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

Agenda Item: Consider Recommendation for a special exception for a height increase to an architectural feature of Rocky Vista University Building.

Submitted by: Kevin Rudd, Building & Zoning Administrator

Recommended Planning Commission Action: Staff recommends approval.

BACKGROUND: The Rocky Vista University Building main entrance architectural feature has a height of 44' (the rest of the structure is under 35'). Chapter 28 of the Zoning Ordinance provides a Special Exception for an increase in height for commercial buildings above 35'. The closest point of the University Building to Center Street is 100'. The main entrance is setback 160' from Center Street. The view angle exhibit (see attachment) shows that the building falls under to 15 degree angle as per 16.19.02(5). Because the building setbacks have been significantly increased and the roof mass has been stepped, the building to falls under the 15 degree view angle. Staff feels that this provides reasonable justification for approval of the special exception.

FINDINGS AND ANALYSIS:

- The setbacks have been increased.
- The Architect has designed the building fit within the 15 degree view angle.
- Staff recommends approval

SUPPORT MATERIALS:

- View Angle Exhibit

Respectfully Submitted: Kevin Rudd

Kevin Rudd, Building & Zoning Administrator

Content Review: Dale Coulam

Dale Coulam, City Manager