Ivins City Staff Report
City Council Meeting 5/3/18

Agenda Item: Public Hearing on the Planning Commission's recommendation to deny the proposed Land Use from LDR (Low Density Residential) to MDR (Medium Density Residential) and recommend a Zoning District Change from RE-20 with a Subdivision Enhancement Overlay (Low Density Residential minimum lot sizes ranging from 10,500 to 20,000 sq ft) to RE-15 (Low Density Residential Single Family, minimum lot size 15,000 sq ft) on 11.79 acres. Located at approximately 600 West Center Street. Temting, LLC-Owner. Jake Meng-Applicant.

Submitted by: Mike Rodriguez-Building and Zoning Administrator

Recommended Planning Commission Action: Staff does not make recommendations on Zone Changes or Land Use Amendments. Planning Commission recommends denial of the application, and recommends RE-15.

BACKGROUND: The property owner is requesting a Land Use Amendment from LDR (Low Density Residential) to MDR (Medium Density Residential), as well as a Zone Change from RE-20 to R-1-10. The Planning Commission denied the request and recommends RE-15, as incentive for the developer to apply for a Subdivision Enhancement Overlay, which has now been filed.

FINDINGS AND ANALYSIS:

- Application is complete.
- Planning Commission reviewed on 4/17/18.

SUPPORT MATERIALS:

- Application
- Vicinity Map

Respectfully submitted:

Mike Rodriguez, Building and Zoning Administrator

Content Review:

Dale Coulam, City Manager