Ivins City Staff Report
Planning Commission Meeting 11/18/14

Agenda Item: Public Hearing on a proposed amendment to Ivins City Code 16.33.103: Table 33-3, Summary of Development Standards for Primary Buildings in Residential Zones (Amend R-1-7.5 Zoning District front setback from 25' to 20'). Mike Stewart, applicant.

Submitted by: Kevin Rudd, Building & Zoning Administrator

Recommended Planning Commission Action: Staff recommends approval.

BACKGROUND: The applicant is requesting that the front setback for the R-1-7.5 (single family residential, minimum lot size 7,500 square feet be change from 25 feet to 20 feet. The TRC is not opposed to this amendment. 20 feet provides for a sufficient driveway parking and would allow for a larger back yard area, which gives home owners more usable yard area on smaller lots.

FINDINGS AND ANALYSIS:

- Application is complete.
- The TRC is not opposed to this amendment.
- Provides for sufficient driveway and parking.
- Allows for larger rear yard which equals more useable area on a small lot.

SUPPORT MATERIALS:

- Application
- Revised Table 33-3

Respectfully Submitted: Kevin Rudd

Kevin Rudd, Building & Zoning Administrator

Content Review:

Dale Coulam, City Manager