Ivins City Staff Report
Planning Commission Meeting 1/31/17

Agenda Item: Public Hearing for Preliminary Plan for Santarra Estates Subdivision located at approximately 400 West Center. Alpha Engineering/Applicant. New Trend Construction LLC-Applicant.

Submitted by: Dale Coulam-City Manager/Attorney

Recommended Planning Commission Action: Staff recommends approval.

BACKGROUND: The Santarra Estates Subdivision consists of 14 lots on a total acreage of 4.5. The property is zoned R-1-10 (Single Family Residential, minimum 10,000 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.

FINDINGS AND ANALYSIS:

- Application is complete.
- The proposed lots and improvements appear to be in compliance with City Ordinances.
- TRC Reviewed 1/19/16

SUPPORT MATERIALS:

- Application
- Concept Plan/Vicinity map

Respectfully Submitted:

Dale Coulam-City Manager/Attorney