Ivins City Staff Report
Planning Commission Meeting 9/15/2020

Agenda Item: Public Hearing on the recommendation of a proposed Concurrent Land Use Amendment to modify the mix of HDR (High-Density Residential) and CLM (Commercial Light Manufacturing), and a proposed Zone Amendment from RA-5 (Agricultural District, minimum lot size 5 acres) to a mix of R-1-5 (Residential Single Family, minimum lot size 5000 sq ft), and CLM (Commercial Light Manufacturing) on approximately 14.718 acres, located at approximately Hwy 91 and Crescent Moon Village. RT Marten, LLC-Owner. Kayenta Development/Lance Anderson-Applicant

Submitted by: Mike Rodriguez-Building and Zoning Administrator

Recommended Planning Commission Action: The applicant is proposing a Concurrent Land Use Amendment to modify the mix of HDR (High-Density Residential) and CLM (Commercial Light Manufacturing), and a Zone Amendment from RA-5 (Agricultural District, minimum lot size 5 acres) to a mix of R-1-5 (Residential Single Family, minimum lot size 5000 sq ft), and CLM (Commercial Light Manufacturing) on approximately 14.718 acres, located at Approximately Hwy 91 and Crescent Moon Village. The parcels are located south of Ivins Reservoir and Fire Lake Park to the south and west of the existing Crescent Moon Village extending to the west along 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