



# Provo City Design Review Committee Report of Action

Item 1 Bruce Cameron requests Project Plan approval for an office building to be located at 3765 N University Ave in a Professional Office (PO) Zone. Riverbottoms neighborhood. Brian Maxfield (801) 852-6429 PLPPA20190103

The following action was taken on the above described item by the Design Review Committee at its regular meeting on June 12, 2019:

## Conditionally Recommended for Approval

Motion By: Roger Knell

Second By: Scott Bingham

Votes in Favor of Motion: Roger Knell, Scott Bingham, George Bills, Quinn Peterson, Phillip Kiser

Votes Opposed to Motion: None

*Phil Kiser* was present as chair.

Bruce Cameron presented illustrations of proposed changes he has looked at from the previous meeting and that he has discussed with the neighbors in his recent meetings with them. He believes these changes would provide the project unity and compatibility required by the SDP-6 Zone.

Dave Rosen, the Riverbottoms Neighborhood Chair reported on the history of the site and its approvals, and summarized how he felt the follow-up meetings with the applicant had progressed in a positive manner. He stated they felt the building is 90% there, but it's the roof line that is holding back their full approval. Wayne Tanner (neighborhood resident) generally agreed, but wanted to emphasize the design should not be based on the Jiffy Lube building, but something closer to the American Bank building. John Dester, the adjoining property owner (the townhome developer), stated the missing element in the latest design is the hip roof. He presented a sketched-in hip roof on a copy of their preferred drawing of those presented by Mr. Cameron.

The Design Review Committee discussed the proposed building in comparison to others along the N. University Avenue Design Corridor.

The motion was made by Mr. Knell: To conditionally approve the building with everything below the building's fascia approved, and for the area above the fascia, that the developer consider a hip-roof for the design, and that final colors be brought back to the DRC for approval.



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.**