Ivins City Staff Report
Planning Commission Meeting 3/15/22

Agenda Item: Concept Plan Report for Desert Cove Subdivision, located at approximately 200 North and Kwavasa Drive. RT Marten Utah, LLC-Owner. Southland Ventures, LLC and Park Land Ventures-Applicant.

Submitted by: Mike Haycock, Building & Zoning Administrator

Recommended Action: No action is required for concept plans. This is an informational report only.

PURPOSE OF THE CONCEPT PLAN: A Concept Plan is the initial application to begin the subdivision process. Its purpose is to show Staff, the Planning Commission and City Council where the subject property is located and what the owner/developer is proposing. This is an opportunity for Staff to give some initial feedback to the owner/developer before they incur the costs of submitting a more detailed plan that is required for a Preliminary Plan application.

DISCUSSION: Desert Cove Subdivision consists of a total of 28 lots on 10.269 acres. The land use is medium density residential. The property is zoned RE-12.5 (Single Family Residential, minimum 12,500 sq ft.), which is one of the zones allowed for medium density residential. The proposed density and use is consistent with the land use and zoning. Staff gave guidance on what is required for the Preliminary Plan. TRC reviewed on 3/8/22 and staff will report to City Council on 3/24/22. TRC looked at future developments to the south and discussed if access was necessary. This will be further addressed at the Preliminary Plan stage. The Concept Plan Application is complete.

SUPPORT MATERIALS:

- Application
- Concept Plan/Vicinity map
- County Map
- Land use map

Respectfully Submitted:

Mike Haycock, Building & Zoning Administrator

Content Review:

Dale Coulam, City Manager