Ivins City Staff Report
City Council Meeting 12/19/19

Agenda Item: Concept Plan Report for Ivins Center, .96 acres located at approximately 501 Red Mountain Blvd. Jennings Leasing, LLC—Owner. Austin Atkin—Applicant.

Submitted by: Mike Rodriguez, Building & Zoning Administrator

Recommended City Council Action: No action is required for concept plans

BACKGROUND: Ivins Center is a .96 acre lot. The proposed improvements will be required to be in compliance with city ordinances once the property is developed. The property is zoned Neighborhood Commercial (CN). The proposed project consists of one 10,000 square foot building that will include professional offices and possibly a sit down restaurant which will require a Class IV Conditional Use Permit. An application for a Class IV Conditional Use Permit requires approval from the Planning Commission after a public hearing for a final decision. Under both State law and City code, conditional use decisions are administrative actions.

FINDINGS AND ANALYSIS:

- Application is complete.
- The proposed lots and improvements appear to be in compliance with City Ordinances.
- TRC Reviewed 12/5//19.
- Planning Commission Reviewed 12/17/19.

SUPPORT MATERIALS:

- Application
- Concept Plan/Vicinity map

Respectfully Submitted:

Mike Rodriguez, Building & Zoning Administrator

Content Review:

Dale Coulam, City Manager