Ivins City Staff Report
City Council Meeting 1/21/16

Agenda Item: Public Hearing on the Planning Commission recommendation to approve a proposed Land Use Amendment from "Community Commercial" to a mix of "High Density Residential" and "Medium Density Residential" on a 5 acre parcel (tax ID I-6-2-6-3211) on Guy Lane (Approximately 411 W. Hwy 91) on the east side of street and south of Rider's Mountain. Current Christensen-Applicant. Tizzinuf LLC-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 currently shown on the Land Use Plan as Community Commercial and is Zoned C-1. The property owner is requesting a Land Use amendment to High Density Residential and if that approved would then apply for a zone change to RM (Multiple Residential).

PLANNING COMMISSION RECOMMENDATION: Following the public hearing the planning commission felt that a mix of high density and medium density residential would be an appropriate use for this property because of its location next to Riders Auto Repair, the cell tower, Movara Fitness Resort. The Planning Commission recommends approval of Medium Density Residential for a row of single family on the South portion along Fitness Ridge Way, with the rest of the property's land use to be amended to High Density Residential (multi-family) up to Rider's Mountain View Tire Inc.

FINDINGS AND ANALYSIS:

- Application is complete.
- Property owner is seeking to achieve Multi-Family use on this property.
- Planning Commission recommends approval with the addition of a row medium density along Fitness Ridge Drive

SUPPORT MATERIALS:

- Application
- Vicinity Map

Respectfully Submitted: Kevin Rudd

Kevin Rudd, Building & Zoning Administrator

Content Review:

Dale Coulam, City Manager

IVINS CITY
55 N. Main St. Ivins, UT 84738
Tel. 435-628-0606 Fax 435-674-5486
www.ivins.com

Rec'd By:	KBC
Filing Fee:	$ 1012 —
Receipt #:	
Date:	
Code: 401	

IVINS CITY DEC 08 2015 PAID

GENERAL PLAN AMENDMENT APPLICATION

Fee: $1,000 ☐ **Figure 1 – Land Use**

Fee: $.75 per mailing label

1-6-2-6-3211
Tax ID

411 W HIGHWAY 91 / Gay Lane
Address of subject property

TIZZINDF LLC.
Property Owner

1958 COMPASS WAY IVINS
Address of Property Owner

Curren Christensen / Bob Hermandson
Applicant / Agent

5.2 +/-
Acres

435-627-5752 678-321-6325
Phone Fax

currenc@mintahsouth.com
Email Address

Community Commercial
Existing

High Density Residential
Proposed

✓ A complete legal description of the property to be considered. The legal description must be prepared by a licensed land surveyor, State of Utah, and must include the official stamp of said surveyor.

✓ Vicinity map attached.

✓ Two sets of address labels of property owners within 300 ft. of proposed Zone Amendment.

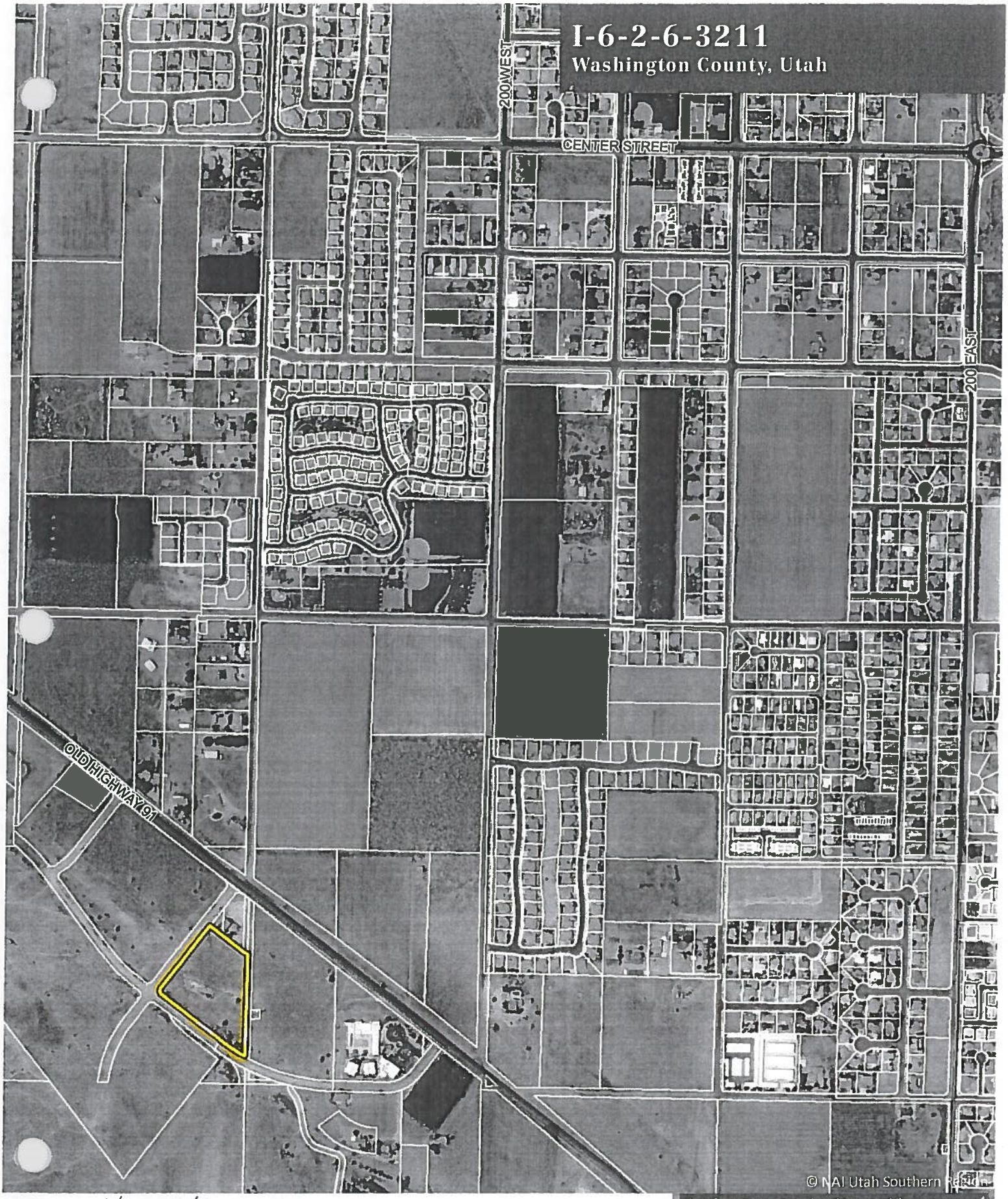
APPLICANT AFFIDAVIT

I, Curren Christensen, do hereby say that I am the owner/agent of the subject property of this application. The statements, information, exhibits and any and all plans herein or attached or submitted present the intentions of the applicant and are in all respects true and correct to the best of my knowledge and belief. I do hereby agree to pay all adopted and customary fees of Ivins City relating to this application.

Signature of applicant — 12/4/15 Date

TIZZINDF LLC
Signature of property owner

Kevin Rudd — 12/7/15
Signature of Building and Zoning Administrator — Date



Vicinity Map

NAI Utah South

www.naiutahsouth.com
243 East St. George Boulevard
St. George, Utah 84770
435.628.1609

The information portrayed on this map, while not guaranteed, has been secured from sources deemed reliable. Consult a surveyor for precise boundaries. Map printed 12/2/2015.

Feet
0 150 300 600 900 1,200 1,500