Ivins City Staff Report
City Council Meeting 10/3/19

Agenda Item: Public Hearing on the Planning Commission's recommendation to approve a proposed Concurrent Land Use/Zoning Amendment from Community Commercial to MDR (Medium Density Residential) and a zone change from C-1 (Community Commercial District) to R-1-7.5 (Residential minimum lot size 7500 sq ft) zone on an approximate 7.85 acre parcel. Located at approximately Red Mountain Boulevard and Highway 91. America First Federal Credit Union-Owner. Brett Kee-Applicant.

Submitted by: Mike Rodriguez, Building & Zoning Administrator

Recommended Action: Staff does not make recommendations on Zone Changes or Land Use Amendments. Planning Commission recommended approval with the caveat that 2.5 acres remain usable commercial property.

BACKGROUND: The property owner is requesting a Concurrent Land Use/Zoning Amendment from Community Commercial to MDR (Medium Density Residential) and a zone change from C-1 (Community Commercial District) to R-1-7.5 (Residential minimum lot size 7500 sq. ft) zone on an approximate 7.85 acre parcel. TRC Reviewed this on 9/5/19. Planning Commission recommended approval with the caveat that 2.5 acres remain usable commercial property.

FINDINGS AND ANALYSIS:

- Application is complete.
- The proposed lots and improvements are in compliance with City Ordinances.
- TRC Reviewed 9/5/19.
- Planning Commission recommended approval with caveat that 2.5 acres remain as commercial property on 09/17/19.

SUPPORT MATERIALS:

- Application
- Vicinity map

Respectfully Submitted:

Mike Rodriguez, Building & Zoning Administrator

Content Review:

Dale Coulam, City Manager