

FRUIT HEIGHTS CITY

STAFF REPORT

July 23, 2021

APPLICANT: Matt Lowe, Rock Loft Ridge Subdivision

LOCATION: East Bench Raymond Property

REQUEST: Rezone 63.991 acres, and 1.8 acres from A-1 to R-1-12.

PROJECT INFORMATION: The applicant wants to develop approximately 90 residential lots along the east bench of the city north of Bair Canyon, the Raymond Property. This property is currently zoned A-1 agriculture and has been used primarily as an orchard. The developer has been working on the project for six years. The property has gone through extensive geotechnical analysis. The City is currently working with the developer to create a detailed development agreement that will outline how this development will be built. They have requested the property be rezoned to R-1-12, meaning the smallest lots will be a minimum 12,000 square feet. Most of the lots will average 14,000 – 17,000 square feet. The Planning Commission and City Council should consider the general layout of streets, existing street connections, and the general lot layout. The numerous other details of this subdivision are still to be discussed at a later date. There will be a public hearing held at the Planning Commission meeting to take public comment.

STAFF RECOMMENDATION: Staff recommends granting the rezone request subject to the following:

- 1- The rezone is subject to Final Plat Approval and approval of the Development Agreement by the City Council. If for some unforeseen reason those approvals fail, then the property reverts back to the original A-1 zoning.
- 2- Pay rezone fee at City office.