Ivins City Staff Report
Final Plat Review Authority Meeting 4/16/24

Agenda Item: Final Plat Report for Black Stone Subdivision, located at approximately Main Street and Old Hwy 91. John and Ellen White-Owner. John Crockett-Applicant.

Submitted by: Mike Haycock, Building & Zoning Administrator

Recommended Action: Staff Recommends approval.

DISCUSSION: Black Stone Subdivision consists of 31 lots on 9.07 acres. The land use is Medium Density Residential. The property is zoned R-1-7.5 (Single Family Residential, minimum 75000 sq ft.), which is one of the zones allowed for Medium Density Residential. The proposed density and use is consistent with the Land Use Map.

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 4/2/24 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