


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 October 13, 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, October 13, 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

September 22, 2021

ITEMS REQUIRING COMMISSION DISCUSSION AND/OR ACTION

HISTORIC DISTRICT:

PRELIMINARY REVIEWS

None

CASES REQUIRING ACTION

1. **DHRC-36820-2021:** This is a request by James Sheldahl to convert the existing carriage house into a studio apartment, for the property located at 432 S. Madison Avenue, in the Century Heights Conservancy Residential Historic District
2. **DHRC-37006-2021:** This is a request by Stacy Greene-Todd, on behalf of the Gowan Company, for historic review of replacement front columns at the Lee Hotel, located at 390 S. Main Street, in the Main Street Historic District.

AESTHETIC OVERLAY

PRELIMINARY REVIEWS

None

CASES REQUIRING ACTION

1. **DHRC-36791-2021:** This is a request by Dahl, Robins & Associates, Inc, on behalf of PJT, LLC, for the review of a new drive-through car wash with vacuum stalls, located at 1998 S. Avenue B, in the Limited Commercial/ Aesthetic Overlay (B-1/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.

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
September 22, 2021**

A meeting of the City of Yuma Design and Historic Review Commission was held on Wednesday, September 22, 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 (via telephone), Amanda Coltman, Sandra Anthony and James Sheldahl. Commissioner William Moody was absent.

STAFF MEMBERS present included 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 25, 2021

Motion by Leal-Rubio, second by Coltman to APPROVE the minutes of August 25, 2021. Motion carried unanimously (6-0) with one absent.

ITEMS REQUIRING COMMISSION DISCUSSION AND ACTION

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.*

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

QUESTIONS FOR STAFF

None

APPLICANT / APPLICANT'S REPRESENTATIVE

Daniel Goodwin, 2010 N. Redwood Road, Salt Lake City, UT 84116 (via Zoom), was available for questions.

PUBLIC COMMENT

None

Motion by Leal-Rubio second by Coltman, to APPROVE Case Number DHRC-36348-2021 subject to the Conditions of Approval in Attachment A. Motion carried unanimously (6-0) with one absent.

COMMISSION DISCUSSION

None

INFORMATION ITEMS

Staff

None

Administrative Approvals

None

National Heritage Area

None

Commission

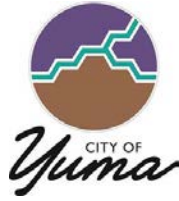
None

ADJOURNMENT

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

Minutes approved this _____ day of _____, 2021.

Chairman

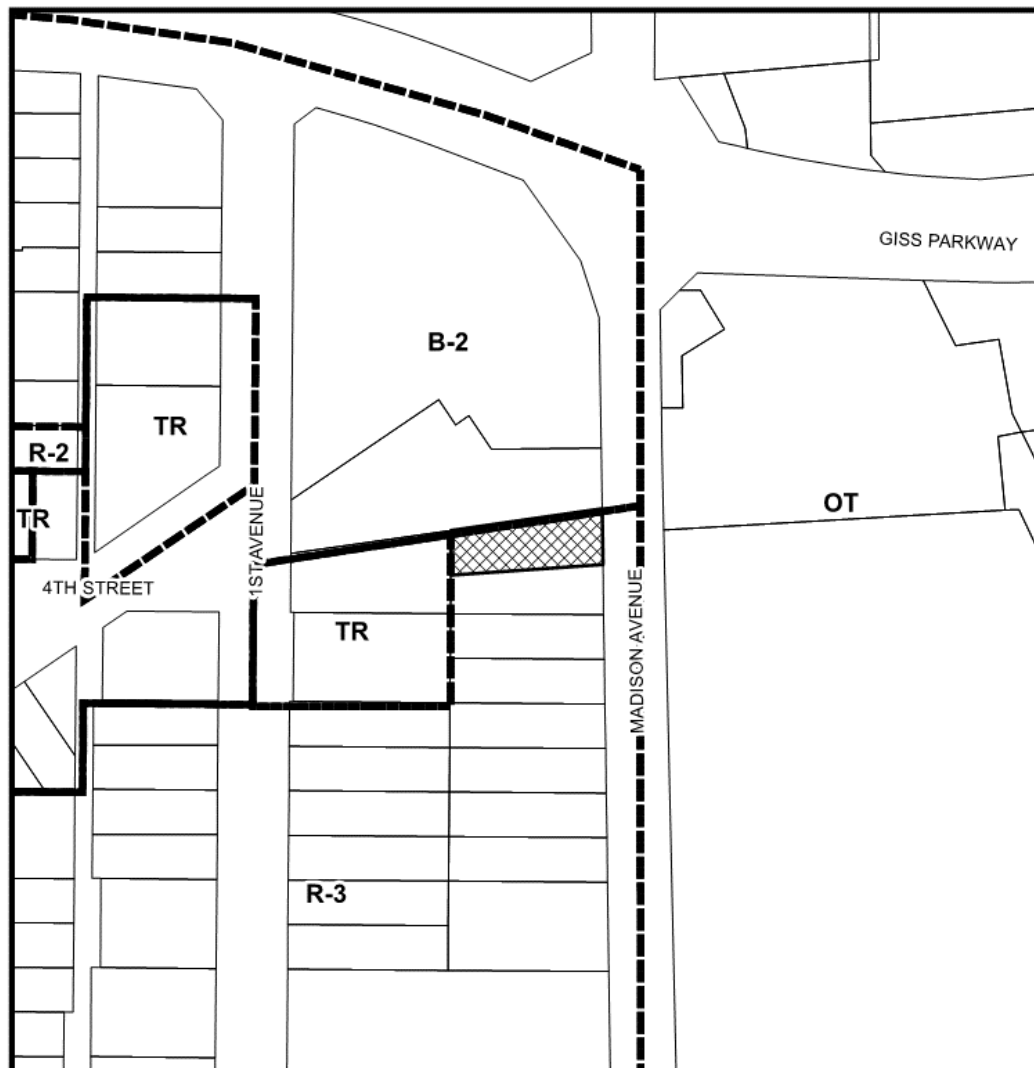


STAFF REPORT
TO THE DESIGN AND HISTORIC REVIEW COMMISSION
CASE #: DHRC-36820-2021
DEPARTMENT OF PLANNING AND NEIGHBORHOOD SERVICES
COMMUNITY PLANNING
CASE PLANNER: BOB BLEVINS

Hearing Date: October 13, 2021 **Case Number:** DHRC-36820-2021

Project Description/Location: This is a request by James Sheldahl to convert the existing carriage house into a studio apartment, for the property located at 432 S. Madison 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:	632-52-028
Historic Listing Status:	Individually-listed Pancrazi House
Address:	432 S. Madison Avenue
Property Owner: Property Owner's Agent	James Sheldahl None
Zoning of the Site:	High Density Residential/Historic/Infill Overlay/Bed and Breakfast (R-3/H/IO/BB)
Existing Land Use(s) on the Site:	Residence
Surrounding Zoning and Land Uses:	
○ North:	(B-2/H/IO/BB)
○ South:	(R-3/H/IO/BB)
○ East:	(OT/H/IO/BB)
○ West:	(TR/H/IO/BB)
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 subject property has a single-family residence (the Individually-listed Pancrazi House built in 1905) and a detached brick carriage house “similar in style to the house” along the south property line. The proposal is to remove a part of the rear of the carriage house, then rebuild a larger addition as a workshop. The front part of the existing carriage house will be converted into an accessory dwelling unit studio apartment. Not subject to this review is the additional remodeling taking place inside the main house. The exterior façade of the main house is not being altered.

The applicant describes the project as follows:

“The project will consist of converting the existing carriage house into a studio apartment. The building currently has power, water and sewer. The existing storage room attached to the carriage house will be demolished and rebuilt, adding 10 feet to the length of the room, to be used as a workshop.

“The material for the carriage house will remain the existing red brick. The addition will have a stucco finish, as is the case currently. The colors will be the same as the colors on the main house. Stucco will be the same tan color as the siding on the second story and back vestibule. Window and door trim will be the same hunter green as the trim on the main house.”

Staff Analysis:

The Secretary of the Interior’s Standards for Rehabilitation note the following:

- A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships.

- The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.
- Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize a property will be preserved.
- New additions, exterior alterations or related new construction will not destroy historic materials, features and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
- New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Since the historic nature and appearance of the home will remain intact (while adding a new, modern livable apartment to the property), Staff feels the improvements will increase the desirability and long-term residential occupancy of the Individually-listed Pancrazi House, therefore protecting the property for the foreseeable future.

Staff Recommendation:

Staff recommends **APPROVAL** of the request to convert the existing carriage house into a studio apartment, for the property located at 432 S. Madison Avenue, in the Century Heights Conservancy Residential Historic District, subject to the conditions outlined in Attachment A.

Suggested Motion:

Move to **APPROVE** DHRC-36820-2021 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 James Sheldahl to convert the existing carriage house into a studio apartment, for the property located at 432 S. Madison 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 Historic District Standards, and does not have an adverse effect on the property, surrounding properties, or the District as a whole.

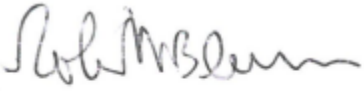
Proposed conditions delivered to applicant on: September 30, 2021

Final staff report delivered to applicant on: October 6, 2021

Applicant agreed with all of the conditions of approval on: September 30 ,2021

Attachments:

- A. Conditions of Approval
- B. Site Plan / Floor Plan
- C. Site Photos
- D. Elevations
- E. Historic Property Listing

Prepared By: 
Robert M. Blevins
Principal Planner

Date: 9/30/21

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

Approved By: 
Alyssa Linville,
Assistant Director Community Development

Date: 09/30/2021

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:

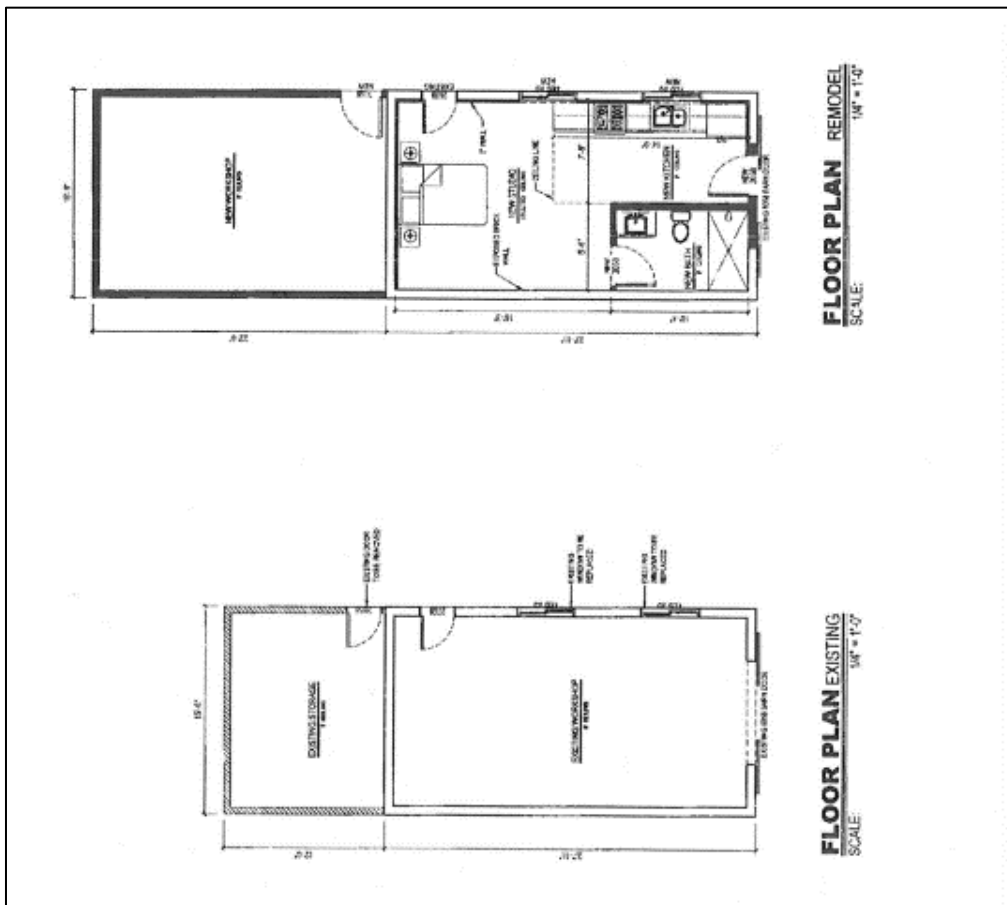
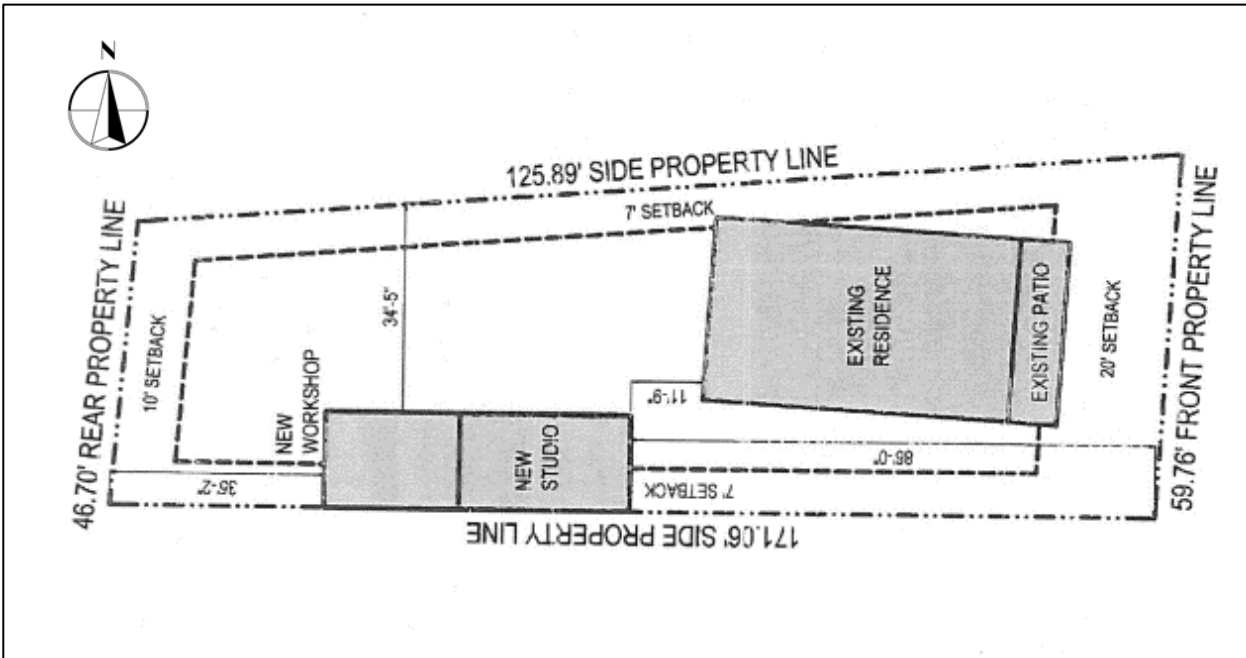
1. The conditions listed below are in addition to City codes, rules, fees and regulations that are applicable to this action.
2. The Owner's signature on the application for this land use action request takes the place of the requirement for a separate notarized and recorded "Waiver of Claims" document.

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

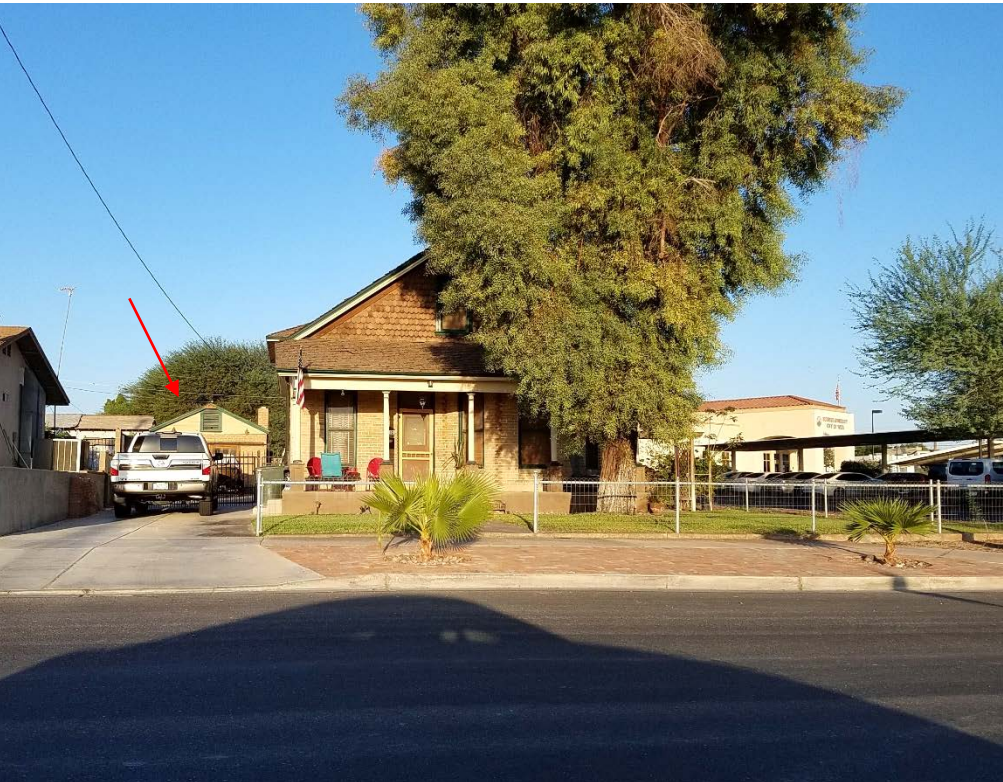
3. All future exterior improvements, remodels, and/or changes for this property and all properties within the Aesthetic Overlay and/or historic districts must be reviewed and approved by the Design and Historic Review Commission before development may occur.

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 Site Plan



ATTACHMENT C
Site Photos



ATTACHMENT D

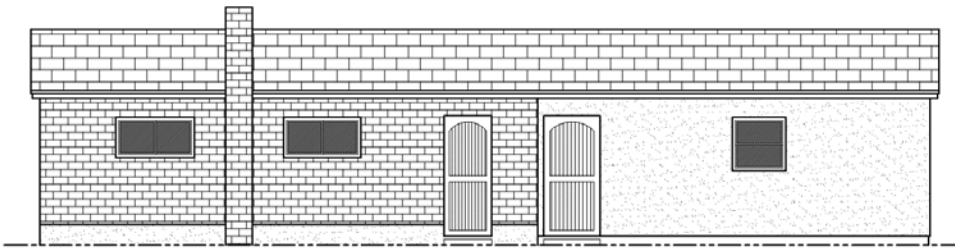
Elevations

SQUARE FOOTAGE CALCULATIONS	
AREA NAME:	SQUARE FOOTAGE
NEW WORKSHOP	341.00 SQ. FT.
NEW STUDIO	432.71 SQ. FT.
TOTAL COVERED AREA	773.71 SQ. FT.



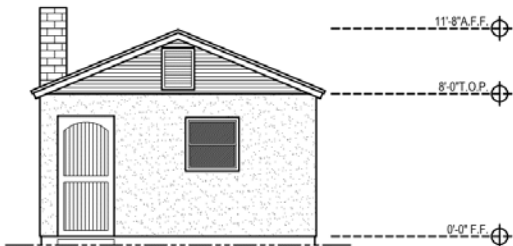
FRONT ELEVATION

SCALE: 1/4" = 1'-0"



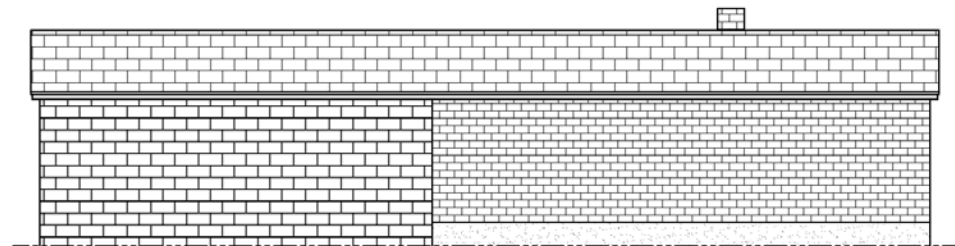
RIGHT ELEVATION

SCALE: 1/4" = 1'-0"



REAR ELEVATION

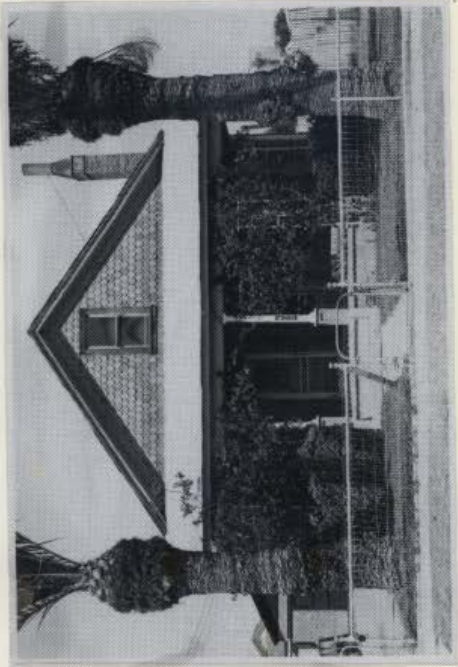
SCALE: 1/4" = 1'-0"



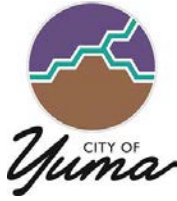
LEFT ELEVATION

SCALE: 1/4" = 1'-0"

ATTACHMENT E
Historic Property Listing

PROPERTY NAME Pancrazi House		Yu115
LOCATION 432 South Madison Avenue		CURRENT PHOTOGRAPH 
CITY/TOWN/VICINITY Yuma	COUNTY Yuma	
OWNER Jose & Susana Lara		
OWNER'S ADDRESS 530 Madison Avenue Yuma, AZ 85364		
FORM COMPLETED BY Yuma County Historical Society		
ADDRESS 240 S. Madison Avenue Yuma, AZ 85364		
PHOTO BY P. Callahan	DATE 4/78	
VIEW Front facade from east		
PRESENT USE Single residential	ACREAGE less/acre	
STYLE OR CULTURAL PERIOD Early 20th Century Brick Cottage		
SIGNIFICANT DATES Constructed 1905		
PHYSICAL DESCRIPTION The Pancrazi House is a one-and-a-half story brick structure of rectangular plan measuring 55 feet by 25 feet. The roof is pitched with a shingled gable extending across the entire width of the front elevation. Directly below the gable is a shed roof extending out over the porch area which is supported by five turned columns. At the rear of the house is a two story addition (c. 1925) which includes a sleeping porch, bedroom, and kitchen. A brick garage similar in style to the house is situated at the rear of the property. The building is sound and its integrity is recoverable.		
STATEMENT OF SIGNIFICANCE Built in 1905 for Ange T. Pancrazi and his family, the house at 432 S. Madison is a well preserved example of a middle class residence in Yuma during the first decade of the 20th century. Of modest scale and sound construction, the building lacks a clear association with a recognized style although both shingle style and Neo-Classical influences are evidenced in the form, finish, and feeling of the structure. Pancrazi himself was a prominent Yuma resident. An immigrant from France he had a distinguished record as businessman, U.S. Postmaster, and City Treasurer.		
VERBAL BOUNDARY DESCRIPTION Block 22; Lot 2; Yuma Townsite		



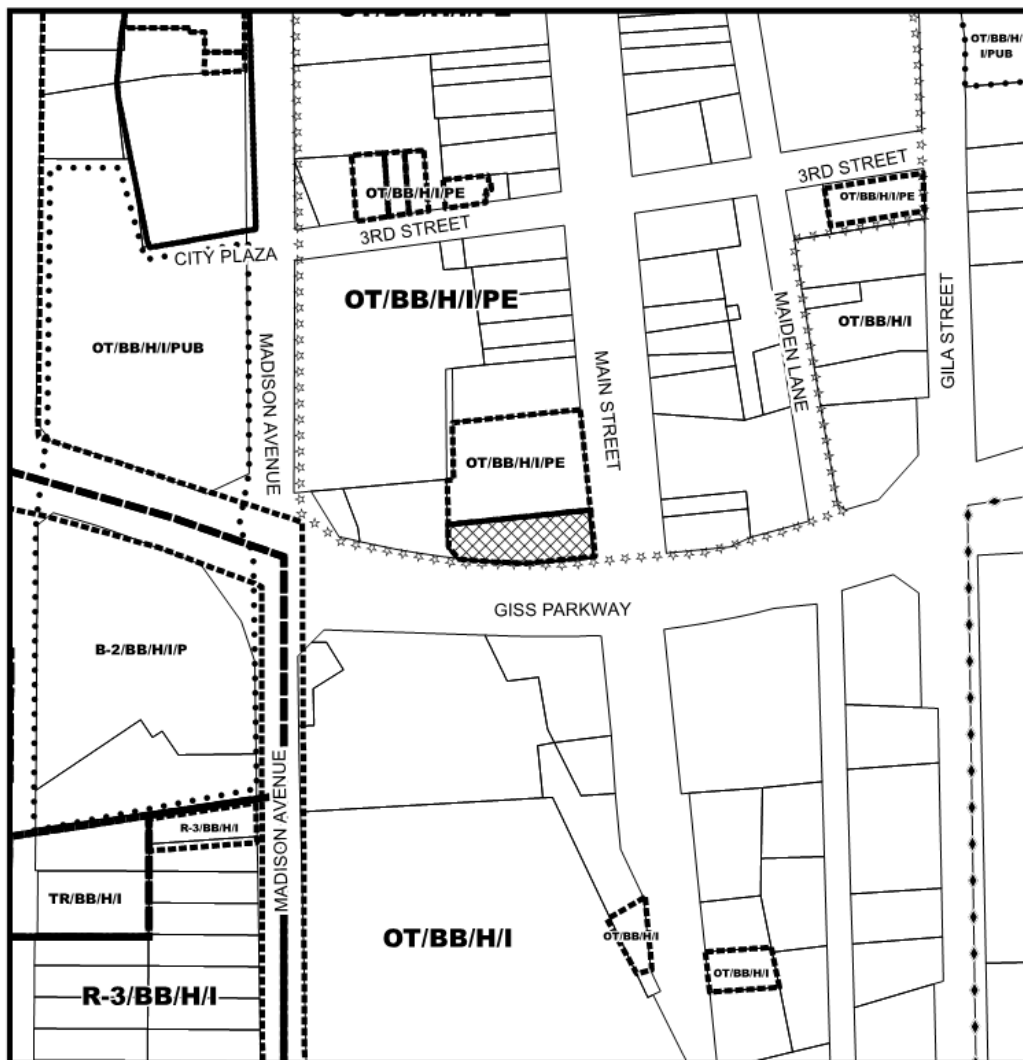


**STAFF REPORT
 TO THE DESIGN AND HISTORIC REVIEW COMMISSION
 CASE #: DHRC-37006-2021
 DEPARTMENT OF PLANNING AND NEIGHBORHOOD SERVICES
 COMMUNITY PLANNING
 CASE PLANNER: BOB BLEVINS**

Hearing Date: October 13, 2021 **Case Number:** DHRC-37006-2021

Project Description/Location: This is a request by Stacy Greene-Todd, on behalf of the Gowan Company, for historic review of replacement front columns at the Lee Hotel, located at 390 S. Main Street, in the Main Street Historic District.

Location Map:



Location Specific Information:

Aesthetic Overlay:	N/A
Historic District:	Main Street Historic District
Parcel Number:	633-44-121
Historic Listing Status:	Individually Listed
Address:	390 S Main Street
Property Owner: Property Owner's Agent	Gowan Company Stacy Greene-Todd
Zoning of the Site:	OT/H/BB/IO
Existing Land Use(s) on the Site:	Gowan Company
Surrounding Zoning and Land Uses:	
○ North:	OT/H/BB/IO; Gowan Company Offices
○ South:	OT/H/BB/IO; Southwest Management
○ East:	OT/H/BB/IO; Physical Therapy/Bookstore
○ West:	OT/H/BB/IO; Parking Lot
Related Actions or Cases:	HR99-04; HR04-27; HR05-18; HR05-38; DHRC-3172-2013; DHRC-3620-2014; DHRC-6045-2014; DHRC-7169-2014.
Land Division Status:	Legal lot of record
Flood Plain Designation:	Flood Zone X

Description of Proposed Project / Background / Use:

The Applicant states:

“The (4) columns at the front of the LEE HOTEL have been monitored for structural cracking and have shown to be a life safety threat. Initially the front of the building was closed off and shored up so the columns could be investigated. This investigation determined that there is not sufficient structural rebar in the existing columns and that the rebar that was located inside the columns has started to delaminate. It is our structural engineer’s proposal to have the columns removed and replaced in kind. This work would have to take place one column at a time.

“Eckard Commercial Construction (ECC) would shore up the building so access was granted to one column at a time, the sidewalk would be removed and the footing (if there is one) would be exposed. Assuming that the footing below the sidewalk is not sufficient, ECC would remove what is below the slab, in addition to the entire column up to the bottom of the second floor. A new concrete footing and concrete column would be poured. This would be achieved by placing concrete through the second-floor floor into concrete forms below to create a new concrete column.

“Once all four columns have been replaced the sidewalk would be reconstructed and the columns would be painted to match the existing building color. This work is proposed as emergency column replacement work only. No additional changes would be made to the aesthetics of the building.”

Staff Analysis:

The building was constructed in 1917 and is known as the Lee Hotel. It is individually-listed on the National Register of Historic Places.

Eight previous historic review cases have been processed for 390 S. Main St.:

- HR99-04 approved storefront renovations
- HR04-27 approved window replacements
- HR05-18 approved window signage
- HR05-38 approved window replacements
- DHRC-3172-2013 approved a rooftop solar array and denied a free standing solar structure
- DHRC-3620-2014 approved extensive exterior remodeling
- DHRC-6045-2014 approved the installation of a perimeter block wall
- DHRC-7169-2014 paint exterior and storage shed

Due to the fact that the historic character of the property is being retained and preserved, the applicant's proposal meets the Secretary of the Interior's Standards for Rehabilitation. The proposal also meets the specific guidelines required for the Main Street Historic District. The Guidelines recommend that matching paint be light, subdued, and neutral in hue.

Staff Recommendation:

Staff recommends **APPROVAL** of the request to replace the front columns at the Lee Hotel in the Main Street Historic District, subject to the conditions outlined in Attachment A.

Suggested Motion:

Move to **APPROVE** DHRC-37006-2021 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 Stacy Greene-Todd, on behalf of the Gowan Company, for historic review of replacement front columns at the Lee Hotel, located at 390 S. Main 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: 10-05-21

Final staff report delivered to applicant on: 10-06-21

- | | |
|-------------------------------------|---|
| <input checked="" type="checkbox"/> | Applicant agreed with all of the conditions of approval on: 10-05-21 |
| <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. Example of Column Structural Analysis
- C. Site Photos



Prepared By:
Robert Blevins
Principal Planner

10/5/21

Date:



Approved By:
Alyssa Linville,
Assistant Director Community Development

Date: 10/05/2021

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:

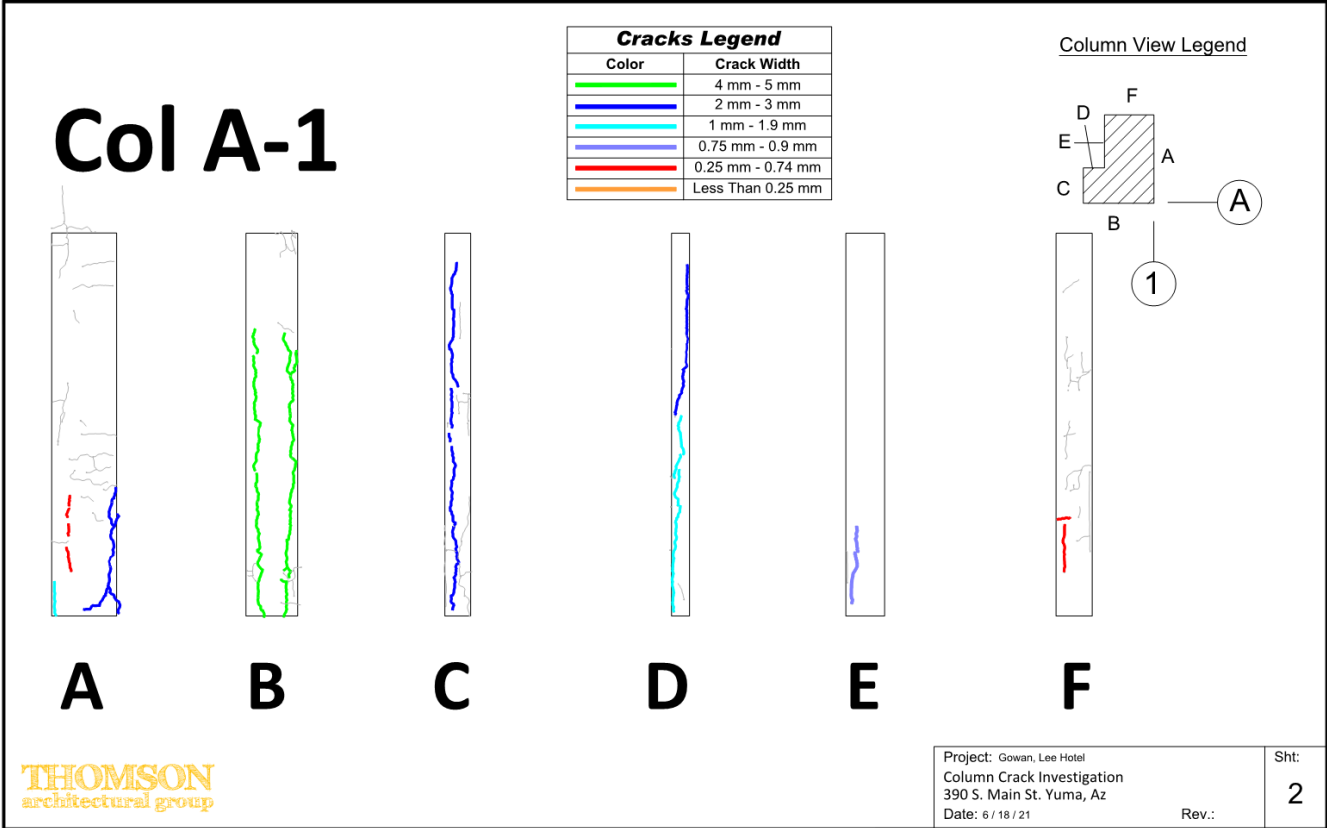
1. The conditions listed below are in addition to City codes, rules, fees and regulations that are applicable to this action.
2. The Owner's signature on the application for this land use action request takes the place of the requirement for a separate notarized and recorded "Waiver of Claims" document.

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.

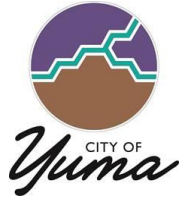
ATTACHMENT B
 Example of Column Structural Analysis



ATTACHMENT C
Site Photos







STAFF REPORT
TO THE DESIGN AND HISTORIC REVIEW COMMISSION
CASE #: DHRC-36791-2021
DEPARTMENT OF PLANNING AND NEIGHBORHOOD SERVICES
COMMUNITY PLANNING
CASE PLANNER: AMELIA GRIFFIN

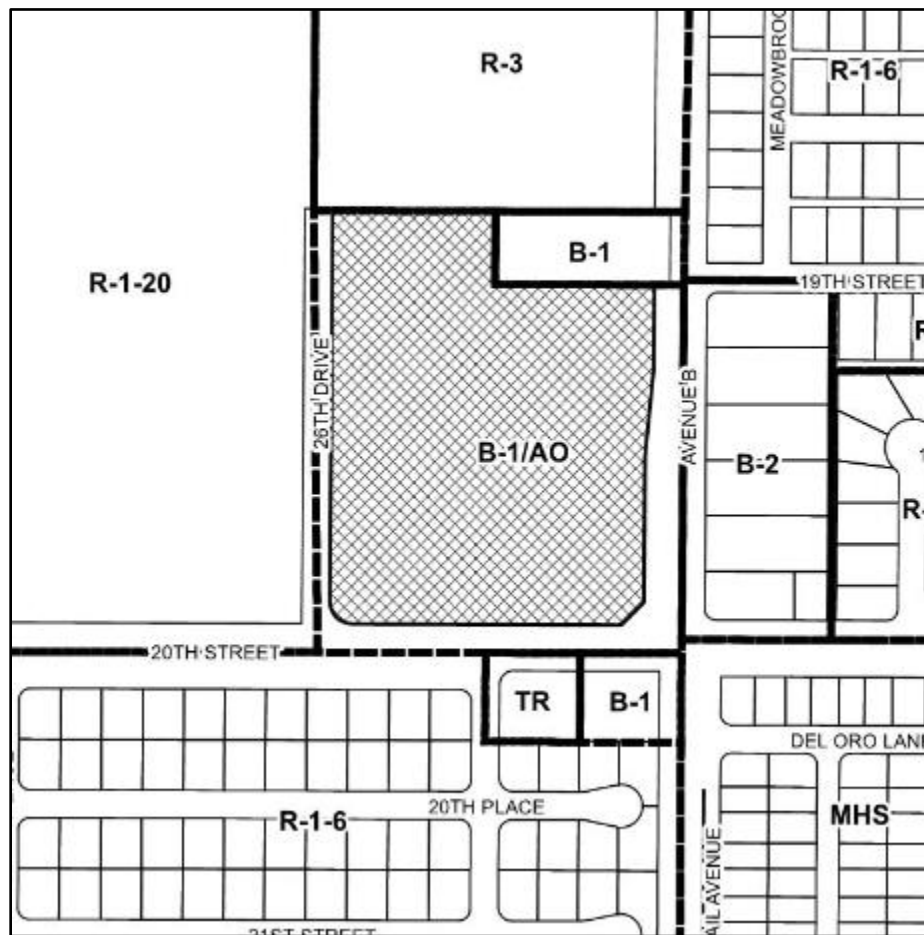
Hearing Date: October 13, 2021

Case Number: DHRC-36791-2021

Project Description/Location:

This is a request by Dahl, Robins & Associates, Inc., on behalf of PJT, LLC, for the review of a new drive-through car wash with vacuum stalls, located at 1998 S. Avenue B, in the Limited Commercial/Aesthetic Overlay (B-1/AO) District.

Location Map:



Location Specific Information:

Aesthetic Overlay:	YES
Historic District:	N/A
Parcel Number:	664-44-017
Historic Listing Status:	N/A
Address:	1998 S. Avenue B
Property Owner:	PJT, LLC
Property Owner's Agent	Dahl, Robins & Associates
Zoning of the Site:	Limited Commercial/Aesthetic Overlay (B-1/AO)
Existing Land Use(s) on the Site:	Undeveloped
Surrounding Zoning and Land Uses:	
○ North:	B-1/AO; (Accounting Office) / R-3; (Apartment Complex)
○ South:	R-1-6;(Residential) / TR; (Preschool) / B-1; (Dairy Queen)
○ East:	B-2; (Southwest Lumber, Sunshine Market)
○ West	R-1-20; (Centennial Middle School)
Related Actions or Cases:	Z2006-003 (Agriculture to Limited Commercial/Aesthetic Overlay) LOTS-35429-2021 (Pueblo Corner Lot Split – In process)
Land Division Status:	Legal lot of record
Flood Plain Designation:	Flood Zone X

Description of Proposed Project / Background / Use:

The applicant states:

“The owner proposes to construct a new drive-through car wash and install (37) new vacuum station parking stalls with Double Drop Vacuum Booms, on this property.

“The drive-through lane will provide safe and convenient access to the car wash and accommodates in excess of twenty-one queued vehicles. This location will provide customers with a convenient automated car wash and vacuum stations with the latest improvements and technology.

“The building and parking setbacks have been maintained. Vacuum producers will be located within the Equipment Room. The height and elevations of the building are compatible with the general character of the surrounding development. Adequate lighting and landscaping have been provided.

“The project will be designed to include appropriate lighting and screen walls, especially with regards to shielding oncoming traffic from the headlights of vehicles within the drive-through lane.

“Building materials, textures and colors will be in general conformance to the example photos which have been included with this application (Attachment C).”

Staff Analysis:

Properties located within the Aesthetic Overlay (AO) District are subject to the review of the Design and Historic Review Commission; design elements including the site layout, exterior lighting, signage, roofing, building materials, and landscaping. The purpose of the

Aesthetic Overlay District is to enhance the community's image and attractiveness through creation of visually pleasing and inviting entrances to the City as well as providing community focal points or areas where the design of the physical improvements and landscape enhances the community's appearance.

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.

Signage, Lighting & Landscaping

The parking lot lighting will need to meet the minimum parking surface lighting requirement (one maintained footcandle) in the Aesthetic Overlay. Additionally, light fixtures will need to be shielded to direct lighting away from neighboring properties, and for safety – the fixtures will need to be positioned to not distract drivers.

Because the property is located within the Limited Commercial (B-1) District, a variety of sign types and sizes are permitted. The proposed wall mounted signage will complement the proposed architecture of the buildings, featuring similar design textures and building colors. Additionally, the Aesthetic Overlay (AO) District requires freestanding signs to be placed on monuments and does not permit pole mounted signs.

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. Staff will ensure the proposed landscaped areas within the plan meet the requirements set forth in the design guidelines.

Staff Recommendation:

Staff recommends **APPROVAL** of a new drive-through car wash and vacuum stalls, located at 1998 S. Avenue B, in the Limited Commercial/Aesthetic Overlay (B-1/AO) District, subject to the conditions outlined in Attachment A.

Suggested Motion:

Move to **APPROVE** DHRC-36791-2021 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 Dahl, Robins & Associates, on behalf of PJT, LLC, for the review of a new drive-through car wash with vacuum stalls, for the property located at 1998 S. Avenue B, 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: October 5, 2021

Final staff report delivered to applicant on: October 6, 2021

Applicant agreed with all of the conditions of approval on: October 5, 2021

Attachments:

- A. Conditions of Approval
- B. Elevations
- C. Proposed Signage
- D. Building Materials, Textures, and Colors
- E. Site Plan
- F. Aerial Photo

Prepared By: 
Amelia Griffin
Associate Planner
Date: 10/4/21
Amelia.Griffin@yumaaz.gov (928)373-5000, x3034

Reviewed By: 
Robert Blevins
Principal Planner
Date: 10/4/21

Approved By: 
Alyssa Linville,
Assistant Director Community Development
Date: 10/04/2021

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:

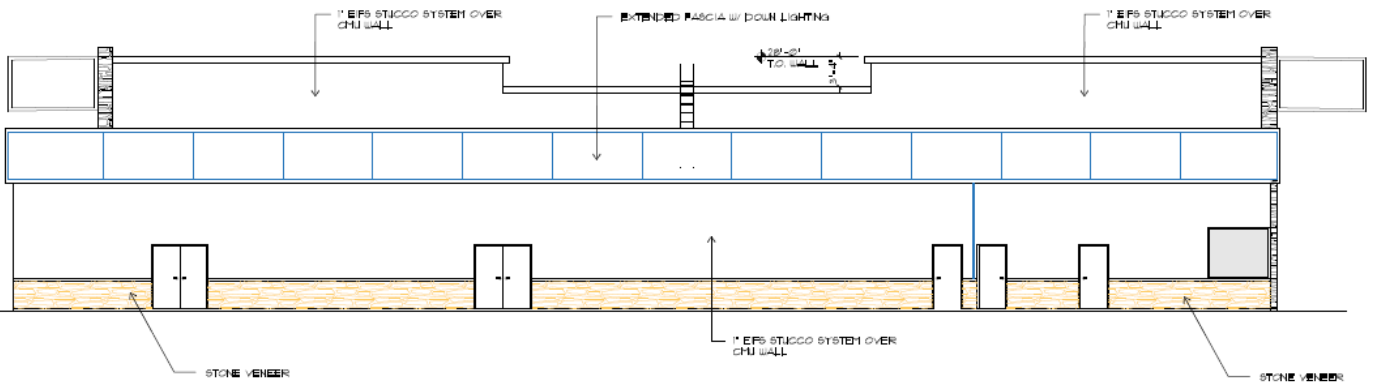
1. The conditions listed below are in addition to City codes, rules, fees and regulations that are applicable to this action.
2. The Owner's signature on the application for this land use action request takes the place of the requirement for a separate notarized and recorded "Waiver of Claims" document.

Community Planning, Amelia Griffin, Associate Planner, (928) 373-5000 x 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.

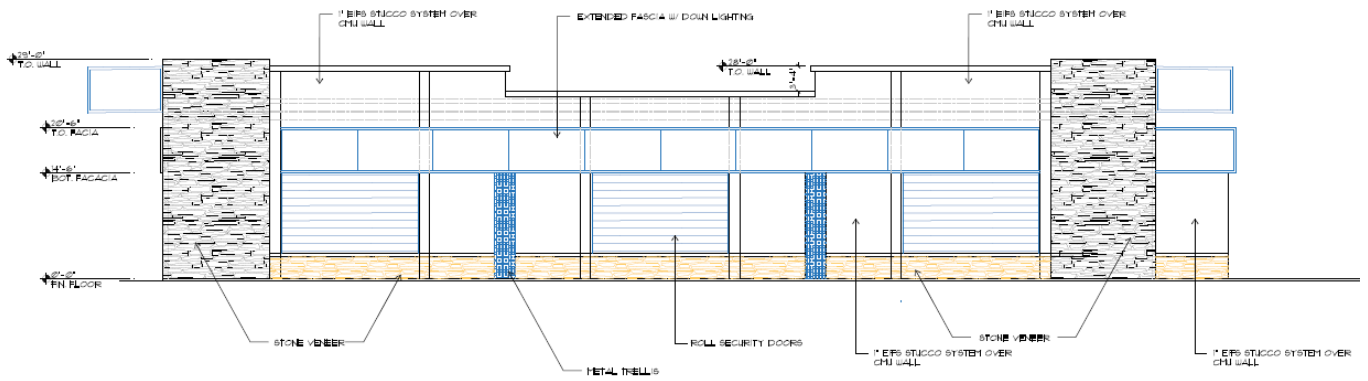
Any questions or comments regarding the Conditions of Approval as stated above should be directed to the staff member who provided the comment. Name and phone numbers are provided.

ATTACHMENT B Elevations



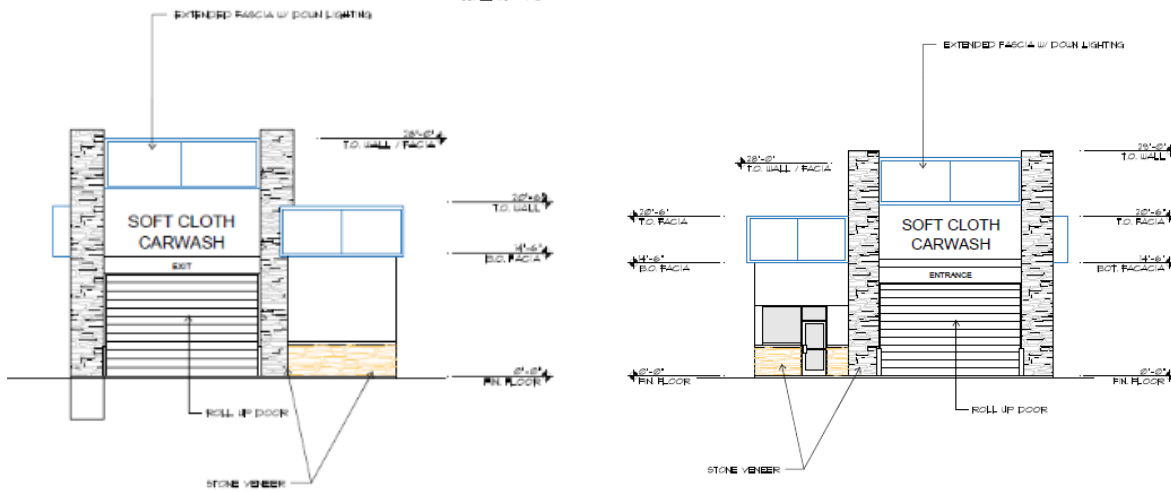
WEST ELEVATION

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



EAST ELEVATION

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



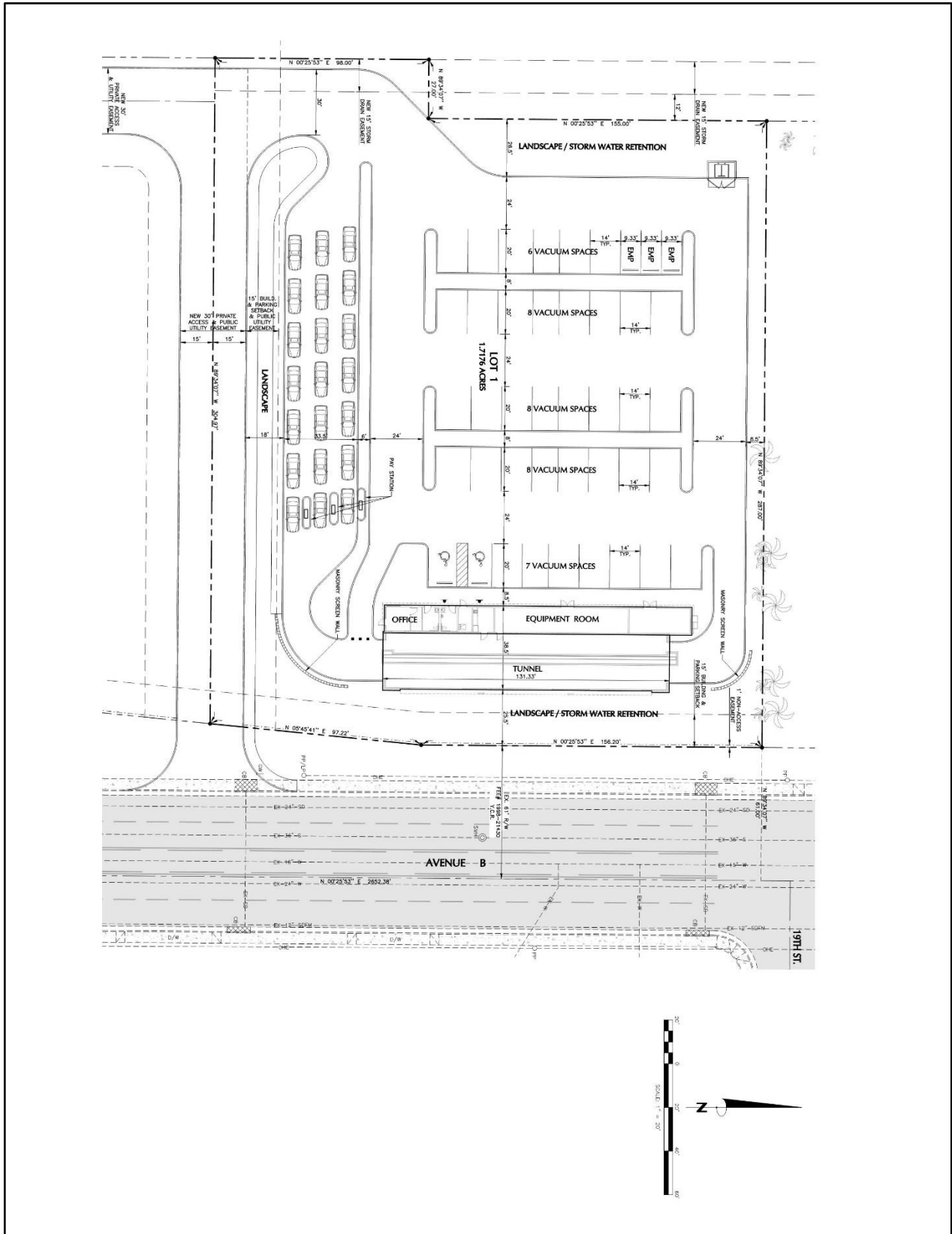
ATTACHMENT C
Proposed Signage



ATTACHMENT D
Building Materials, Textures, and Colors



ATTACHMENT E Site Plan



ATTACHMENT F
Aerial Photo

