Ivins City Staff Report
City Council Meeting 4/15/21

Agenda Item: Concept Plan Report for Tony Allen subdivision, located at approximately 200 West and 400 South. Burton Creations LLC-Owner. Corner of the Market LLC-Applicant.

Submitted by: Cody Mitchell, Building & Zoning Administrator

Recommended Action: No action is required for concept plans.

BACKGROUND: The applicant wishes to divide his 10.23 acre parcel into 30 lots. The zoning is R-1-10 with a SLA (Lot Averaging) overlay. The overlay requires the total combined average square footage of all lots to be equal or greater than the base zone minimum lot size. A maximum of 25% of the total lots may be less than the minimum allowed lot size, and no lot shall be less than 75% of the lot size of the base zone.
As submitted, 20% of the lots are below 10,000 square feet with the smallest lot at 86.39% of the base zone. The average lot size of this proposed subdivision is 10,873.57 square feet.
The proposed improvements 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 4/8/21.
- Planning Commission reported on this Concept Plan on 4/13/21.

SUPPORT MATERIALS:

- Application
- Concept Plan/Vicinity map

Respectfully Submitted: Cody Mitchell

Cody Mitchell, Building & Zoning Administrator

Content Review:

Dale Coulam, City Manager