Ivins City Staff Report
Planning Commission Meeting 10/17/23

Public Hearing on a Land Use from HDR (High-Density Residential) and LDR (Low-Density Residential) to CR (Commercial Resort) and a Zone Amendment from RA-5 (Residential Agriculture, minimum lot size 5 acres) and RE-15 (Residential Estates, minimum lot size 15,000 sq ft) to RC (Resort Commercial) on approximately 31.107 acres. Located at approximately Kwavasa Drive South and Kayenta Parkway. Kayenta Development, Inc.-Owner. Lance Anderson-Owner/Applicant. A second Zone Amendment is proposed from RA-5 (Residential Agriculture, minimum lot size 5 acres) to RE-37 (Residential Estates, minimum lot size 37,000 sq ft) with lot averaging on approximately 98.11 acres. Located approximately North of Kaleva and Kwavasa. 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: One application was requested but turned in on two forms to simplify. The north request is not concurrent, and the south request is concurrent. The area between the two areas the applicant is requesting to be changed to Commercial Resort Land use is already designated as Commercial Resort. All zone requests are consistent with all associated land use designations.

FINDINGS AND ANALYSIS:

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

SUPPORT MATERIALS:

- Application
- Vicinity map
- Existing zoning/land use maps
- Proposed zoning/land use maps

Respectfully submitted:

Mike Haycock, Building and Zoning Administrator

Content Review:

Dale Coulam, City Manager