

Provo City Design Review Committee

Report of Action

ITEM 1 Dudley and Associates request Design Review approval for a 2.69-acre commercial development, located at 4878 N University Ave in the Neighborhood Shopping Center (SC1) zone. Riverbottoms Neighborhood. Aaron Ardmore (801) 852-6404 aardmore@provo.org PLPPA20200126

The following action was taken on the above described item by the Design Review Committee at its regular meeting on September 10, 2020:

APPROVED

Motion By: Quinn Peterson

Second By: George Bills

Votes in Favor of Motion: Quinn Peterson, George Bills, Carol Walker, James, Hall, Phil Kiser, Cole Houghton

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:

- Carol Walker suggested that the restaurant swap places with the mixed-use building, so the restaurant can be on the north side of the property.
- Todd Dudley, applicant, spoke about the history of meeting with the neighborhood and updating materials to fit area and neighborhood preferences.
- Dave Rosen summarized the neighborhood hearing regarding design change, concerns with reception center, removal of the drive-thru, and neighborhood overall support.
- George Bills inquired regarding access to the site.
- James Hall suggested flattening the top trim to be in line with the fascia.
- Quinn Peterson stated that the proposal looks fine.



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 Development Services Department. The appeal will then be placed on the next available Planning Commission agenda.

BUILDING PERMITS MUST BE OBTAINED BEFORE CONSTRUCTION BEGINS.