Ivins City Staff Report
Planning Commission Meeting 8/4/2020

Agenda Item: Public Hearing on a proposed Zone Amendment from RA-5 (Residential Agricultural, minimum lot size 5 acres) to RE-37 (Residential Estates District, minimum lot size 37000 sq ft), R-1-7.5 (Residential Single Family, minimum lot size 7, 500 sq. ft.), and RMU (Resort Mixed Use District, Commercial and Multi-Family) on 113 Acres, located at approximately Puerto Drive and 400 South. SITLA-Owner. Patrick Manning-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 applicant is proposing a concurrent Zone Change from RA-5 (Residential Agricultural, minimum lot size 5 acres) to RE-37 (Residential Estates District, minimum lot size 37000 sq ft), R-1-7.5 (Residential Single Family, minimum lot size 7, 500 sq. ft.), and RMU (Resort Mixed Use District, Commercial and Multi-Family) on 113 Acres of property currently owned by SITLA south of Padre Canyon Estates and west of Puerto Drive extending to the east towards the lava fields. The proposed zone changes are in conformance with the recommended changes approved by the City Council.

FINDINGS AND ANALYSIS:

- Application is complete.
- The proposed improvements are in compliance with City Ordinances.

SUPPORT MATERIALS:

- Application
- Vicinity Map

Respectfully submitted: Cody Mike (For MR)
Mike Rodriguez, Building and Zoning Administrator

Content Review:
Dale Coulam, City Manager