# Ivins City Staff Report
# Planning Commission Meeting 01/19/16

**Agenda Item:** Concept Plan Report for Indigo Trails (formally the Villas at Bellagio) Phase 1 Subdivision located on the south side of Hwy 91 at approximately 600 W. Ivins Cowichan-Owner. Lance Anderson-Applicant.

**Submitted by:** Kevin Rudd, Building & Zoning Administrator

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

**BACKGROUND:** The Indigo Trails Phase 1 Subdivision consists of 46 lots on a total acreage of 22.24. The property is zoned RE-15 (Single Family Residential, minimum 15,000 sq ft). This is a conventional subdivision with a "Lot Averaging Overlay". The proposed improvements and lots appear to be in compliance with city ordinances. This will require an amendment to the recorded Development Agreement that runs with the land.
There is a 3 acre portion (upper left hand side of plan) which falls into sensitive lands (slopes) that will remain undisturbed open space.

**FINDINGS AND ANALYSIS:**

- Application is complete.
- The proposed lots and improvements appear to be in compliance with City Ordinances.

**SUPPORT MATERIALS:**

- Application
- Concept Plan/Vicinity map

Respectfully Submitted: Kevin Rudd

Kevin Rudd, Building & Zoning Administrator

Content Review:

Dale Coulam, City Manager