# 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 LDR and HDR (Low Density Residential and High Density Residential) to MDR (Medium Density Residential) and a zone change from RA-1 (Residential Agriculture 1 acre) to R-1-10 (Residential minimum lot size 10,000 sq ft) zones on an approximate 20.56 acre parcel. Located at approximately 600 West and 150 South. Frei 6, LLC-Owner. James Sullivan-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 on 9/17/19.

**BACKGROUND:** The property owner is requesting a Concurrent Land Use/Zoning Amendment from LDR and HDR (Low-Density Residential and High Density Residential) to MDR (Medium Density Residential) and a zone change from RA-1 (Residential Agriculture 1 acre) to R-1-10 (Residential minimum lot size 10,000 sq. ft) zone on an approximate 20.56 acre parcel. TRC Reviewed this on 9/5/19. The Planning Commission recommended approval on 09/17/19.

**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 on 9/17/19.

**SUPPORT MATERIALS:**

- Application
- Vicinity map

Respectfully Submitted:

Mike Rodriguez, Building & Zoning Administrator

Content Review:

Dale Coulam, City Manager