Ivins City Staff Report
City Council 3/3/2022

Agenda Item: Public Hearing on Planning Commission's recommendation 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-M (Multi-Family), on approximately 3.91 acres. Located at approximately 400 West and Hwy 91. Blue Cactus Dev Ltd,—Owner. Bill Papanikolas—Applicant.

Submitted by: Mike Haycock-Building and Zoning Administrator

Recommended Action: The Planning Commission is recommending 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 TH (Town Houses), on approximately 3.91 acres. Located at approximately 400 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.
- Planning Commission held a Public Hearing on October 5, 2021 and recommended the above proposed Concurrent Zone and Land Use change.

SUPPORT MATERIALS:

- Application
- Vicinity Map

Respectfully submitted:

Mike Haycock, Building and Zoning Administrator

Content Review:

Dale Coulam, City Manager