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

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.

PLANNING COMMISSION RECOMMENDATION: The Planning Commission voted unanimously to deny the application request to amend the entire parcel to RC (resort commercial) but made a recommendation to adjust the existing LDR (low density residential) boundary to within 300' of the existing single family residential to the west and increase the RC (resort commercial) boundary to the new LDR (low density residential) alignment. The Planning Commission felt that this would provide a sufficient buffer to single family residences to the west and provide the applicant with an increased area for commercial development.

FINDINGS AND ANALYSIS:

- Application is complete.
- Property owner is seeking to achieve Resort Commercial on this property.
- Planning Commission recommended denial to change entire parcel to commercial use.
- Planning Commission recommended that the existing LDR and RC boundaries be realigned.

SUPPORT MATERIALS:

- Application
- Vicinity Map

Respectfully Submitted: Kevin Rudd

Kevin Rudd, Building & Zoning Administrator

Content Review:

Dale Coulam, City Manager