Ivins City Staff Report
City Council Meeting 07/03/14

Agenda Item: Public Hearing on the Planning Commission's recommendation to approve a 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 City Council 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).

PLANNING COMMISSION RECOMMENDATION: Following the Public Hearing, the Planning Commission had a discussion, in which, Chairman Loris stated that the lot sizes on this parcel will be similar to Ivy Place Subdivision. If they go with a cul-de-sac, there's a minimum lot width of seventy feet (70'). With a 70' wide lot minus the road, it calculates to at least 10,120 square foot lots. But if they are looking at three (3) car garages, the lots have to be wider than 70'. If it's 80' - 90', the lots will be closer to 12,000 square feet. Even though they are asking for R-1-10 they will have larger lot sizes to get the feasibility to work out. The rest of the Planning Commission agreed and voted unanimously to recommend approval of R-1-10.

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
- Planning Commission Minutes 6/17/14

Respectfully Submitted: Kevin Rudd

Kevin Rudd, Building & Zoning Administrator

Content Review:

Dale Coulam, City Manager