Ivins City Staff Report
Planning Commission Meeting 5/3/22

Agenda Item: Concept Plan Report Golf Village Phase of Black Desert Resort, located at approximately 1500 East Snow Canyon Parkway, north of the horse roundabout. Enlaw, LLC-Owner. Patrick Manning Applicant.

Submitted by: Mike Haycock, Building & Zoning Administrator

Recommended Action: No action is required for concept plans. This is an informational report only.

PURPOSE OF THE CONCEPT PLAN: A Concept Plan is the initial application to begin the subdivision process. Its purpose is to show Staff, the Planning Commission and City Council where the subject property is located and what the owner/developer is proposing. This is an opportunity for Staff to give some initial feedback to the owner/developer before they incur the costs of submitting a more detailed plan that is required for a Preliminary Plan application. The Commission will need to determine that the subdivision is in compliance with current City zoning and subdivision ordinances. Once the Commission makes a recommendation to City Council regarding the proposed subdivision plat at Preliminary Plat, the proposal may then be approved by the Planning Commission for final plat approval.

Black Desert Golf Village Phase consists of a total of 186 golf suite units a mail stop, members lounge and a visitors center. The land use Resort Mixed Use. The property is zoned resort commercial, which is one of the zones allowed for Resort Mixed Use. The proposed density and use is consistent with the General Plan and Conditional Use permit.

FINDINGS AND ANALYSIS:

- The Concept Plan application is complete.
- The subdivision complies with City ordinances by obtaining and satisfying all department staff corrections and utility requirements by Preliminary Plan stage.
- TRC found that the subdivision complies with land use, zoning and subdivision code requirements for concept plan applications.
- TRC reviewed on 26 April 2022 and recommends approval.
  The parking landscape and future round about at the Western Corridor will be addressed by Preliminary plan

SUPPORT MATERIALS:

- Application
- Concept Plan/Vicinity map
- County Assessor Map
- Land use map

Respectfully Submitted: _____

Mike Haycock, Building & Zoning Administrator

Content Review: _____

Dale Coulam, City Manager