


## **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 27, 2022 at 4:00 p.m. in the City Hall Council Chambers, One City Plaza, Yuma, AZ. The Agenda for the meeting is as follows:

	<b>Design and Historic Review Commission Agenda</b>  <i>City Hall Council Chambers One City Plaza</i> <b>Wednesday, July 27, 2022 4:00 p.m.</b>
---	--

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](mailto: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**

July 13, 2022

### **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-40223-2022:** This is a request by Core Engineering Group, on behalf of AMERCO Real Estate Company, LLC, for aesthetic review of the exterior appearance of a new self-storage facility, to be located at 808 S. Rio Vista Drive, in the General Commercial/Aesthetic Overlay (B-2/AO) District.

### **COMMISSION DISCUSSION**

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

### **INFORMATION ITEMS**

1. Staff

Administrative Approvals:

Historic District

None

Aesthetic Overlay

None

2. National Heritage Area

3. Commission

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

### **ADJOURN**

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

*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  
July 13, 2022**

A meeting of the City of Yuma Design and Historic Review Commission was held on Wednesday, July 13, 2022 at City Hall Council Chambers, One City Plaza, Yuma, Arizona.

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

**STAFF MEMBERS** present included Alyssa Linville, Assistant Director of Planning; Robert Blevins, Principal Planner; Amelia Griffin, Associate Planner and Alejandro Marquez, Administrative Specialist.

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

---

**APPROVAL OF MINUTES**

June 22, 2022

**Motion by Leal-Rubio, second by Hamel to APPROVE the minutes of June 22, 2022. Motion carried unanimously, (5-0) with two absent.**

---

**ITEMS REQUIRING COMMISSION DISCUSSION AND ACTION**

**DHRC-40158-2022:** *This is a request by NNS Yuma, LLC., for aesthetic review of a new 264 unit apartment complex in the High Density Residential / Aesthetic Overlay(R-3/AO) District, for the property located on Castle Dome Avenue north of 8<sup>th</sup> Street, Yuma, AZ.*

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

**QUESTIONS FOR STAFF**

**Commissioner James Shedahl** asked if the City had any plans to build bike paths connecting the apartments to downtown and the mall. **Alyssa Linville, Assistant Director of Planning** replied stating that City Council has identified the connection between downtown and the Yuma Palms area a priority initiative in their Strategic Plan. **Commissioner Juan Leal-Rubio** asked for the maximum height of the apartment complex. **Blevins** deferred the question to the applicant.

**APPLICANT / APPLICANT'S REPRESENTATIVE**

**Douglas Sexton, 4019 N. 44<sup>th</sup> Street, Phoenix, AZ,** said the apartments would be 39 feet tall at the highest parapet. **Leal-Rubio** then asked if electrical car charging systems would be provided. **Sexton** replied yes, but the exact location had not been determined.

**Commissioner Hamel** asked if additional vehicle safety precautions would be put in place to prevent accidents if a vehicle leaves the levee road and lands in the proposed project area. **Sexton** replied there were no apartments being proposed near the levee road, only garages, and if an accident occurred the vehicle would collide with the garages. **Hamel** then asked if there would be a retaining wall built next to the proposed project. **Sexton** replied no, not at this time.

**PUBLIC COMMENT**

None

**Motion by Hamel, second by Leal-Rubio, to APPROVE Case Number DHRC-40158-2022 subject to the Conditions of Approval in Attachment A. Motion carried unanimously, (5-0) with two absent.**

---

**COMMISSION DISCUSSION**

None

**QUESTIONS**

None

---

**INFORMATION ITEMS****Staff**

None

**Administrative Approvals**

None

**National Heritage Area**

None

**Commission**

None

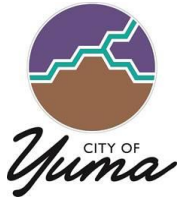
---

**ADJOURNMENT**

The meeting was adjourned at 4:14 p.m.

Minutes approved this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

\_\_\_\_\_  
Chairman



**STAFF REPORT**  
**TO THE DESIGN AND HISTORIC REVIEW COMMISSION**  
**CASE #: DHRC-40223-2022**  
**DEPARTMENT OF PLANNING AND NEIGHBORHOOD SERVICES**  
**COMMUNITY PLANNING**  
**CASE PLANNER: AMELIA GRIFFIN**

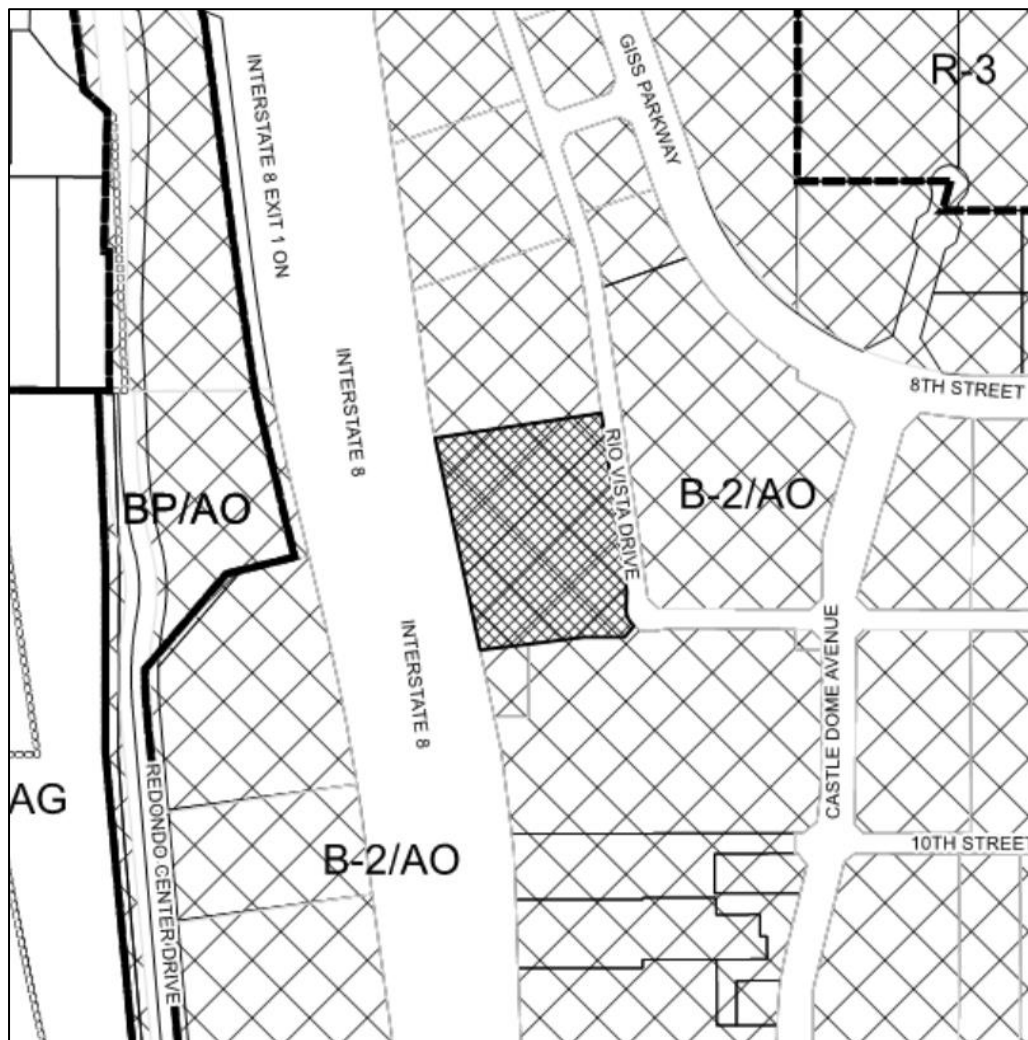
**Hearing Date:** July 27, 2022

**Case Number:** DHRC-40223-2022

**Project Description/Location:**

This is a request by Core Engineering Group, on behalf of AMERCO Real Estate Company, LLC, for aesthetic review of the exterior appearance of a new self-storage facility, to be located at 808 S. Rio Vista Drive, in the General Commercial/Aesthetic Overlay (B-2/AO) District.

**Location Map:**



**Location Specific Information:**

Aesthetic Overlay:	YES
Historic District:	N/A
Parcel Number:	665-06-099
Historic Listing Status:	N/A
Address:	808 S. Rio Vista Drive
Property Owner: Property Owner's Agent	AMERCO Real Estate Company Core Engineering
Zoning of the Site:	B-2/AO
Existing Land Use(s) on the Site:	Vacant
Surrounding Zoning and Land Uses:	
○ North:	B-2/AO; Vacant
○ South:	B-2/AO; Vacant
○ East:	B-2/AO; Vacant
○ West	B-2; Interstate 8
Related Actions or Cases:	PDM-35982-2022
Land Division Status:	Legal lot of record
Flood Plain Designation:	X

**Description of Proposed Project / Background / Use:**

The applicant states:

“U-Haul is proposing a four-story 108,272 square foot climate controlled interior access self-storage building, a one-story 18,303 square foot U-Box Storage building, and five mini storage buildings, totaling 12,210 square feet. The uses consist of self-storage, truck and trailer sharing, and related retail.

“Custom site design for every U-Haul store assures that the facility complements the community it serves. Adherence to community objectives is key in order to ensure each U-Haul store is both a neighborhood asset and an economic success. The proposed development will meet the design guidelines of the Aesthetic Overlay District and the Rio Vista design guidelines.

“The development will provide the required buffering with the abutting parcels and will be designed for maximum efficiency while protecting the surrounding land uses. U-Haul’s architectural philosophy has always strived to provide compatible designs and attractive landscaping to enhance and complement the neighboring areas. In doing this U-Haul avoids building the typical industry facility and instead welcomes your community’s choice of more environmentally appealing structures that emphasize the look and feel of your surrounding neighborhood.”

**Staff Analysis:**

The 7 acre property is presently vacant and is located along Rio Vista Drive. 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. In addition, the property is subject to the Rio Vista Design Guidelines.

The proposal was reviewed with the Aesthetic Overlay District Design Guidelines. As seen on the provided elevations, buildings A and B have a number of depth, color, and height changes along the four visible elevations. In addition to buildings A and B, the five mini-storage buildings are pre-manufactured metal buildings, with roll up doors. The five mini-storage building walls will be Sandstone, the trim will be Surry beige, and the doors will be Sierra Subset, matching buildings A and B.

Upon application for building permits for this project, City staff will review to ensure the construction plans match the plans submitted and approved as shown in this report and its attachments. Any substantial modifications/deviations will need additional review and approval from the DHRC prior to approval of the construction plans and/or the final inspection.

### **Lighting, Signage & 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.

Because the property is located within the General Commercial (B-2) 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.

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 building plans meet the requirements set forth in the design guidelines.

#### **Staff**

#### **Recommendation:**

Staff recommends **APPROVAL** of the request for review of the exterior appearance of a new self-storage facility, to be located at 808 S. Rio Vista Drive, in the General Commercial/Aesthetic Overlay (B-2/AO) District, subject to the conditions outlined in Attachment A.

#### **Suggested Motion:**

Move to **APPROVE** DHRC-40223-2022 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 Core Engineering, on behalf of AMERCO Real Estate Company, for aesthetic review of the exterior appearance of a new self-storage facility, to be located at 808 S. Rio Vista Drive, subject to the conditions outlined in Attachment A, and does not have an adverse effect on the property, surrounding properties, or the District as a whole.

**Proposed conditions delivered to applicant on:** July 15, 2022

**Final staff report delivered to applicant on:** July 20, 2022

Applicant agreed with all of the conditions of approval on: July 15, 2022

---

Attachments:

- A. Conditions of Approval
- B. Site Plan
- C. Elevations
- D. Colors
- E. Materials and Architectural Features
- F. Signage
- G. Proposed Street View
- H. Aerial Photo

**Prepared By:** *Amelia Griffin* **Date:** July 18, 2022  
Amelia Griffin  
Associate Planner [Amelia.Griffin@yumaaz.gov](mailto:Amelia.Griffin@yumaaz.gov) (928)373-5000, x3034

**Reviewed By:** *Robert M. Blevins* **Date:** July 18, 2022  
Robert Blevins  
Principal Planner

**Approved By:** *Alyssa Linville* **Date:** July 21, 2022  
Alyssa Linville,  
Assistant Director Community Planning

**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 Planning and Neighborhood Services Comments: Alyssa Linville, Assistant 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 shall constitute a waiver of any claims for diminution in value pursuant to A.R.S. § 12-1134.

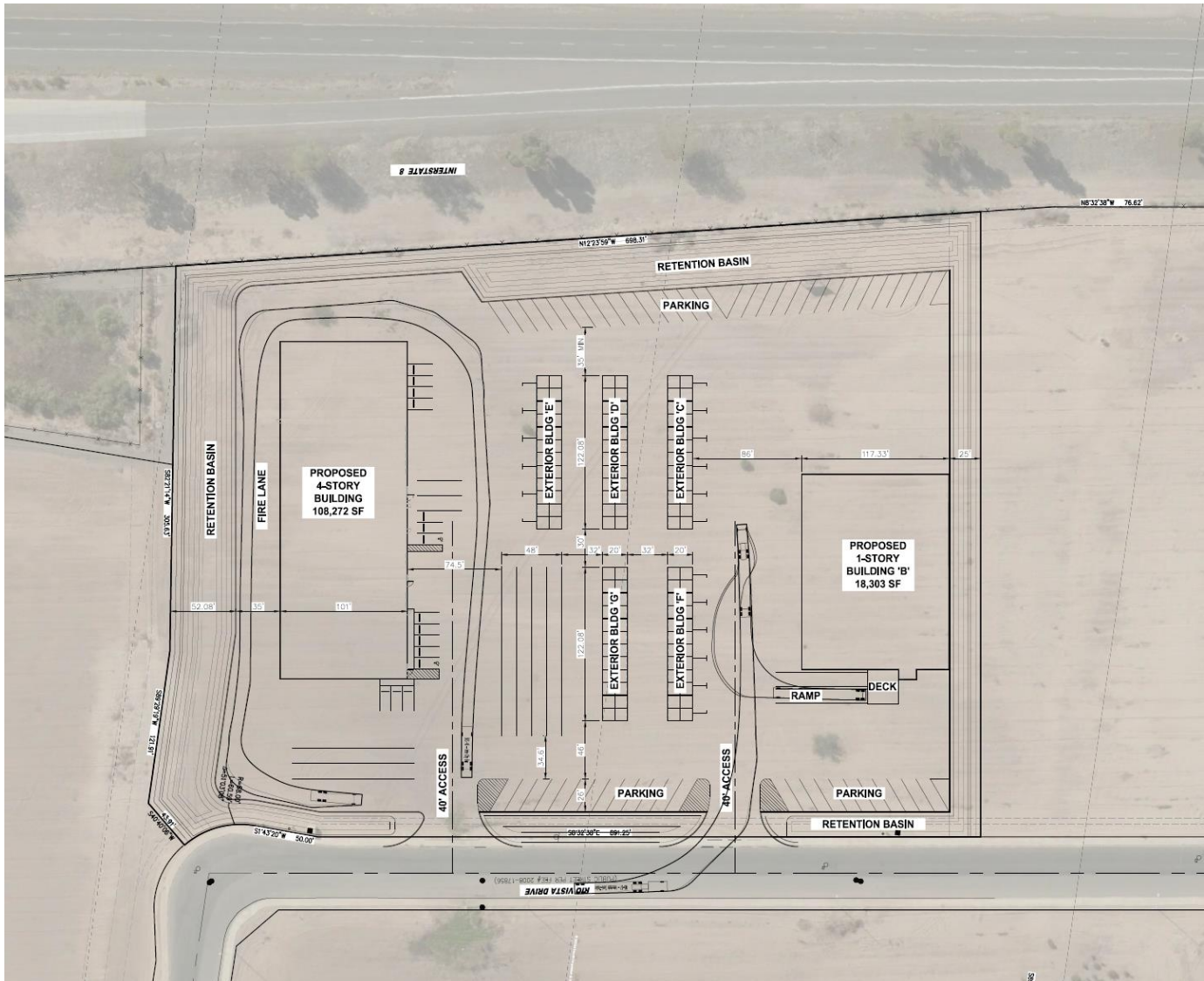
**Community Planning, Amelia Griffin, Associate Planner, (928) 373-5000 x 3034**

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 Site Plan



# ATTACHMENT C

## Elevations

### Building A



NORTH ELEVATION: BUILDING A  
Scale: 1" = 25'



EAST ELEVATION: BUILDING A  
Scale: 1" = 25'



WEST ELEVATION: BUILDING A  
Scale: 1" = 25'



SOUTH ELEVATION: BUILDING A

### Building B



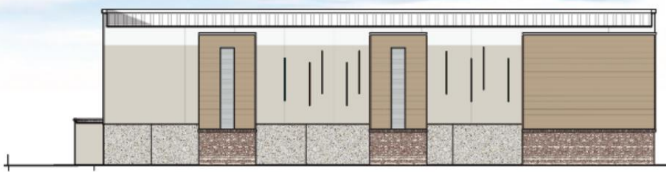
WEST ELEVATION: BUILDING B  
Scale: 1" = 20'



SOUTH ELEVATION: BUILDING B  
Scale: 1" = 20'



EAST ELEVATION: BUILDING B  
Scale: 1" = 20'



NORTH ELEVATION: BUILDING B  
Scale: 1" = 20'

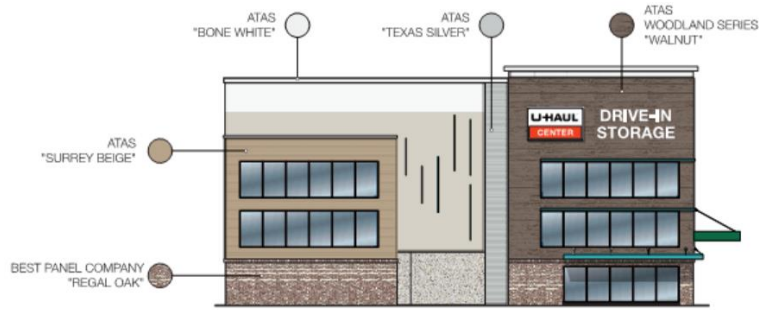
# ATTACHMENT D

## Colors

### Building A



**NORTH ELEVATION: BUILDING A**  
Scale: 1" = 25'



**EAST ELEVATION: BUILDING A**

### Building B



**WEST ELEVATION: BUILDING B**  
Scale: 1/16" = 1'



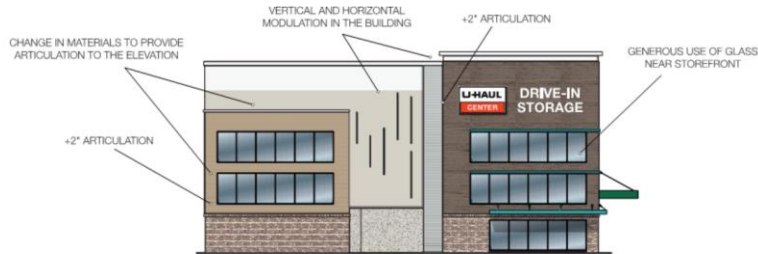
**SOUTH ELEVATION: BUILDING B**

# ATTACHMENT E

## Materials and Architectural Features (Building A)



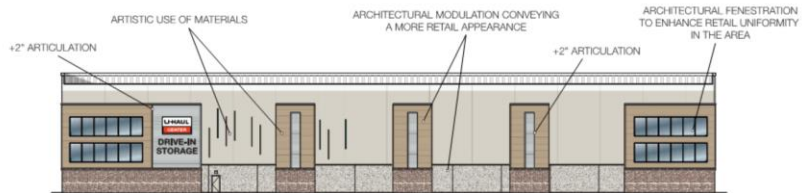
**NORTH ELEVATION: BUILDING A**  
Scale: 1" = 2'



**EAST ELEVATION: BUILDING A**



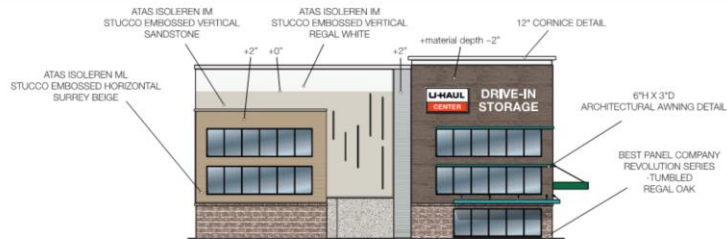
**WEST ELEVATION: BUILDING A**  
Scale: 1/16" = 1'



**SOUTH ELEVATION: BUILDING A**

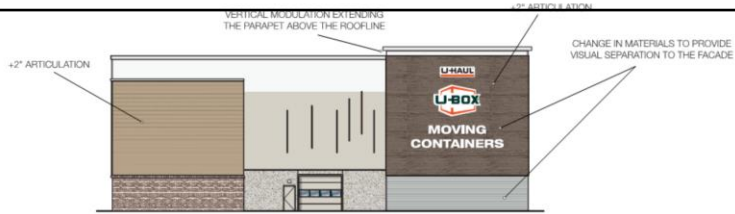


**NORTH ELEVATION: BUILDING A**  
Scale: 1" = 2'

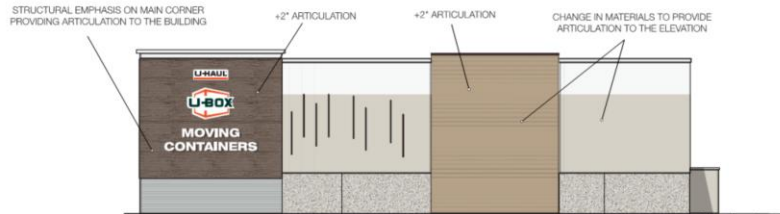


**EAST ELEVATION: BUILDING A**

# Materials and Architectural Features (Building B)

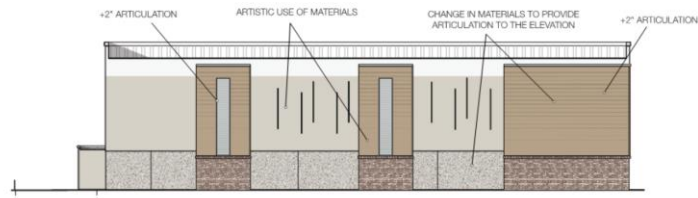


**WEST ELEVATION: BUILDING B**  
Scale: 1/16" = 1'



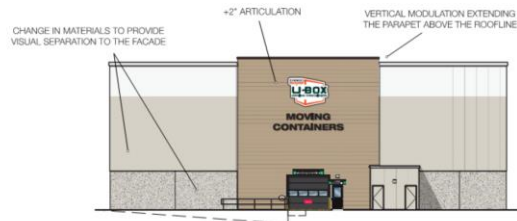
**SOUTH ELEVATION: BUILDING B**

800 S. RIO VISTA TRAIL, AZ 85700



**NORTH ELEVATION: BUILDING B**

Scale: 1/16" = 1'



**EAST ELEVATION: BUILDING B**

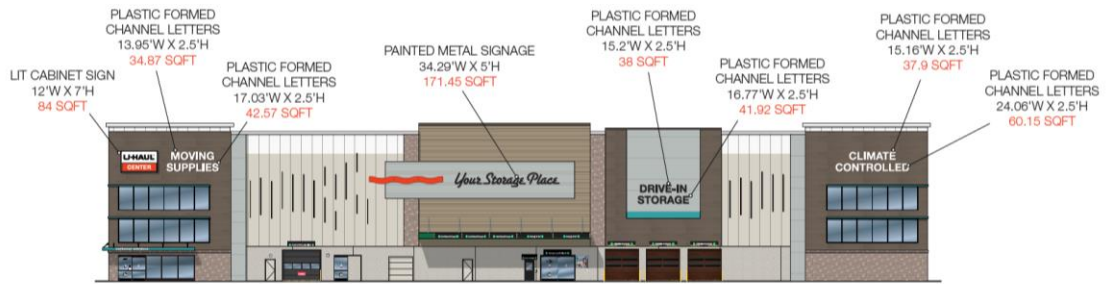


**NORTH ELEVATION: BUILDING B**  
Scale: 1/16" = 1'



**EAST ELEVATION: BUILDING B**  
Scale: 1/16" = 1'

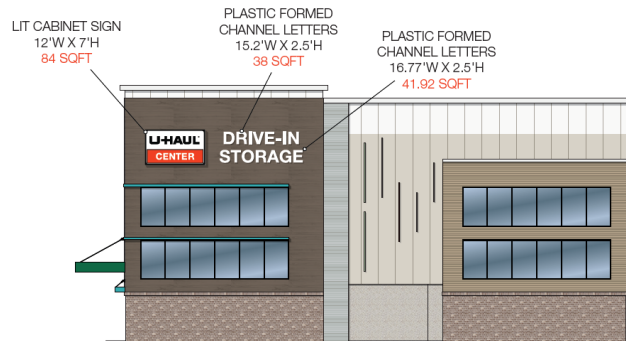
# ATTACHMENT F Signage (Building A)



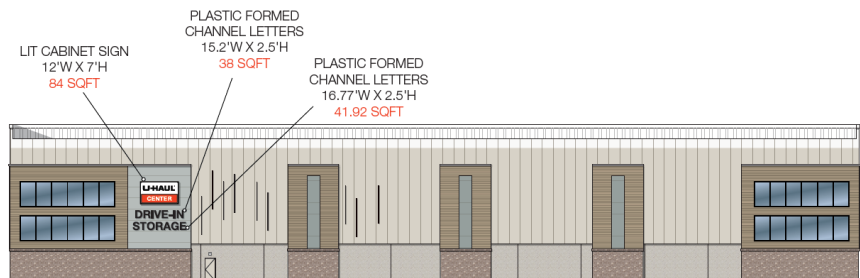
**NORTH ELEVATION: BUILDING A**  
Scale: 1" = 25'



**EAST ELEVATION: BUILDING A**



**WEST ELEVATION: BUILDING A**  
Scale: 1/16" = 1'

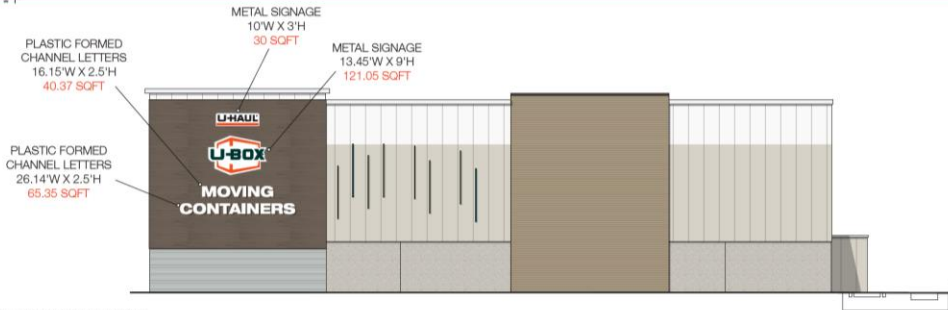


**SOUTH ELEVATION: BUILDING A**

# Signage (Building B)



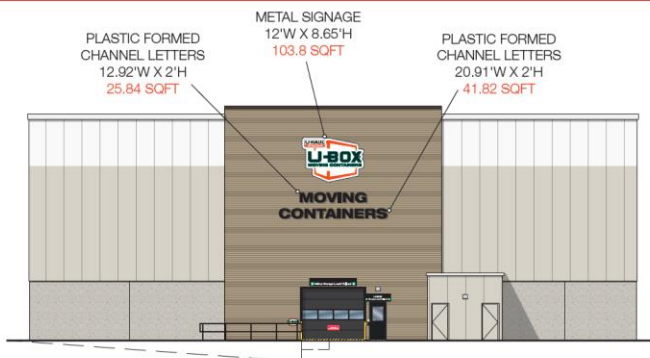
**WEST ELEVATION: BUILDING B**  
Scale: 1/16" = 1'



**SOUTH ELEVATION: BUILDING B**



**NORTH ELEVATION: BUILDING B**  
Scale: 1/16" = 1'



**EAST ELEVATION: BUILDING B**

**ATTACHMENT G**  
Proposed Street View (Interstate 8)





**ATTACHMENT H**  
Aerial Photo

