

Design and Historic Review Commission Agenda

City Hall Council Chambers
One City Plaza

Wednesday, September 28, 2022 4:00 p.m.

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 14, 2022

ITEMS REQUIRING COMMISSION DISCUSSION AND/OR ACTION

HISTORIC DISTRICT:

PRELIMINARY REVIEWS

None

CASES REQUIRING ACTION

1. **DHRC-40567-2022:** This is a request by Page Misenhimer, on behalf of the City of Yuma, to review two new steel shade structures to be placed in front of the Pint House, for the leased property to the east of 265 S. Main Street, in the Main Street Historic District

AESTHETIC OVERLAY

PRELIMINARY REVIEWS

None

CASES REQUIRING ACTION

1. **DHRC-40543-2022:** This is a request by BMH As-Built USA of Arizona, on behalf of EHC Yuma LP., for aesthetic review of new company housing in the General Commercial / Aesthetic Overlay (B-2/AO) District, in conjunction with the new hospital located at 2648 S. Araby Road, Yuma, AZ.

COMMISSION DISCUSSION

None

INFORMATION ITEMS

1. Staff

None

Administrative Approvals:

Historic District

None

Aesthetic Overlay

None

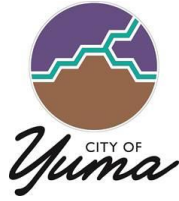
2. National Heritage Area
3. Commission
4. Public

- 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



STAFF REPORT
TO THE DESIGN AND HISTORIC REVIEW COMMISSION
CASE #: DHRC-40567-2022
DEPARTMENT OF PLANNING AND NEIGHBORHOOD SERVICES
COMMUNITY PLANNING
CASE PLANNER: AMELIA DOMBY

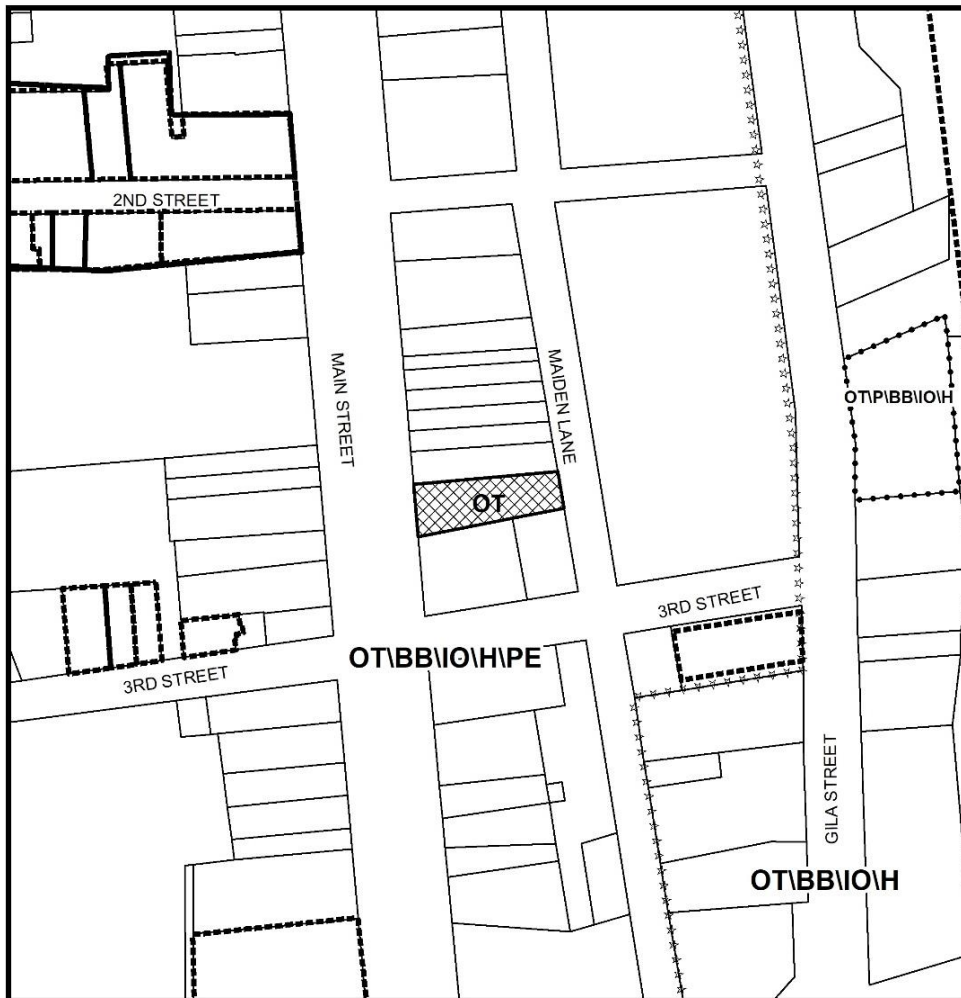
Hearing Date: September 28, 2022

Case Number: DHRC-40567-2022

Project Description/Location:

This is a request by Page Misenhimer, on behalf of the City of Yuma, to review two new steel shade structures to be placed in front of the Pint House, for the leased property to the east of 265 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:	633-44-133 (east of, in right-of-way)
Historic Listing Status:	N/A
Address:	265 S. Main Street
Property Owner:	City of Yuma
Property Owner's Agent	Page Misenhimer
Zoning of the Site:	OT/H/IO/BB
Existing Land Use(s) on the Site:	Mixed Use
Surrounding Zoning and Land Uses:	
○ North:	OT/H/IO/BB; Retail
○ South:	OT/H/IO/BB; Sonora Cycles Bike Shop
○ East:	OT/H/IO/BB; Parking lot
○ West:	OT/H/IO/BB; Prison Hill Brewery
Related Actions or Cases:	HR99-02; HR02-02R; HR02-19; HR02-21; HR03-07; HR04-04; HR05-19; HR06-27; HR09-06; DH2010-012; DHRC-4149-2013; DHRC-22739-2018
Land Division Status:	Legal lot of record
Flood Plain Designation:	Flood Zone X

Description of Proposed Project / Background / Use:

The Pint House Restaurant is proposing an expansion of their outdoor serving area on Main Street. The new serving area will be under two new steel shade structures where the existing planters are located along Main Street.

The applicant states:

“We will erect steel shade structures that will be powder coated a dark bronze color. The color should complement the existing light poles and the main street entrance arches. We have provided a picture of our vision of the patio for you.

“The shade structure will have misting systems similar to the existing system under the covered patio. There will also be lighting and heaters for the winter. As you will see in our drawing there will be hanging plants and other planters. Our intention is to create a fun and open area for our patrons and at the same time an area that enhances Main Street.

“In the drawings provided (Option A & B), we are showing two options. The first option has fencing that is the same as our fencing under the patio. The second option reflects a ground level planter that would give more color to the patio. We are still exploring pricing and the financial viability of the planters.

“We will be using furniture similar to our existing furniture on the patio. In addition, the current planters on the property will be taken out or modified in compliance with City of Yuma requirements. Plants and trees will be replaced in agreement with City of Yuma staff. Where the planters were located, new concrete will be placed matching the color of current concrete.”

The building at 265 S. Main St. was constructed in 1925 and was the location of Sears, Roebuck & Company until they moved to the Southgate Mall. The City of Yuma obtained

ownership of the property and used the building for storage until the property was sold in 1997. The new owner demolished a majority of the roof and gutted the interior of the building in 1999. Today there are two suited buildings, with a central courtyard “Paseo de Calle Main” providing an outdoor walkway from Main Street to S. Maiden Lane. The property is not individually-listed, but does contribute to the Main Street Historic District.

Twelve previous historic review cases have been processed for 265 S. Main Street:

- HR99-02 approved a large building renovation, creating the two buildings seen today.
- HR02-02R approved modifications to HR99-02 including new entryways, canopies, doors, and windows.
- HR02-19 approved a walk-in cooler to be placed at the rear of the building.
- HR02-21 approved exterior modifications, including modifications to the steps, a new metal door and frame, asphalt shingles and a new air conditioning unit.
- HR03-07 approved two painted wall signs, one on the east and one on the west facades.
- HR04-04 approved four painted wall signs, one on the east façade and three on the west façade.
- HR05-19 approved two window signs and an under canopy sign for a restaurant.
- HR06-27 approved a new under canopy sign.
- HR09-06 approved a painted wall sign at the rear of the building.
- DH2010-012 approved outdoor furnishings and fencing for Carla Renee Restaurant.
- DHRC-4149-2013 approved signage.
- DHRC-22739-2018 approved fencing enclosure under canopy space.

Staff analysis:

The Pint House, operating out of both the northern and southern buildings on this parcel, recently updated their Under Canopy Lease for space in front of their restaurant for outdoor dining. The area is in the City right-of-way. The property line is generally at the front wall of the buildings along Main Street. The 5-year leases allow the permanent commercial use of the City property for businesses contiguous to the right-of-way.

The new steel shade structures will be approximately 500 square feet and 425 square feet in size. As indicated on the demo plan (attachment C), the applicant will be modifying the existing planters located along Main Street. In addition, the applicant is proposing wrought iron fencing around the new steel shade structures to match the wrought iron fencing located around the outdoor serving area under the canopy space. There will be a 5' access aisle between the two steel structures. City Staff will monitor the installation of the fencing to ensure the safety, mobility, and accessibility for handicapped access along the Main Street walkway.

The proposed furniture will match the existing outdoor serving area, with no plastic furniture proposed or permitted. The layout and use meet the intent of the Under Canopy Lease program, bringing life and vibrancy to Main Street. This restaurant extension will add additional character to Main Street.

Staff Recommendation:

Staff recommends **APPROVAL** of the request to review two new steel shade structures to be placed in front of the Pint House, for the leased property to the east of 265 S. Main Street, in the Main Street Historic District, subject to the conditions outlined in Attachment A.

Suggested Motion:

Move to **APPROVE** DHRC-40567-2022 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 Page Misenhimer, on behalf of the City of Yuma, to review two new steel shade structures to be placed in front of the Pint House, for the leased property to the east of 265 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: September 15, 2022

Final staff report delivered to applicant on: September 21, 2022

Applicant agreed with all of the conditions of approval on: September 19, 2022

Attachments:

- A. Conditions of Approval
- B. Elevations (Option A & B)
- C. New Construction Plan
- D. Demo Plan
- E. Steel Shade Structure
- F. Site Photos
- G. Aerial Photo

Prepared By: *Amelia Dombay*

Date: September 15, 2022

Amelia Dombay
Senior Planner

Amelia.Dombay@yumaaz.gov (928)373-5000, x3034

Reviewed By: *Robert M. Blevins*

Date: 09-22-22

Robert Blevins
Principal Planner

Approved By: *Alyssa Linville*

Date: September 21, 2022

Alyssa Linville,
Director of Planning and Neighborhood
Services

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, 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.

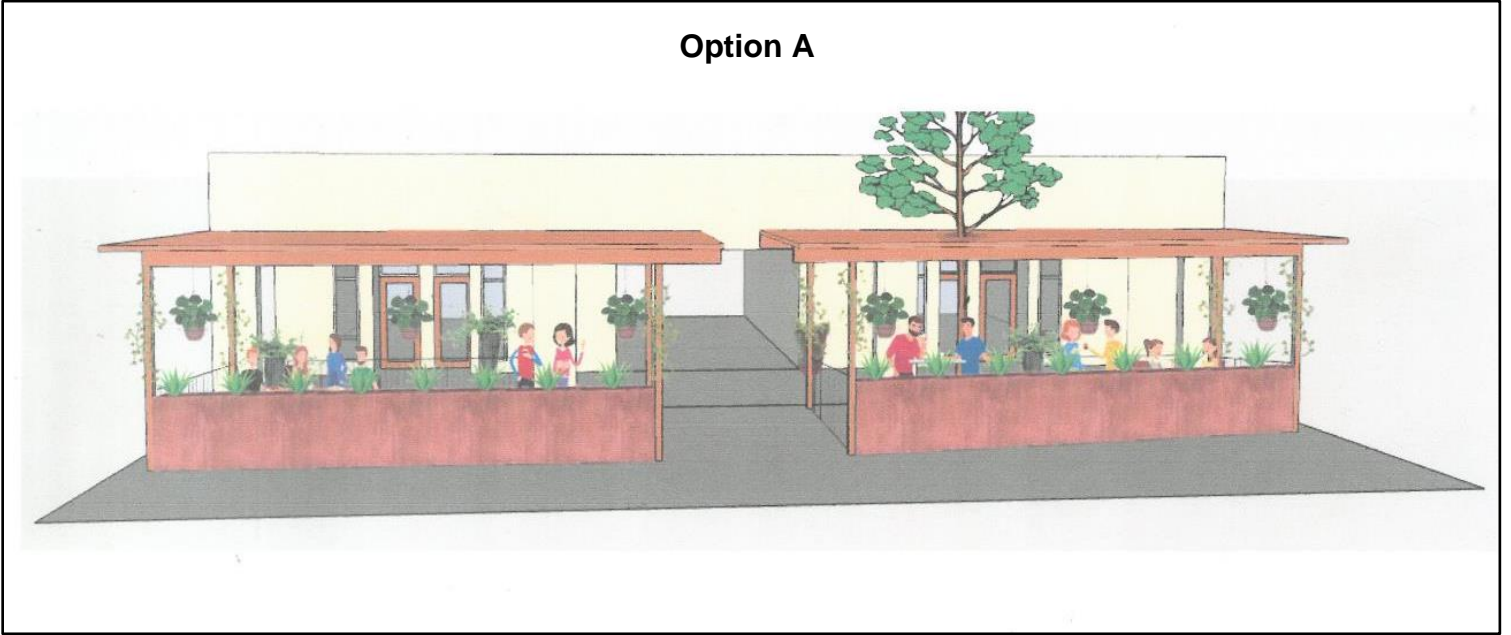
Community Planning, Amelia Griffin, Senior Planner, (928) 373-5000 x3034

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.

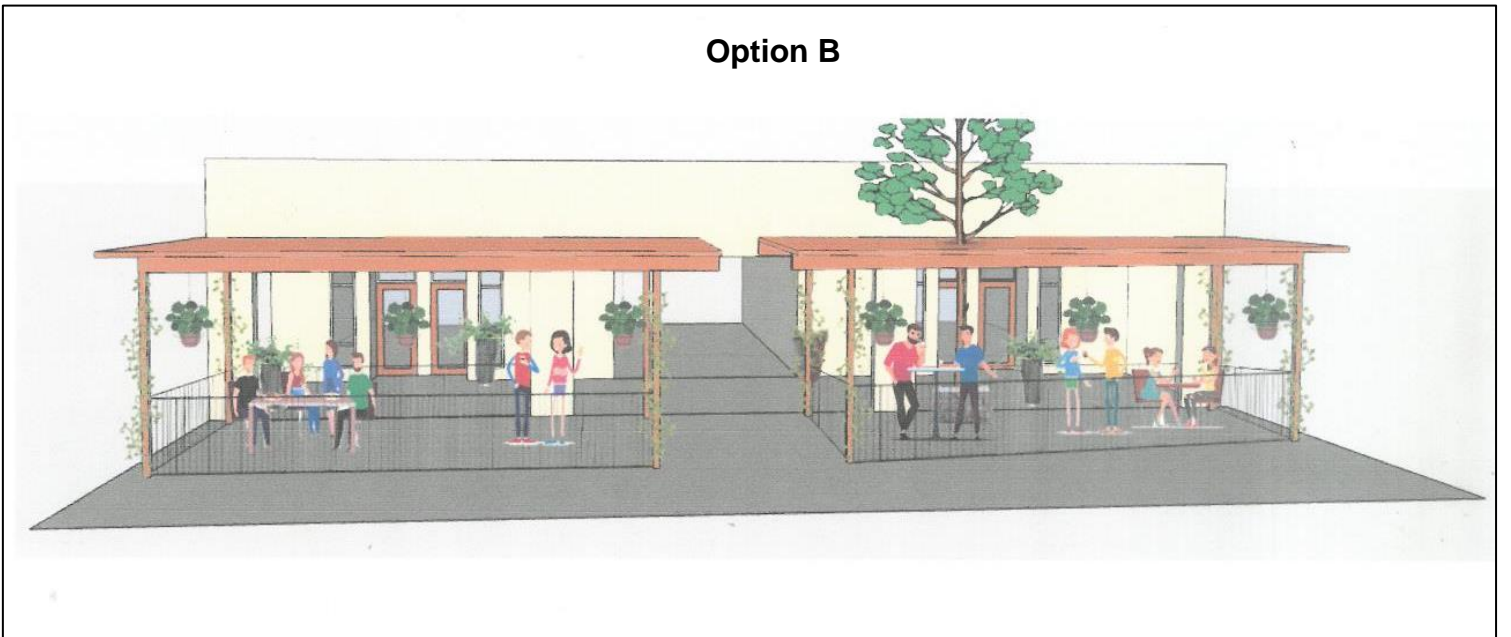
Any questions or comments regarding the Conditions of Approval as stated above should be directed to the staff member who provided the comment. Name and phone numbers are provided.

ATTACHMENT B
Elevations

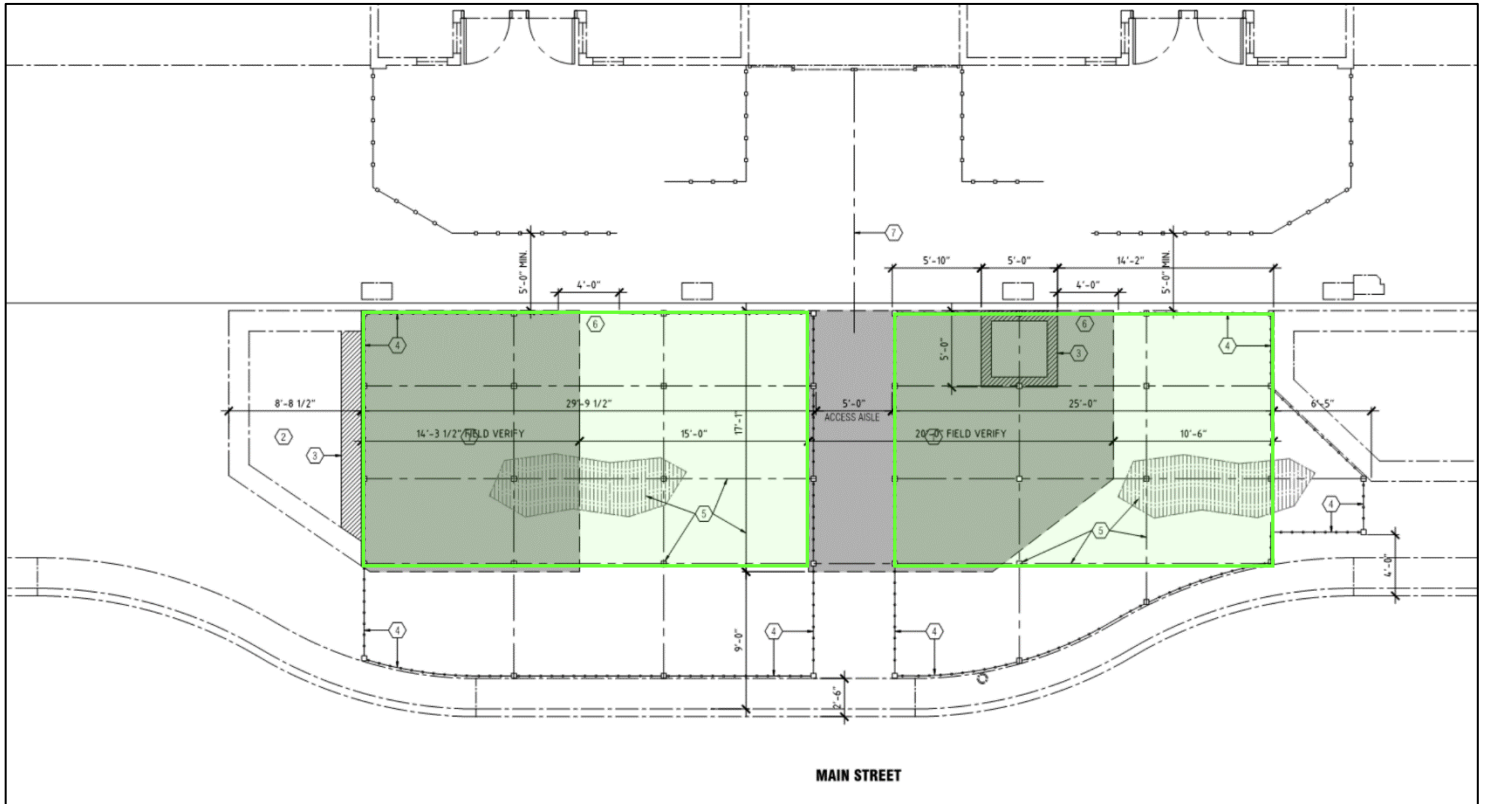
Option A



Option B



ATTACHMENT C
New Construction

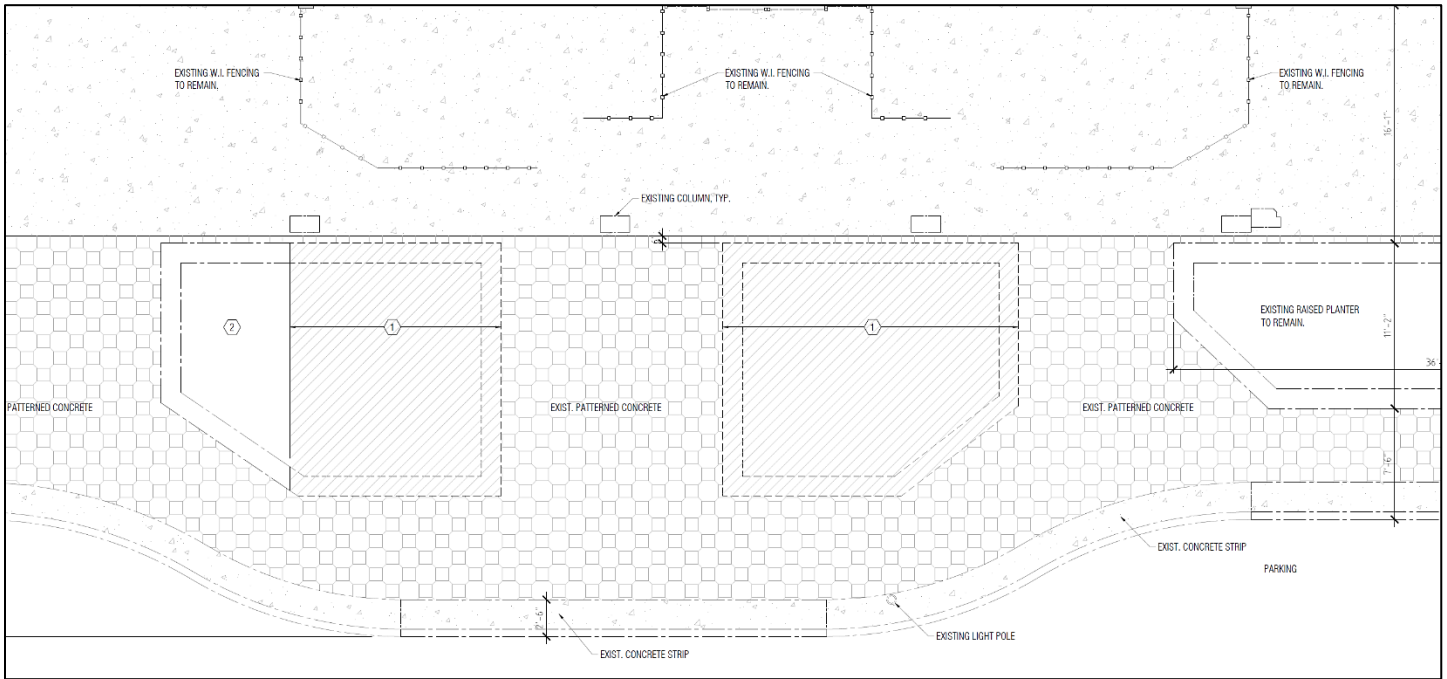


KEYNOTES

 (THIS SHEET)

- 1 SHADED AREA TO RECEIVE NEW PATTERNED CONCRETE/PAVERS OVER COMPACTED FILL. MATCH EXISTING PATTERNED CONCRETE.
- 2 PORTION OF EXISTING PLANTER TO REMAIN. REFER TO NEW CONSTRUCTION.
- 3 NEW PLANTER. 8"x8"x16" CMU WITH MASONRY CAP, PAINTED. APPLY WATER-PROOFING AT INTERIOR WALL SURFACES AS REQUIRED. MATCH EXISTING PLANTER HEIGHT. VERIFY NEW PLANTER CONFIGURATION AND LOCATION WITH OWNER PRIOR TO CONSTRUCTION.
- 4 NEW W.I. FENCING ENCLOSURE, TYPICAL. PRIMED & PAINTED. VERIFY DESIGN WITH OWNER PRIOR TO CONSTRUCTION.
- 5 NEW SHADE STRUCTURE. ACTUAL CONFIGURATION BY OTHERS. ALL SHADE COMPONENTS (INCLUDING FOUNDATION, POSTS, BEAMS, TRELLIS, ETC.) TO BE DESIGNED, PROVIDED AND INSTALLED BY OTHERS.
- 6 NEW 4'-0" WIDE OPENING. VERIFY LOCATION WITH OWNER.
- 7 CENTER LINE - EXISTING BREEZEWAY. CENTER NEW ACCESS AISLE WITH CENTERLINE.

ATTACHMENT D Demo Plan



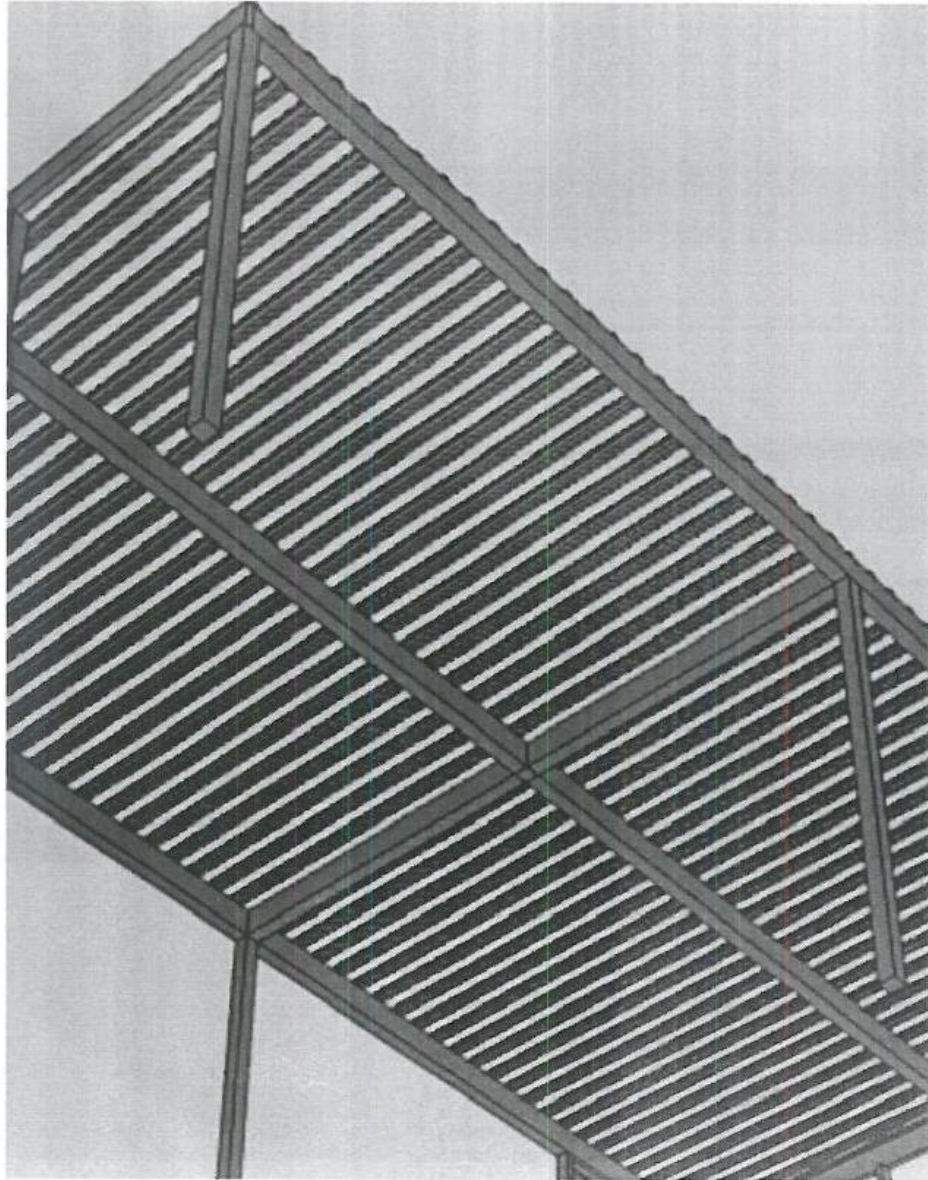
KEYNOTES



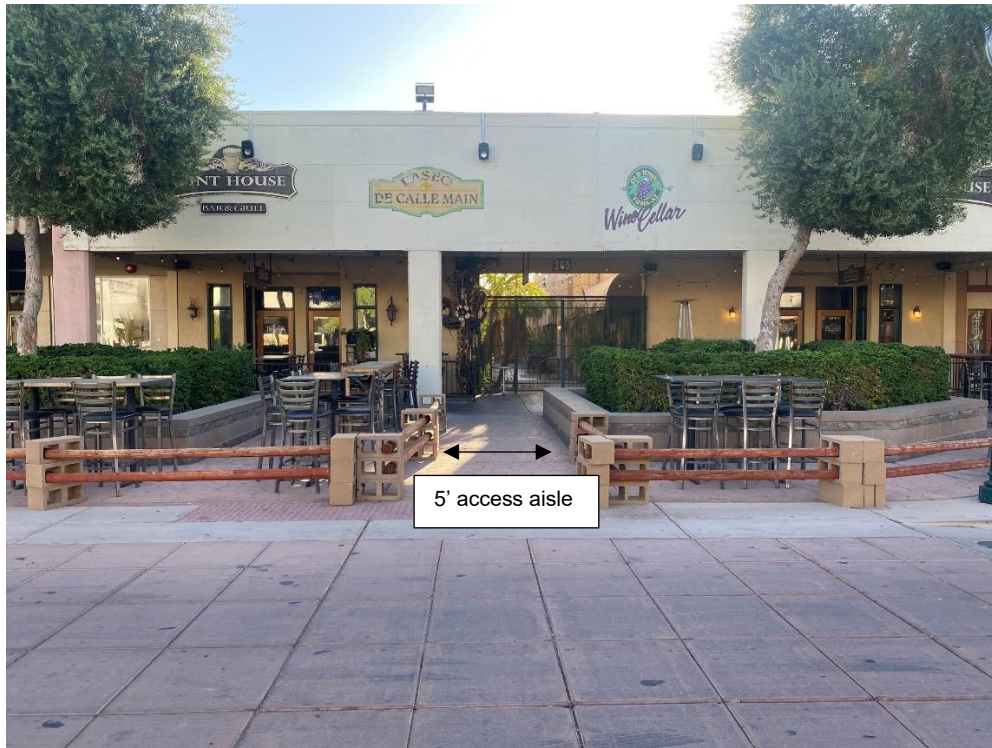
(THIS SHEET)

- 1 HATCHED AREA INDICATES PORTION OF EXISTING RAISED PLANTER TO BE REMOVED. MODIFY, RELOCATE, REMOVE ANY EXISTING IRRIGATION, GROUND LIGHTING AND CONTROLS AS REQUIRED FOR REMAINING PLANTER. DEMO'D. AREA TO RECEIVE NEW PATTERNED CONCRETE/PAVERS TO MATCH EXISTING. REFER TO NEW CONSTRUCTION.
- 2 PORTION OF EXISTING RAISED PLANTER TO REMAIN. REFER TO NEW CONSTRUCTION.

ATTACHMENT E
Steel Shade



ATTACHMENT F
Site Photos



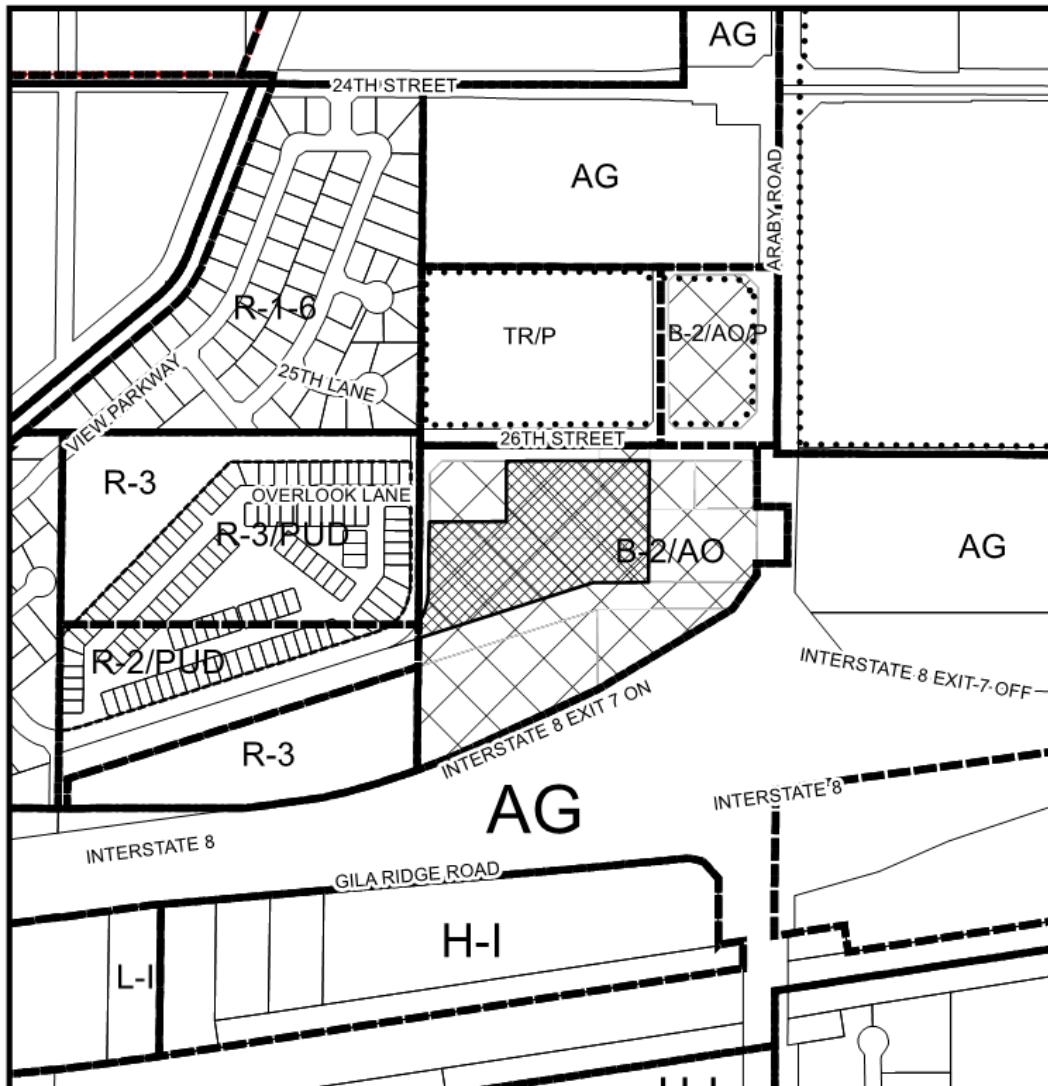


STAFF REPORT
TO THE DESIGN AND HISTORIC REVIEW COMMISSION
CASE #: DHRC-40543-2022
DEPARTMENT OF PLANNING AND NEIGHBORHOOD SERVICES
COMMUNITY PLANNING
CASE PLANNER: BOB BLEVINS

Hearing Date: September 28, 2022 **Case Number:** DHRC-40543-2022

Project Description/Location: This is a request by BMH As-Built USA of Arizona, on behalf of EHC Yuma LP., for aesthetic review of new company housing in the General Commercial / Aesthetic Overlay (B-2/AO) District, in conjunction with the new hospital located at 2648 S. Araby Road, Yuma, AZ.

Location Map:



Location Specific Information:

Aesthetic Overlay:	Yes
Historic District:	N/A
Parcel Number:	197-04-050
Historic Listing Status:	N/A
Address:	None- vacant
Property Owner:	EHC Yuma LP.
Property Owner's Agent	BMH As-Built USA of Arizona
Zoning of the Site:	B-2/AO
Existing Land Use(s) on the Site:	Vacant
Surrounding Zoning and Land Uses:	
○ North:	TR/P; Yuma Police Department
○ South:	B-2/AO: Hospital
○ East:	B-2/AO; Circle K
○ West	B-2/AO; Vacant
Related Actions or Cases:	None
Land Division Status:	Legal lot of record
Flood Plain Designation:	Flood Zone X

Description of Proposed Project / Background / Use:

From the applicant:

“Project Narrative EHC Yuma Employee Housing:

“Exceptional Healthcare and BMH As-Built USA of Arizona propose to build a gated employee housing complex directly west of the Circle K in south of 26th St. on parcel number 197-04-049.

“The proposed development uses approximately 19,200 ft.² of the above stated 15 acre parcel number to house traveling doctors from different parts of the country within Exceptional Healthcare’s network.

“The development of this land is just an interim solution to provide better care for the patients of the community. Ultimately, it is a temporary holding use for the land and is most likely not permanent.

“Within the gated complex a driveway, two parking spaces per unit and four tiny houses approximately 488 ft.² livable space each. With landscape and amenities per city requirements.

“The units are purchased in skeleton kits – 8’ to 12’ sections of walls and roof with openings for the doors and windows. The company “Volstrukt” assembles them at their facility, then ships the whole frame to the location. Cyrus [contractor] will pour concrete slabs for each one and they will set the frame on the slab and then complete the exteriors with stucco, roofing materials, install windows and doors. The interiors will be dry walled and painted, flooring installed.”

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:

- 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, and the general public;
- Minimizing conflicts between automobiles, pedestrians and bicycles; creating access 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 Recommendation:

Staff recommends **APPROVAL** of the aesthetic review of new company housing in the General Commercial / Aesthetic Overlay (B-2/AO) District, subject to the conditions outlined in Attachment A.

Suggested Motion:

Move to **APPROVE** DHRC-40543-2022 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 BMH As-Built USA of Arizona, on behalf of EHC Yuma LP., for aesthetic review of new company housing in the General Commercial / Aesthetic Overlay (B-2/AO) District, in conjunction with the new hospital located at 2648 S. Araby Road, 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: 09/14/22

Final staff report delivered to applicant on: 09/20/22

- Applicant agreed with all of the conditions of approval on: 09/14/22
- 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. Floor Plan, Perspectives, & Elevations
- D. Wall/Landscaping for Screening
- E. Colors and Finishes
- F. Aerial Photo

Prepared By: *Robert M. Blevins*
Robert Blevins
Principal Planner

Date: 09-14-22

Approved By: *Alyssa Linville*
Alyssa Linville,
Director of Planning and Neighborhood Services

Date: 09-21-2022

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, Director of Planning and Neighborhood Services (928) 373-5000, x 3037:

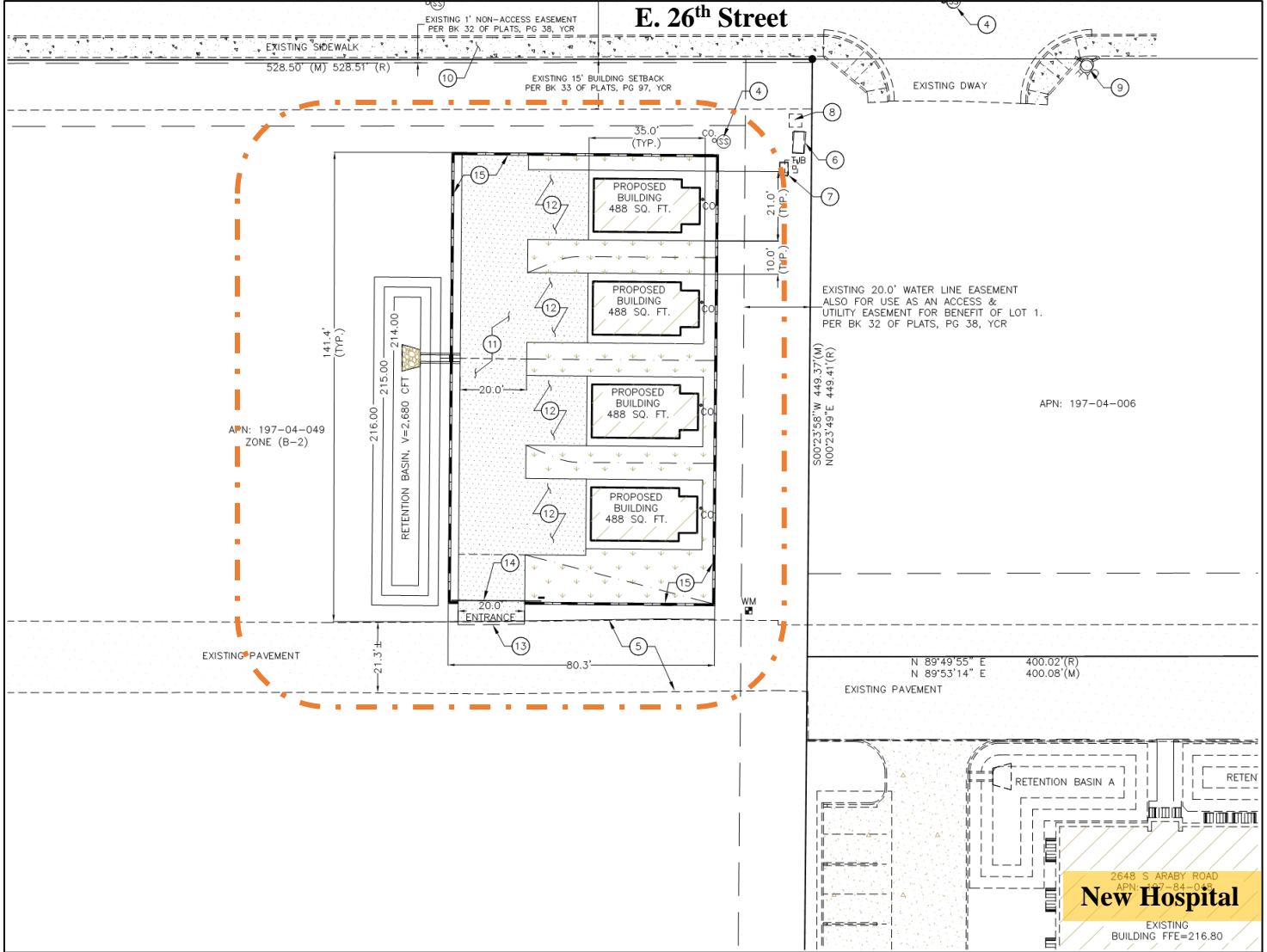
1. The conditions listed below are in addition to City codes, rules, fees and regulations that are applicable to this action.
2. The Owner's signature on the application for this land use action request takes the place of the requirement for a separate notarized and recorded "Waiver of Claims" document.

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

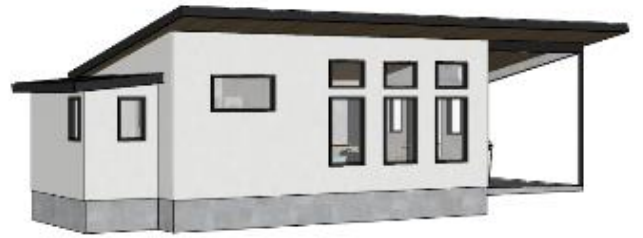


ATTACHMENT C

Floor Plan, Perspectives, & Elevations

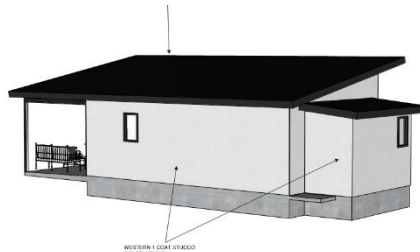


1	FLOOR PLAN 3D
003	scale: not to scale



1	PERSPECTIVE 1
003	scale: not to scale

2	PERSPECTIVE 2
003	scale: not to scale

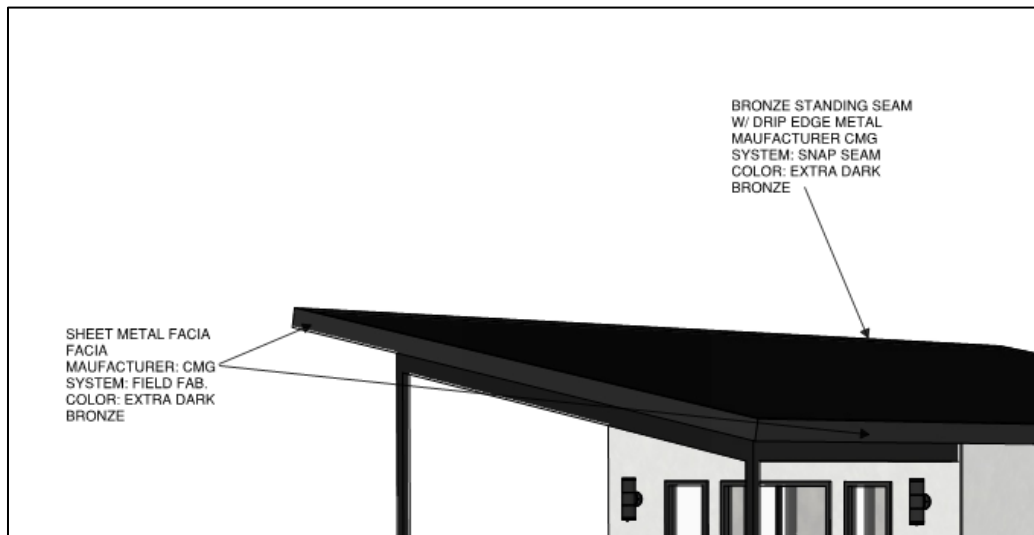
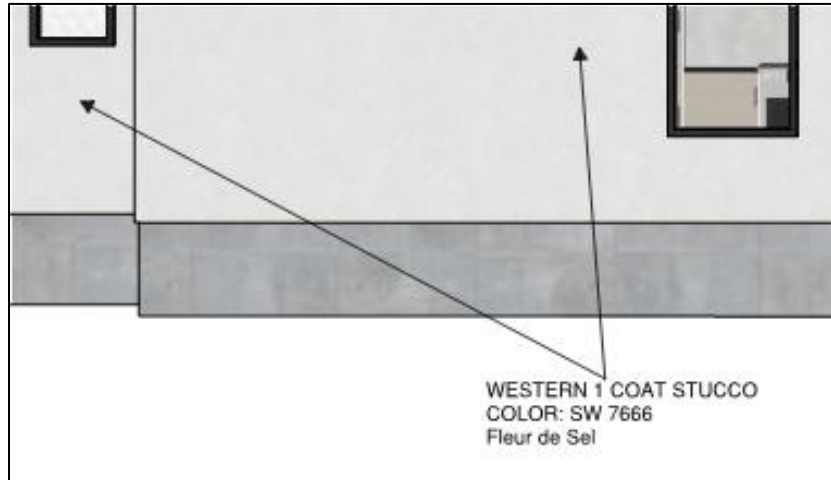


2	FRONT ELEVATION 3D
003	scale: not to scale

3	PERSPECTIVE 3
003	scale: not to scale

4	PERSPECTIVE 4
003	scale: not to scale

ATTACHMENT E
Colors and Finishes



ATTACHMENT F
Aerial Photo

