Ivins City Staff Report
City Council Meeting 9/3/2020

Agenda Item: Discussion and consideration of Planning Commission's recommendation to approve a 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-1-10 (Residential Single Family, minimum lot size 10,000 sq. ft.), RC (Resort Commercial District) and RM (High Density Residential Multi-Family District) 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 City Council Action:
Staff does not make recommendations on Zone Changes. Planning Commission held a public hearing and recommended approval with the caveat that the R-1-7.5 requested from the applicant be changed to R-1-10 zoning.

BACKGROUND: The applicant is proposing a 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.), RC (Resort Commercial District) and RM (High Density Residential Multi-Family District) 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.
- Planning Commission held a public hearing and recommended approval on 8/18/20.

SUPPORT MATERIALS:

- Application
- Vicinity Map

Respectfully submitted:

Mike Rodriguez, Building and Zoning Administrator

Content Review:

Dale Coulam, City Manager