# Ivins City Staff Report
# City Council Meeting 12/7/17

**Agenda Item:** Planning Commissions' recommendation of a proposed Preliminary Plan and Zoning Map Amendment for Subdivision Enhancement Overlay District (SEO) for Haven at Heritage Acres on 20.47 acres. Seth Foster-Owner. Alpha Engineering-Applicant.

**Submitted by:** Mike Rodriguez-Building and Zoning Administrator

**Recommended City Council Action:** Staff and Planning Commission 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 and with the SEO is just keeping the same base density it had to begin with.**

**FINDINGS AND ANALYSIS:**

- Application is complete.
- TRC Reviewed on 10/19/17.
- Planning Commission recommended approval 11/14/17.

**SUPPORT MATERIALS:**

- Application
- Vicinity Map

Respectfully submitted:

Mike Rodriguez, Building and Zoning Administrator

Content Review:

Dale Coulam, City Manager