Ivins City Staff Report
City Council Meeting 6/29/23

Agenda Item: Discuss and consider Planning Commission's recommendation to approve Canyon Crossing Amended Preliminary Plan, located at approximately 1175 Snow Canyon Parkway and Snow Canyon Drive. Canyon Crossing Investments, LLC-Owner. Sam Patel-Applicant.

Submitted by: Mike Haycock, 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, 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. The amendment of this plan is to divide the gas station from the retail development. Access agreements are in place and have been reviewed.

SUPPORT MATERIALS:

- Application
- Vicinity map

SUMMARY OF FINDINGS AND ANALYSIS:

- Application is complete.
- The proposed commercial project appears to be in compliance with City Ordinances.
- TRC reviewed on 5/30/23.
- Planning Commission held a Public Hearing and recommended approval on 6/13/23.

Respectfully Submitted:

Mike Haycock, Building & Zoning Administrator

Content Review:

Dale Coulam, City Manager/Attorney