# Ivins City Staff Report
# City Council Meeting 3/19/2020

**Agenda Item:** Planning Commissions' Recommendation to approve a proposed Concurrent Land Use Amendment 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 RE-12.5 (Residential Single Family, minimum lot size 12, 500 sq. ft.) and R-1-10 (Residential Single Family, minimum lot size 10,000 sq. ft.), with 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 requested a Concurrent Land Use Amendment 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.) with lot averaging and held a Public Hearing. The Planning Commission is recommending approval of the Land Use Change from LDR to MDR and a Zone Amendment combination of RE-12.5 (Residential Single Family, minimum lot size 12, 500 sq. ft.) and R-1-10 (Residential Single Family, minimum lot size 10,000 sq. ft.) with lot averaging. The parcel is 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
- Planning Commission Reviewed 3/3/2020.

**SUPPORT MATERIALS:**

- Application
- Vicinity Map

Respectfully submitted:

Mike Rodriguez, Building and Zoning Administrator

Content Review:

Dale Coulam, City Manager