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-1-7.5 (Single Family Residential minimum lot size 7,500 sq ft) to Townhouse on 1.33 acres. Sun Country Home Solutions-Owner. Riley Richardson-Applicant. Located at approximately Guy Lane and Normandy Road, near 400 West and Highway 91.

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-1-7.5 to Townhouse. This property is adjacent to Ryders Automotive and the cell tower. Most of the property is already High Density Residential and zoned multi-family (MF). However, when it was uncertain what would be built on multi-family, a small buffer of Medium Density Residential zoned R-1-7.5 was required. This application is to enable the whole parcel to be used for townhouses.

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