

DESIGN COMMITTEE MEETING MAY 20, 2010 MINUTES

Committee Members Present: Audrey Huisking, Anna Robertson, Gordon Hinkle

Committee Members Absent: Naaz Alikhan

Staff Present: Mike Isom, Senior Planner

Gina La Torra, Associate Planner

Michelle Sheidenberger, Senior Deputy City Attorney

Marc Stout, Senior Engineer

Carmen Bertola, Recording Secretary

WELCOME 4:39PM

CONSENT CALENDAR

MINUTES OF MARCH 18, 2010

The minutes of March 18, 2010 will be continued to the next Design Review Committee meeting due to a lack of voting quorum to pass the consent calendar consisting of the Minutes of March 18, 2010.

NEW BUSINESS

<u>PROJECT #DRP-000327.</u> The applicant requests approval of a Design Review Permit to construct a 14,576 square foot CVS Pharmacy building and an attached 3,120 square foot retail building with associated parking, landscaping, lighting, and frontage improvements, on a portion of a 5.88 acre parcel. The project will also include construction of a temporary access road connecting the adjacent Paseo del Norte subdivision to Pleasant Grove Boulevard. Applicant: Armstrong Development Properties, Josh Eisenhut. Owner: Peter P. Bollinger Investment, Peter Bollinger. (LaTorra)

Associate Planner, Gina LaTorra, presented the staff report and responded to questions.

Chair Huisking opened the public hearing and invited comments from the applicant and/or audience.

Applicant, Josh Eisenhut, Armstrong Development Properties, addressed the Commission and responded to questions. He stated that he had received a copy of the staff report and was in agreement with staff's recommendations with the exception of condition #3, which would require moving the building closer to Fiddyment Road and would necessitate the elimination of a row of parking stalls. Applicant presented some alternatives to condition #3 by adding landscaping features, such as trellises, and pedestrian seating to the corner as a way of enhancing the site's streetscape appearance.

The Applicant requested removal of condition 3, citing that trying to move the building closer to the corner would negatively impact ability to adhere to balance of the Community Design Guidelines. He feels bringing the building closer to the corner will create a visual imbalance at the 4 corners and would cause the CVS building to look over-scaled for the corner.

Applicant was also concerned with possible safety issues with bus and truck circulation and ease of ingress that may arise should the building be required to move forward. He stated that the driveways

cannot be moved. He stated his concern with staff's proposal for back of store overflow/employee parking as it is isolated and is almost impossible to monitor.

Applicant stated that they would be willing to remove some extra stalls and increase shade coverage for the parking lot as a compromise for the project.

No Public Comment was offered.

There was Committee discussion on the following:

- Concern over loss of signage/visibility if building is constructed in location proposed by CVS;
 (Applicant will plant the trees in a way to keep the building visible)
- Truck delivery area
- Safety for pedestrians during loading/unloading;
- CVS at Fiddyment will begin as a 7:00am -10:00pm store but would like to reserve the right to be a 24-hour store;
- Opportunity to have a signature corner with CVS;
- The proposal as it stands is attractive and is not detrimental to the appearance of the corner;
- From a design stand point, nothing worse than a lot of empty parking in the front of the store, would like to see the building pushed up and enhance the landscaping;
- Would not like to see parking dominated corner;
- Could be setting precedent if the building is allowed to remain set-back;
- Change wording in #3 to relocating;
- · Review of design philosophy of why building in prominent arterial corners is brought to the front;
- Applicant proposes adding additional landscape to the parking lot that will enhance the finished product;
- Is what is presented what will be built?

Chair Huisking closed the public hearing and asked for a motion.

MOTION

Gordon Hinkle made the motion, which was seconded by Anna Robertson, Adopt the four (4) findings of fact; and Approve the Design Review Permit subject to eighty-one (81) conditions of approval as submitted in the staff report and as modified below.

- 2. The project is approved as shown in Exhibits A \bigcirc \underline{F} and as conditioned or modified below. (Planning)
- 3. The site plan shall be revised to move the building closer to Fiddyment Road by removing one two-way drive aisle, the central row of parking and 7 landscape median as generally depicted in Exhibit G (staff preferred alternative). (Planning)

AYES: Hinkle, Huisking

NOES: Robertson

ABSTAIN:

REPORTS/COMMENTS/COMMISSION/STAFF

None

ORAL COMMUNICATIONS

None

ADJOURNMENT

Chair Huisking asked for a motion to adjourn the meeting.

MOTION

Gordon Hinkle made the motion, which was seconded by Anna Robertson, to adjourn to the meeting of June 17, 2010. The motion passed unanimously at 5:22 P.M.