Ivins City Staff Report
City Council Meeting 5/19/16

Agenda Item: Consider a special exception for the student housing at Rocky Vista University, located on the north side of Center Street from approximately 300-400 E. Rocky Vista University/Tim Anderson-Owner/Applicant.

Submitted by: Kevin Rudd, Building & Zoning Administrator

Recommended City Council Action: Staff recommends approval.

BACKGROUND: The Rocky Vista University Building

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. The height increase is for the HVAC equipment located on the roof top and its surrounding screening wall. These enclosures are centered on each of the roof areas and should actually add to stepping the roof mass & breaking up the roof line. These building are located hundreds of feet from neighboring properties and will not impact views of the Red Mountain. 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 to fit within the 15 degree view angle.
- TRC reviewed 4/28/16
- Staff recommends approval

SUPPORT MATERIALS:

- View Angle Exhibit
- Site Plan and Building Elevations

Respectfully Submitted: Kevin Rudd

Kevin Rudd, Building & Zoning Administrator

Content Review:

Dale Coulam, City Manager