Ivins City Staff Report
Planning Commission Meeting 11/14/17

Agenda Item: Discuss and consider recommendation of a proposed Preliminary Plan and Zoning Map Amendment for Subdivision Enhancement Overlay District for Haven at Heritage Acres on 20.47 acres. Seth Foster-Owner. Alpha Engineering-Applicant.

Submitted by: Mike Rodriguez-Building and Zoning Administrator

Recommended Planning Commission Action: Staff recommends approval of the Preliminary Plan.

BACKGROUND: The property owner recently requested a Land Use Amendment from LDR (Low Density Residential) to MDR (Medium Density Residential), as well as a Zone Change from RA-1 to R-1-10. The project is located at 400 South and 400 West and consists of 62 lots. The developer is proposing to donate approximately two acres of open space to the City.

FINDINGS AND ANALYSIS:

- Application is complete.
- TRC Reviewed on 10/19/17.

SUPPORT MATERIALS:

- Application
- Vicinity Map

Respectfully submitted:

Mike Rodriguez, Building and Zoning Administrator

Content Review:

Dale Coulam, City Manager