Ivins City Staff Report
City Council Meeting 12/7/23

Public Hearing on the Planning Commission's recommendation to deny a Land Use Amendment from MDR (Medium-Density Residential) to HDR (High-Density Residential) and a Zone Amendment from R-1-10 (Residential, minimum lot size 10,000 sq ft) to R-2-10 (Residential, Two-Family District, minimum lot size 10,000 sq ft) on approximately .70 acres. Located at approximately 320 North Main Street. William Mcilrath-Owner/Applicant.

Submitted by: Mike Haycock-Building and Zoning Administrator

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

Background: 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.
- Planning Commission held a Public Hearing on 11/14/23 and recommended to deny the land use amendment and zone amendment, based on the surrounding area, and no adjacent zones to warrant the change.

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