

Provo City Design Review Committee
Report of Action
March 27, 2014

ITEM 3 Jun Khaysavang of Richardson Design Partnership, agent for Perry & Associates, requests Final Project Plan approval for a 2 story assisted living facility consisting of 126 sleeping units, 29 townhomes, and 5 single-family units on approximately 16 acres of undeveloped land located at approximately 4200 North University Avenue, Provo, Utah in the LDR (Low Density Residential) and R1.10 (One-Family Residential) zones. ***Riverbottoms Neighborhood*** 14-0008PPA

The following action was taken on the above described item by the Design Review Committee during its regular meeting on March 27, 2014:

APPROVE WITH CONDITIONS

Motion by: Roger Knell

Second by: Phil Kiser

Votes in Favor of Motion: Phil Kiser, Roger Knell, Scott Bingham

Votes Opposed to Motion: None

Scott Bingham was present as chair.

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

- Due to change in elevation from University Avenue to the subject property, a berm may or may not be needed along University Avenue to meet the requirements of the Design Corridor. Provide a cross section of the area showing the elevation of the sidewalk to the parking area to determine if a berm will be necessary.
- The materials used are good; however, they are not shown around the entire building. The sides that are not facing University Ave. do not have the brick treatment like the front. The lack of variety in the back needs to be addressed. Add brick to the north end of the building that can be viewed from University Ave. It is recommended, but not required, that brick to some degree be added to the east elevations.
- Discussion on how phase II will tie into the first phase. Areas where the building ends that will not be tied into the next phase should have better treatments like the front.

Conditions of approval:

The brick and design carried around the first bay of buildings on the Northwest façade and the Southwest façade seen from University Ave.

Recommendation:

Owner consider adding relief elements like expansion joints so it doesn't look like a flat façade and to add the Tuscan stone and some more brick work around the rest of the structure.



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.