Ivins City Staff Report
City Council Meeting 3/21/19

Agenda Item: Project Plan Report for Movara Villas, located at approximately 290 Fitness Way. Fitness Ridge Holdings, LLC-Owner. Cameron Kelsch-Applicant.

Submitted by: Mike Rodriguez, Building & Zoning Administrator

Recommended Action: Staff does not make recommendations on the Project Plan (zoning-legislative). Planning Commission's recommendation regarding the Project Plan for Movara Villas clarified that the setback to the buildings will be a minimum of 10 feet to the building foundation from the privacy walls along the boundary of the landscape buffer adjacent to the Highway 91 right of way.

BACKGROUND: The Movara Villas preliminary plan proposes the construction of twenty 709 sq. ft. two-story, one bedroom studio villas on 1.5 acres of the 5.28 acre site. The proposed improvements required the submittal of an amended project plan and appear to be in compliance with city ordinances.

FINDINGS AND ANALYSIS:

- Application is complete.
- The proposed lots and improvements appear to be in compliance with City Ordinances provided an amended project plan is approved adjusting side setback requirements between buildings.
- TRC Reviewed 2/28//19.

SUPPORT MATERIALS:

- Application
- Preliminary Plan/Vicinity map

Respectfully Submitted:

Mike Rodriguez, Building & Zoning Administrator

Content Review:

Dale Coulam, City Manager