Ivins City Staff Report
Planning Commission Meeting 3/3/15

Agenda Item: Public Hearing on a proposed General Plan Amendment to the Land Use Plan from Neighborhood Commercial to Medium Density Residential –on a .40 acre parcel located at the corner of 200 West and Center Street. Tax ID I-JJS-4. Ben Johnson-Applicant. J2 Construction LC-Owner.

Submitted by: Kevin Rudd, Building & Zoning Administrator

Recommended Planning Commission Action: Staff does not make recommendations on General Plan / Land Use Changes

BACKGROUND: This property is lot 4 of the Johnson & Joines Subdivision which was recorded on 2005. Just prior to the final plat being approved the owner submitted a zone change application from RE-12.5 to Neighborhood Commercial. At the time the owner felt this would be a good location for Neighborhood Commercial. The Planning Commission agreed that this was a good location for future commercial and recommended approval. The zone change was approved unanimously by the City Council.
Ten years later (2015), the owner feels the need for commercial use has not happened as he had hoped and is now requesting that the property be returned back to RE.12.5 which requires a Land Use Amendment prior to receiving a Zone change.

FINDINGS AND ANALYSIS:

- Application is complete
- TRC does not make recommendations on General Plan/Land Use amendments.
- The same owner who requested the Neighborhood Commercial Zone Change in 2005 is now requesting it be changed back to Medium Density Residential (RE-12.5)

SUPPORT MATERIALS:

- Application
- Vicinity Map

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

Content Review:
Dale Coulam, City Manager