Ivins City Staff Report
Planning Commission Meeting 6/4/19

Agenda Item: Continued Discussion and consider recommendation regarding a Preliminary Plan for Sage Cove, located at approximately Earl Road and Fitness Way. Quality Development, LLC-Owner. Development Solutions Group-Applicant.

Submitted by: Mike Rodriguez, Building & Zoning Administrator

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

BACKGROUND: The Sage Cove preliminary plan proposes the construction of 18 lots on the 7.77 acre site. This property was previously owned by the Washington County School District and rezoned from School/RA-5 to RE-12.5 with Lot Averaging. The preliminary plan and proposed improvements has been reviewed by the TRC and 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 5/2//19.
- Planning Commission Public Hearing was held 5/14/19.

SUPPORT MATERIALS:

- Application
- Preliminary Plan/Vicinity map

Respectfully Submitted:

Mike Rodriguez, Building & Zoning Administrator

Content Review:

Dale Coulam, City Manager