Ivins City Staff Report
City Council Meeting 08/07/14

Agenda Item: Public Hearing on the Planning Commission's recommendation to approve an amendment to the Class V Conditional Use Application for Coyote Gulch Commercial Center located at the Coyote Gulch Community Center, 800 N. Kayenta Parkway. Kayenta Development, Inc., applicant

Submitted by: Kevin Rudd, Building & Zoning Administrator

Recommended City Council Action: Staff recommends approval

BACKGROUND: This amendment includes three items. The first is the Whitaker Studio's Addition which proposes an increased yard area and 2,932 square feet of new building. The new building and yard will provide visual screening & noise buffer to neighboring properties.

The second item is the expansion of the Coyote Gulch Commercial footprint to include the Mc Morrow property (approx .36 acre). The McMorrow property includes an existing single family dwelling and a proposed short term rental unit. The McMorrow property is zoned RC (Resort Commercial) which is the same zoning as Coyote Gulch Commercial Area.

The third item is a slight modification to the "Center for the Arts" building which includes adding more storage area rather than having a separate storage building and adding a connecting road on the north side of the Arts Building.

The TRC reviewed the application on July 9, 2014. All the uses proposed are allowed within the Coyote Gulch Commercial Area. There is adequate parking and the proposed architecture matches existing buildings.

Planning Commission Recommendation: Following the Public Hearing, the Planning Commission determined the proposed uses/structures were consistent with those existing in the Coyote Gulch Commercial area and made a unanimous recommendation for approval.

FINDINGS AND ANALYSIS:

- Application is complete

SUPPORT MATERIALS:

- Application
- Neighborhood Notice/Vicinity
- Coyote Gulch Commercial Center Site Plan
- Elevations of proposed building exteriors and floor plans
- Planning Commission's minutes – July 15, 2014

Respectfully Submitted: Kevin Rudd

Kevin Rudd, Building & Zoning Administrator

Content Review: Dale Coulam

Dale Coulam, City Manager