Ivins City Staff Report
Planning Commission Meeting 09/30/14

Agenda Item: Public Hearing on an Amended Class IV Conditional Use on a proposed renovation to Hafen's Nursery Building/Eisenhauer Market into a fast food restaurant located at 27 North 200 East. T J Ventures, LLC, owner, and Troy Dennett, applicant

Submitted by: Kevin Rudd, Building & Zoning Administrator

Recommended Planning Commission Action: Staff recommends approval

BACKGROUND: Troy Dennett recently purchased the property on which the Eisenhauer Market Building is located, and he has decided that renovating that building for a fast food restaurant made better sense than building an addition onto the 'Adobe Ice Box' building. The Planning Commission reviewed that plan last December but because of its proximity to the roundabout it was not practical to provide ingress and egress for a drive up window.

This plan provides good ingress and egress. The renovation includes upgrading the exterior with stucco, stone accents and a light weight tile roof. There have been several pop-outs/extensions of walls which provide the wall variations as required in the design guidelines. The proposed parking meets city ordinances. The proposed landscaping and exterior lighting will be the same as the existing exterior on the Adobe Ice Box, Historic Hafen Home, and roundabout. Photos have been included which show these design features.

FINDINGS AND ANALYSIS:

- Application is complete
- This plan provides for improved ingress and egress for a fast food drive up window.
- This renovation will improve a building which has been vacant for a number of years and brings it into compliance with current Design Guidelines.

SUPPORT MATERIALS:

- Application
- Vicinity Map
- Neighborhood Notice
- Site Plan

Respectfully Submitted: Kevin Rudd

Kevin Rudd, Building & Zoning Administrator

Content Review:

Dale Coulam, City Manager