Ivins City Staff Report
Planning Commission Meeting 11/29/22

Public Hearing on a Planning Commission's recommendation for a concurrent Land Use Amendment from LDR (Low Density Residential) to RC (Resort Commercial) and a Zone Amendment from RE-43 (Residential Estates, minimum lot size 43,000 sq ft) with a PD (Planned Development) overlay to RC (Resort Commercial) on approximately 1.471 acres. Located approximately Coyote Gulch Circle and Coyote Gulch Way. Kayenta Development, Inc-Owner. Lance Anderson-Applicant.

Submitted by: Mike Haycock-Building and Zoning Administrator

Recommended Action: Staff does not make recommendations on Zone or Land Use Amendments.
Background: The applicant is proposing a concurrent Land Use Amendment from LDR (Low Density Residential) to RC (Resort Commercial) and a Zone Amendment from RE-43 (Residential Estates, minimum lot size 43,000 sq ft) with a PD (Planned Development) overlay to RC (Resort Commercial) on approximately 1.471 acres.

FINDINGS AND ANALYSIS:

- Application is complete.
- The proposed zone changes are in compliance with City Ordinances.

SUPPORT MATERIALS:

- Application
- Vicinity Map
- Existing zoning and land use maps
- Proposed Zoning and land use maps

Respectfully submitted:

Mike Haycock, Building and Zoning Administrator

Content Review:

Dale Coulam, City Manager