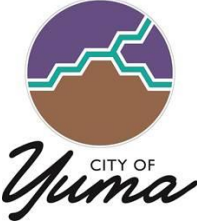


Notice of Public Meeting of the Design and Historic Review Commission of the City of Yuma

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 August 28, 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:

	<h3>Design and Historic Review Commission Agenda</h3> <p><i>City Hall Council Chambers One City Plaza</i></p> <p>Wednesday, August 28, 2024 4:00 p.m.</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 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

August 14, 2024

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-43082-2024:** *This is a request by Gabrielle Buchter, on behalf of Redondo Industrial Development, LLC, for aesthetic review of the exterior appearance of a new hotel, in the General Commercial/Aesthetic Overlay (B-2/AO) District for the property located at 888 E. Plaza Circle, Yuma, AZ.*

COMMISSION DISCUSSION

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

INFORMATION ITEMS

1. Staff
 - a. 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.

The Commission may vote to hold an executive session for the purpose of obtaining legal advice from the Commission's attorney on any matter listed on the agenda pursuant to A.R.S. § 38-431.03(A)(3).

Design and Historic Review Commission Meeting Minutes
August 14, 2024

A meeting of the City of Yuma Design and Historic Review Commission was held on Wednesday, August 14, 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 Juan Leal-Rubio, James Sheldahl, Chris Hamel William Moody and Sandra Anthony.

STAFF MEMBERS present Alyssa Linville, Director of Planning and Neighborhood Services; Jennifer Albers, Assistant Director of Planning; Robert Blevins, Principal Planner; Amelia Domby, Principal Planner; Erika Peterson, Senior Planner; Guillermo Moreno-nunez, Assistant Planner; Zenia Fiveash, Assistant 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.

APPROVAL OF MINUTES

June 26, 2024

Motion by Commissioner Juan Leal-Rubio, second by Commissioner Chris Hamel to APPROVE the minutes of June 26, 2024. Motion carried unanimously, (7-0).

ITEMS REQUIRING COMMISSION DISCUSSION AND ACTION

DHRC-43007-2024: *This is a request by Innov-R Design, LLC, on behalf of MCBBB, LLC, for aesthetic review of a new building for Telegraph Spectacles by Corona Optique, in the General Commercial/Aesthetic Overlay (B-2/AO) District, for the property located at 7141 E. 31st Place, Yuma, AZ.*

Meredith Burns, Assistant Planner summarized the staff report and recommended **APPROVAL**.

QUESTIONS FOR STAFF

Commissioner Sandra Anthony asked if the proposed project was going to be a one or two-story building. **Burns** replied that the building would be one story, and then stated that the applicants would have more information about the project.

APPLICANT / APPLICANT'S REPRESENTATIVE

Karen McCafferty, 11701 E. Omega Lane, Yuma, AZ, was available for questions.

Erika Robles, 670 E. 32nd St. Suite #11, Yuma, AZ, was available for questions.

Commissioner Anthony referred to an earlier question and asked if the building was going to be two story. **McCafferty** replied that the building was to be one story.

Commissioner Chris Hamel asked if the air conditioning units would be located on the roof of the building. **Robles** replied yes.

Commissioner Juan Leal-Rubio commented that he was in favor of the overall design of the proposed project, and then asked if the company was located in other parts of Arizona or California. **McCafferty** answered that they are only located in Yuma, AZ, and then stated that the look of the downtown area was the inspiration for the overall design.

Commissioner Hamel asked if the new office was going to replace the old one located on twenty-fourth street. **McCafferty** replied no that this new office was just an expansion of the business. **Commissioner Hamel** then stated that he was in favor of the overall design of the proposed project.

Commissioner Anthony asked for confirmation of the color located on the front bottom part of the building. **McCafferty** replied that the color is a beige sand.

PUBLIC COMMENT

None

Motion by Commissioner Chris Hamel, second by Vice-Chairman Amanda Coltman, to APPROVE Case Number DHRC-43007-2024 as presented. Motion carried unanimously, (7-0).

COMMISSION DISCUSSION

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

Robert Blevins, Principal Planner, gave a presentation on the roof restoration of the Luz Balz House located at 473 S. 2nd Ave.

Vice-Chairman Amanda Coltman asked what was the building previously used for. **Blevins** replied it was used as a living space.

Commissioner James Sheldahl discussed the general purposes of wood shingles and how it would be expensive to replace.

Commissioner William Moody stated that he appreciates when applicants try to replace the wood shingles but understands how expensive it is, and then stated that the shingles can be a safety hazard.

Commissioner Sandra Anthony asked if the home had two bedrooms. **Blevins** replied yes.

Chairman Tom Rushin thanked Blevins for the presentation and for informing the Commission on projects in the Historic Districts.

INFORMATION ITEMS

Staff

None

Administrative Approvals

Historic District

DHRC-42276-2024: *This is a request by Penn Neon Sign Co., Inc., on behalf of 201 S. First Avenue, LLC, for the review of new wall-mounted signs for Community Medical Services – Yuma, in the Brinley Avenue Historic District, for the property located at 201 S. 1st Avenue, Yuma, AZ.*

DHRC-42804-2024: *This is a request by Yuma Office Rental LLC., on behalf of Thomas Cockburn, for historic review of the installation of a new door and window in the Century Heights Conservancy Residential Historic District. The property is located at 773 S. Orange Avenue, Yuma, AZ.*

Aesthetic Overlay

DHRC-42684-2024: *This is a request by SignMasters, LLC, on behalf of Chris Miller Living Trust dated 5-12-2015, for the review of new wall-mounted signs for Pour Behavior, in the General Commercial/Aesthetic Overlay (B-2/AO) District, for the property located at 2175 S. Harley Drive, Yuma, AZ.*

DHRC-42966-2024: *This is a request by Yuma County, for aesthetic review to demolish 2 buildings in the Old Town/Infill Overlay (OT/IO) District. The property is located at 150 W. Court Street and 217 S. 2nd Avenue, Yuma, AZ*

Chairman Tom Rushin acknowledged the Administrative Approvals

National Heritage Area

Chairman Tom Rushin stated that a report will be presented in the near future about upcoming projects.

Commission

None

Public Comment

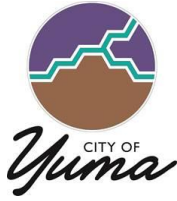
None

ADJOURNMENT

The meeting was adjourned at 4:25 p.m.

Minutes approved this _____ day of _____, 2024.

Chairman



STAFF REPORT
TO THE DESIGN AND HISTORIC REVIEW COMMISSION
CASE #: DHRC-43082-2024
DEPARTMENT OF PLANNING AND NEIGHBORHOOD SERVICES
COMMUNITY PLANNING
CASE PLANNER: BOB BLEVINS

Hearing Date: August 28, 2024

Case Number: DHRC-43082-2024

Project Description/Location:

This is a request by Gabrielle Buchter, on behalf of Redondo Industrial Development, LLC, for aesthetic review of the exterior appearance of a new hotel, in the General Commercial/Aesthetic Overlay (B-2/AO) District for the property located at 888 E. Plaza Circle, Yuma, AZ.

Location Map:



Location Specific Information:

Aesthetic Overlay:	YES
Historic District:	N/A
Parcel Number:	665-22-052
Historic Listing Status:	N/A
Address:	888 E. Plaza Circle
Property Owner:	Gabrielle Buchter
Property Owner's Agent	Redondo Industrial Development, LLC
Zoning of the Site:	B-2/AO
Existing Land Use(s) on the Site:	Vacant
Surrounding Zoning and Land Uses:	
○ North:	B-2/AO; Multi-tenant suites
○ South:	BP/AO; Multi-tenant suites
○ East:	B-2; Interstate 8
○ West	BP/AO; Offices
Related Actions or Cases:	PDM-39242-2022; ZONE-39954-2022; DHRC-39955-2022 (Self-Storage).
Land Division Status:	Legal lot of record
Flood Plain Designation:	X

Description of Proposed Project / Background / Use:

For the proposed StayAPT Suites Hotel, the applicant states:

“The client is proposing to develop a 103-unit, four-story hotel at 888 East Plaza Circle in Yuma, Arizona. The site is currently a vacant lot on the cul-de-sac of East Plaza Circle. The site is zoned B-2, General Commercial, where a hotel is a permitted use. The site is also in the Aesthetic Overlay District.

“The development will include improvements necessary to support the development, including parking, landscaping and utilities. Refer to the Site Plan provided with this submission for the dimensional layout of the site. Additionally, refer to the Architectural Plans, provided with this submission, for materials and colors for the proposed design.”

From the StayAPT website:

“StayAPT Suites entered the long-term lodging market with an announcement of its new hotel concept in January 2020. The brand, which will have 40+ hotels open by the end of 2024, offers guests an experience not yet seen in its category. The room layout for each 500+ square-foot suite was intentionally designed to feel residential, with a dedicated living room, a full kitchen, and a separate bedroom. The North Carolina-based chain is committed to building a portfolio of corporate-owned hotels, in addition to franchising.”

History:

The Redondo Corporate Plaza business park was developed on Plaza Circle in 2003 with 6 parcels for office, corporate, and school uses. The subject property is unoccupied land with no known prior improvements. This 2.5 acre parcel is the final vacant property on Plaza Circle.

Staff Analysis:

New buildings in the Aesthetic Overlay (AO) should match or complement the existing visual theme established in the surrounding development. There are a variety of buildings of contemporary design in this area, constructed over a period of two decades. This new construction is harmonious and consistent with the surroundings.

The Aesthetic Overlay Design Guidelines promote quality design and construction materials in the new construction, so as to be compatible with the character of the district. The location, design, and scale of this proposal will enhance and complete the streetscape relating to surrounding development.

This new hotel will accomplish the purpose of the Aesthetic Overlay Design Guidelines by:

- Including community design principles that result in creative, imaginative solutions, that establish high quality design with a common architectural theme;
- 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, tenants and the general public;
- Following “Dark Sky” concepts including a prohibition of random up-lighting and limits on lighting which is solely for the purpose of illuminating building walls; encouraging low level accent lighting, and the shielding of fixtures;
- Minimizing conflicts between automobiles, pedestrians and bicycles; creating parking and loading/unloading areas which are attractive and unobtrusive; and maintaining efficient vehicular circulation; the installation of a bike rack is required;
- Grouping plantings in order to create buffer yards along roadways and provide unique visual interest with drought-tolerant materials;
- Gating and screening of trash and other service areas with permanent walls which blend in with the main buildings on-site.

Colors, Textures & Signage:

This building will be prominently-visible from Interstate 8 as well as from Plaza Circle. The design of the hotel uses the corporate blues and greys as part of the StayAPT brand. The proposed exterior building wall finishes include: Exterior Insulation & Finish System (EIFS), a stucco-appearing finish; and Thin Brick Masonry. The freestanding signs will be monument signs as required in the AO. The wall planes are broken up with articulation and recessed portions in accordance with AO Standards.

Equipment Screening:

The plans show “elevated parapets to provide adequate mechanical equipment rooftop screening” to obscure the view of any rooftop equipment.

In addition, a trash enclosure will be provided with three sides of CMU painted to match the hotel and the access side having solid doors, not chain link.

Lighting/Landscaping:

The proposed exterior freestanding lighting corresponds with the parking lot lighting on the surrounding properties. The plans show LED exterior lighting of 3,000K is to be used. As part of the building plan review, City Staff will review a photometric survey to verify the exterior lighting does not encroach on neighboring properties.

The landscaping plans will need to use a gravel color other than Yuma Grey, unless a percentage of the inert groundcover is rip-rap and boulders of a color other than Yuma Grey as is required by the City Landscaping Code. During the building permit site plan review, these details will be confirmed.

Staff Recommendation: Staff recommends **APPROVAL** of the request for review of the exterior appearance of a new hotel, in the General Commercial/Aesthetic Overlay (B-2/AO) District for the property located at 888 E. Plaza Circle, Yuma, AZ., subject to the conditions outlined in Attachment A.

Suggested Motion: Move to **APPROVE** DHRC-43082-2024 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 Gabrielle Buchter, on behalf of Redondo Industrial Development, LLC, for aesthetic review of the exterior appearance of a new hotel, in the General Commercial/Aesthetic Overlay (B-2/AO) District for the property located at 888 E. Plaza Circle, Yuma, AZ., subject to the conditions outlined in Attachment A, and affirmatively finds this action is in keeping with the Aesthetic Overlay (AO) 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: August 19, 2024

Final staff report delivered to applicant on: August 22, 2024

Applicant agreed with all of the conditions of approval on: August 19, 2024.

Attachments:

- A. Conditions of Approval
- B. Site Plan
- C. Color Perspective and Elevations
- D. Colors, Textures, and Materials
- E. Aerial Photo

Reviewed By: *Robert M. Blevins*

Robert Blevins
Principal Planner

Date: August 19, 2024

Approved By: *Jennifer L. Albers*

Jennifer L. Albers
Assistant Director of Planning

Date: 8/19/24

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:

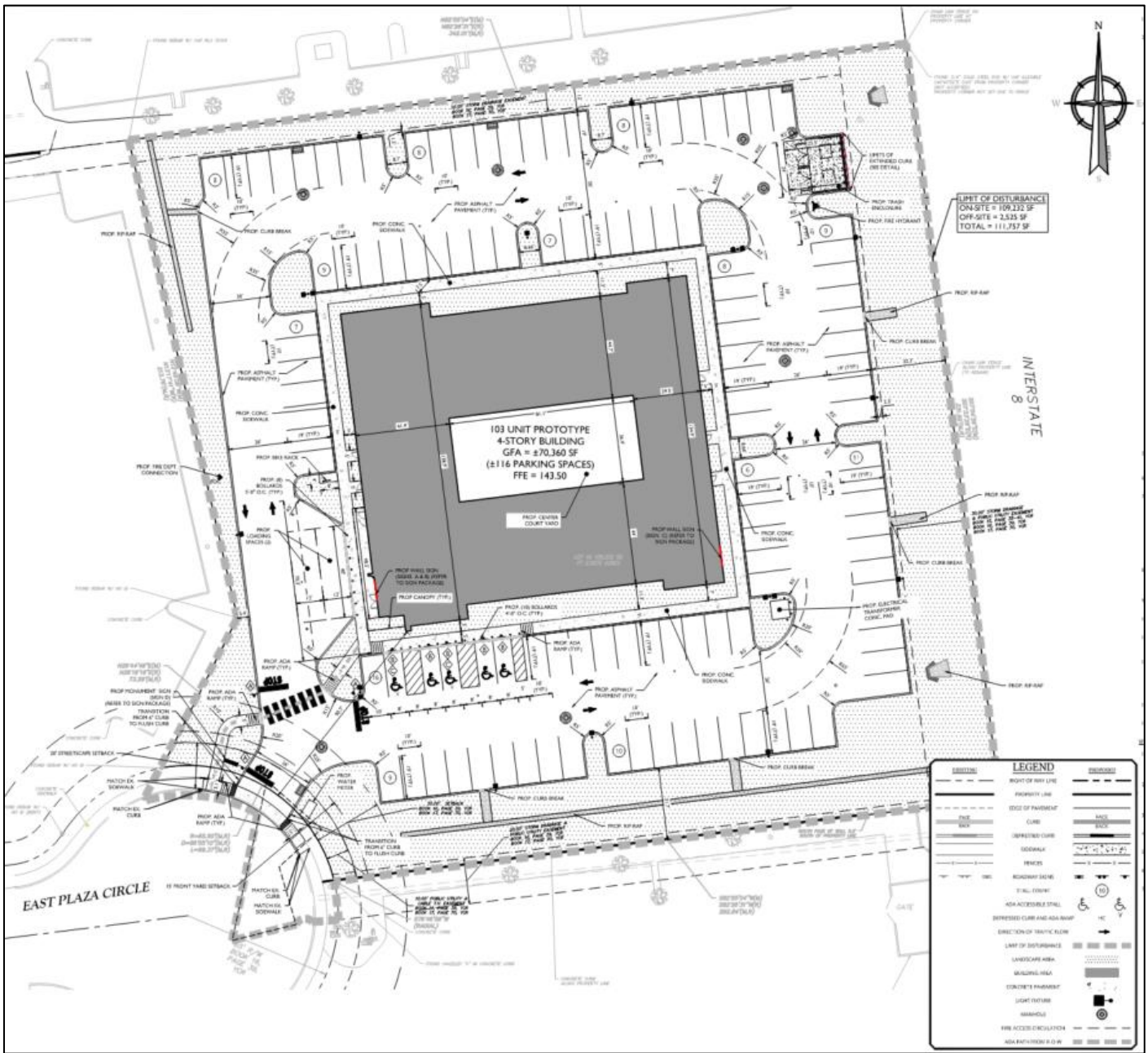
1. The conditions listed below are in addition to City codes, rules, fees and regulations that are applicable to this action.
2. The Owner's signature on the application for this land use action shall constitute a waiver of any claims for diminution in value pursuant to A.R.S. § 12-1134.

Community Planning, 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.

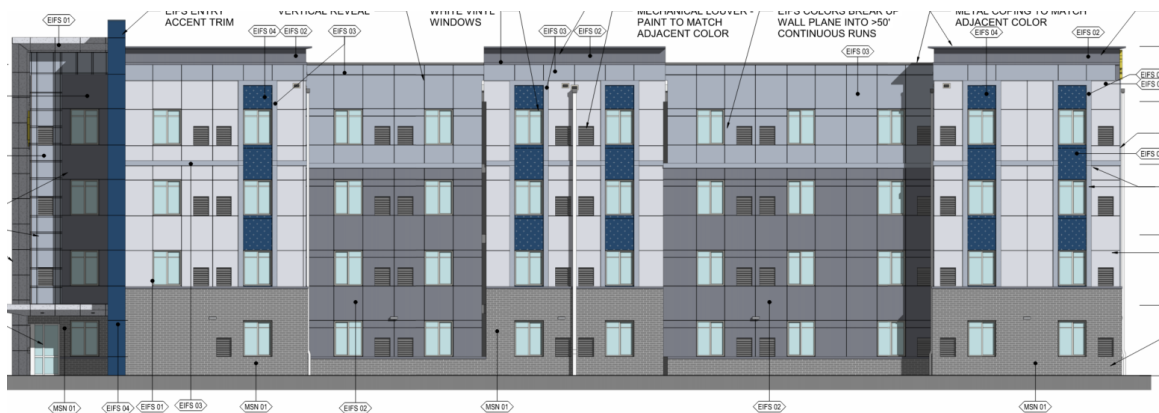
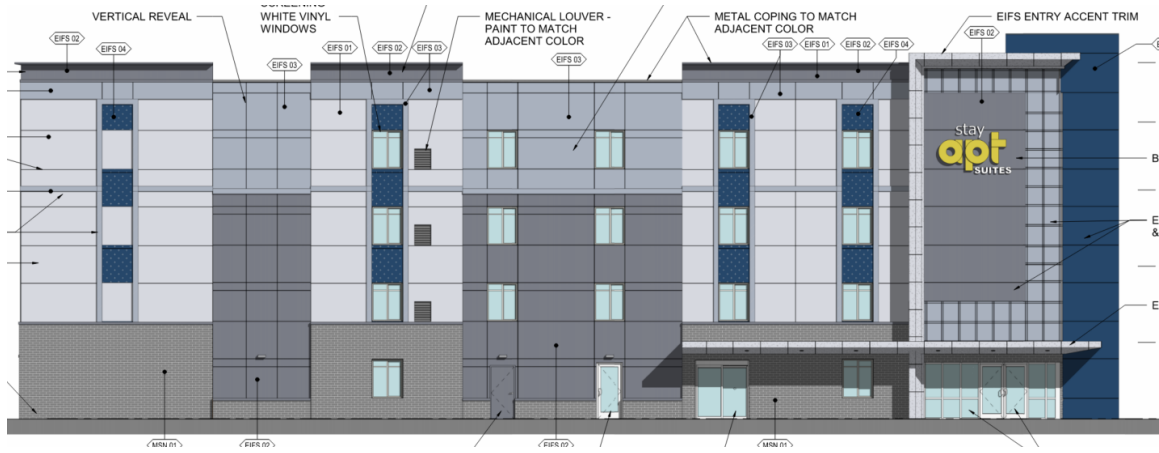
Any questions or comments regarding the Conditions of Approval as stated above should be directed to the staff member who provided the comment. Name and phone numbers are provided.

ATTACHMENT B Site Plan



ATTACHMENT C
Color Perspective and Elevations





ATTACHMENT D
Colors, Textures, and Materials

COLOR MATERIAL LEGEND

	EIFS 01	BENJAMIN MOORE 1422 "VIOLET SPARKLE"
	EIFS 02	BENJAMIN MOORE 2118-40 "SEA LIFE"
	EIFS 03	BENJAMIN MOORE 2118-50 "EXCALIBUR GRAY"
	EIFS 04	BENJAMIN MOORE 2063-20 "DOWNPOUR BLUE"
	MSN 01	ENDICOTT THIN BRICK MASONRY RUNNING BOND "MANGANESE IRONSPOT"
	CB 01	HARDIE BOARD LAP SIDING - BENJAMIN MOORE 2118-50 "EXCALIBUR GRAY", 6" BOARD, SMOOTH FINISH
	CB 02	HARDIE BOARD LAP SIDING - BENJAMIN MOORE 2118-40 "SEA LIFE", 6" BOARD, SMOOTH FINISH
	CB 03	HARDIE BOARD LAP SIDING - BENJAMIN MOORE 1422 "VIOLET SPARKLE", 6" BOARD, SMOOTH FINISH
	CB 04	HARDIE BOARD TRIM - COLOR WHITE

STOREFRONT	ALL STOREFRONT TO BE WHITE IN COLOR.
DOOR FRAMES	ALL DOOR FRAMES TO BE PAINTED WHITE.
SUITE DOORS	PAINTED BM 2118-40 "SEA LIFE"
ACCESSORY DOORS	PAINTED BM 1422 "VIOLET SPARKLE" (U.N.O)
LOUVERS	PAINTED TO MATCH ADJACENT WALL
GUARDRAIL	WHITE IN COLOR
DOWNSPOUTS	WHITE IN COLOR
SCUPPERS	PAINT TO MATCH ADJACENT WALL

- DOOR FINISH NOTES:
1. ALL STOREFRONT TO BE WHITE IN COLOR.
 2. ALL DOOR FRAMES INTERIOR AND EXTERIOR TO BE PAINTED WHITE.
 3. ALL DOORS INTERIOR TO SUITES TO BE PAINTED WHITE (BATHROOMS, CLOSETS, ETC.)
 4. EXTERIOR ENTRANCE DOORS TO SUITES AND MANAGER'S SUITE TO BE PAINTED WHITE.
 5. EXTERIOR ENTRANCE DOORS GUEST USE ACCESSORY SPACES (FITNESS AND GUEST LAUNDRY) TO BE PAINTED WHITE.
 6. EXTERIOR ENTRANCE DOORS TO ACCESSORY SPACES (LINEN, TRASH, ELEC., STORAGE, ETC.) TO BE PAINTED BM 1422 "VIOLET SPARKLE", U.N.O.

ATTACHMENT E
Aerial Photo

