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**Ivins City Staff Report  
Planning Commission Meeting 9/3/19**

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**Agenda Item:** Public Hearing on a proposed General Plan Amendment to the Land Use Plan from LDR, (Low-Density Residential Area) to RMU (Resort Mixed Use) on an approximate 104 acre parcel. Located at approximately the corner of Puerto Drive and 400 South. School Institutional Trust Lands Administration (SITLA)-Owner. Patrick Manning-Applicant.

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**Submitted by:** Mike Rodriguez-Building and Zoning Administrator

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**Recommended Planning Commission Action:** Staff does not make recommendations on Land Use Amendments.

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**BACKGROUND:** The property owner is requesting a Land Use Amendment from LDR (Low Density Residential) to RMU (Resort Mixed-Use). This application for a Land Use Amendment is being proposed to allow the applicant to develop the property as a Resort Mixed Use development. The applicant has stated that they intend to provide a "buffer" of single family homes along the perimeter next to the existing neighboring residences on Mesa Vista Drive. TRC reviewed this application on 8/1/19.

**FINDINGS AND ANALYSIS:**

- Application is complete.
- TRC reviewed on 8/1/19.

**SUPPORT MATERIALS:**

- Application
- Vicinity Map
- Narrative

Respectfully submitted:

  
Mike Rodriguez, Building and Zoning Administrator

Content Review:

  
Dale Coulam, City Manager