# Ivins City Staff Report
# Planning Commission Meeting 5/2/23

**Agenda Item:** Preliminary Plan Report for Serenity Estates Subdivision, located at approximately 600 South Main. Rasmussen Properties, LLC-Owner. Frank Allen-Applicant.

**Submitted by:** Mike Haycock, Building & Zoning Administrator

**Recommended Planning Commission Action:** Staff recommends approval.

**BACKGROUND:** Serenity Estates Subdivision consists of a total of 19 lots on acreage of 6.12. The property is zoned R-1-10 (Single Family Residential, minimum 10,000 sq ft.) The proposed improvements are in compliance with city ordinances. TRC Reviewed the Preliminary Plan on 4/18/23 and recommends approval. The Preliminary Plan expired on this parcel, and passed the extension request deadline. They are resubmitting this application for recommendation. No changes have been made since City Council's previous approval.

**FINDINGS AND ANALYSIS:**

- Application is complete.
- The proposed lots and improvements are in compliance with City Ordinances.
- TRC reviewed on 4/18/23.

**SUPPORT MATERIALS:**

- Application
- Preliminary Plan/Vicinity map

Respectfully Submitted: _____
Mike Haycock, Building & Zoning Administrator

Content Review: _____
Dale Coulam, City Manager