Ivins City Staff Report
City Council Meeting 06/05/14

Agenda Item: Public Hearing on the Planning Commission's recommendation on a proposed Class V Conditional Use Permit for Resort Hotel/Condo Rentals for "Encanto Resort" project located approximately 1380 East Snow Canyon Parkway (on the north side of Snow Canyon Parkway). GP Ivins Homes & Land LC, owner, and Walter Plumb, applicant

Submitted by: Kevin Rudd, Building & Zoning Administrator

Recommended City Council Action: Staff recommends approval

BACKGROUND: "Encanto Resort" consists of 10 buildings with 8 condo units each, for a total of 80 Condo/Short Term Rentals. The property is zoned Resort Commercial (RC). The buildings are two stories with an average height of 24 feet, with chimney and parapet features at 27 feet. The buildings have a variety of architectural features and consist of colors and materials that blend with the natural desert landscape. The landscape buffer along Snow Canyon Parkway will be a continuation of the Reserves' lava rock wall with similar plantings. The interior landscape will blend with the natural vegetation. A clubhouse with pool and sports court is provided. The parking spaces provided exceed the minimum as required by the zoning ordinance. Half of the parking will be covered (Narrative Exhibit A). All exterior lighting will be shielded (Narrative Exhibit B). Three solid waste collection enclosures will be provided on site and enclosed with walls to match main structures (Narrative Exhibit E). The main entrance from Snow Canyon Parkway will have a landscape feature and monument sign (Narrative Exhibit C). All air conditioner condensing units will be located on the rooftop and screened by parapet walls. A second emergency access is also provided.

The lava field area located on the eastern portion of the project is left with over 70% of undisturbed lava (Sensitive Lands Ordinance requires minimum of 30% undisturbed).

The setbacks on the building are over 100 feet on its eastern boundary (side), 12 feet on the north (rear) and 12 feet on the west (side). The building setback (front) on Snow Canyon Parkway is approximately 40'from the property line and 45'from the back of curb. For some comparisons Snow Canyon Medical Center is 30' from the back of curb, Vista Charter School is 110' from the back of curb and the LDS Chapel is 80'.

The Zoning Ordinance does not list a specific setback distance on commercial buildings except when it abuts residential, and then it must have the same setbacks as the residential zone. The current wording on commercial setback is "sufficient setbacks to meet all the requirements of Chapter 19." The only sections of Chapter 19 which could raise question on the proposed setback from Snow Canyon Parkway are as follows:

(4) Site Design and Layout:

(a) Arrangement: Recognizing that all views cannot be protected, all buildings and structures should be arranged to preserve and provide open space and to protect views as

much as practicable. The locations of all buildings and structures shall recognize the existing topography and natural features of the site, including lava rock, rock outcroppings and drainage ways. All natural features shall be preserved, as much as practicable, and integrated into the site plan design.

(5) Views: Due to the economic value and community quality and character created by the surrounding scenic beauty, it is essential that the city preserve general access to significant views. These views include the Red Mountain, other red rock formations, Snow Canyon, Pine Valley Mountain, Land Hill, the lava flows, and other unique features. Site plans shall demonstrate that two (2) important view elements have been considered:

(a) Views from within the site: Site plans shall demonstrate the views available at locations within the proposed development site.

(b) Views into and through the site: Site plans shall demonstrate the views available to adjacent properties with the construction of the proposed site plan. See the Development Standards Non-Residential in Section 16.33.105, Table 33-5.

(1) It is the vision of the city that all buildings and their associated facilities and improvements will blend with the forms, colors and textures of the city's desert setting. The city encourages creative and varied architecture reflecting its desert character, avoiding extremes and uncharacteristic themes, styles and color. The goal is for all man-made structures to blend harmoniously with the natural environment.

(c) Building Massing:

(viii) Larger Buildings and Two-Story Structures: Larger buildings should be placed toward the interior of a development, or placed on the lower site elevation to reduce apparent mass.

Without a definitive standard, such as specific setback distance, it is difficult for staff to make a recommendation as to whether the setback distance of these structures from Snow Canyon Parkway meet Chapter 19. Hopefully, the site plan and accompanying pictures will help the Planning Commission and City Council determine if these structures are setback far enough. The TRC has discussed the possibility of placing the private drive and parking in front of the buildings 1, 2, and 10 rather than behind. This would push the buildings back from Snow Canyon Parkway and help with preserving views.

This project may also require a Development Agreement related to the proposed phasing, details of short term rental usage and the collection of transient room taxes.

Planning Commission Recommendation: Following their Public Hearing and discussion, the Planning Commission recommended approval with the following conditions:

1. That the buildings along Snow Canyon Parkway have a minimum setback of forty-five (45') feet from the back of the curb
2. That the applicant will present colors to the City Council of a muted earthtone variety.
3. Although it is required that there be a fence or block wall between commercial and residential we recommend that the City Council consider an alternative fencing (other than a solid block wall) that would be agreeable with the neighboring property owners in the Reserve, as the wall/fence is through the middle of the lava.
4. It is our understanding that the applicant intends to deed over a portion of the south side property to The Reserve but that property will not have any buildings built on it and would be appropriately landscaped.

Note: When Staff and the Planning Commission reviewed the application it was overlooked that Chapter 19.103:1(c) (iii) requires the second story not to exceed 75% of the first floor foot print. This will require the applicant to modify/ reduce the second story by 25%.

16.19.103.1(c)(iii) Reduced Upper Levels: Upper levels shall have reduced floor area to minimize building mass. No second story shall exceed seventy five percent (75%) of the ground floor footprint for purposes of this calculation. Covered porches, and permanently affixed trellises may be considered part of the footprint. Where sloping sites create structures that are more than two (2) stories, the first (ground) level floor shall be considered as the floor level closest to that of the primary street access.

FINDINGS AND ANALYSIS:

- Application is complete
- Items needing further discussion include setbacks/view protection, fencing through lava adjacent to The Reserve, Building Colors, and Second Story exceeding 75% of first floor.
- Will require a Development Agreement
- Complies with Sensitive Lands with 70% of Lava Undisturbed.

SUPPORT MATERIALS:

- Application
- Neighborhood Notice/Vicinity
- Encanto Site Plan and Phasing
- 3D Renderings
- Narrative
- Planning Commission's minutes April 29, 2013

Respectfully Submitted: Kevin Rudd

Kevin Rudd, Building & Zoning Administrator

Content Review:

Dale Coulam, City Manager