Ivins City Staff Report
Planning Commission Meeting 9/19/23

Agenda Item: Concept Plan Report for Movara Villas Spa Suite expansion, located at approximately290 W 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: The Movara Villas Spa Suite expansion consists of a total of 1 lot on 3.36 acres. The land use for this portion is RC (Resort Commercial) and the zone is C-1 (Commercial), RM (Residential Multi-Family) with (MU) Mixed Use Overlay. 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 9/6/23 and identified detention, storm drains and LID standards, floodplain, and sewer will be fully addressed at Preliminary Plan. They recommended the developer refer to all aspects of 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