Ivins City Staff Report
Planning Commission Meeting 11/17/2020

Agenda Item: Public Hearing on recommendation to approve a Concurrent Land Use Amendment from LDR (Low-Density Residential) to a mix of RMU (Residential Mixed-Use) and HDR (High-Density Residential); and a Zone Amendment from RA-5 (Residential Agriculture, minimum lot size 5 acres) to RMU (Resort Mixed-Use), with R-M (Multi-Family) and R-1-5 (Single Family Residential, minimum lot size 5,000 sq ft) as the zoning districts, on approximately 18.172 Acres. Located at Approximately Fitness Way and Guy Lane. Teancum Properties, LLC and Washington County School District-Owner. AnA Enterprises, LLC-Applicant.

Submitted by: Mike Rodriguez-Building and Zoning Administrator

Recommended Action: The applicant is proposing a Concurrent Land Use Amendment from LDR (Low-Density Residential) to a mix of RMU (Residential Mixed-Use) and HDR (High-Density Residential); and a Zone Amendment from RA-5 (Residential Agriculture, minimum lot size 5 acres) to RMU (Resort Mixed-Use), with R-M (Multi-Family) and R-1-5 (Single Family Residential, minimum lot size 5,000 sq ft) as the zoning districts, on approximately 18.172 Acres. Located at Approximately Fitness Way and Guy Lane. 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