Ivins City Staff Report
Planning Commission Meeting 5/31/22

Agenda Item: Concept Plan Report for Black Stone Subdivision, located at approximately Red Mountain Blvd and Hamblin Parkway. John and Ellen White-Owner. Jon Crockett-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. The Commission will need to determine that the subdivision is in compliance with current City zoning and subdivision ordinances. Once the Commission makes a recommendation to City Council regarding the proposed subdivision plat at Preliminary Plat, the proposal may then be approved by the Planning Commission for final plat approval.

Black Stone (Hafen Parcel) consists of 9 lots on 3.29 acres. The land use Medium Density Residential. The property is zoned R-1-7.5, which is one of the zones allowed for Medium Density Residential. The proposed density and use is consistent with the General Plan.

FINDINGS AND ANALYSIS:

- The Concept Plan application is complete.
- The subdivision complies with City ordinances by obtaining and satisfying all department staff corrections and utility requirements by Preliminary Plan stage.
- Staff found that the subdivision complies with land use, zoning and subdivision code requirements for concept plan applications.
- TRC reviewed on 5/17/ 22.
    1. Lighting, landscaping, irrigation, and street improvements were addressed.
    2. Access to the north property was discussed
    3. The future western corridor roundabout was discussed

SUPPORT MATERIALS:

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

Respectfully Submitted:

Mike Haycock, Building & Zoning Administrator

Content Review:

Dale Coulam, City Manager