



EAGLE MOUNTAIN CITY
City Council Staff Report

JUNE 18, 2013

Project: **Antelope Springs Rezone**
Applicant: Dan Ford
Request: Rezone from Agriculture to Residential
Type of Action: Public Hearing; Action Item
Planning Commission: Recommended Approval 3-0 (2 absent)

Proposal

The 41.246-acre property being considered for this rezone from Agriculture to Residential is located west of Pony Express Parkway, north of the City Center area (Serial: 59:033:0008).

Residential Zone

The Residential Zone includes as permitted uses:

- Single-family detached dwellings with project densities equal to or less than 5.2 dwelling units per acre (Base Density, Tier I, Tier II).
- Public and private utility structures or facilities.
- Public parks and trails.
- Home business in compliance with the Code.

Conditional Uses in the Residential Zone include the following:

- Multifamily dwellings as defined in Chapter 17.10 EMMC.
- Cluster homes, patio homes, garden courts, and other detached housing.
- Tier III and Tier IV development.
- Religious or cultural meeting halls.
- Public/private schools.
- Radio, microwave or other transmission towers.
- Accessory apartments in accordance with the standards contained in this title.
- Commercial development is also a conditional use in the residential zone, but it may not be the predominant use of the development.

Surrounding Zoning

West: Agriculture

North: Agriculture

East & South: Town Core Residential (SITLA Master Plan); 2.88 du/ac



Rezone Criteria for Approval

The rezoning of property does not require 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 property is designated as Mixed Use Residential in the City's Future Land Use Plan, as are the surrounding properties.
- B. Compatibility Determination. The zoning must be reasonably compatible with adjacent land uses. The Residential Zone is compatible with the zoning to the east and south. The current zoning to the north and west is Agriculture. While a majority of these properties are not cultivated or farmed, the Residential zoning is compatible with low-impact agricultural uses of these properties.
- C. Buffering of Incompatible Uses. There are no existing incompatible uses in this area, and the surrounding zoning does not imply any future incompatible uses.

Plans

The Planning Commission recently approved a preliminary plat for this property, including 33 1-acre lots. This approval is conditional upon the property being rezoned to Residential.

Recommendation

The application appears to meet all of the rezone criteria for approval, so the City Staff recommends approval of this proposal.

Attachments

- Conditionally approved preliminary plat