

SITLA 120 – City of Ivins Project Plan

September 1, 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 operating as a Resort Hotel 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. This is consistent with the vision of the City for this property, as expressed by the Residential Mixed Use (RMU) general plan designation for the property on the City’s Land Use Map, and Goal #4 of the City’s General Plan: to develop Ivins as a resort destination community, including to “encourage housing options that cater to tourism.” (See Ivins General Plan, Chapter 3: Visions and Goals.)

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

- Zoning the property consistent with the City’s Land Use Plan and prior land use decisions by changing the current Zoning Map from the temporary ‘holding’ zone designation of RA-5 (Residential Agricultural, minimum lot size 5 acres) to RC (Resort Commercial)
- Updated alignments for the future extension of 400 South and the Western Corridor, plus the deletion of the residential street from future Western Corridor into the Padre Canyon Estates 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 teachers and students that benefit from the funds generated 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, through the middle, Southeast, and East portions of the site. This application proposes a zoning change to include the following designations:

- The existing RE-37 zone on the northern boundary of the project will remain, serving as the buffer from the existing residents. Further clarification of this zone is referenced below in the Planning Area 1 Description.
- The existing R-1-10 zone on the west and southwestern boundary of the project will remain, serving as the buffer from the existing residents. Further clarification of this zone is referenced below in the Planning Area 2 Description.
- RC Resort Commercial for the balance of the project. The uses in this RC zone will be single family and multi-family residential for sale homes, with a Resort Hotel Use allowing owners of these homes to place all or a portion of their homes with a single booking/management company. The balance of the project is further defined below in the Planning Area 3, 4 and 5 Descriptions.

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.

The booking and operations of units in the Resort Hotel Planning Areas will be managed through a single entity that will have an on-site office. Specific rules governing the Resort Hotel Use will be incorporated into the community CC&R documents and enforced by the Homeowners Association.

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 RC 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 towards the lava fields.

Although an RMU Land Use is not consistent with an Affordable Housing product, the Resort Hotel Use provides the opportunity for owners to rent out a lock off portion of their home or rent out their entire unit while out of town, supplementing their income creating enhanced affordability to live in Ivins for young and old alike.

PLANNING AREA DESCRIPTIONS:

Planning Area 1 - RE-37.0 Existing Zoning

On the northern border of the site is the existing RE-37.0 designated zone. This area was designated in previous Planning Commission and City Council actions as a 300' zone that serves as a buffer from the existing residents. Short term rentals will not be permitted in this zone. Based on meetings with the community, these homes will be single story with flat roofs.

Planning Area 2 - R-1-10 Existing Zoning

On the western and southwestern border of the site is the existing R-1-10 designated zone. This area was designated in previous Planning Commission and City Council actions as a 250' zone that serves as a buffer from the existing residents. Short term rentals will not be permitted in this zone.

Planning Area 3 – RC Zone Request

Planning Area 3 is envisioned to contain a variety of 2 and 3 story duplexes and SFD clusters. The denser home styles in Planning Area 3 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 3 will provide the lowest density within the RC designation as it transitions towards the Western Corridor. The units in the Planning Area will operate as a Resort Hotel, as defined in the Table of Uses. It is anticipated that Planning Area 3 will also be the location for a central recreation amenity for The SITLA 120 project.

Planning Area 4 – RC Zone Request

Planning Area 4 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 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. The units in the Planning Area will operate as a Resort Hotel, as defined in the Table of Uses.

Planning Area 5 – RC Zone Request

Planning Area 5, 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 5 will include the resort destination community typologies such as motor court townhomes/flats, stacked duplex/flats, and luxury townhomes/flats. The units in the Planning Area will operate as a Resort Hotel, as defined in the Table of Uses.