

---

**ITEM # 1** Ryan McCoard requests Design Review approval for two new flex industrial warehouses in the AI (Airport Industrial) Zone, located at 3155 West Center Street. Provo Bay Neighborhood. Mary Barnes (801) 852-6408 mabarnes@provo.org PLPPA20240015

---

**Applicant: Ryan McCoard**

**Staff Coordinator: Mary Barnes**

**Property Owner: MCCOARD OIL LLC**

**Parcel ID#: 21:034:0125, 21:022:0174, 21:034:0138**

**Current Zone: Airport Industrial (AI)**

### **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.

#### **14.34.296 – Airport Adjacent Development Design Standards**

The following standards shall apply in the AI zone:

- (1) Building Orientation. The primary entrance to structures fronting Lakeview Parkway or Center Street shall have their primary entrance face these corridors.
- (2) Design. The design elements located in this zone shall incorporate architectural elements located within the downtown area of Center Street between 500 West and 100 East. These elements include masonry wall surfaces, decorative cornices, steel and beam construction, and ground-floor storefronts. Post-modern would be an acceptable

form of design. Each side of the structure shall have architecture detailing. Blank walls void of architecture details are not permitted.

(3) Materials.

- a. Building wall materials shall be combined on each facade horizontally only, with the heavier elements (material or weight) below lighter elements. For example, stone should not be above stucco, and brick should not be below concrete. No material shall have a horizontal length of greater than sixty (60) feet.
  - b. The exterior finish material on all buildings shall not consist of vinyl, metal siding (including sheet or corrugated metal), plywood, particle board, or other wood products not intended as an architectural finish product with the following exceptions:
    - i. Air cargo terminal and package delivery facility, aircraft maintenance facility and related activities, miscellaneous manufacturing, and warehouse permitted uses may use metal composite material.
- (4) Each first floor commercial frontage situated along a primary street shall provide a minimum of forty percent (40%) completely transparent glass and on secondary streets thirty percent (30%) completely transparent glass.
- (5) All windows and doors, with the exception of ground-level shop fronts, shall be square or vertical in proportion.
- (6) Doors and windows that operate as sliders are prohibited on street frontages and facades.
- (7) Roofs. Pitched roofs, if provided, shall be symmetrically sloped no less than 5:12 on all elevations facing a public street. This provision should not be construed to prohibit flat roof designs.
- (8) Windows, doors, and glass above the first story shall not exceed fifty percent (50%) of the total building wall area, with each facade being calculated independently.
- (9) Mechanical equipment shall have an opaque screening barrier that is architecturally compatible with the primary structure. Only the minimal amount of screening necessary to fully screen such equipment shall be used

**14.34.290(3) West Center Street Design Corridor Criteria**

- a) Creation - Purpose. A design corridor is established on West Center Street from Interstate 15 to the east edge of Utah Lake and shall be known as the West Center Street Design Corridor. All lots with frontage on West Center Street and abutting lots under the same ownership shall be subject to the requirements of this Section. The purpose of the West Center Street Design Corridor is to preserve and enhance the character and value of the West Center Street; to maintain property values, to improve the image of the city, and generally promote the public's health, safety, and general welfare. All new construction in the West Center Street Design Corridor shall comply with the requirements of this Subsection.
- d) Development Standards. Project plans shall incorporate and preserve significant natural features into the site design. Each preliminary or final project plan, which shall include

the existing features (site analysis) plan, shall be prepared in accordance with the following site improvement standards. These standards shall apply in addition to other applicable development standards.

- a. **Setbacks and Buffering.** Landscaped buffer yards shall be developed and maintained along West Center Street in order to minimize street noise to adjacent property owners and businesses, and to improve and beautify this corridor. Properties adjoining West Center Street shall be buffered from the street by the following landscape and screening features: The front yard setback (excluding sidewalks) shall be bermed to a height of four (4) feet (undulations preferred); and landscaped with a minimum of one (1) deciduous tree, two (2) inch caliper minimum (measured six (6) inches above grade or six inches from the top of the root ball), per thirty (30) feet of street frontage, and a combination of one (1) under story tree, one (1) inch caliper, or one (1) evergreen conifer, expected to reach a six (6) foot minimum height at maturity, and five (5) shrubs, five (5) gallon minimum, per three hundred (300) square feet of landscaped buffer yard. The required plant material may be clustered as part of an approved landscaping plan.
- k. **Building Design.** Predominant primary architectural features, materials, and colors of existing buildings shall be incorporated into building design. The standards of Chapter 14.34.280, Provo City Code, shall apply to new construction or redevelopment (additions, remodeling and building repairs) within the West Center Street design corridor.
  - i. Commercial buildings shall have a minimum lot coverage of twenty-five per cent (25%) and shall not exceed sixty percent (60%).
  - ii. Primary entries shall be oriented to a public street or designated pedestrian connection. Building entrances shall be easily identifiable, and shall form a transition between outside and inside areas. Building entries shall provide adequate lighting for security.
  - iii. Building mounted communications equipment shall be placed directly on a wall or parapet. The color of such equipment shall be the same as the color of the wall or parapet upon which it is placed, or designed consistently with the design details of the building.
  - iv. Detailing shall be used as a method of enhancing the theme or character of a building, thereby adding interest to the development.
    1. Details of a building elevation, such as particular design characteristics or use of color, shall be used to continue the character or theme of the project.
    2. Equipment such as, but not limited to, roof mounted communications and mechanical equipment, vending machines and ice machines shall be screened from street view and placed in an area designed for their use, as an integral part of the project.

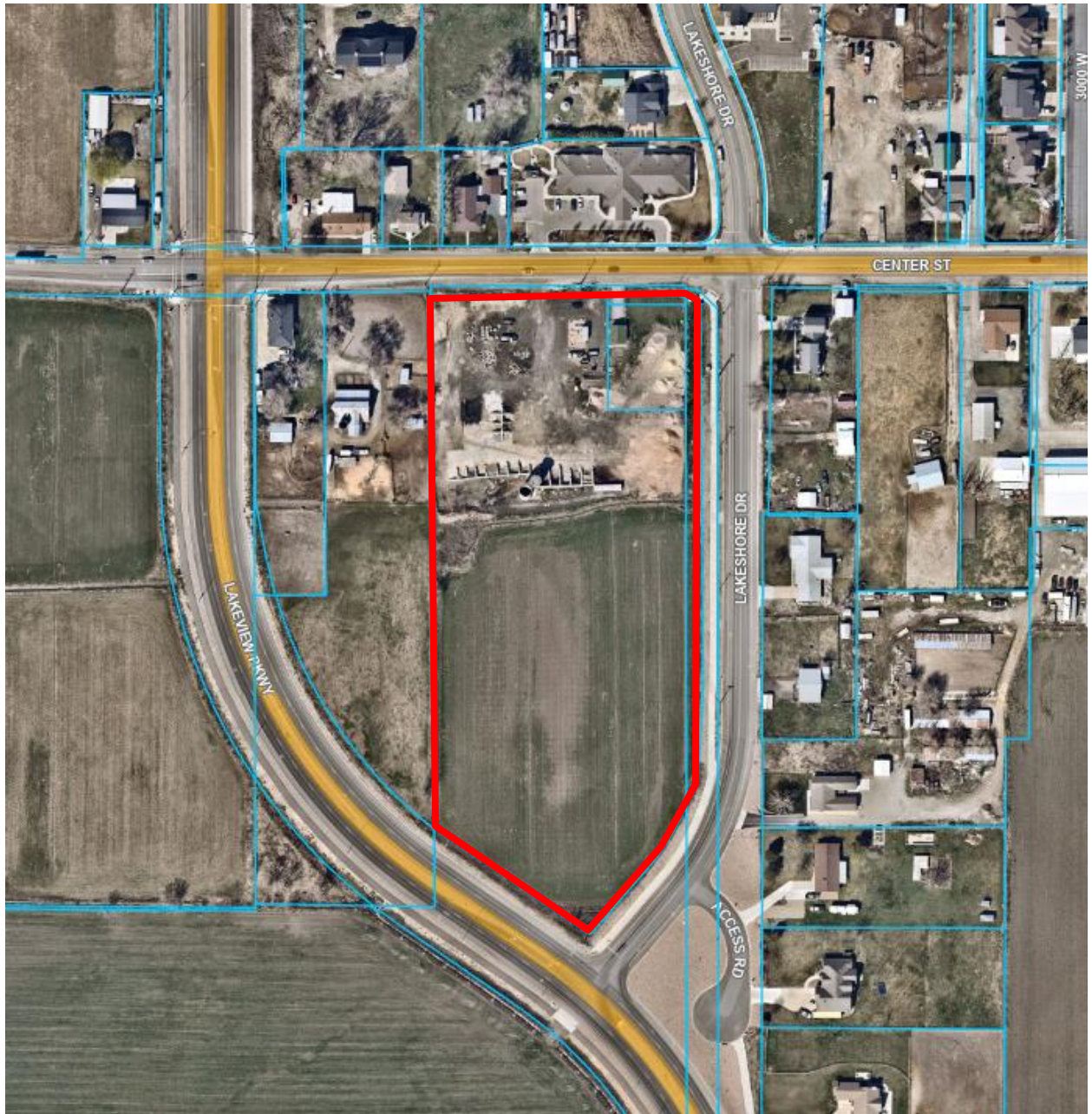
3. Patio enclosures visible from a public street shall be compatible with the architectural character of the project.
4. Building entryway and stairway design and placement shall be integrated with the design of the project through the use of similar building materials, details, shapes, colors or other features.
- v. Exterior building materials shall be durable, require low maintenance, and be of the same or higher quality as surrounding developments.
  1. The texture of building components shall enhance building design.
  2. Color schemes shall be harmonious and compatible with adjacent developments. Accent colors shall be compatible with the main color theme.
  3. Details of proposed colors and materials, including color chips and samples, shall be shown on building plans when a project plan application is submitted.
  4. Reflective surfaces shall not be used in locations which may produce excessive reflections or glare.
  5. Tile, architectural grade asphalt shingles, standing seam metal or similar quality roofing materials shall be used on all pitched roofs visible from a public street.
  6. Pad buildings in commercial developments, including service stations, convenience stores, restaurants, auto maintenance facilities and similar uses shall be designed in a compatible architectural style and shall incorporate the same materials, colors and landscaping as the primary development.
- vi. Pre-engineered metal buildings shall not be permitted.
- vii. The scale of a project shall not overwhelm adjacent buildings. Perceived height shall be reduced as needed by changing the roof line and varying the height.
  1. Building scale shall be compatible with adjacent development.
  2. Roofline variations shall be used to provide architectural style or character for commercial buildings that have limited wall variations due to functional constraints of the building.
  3. Commercial buildings shall not exceed thirty-five (35) feet in height, except tower elements, which may extend to fifty (50) feet in height provided such towers do not exceed a footprint area of four hundred (400) square feet.
  4. Hipped or gabled roofs shall be required; provided that flat roofs with decorative front parapet walls may be permitted upon review and approval by the Planning Commission or Design Review Committee. Mansard roofs shall not be permitted.

- viii. Architectural relief should be used in building design to provide interest and variety and avoid monotony. Details that create shade and cast shadows may be used to provide visual relief to the building.
  - 1. Horizontal and vertical elements of exterior walls shall vary in height and projection to provide substantial architectural interest and style. Such interest and style may be provided through, but not limited to, the imaginative treatment of windows, doors, eaves, roof lines and parapets, subject to approval of the Planning Commission or Design Review Committee.
  - 2. Building trim, accents, color, materials and style shall be incorporated into primary design themes to promote architectural visual interest.
  - 3. All exterior building elevations shall be integrated into the design theme of the project. In particular, the upper walls of the sides and rear should exhibit relief, rhythm and interest through the use of height variations, relief elements providing shadow, and the use of scuppers, downspouts and expansion joints as design elements.
  - 4. Where possible, office areas or other functions that do not need a high roof line shall be built with a lower roof line to provide a variety of massing and form.
- ix. Patterns created by window and door placement shall be used where possible to add variety and interest to building design. Attractive views shall be emphasized and uncomplimentary views avoided. Drive-through windows shall not face a public street.

## **ATTACHMENTS**

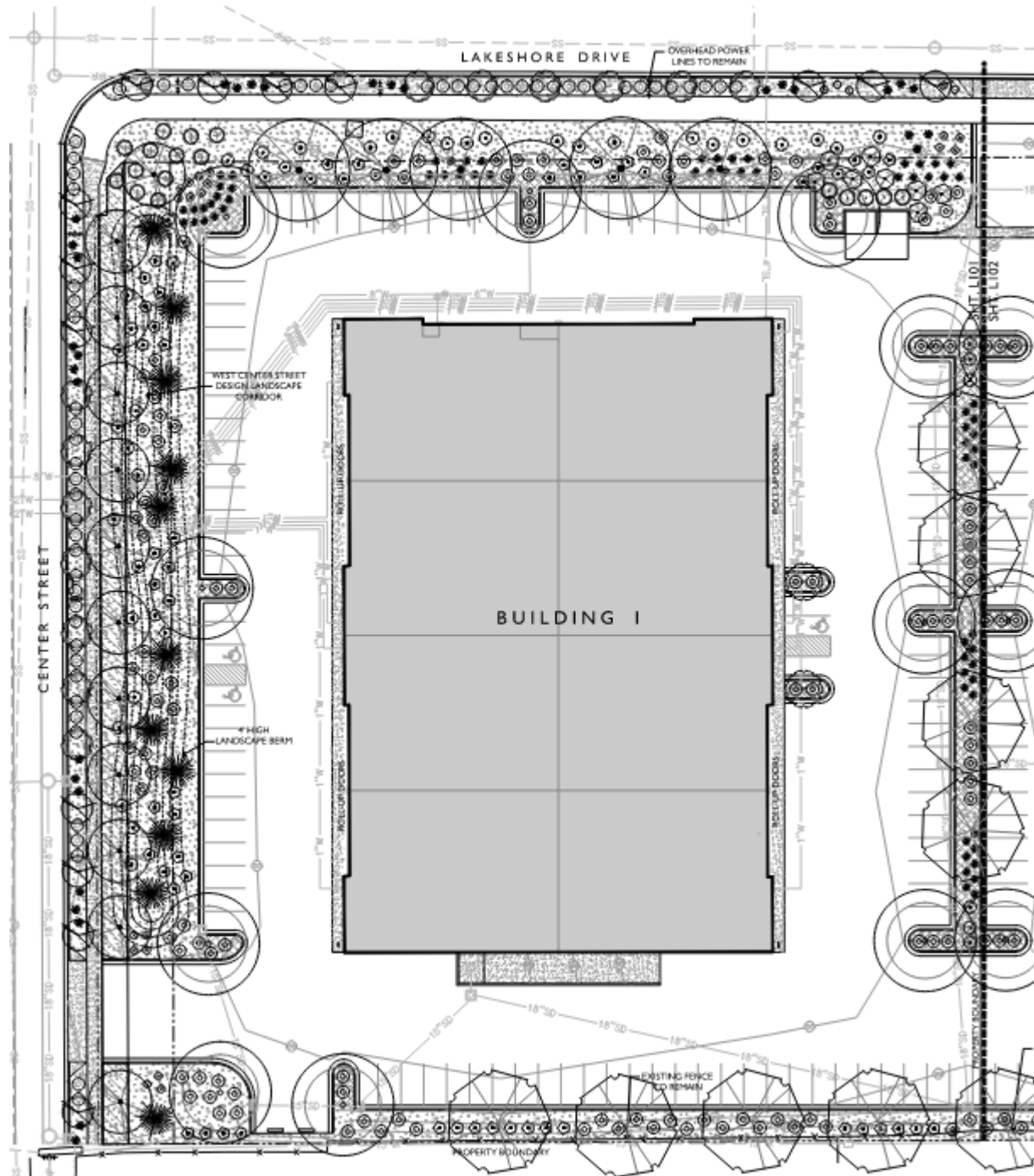
- 1. Property Map
- 2. Landscape Plan
- 3. Building 1 elevations and floor plans
- 4. Building 2 elevations and floor plans

ATTACHMENT 1 - PROPERTY MAP

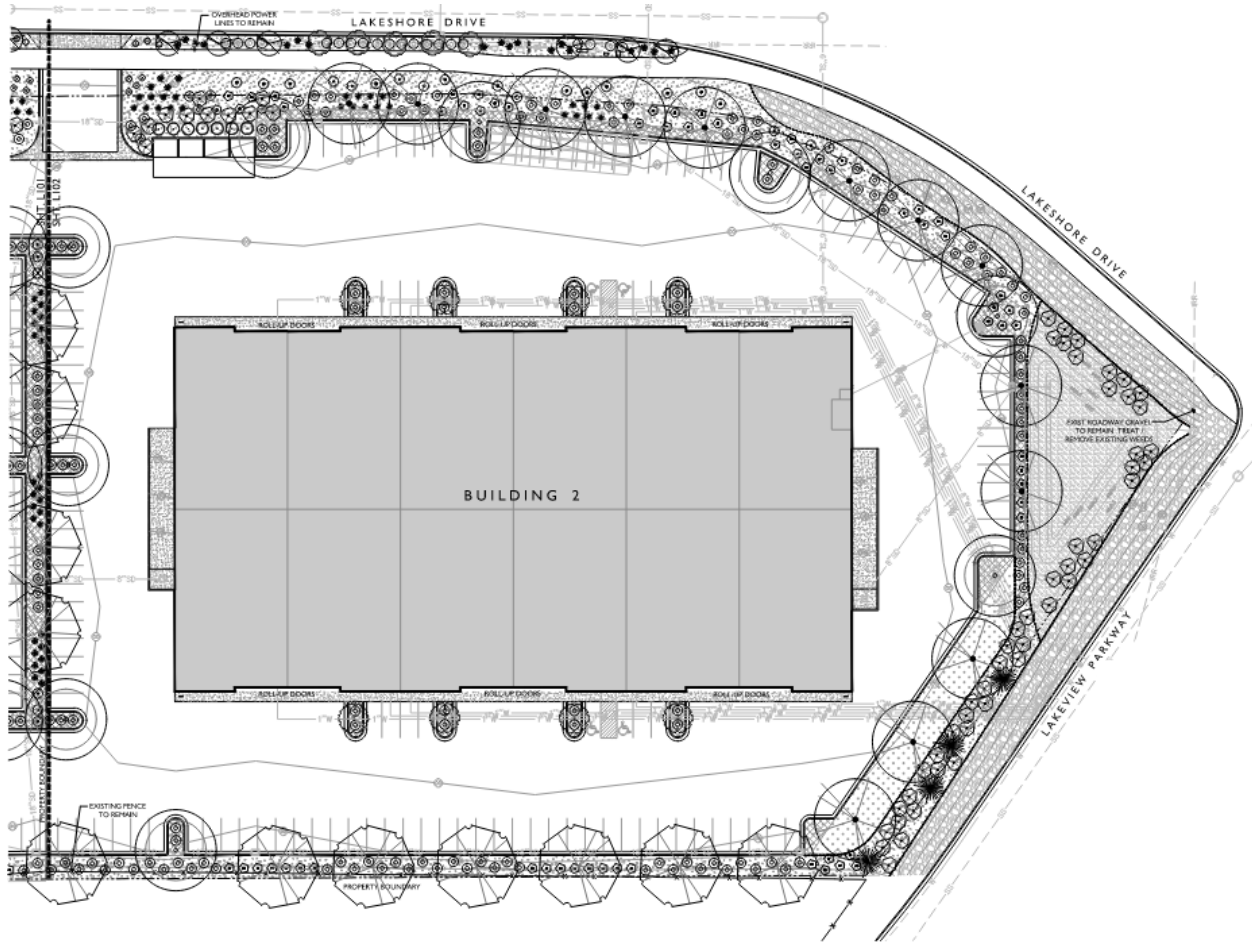




ATTACHMENT 2 – LANDSCAPE PLAN

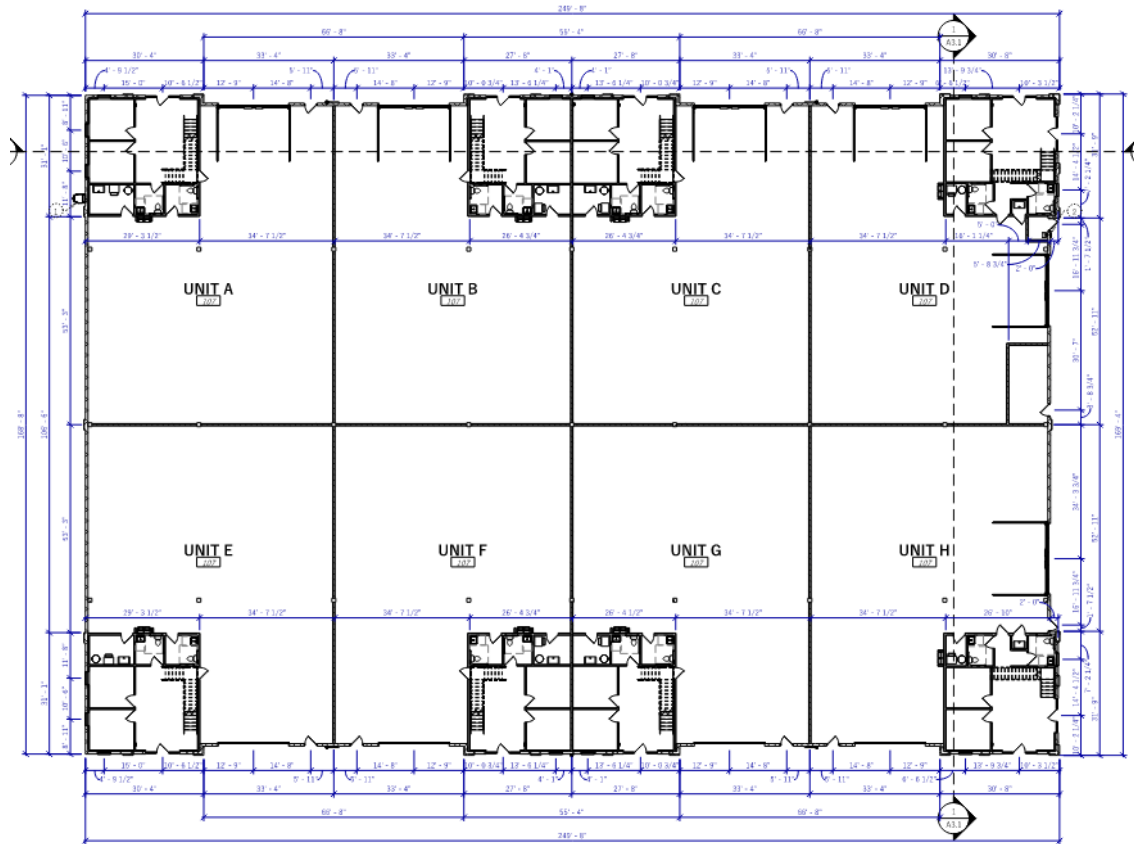




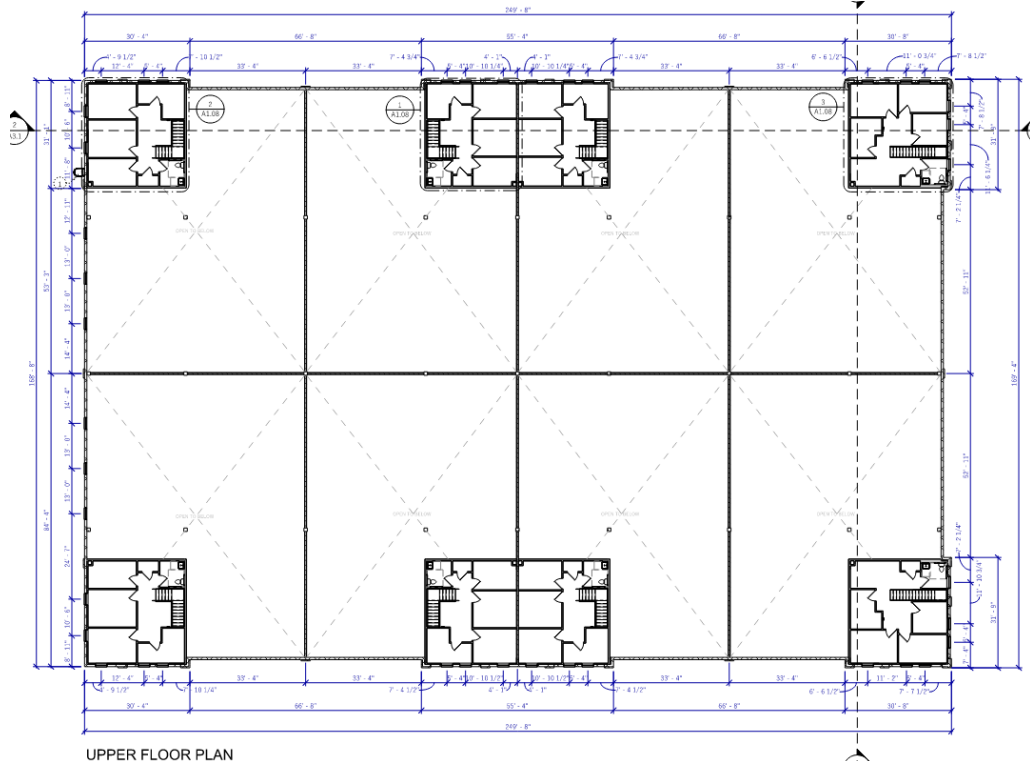


ATTACHMENT 3 – BUILDING 1 ELEVATIONS AND FLOOR PLAN





MAIN FLOOR



UPPER FLOOR PLAN

ATTACHMENT 4: BUILDING 2 ELEVATIONS AND FLOOR PLAN



