Ivins City Staff Report
Planning Commission Meeting 4/18/23

Agenda Item: Final Plat for Unity Village, located at approximately 400 South and 200 West. Anasazi Vista, LLC/S&S Homes—Owner/Applicant.

Submitted by: Mike Haycock, Building & Zoning Administrator

Recommended Planning Commission Action: Staff recommends approval.

BACKGROUND: Unity Village Subdivision consists of 30 lots on a total acreage of 9.71. The property is zoned R-1-10 (Single Family Residential, minimum 10,000 sq ft) with SLA (Lot Averaging). The proposed improvements and lots are in compliance with city ordinances. City Council approved the Preliminary Plan on 10/21/21. This property changed ownership and their final plat recording deadline expired, as well as the one-time extension deadline from City Council. They are now reapplying for their final plat approval. No changes have been made to their Preliminary Plan since its approval.

FINDINGS AND ANALYSIS:

- Application is complete.
- The proposed lots and improvements are in compliance with City Ordinances.
- TRC reviewed on 4/4/23

SUPPORT MATERIALS:

- Application
- Final Plat/Vicinity map

Respectfully Submitted: _____
Mike Haycock, Building & Zoning Administrator

Content Review: _____
Dale Coulam, City Manager