Ivins City Staff Report
City Council Meeting 1/6/22

Agenda Item: Public Hearing on the Planning Commission's recommendation on a concurrent Land Use Amendment request, recommending no change to the Land Use from MDR (Medium Density Residential) to HDR (High Density Residential) as requested, but to retain the existing Land Use of MDR (Medium Density Residential); and a Zone Amendment from RE-12.5 (Residential Estates, minimum lot size 12,500 sq ft) to R-1-10 (Single Family Residential, minimum lot size 10,000 sq ft), rather than R-TH (Townhomes) as requested by Applicants, on approximately .90 of an acre. Located at approximately 145 West and 100 South. Sally Jensen Trust—Owner. Sally Jensen and Mike Corbett—Applicants.

Submitted by: Mike Haycock-Building and Zoning Administrator

Recommended Action: Staff does not make recommendations on Zone Changes or Land Use Amendments.

BACKGROUND: The applicant is proposing a Concurrent Land Use Amendment from MDR (Medium Density Residential) to HDR (High Density Residential); and a Zone Amendment from RE-12.5 (Residential Estates, minimum lot size 12,500 sq ft) to R-TH (Townhomes), on approximately .90 acres. Planning Commission recommended no change to the Land Use, leaving it at MDR (Medium Density Residential) and recommending a zone change to R-1-10, rather than the requested TH (Townhomes). The property is surrounded by mostly RE-12.5 lots with single Family Dwellings.

FINDINGS AND ANALYSIS:

- Application is complete.
- Planning Commission Held a Public Hearing on 12/14/21.

SUPPORT MATERIALS:

- Application
- Vicinity Map

Respectfully submitted:

Mike Haycock, Building and Zoning Administrator

Content Review:

Dale Coulam, City Manager