Ivins City Staff Report
City Council Meeting 10/1/2020

Agenda Item: Public Hearing on the Planning Commission's recommendation of a proposed Concurrent Land Use Amendment from a mix of CLM (Commercial Light Manufacturing) and HDR (High Density Residential) to a mix of approximately 3.8 acres of HDR (High Density Residential) with the remainder being CLM (Commercial Light Manufacturing), and a Zoning Amendment from RA-5 (Agricultural District, minimum lot size 5 acres) to a mix of approximately 3.8 acres of R-1-5 (Residential Single Family, minimum lot size 5000 sq ft), with the remainder being CLM (Commercial Light Manufacturing) on a parcel approximately 14.718 acres in size, 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 City Council Action: The applicant is proposing a Concurrent Land Use Amendment from a mix of CLM (Commercial Light Manufacturing) and HDR (High Density Residential) to a mix of approximately 3.8 acres of HDR (High Density Residential) with the remainder being CLM (Commercial Light Manufacturing), and a Zoning Amendment from RA-5 (Agricultural District, minimum lot size 5 acres) to a mix of approximately 3.8 acres of R-1-5 (Residential Single Family, minimum lot size 5000 sq ft), with the remainder being CLM (Commercial Light Manufacturing) on a parcel approximately 14.718 acres in size, 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.
- Planning Commission held a Public Hearing and recommended for approval on 9/15/20.

SUPPORT MATERIALS:

- Application
- Vicinity Map

Respectfully submitted:

Mike Rodriguez, Building and Zoning Administrator

Content Review:

Dale Coulam, City Manager