Ivins City Staff Report
Planning Commission Meeting 11/17/15

Agenda Item: Consider a recommendation to approve a proposed Concept Master Plan for an Educational Facility for Rocky Vista University located on the North side of Center Street from 200 E. to 400 E. (32 acres) Rocky Vista University/Tim Anderson-Applicant. Freesh Metro-Owner.

Submitted by: Kevin Rudd, Building & Zoning Administrator

Recommended Planning Commission Action: Staff recommends approval.

BACKGROUND: This Master Plan consists of a Medical University Building located on the southwest 10 acres (Phase 1), Future commercial buildings on the southeast 10 acres (Phase 2), and student housing (multi-family and single family) on the north 10 acres. The future phases will require conditional use permit applications and approvals and the north 10 acres could require a "Mixed-Use Development Overlay" application depending on the proposed uses of the multi-family and single family (if the owner wants the flexibility to use the multi-family/single family for both non-educational and educational use).

FINDINGS AND ANALYSIS:

- Application is complete.
- Staff recommends approval

SUPPORT MATERIALS:

- Application
- Concept Master Plan

Respectfully Submitted: Kevin Rudd

Kevin Rudd, Building & Zoning Administrator

Content Review:

Dale Coulam, City Manager