Ivins City Staff Report
City Council Meeting 07/03/14

Agenda Item: Public Hearing on the Planning Commission's recommendation to approve a proposed Preliminary Plan for Posovi Subdivision Phase 3 with Lot Averaging Overlay a Kayenta Subdivision located at approximately 850 W 2000 N (Unwan Drive and Talatawi Way). Kayenta Community Development, owner, and Lance Anderson, applicant.

Submitted by: Kevin Rudd, Building & Zoning Administrator

Recommended City Council Action: Staff recommends approval.

BACKGROUND: The Posovi Subdivision Phase 3 consists of twelve (12) lots with a total acreage of 20.84 acres. This property is currently zoned RE-43 (Residential Estates District, minimum 43,000 sq ft lots). This plan also includes a "Lot Averaging Overlay" as lot #560 is 38,430 square feet.

The TRC reviewed the plan and feels the plan complies with cul-de-sac requirements of the Subdivision Ordinance.

Six (6) of the lots are in "Sensitive Lands" having slopes greater than 8%. The Sensitive Lands Committee has reviewed the plan and recommends approval. Site photos and 3D renderings of the site will be reviewed with the City Council.

PLANNING COMMISSION RECOMMENDATION: Following the Public Hearing and subsequent discussion, the Planning Commission recommended approval of the Preliminary Plan as proposed, with the Lot Averaging Overlay

FINDINGS AND ANALYSIS:

- Application is complete
- Includes Subdivision Lot Averaging Overlay
- Sensitive Lands Committee reviewed June 10, 2014
- TRC reviewed June 5, 2014
- Complies with Land Use Ordinances

SUPPORT MATERIALS:

- Application
- Neighborhood Notice/Vicinity
- Preliminary Plan
- Planning Commission Minutes 6/17/14

Respectfully Submitted: Kevin Rudd

Kevin Rudd, Building & Zoning Administrator

Content Review:

Dale Coulam, City Manager