Ivins City Staff Report
City Council Meeting 11/19/20

Agenda Item: Discuss and approve a proposed Amended Preliminary Plan and Project Plan for Azalea Townhomes (formerly Kanta Village), located at approximately 343 West Highway 91. Visionary Homes 2020, LLC-Owner/Applicant.

Submitted by: Mike Rodriguez, Building & Zoning Administrator

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

BACKGROUND: The Kanta Village preliminary plan proposed the construction of 81 lots on the 9.12 acre site. The Planning Commission and City Council have previously approved the preliminary plan. The TRC reviewed the amended preliminary plan and amended building elevations on October 21, 2020. The amended preliminary plan proposes changing the name of the project from Kanta Village to Azalea Townhomes and the Project Plan proposes changing the front building elevations slightly to create an outdoor balcony element. The footprint of the buildings will stay the same as the new balcony areas will stay within the previously approved building footprint.

The proposed improvements and amended changes are in compliance with city ordinances.

FINDINGS AND ANALYSIS:

- Application is complete.
- The proposed lots and improvements are in compliance with City Ordinances.
- TRC reviewed 10/21//20.
- Planning Commission held a Public Heating and recommended approval on 11/3/20.

SUPPORT MATERIALS:

- Application
- Amended Preliminary Plan/Vicinity map
- Amended Project Plan

Respectfully Submitted:

Mike Rodriguez, Building & Zoning Administrator

Content Review:

Dale Coulam, City Manager