Ivins City Staff Report
City Council Meeting 9/19/19

Agenda Item: Public Hearing on Planning Commission's recommendation to approve a proposed General Plan Amendment to the Land Use Plan from LDR (Low-Density Residential) to MDR (Medium Density Residential) and a zone change from RA-5, RE-12.5 and RE-15 Zones, to RE-12.5, R-1-10 and R-1-7.5 zones on an approximate 43.66 acre parcel. Located at approximately Highway 91 and Earl Road. Washington County School District, Teancum Properties, LLC, Cowichan Properties, LLC and Cowichan Capital Corporation-Owner. Lance Anderson-Applicant.

Submitted by: Mike Rodriguez, Building & Zoning Administrator

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

BACKGROUND: The property owner is requesting a Land Use Amendment from LDR (Low Density Residential) to MDR (Mixed Use Residential) and a zone change from RA-5, RE-12.5, RE-1-10 and R-1-7.5 zones on an approximate 43.66 acre parcel. This project extends to the west from the existing Indigo Trails subdivision and includes property previously owned by the Washington County School District. The 18 lot Sage Cove Subdivision along Guy Lane that was approved earlier this year and currently zoned RE-12.5 is also included in this application. TRC Reviewed this on 8/22/19 and is in compliance with City Ordinances.

FINDINGS AND ANALYSIS:

- Application is complete.
- The proposed lots and improvements are in compliance with City Ordinances.
- TRC Reviewed 8/22//19.
- Planning Commission recommended approval on 9/3/19.

SUPPORT MATERIALS:

- Application
- Vicinity map

Respectfully Submitted:

Mike Rodriguez, Building & Zoning Administrator

Content Review:

Dale Coulam, City Manager