Ivins City Staff Report
City Council Meeting 09/04/14

Agenda Item: Public Hearing on the Planning Commission's recommendation to approve a proposed General Plan Amendment to change the Land Use Plan from Commercial Resort to Low Density Residential located approximately 600 West and Highway 91. Cowichan LLC & Canadian Capital Corp, owners, and Lance Anderson, applicant

Submitted by: Kevin Rudd, Building & Zoning Administrator

Recommended City Council Action: Staff does not make recommendations on Land Use Amendments

BACKGROUND: This property is part of the former subdivision "Villas of Bellagio." The current property owners acquired the property several years ago and at that time they felt that the portion of this property, which directly fronts on to Highway 91, would be more appropriate for a commercial use, and accordingly, did a Land Use Amendment from "Low Density Residential" to "Resort Commercial." The commercial uses that the owners had in mind did not come to fruition and are now requesting that the "Land Use" be amended back to the original "Low Density Residential" designation.

Planning Commission Recommendation: Following the public hearing, the Planning Commission unanimously agreed to recommend approval to amend the Land Use Plan from Resort Commercial to Low Density Residential.

FINDINGS AND ANALYSIS:

- Application is complete
- TRC does not make recommendations on Land Use Amendments

SUPPORT MATERIALS:

- Application
- Vicinity Map
- Planning Commission's Minutes – August 19, 2014

Respectfully Submitted: Kevin Rudd

Kevin Rudd, Building & Zoning Administrator

Content Review:

Dale Coulam, City Manager