



Provo City Design Review Committee  
**Report of Action**  
June 9, 2016

ITEM 1 Brian Dabb requests Design Review Approval for 35 additional apartment units located at 926 East Center Street in a proposed Medium Density Residential Zone. *Foothill and Provost Neighborhoods*. 16-0005PPA, Austin Corry, 801-852-6413

The following action was taken on the above described item by the Design Review Committee during its regular meeting on June 9, 2016:

## PRELIMINARY APPROVAL WITH CONDITIONS

Motion by: Roger Knell

Second by: Phil Kiser

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

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:**

- The design review committee noted a few concerns, including uncomfortable blank walls, column detailing not reflecting the architecture of the adjacent historic home, lack of architectural details, and rooflines needing visual relief.
- Multiple committee members noted that the drawings were inadequate to make a complete assessment to the quality of the design, but they did not want to require those costs to be absorbed by the applicant until after a decision has been made on the accompanying zone change.
- Members of the committee acknowledged that a new development in this area would be a welcome addition to the area to enhance otherwise deteriorating structures.
- The Design Review Committee felt the concept of the development was acceptable, and moved to approve the plan from a concept level only. The motion included the following conditions:
  1. The exterior stairway on the west side of the north building should be oriented in a north-south direction so that it does not protrude as far as the current east-west orientation.
  2. The entry of the north building should be redesigned to substantially conform to the design motif of the historic Van Wagonon home.
  3. Consider adding street-level windows to the north building.
  4. The gable roof on the south buildings should be changed to a hip roof.
  5. Consideration should be given to add entries or balconies at the street level of the south buildings to enhance the streetscape along 900 East and Center Street.
  6. Consider a different design element than shutters to enhance windows, specifically to study the detailing of the sill and header of the Van Wagonon home.
  7. Stager the setbacks on Center Street, if possible.
  8. Consider making windows on the west façade symmetrical.
  9. The project plan shall be brought back to the Design Review Committee with more complete details after a determination has been made on the zone change. Including a street level perspective, a landscape plan, and colored elevations.



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.**