Ivins City Staff Report
Planning Commission Meeting 8/16/22

Agenda Item: Concept Plan Report for Desert Cliffs Subdivision, located at approximately Kwavasa Drive between Center Street and 450 North. Kayenta Development Inc-Owner. Lance Anderson-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 Cliffs Subdivision consists of a total of 76 lots on 40.8 acres. The land use is medium density and low density residential. The property is zoned RE-12.5 (Single Family Residential, minimum 12,500 sq ft.), and RE-15 (Single Family Residential, minimum 15,000 sq ft.) which are both zones allowed for medium density and low 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 8/9/22 and Staff will report to City Council on 8/18/22. TRC looked at future developments and discussed accesses, storm water drainage, and whether sidewalks and right hand turn pocket would be required. This will be further addressed at the Preliminary Plan stage. Sensitive Lands will be addressed as applicable. 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