



Provo City Design Review Committee Report of Action

ITEM 2 George Bills of Gardner and Associates, requests concept plan approval for a 144 unit apartment complex on 6.4 acres located at approximately 1724 S. State Street, in a proposed Medium Density Residential (MDR) Zone. Brandon Larsen (801) 852-6408, jblarsen@provo.org. Spring Creek Neighborhood. PLCP20190357

The following action was taken on the above described item by the Design Review Committee at its regular meeting on November 14, 2019:

CONDITIONALLY APPROVED

Motion By: Roger Knell
Second By: Scott Bingham

Votes in Favor of Motion: Roger Knell, Scott Bingham, and Carol Walker
Votes Opposed to Motion: None

Carol Walker was present as chair.

**George Bills was present, but he recused himself from participating in the vote on this item because he is the applicant.*

The following is a brief summary of the above decision, including conditions of approval: The Committee reviewed the layout and landscape plan of the proposed development, as well as the architectural materials and color scheme of the proposed buildings. The Committee had some strong reservations about the above-noted architectural materials and color scheme. They noted the proposed buildings were similar to the 1320 South affordable housing project they approved with conditions on June 6, 2019.

The Committee's conditions of approval are as follows:

1. That the materials and colors for the buildings of the development be reconsidered—with the idea that less is more;
2. That the issue of competing materials and colors of the buildings of the development be addressed; and
3. That a simplified design—that addresses the issues addressed in Conditions 1 and 2—be brought back to the Committee at the project plan approval stage.



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.