



Design and Historic Review Commission Agenda

City Hall Council Chambers
One City Plaza

Wednesday, November 9, 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

October 26, 2022

ITEMS REQUIRING COMMISSION DISCUSSION AND/OR ACTION

HISTORIC DISTRICT:

PRELIMINARY REVIEWS

None

CASES REQUIRING ACTION

1. **DHRC-40600-2022**: This is a request by BWI Anklam LLC, for historic review of a new multi-family complex at 406 S. 2nd Avenue, in the Century Heights Conservancy Residential Historic District.

AESTHETIC OVERLAY

PRELIMINARY REVIEWS

None

CASES REQUIRING ACTION

1. **DHRC-40698-2022**: This is a request by Yuma Care 2, LLC, on behalf of Yuma Ventures Fund 1, LLC, for a new medical facility for the property located at 7214 E. 31st Place, in the General Commercial/Aesthetic Overlay (B-2/AO) District.

COMMISSION DISCUSSION

None

INFORMATION ITEMS

1. Staff

Administrative Approvals:

Historic District

1. **DHRC-38991-2022**: This is a request by Polar Cooling, LLC on behalf of Coston-Stanley Trust dated 01-01-85, for a new rooftop Air Conditioning unit for Red's Bird Cage, located at 231 S. Main Street, in the Main Street Historic District.

Aesthetic Overlay

1. **DHRC-40601-2022**: This is a request by Signmasters of Yuma LLC, on behalf of Redondo Industrial Development, AZ LLC, for replacement signage for the property located at 899 E. Plaza Circle, Suite 2, in the Business Park/Aesthetic Overlay (BP/AO) District.

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
October 26, 2022**

A meeting of the City of Yuma Design and Historic Review Commission was held on Wednesday, October 26, 2022 at City Hall Council Chambers, One City Plaza, Yuma, Arizona.

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

STAFF MEMBERS present included Alyssa Linville, Director of Planning and Neighborhood Services, Robert Blevins, Principal 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

October 12, 2022

Motion by Leal-Rubio, second by Anthony to APPROVE the minutes of October 12, 2022. Motion carried unanimously, (4-0) with three absent.

ITEMS REQUIRING COMMISSION DISCUSSION AND ACTION

DHRC-40638-2022: *This is a request by Brian Unger, on behalf of Texas Roadhouse Holdings, KY, LLC, for aesthetic review of a new addition to the restaurant at 594 E. 16th Street, in the General Commercial / Aesthetic Overlay (B-2/AO) District.*

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

QUESTIONS FOR STAFF

None

APPLICANT / APPLICANT'S REPRESENTATIVE

Christopher Thompson, Thompson Design Architects, was present and available for questions.

Commissioner Moody asked if there would be a change to the parking requirements. **Blevins** replied the proposed project was an addition to the kitchen area which did not require additional parking.

PUBLIC COMMENT

None

Motion by Moody, second by Leal-Rubio, to APPROVE Case Number DHRC-40638-2022 subject to the Conditions of Approval in Attachment A. Motion carried unanimously, (4-0) with three absent.

COMMISSION DISCUSSION

None

QUESTIONS

None

INFORMATION ITEMS

Staff

None

Administrative Approvals

Historic District

DHRC-39949-2022: *This is a request by Barbara Beam, on behalf of 10 W Properties LLC, for repainting the exterior of the property located at 10 W. 3rd Street, in the Main Street Historic District.*

DHRC-39385-2022: *This is a request by Keith Baldwin, on behalf of the Yuma Center for Spiritual Living, for replacement signage for the property located at 781 S. 2nd Avenue in the Century Heights Residential Conservancy Historic District.*

Aesthetic Overlay

DHRC-35819-2022: *This is a request by Bootz and Dukes Sign Co., on behalf of Zee Properties, LLC, for review of replacement signs for the property located at 2353 S. Avenue B, in the General Commercial/Aesthetic Overlay (B-2/AO) District.*

Chairman Rushin Acknowledged the Administrative Approvals.

National Heritage Area

Chairman Rushin announced that Cathy Douglas was the new Executive Director of the Yuma Crossing National Heritage Area.

Commission

None

ADJOURNMENT

The meeting was adjourned at 4:09 p.m.

Minutes approved this _____ day of _____, 2022.

Chairman

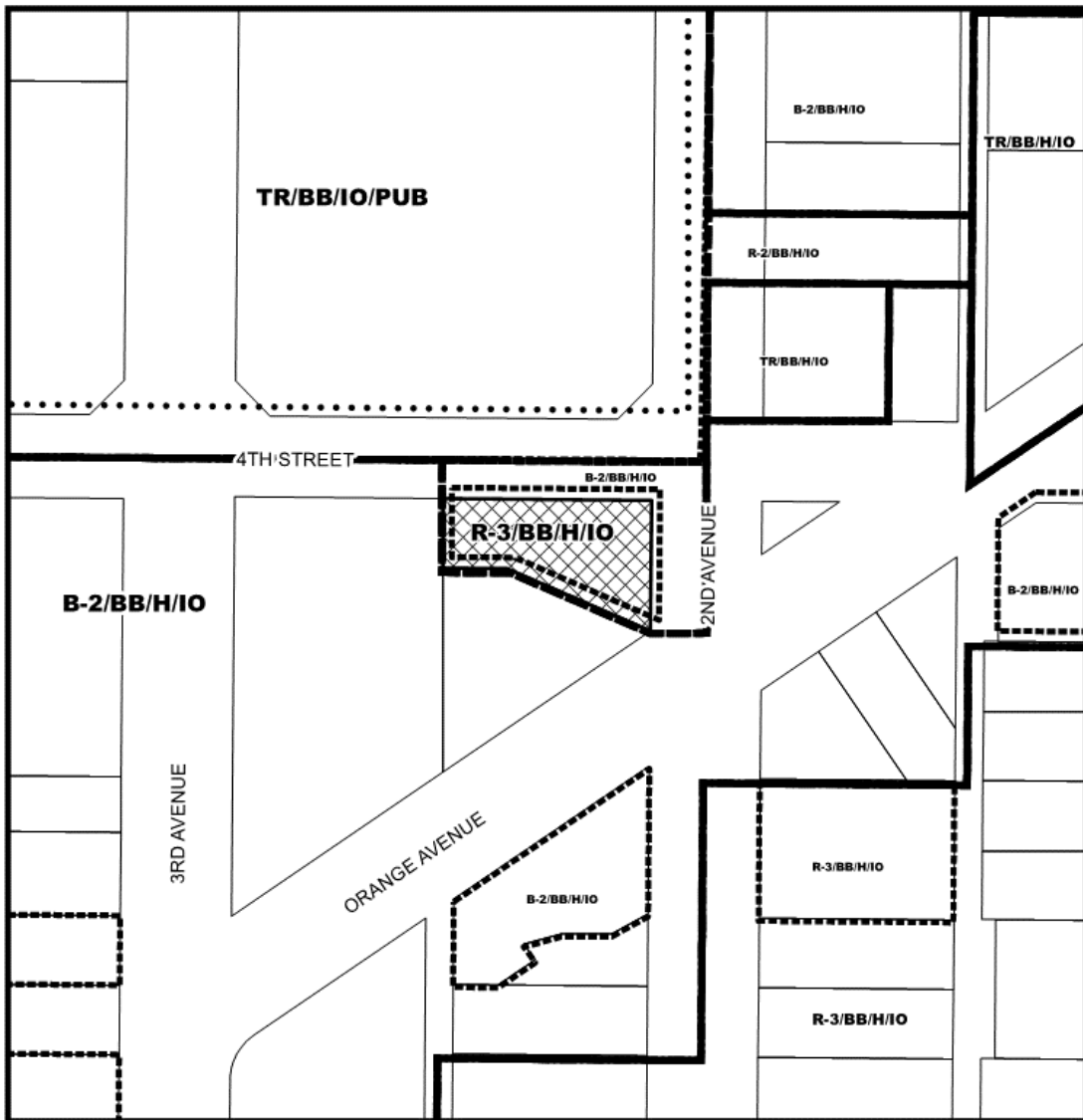


STAFF REPORT
TO THE DESIGN AND HISTORIC REVIEW COMMISSION
CASE #: DHRC-40600-2022
DEPARTMENT OF PLANNING AND NEIGHBORHOOD SERVICES
 COMMUNITY PLANNING
 CASE PLANNER: BOB BLEVINS

Hearing Date: November 9, 2022 **Case Number:** DHRC-40600-2022

Project Description/Location: This is a request by BWI Anklam LLC, for historic review of a new multi-family complex at 406 S. 2nd Avenue, in the Century Heights Conservancy Residential Historic District.

Location Map:



Location Specific Information:

Aesthetic Overlay:	No
Historic District:	Century Heights Residential Conservancy Historic District
Parcel Number:	633-51-100
Historic Listing Status:	N/A
Address:	406 S. 2 nd Avenue
Property Owner: Property Owner's Agent	BWI Anklam LLC
Zoning of the Site:	R-3/H/IO/BB
Existing Land Use(s) on the Site:	Vacant lot
Surrounding Zoning and Land Uses:	
○ North:	TR/IO/BB: Fire Station
○ South:	B-2/H/IO/BB: Vehicle Repair
○ East:	B-2/H/IO/BB: Residences
○ West:	B-2/H/IO/BB: Vehicle Repair
Related Actions or Cases:	None
Land Division Status:	Legal lot of record
Flood Plain Designation:	Flood Zone X

Description of Proposed Project / Background / Use:

This project is proposed for a vacant lot and will contain two buildings of two stories each. The two buildings will be joined by a common staircase to the second floor apartments. In each building there will be one apartment per floor for a total of four units.

The applicant states:

“The proposed project includes the following site improvements and structures.

- New retaining wall at the same height and location as the existing
- New on-site retention basins
- New 7-space parking lot
- New CMU wall trash enclosure per City of Yuma Standard Detail
- Hardscape and desert plant landscaping

“The new [multi-family residences] will be modern in theme with mono-sloped roofs with VPO [Fluid-applied vapor permeable barrier membrane] roofing. The north and south-facing facades of each structure will have color coat stucco, with the east and west sides covered with PBU* panels. The second story of each structure will be accessed via an exterior staircase. Low-e, double-paned glass will be installed on all exterior windows.

“The parcel is currently vacant land bounded on the north side by 4th Street, on the west side by 2nd Avenue, the east side by an existing business and on the south side by an existing structure. The lot is level and has a retaining wall on the west and north sides of the property which ranges in high from approximate 12-inches to 48-inches. The retaining wall is in poor condition and in need of replacement. An existing sidewalk bounds the property on the north and west sides. Ingress and egress to the lot is from an existing driveway access on the northeast corner of the property.”

* PBU panel stands for purlin bearing panel. This means that the panels have a larger overlap section that completely overlaps the next panel. This creates more metal to metal contact which yields a stronger connection and more weather-tight metal roof panels. The PBU Panel is an exposed fastener system that can be used both horizontally and vertically in wall applications. It can be installed directly over purlins or joists and gives designers a contemporary aesthetic for their building project.

Staff Analysis:

The external shared stairway, awnings, light fixtures, and window surround relief all contribute to moderating the large expanses of the building facades. The use of two exterior wall textures/materials should add character to the modern-design of the residences.

The applicant has proposed three color schemes (listed in order of preference):

1. the Naturel palette;
2. the Birdseye Maple palette; and
3. the Sawdust palette.

In addition to being in the Century Heights Historic District, this property is also in the Infill Overlay, which allows for some reductions in fees and dimensional standards in order to encourage the re-use of vacant lots. This project is a good example of infill- bringing more people and life to the neighborhood with a higher density housing development.

The City of Yuma Historic (H) District states as part of it's Purpose and Intent:

New structures erected within a historic district or the renovation of an existing structure within an historic district shall harmonize with the general character or ambiance of existing structures in the district in order to preserve the architectural heritage of the district and to promote the historical significance of the site or district among residents and visitors to the community.

The closest neighboring properties are commercial in nature. Staff feels these new residences will not overpower or distract from surrounding buildings in Century Heights.

Staff Recommendation:

Staff recommends **APPROVAL** of the historic review of a new multi-family complex at 406 S. 2nd Avenue, in the Century Heights Conservancy Residential Historic District, subject to the conditions outlined in Attachment A.

Suggested Motion:

Move to **APPROVE** DHRC-40600-2022 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 BWI Anklam LLC, for historic review of a new multi-family complex at 406 S. 2nd 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: 10/04/22

Final staff report delivered to applicant on: 10/05/22

- Applicant agreed with all of the conditions of approval on: 10/04/22
- 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 / Elevations
- C. Perspectives & Color Palettes
- D. Materials
- E. Aerial Photo

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

Date: 10-24-22

Approved By: *Alyssa Linville*
Alyssa Linville,
Assistant Director

Date: 11-04-2022

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 Community Development Comments: Alyssa Linville, Director of Planning and Neighborhood Services (928) 373-5000, x 3037:

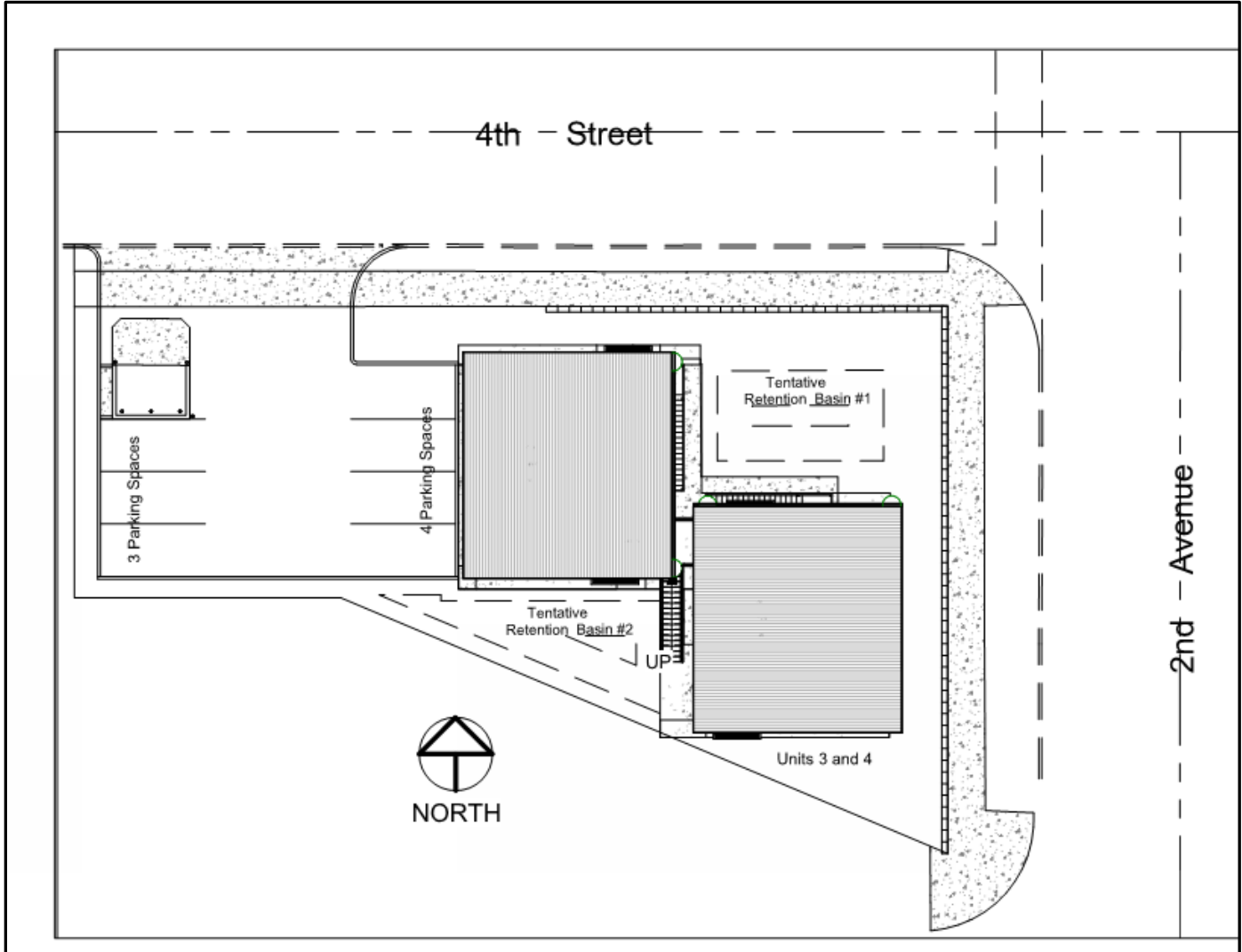
1. The conditions listed below are in addition to City codes, rules, fees and regulations that are applicable to this action.
2. The Owner's signature on the application for this land use action request takes the place of the requirement for a separate notarized and recorded "Waiver of Claims" document.

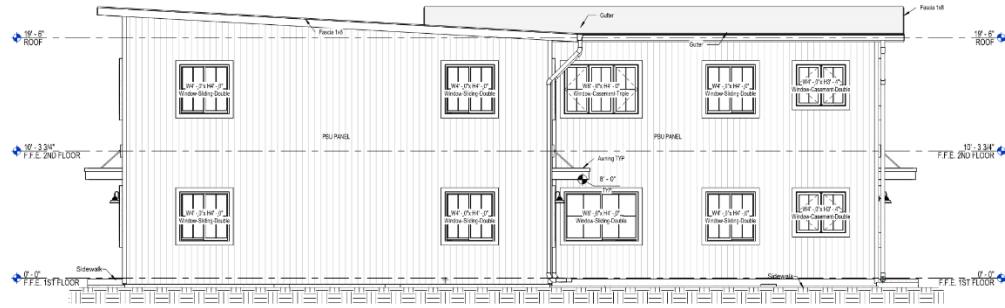
Community Planning, Bob Blevins, Principal Planner (928) 373-5189

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.

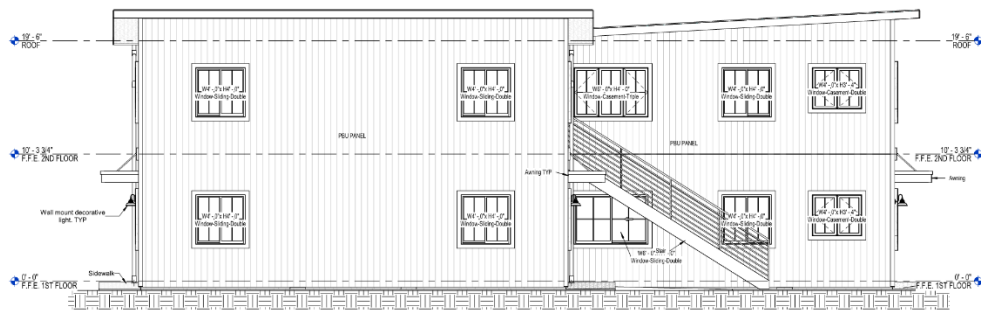
Any questions or comments regarding the Conditions of Approval as stated above should be directed to the staff member who provided the comment. Name and phone numbers are provided.

ATTACHMENT B
Site Plan/Elevations

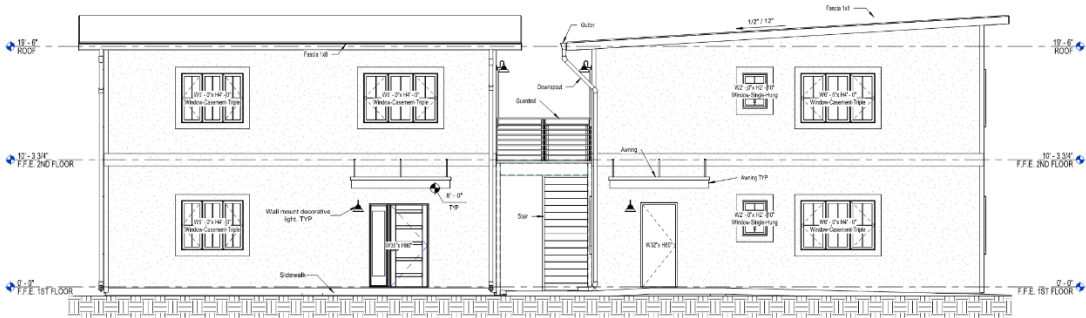




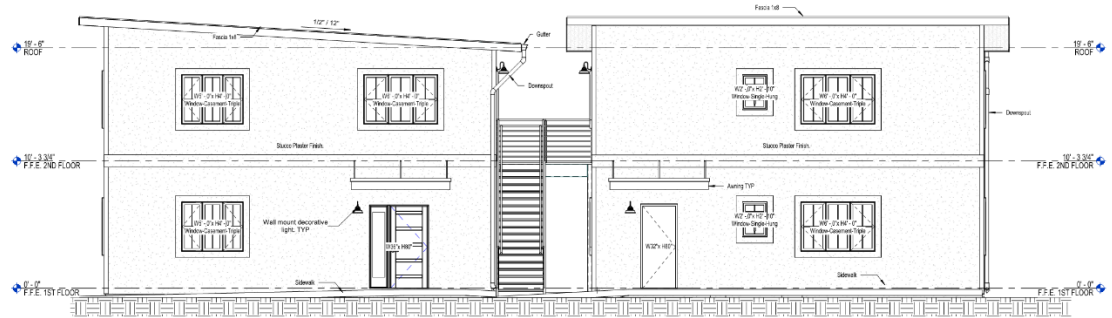
1 East Elevation
1/4" = 1'-0"



2 West Elevation
1/4" = 1'-0"



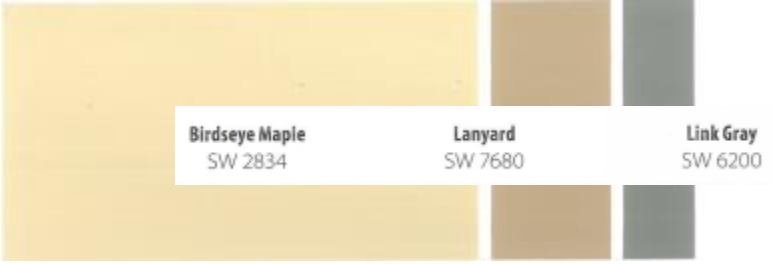
3 North Elevation
1/4" = 1'-0"



4 South Elevation
1/4" = 1'-0"

ATTACHMENT C
Perspectives & Color Palettes

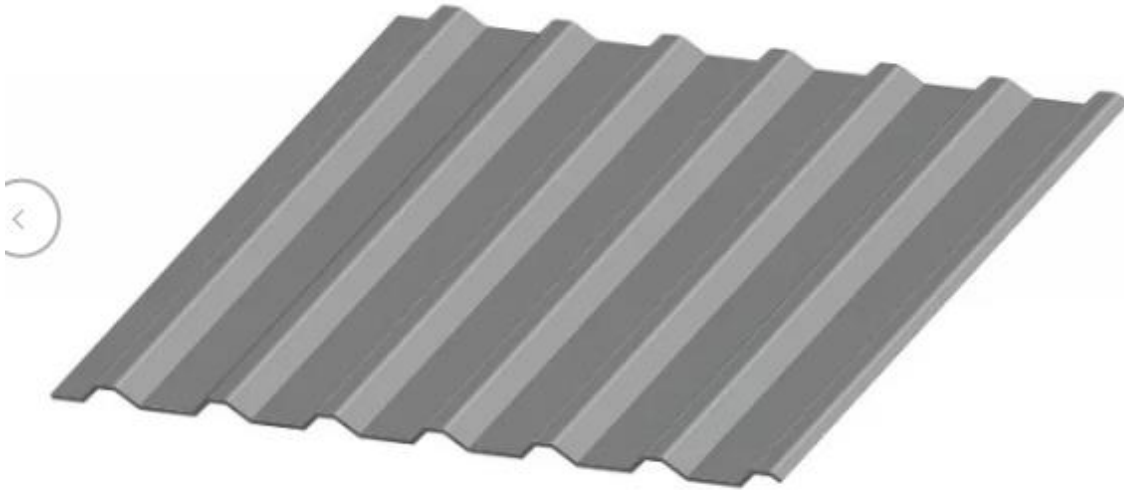






ATTACHMENT D
Materials

PBU Panel



Keystone Walls



ATTACHMENT E
Aerial Photo



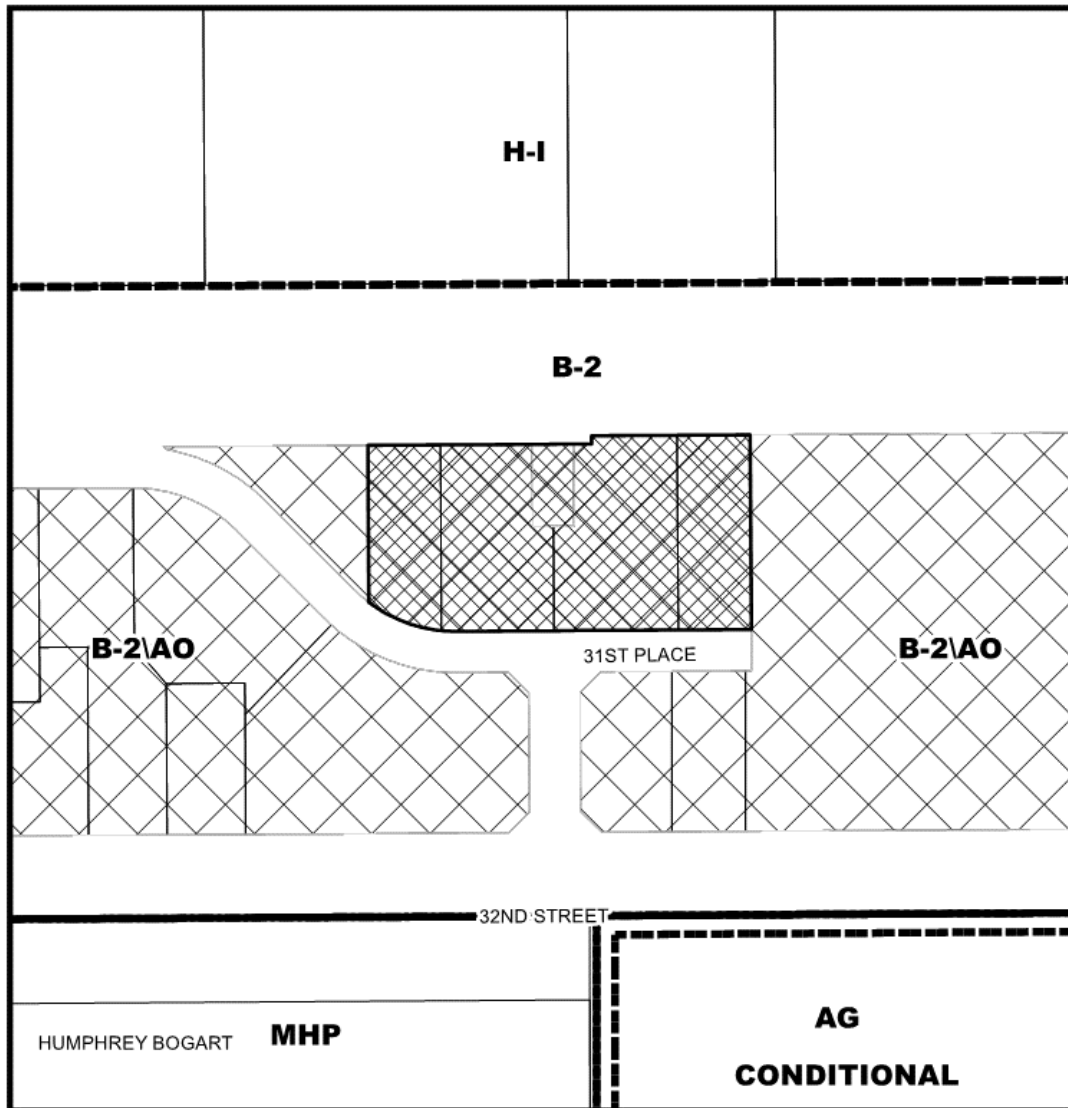


**STAFF REPORT
 TO THE DESIGN AND HISTORIC REVIEW COMMISSION
 CASE #: DHRC-40698-2022
 DEPARTMENT OF PLANNING AND NEIGHBORHOOD SERVICES
 COMMUNITY PLANNING
 CASE PLANNER: BOB BLEVINS**

Hearing Date: November 9, 2022 **Case Number:** DHRC-40698-2022

Project Description/Location: This is a request by Yuma Care 2, LLC, on behalf of Yuma Ventures Fund 1, LLC, for a new medical facility for the property located at 7214 E. 31st Place, in the General Commercial/Aesthetic Overlay (B-2/AO) District.

Location Map:



Location Specific Information:

Aesthetic Overlay:	Yes
Historic District:	N/A
Parcel Number:	698-29-007, 008, 019, & 698-30-027, 028
Historic Listing Status:	None
Address:	7214 E. 31 st Place
Property Owner:	Yuma Ventures Fund 1, LLC
Property Owner's Agent:	Yuma Care 2, LLC
Zoning of the Site:	B-2/AO
Existing Land Use(s) on the Site:	Parking lot & Vacant land
Surrounding Zoning and Land Uses:	
○ North:	B-2/AO; Canal
○ South:	B-2/AO; Vacant land
○ East:	B-2/AO; Vacant land
○ West:	B-2/AO; Medical Offices
Related Actions or Cases:	None
Land Division Status:	Legal lot of record
Flood Plain Designation:	Flood Zone X.

Description of Proposed Project / Background / Use:

The applicant states the request as:

“The project is described as a roughly 26,890 sf, 2 story ground up hospital use facility in a B-2 General Commercial District zoning classification. Primary occupancy classification is an I-2 (institutional use) for a behavioral health facility. Consisting of 20,572 sf on the ground level for 28 patient beds total.

“An exterior patient courtyard will be provided on the north side of the facility, screened from street view as the wall will be constructed to 8’ for security and safety purposes. 2 designated loading zones will be provided, one for patient drop off and secondary for other uses. Parking is provided beyond minimum requirements.

“The Level 2 will have a secondary direct access from the exterior and a primary access from the lobby. The level 2, at approximately 6,738 sf, will function as a business use classification where 28 offices will reside.

“Overall building height will be 35'-6” with adequate screening for all roof top mechanical equipment. Med gas and back up generator will also be provided in two separate masonry enclosures at the northeastern side of the property.”

Staff Analysis:

The new building meets the following Aesthetic Overlay District Design Guidelines:

- It includes a number of articulated wall planes, projections, and recesses to provide shadow and depth.
- The facades have varied front setbacks.
- Service areas are screened from view of the general public.
- The exteriors do not include large expanses of blank walls.
- All rooftop equipment will be screened.
- Signs are consistent with the architecture and materials of the building.

- Lighting is planned to provide illumination for security and safety.
- Light fixtures are architecturally compatible with the buildings.
- The plans include a courtyard for patients.
- The main entrance canopy is clearly visible from the road and is easily accessible.

Staff Recommendation: Staff recommends **APPROVAL** of the aesthetic review of a new medical facility for the property located at 7214 E. 31st Place, in the General Commercial/Aesthetic Overlay (B-2/AO) District, subject to the conditions outlined in Attachment A.

Suggested Motion: Move to **APPROVE** DHRC-40698-2022 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 a new medical facility for the property located at 7214 E. 31st Place, in the General Commercial/Aesthetic Overlay (B-2/AO) District, subject to the conditions outlined in Attachment A, and affirmatively finds this action is in keeping with the Aesthetic Overlay Standards, and does not have an adverse effect on the property, surrounding properties, or the District as a whole.

Proposed conditions delivered to applicant on: 10/27/22

Final staff report delivered to applicant on: 11/01/22

- | | |
|-------------------------------------|---|
| <input checked="" type="checkbox"/> | Applicant agreed with all of the conditions of approval on: 10/27/22 |
| <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. Site Plan
- C. Elevations
- D. Colors and Materials
- E. Aerial Photo

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

Date: 10-27-22

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

Date: 11-01-2022

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 Community Development Comments: Alyssa Linville, Assistant Director
Community Development Director (928) 373-5000, x 3037:**

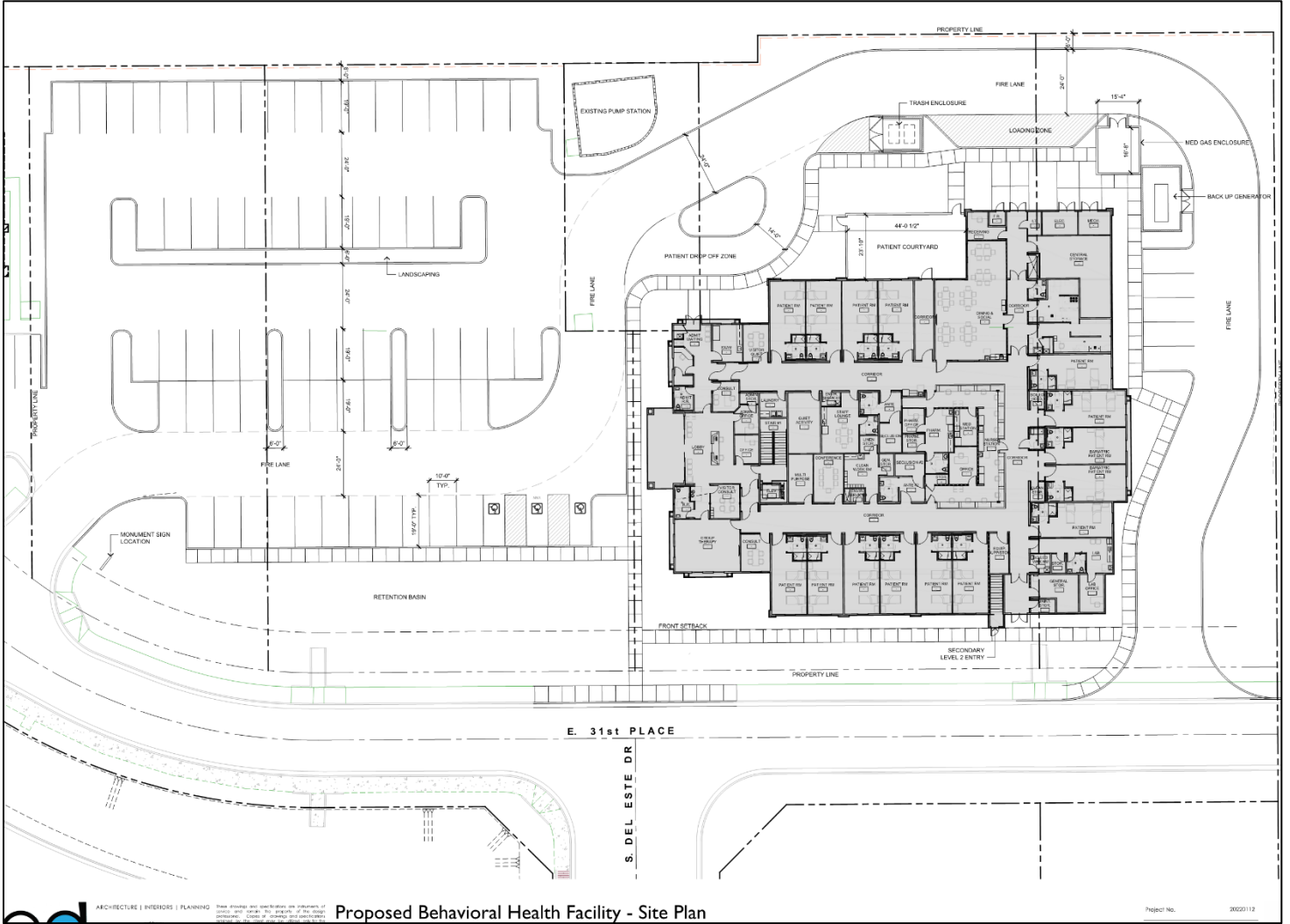
1. The conditions listed below are in addition to City codes, rules, fees and regulations that are applicable to this action.
2. The Owner's signature on the application for this land use action request takes the place of the requirement for a separate notarized and recorded "Waiver of Claims" document.

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



ARCHITECTURE | INTERIORS | PLANNING
These drawings were prepared for the purposes of design and construction. They are not to be used for any other purpose without the written consent of the architect. The architect shall not be responsible for any errors or omissions in these drawings.

Proposed Behavioral Health Facility - Site Plan

Project No. 20220112



ATTACHMENT C Elevations



West Elevation - Building Entry



South Elevation - Street Facing



East Elevation - Rear Building



North Elevation

ATTACHMENT D

Signage, Colors, and Materials

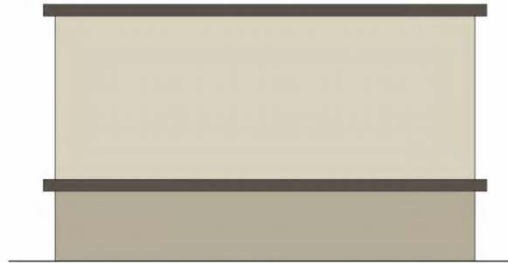
Signage Front Elevation

Scale: 1" = 1'-0"



Signage Rear Elevation

Scale: 1" = 1'-0"



Signage Front Elevation

Scale: 1" = 1'-0"



MATERIAL BOARD

COLOR

PT-1

MATERIAL & FINISH

Cement Plaster - Sand Finish
Accent Paint: Dunn Edwards
Elastomeric Exterior Flat Paint
Color: DEC771 Shaggy Barked

PT-2

Cement Plaster - Sand Finish
Field Paint: Dunn Edwards
Elastomeric Exterior Flat Paint
Color: DEC773 Heather

PT-3

Cement Plaster - Sand Finish
Accent Paint: Dunn Edwards
Elastomeric Exterior Flat Paint
Color: DEC756 Weathered Brown

Signage Rear Elevation

Scale: 1" = 1'-0"



SPLIT FACE MASONRY BLOCK

MFR: CIND-R-LITE
SIZE: 8"x8"x16"
COLOR: TAN



SPLIT FACE MASONRY BLOCK

MFR: CIND-R-LITE
SIZE: 8"x8"x16"
COLOR: COCOA BROWN



GLAZING

MFR: PPG
GLAZING: SOLARCOOL - REFLECTIVE
COATED GLASS
COLOR: BRONZE

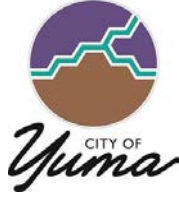
GLAZING FRAMES

MFR: WAUSAU - IN PATIENT SECURE AREAS
COLOR: BRONZE

MFR: ARCADIA ALUM STORE - ALL OTHER
COLOR: MEDIUM BRONZE AB-5

ATTACHMENT E
Aerial Photo





STAFF MEMO
TO THE DESIGN AND HISTORIC REVIEW COMMISSION
ADMINISTRATIVE REVIEW CASE #: DHRC-38991-2022
DEPARTMENT OF COMMUNITY DEVELOPMENT
COMMUNITY PLANNING DIVISION
CASE PLANNER: AMELIA DOMBY

Hearing Date: November 9, 2022 **Case Number:** DHRC-38991-2022

Project Description/Location: This is a request Polar Cooling, LLC on behalf of Coston-Stanley Trust dated 01-01-85, for a new rooftop Air Conditioning unit for Red's Bird Cage, located at 231 S. Main Street, in the Main Street Historic District.

Location Map:



Location Specific Information:

Historic District:	Brinley Avenue	Century Heights	Main Street	X	None
Individually Listed Historic Buildings on-site:	Yes	No	X		
Aesthetic Overlay:	Yes	No	X		
Parcel Number:	633-44-139				
Address:	231 S. Main Street				
Property Owner:	Coston-Stanley Trust dated 01-01-85				
Property Owner's Agent:	Polar Cooling				
Site	OT/H/IO/BB:	Red's Bird Cage			
North	OT/H/IO/BB:	Clothing Store			
South	OT/H/IO/BB:	Garcia & Villareal, PLC			
East	OT/H/IO/BB:	Public Parking			
West	OT/H/IO/BB:	Yuma Art Center			
Prior Related Actions or Cases:	DHRC-001683-2012				
Land Division Status:	N/A				
Flood Plain Designation:	Zone X				

Does the proposed request meet the criteria of §154-02.04(E) or §154-14.01(H) of the Yuma City Code?

A) Is this property individually listed on the National Register of Historic Places?

Yes No

Explain/Describe/ Discuss:	The proposal is for a new rooftop Air Conditioning Unit.
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B) Is this request considered to be an administrative request, defined as:

- (a) In-kind replacement of existing wood or asphalt shingles
- (b) Patching or resurfacing an existing flat roof
- (c) Slight color palette changes or reapplication of applied paint or stain
- (d) Replacement of electric service panel and associated screening
- (e) Replacement of an HVAC unit and associated screening
- (f) Exterior wall or fencing alterations
- (g) Insignificant signage color or material changes

(Associated visual documentation of alterations must be submitted by applicant)

Yes No

Explain/Describe/ Discuss:	This new equipment is needed to protect and enhance the property and district.
----------------------------	--

C) The approval of the proposed aesthetic alteration is consistent with the preservation, maintenance, and character of the zoning district or overlay. The proposal meets the criteria for improvements in the Aesthetic Overlay/ Historic District.

Is this statement correct for this application?

Yes No

Explain/Describe/ Discuss:	The replacement unit does not harm the integrity of the original building. In addition, the new equipment is not visible from the street.
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D) The approval of this aesthetic alteration will not have a detrimental effect on the structure or the district as a whole.

Is this statement correct for this application?

Yes

No

Explain/Describe/ Discuss:	This improvement will not harm any historic structure.
----------------------------	--

Staff Summation: Staff APPROVED the request on November 1, 2022 for the new ventilation (CMCH-20163-2015) in the Main Street Historic District. This action does not have an adverse effect on the property, surrounding properties, or the district as a whole.

Attachments:	
A.	Photo
B.	Aerial Photo

Prepared By: *Amelia Domby*

Amelia Domby
Senior Planner

Amelia.Domby@yumaaz.gov

Date: November 1, 2022

(928)373-5000, x3034

Approved By:

Robert Blevins *Robert M. Blevins*
Principal Planner

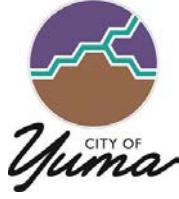
Date: 11-01-22

ATTACHMENT A
Photo



ATTACHMENT B
Aerial Photo



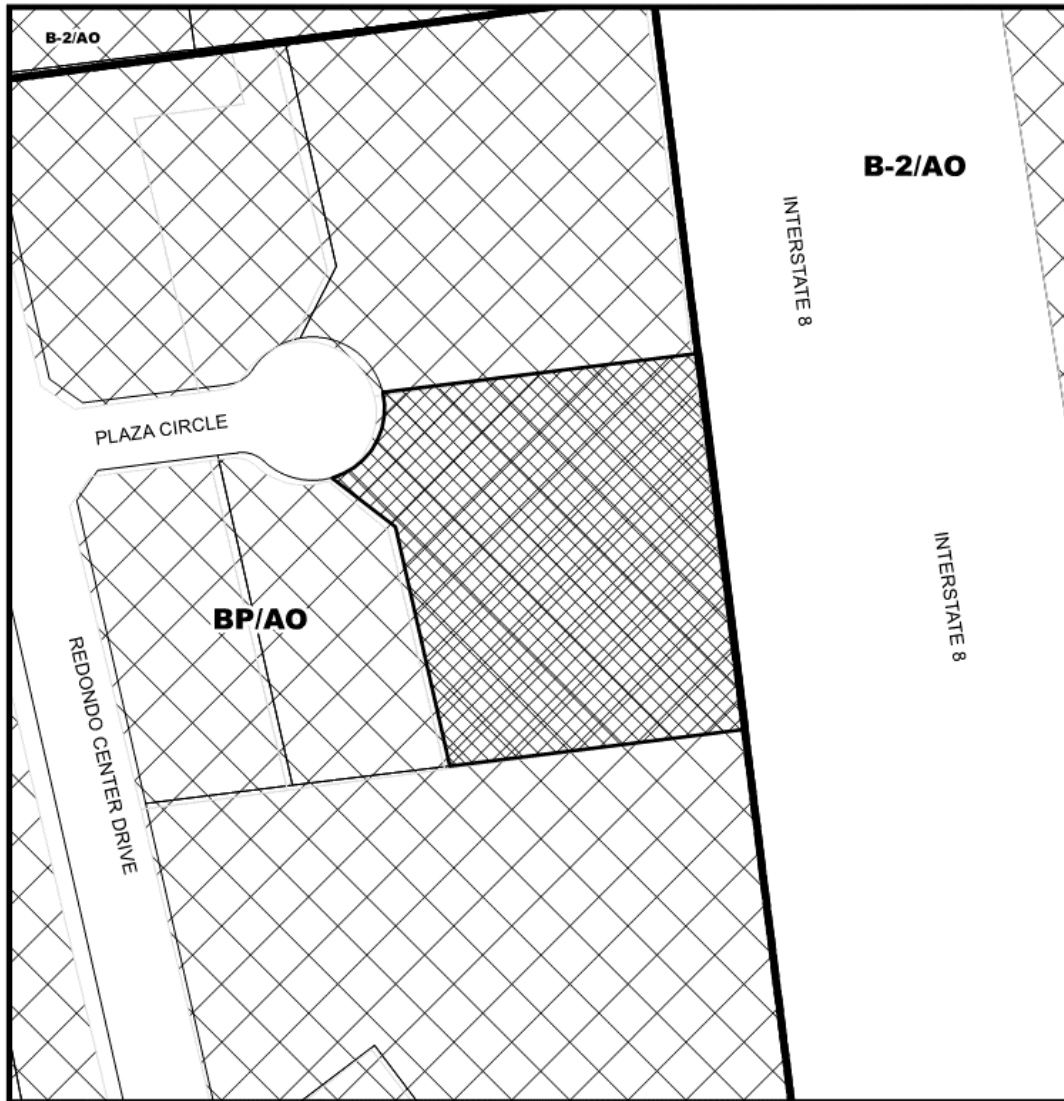


STAFF MEMO
TO THE DESIGN AND HISTORIC REVIEW COMMISSION
ADMINISTRATIVE REVIEW CASE #: DHRC-40601-2022
DEPARTMENT OF COMMUNITY DEVELOPMENT
COMMUNITY PLANNING DIVISION
CASE PLANNER: BOB BLEVINS

Hearing Date: November 9, 2022 **Case Number:** DHRC-40601-2022

Project Description/Location: This is a request by Signmasters of Yuma LLC, on behalf of Redondo Industrial Development, AZ LLC, for replacement signage for the property located at 899 E. Plaza Circle, Suite 2, in the Business Park/Aesthetic Overlay (BP/AO) District.

Location Map:



Location Specific Information:

Historic District:	Brinley Avenue	Century Heights	Main Street	None	X
Individually Listed Historic Buildings on-site:	Yes	No	X		
Aesthetic Overlay:	Yes	X	No		
Parcel Number:	665-22-051				
Address:	899 E. Plaza Circle, Suite 2				
Property Owner:	Redondo Industrial Development, AZ LLC				
Property Owner's Agent:	Signmasters of Yuma LLC				
Site	BP/AO	Offices			
North	BP/AO	Vacant Land			
South	BP/AO	Offices			
East	B-2/AO	Interstate 8			
West	BP/AO	Offices			
Prior Related Actions or Cases:	DR99-005, DR2001-005, DR2003-002, DHRC-5180-2014, DHRC-8590-2015 & DHRC-11788-2015.				
Land Division Status:	Parcel is a legal lot of record.				
Flood Plain Designation:	Zone X				

Does the proposed request meet the criteria of §154-02.04(E) or §154-14.01(H) of the Yuma City Code?

A) Is this property individually listed on the National Register of Historic Places?

Yes No

Explain/Describe/ Discuss:	The property was developed in 1999-2001 and is not in a historic district.
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B) Is this request considered to be an administrative request, defined as:

- (a) In-kind replacement of existing wood or asphalt shingles
- (b) Patching or resurfacing an existing flat roof
- (c) Slight color palette changes or reapplication of applied paint or stain
- (d) Replacement of electric service panel and associated screening
- (e) Replacement of an HVAC unit and associated screening
- (f) Exterior wall or fencing alterations
- (g) Insignificant signage color or material changes

(Associated visual documentation of alterations must be submitted by applicant)

Yes No

Explain/Describe/ Discuss:	The new sign is an insignificant change.
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C) The approval of the proposed aesthetic alteration is consistent with the preservation, maintenance, and character of the zoning district or overlay. The proposal meets the criteria for improvements in the Aesthetic Overlay/ Historic District.

Is this statement correct for this application?

Yes

No

Explain/Describe/ Discuss:	The request matches the minor maintenance modifications found in the Yuma City Code.
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D) The approval of this aesthetic alteration will not have a detrimental effect on the structure or the district as a whole.

Is this statement correct for this application?

Yes

No

Explain/Describe/ Discuss:	The proposal is in keeping with the purpose and guidelines of the Aesthetic Overlay District.
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Staff Summation: Staff APPROVED the request on September 20, 2022 for replacement signage in the Business Park/Aesthetic Overlay (BP/AO) District. This action does not have an adverse effect on the property, surrounding properties, or the district as a whole.

Proposed conditions delivered to applicant on: N/A

Final staff report delivered to applicant on: N/A

- Applicant agreed with all of the conditions of approval on: N/A
- 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.	Photos of Signage

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

Date: 10/18/22

ATTACHMENT A
Photos of Signage

Prior Signage



New Signage

