2022

Proposed Land Use & Zone Change to High Density Residential (HDR/RM)



Submitted By: Bill Papanikolas

Prepared by: AMERICAN LAND CONSULTING

February 15th, 2022

Dear Ivins City Council Member and Mayor:

We appreciate the opportunity to share this proposal with you so that together we may work towards finding a reasonable solution to the current housing crisis facing individuals and families in Ivins City. We cite the following statements:

"Additional affordable multifamily rental units are needed." (Ivins City Moderate Income and Affordable Housing Plan)

"Apartment and condominium housing is important to fulfill a variety of housing needs." (Ivins City General Plan)

"A moderate-income family, including many who work or grew up in Ivins, cannot afford to buy a house or townhome in Ivins or find an affordable rental. New Ivins townhomes have a starting rent of about $1,800 per month."

"The typical home value in Ivins is $560,000 with a 1-year 21% forecasted increase". (Zillow)

We have prepared this information to address the need for more affordable housing developments in Ivins City. Our attempt to address this need will support our desire to be part of a much-needed solution that will allow the current and future residents of Ivins City an opportunity to enjoy one of life's basic needs, affordable shelter.

We believe, if rezoned, our land parcel, located next to the proposed roundabout at 400 West and fronting Highway 91, is an ideal location for high density, multi-family housing. Where else in Ivins is there a better location for new affordable housing?

Following are some of the State's requirements in Senate Bill 34 regarding creating affordable housing opportunities in municipalities and townships in Utah.

Each municipality will provide a realistic plan for developing moderate-income housing within the next five years. This plan may include the implementation of the following strategies:

(A). Rezone for densities necessary to assure the production of moderate-income housing.

(B). Allow for higher density or moderate-income residential development in commercial and mixed-use zones, commercial centers, or employment centers.

(C). Encourage higher density or moderate-income residential development near major transit investment corridors.

(D). Eliminate or reduce parking requirements for residential development where a resident is less likely to rely on the resident's own vehicle, such as residential development near major transit investment corridors or senior living facilities.

(E). Implement zoning incentives for low to moderate-income units in new developments.

(F). Any other program or strategy implemented by the municipality to address the housing needs of residents of the municipality who earn less than 80% of the area median income.

In the "Ivins City Moderate Income and Affordable Housing Plan," the City has identified 3 strategies to help accomplish the State's Affordable Housing Mandate:

Strategy 1: Rezone for densities necessary to assure the production of moderate-income housing.

Strategy 2: Allow for higher density or moderate-income residential development in commercial and mixed-use zones, commercial centers, or employment centers.

Strategy 3: Implement zoning incentives for low to moderate-income units in new developments.

Given the City and State strategies, we seek your consideration and ultimate support for a zone change that would facilitate new, affordable, moderate-income housing in Ivins.

DEVELOPER PROPOSAL:

Our proposal is to change the Land Use to HDR and the Zone to RM on our 3.91 acre parcel in order to provide future affordable, moderate-income housing to the residents of Ivins City. The land parcel is located on the corner of 400 West (a 90' wide Right of Way) and Old Highway 91 (a 130' wide Right of way) with a roundabout.

In our opinion, our land parcel, if rezoned, works very well for moderate-income housing based on the following criteria:

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Location – The location is on a major corner that will soon house a roundabout and has easy access to neighboring cities, Fire Lake Park and Gunlock Reservoir for activities. It would minimize the commute for Ivins workers and would add little traffic to interior neighborhood streets.

Size – The parcel size is small, only 3.3 net acres (15% lost to ROWs), but could help provide much needed affordable, moderate-income housing. The parcel is a triangular shape which makes it challenging to configure for single-family or townhome development.

Land Use – The surrounding land use is generally compatible with the proposed HDR: HDR to the east; RMU, HDR, COMM COMMUNITY AND COMM RESORT to the south; LDR to the west and MDR to the north.

Zoning – The surrounding zoning is generally compatible with the proposed RM: R-TH to the east; C-1, RMU, R-M, MU to the south; RA-1 to the west and R-1-10 SE to the north. Ivins City owns the land parcel directly to the west.

If allowed, we are committed to providing an affordable housing solution to the residents of Ivins City.

The attached exhibits Illustrate our land parcel and the surrounding areas:

Exhibit 1 – Overall parcel and area to be dedicated to city for Highway 91 and roundabout

Exhibit 2 – Land Use plan of surrounding area

Exhibit 3 – Zoning plan of surrounding area

CONCLUDING STATEMENTS:

"Southern Utah is in a housing crisis. Locals can find affordable housing"
(St. George Spectrum: "Housing Crisis in St. George and Southern Utah")

"Ivins City desires to have a variety of housing types including moderate income housing."
(Ivins City Moderate Income and Affordable Housing Plan)

"Building at higher densities is one of the most significant ways to reduce housing costs."
(St. George Spectrum: "Housing Crisis in St. George and Southern Utah")

"Compared to a Single-Family residence, a Multifamily unit will use 40% to 50% less water." (Kiefer, J. and L. Krentz. 2018. Water Use in the Multi-Family Housing Sector and Overview of Retrofit Strategies: A Guide for Apartment Owners and Managers Prepared for HUD)

If our parcel is rezoned, and given the opportunity, we are committed to building an affordable and attractive development with special attention paid to design and lighting.

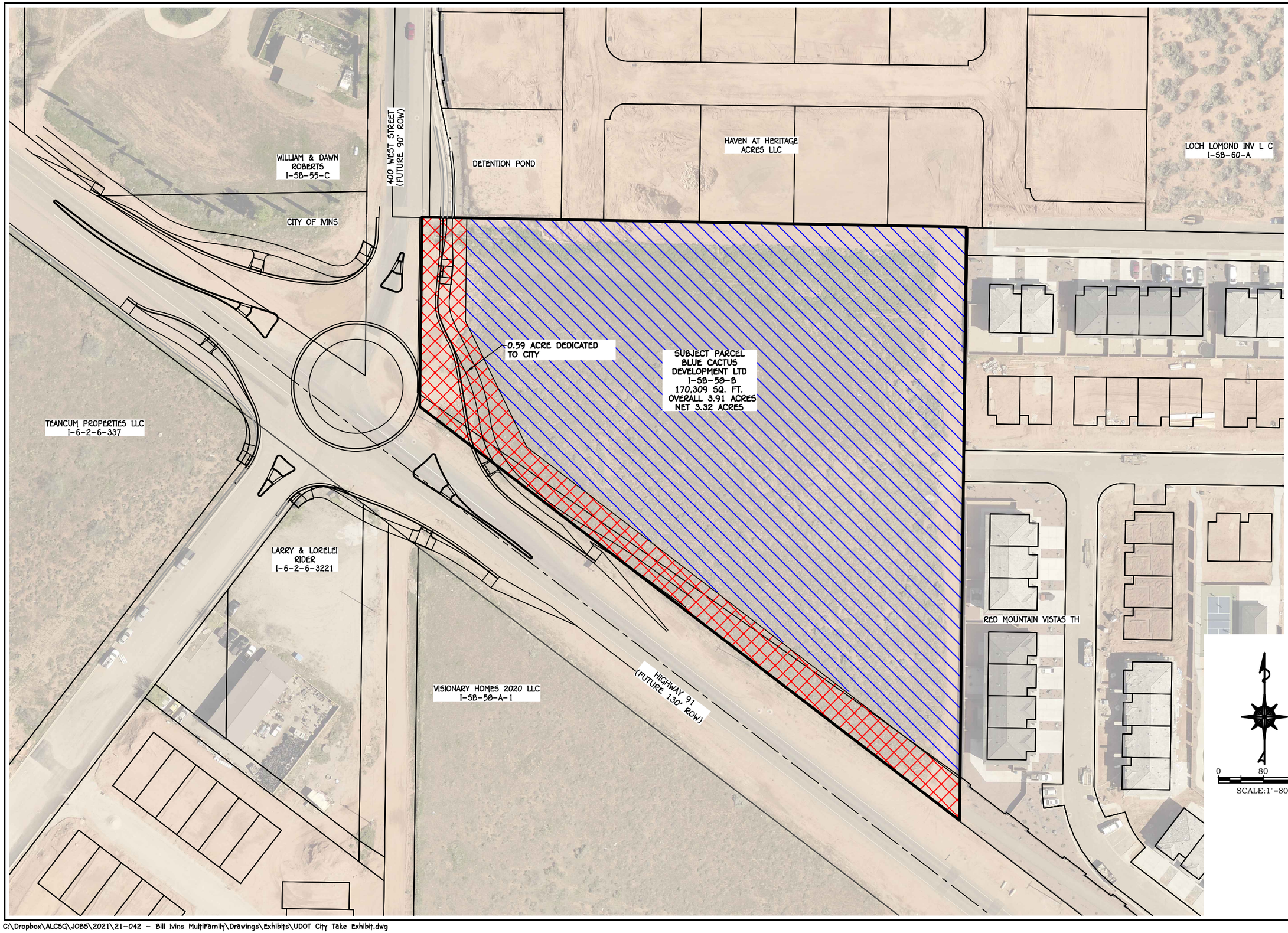
We look forward to further discussing details and answering questions as we go through the zone change process and pledge our commitment to being a part of the solution.

If you would like to contact us directly, feel free to reach us by phone or email through the following information.

Bill Papanikolas – Owner/Developer/Longtime Ivins Resident
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Cell: 435-680-6711
Email: Adam@alcsg.com

Matt Loo – American Land Consulting
Cell: 435-703-0016
Email: Matt@alcsg.com



REV.	DATE:	REVISION

AMERICAN LAND CONSULTING
1173 SOUTH 250 WEST, SUITE 504
ST. GEORGE, UT 84770

DATE:	02/17/2022
JOB #	21-042
DRAWN BY:	CDF
CHECKED BY:	ASA

OVERALL PARCEL EXHIBIT

FOR

BLUE CACTUS DEVELOPMENT PARCEL

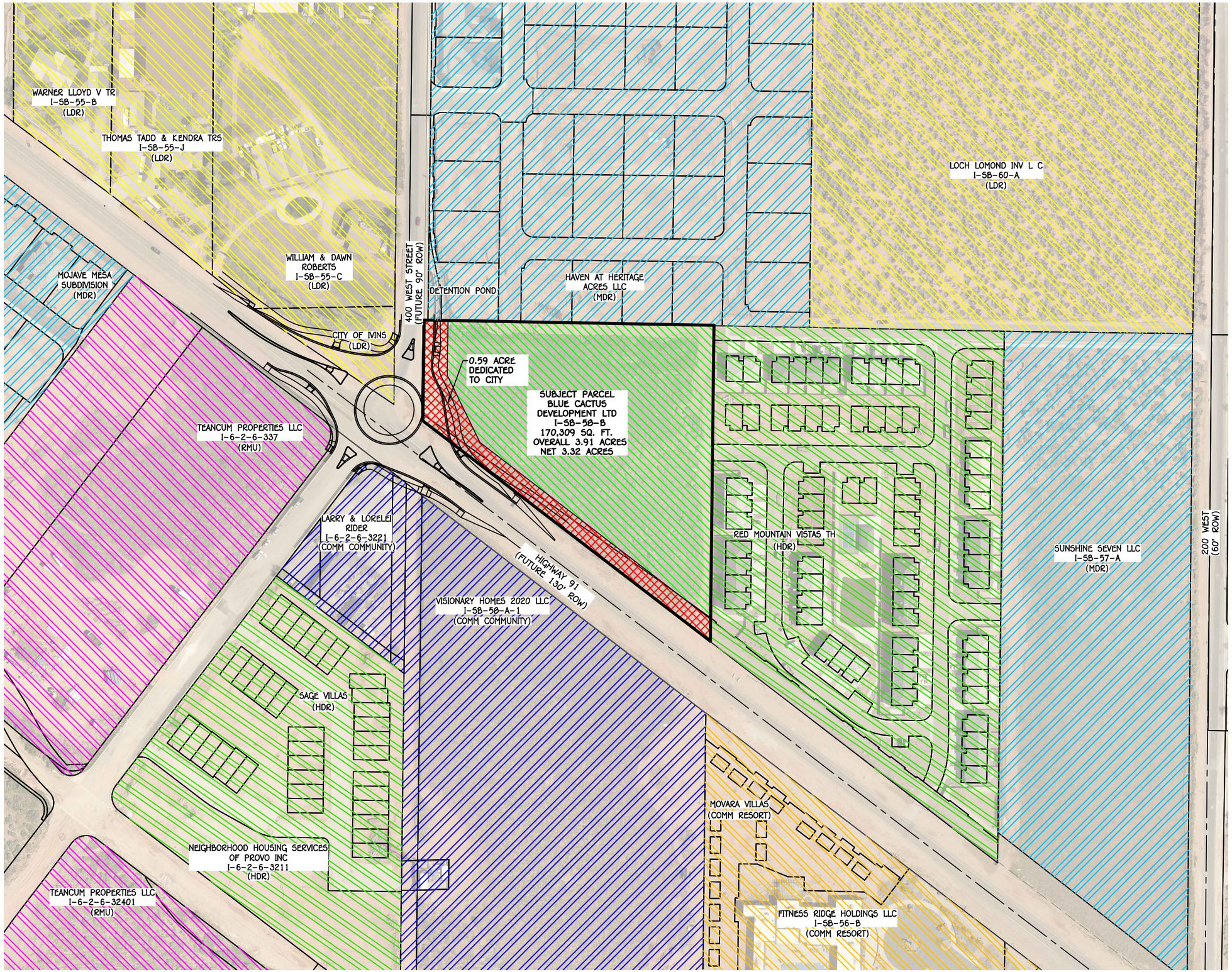
IVINS, UTAH

SECTION 6, TOWNSHIP 42 SOUTH, RANGE 16 WEST SLB & M

EXH-1

SHEET: 1 of 1

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0 80 160

SCALE: 1"=80'

LEGEND:

	LDR
	MDR
	RMU
	COMM COMMUNITY
	COMM RESORT
	HDR

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LAND USE EXHIBIT

FOR

BLUE CACTUS DEVELOPMENT PARCEL

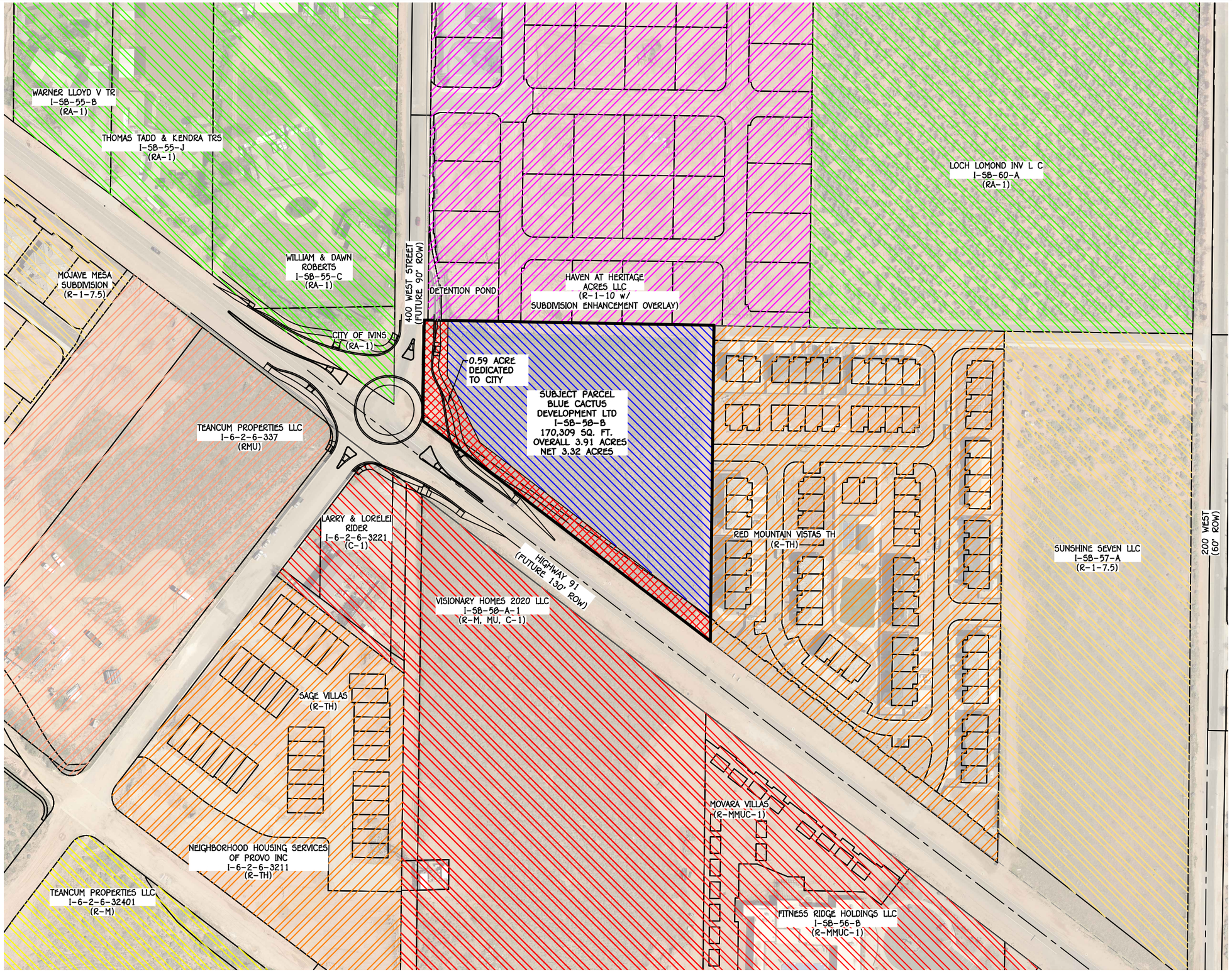
IVINS, UTAH

SECTION 6, TOWNSHIP 42 SOUTH, RANGE 16 WEST SLB & M

EXH-2

SHEET: 1 of 1

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0 80 160

SCALE: 1"=80'

LEGEND:

	RA-1
	R-1-10
	R-1-7.5
	RMU
	R-TH
	R-M
	R-M, MU, C-1

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ZONING EXHIBIT

FOR

BLUE CACTUS DEVELOPMENT PARCEL

IVINS, UTAH

SECTION 6, TOWNSHIP 42 SOUTH, RANGE 16 WEST SLB & M

EXH-3

SHEET: 1 of 1

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