

Design and Historic Review Commission Meeting Minutes
June 28, 2023

A meeting of the City of Yuma Design and Historic Review Commission was held on Wednesday, June 28, 2023 at City Hall Council Chambers, One City Plaza, Yuma, Arizona.

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

STAFF MEMBERS present included Robert Blevins, Principal Planner; Amelia Domby, Senior Planner; Zenia Fiveash, Assistant Planner; John LeSueur, Assistant City Attorney; Alejandro Marquez, Administrative Specialist.

Chairman Tom Rushin called the meeting to order at 4:07 p.m. and noted there was a quorum present.

APPROVAL OF MINUTES

June 14, 2023

Motion by Commissioner Juan Leal-Rubio, second by Commissioner William Moody to APPROVE the minutes of June 14, 2023. Motion carried unanimously, (4-0) with three absent.

ITEMS REQUIRING COMMISSION DISCUSSION AND ACTION

DHRC-41557-2023: *This is a request by Signmasters, on behalf of Marina Roloff, for review of a new wall-mounted sign for the existing building located at 324-330 S. Main Street, in the Main Street Historic District.*

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

QUESTIONS FOR STAFF

Rocky Rangel, on behalf of Signmasters, was available for questions.

APPLICANT / APPLICANT'S REPRESENTATIVE

None

PUBLIC COMMENT

None

Motion by Commissioner William Moody, second by Commissioner Sandra Anthony, to APPROVE Case Number DHRC-41557-2023 as presented. Motion carried unanimously, (4-0) with three absent.

DHRC-41493-2023: *This is a request by Dahl, Robins & Associates, Inc., on behalf of PJT, LLC, for the review of a new drive-through Starbucks restaurant, located at the northwest corner of Avenue B and 20th Street, in the Limited Commercial/Aesthetic Overlay (B-1/AO) District.*

Amelia Domby, Senior Planner summarized the staff report and recommended **APPROVAL**.

QUESTIONS FOR STAFF

Commissioner Sandra Anthony asked if the drive-thru was going to be located on the north side of the building. **Domby** replied no, the drive-thru will be located on the southside. **Commissioner Sandra Anthony** expressed concern for the traffic build up along the adjoining roadway. **Domby** answered that the Planning and Zoning Commission and the City Traffic Engineer had reviewed the request and approved the Conditional Use Permit. **Domby** went on to say that the proposed project's drive-thru would accommodate 24 vehicles, and that the subdivision has an internal roadway, and if traffic does overflow it will be into that internal roadway.

Commissioner Sandra Anthony asked for clarification if the proposed project was going to be located next to the existing car wash. **Domby** replied yes.

APPLICANT / APPLICANT'S REPRESENTATIVE

Christopher Robins, 1560 S. 5th Avenue, Yuma AZ, stated that he was in agreement with the Conditions of Approval, and then made himself available for questions.

Commissioner Juan Leal-Rubio asked if the proposed project was going to be the same size as the Starbucks located on Fourth Avenue and Sixteenth Street. **Robins** replied he believes it is, but he was not sure of the exact size of the one on Fourth Avenue and Sixteenth Street. **Commissioner Juan Leal-Rubio** expressed concern that the drive-thru would cause traffic to be backed up. **Robins** commented that the drive-thru would have dual driveways accommodating 24 vehicles, and that hopefully the line does not overflow into the main roadway. **Commissioner Sandra Anthony** expressed concern of the traffic that comes from the nearby schools. **Robins** answered that the drive-thru would be constructed with an additional 200 feet plus the 24 vehicle stacking which could allow about 10 more vehicles in the parking lot before they impact a public street.

Commissioner Juan Leal-Rubio then commented that he was impressed with the overall design of the proposed project.

PUBLIC COMMENT

None

Motion by Commissioner Sandra Anthony, second by Commissioner Juan Leal-Rubio, to APPROVE Case Number DHRC-41493-2023 as presented. Motion carried unanimously, (4-0) with three absent.

COMMISSION DISCUSSION

Assistant City Attorney, John LeSueur, introduced himself to the Commission.

INFORMATION ITEMS

Staff

None

Administrative Approvals

None

National Heritage Area

None

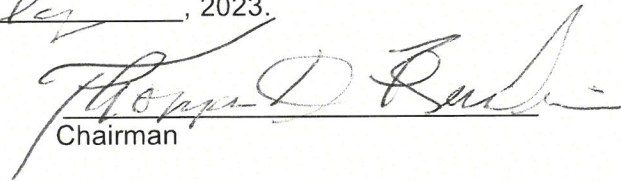
Commission

None

ADJOURNMENT

The meeting was adjourned at 4:22 p.m.

Minutes approved this 26 day of July, 2023.


Chairman