Ivins City Staff Report
Planning Commission Meeting 3/1/16

Agenda Item: Discuss and consider recommendation regarding a proposed Zone Change from "C-1 (Community Commercial)" to "RM (Multiple Residential) and R-1-7.5 (Single Family Minimum lot size 7,500 sq ft)" on a 5.2 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 View Tire Inc. Current Christensen-Applicant. Tizzinuf LLC-Owner.

Submitted by: Kevin Rudd, Building & Zoning Administrator

Recommended Planning Commission Action: Staff does not make recommendations on Zone Changes

BACKGROUND: This property is currently shown on the Land Use Plan as HDR (high density residential) and MDR (medium density residential) and is Zoned C-1 (community commercial). The property owner is requesting a zone change to RM (Multiple Residential) and R-1-7.5 (single family residential minimum lot size 7500 sq ft). This requested zoning amendment is in compliance with the Land Use Plan.

FINDINGS AND ANALYSIS:

- Application is complete.
- TRC has reviewed the Zone Change Application on 2-18-16.
- The requested zone change complies with the current Land Use Plan.

SUPPORT MATERIALS:

- Application
- Vicinity Map

Respectfully Submitted: Kevin Rudd

Kevin Rudd, Building & Zoning Administrator

Content Review:

Dale Coulam, City Manager