Ivins City Staff Report
Planning Commission Meeting 10/5/2021

Agenda Item: Public Hearing on a proposed Concurrent Land Use Amendment from LDR (Low Density Residential) to HDR (High Density Residential); and a Zone Amendment from RA-1 (Residential Agricultural, minimum lot size 1 acres) to R-TH (Townhomes), on approximately 7 acres. Located at approximately 200 West and Hwy 91. Sunshine Seven, LLC—Owner. Visionary Homes—Applicant.

Submitted by: Cody Mitchell-Building and Zoning Administrator

Recommended Action: The applicant is proposing a Concurrent Land Use Amendment from LDR (Low Density Residential) to HDR (High Density Residential); and a Zone Amendment from RA-1 (Residential Agricultural, minimum lot size 1 acres) to R-TH (Townhomes), on approximately 7 acres. Located at approximately 200 West and Hwy 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:

Cody Mitchell, Building and Zoning Administrator

Content Review:

Dale Coulam, City Manager