Ivins City Staff Report
City Council Meeting 3/19/15

Agenda Item: A Public Hearing on the Planning Commission recommendation to approve a Proposed Amendment to a Class V Conditional Use Permit for Tuacahn Center for the Arts, for an expansion of the Gift Shop, with Snack Bar/Restaurant, Show/Daycare, Music/Dance Classrooms and rehearsal space. Located at the Tuacahn Performing Arts Center, 1100 N Tuacahn Dr, Ivins, Utah, 84738. Pugley, Simpson, Coulter Architects – Applicant and Tuacahn Performing Arts Center – Owner.

Submitted by: Kevin Rudd, Building & Zoning Administrator

Recommended Planning Commission Action: Staff recommends approval

BACKGROUND: This amendment proposes the demolition of the existing gift shop building and replacing it with a larger, two level building. The main floor of the proposed building would have 3230 sq ft and the lower level having 3215 sq ft. The uses proposed on the main level include gift shop/gallery, a concession room/snack bar/ future restaurant, show care/day care. The uses proposed on the lower level are for Charter School use, including dance/rehearsal room, class rooms, and storage areas. The architecture, materials, and colors of the proposed structure is consistent with the existing Tuacahn buildings.
The TRC does not feel that this added structure and the majority of the proposed uses increases impact to the existing facilities, including parking, culinary water, storm water, waste water.
The one exception is the proposed future use of a restaurant which may increase impacts that would require review by the TRC.
Planning Commission Recommendation: Following the Public Hearing the Planning Commission unanimously agreed to recommend approval on condition that the future use of a restaurant receive TRC review and approval of plans, including review of impact fees.

FINDINGS AND ANALYSIS:

- Application is complete.
- TRC has reviewed the application and recommends approval.
- TRC recommends approval of future use of restaurant be conditioned on Staff review and approval of plans, including review of increased impacts.

MATERIALS:

- Application
- Site Plan
- Building elevations
- Floor plan
- Material samples

Respectfully Submitted: Kevin Rudd
Kevin Rudd, Building & Zoning Administrator

Content Review:
Dale Coulam, City Manager

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AMENDED CLASS V CONDITIONAL USE APPLICATION

Chapter 16, Ivins City Zoning Ordinance adopted June 2, 2005

Fee: With Site Plan $1,000 Mailing Fee: $.75 per mailing labels

TUACAHN CENTER FOR THE ARTS	Pugsley Simpson Coulter Architects
Owner of Record	Agent of property owner
1100 North Tuacahn Dr	2480 E TOMPKINS AVE # 222
Address	Address
IVINS UT 84738	Las Vegas, NV 89121
City, State Zip	City, State Zip
435-652-2305	702 435-1150 702-435-7699
Phone – Fax	Phone Fax
Gift Shop, Snack Bar, Show/Day Care Music/Dance Class Rooms, Rehersal Space	1100 North Tuacahn Dr., Ivins UT 84738
Proposed Use	Project/Property Address
87-0487695	Resort Commercial 70.03
Tax ID#	Zone Acreage

Signature of applicant — Date 1/26/15

Signature of property owner — Date 2/4/15

Date Received 2/9/15

Application is complete

Signature of Building and Zoning Administrator Date

87-0487695

February 6, 2015

Pugsley. Simpson. Coulter.

NARRATIVE

For

Classroom and Gift Gallery at Tuacahn Art Center – Ivans, UT.

PROJECT DESCRIPTION & SCOPE

The project consists of a new 19,121 s.f. two-story multi-use facility located within the existing Tuacahn campus. The existing Tuacahn site is home to the Tuacahn Center for the Arts, the 42,000 square foot facility consists of a 1,920 seat outdoor amphitheater, administrative buildings scene shop, concessions, gift shop and the Tuacahn High School for the Performing Arts. The 70.03 acre site is zoned "Resort Commercial" (RC) and is located at 1100 Tuacahn Drive Ivins, Utah 84738. The adjacent land is mostly BLM land zoned (OS) "Open Space Habitat Preservation District and is currently undeveloped. The adjacent property to the south is planned for a future resort. The proposed new building would replace an existing 1,610 s.f gift shop that is located at the upper plaza of the campus and adjacent to the amphitheater entrance. The existing building will be demolished and replaced with a new 19,121 s.f. two story structure. The upper level contains a new gift shop, public restrooms accessible from the exterior of the building, show care area that provides child care while patrons attend performances, and a shell space for a future snack/concessions area. The upper level will be at the plaza grade and accessible from the main plaza. Adjacent to this eating area is an outdoor plaza that connects the proposed building with the amphitheater entrance. The lower level will be built into the mountain on 3 sides and be open on the north side to grade. The lower level will be accessible from the plaza level above via and exterior set of stairs and an elevator located in a breezeway and will contain three music and dance classrooms, practice rooms, storage rooms and a rehearsal/dance room. These functions will be used by both the current Tuacahn High School for the Performing Arts and the Tuacahn productions.

BUILDING PLANS

As the building is built on the edge of a hill and the lower level is buried into the hill on three sides, the building appears to be a single story building from the plaza level where most people will view it. The lower level will open to grade on the west side of the building facing the mountains

- **Design & Materials**

  The major building materials are painted cement plaster, see color and material board for colors, glass storefront system and perforated & corrugated metal panel accents on the upper level. The lower level will be exposed integral colored split face CMU walls.

  The adjacent plaza will be concrete slab on grade with a decorative metal railing on the west end. Light bollards will be placed to provide low level lighting at the plaza. Between the proposed plaza and the existing temporary seating above the orchestra pit located on the west side of the amphitheater seating, a new retaining wall will be built parallel with the seating to create a sloped, (grassy knoll) turf area for additional seating for concerts. These retaining walls along with the CMU at the lower level of the building will match the existing CMU walls at the orchestra pit seating area.

ARCHITECTS

2480 E. Tompkins Ave · Ste 222 · Las Vegas, NV 89121 · 702.435.1150 · pscarchitects.com

- **Lighting**
  Building lighting will be minimal and all lights will conform to Ivins city standards with full cutoffs for night sky protection. Building lighting will be comprised of down lights located in the soffit over hangs above the storefront glazing areas of the gift shop and the toilet room entrance and breezeway entrance. At the lower level, recessed down lights will be located in the soffit over hangs above the doors only. The proposed plaza area will be lit using low light bollards with full 360° pattern cast downward.

- **Signage**
  Planned signage will be minimal and anticipate only code required signage for toilet facilities, fire connections and accessibility. Tuacahn would like the ability to have a building sign for a donor for whom the building will be named in honor of.

- **Mechanical & Ancillary Equipment**
  Mechanical heating and cooling equipment will be located on the roof of the proposed building and will be screened from view by the building parapets. We anticipate a gas meter and electrical disconnect box and meter will be required and will be located on the west side of the building on the proposed play yard wall adjacent to the building.

- **Construction Plan**
  Construction is planned to be completed in a single phase starting in mid October when the summer concert and production season is finished and completed in May prior to the new concert and production begins, approximately 7 month construction schedule. The anticipated permits required for construction will include building, grading, demolition, and utility connections.

- **Erosion Control Plan**
  An erosion Control Plan will be provided by the contractor at the time of permit and construction to conform with the storm water pollution prevention plan standards.

SITE

- **Parking**
  The Tuacahn campus currently has 752 total parking spaces including 16 accessible spaces. Also provided is space for 12 bus parking spaces. All parking is located at the front of the site and below the upper plaza level where the proposed building and majority of the building are located. No new parking associated with this project is planned, and will use the existing parking to meet its needs.

- **Projected increase in traffic trips**
  We do not anticipate that this project will increase traffic trips as the proposed use is an ancillary use to the theater and additional classroom space for the existing high school.

- **Projected Water & Sewer Demands**

  - The domestic water service demand will be 61 gpm and will require a 2-inch branch to the building.
  - The fire flow is 950 gpm and will require a 6-inch water main.
  - The sewer is 88 fixture units and will require a 4-inch sewer main leaving the building. Will increased to 6-inch after the 2-way COTG by the civil engineer.

- **Waste Collection**
  The current gift shop utilizes the trash bin located behind the high school and adjacent to the existing show care building at the top of the current access road. We anticipate that this will be sufficient as the waste collection going forward.

- **Landscaping**
  No new landscaping is anticipated at the building with the exception of the proposed turf seating area adjacent to the amphitheater. The upper level of the building is located along the existing plaza that is mostly hardscape and the remaining sides of the building is being developed into the side of a hill and the natural landscape will be maintained and restored as necessary to minimize the impact to the natural setting.

- **Fences & Walls**

  The proposed building includes a day/show care program that includes a small (500 s.f.) enclosed play area adjacent to the building on the west side. The play yard walls will be 6 foot high split face integral colored CMU wall. The retaining walls on the west side of the plaza and the south side of the grassy knoll seating area will also be the same CMU which will match the existing walls on site and will be approximately 15 feet high . The improvements to the fire access drive includes widening the existing paced area to include curb and gutter and will require a low, approx. 2-3 foot high retaining wall on the south side of the road and will match the other walls.

CIVIL ENGINEERING

- **Existing and Proposed Utilities**
  The campus has existing power, water sewer and telephone lines located with in 150 feet of the proposed building. Power will be fed from the existing transformer located behind the high school at the top of the access road and the switch gear will be locate in the mechanical/electrical room at the south end building on the lower level. A new water line will be routed up the existing access road and fire lane and tap into the existing water line located in the parking lot. Because of the proposed snack/concession area, the project will include a grease interceptor. This will be located south of the building near the top of the new fire access road. The new sewer line will continue down the fire road to connect to the existing sewer main in the parking lot.

- **Fire Protection & Access**
  To provide fire protection and access to the proposed building, the existing service road that leads from the top of the existing fire access road and turn around on the south side of the high school, will be improved to meet fire department standards and provide better access to the upper plaza area. The improved road will be 24' wide with curb and gutters painted red and marked with signs indicating "Fire Lane, No Parking". In addition to the improved access and in lieu of complete access to the front of the building, two stand pipes would be provided and located at the exterior of the new building at the plaza level, one each at the east and west ends of the building and will be a 2 ½" connection with hose packs. In addition, an interior standpipe with a 1 ½" connection and hose packs will be located at each level. Existing fire hydrants are located at the top of the existing fire access road adjacent to the high school and one at the bottom of the entry steps to the upper plaza.

- **New Roads, Design & Section**
  The improvement to the existing access road to a fire access road is the only new roads in the project scope of work. See the site plan for road section and detail of proposed road design.

- **Existing & Proposed Grades**
  The proposed building will be built adjacent to an existing plaza and will meet those existing grades. Within the length of the building the existing plaza has a grade change of approximately 2 feet so in order to meet the existing grades at the midpoint of the building where the entrance is located and at the south end of the building where other building entrances are located, the building will be raised to the upper level and the plaza will be modified to provide new stairs and a accessible ramp in front of the proposed building. The lower level of the building is accessed from an exterior set of stairs and elevator located in a breezeway at the south end of the building. The lower level opens up to grade on the west side of the building.