Ivins City Staff Report
Planning Commission Meeting 4/16/19

Agenda Item: Amended Final Plat Report for Tuscano Subdivision, located at approximately 100 West Center Street. Macro, LLC/Ence Bros Construction-Owner. Faction, LLC-Applicant.

Submitted by: Mike Rodriguez-Building and Zoning Administrator

Recommended Planning Commission Action: Staff recommends approval of the amended final plat.

BACKGROUND: Tuscano Subdivision Amended final plat consists of eight buildings with a total of 30 lots/dwelling units on a total site of 2.75 acres. The project was approved with three building types consisting of 2 four unit building types and 1 three unit building type. The applicant is proposing to amend the approved final plat by replacing dwelling units E & F in the lower two center buildings from the original plat with units A & B that are exactly the same as the four unit buildings at both ends of the project. The final plat substantially complies with City Ordinances. The TRC reviewed the plat on 4/11/19 and has determined that the proposed amended final plat substantially conforms to the approved preliminary plan. The applicant is also proposing to change the architecture of the buildings to replace some of the flat roof elements with pitched roofs. This change will enable the applicant to construct the buildings in a more cost effective manner by placing the heating equipment in the newly created attic spaces.

FINDINGS AND ANALYSIS:

- Application is complete.
- The proposed lot and improvements appear to be in compliance with City Ordinances.
- TRC Reviewed 4/11/19.

SUPPORT MATERIALS:

- Application
- Final Plat

Respectfully Submitted:

Mike Rodriguez, Building and Zoning Administrator

Content Review:

Dale Coulam, City Manager