

ORDINANCE NO 2022-19

AN ORDINANCE OF THE CITY COUNCIL OF HURRICANE APPROVING THE REZONE  
FOR PARCEL H-3-1-31-1104 FROM RA-1 TO R1-8 PDO

WHEREAS, Utah Code 10-9a allows Cities to regulate land use within their boundaries,

WHEREAS, the proposed amendment is generally compatible with the current General Plan's map for future use; and

WHEREAS, the proposed amendment is generally in harmony with the overall character of the proposed surrounding development; and

WHEREAS, the proposed amendment has a reasonable plan to supply adequate services to the property; and

WHEREAS, the Planning Commission gave a positive recommendation to change to zoning from M-1 to Highway Commercial; and

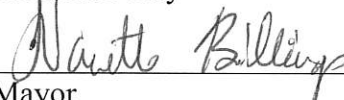
BE IT FURTHER ORDAINED BY THE CITY COUNCIL OF HURRICANE CITY THAT

1. The proposed zone change for H-3-1-31-1104 from RA-1 to R is approved.
2. That the attached preliminary site plan is approved subject to staff and JUC comments listed within the staff report.

PASSED AND APPROVED on this 21<sup>st</sup> day of April 2022.



Hurricane City

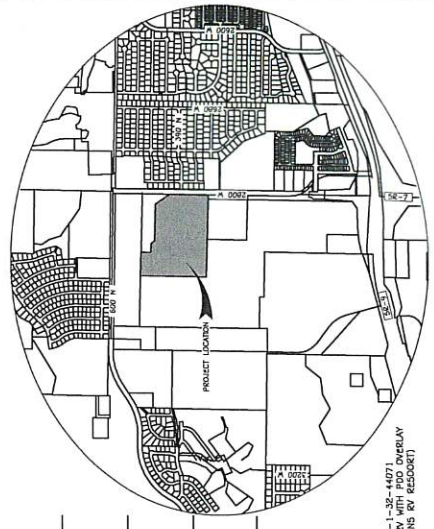
  
\_\_\_\_\_  
Mayor

Attest:

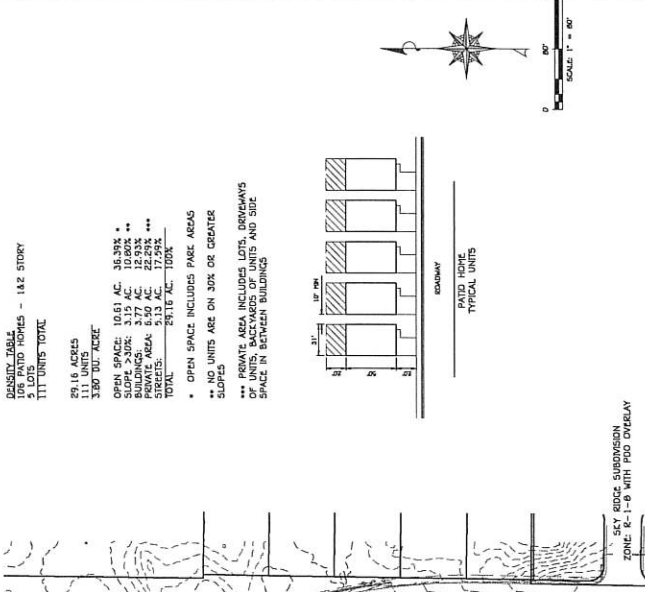
  
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Cindy Beteag, City Recorder

PRELIMINARY SITE PLAN FOR KENT PREI HURRICANE UTAH SECTION 31, TOWNSHIP 41 SOUTH, RANGE 13 WEST SLB & M

DATE: 7/17/2022  
DRAWN BY: ASX  
CHECKED BY: ASX  
AMERICAN LAND CONSULTING 1179 SOUTH 250 WEST, SUITE 204 ST. GEORGE, UT 84770



VICINITY MAP (N.T.S.)



DENSITY TABLE  
LOW RATIO HOMES - 142 STORY  
111 UNITS TOTAL  
291.6 ACRES  
330.00 ACRES  
111 UNITS  
OPEN SPACE: 10.61 AC. 35.35%  
SLOPE: 3.7 AC. 12.53%  
PRIVATE AREA: 2.59 AC. 8.92%  
TOTALS: 281.6 AC. 100%  
\* OPEN SPACE INCLUDES PAVEMENT AREAS  
\*\* NO UNITS ARE ON SLOPE OR GREATER  
\*\*\* PRIVATE AREA INCLUDES LOTS, DRIVEWAYS, PATIOS, TERRACES, DECKS AND SWIMMING POOLS

