Ivins City Staff Report
Planning Commission Meeting 8/18/2020

Agenda Item: Discuss and consider recommendation of a proposed Concurrent Land Use and Zoning Amendment from no current zone designation to RC (Resort Commercial), located at approximately 1450 East Snow Canyon Parkway, on the south side of the horse roundabout. Enlaw, LLC-Owner. Patrick Manning-Applicant.

Submitted by: Mike Rodriguez-Building and Zoning Administrator

Recommended Planning Commission Action:
Staff does not make recommendations on Land Use and Zone Changes.

BACKGROUND: The applicant is proposing a concurrent Land Use and Zone Change from no current zone designation to RC (Resort Commercial), located at approximately 1450 East Snow Canyon Parkway, on the south side of the horse roundabout. The approximately six acre site is currently located in the City of St. George therefore it has no Ivins City Land Use or Zoning designations and is part of the overall Black Desert Resort project. The proposed Land Use and Zone Change are in conformance with the Resort Commercial uses for the project.

FINDINGS AND ANALYSIS:

- Application is complete.
- The proposed Land Use and Zone Change 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