



Provo City Design Review Committee Report of Action

PLPPA20190228 Silverado Management (Dave Hunter) requests Project Plan approval for a 121-unit apartment complex in a proposed Campus Mixed Use (CMU) zone, located at 1900 N Canyon Road. Pleasant View neighborhood. Robert Mills (801) 852-6407 PLPPA20190228

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

APPROVE

Motion By: Quinn Petersen

Second By: Roger Knell

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

Votes Opposed to Motion: None

Phil Kiser was present as chair.

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

The applicant and applicant's architect explained that the building had been redesigned to address the concerns of the neighbors. The proposed building is now four stories with a basement that daylights at the southwest corner of the building. The parking requirement for the proposed structure is 182 stalls and the site and structure have been redesigned to provide 182 stalls split between two parking levels. The proposed building also conforms to the lot coverage requirements of the proposed CMU zone.

Additionally, individual bike lockers and repair areas will provided in the parking garage. Amenity spaces in the building will also focus more on study/media areas rather than fitness facilities.

Mr. Bingham commented that the different design elements were very pleasing and adds interest to the building. He did comment that the color scheme of the building is very masculine and includes a lot of darker gray tones. Mr. Knell agreed that gray was used extensively; however, the colors complement each other well and seem appropriate.

The neighborhood chair was present and expressed appreciation to the applicant for the responsiveness to the neighborhood's concerns. He commented that the sidewalk would be better as it currently exists which would allow for a greater landscaping buffer, rather than the profile preferred by Public Works which requires a park strip and then the sidewalk.



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.