Ivins City Staff Report
City Council Meeting 4/5/18

Agenda Item: Discuss and consider approval of Planning Commission's recommendation to approve a Land Use Amendment from School to MDR (Medium Density Residential) and a proposed Zoning District Change from RA-5 (Residential minimum lot size 5 acres) to RE-12.5, with lot averaging overlay (Residential average lot size 12,500 sq ft) on 7.65 acres. Located at approximately 580 W Normandy Road. Development Solutions Group, Inc-Applicant. Quality Development-Owner.

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 School to MDR (Medium Density Residential), as well as a Zone Change from RA-5 to R-1-10, with a lot averaging overlay. After the Planning Commission's Public Hearing, it was recommended that the Land Use be changed from School to MDR (Medium Density Residential) and to change the proposed Zoning District from RA-5 (Residential minimum lot size 5 acres) to RE-12.5 (Residential lot size 12, 500 sq ft) with lot averaging overlay on7.65 acres.

FINDINGS AND ANALYSIS:

- Application is complete.
- Planning Commission recommended approval on 3-13-18.

SUPPORT MATERIALS:

- Application
- Vicinity Map

Respectfully submitted:

Mike Rodriguez, Building and Zoning Administrator

Content Review:

Dale Coulam, City Manager