



**EAGLE MOUNTAIN CITY**  
**City Council Staff Report**

**JUNE 16, 2015**

*Project:* **Glenmar - Rezone**  
*Applicant:* Glenneth & Marianne Smith  
*Request:* Rezone land from Agriculture to Residential  
*Type of Action:* Public Hearing; Action Item

**Planning Commission**

The Planning Commission recommended approval of the rezone by unanimous vote 5-0.

**Location**

The proposed Glenmar rezone property is located along Lake Mountain Road just south of the connection to Pony Express Pkwy.

**Proposal**

The applicant is proposing rezoning approximately 16.17 acres of land currently zoned agricultural to residential. Included in this application is a concept plan for a proposed residential development. The rezone complies with the City's Future Land Use Map (General Plan Map 2). The General Plan land use designation for this area is Rural Residential, which requires lots of a ½-acre minimum. All of the lots in this proposed concept plan are 1 acre or larger.

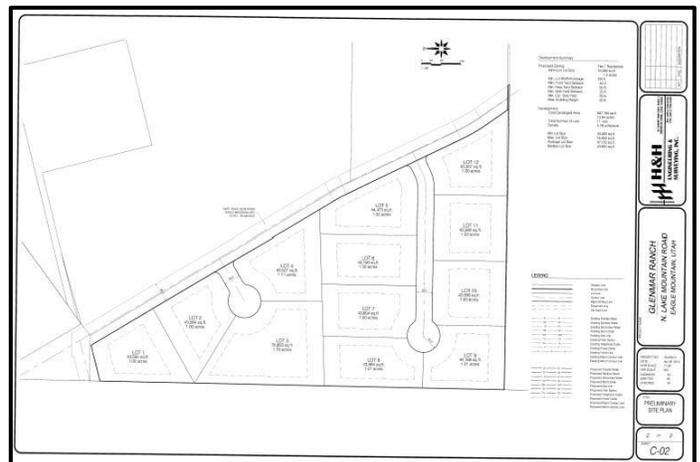


The proposed concept plan currently includes the following:

- 12 Total lots
- Average Lot Size is 1.3 ac in size
- The Density is .78 units/acre

**Surrounding Zoning**

North: Agriculture  
 East: Agriculture  
 South: Agriculture  
 West: Town Core Residential (SITLA Master Development Plan; designates a strip of 2 acre lots adjacent to this property)



\*It is important to note that all of the land within Eagle Mountain City that has not been previously rezoned for development is zoned Agriculture. This does not mean that all Agriculturally zoned properties are in active agricultural use.

***Rezone Criteria for Approval***

The rezoning of property does not require the Planning Commission or the City Council to take action based upon findings of facts. Rezone proposals are evaluated using the following criteria:

- A. Compliance with Future Land Use Plan. The City's Future Land Use Plan designates this area as Rural Residential. Based on the overall density this proposal complies with that plan.
- B. Compatibility Determination. This property is surrounded by agricultural land and land that zoned for residential, but with a transition of 2 acre and 1 acre lots. By rezoning the land to residential the rezone is compatible with the future proposed uses of the land and compatible with the adjacent residentially zoned land.
- C. Buffering of Incompatible Uses. The City Code requires that a transition of lot sizes (starting with 1 acre lots) be placed adjacent to agricultural lots that have been subdivided for the purpose of building. Although the adjacent properties have not been subdivided for this purpose, this proposed plan consists of 1 acre lots.

***Development Codes***

It is important to note that a rezone does not guarantee approval for development. The applicant or developer still must comply with all of the development standards and requirements found in the City Code, and all requirements of the Fire Codes, including improvement and paving of Lake Mountain Road from Pony Express Parkway and construction of public roads that meet City standards.

***Staff Recommendation***

In staff's opinion the proposed rezone meets the rezone criteria for approval. The Council can recommend approval, denial, or can table this application with findings of fact (valid reasoning). We recommend that the City Council approve the Glenmar rezone with the condition that all lots are a minimum of 1 acre in size.

***Recommended Motions***

The following motion is provided for the benefit of the City Council. They may be read as the motions or referenced when making motions.

*I move that the City Council approve the Glenmar Rezone application with the following condition:*

1. *The lot size minimum for this property is 1 acre.*

***Attachments:*** Concept Plan