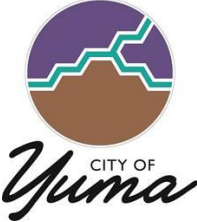


**Notice of Public Meeting of the Design and Historic Review Commission of the City of Yuma**

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 April 10, 2024 at 4:00 p.m. in the City Hall Council Chambers, One City Plaza, Yuma, AZ. The Agenda for the meeting is as follows:

	<p><b>Design and Historic Review Commission</b>  <b>Agenda</b></p> <p><i>City Hall Council Chambers</i>  <i>One City Plaza</i></p> <p><b>Wednesday, April 10, 2024 4:00 p.m.</b></p>
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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**

March 13, 2024

**ITEMS REQUIRING COMMISSION DISCUSSION AND/OR ACTION**

**HISTORIC DISTRICT:**

**PRELIMINARY REVIEWS**

None

**CASES REQUIRING ACTION**

1. **DHRC-42488-2024:** *This is a request by MIC Homes, Inc., on behalf of Markal Investments, Inc., AZ Corp, to construct a new single-family dwelling and an accessory dwelling unit, in the Century Heights Conservancy Residential Historic District, for the property located at 792 S. 2<sup>nd</sup> Avenue, Yuma, AZ.*

**AESTHETIC OVERLAY**

**PRELIMINARY REVIEWS**

None

**CASES REQUIRING ACTION**

None

**COMMISSION DISCUSSION**

1. 433 S. 1<sup>st</sup> Avenue Alternatives

**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  
March 13, 2024**

A meeting of the City of Yuma Design and Historic Review Commission was held on Wednesday, March 13, 2024 at City Hall Council Chambers, One City Plaza, Yuma, Arizona.

**DESIGN AND HISTORIC REVIEW COMMISSION MEMBERS** present included Chairman Tom Rushin, Vice Chairman Amanda Coltman, Commissioners Chris Hamel and Juan Leal-Rubio, William Moody and James Sheldahl were present. Commissioner Sandra Anthony arrived at 4:06 p.m.

**STAFF MEMBERS** present included Alyssa Linville, Director of Planning and Neighborhood Services, Jennifer Albers, Assistant Director of Planning; Robert Blevins, Principal Planner; Amelia Domy, Senior Planner; Erika Peterson, Associate Planner; Meredith Burns, Assistant Planner; John LeSueur, Assistant City Attorney 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.

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**APPROVAL OF MINUTES**

January 24, 2024

**Motion by Commissioner William Moody, second by Vice-Chairman Amanda Coltman to APPROVE the minutes of January 24, 2024. Motion carried unanimously, (6-0) with one absent.**

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**ITEMS REQUIRING COMMISSION DISCUSSION AND ACTION**

**DHRC-42314-2024:** *This is a request by Kimley-Horn, on behalf of Walmart Stores Inc., for aesthetic review of a new fueling station at 2509 S. Avenue B, Yuma, AZ, in the Limited Commercial/Aesthetic Overlay (B-1/AO) District.*

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

**QUESTIONS FOR STAFF**

None

**APPLICANT / APPLICANT'S REPRESENTATIVE**

**Ryan Alvarez, on behalf of Kimley-Horn Associates (via Zoom)** was available for questions.

**Commissioner Juan Leal-Rubio** asked if the pavement upgrades that were currently being done to the parking lot were related to the proposed project. **Alvarez** replied that the pavement was not part of the fuel station project.

**Commissioner Chris Hamel** stated that the majority of the parking lot had already been done.

**PUBLIC COMMENT**

None

**Motion by Commissioner Chris Hamel, second by Commissioner Juan Leal-Rubio, to APPROVE Case Number DHRC-42314-2024 as presented. Motion carried unanimously, (7-0).**

**Chairman Tom Rushin** noted that **Commissioner Sandra Anthony** had joined the meeting prior to this case being heard.

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**DHRC-42422-2024:** *This is a request by Penn Neon Sign Co., Inc., on behalf of 1893 LLC, for aesthetic review of a new wall-mounted sign for Orangetheory Fitness in the General Commercial/Aesthetic Overlay (B-2/AO) District. The property is located at 1893 E. 16<sup>th</sup> Street, Suite 2, Yuma, AZ.*

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

#### **QUESTIONS FOR STAFF**

None

#### **APPLICANT / APPLICANT'S REPRESENTATIVE**

**Ron Contreras, 707 W. 8<sup>th</sup> St. Yuma, AZ,** commented about the type of sign that would be installed.

#### **PUBLIC COMMENT**

None

**Motion by Commissioner Juan Leal-Rubio, second by Commissioner Sandra Anthony, to APPROVE Case Number DHRC-42422-2024 as presented. Motion carried unanimously, (7-0).**

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#### **COMMISSION DISCUSSION**

**Robert Blevins, Principal Planner,** gave a brief discussion on Screening Mechanical Equipment.

**Commissioner Sandra Anthony** asked if the older Walgreens pictured in the presentation would be grandfathered in since it was constructed before the guidelines were written. **Blevins** replied that if the store was to be remodeled it would have to meet all modern codes. **Commissioner Sandra Anthony** then stated that it was a good idea to have screening for trash containers.

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#### **INFORMATION ITEMS**

##### **Staff**

None

##### **Administrative Approvals**

Historic District

**DHRC-40780-2022:** *This is a request by Brad Travis to replace the front yard retaining wall for the home located at 472 S. Orange Avenue, in the Century Heights Residential Conservancy Historic District.*

**DHRC-42075-2023:** *This is a request by Ashely Simms for review of a new mural on the Main Street front of Cafecito, located at 176 S. Main Street, in the Main Street Historic District.*

**Chairman Tom Rushin acknowledged the Administrative Approvals**

##### **National Heritage Area**

None

##### **Commission**

None

##### **Public Comment**

None

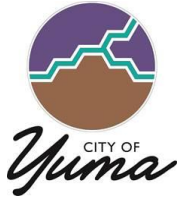
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**ADJOURNMENT**

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

Minutes approved this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
Chairman



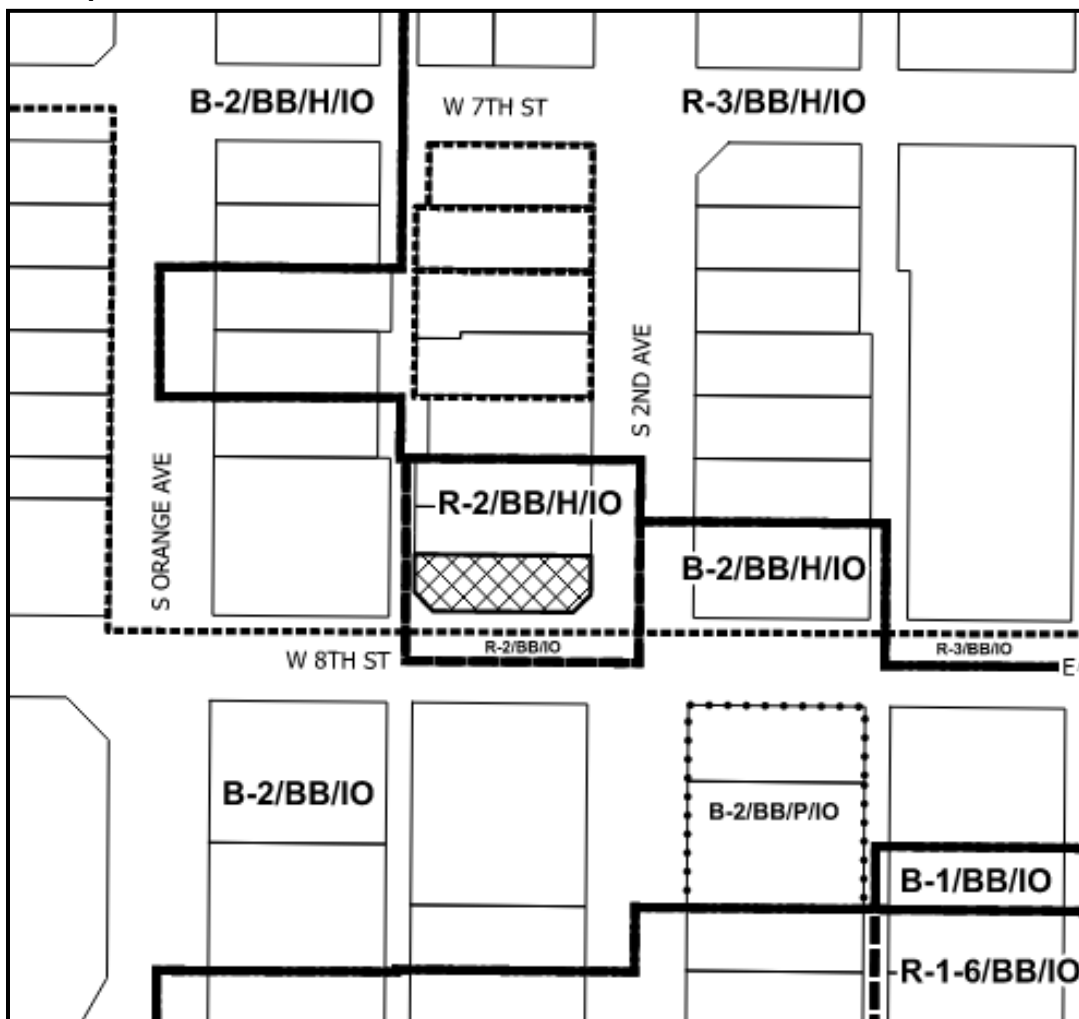
**STAFF REPORT**  
**TO THE DESIGN AND HISTORIC REVIEW COMMISSION**  
**CASE #: DHRC-42488-2024**  
**DEPARTMENT OF PLANNING AND NEIGHBORHOOD SERVICES**  
**COMMUNITY PLANNING**  
**CASE PLANNER: GUILLERMO MORENO-NUNEZ**

**Hearing Date:** April 10, 2024

**Case Number:** DHRC-42488-2024

**Project Description/Location:** This is a request by MIC Homes, Inc., on behalf of Markal Investments, Inc., AZ Corp, to construct a new single-family dwelling and an accessory dwelling unit, in the Century Heights Conservancy Residential Historic District, for the property located at 792 S. 2<sup>nd</sup> Avenue, Yuma, AZ.

**Location Map:**



**Location Specific Information:**

Aesthetic Overlay:	No
Historic District:	Century Heights Conservancy Residential Historic District
Parcel Number:	633-59-003
Historic Listing Status:	N/A
Address:	792 S. 2 <sup>nd</sup> Avenue
Property Owner: Property Owner's Agent	Markal Investments, Inc. AZ Corp. MIC Homes, Inc.
Zoning of the Site:	Medium Density Residential/Historic/Infill Overlay/Bed and Breakfast Overlay (R-2/IO/BB/H) District
Existing Land Use(s) on the Site:	Vacant Land
Surrounding Zoning and Land Uses:	
○ North:	Medium Density Residential (R-2/BB/IO/H)
○ South:	General Commercial (B-2/BB/IO)
○ East:	General Commercial (B-2/BB/IO/H)
○ West:	General Commercial (B-2/BB/IO/H)
Related Actions or Cases:	LOTS-035699-2021, Rezone Z2010-004, VAR-34088-2021
Land Division Status:	Legal Lot of Record
Flood Plain Designation:	X

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

The applicant states:

“The scope of work for this project is a new house residence 2-bedroom, 2-bathroom, kitchen, and living room; 1235 Sq. ft. house living, 100 Sq. ft. front porch, 356 Sq. ft. back patio with deck. Conventional wood frame house with exterior stucco finish.

“Décor stone on columns and some detail of lap siding. Exterior colors: Light blue and grey. Roof: shingle roof.

“In the near future construct a new Accessory Dwelling unit total of 532 Sq. ft. with 1 bedroom, 1 bathroom, and living area. Conventional wood frame with exterior stucco finish.

“Décor stone wrapping around the corner between the front and right side of the proposed structure. Exterior colors: Light blue and grey. Roof: shingle roof.”

**Staff Analysis:**

The subject property is located at 792 S. 2<sup>nd</sup> Avenue, Yuma, AZ. It is approximately 6,061 square feet in size and is currently undeveloped. The proposed home will incorporate paint colors and exterior architectural details such as: the trim around the windows, wall siding on the front, and stone decor wrapping around the patio column like the surrounding properties in the vicinity.

In addition to the main home, the property owner plans to build an accessory dwelling in the rear yard, incorporating similar details as the principal residence. The proposed structures would complement the character in the surrounding area.

The Secretary of the Interior's Standards do not have guidelines directly relating to new construction alongside modern homes in historic districts, however the City of Yuma Historic (H) District states as part of its 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."

Staff has determined that the proposed structures will not overpower or distract from the view and appearance on 2<sup>nd</sup> Avenue in this Historic District.

**Staff Recommendation:** Staff recommends **APPROVAL** of the request to construct a new single-family dwelling and an accessory dwelling unit in the Century Heights Conservancy Residential Historic District, subject to the conditions outlined in Attachment A.

**Suggested Motion:** Move to **APPROVE** DHRC-42488-2024 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 MIC Homes, Inc., on behalf of Markal Investments, Inc. AZ Corp. to construct a new single-family dwelling and an accessory dwelling unit for the property located at 792 S. 2<sup>nd</sup> Avenue, Yuma, AZ., 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:** 03/18/2024

**Final staff report delivered to applicant on:** 03/26/2024

Applicant agreed with the conditions of approval on: 03/21/2024

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Attachments:

- A. Conditions of Approval
- B. Site Plan
- C. Elevations
- D. Colors and Features
- E. Site Photos
- F. Aerial Photo

**Prepared By:** *Guillermo Moreno-nunez*                      **Date:** 03/18/2024  
Guillermo Moreno-nunez  
Assistant Planner      Guillermo.moreno-nunez@yumaaz.gov      (928) 373-5000, x3038

**Reviewed By:** Robert M. Blevins                                      **Date:** 03-25-24  
Robert M. Blevins  
Principal Planner

**Approved By:** *Jennifer L. Albers*                                      **Date:** 3/26/24  
Jennifer L. Albers  
Assistant Director of 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, Director of Planning and Neighborhood Services, (928) 373-5000, x 3037:**

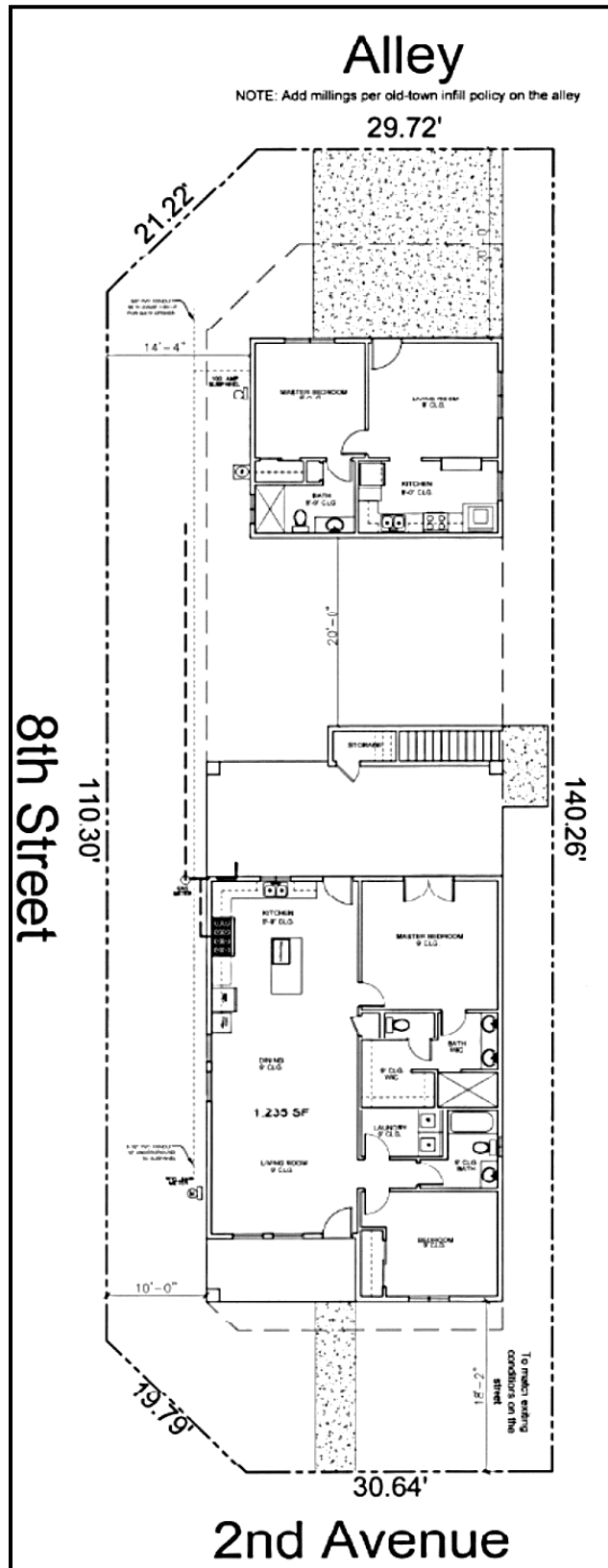
1. The conditions listed below are in addition to City codes, rules, fees and regulations that are applicable to this action.
2. The Owner's signature on the application for this land use action shall constitute a waiver of any claims for diminution in value pursuant to A.R.S. § 12-1134.

**Community Planning, Guillermo Moreno-nunez, Assistant Planner, (928) 373-5000 x3038**

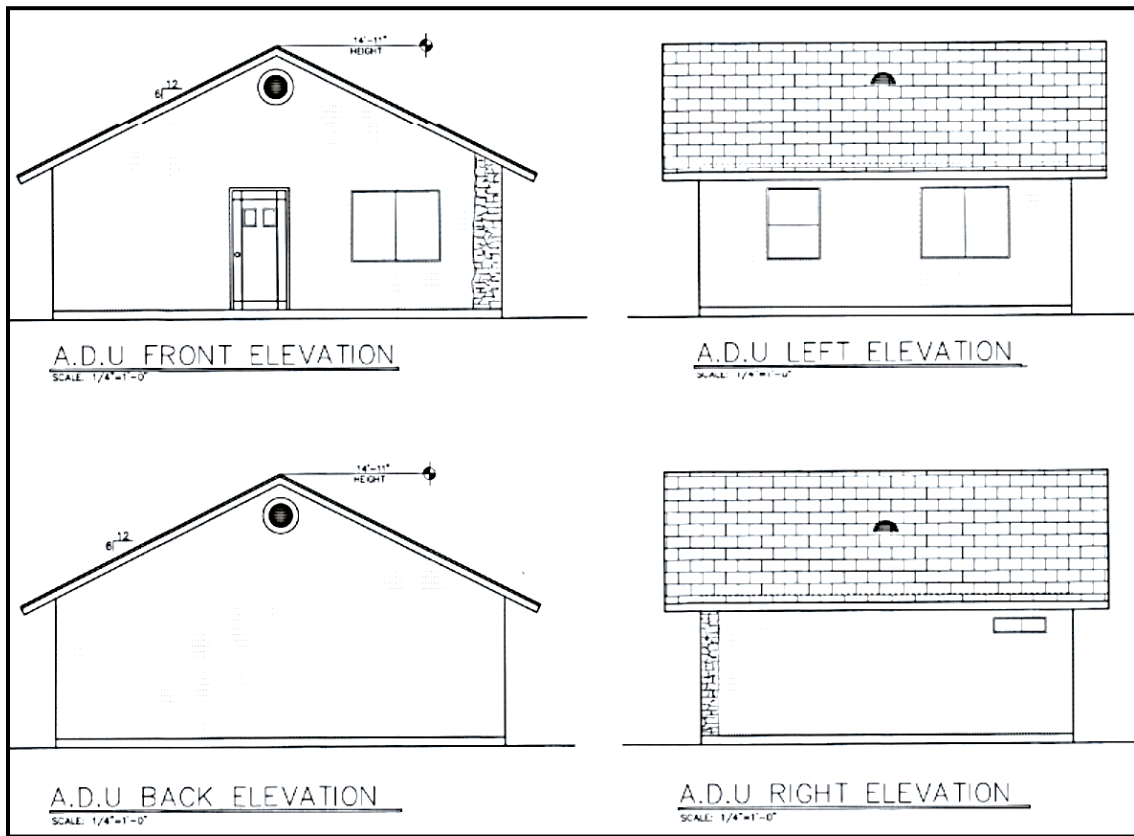
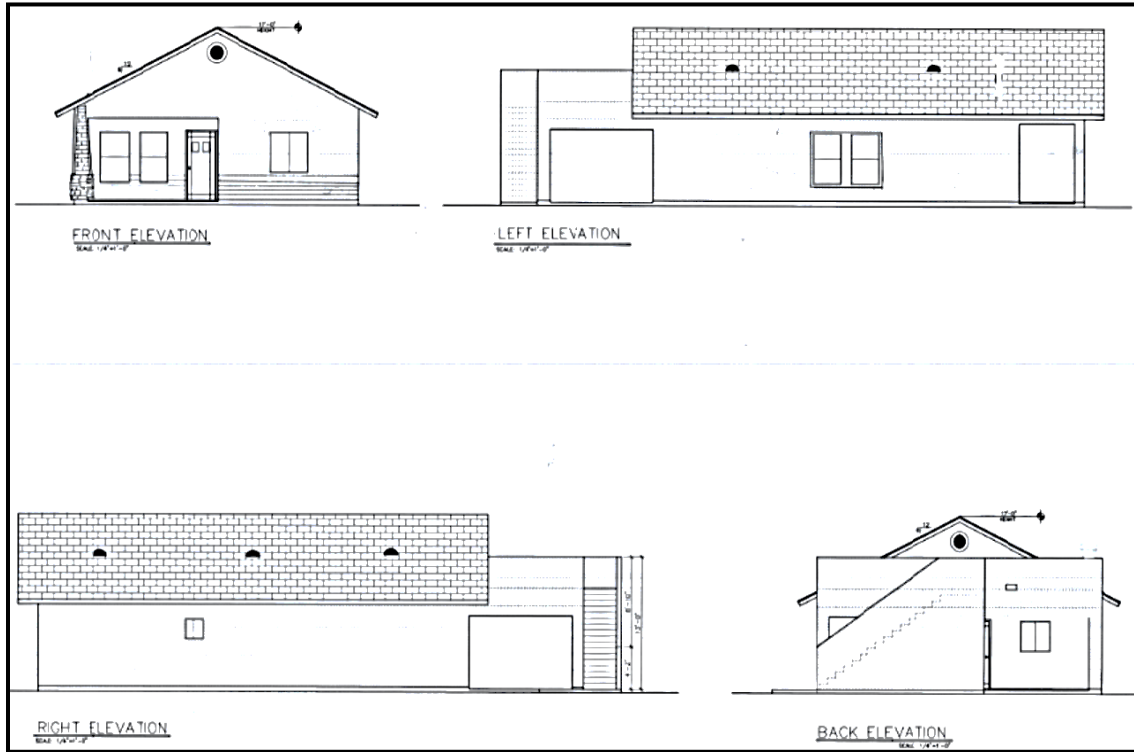
3. All future exterior improvements, remodels, and/or changes for this property and all properties within the Aesthetic Overlay and/or historic districts must be reviewed and approved by the Design and Historic Review Commission before development may occur.

**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

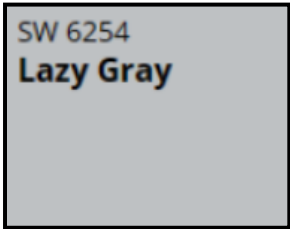


**ATTACHMENT D**  
Colors and Features

**Blakeley Outdoor Light Model #W09905**



**Stucco Color**



**Siding and Trim Color**

**Patio Column**



**GAF Slate Roof Shingle**

**ATTACHMENT E**  
Site Photos





**ATTACHMENT F**  
Aerial Photo

