Ivins City Staff Report
Planning Commission Meeting 11/15/22

Agenda Item: Concept Plan Report for Mojave Village Subdivision, located at approximately the southeast corner of Guy Lane and Fitness Way Teancum Properties Enterprises, LLC-Owner/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: Mojave Village Subdivision Concept Plan consists of a total of 95 units on 9.46 acres. The land use is high-density residential. The property is zoned RC (Resort Commercial), which is one of the zones allowed for Resort Mixed Use. The Zoning administrator determined that the application was complete and met the required zoning. Staff gave guidance on what is required for the Preliminary Plan. TRC reviewed the application on 11/1/22 and staff will report to City Council on 11/17/22. TRC identified this will have pickleball, a clubhouse, hot tub and parking lot.

SUPPORT MATERIALS:

- Application
- Land Use Map
- County Map
- Concept Plan/Vicinity map
    - TRC identified that access and road widths were a concern and the distances between entrances.
    - The owner has identified 10 units per acre.
    - Fencing, curb and gutter, and water retainage design will be required.

Respectfully Submitted:

Mike Haycock, Building & Zoning Administrator

Content Review:

Dale Coulam, City Manager