Ivins City Staff Report
City Council Meeting 2/16/23

Agenda Item: Class V Conditional Use Report for Mojave Village, located at approximately Guy Lane and Fitness Way. AnA Enterprises, LLC-Owner. Lance Anderson-Applicant.

Submitted by: Mike Haycock, Building & Zoning Administrator

Recommended Action: Staff Recommends approval. Planning Commission held a Public Hearing on 1/31/23 and recommends approval.

DISCUSSION: Mojave Village Subdivision consists of a total of 95 units on 9.46 acres. The land use is RMU (Resort Mixed use). The property is zoned RC (Resort Commercial) and is allowed for Resort Mixed Use. The proposed density and use is consistent with the land use and zoning. TRC reviewed on 12/27/22 and looked at lighting, traffic, ADA compliance, dumpsters, offsets in wall, landscape and xeriscape, detention basin and drainage.

The Purpose of the Conditional use specific to Class V: Establish conditions for the project that meets the Zoning Ordinance requirements. The Planning Commission is the decision-making body for Class V Conditional Use Permits. This is an administrative decision.

FINDINGS AND ANALYSIS:

- The Conditional Use application is complete.
- TRC reviewed the original plan on 12/27/22 and Staff recommends approval.
- The sensitive land study was previously completed.
- Design guidelines have been stated on the Class V Conditional Use Permit.
- Planning Commission held a Public Hearing on 1/31/23 and recommends approval.

SUPPORT MATERIALS:

- Application
- Class V conditional use permit

Respectfully Submitted:

Mike Haycock, Building & Zoning Administrator

Content Review:

Dale Coulam, City Manager