



STAFF REPORT

DATE: February 13, 2023

TO: Governing Body, City Manager

FROM: Planning Commission

RE: February 9, 2023, Planning Commission Meeting

VAC-23-01 Vacating 50' front setback to 25' at 4130 N Harding Ave.

The planning commission considered an application for a vacation of a 50' front setback to a 25' front setback at 4130 N Harding Ave.

Chairman Schmidt opened the public hearing and allowed the applicant to present the need to have a 25' front setback for an accessory building. The need for a lesser setback is to accommodate poor drainage on the property. As a corner lot, with the topography making it difficult to place the garage in other locations on the property, drainage issues require the building to be set on the northeast corner of the lot.

After closing the hearing, the Planning Commission discussed the Vacation and asked several questions of the applicant. It was stated that the original setbacks were set at 50' in 1952 due to Union Pacific possibly having a stop in the neighborhood. Because that is no longer a viable issue, the vacation of the 50' setback was a reasonable request and met the *criteria for review* in the City Subdivision Code. There was a question about the possibility of changing the front setbacks for the entire subdivision and what steps that would require.

After review, the Planning Commission voted (by passing a 4-0 motion) to **recommend the request to vacate the front building setback from 50' to 25' at 4130 N Harding Ave as presented without changes or conditions.**

Staff Report

Planning Commission Secretary, Jay Cook, discussed the bids that were submitted for the Comprehensive Development Plan for the City of Bel Aire. There were 3 bids (MultiStudio, PEC, and RDG) were discussed and the Commission suggested the use of PEC because of the familiarity with the City and the studies and plans that the company has performed for the City.

The Planning Commission voted unanimously to approve the next meeting date of 03/09/2023 at 6:30 in the Council Chambers.