Ivins City Staff Report
Planning Commission Meeting 11/1/16

Agenda Item: Public Hearing on a proposed Zone Change of 5 acres from RA-1 (Residential/Agricultural-minimum lot size 1 acre) to R-1-10 (Single Family Residential-minimum lot size 10,000 sq ft), located on the southeast corner of Center Street and 400 West. Alpha Engineering-Applicant. New Trend Construction, LLC-Owner.

Submitted by: Kevin Rudd, Building & Zoning Administrator/Dale Coulam, City Manager/Attorney

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

BACKGROUND: This property is shown as MDR (Medium Density Residential) on the Land Use Plan. The allowed zones in MDR are R-1-7.5 (Residential, minimum lot size 7,500 sq ft) R-1-10 (Residential, minimum lot size 10,000) or RE-12.5 (Residential, minimum lot size 12,500). If approved, the requested R-1-10 would comply with the Land Use Plan.

FINDINGS AND ANALYSIS:

- Application is complete.
- Property owner is seeking to achieve R-1-10 Single Family Residential on this property.

SUPPORT MATERIALS:

- Application
- Vicinity Map

Respectfully Submitted:

Dale Coulam, City Manager/Attorney