Ivins City Staff Report
Planning Commission Meeting 5/3/16

Agenda Item: Public Hearing regarding proposed amendment to a Class IV Conditional Use Permit for student housing associated with Rocky Vista University.

Submitted by: Kevin Rudd, Building & Zoning Administrator

Recommended Planning Commission Action: Staff

BACKGROUND: The owner/developer of the Rocky Vista University project has submitted a proposed amendment to their Conditional Use Permit. The amendment is for the Student Housing. The student housing buildings will be located on the 10 acres east of the university. This amendment has two phases, with the first phase having three structures which would be built immediately. The second phase has two structures to be built in the future.

The buildings are three story, with a height of 35'. Each level has 9900 sq ft for a total of 29,700 sq ft per building. The mechanical (ac condensers) will be located on the roof top and will have a screen wall / parapet which will be several feet above the 35' maximum allowed height. This will require a special height exception. The mechanical area is centered on each of the three roof areas and should look in balance with the rest of the building. The finish materials on the building exterior is stucco, with cement board siding accents. All sides of the building will have window pop-outs and the building ends have an architectural feature which ties with the college architecture. The main stucco color will be a light earth tone with complimenting accent colors. There are off sets on all sides of the buildings. The roof has off sets on both ends where the stairways are located. The roof top equipment screen enclosures will also provide roof off set.

The TRC reviewed the buildings on 4/28/16 and feels that the architecture complies with design guidelines and is complimentary to, and blends with the primary university building. The TRC recommends approval conditioned on the granting of a Special Exception for increased height.

FINDINGS AND ANALYSIS:

- Application is complete.
- Architecture complies with design guidelines.
- Will require a Special Exception for increased height.
- TRC recommends approval conditioned on granting of a Special Exception.

SUPPORT MATERIALS:

- Application
- Vicinity Map
- Architectural Plans

Respectfully Submitted: Kevin Rudd

Kevin Rudd, Building & Zoning Administrator

Content Review:

Dale Coulam, City Manager