Ivins City Staff Report
Planning Commission Meeting 06/03/14

Agenda Item: Continue discussion and consider approval on a Proposed Class IV Conditional Use Permit for a multi-family project for Park Place Townhomes located at 65 W Center Street. Robert Ence, owner, and Premier Design, agent

Submitted by: Kevin Rudd, Building & Zoning Administrator

Recommended Planning Commission Action: Staff recommends partial approval of site plan only.

BACKGROUND: The Planning Commission held a public hearing and reviewed this application March 18, 2014. The Planning Commission tabled the application with the idea that Chapter 18 – Multi Family Design Guidelines, needed to be reviewed with possible amendments that would affect the architecture of the proposed townhomes. The City Council is currently in the process of reviewing the proposed amendments but it could still be thirty (30) plus days before completion. The applicant, Robert Ence, is requesting that the Planning Commission give a conditional/partial approval to allow him to begin construction of site improvements and bring the townhome architectural plan back at a later date for a "Design Review" following finalization of City Council's amendments to Chapter 18 and his modification to the townhome architectural plans.

FINDINGS AND ANALYSIS:

- Applicant is requesting Conditional/Partial approval Site Plan only.
- "Design Review" of the Architectural Building Plans will follow upon completion of the amendments to Chapter18.

SUPPORT MATERIALS:

- Application
- Site plan

Respectfully Submitted: Kevin Rudd

Kevin Rudd, Building & Zoning Administrator

Content Review:

Dale Coulam, City Manager