Ivins City Staff Report
City Council Meeting 08/07/14

Agenda Item: Public Hearing on the Planning Commission's recommendation to approve a Proposed Zone Change from RE-43.0 (Residential Estates District – minimum lot size 43,000 sq. ft.) to RE-15 (Residential Estates District – minimum lot size 15,000 sq. ft.) located approximately 400 East to 600 East & 350 North to 400 North. Roush Enterprises, LLC, owner, and Robert Roush, 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 RE-43.0 (Residential Estates District – minimum lot size 43,000 sq. ft.) and consists of 9.66 acres. The applicant is proposing a zone change to RE-15 (Residential Estates District – minimum lot size 15,000 sq. ft.).

This Land Use Plan shows this property as "Low Density Residential." There are ten (10) zones which qualify for Low Density as follows:
A-20 (Agricultural – minimum lot size 20 Acres)
RA-5 (Residential Agricultural – minimum lot size 5 acres)
RA-1 (Residential Agricultural – minimum lot size 1 acres)
RE-75.0 (Residential Estates – minimum lot size 75,000)
RE-43.0 (Residential Estates – minimum lot size 43,000)
RE-37.0 (Residential Estates – minimum lot size 37,000)
RE-25.0 (Residential Estates – minimum lot size 25,000)
RE-20.0 (Residential Estates – minimum lot size 20,000)
RE-17.5 (Residential Estates – minimum lot size 17,500)
RE-15.0 (Residential Estates – minimum lot size 15,000)

The Palisades Subdivision, which borders on the south and east boundary of this property is zoned RE-25.0 with a Planned Development (PD) Overlay. Red Mountain Estates borders the west boundary of this property and is zoned RE-12.5.

Planning Commission Recommendation: Following the Public Hearing, the Planning Commission discussed the possibility of recommending the RE-17.5 Zoning District rather than the proposed RE-15.0 Zoning District. After a lengthy discussion, they came to the consensus that a SEO Overlay with a density bonus would not be feasible on this small of a parcel, and it would be difficult to line up and match the lots to the south in The Palisades Subdivision with the RE-17.5 zoning. As a result the Planning Commission voted unanimously to recommend approval of the RE-15.0 Zoning District.

FINDINGS AND ANALYSIS:

- Application is complete
- The TRC reviewed the application on June 19, 2014
- RE-15 complies with "Low Density" as shown on Land Use Plan

SUPPORT MATERIALS:

- Application
- Neighborhood Notice/Vicinity Map
- Zone Change Exhibit
- Planning Commission's minutes – July 1, 2014

Respectfully Submitted: Kevin Rudd

Kevin Rudd, Building & Zoning Administrator

Content Review:

Dale Coulam, City Manager