



Provo City Design Review Committee

Report of Action

August 22, 2024

Item #1 Ryan McCoard requests Project Plan 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

The following action was taken on the above described item by the Design Review Committee at its regular meeting on August 22, 2024:

APPROVED WITH CONDITIONS

On a vote of 4:0, the Design Review Committee approved the above noted application.

Motion By: Bruce Fallon

Second By: James Hall

Votes in Favor of Motion: Quinn Peterson, Bruce Fallon, James Hall, Carol Walker

Carol Walker was present as chair.

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

There was a discussion on the height of the buildings. Only the inside offices are two stories, the warehouse space is one story with a high ceiling. The smooth-faced CMU block will be slightly lighter in color in comparison with the split-faced ebony gray CMU block.

This application was approved with the following condition:

- An exception allowed for the use of flat roofs for this particular location along West Center St.



Design Review Committee Chair



Development Services Director

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 Development Services Department. The appeal will then be placed on the next available Planning Commission agenda.

BUILDING PERMITS MUST BE OBTAINED BEFORE CONSTRUCTION BEGINS.