Ivins City Staff Report
Planning Commission Meeting 1/3/23

Agenda Item: Concept Plan Report for Desert Willow Townhomes, located at approximately Hwy 91 and 400 West. Blue Cactus Development, LTD-Owner. Bill Papanikolas/Adam Allen-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 Willow Townhomes consists of a total of 27 units and five Single-Family homes on 3.32 acres. The land use is HDR (High Density Residential). The property is zoned R-TH (Townhomes), and a buffer of R-1-5 zoning (Single Family Residential, minimum lot size 5,000 sq ft) against the neighboring R-1-10- SE zone. Both zones are consistent with the HDR land 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 12/20/22 and identified stormwater, transportation, irrigation, sewer, walls and solid waste. They recommended the developer refer to the General Plan in their design process.

SUPPORT MATERIALS:

- Application
- Land Use Map
- County Map
- Concept Plan/Vicinity map
- Elevations

Respectfully Submitted:

Mike Haycock, Building & Zoning Administrator

Content Review:

Dale Coulam, City Manager