Ivins City Staff Report
Planning Commission Meeting 8/4/20

Agenda Item: Public Hearing to consider recommendation of amendments to Density Allowances for Multi-Family.

Submitted by: Mike Rodriguez, Building & Zoning Administrator

Recommended Action: Staff has reviewed and recommends approval.

BACKGROUND: The Planning Commission has held several meetings discussing how to change the method to calculate densities for multi-family developments by providing density bonuses using a percentage method of site coverage rather than the current method in the City's Zoning Code of calculating the number of individual dwelling units per acre. The proposed new methods also allows for consideration of additional density bonuses based on the number and types of recreational amenities and/or building heights and sizes.

FINDINGS AND ANALYSIS:

- Application is complete.
- The proposed improvements appear to be in compliance with City Ordinances.

SUPPORT MATERIALS:

- Application
- Draft amendments

Respectfully Submitted:

Mike Rodriguez, Building & Zoning Administrator

Content Review:

Dale Coulam, City Manager