Ivins City Staff Report
City Council Meeting 9/2/21

Agenda Item: Discuss and consider approval of Planning Commission's recommendation on an Amended Preliminary Plan for Sentierre Padre Canyon Resort at approximately 800 N. Tuacahn Dr. Padre Canyon Resort, LC-Owner/Applicant.

Submitted by: Cody Mitchell, Building & Zoning Administrator

Recommended Action: Staff recommends approval. Planning Commission recommended approval on 8/17/21.

BACKGROUND: Sentierre Padre Canyon Resort is a RC (Resort Commercial) zoned parcel located on 42.75 acres at approximately 800 N. Tuacahn Dr. The proposed amended preliminary plan consists of 44 Single Family (Villas) home sites, of which up to 30% of the villa lots (13 maximum) may be subdivided into two lots and improved as two adjoining villas (sharing a party wall) per the amended development agreement.

The hotel core design includes about 108,000 square feet of enclosed space and approximately 45,500 square feet of underground parking (130 vehicles). The hotel features 8 kitchenette suites, 38 studio suites; 16,000 square foot spa, salon and fitness gym, along with 8 spa suites; 7,000 square foot pool complex with indoor and outdoor pools, quiet adult pool, and a bar and grill; various garden and courtyard areas will also be included as provided amenities. In addition, a 10,500 square foot event building is proposed housing meeting space, 3 restaurants, bar/lounge, and two virtual reality golf simulators.

TRC has reviewed the proposed preliminary plan and finds that it is compliant with the prescribed zoning and the amended development agreement.

FINDINGS AND ANALYSIS:

- Application is complete.
- TRC reviewed 8/5/21.
- Staff recommends approval
- Planning Commission recommended approval on 8/17/21.

SUPPORT MATERIALS:

- Application
- Amended Preliminary Plan
- Development Agreement/Elevations

Respectfully Submitted: Cody Mitchell, Building & Zoning Administrator

Content Review: Dale Coulam, City Manager