Ivins City Staff Report
Planning Commission Meeting 5/16/23

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

Submitted by: Mike Haycock, Building & Zoning Administrator

Recommended Action: 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 unused short-term rental overlay, which are zones allowed for and the proposed density with a density bonus that is consistent with city ordinances.

FINDINGS AND ANALYSIS:

- The Final Plat 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.
- TRC reviewed the plan on 5/9/23 and recommends approval.

SUPPORT MATERIALS:

- Application
- Land Use Map
- County Map
- Final Plat/Vicinity map

Respectfully Submitted:

Mike Haycock, Building & Zoning Administrator

Content Review:

Dale Coulam, City Manager