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

Agenda Item: Public Hearing on a proposed Concurrent Land Use Amendment from LDR (Low-Density Residential) to MDR (Medium-Density Residential) and Zone Amendment from RA-5 (Residential Agricultural, minimum lot size 5 acres) to R-1-7.5 (Residential Single Family, minimum lot size 7,500 sq ft on approximately 9.39 Acres, located at Mojave Way and Guy Lane. Teancum Properties, LLC-Owner. ANA Enterprises, LLC-Applicant,

Submitted by: Mike Rodriguez-Building and Zoning Administrator

Recommended Planning Commission Action: The applicant is proposing a concurrent Land Use and Zone change on approximately 9.39 acres from existing land use designation of LDR (Low-Density Residential) with a RA-5 zoning to MDR (Medium Density Residential) and R-1-7.5 zoning. The parcels are located just east of the existing Mojave Mesa subdivision extending south from Old Highway 91. Staff does not make recommendations on Zone Changes or Land Use Amendments.

BACKGROUND:

FINDINGS AND ANALYSIS:

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

SUPPORT MATERIALS:

- Application
- Vicinity Map

Respectfully submitted:

Mike Rodriguez, Building and Zoning Administrator

Content Review:

Dale Coulam, City Manager