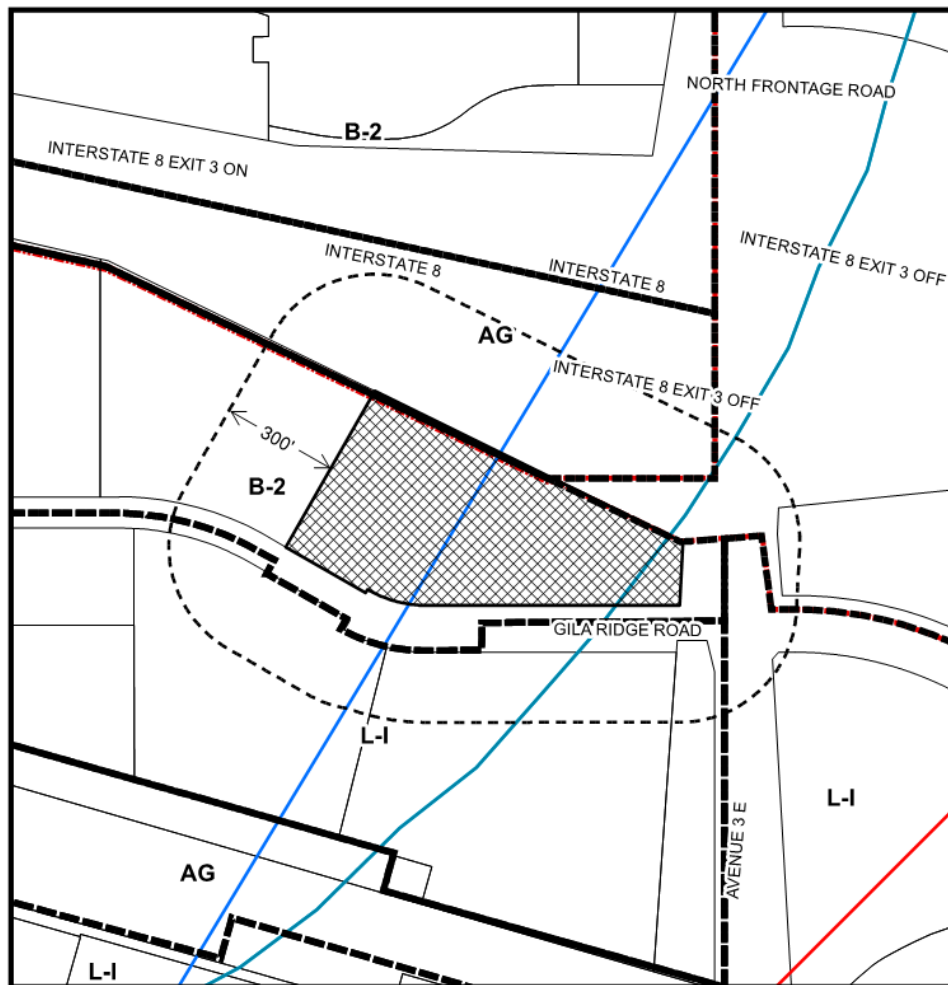


STAFF REPORT
TO THE DESIGN AND HISTORIC REVIEW COMMISSION
CASE #: DHRC-36348-2021
DEPARTMENT OF PLANNING AND NEIGHBORHOOD SERVICES
COMMUNITY PLANNING
CASE PLANNER: BOB BLEVINS

Hearing Date: September 22, 2021 **Case Number:** DHRC-36348-2021

Project Description/Location: This is a request by Daniel Goodwin, on behalf of Maverik, Inc., for aesthetic review of a new convenience store with drive-through for a quick-serve restaurant, and fuel sales in the General Commercial/Aesthetic Overlay (B-2/AO) District. The property is located at the northwest corner of E. Gila Ridge Road and Avenue 3E, Yuma, AZ.

Location Map:



Location Specific Information:

Aesthetic Overlay:	YES
Historic District:	N/A
Parcel Number:	666-60-001
Historic Listing Status:	N/A
Address:	Not yet assigned.
Property Owner:	Maverik, Inc.
Property Owner's Agent	Daniel Goodwin
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:	AG/County RA-40; Interstate 8
○ South:	BP/AO; Love's Travel Stop
○ East:	L-I/County RA-40; Bingham Equipment
○ West	B-2/AO; Vacant
Related Actions or Cases:	None
Land Division Status:	Parcel is a legal lot of record.
Flood Plain Designation:	Zone X

Description of Proposed Project / Background / Use:

The 7.65 acre property is presently vacant, except for an off-site sign along the freeway. There are no residential uses in the vicinity. This facility does not offer overnight truck parking, laundry, or showers.

The applicant describes the use as follows:

The Store, Fuel Stations, and Restaurants

"The proposed convenience store is approximately 9,084 square feet with seven (7) fuel dispenser positions and a canopy in front of the store and six (6) additional dispenser positions and a canopy for commercial fueling, for a total of 13 fuel positions on site. The proposed quick-serve restaurant will be located at the west end of the proposed building with the drive-through immediately adjacent. The development will provide fueling, packaged beer and wine sales, as well as fresh food items. Restroom facilities will be open to the public. The store will operate 24 hours a day, 7 days a week.

Company Background and Employee Training

"Maverik, Inc. owns and operates over 320 stores in 11 states and plans to continue a favorable growth pattern in the future. Maverik employs over 4,800 people who are eligible for health benefits (Health, Dental and Vision), long and short-term disability, tuition reimbursement, 401 (k) matching contribution opportunities, gym reimbursement, scholarships, paid time off and other benefits. This store will employ approximately 15 to 18 employees.

"Store employees receive training in over 40 different aspects of the job including safety, point of sale, service, identification for alcohol sales, management and customer service.

Landscaping and Outdoor Seating

“Landscaping will be provided along Gila Ridge Road including the intersection corner. Additional landscaping will be located between the building and the fueling to the west and along the site’s western boundary.

“Outdoor seating is incorporated into the site design, surrounded by landscaping, and is adjacent to the store’s southern entrance. We always provide outdoor seating at our stores so customers can enjoy our fresh food and beverages outside of their car.

Access and Safety

“The site proposes three full movement access points onto Gila Ridge Road. Adequate on-site parking with ADA parking is located to the south and west sides of the building. Bike parking is available near the entrance and there are clear and safe paths for pedestrians made from the entrance to the public sidewalk as well as connections to adjacent lots.

“Maverik stores incorporate safety and crime prevention into the very design of the building and site. Maverik Store fronts have large windows along the face of the building, where the register clerk can see out the window and monitor activity at the gas pumps. Making the store visible and transparent is known to deter criminal activity. Maverik stores are well-lit with clear entrances. Maverik lighting faces the building and is never directed so to disturb surrounding properties

“Maverik stores have as many as 24 security cameras surrounding the perimeter of the building as well as inside. Maverik has a strong partnership with local police forces because of this camera footage. Maverik has assisted in over 150 non-Maverik related incidents, including fraud, stolen property, and vehicle accidents. Maverik was awarded Workplace Safety by WCF Insurance in 2017.”

Staff Analysis:

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, including Love’s and Bingham. The proposed Maverik plans show a contemporary design theme, screening of rooftop equipment, a trash enclosure with color-matching masonry and solid steel gates, and an overall color and texture palette consistent with their corporate image; thereby complimenting the surroundings while bringing needed attention to this commercial site to ensure its success.

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 will match the color and material design of the main building, with solid doors; slats for screening is not allowed.

Signage:

The City of Yuma Code has signage guidelines specific to the Aesthetic Overlay. The proposed signage meets the requirements for individual channel cut letters, at the required height and square footage to meet code and to complement the design of the buildings and the entire site. Code requirements include: freestanding signs of 35 ft. maximum height and such signs must be monument signs (no pole signs).

Staff believes this proposal meets the guidelines and will provide clear identification at the driveway entrance and on the building suites.

Staff Recommendation:

Staff recommends **APPROVAL** of the request for aesthetic review of a new convenience store with drive-through for a quick-serve restaurant, and fuel sales in the General Commercial/Aesthetic Overlay (B-2/AO) District, subject to the conditions outlined in Attachment A.

Suggested Motion:

Move to **APPROVE** DHRC-36348-2021 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 Daniel Goodwin, on behalf of Maverik, Inc., for aesthetic review of a new convenience store with drive-through for a quick-serve restaurant, and fuel sales in the General Commercial/Aesthetic Overlay (B-2/AO) District. The property is located at the northwest corner of E. Gila Ridge Road and Avenue 3E, Yuma, AZ., 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.

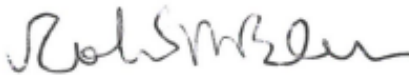
Proposed conditions delivered to applicant on: September 15, 2021

Final staff report delivered to applicant on: September 15, 2021

- Applicant agreed with all of the conditions of approval on: 09/15/2021.
 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 with Signage
- D. Materials

Prepared By: 
Robert M. Blevins
Principal Planner Robert.Blevins@yumaaz.gov (928)373-5189

Date: 9/15/21

Approved By: 
Alyssa Linville,
Assistant Director Community Development

Date: 09/16/21

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:

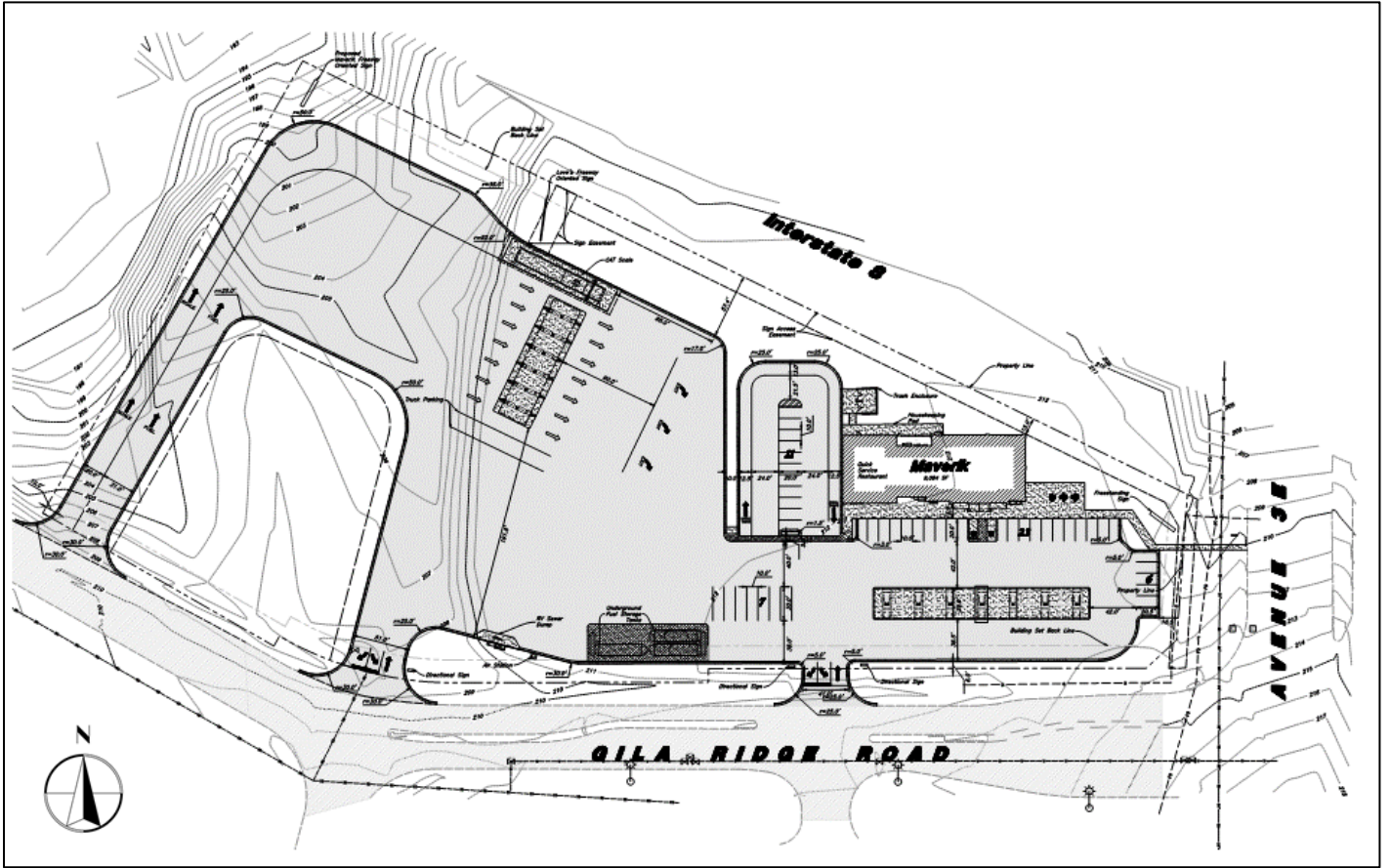
1. The conditions listed below are in addition to City codes, rules, fees and regulations that are applicable to this action.
2. The Owner's signature on the application for this land use action request takes the place of the requirement for a separate notarized and recorded "Waiver of Claims" document.

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
Site Plan



ATTACHMENT C Elevations w/ Signage

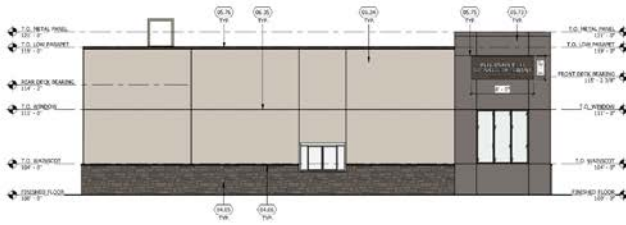


2 FRONT PERSPECTIVE - FRONT LEFT
SCALE: 1/8" = 1'-0"



1 BUILDING PERSPECTIVE - FRONT RIGHT
SCALE: 1/8" = 1'-0"

06.00 FINISHES AND COLORS BY INTERIOR
06.04 SPECIFIC COLORS TO MATCH EXISTING AND LEASE HOLDERS' BRAND, SEE TAB
06.06 FORM FINISHES
06.07 ALIGNMENT & GRADIENT SYSTEM, LEASE BRANDS

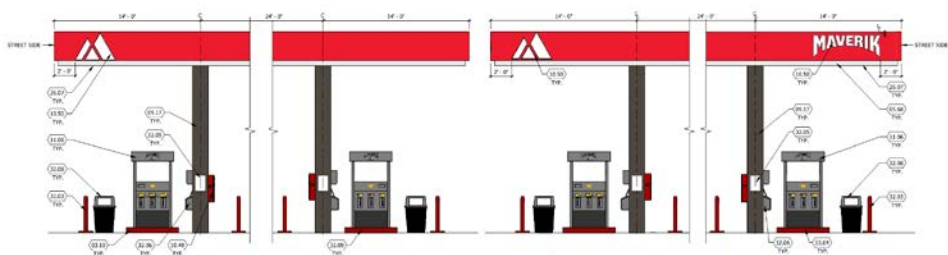


2 LEFT ELEVATION
SCALE: 1/8" = 1'-0"



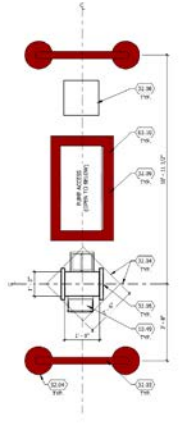


2 RIGHT ELEVATION
SCALE: 1/4" = 1'-0"

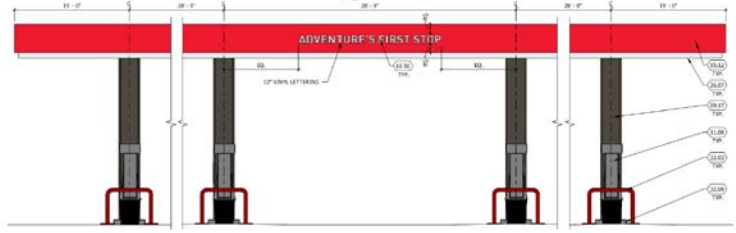


5 FUEL DISPENSING CANOPY - END ELEVATION
SCALE: 1/4" = 1'-0"

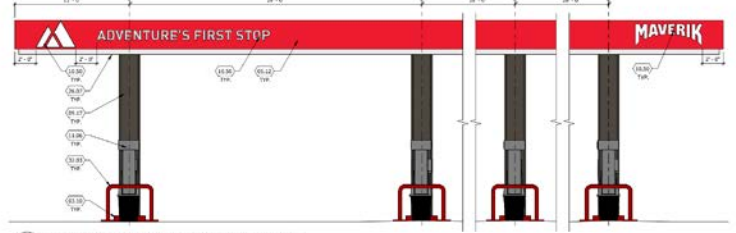
4 FUEL DISPENSING CANOPY - END ELEVATION
SCALE: 1/4" = 1'-0"



2 CANOPY COLUMN PLAN
SCALE: 1/2" = 1'-0"



3 FUEL DISPENSING CANOPY - BUILDING SIDE ELEVATION
SCALE: 1/4" = 1'-0"



1 FUEL DISPENSING CANOPY - STREET SIDE ELEVATION
SCALE: 1/4" = 1'-0"

ATTACHMENT D Materials



BB-1 Fiberboard -
Worldly Gray

BB-2 Fiberboard -
Gauntlet Gray

BB-3 Fiberboard -
Worldly Gray



Cultured Stone - Skyline, Country LedgeStone



C-1 MBCI Midnight Bronze



C-2 MBCI Brite Red



Anodized - Dark Bronze



Paint - Black Fox

PROPOSED MAVERIK C-STORE

Prototype Version: 60_L_XR_2003
Building Square Footage: 9,082 SF
Construction Type/Occupancy Classification: V-B / M

A-7 | EXTERIOR MATERIALS BOARD

