Ivins City Staff Report
Planning Commission Meeting 2/4/2020

Agenda Item: Public Hearing on a proposed Concurrent Land Use/Zoning Amendment from HDR (High Density Residential) to MDR (Medium Density Residential) and Zone Change from R-A1 (Residential-Agriculture, minimum lot size 1 acre) to R-1-10 (Residential Single Family, minimum lot size 10,000 sq. ft.) on 10.94 acres. Located at approximately 350 S and Kwavasa Drive. RT Marten Utah LLC-Owner. Kayenta Development Inc-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.

BACKGROUND: The property owner is requesting a Concurrent Land Use/Zoning Amendment from HDR (High Density Residential) to MDR (Medium Density Residential) and a zone change from R-A1 (Residential-Agriculture, minimum lot size 1 acre) to R-1-10 (Residential Single Family, minimum lot size 10,000 sq. ft.) on a 10.94 acre parcel. TRC reviewed this application on 01/30/2020.

FINDINGS AND ANALYSIS:

- Application is complete.
- The proposed lots and improvements are in compliance with City Ordinances.
- TRC Reviewed 01/30/2020

SUPPORT MATERIALS:

- Application
- Vicinity Map

Respectfully submitted:

Mike Rodriguez, Building and Zoning Administrator

Content Review:

Dale Coulam, City Manager