Ivins City Staff Report
Planning Commission Meeting 06/17/14

Agenda Item: Public Hearing on Proposed Zone Change from RA-1 (Residential Agriculture District – minimum lot size 1 acre) to R-1-10 (Single Family Residential – minimum lot size 10,000 sq. ft.) located approximately 400 West and 200 North. The Ward H. and Judy A. Gubler Revocable Living Trust, owners, and Michael Crockett, applicant

Submitted by: Kevin Rudd, Building & Zoning Administrator

Recommended Planning Commission Action: Staff does not make recommendation on Zone Changes.

BACKGROUND: This property is currently zoned RA-1 (Residential Agriculture District – minimum lot size 1 acre) and consists of 5.27 acres. The applicant is proposing a zone change to R-1-10 (Single Family Residential – minimum lot size 10,000 sq. ft.).

This Land Use Plan shows this property as "Medium Density Residential." There are three zones which qualify for Medium Density as follows:
RE-12.5 (Residential Estates minimum lot size 12,500 sq ft)
R-1-10 (Single Family Residential minimum lot size 10,000 sq ft)
R-1-7.5 (Single Family Residential minimum lot size 7,500 sq ft)

The subdivision to the south of this property is "Tenaya Estates", which is zoned RE-15 (Residential Estates minimum lot size 15,000 sq ft). The subdivision to the north is "Quail Cove" and is zoned R-1-10 (Single Family Residential minimum lot size 10,000 sq ft).

FINDINGS AND ANALYSIS:

- Application is complete
- The TRC reviewed the application on June 5
- R-1-10 complies with "Medium Density" as shown on Land Use Plan

SUPPORT MATERIALS:

- Application
- Neighborhood Notice/Vicinity Map
- Zone Change Exhibit

Respectfully Submitted: Kevin Rudd
Kevin Rudd, Building & Zoning Administrator

Content Review:
Dale Coulam, City Manager