Ivins City Staff Report
Planning Commission Meeting 2/28/23

Agenda Item: Concept Plan Report for Movara Villas Amended and Extended, located at approximately 290 Fitness Way. Movara Fitness, LLC-Owner. Cameron Kelsch-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.

DISCUSSION: Movara Villas consists of a total of 20 units on 1.75 acres. They are requesting to add a unit for a total of 21unitsThe land use is Community Commercial, Community Professional and Community Resort. The property is zoned MU (Mixed-Use) RM (Residential Multi-Family) and C-1 (Commercial). The Zoning Administrator determined that the application was complete and met the required zoning against the existing land use. Staff gave guidance on what is required for the Preliminary Plan. TRC reviewed the application on 2/21/23 and identified the shared parking agreement, and sprinklered buildings. They recommended the developer refer to the General Plan in their design process.

SUPPORT MATERIALS:

- Application
- County Map
- Concept Plan/Vicinity map

Respectfully Submitted: _____
Mike Haycock, Building & Zoning Administrator

Content Review: _____
Dale Coulam, City Manager