Ivins City Staff Report
Planning Commission Meeting 08/05/14

Agenda Item: Concept Plan Report for Redstone Estates Subdivision located approximately 200 North & 400 West. Ward & Judy Gubler, property owners and Mike Crockett, applicant

Submitted by: Kevin Rudd, Building & Zoning Administrator

Recommended Planning Commission Action: No action is required for concept plans

BACKGROUND: The Redstone Estates Subdivision consists of 14 lots on a total acreage of 4.73. The property is zoned R-1-10 (Single Family Residential, minimum 10,000 sq ft).
The TRC reviewed this plan on July 17, 2014. The subdivision ordinance requires connection to a connecting road at the end of the cul-de-sac to 200 North, unless the connection prevents full development of the approved densities and does not violate the Transportation Plan. The TRC determined that this exception was met and if the connection is required, the TRC has concerns it would also raise the height of the cul-de-sac and adjoining lots, which in turn, would negatively affect neighboring properties to the south (Tenaya Estates).

FINDINGS AND ANALYSIS:

- Application is complete
- The TRC recommends City Council consider an exemption to connecting cul-de-sac to 200 North.

SUPPORT MATERIALS:

- Application
- Concept Plan/Vicinity map

Respectfully Submitted: Kevin Rudd
Kevin Rudd, Building & Zoning Administrator

Content Review:
Dale Coulam, City Manager