

SITLA 120 – City of Ivins

Project Plan

August 4, 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:

- Change the current Zoning Map from the temporary 'holding' zone designation of RA-5 (Residential Agricultural, minimum lot size 5 acres) to RMU (Resort Mixed Use). This requested zone designation would now match the current General Plan/Land Use Plan designation of RMU.
- 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 satisfying the condition described in Chapter 17 of the City Code. 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 satisfying the condition described in Chapter 17

of the City Code. Further clarification of this zone is referenced below in the Planning Area 2 Description.

- RMU Resort Mixed Use District for the balance of the project. The uses in this RMU zone will be single family and multi-family residential for sale homes, with the commercial application of allowing owners of these homes to put them in the horizontal hotel pool with a single booking/management company. The balance of the project is further defined below in the Planning Area 3, 4 and 5 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.

The booking and operations of units eligible for the short rental program will be managed through a single entity that will have an on-site office. Specific rules governing short term rentals 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 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 lava fields.

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 - RMU

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 RMU designation as it transitions towards the Western Corridor. This area will be eligible for short term rentals. 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 – RMU

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. This area will be eligible for short term rentals.

Planning Area 5 - RMU

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. This area will be eligible for short term rentals.