

SITLA 120 – City of Ivins
Project Plan
July 5, 2022

DEVELOPMENT GOALS AND OBJECTIVES:

In the planning stages for many years, implementing enhancements based on feedback from the community, city staff and officials, THE SITLA 120 PROJECT is now prepared to move forward with a seasoned development team and the support of the Utah School and Institutional Trust Lands Administration (SITLA). With the opportunity to satisfy several key goals from the City's General Plan, the project will provide a **sustainable community of diverse for-sale detached and attached homes, respecting the legacy and special qualities of the land.**

The prospect for a mix of for-sale housing brings the opportunity of short-term rentals for all the homes except those adjacent to existing neighborhoods, creating ongoing value to the students and teachers benefitting from this activity on SITLA lands, along with transient tax revenues to the City.

To allow this sustainable community to move forward, this **Zone Change Application** is important to accurately reflect the following on the zoning map:

- refine and change the current Zoning Map with the temporary 'holding' zone designation of RA-5 (Residential Agricultural, minimum lot size 5 acres) to RMU (Resort Mixed Use).
- Updated alignments for the future extension of 400 South and the Western Corridor, plus the deletion of the residential street from future 400 South into the neighborhoods to the north.

The goal and objective of the zone change request is to achieve a balance between: [1] being mindful to concerns from adjacent neighbors as well as continuing to provide access to existing unique natural landscape features for the residents of Ivins, [2] an overall land plan that protects the serenity of its natural surroundings, [3] perform our fiduciary responsibilities to the benefited teachers and students funded by SITLA and [4] assist the City in providing a project that meets City goals as described by the General Plan and Land Use Plan, including providing housing options that support Ivins as a resort destination and the economic benefits of supporting locally owned businesses.

ZONE CHANGE REQUEST SUMMARY

The current zoning designations are RE-37.0 along the Northern edge, R-1-10 to the West and Southwest, and RA-5, the predominant designation, through the middle, Southeast, and East edges of the site. This application proposes clarifications to existing zones along with a zoning change to include the following designations:

- In accordance with Chapter 17 of the City Code, the existing RE-37 zone on the northern boundary of the project of one unit in depth will remain. Further clarification of this zone is referenced below in the Planning Area 1 Description.
- In accordance with Chapter 17 of the City Code, the existing R-1-10 zone on the west and southwestern boundary of the project of one unit in depth will remain. Further clarification of this zone is referenced below in the Planning Area 2A Description.

- RMU Resort Mixed Use District for the balance of the project. Further clarification of secondary buffers is referenced below in the Planning Area 2B and 3 Descriptions. The balance of the project is further defined below in the Planning Area 4, 5 and 6 Descriptions.

In accordance with City code, the project will fully comply with the requirement in an RMU zone for a minimum of 35% open space. The vision for the project will mix the natural open space of the wash and lava rock with integrated trails, parks, and amenity features. Building locations will be carefully considered to create vistas to the unique natural surroundings. A wide range of housing types, sizes, and price ranges will be offered that will architecturally blend into the surrounding communities. A variety of floor plans will be evaluated to meet the varying needs of the community. This will include lock off options providing primary and secondary homeowners the choice to rent out a small component of their home and provide them with the opportunity for supplemental cash flow.

Across the SITLA 120 site of 113 acres, a total of 525-575 homes is envisioned, for a total density of between 4.6 and 5.1 du's/gross acre. The densities across the RMU zone will average between 4 – 7.5 du's/gross acre but will transition from the lower densities near the existing neighborhoods to gradually increasing densities moving east to the Black Desert lava fields.

PLANNING AREA DESCRIPTIONS:

Planning Area 1 - RE-37.0 Existing Zoning

To the north of the site are existing RE-37.0 designated parcels. The SITLA 120 Project will develop a buffer of one unit in depth, single family detached lots of 37,000 sf lots using the existing zoning designation. Short term rentals will not be permitted in this zone. Based on meetings with the community, although not required by the code, these homes will be single story with flat roofs

Planning Area 2A - R-1-10 Existing Zoning

Based on feedback from the community and Planning Commission, even though the western and northwestern edge abuts R-1-7.5 and R-M lots, The SITLA 120 Project will retain the designation of R-1-10 lots along this edge with one unit in depth. Short term rentals will not be permitted in this zone. Envisioned to adhere to the existing city zoning standards, these homes will have a 25' maximum building height allowance.

Planning Area 2B - RMU

Within the requested RMU zone, the lot size transition concept will continue with one unit in depth, SFD lots at a minimum of 10,000 SF. This will form a "secondary buffer" from the existing residents along Mesa Vista Drive, stepping down from the 37,000 SF lots along the northern edge of the project. This area will be eligible for short term rentals.

Planning Area 3 - RMU

Within the requested RMU zone, the lot size transition concept will continue with one unit in depth, SFD lots at a minimum of 7,500 SF. This will form a "secondary buffer" from the existing residents along Puerto Drive, stepping down from the 10,000 SF lots along the western edge of the project. This area will be eligible for short term rentals.

Planning Area 4 - RMU

Planning Area 4 is envisioned to contain a variety of 2 and 3 story duplexes and SFD clusters. The denser home styles in Planning Area 4 will be balanced by a network of open space areas and trail connections. In the range of 5 - 6 du's/gross acre, Planning Area 4 will provide the lowest density within the RMU designation excluding Planning Areas 2B and 3 as it transitions towards the Western Corridor. This area will be eligible for short term rentals. It is anticipated that Planning Area 4 will also be the location for a central recreation amenity for The SITLA 120 project.

Planning Area 5 - RMU

Planning Area 5 is anticipated to provide a mix of medium density products comprised of 2 and 3 story duplex, triplex, and fourplex homes. These homes will form the middle density transition between the existing SFD in the adjacent R-1-7.5 and R-M and the Western Corridor. At an average density of 4 - 6 du's/gross acre, this planning area will offer attached and minimally attached housing types as the gradual increase in density occurs. This area is eligible for short term rentals.

Planning Area 6 - RMU

Planning Area 6, being the furthest Planning Area from the existing neighborhoods, will contain the higher density home styles in the project. At an average density of 6.5 - 7.5 du's/gross acre, Planning Area 6 will include the resort destination community typologies such as motor court townhomes/flats, stacked duplex/flats, and luxury townhomes/flats. This area will be eligible for short term rentals.