Ivins City Staff Report
City Council Meeting 3/3/16

Agenda Item: Public Hearing on a proposed Zone Change of 9.51 Acres from R-1-7.5 (single family residential minimum lot size 7,500 sq ft) to RM (multi-family residential), located on the southeast corner at approximately 800 S. and Main Street. VE Management and Investment Co LC-Owner. Premier Design and Engineering, Applicant/Agent.

Submitted by: Kevin Rudd, Building & Zoning Administrator

Recommended Planning Commission Action: Staff does not make recommendations on zone changes

BACKGROUND: This property is shown as HDR (High Density Residential) on the Land Use Plan. The allowed zones in HDR are R-1-5 (single family residential minimum lot size 5,000 sq ft), R-2-6 (two family residential minimum lot size 6,000 sq ft) and RM (multi-family residential). If approved, the requested RM (multi-family residential) would comply with the Land Use Plan.

PLANNING COMMISSION RECOMMENDATION: The Planning Commission voted unanamously to recommend approval but they felt that a single layer buffer of single family would be appropriate if adjacent to single family residential to the east.

FINDINGS AND ANALYSIS:

- Application is complete.
- Property owner is seeking to achieve Multi-Family Residential 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