Ivins City Staff Report
Planning Commission Meeting 2/16/16

Agenda Item: Public Hearing on a proposed amendment to the Land Use Plan to change 31.53 acres from RMU (Resort Mixed Use)/LDR (Low Density Residential) to RC (Resort Commercial), located on the south side of Snow Canyon Parkway at approximately 1300 East. Parkway Partners, Owner. Alan S. Layton and Stan Castleton-Applicant.

Submitted by: Kevin Rudd, Building & Zoning Administrator

Recommended Planning Commission Action: Staff does not make recommendations on the Land Use Plan.

BACKGROUND: The applicant is requesting that the Land Use Plan be amended to show all of this property as RC (resort commercial). The current land use plan shows this property as RMU (resort mixed use) on a small strip along Center Street with the remainder shown as LDR (low density residential). It appears that the intent of the Land Use Plan was to create a buffer between the residential and commercial uses.

FINDINGS AND ANALYSIS:

- Application is complete.
- Property owner is seeking to achieve Resort Commercial on this property.

SUPPORT MATERIALS:

- Application
- Vicinity Map

Respectfully Submitted: Kevin Rudd

Kevin Rudd, Building & Zoning Administrator

Content Review: Dale Coulam

Dale Coulam, City Manager