



Provo City Design Review Committee
Report of Action
March 23, 2017

ITEM 1 Eldon Hacke, representing TerraForm Companies, requests Design Review Approval for a mixed-use development consisting of 24 townhome units, an office building, and a commercial building located at 3750 North University Avenue in a proposed SDP Specific Development Plan Overlay Zone.
Riverbottoms Neighborhood. 17-0006PPA, Brian Maxfield, 801-852-6429

The following action was taken on the above described item by the Design Review Committee during its regular meeting on March 23, 2017:

RECOMMEND APPROVAL

Motion by: Carol Walker

Second by: Roger Knell

Votes in Favor of Motion: Carol Walker; Roger Knell; Scott Bingham; Phillip Kiser

Votes Opposed to Motion: None

Phillip Kiser was present as chair.

The following is a brief summary of the above decision, including conditions of approval:

Review was made of the proposed townhomes and the Jiffy Lube. No renderings were presented for the office building, with the understanding that portion of the project would need to follow the same architectural and design requirements as the overall project, but that it will be reviewed more directly by the DRC at such time as construction of the office building is actually being proposed. Comments relating to the townhomes and their architectural components, colors and materials were favorable. Regarding the proposed Jiffy Lube, Roger Knell voiced his desire for more architectural compatibility between the townhomes and the Jiffy Lube. Scott Bingham countered that he actually liked the difference between the two. Scott felt that the Jiffy Lube site could be enhanced through the addition of trees or another landscaping treatment which would better buffered the east wall of the building from the proposed townhomes.

The Committee allowed comments from David Rosen, the Riverbottoms Neighborhood Chair, who stated the neighbors indeed wanted the Jiffy Lube to be not like the other Jiffy Lubes in the area, with upscale architecture and materials, and as much like the townhomes as practical.

The motion for approval included a request to see if something can be done by the applicant to better tie the architecture of the Jiffy Lube with that of the townhomes, and that additional landscape screening be provided on the east side, between the Jiffy Lube and the proposed residential area.



Design Review Committee Chair

If changes are made to the plans (Building or Landscaping) which have been approved by the Design Review Commission, a revised plan will need to be reviewed and approved by the Commission. Unauthorized changes to the approved plan are subject to a \$500.00 fee as outlined in Provo City Code Section 14.43.010.

If the applicant does not agree with the above condition(s) and wishes to appeal the decision, the applicant must file a notice to the Community Development Department. The appeal will then be placed on the next available Planning Commission agenda.

BUILDING PERMITS MUST BE OBTAINED BEFORE CONSTRUCTION BEGINS.