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**Ivins City Staff Report**  
**Planning Commission Meeting 4/13/21**

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**Agenda Item:** Concept Plan Report for Tony Allen subdivision, located at approximately 200 West and 400 South. Burton Creations LLC-Owner. Corner of the Market LLC-Applicant.

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**Submitted by:** Cody Mitchell, Building & Zoning Administrator

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**Recommended Planning Commission Action:** No action is required for concept plans.

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**BACKGROUND:** The applicant wishes to divide his 10.23 acre parcel into 30 lots. The zoning is R-1-10 with a SLA (Lot Averaging) overlay. The overlay requires the total combined average square footage of all lots to be equal or greater than the base zone minimum lot size. A maximum of 25% of the total lots may be less than the minimum allowed lot size, and no lot shall be less than 75% of the lot size of the base zone.

As submitted, 20% of the lots are below 10,000 square feet with the smallest lot at 86.39% of the base zone. The average lot size of this proposed subdivision is 10,873.57 square feet.

The proposed improvements appear to be in compliance with City ordinances.

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**FINDINGS AND ANALYSIS:**

- Application is complete.
- The proposed lots and improvements appear to be in compliance with City Ordinances.
- TRC Reviewed 4/8/21.

**SUPPORT MATERIALS:**

- Application
- Concept Plan/Vicinity map

Respectfully Submitted:

  
Cody Mitchell, Building & Zoning Administrator

Content Review:

  
Dale Coulam, City Manager