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

Agenda Item: Public Hearing on recommendation to approve a Concurrent Land Use Amendment from a mix of LDR (Low-Density Residential) and RMU (Residential Mixed Use) to just LDR (Low-Density Residential); and a Zone Amendment from a mix of RE-37 (Residential Estates, minimum lot size 37,000 sq ft) and RC (Resort Commercial) to RE-37 (Residential Estates, minimum lot size 37,000 sq ft) and RE-20 (Residential Estates, minimum lot size 20,000 sq ft), on approximately 28.62 Acres, located at approximately Red Mountain Circle and Snow Canyon Parkway. Parkway Partners-Owner. Shaun Sullivan/Sullivan Homes-Applicant.

Submitted by: Mike Rodriguez-Building and Zoning Administrator

Recommended Action: The applicant is proposing a Concurrent Land Use Amendment from a mix of LDR (Low-Density Residential) and RMU (Residential Mixed Use) to just LDR (Low-Density Residential); and a Zone Amendment from a mix of RE-37 (Residential Estates, minimum lot size 37,000 sq ft) and RC (Resort Commercial) to RE-37 (Residential Estates, minimum lot size 37,000 sq ft) and RE-20 (Residential Estates, minimum lot size 20,000 sq ft), on approximately 28.62 Acres, located at approximately Red Mountain Circle and Snow Canyon Parkway. 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