Ivins City Staff Report
Planning Commission Meeting 3/3/2020

Agenda Item: Concurrent Land Use from LDR (Low Density Residential) to MDR (Medium Density Residential) and a Zone Amendment from RE-25 PD (Residential Single Family, Planned Development) to a combination of R-1-10 (Residential Single Family, minimum lot size 10,000 sq ft) and R-1-7.5(Residential Single Family, minimum lot size 7,500 sq ft), and lot averaging. Located at approximately 750 E Center. Ivins City-Owner/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 City is requesting a Concurrent Land Use from LDR (Low Density Residential) to MDR (Medium Density Residential) and a Zone Amendment from RE-25 PD (Residential Single Family, Planned Development) to a combination of R-1-10 (Residential Single Family, minimum lot size 10,000 sq ft) and R-1-7.5(Residential Single Family, minimum lot size 7,500 sq ft), and lot averaging. Located at approximately 750 E Center. Ivins City-Owner/Applicant.

FINDINGS AND ANALYSIS:

- Application is complete.
- The proposed lots and improvements are in compliance with City Ordinances.
- TRC Reviewed 2/13/2020

SUPPORT MATERIALS:

- Application
- Vicinity Map

Respectfully submitted:

Mike Rodriguez, Building and Zoning Administrator

Content Review:

Dale Coulam, City Manager