Ivins City Staff Report
Planning Commission Meeting 3/21/23

Agenda Item: Amended Preliminary Plan Report for Crossings at Red Desert Subdivision, located at approximately 800 South and Main Street. VE Management and Investment Co. LC-Owner/Applicant.

Submitted by: Mike Haycock, Building & Zoning Administrator

Recommended Action: TRC Reviewed and Staff recommends approval.

DISCUSSION: Crossings at Red Desert Subdivision consists of a total of 64 townhomes and 14 duplex lots on 10.26 acres. The land use is medium density and high density. The property is zoned R-2-6 (Twinhomes, minimum 6,000 sq ft.) and (R-M Residential Multifamily) with an used short term rental overlay, which are zones allowed for and the proposed density with density bonus is consistent with city ordinances. The amendment is changing the phasing line to include some of the town homes in phase 1.

PURPOSE OF THE PRELIMINARY PLAN: A Preliminary Plan application is the second step in the subdivision process. Its purpose is to show Staff and the Planning Commission that the application has been reviewed to make sure it conforms to the zoning, and subdivision code requirements and to verify utilities and grading before preparing the final mylar for signature and recording. Property address, certified legal description prepared by a Utah licensed surveyor, acreage, dimensions and tax identification number were reviewed, as well as;

Existing streets (with names) and right of way widths, buildings, culverts, bridges, waterways, irrigation ditches and systems, wells, springs, utilities, fencing, easements, rights of way, flood boundary, surface watercourse features, geologic hazards, parks, trails, open space, storm drain and sanitary sewer systems, topography (contours at maximum 2 foot intervals), survey monuments, section lines, other features and infrastructure on or adjacent to the property or as requested by the city manager, city engineer or other appropriate city staff member;

Proposed subdivision boundary and dimensions, streets (with names and widths), lot layout, lot sizes and dimensions, phasing, gross lot density, curbs, gutters, park strips and landscaping, waterways, demolition, sidewalks, fencing, easements, parks, trails, open space, public land dedications, storm and subsurface drainage systems, detention areas and potential flood boundary, sanitary sewer system, utilities, soil erosion and sedimentation control plan and any other infrastructure or improvements on or adjacent to the property and any other information requested by the city manager, city engineer or other appropriate city staff member;

"Preliminary grading plan", as defined in chapter 2 definitions of title 15, Subdivision Regulations, and in accordance with the standard specifications;

Designation of common areas and amenities available for use of residents, commercial area customers and the general public;

Preliminary landscaping plan; Preliminary lighting plan; The acreage and legal description of the area to be subdivided; and

All property lines of adjacent properties within one hundred fifty feet (150') of the boundary of the proposed subdivision with the names of the owners and the parcel tax identification numbers. (Ord. 2016-02, 2016) as well as a draft Development Agreement.

FINDINGS AND ANALYSIS:

- The preliminary plan application is complete.
- The subdivision complies with City ordinances by obtaining and satisfying any documentation requested by city engineer or other appropriate city staff member regarding agreements with adjacent owners, agreements for the provisions of utilities and easements, encumbrances, traffic impacts, and compliance with federal, state and local requirements.
- Density bonuses were verified. 15% base density and 10% amenity bonus.
- Grading cross sections were added with sufficient detail.
- The concept plan originally showed 68 townhomes , 4 units were removed.
- TRC reviewed the amended Preliminary Plan on 3/14/23 and recommends approval. They identified that the paved turn arounds were included and that some of the amenities were included in the phasing and recommended the developer refer to elements of the General Plan in their design process.

SUPPORT MATERIALS:

- Application
- Land Use Map
- County Map
- Preliminary Plan/Vicinity map

Respectfully Submitted: _____
Mike Haycock, Building & Zoning Administrator

Content Review: _____
Dale Coulam, City Manager