

Provo City Design Review Committee
Report of Action
August 7, 2014

ITEM 1 Dave Cabanilla requests a positive recommendation from the Design Review Committee (DRC) for a project plan to construct a new married-family housing apartment complex, on 1.07 acres, comprising 32 units, and including open space amenities; located at approximately 1950 North 550 West, Provo, UT, in the HDR (High Density Residential) Zone. *Carterville Neighborhood* 13-0026PPA

The following action was taken on the above described item by the Design Review Committee during its regular meeting on August 7, 2014:

CONDITIONALLY APPROVED

Motion by: Roger Knell
Second by: Scott Bingham
Votes in Favor of Motion: Scott Bingham, Roger Knell
Votes Opposed to Motion: 0
Scott Bingham was present as chair.

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

City Staff (Sean Allen) presented a project summary of the proposal. Staff explained that overall they are prepared to recommend an approval, but listed some of the concerns with the project. They are as follows:

1. Main entry looks too small and not proportionate to the rest of the building on the renderings;
2. Concerned with the fencing along the north open space amenity area. Two fences are illustrated, but only one is labeled. Does this encroach on the clear vision area? Fencing materials should coincide with masonry of building. This area will also be one of the most visible and should be of quality and represent the project well.

The applicant's Architect (Curtis Minor) gave a background, explaining what led to the current designs of the building. Clarification was given on the design of the main entry, and that it looks better in a 3D rendering.

The following are comments from each Committee representative:

(Roger Knell):

- Didn't like the project upon first look, but as he studied the design more, he is accepting it more. Doors should not be a Colonial 6-panel. Likes the relief on the east and west elevations, but not the sides (north & south). This can be remedied with bays or pop-outs. Stucco is too trendy on board. Likes the colors better in the colored drawing. The brick and shingles are good. Entry does not blend well, and he does not agree with the ordinance requirement for the main entry, because it is not functional to the parking restrictions.

(Scott Bingham):

- Agrees that the building ends need more relief. Questioned the applicant about the fencing at the north end, near the amenities? Doesn't like the entry either, and agrees that the doors need to change. Suggested to change to white awnings to an off-white

Roger Knell made the motion to approve the proposal with the following conditions:

1. Doors are not to be Colonial;
2. North and south elevations are to show more relief in the form of bays or pop-outs;
3. Fencing on north end is to be compatible with the building and site;

* Included the recommendation that the EIFS colors match the relationship shown on the colored renderings and not the materials board.



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.