Ivins City Staff Report
Planning Commission Meeting 8/1/17

Agenda Item: Discuss and consider recommendation of a proposed Land Use Amendment from MDR (Medium Density Residential) to HDR (High Density Residential) and a proposed Zoning District Change from R-1-10 (Single Family Residential minimum lot size 10,000 sq ft) to R-2-10 (Twinhome) on .28 acres. Justin Bennett-Owner/Applicant. Located at approximately 197 East and 300 North.

Submitted by: Mike Rodriguez-Building and Zoning Administrator

Recommended Planning Commission Action: Staff does not make recommendations on Zone Changes or Land Use Amendments.

BACKGROUND: The property owner is requesting a Land Use Amendment from MDR (Medium Density Residential) to HDR (Medium Density Residential), as well as a Zone Change from R-1-10 to R-2-10. This application is for a single 10,000 sq ft or larger lot that currently has an old single-wide trailer on it. They would like to remove the old trailer and replace it with a twinhome as allowed by the new twinhome zone.

FINDINGS AND ANALYSIS:

- Application is complete.

SUPPORT MATERIALS:

- Application
- Vicinity Map

Respectfully submitted:

Mike Rodriguez, Building and Zoning Administrator

Content Review:

Dale Coulam, City Manager