
ITEM # 2 Miller General Contractors requests Design Review Approval for a new warehouse project in the PIC (Planned Industrial Commercial) Zone, located at 2601 S Mountain Vista Pkwy. Spring Creek Neighborhood. Dustin Wright (801) 852-6414
dwright@provo.org PLPPA20240003

Applicant: Miller General Contractors

Staff Coordinator: Dustin Wright

Property Owner: IRONWORKS OFFICE WAREHOUSE LLC

Parcel ID#: 35:095:0009

Current Zone: Planned Industrial Commercial Zone (PIC)

APPLICABLE DESIGN STANDARDS

14.34.280(3) Design Review Committee – Design Criteria

(3) Design Criteria.

(a) To preserve the design character of existing development, to protect the visual pattern of the community, and to promote harmony in the visual relationships and transitions between new and older buildings, new buildings should be in harmony with principles of design which include balance, rhythm, emphasis, scale, proportion and harmony (unity and variety). In addition, buildings should make appropriate use of design elements which include texture, pattern, line, form, space, color and mass.

(b) The use of unusual shapes, color, and other characteristics that cause new buildings to call excessive attention to themselves and create disharmony shall be avoided or reserved for structures of broad public significance.

(c) The height and bulk of new buildings shall be related to the prevailing scale of development to avoid overwhelming or dominating existing development.

(d) Building additions should be designed to reflect existing buildings in scale, materials, and color. Facade renovations should include as few different materials as possible.

(e) The architectural style of new or redeveloped structures shall be compatible with the predominant architectural themes of the district. Contemporary design for new buildings in old neighborhoods and additions to existing buildings or landscaping should not be discouraged if

such design is compatible with the size, scale, color, material, and character of the neighborhood, building, or its environment.

- (f) Adjacent buildings of different architectural styles shall be made compatible by such means as materials, rhythm, color, repetition of certain plant varieties, screens, sight breaks, etc.
- (g) The construction of additions to existing buildings should be generally discouraged in yards adjoining public streets and should instead be confined to side and rear yards which are generally out of public view.
- (h) To preserve the continuity prevailing along each block face, the orientation of the building's principal facade shall complement that of the majority of buildings in the same block face.
- (i) The open expanse of front lawns and the quantities of planting within them of new or redeveloped structures shall be comparable to that of existing structures.
- (j) Projects shall be designed in context with their surroundings. This means that enough visual linkages between existing buildings and the proposed project shall be provided so as to create a cohesive overall effect. In addition to those noted above, visual linkages shall include window proportions, entryway placements, decorative elements, style, materials, and silhouettes.
- (k) Where quality is mixed - good buildings mixed with more mundane construction - a selective approach may be warranted. In such cases, positive identifiable patterns should be reinforced wherever possible and negative design qualities, however much they may characterize an area, should be avoided.
- (l) Doors, shrubs, fences, gates, and other physical design elements should be used to discourage access to an area by all but its intended users.
- (m) Surveillance should be encouraged by placing windows in locations that allow intended users to see or be seen while ensuring that intruders will be observed as well. Surveillance shall be enhanced by providing adequate lighting and landscaping that allow for unobstructed views.
- (n) Territoriality should be augmented by the use of sidewalks, landscaping, porches, and other elements that establish the boundaries between public, semi-private, and private areas.
- (o) Projects should be designed with a human scale foremost.

ATTACHMENTS

1. Property Map
2. Landscape Plan
3. Elevations/Renderings

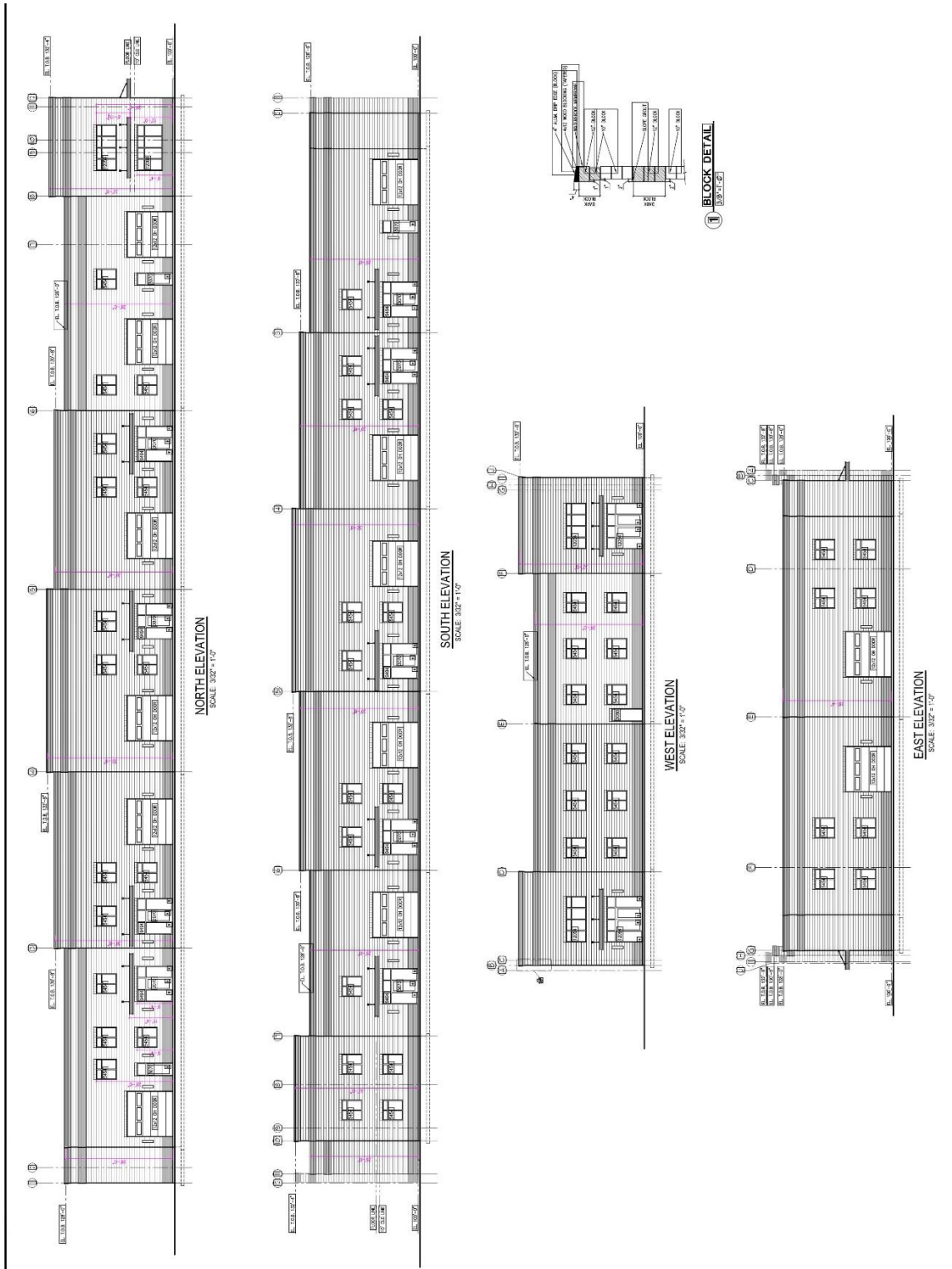
ATTACHMENT 1 - PROPERTY MAP



ATTACHMENT 2 – LANDSCAPE PLAN



ATTACHMENT 3 – ELEVATIONS/RENDERINGS





TYPICAL SIDE ELEVATION