Ivins City Staff Report
Planning Commission Meeting 5/18/21

Agenda Item: Public Hearing on a proposed Preliminary Plan for Canyon Crossing, located at approximately the corner of Snow Canyon Parkway and Snow Canyon Drive. Canyon Crossing Investments, LLC-Owner. Sam Patel-Applicant.

Submitted by: Cody Mitchell, Building & Zoning Administrator

Recommended Planning Commission Action: Staff has reviewed and recommends approval.

BACKGROUND: Canyon Crossing is an approved commercial development on a 2.56 acre site located on the northeast corner of the intersection of Snow Canyon Drive and Snow Canyon Parkway. The property is zoned Resort Commercial. The project consists of three multi-tenant retail buildings that include a convenience store, three restaurants, an automotive self-service station/canopy and additional retail spaces. The consideration proposed with the current application is to split the parcel separating the convenience store, fuel canopy and the retail space adjacent to the convenience store from the retail space provided in the three buildings located on the north side of the parcel. Splitting this parcel into two lots will allow separate ownership, which in turn will require the initiation of a maintenance agreement that will likely address standard property maintenance, such as asphalt preservation, landscaping, beautification and utilities. The representative will work on generating the required maintenance agreement which will necessitate the need to create an association to regulate and enforce the items specified in the agreement.

SUPPORT MATERIALS:

- Application
- Vicinity map
- TRC reviewed on 5/6/21.

SUMMARY OF FINDINGS AND ANALYSIS:

- Application is complete.
- The proposed commercial project appears to be in compliance with City Ordinances.

Respectfully Submitted: _____
Cody Mitchell, Building & Zoning Administrator

Content Review: _____
Dale Coulam, City Manager/Attorney