Ivins City Staff Report
Planning Commission Meeting 04/29/14

Agenda Item: Public Hearing on a proposed Preliminary Plan for Cliff rose Subdivision with a Subdivision Enhancement Overlay District (SEO) located approximately 400 South and 400 West. Development Solutions/Ken Miller, owner

Submitted by: Kevin Rudd, Building & Zoning Administrator

Recommended Planning Commission Action: Staff recommends approval of base density with additional bonus as deemed appropriate.

BACKGROUND: The Cliffrose Subdivision consists of sixty-five (65) lots with a total acreage of 20.56. It is zoned RE-12.5 (Residential Estates minimum lot size 12,500 sq ft). The application included a Subdivision Enhancement Overlay (SEO). The base density for this project is 57 lots. (0.8 X 20.56 acres X 43,560 Divided by 12,500 = 57). The required minimum open space for this project is 10% of the gross area or 2.05 acres. Open space is provided with increased landscape buffer and improved areas beyond the required ROW.

The applicant is requesting a density bonus of 10% for "Consistency in Design Elements" and 5% for "Convenience in Layout, Variety of Lot Sizes, and Unique Subdivision" for a total of 15%, which is necessary to achieve sixty-five (65) lots.

Staff does not make recommendations on density bonus unless it is an open space bonus. This project does not provide increased open space other than the minimum required amount which qualifies them for the base density only (57 lots). The Planning Commission and City Council will need to review the project narrative, which includes the applicant's justifications for the requested additional bonus amount (15%), and then determine the bonus they feel should be approved for this project.

FINDINGS AND ANALYSIS:

- Application is complete
- Includes SE Overlay Application
- Project qualifies for minimum base density of 57 lots
- Requires 15% density bonus to allow 65 lots.

SUPPORT MATERIALS:

- Application
- Neighborhood Notice/Vicinity
- Preliminary Plan (SEO)
- Project Narrative

Respectfully Submitted: Kevin Rudd

Kevin Rudd, Building & Zoning Administrator

Content Review:

Dale Coulam, City Manager