

STAFF REPORT

DATE: 04/02/2026

TO: Bel Aire City Council Workshop
FROM: Paula Downs
RE: Comprehensive Plan Next Steps

STAFF COMMUNICATION

FOR MEETING OF	4/14/2026
CITY COUNCIL	
INFORMATION ONLY	

SUMMARY: Comprehensive Plan Next Steps

General Information:

In 2023, the City of Bel Aire initiated the development of a new comprehensive plan that established value statements and goals to guide the community's growth and development through 2035. The plan was developed through engagement and input from community members, City staff, the Planning Commission, and the City Council.

The comprehensive plan established value statements, goals, land use and growth framework and provided community statistics.

The comprehensive plan sets the direction and identifies priorities and long-term needs of the community. As a result, the Capital Improvement Plan (CIP) turns strategies into specific projects needed to achieve community priorities. As the organization develops the CIP, goals strategies from the comprehensive plan will be used to decide which projects are funded. Linking the two plans helps show citizens how the city's vision translates into community improvements.

The plan identified six strategic areas, each accompanied by an associated value statement and set of goals.

1. **Economic Development-** *Bel Aire's non-residential environment will enhance the quality of life for all residents and visitors alike. (7 goals)*
2. **Transportation-** *Bel Aire's transportation system will be safe, enhance the aesthetic appreciation of the City, and provide efficient options for all transportation modes. (9 goals)*
3. **Parks & Recreation-** *Bel Aire's parks and recreation system will provide first class spaces and programming for all ages and abilities. (6 goals)*
4. **Community Identity & Character-** *Bel Aire's built environment will communicate a distinct identity to create cohesion, increase community pride, and attract residents, businesses, and visitors. (8 goals)*
5. **Growth & Investment-** *Bel Aire will concentrate on sustainable growth through smart investments and community communication. (8 goals)*
6. **Housing-** *Bel Aire will be a destination of choice for people at all stages of life. (6 goals)*

Establishing Strategies:

Value statements articulate the community's shared principles and priorities, providing a foundation for the goals and strategies outlined in the comprehensive plan.

Goals provide specific direction for implementing the community's vision and values, guiding future policies, programs, and land-use decisions.

Strategies outline the specific actions and approaches necessary to achieve the goals of the comprehensive plan, providing guidance for implementation.

Strategy Examples

1. **Economic Development-** Goal 1- *Review internal regulatory processes with the goal of streamlining operations, i.e. applications, application processing, fees, internal reviews, etc., to ensure high levels of service for those wishing to do business in Bel Aire.*
 - a. Strategy 1: Update application forms and instructions that coincide with Bel Aire City Code language and information.
 - b. Progress: Planning and Zoning Applications updated: Planned Unit Development (PUD); Zoning; Variance; and Special Use.

2. **Transportation-** Goal 7- *Consider crash reduction, prevention, and mitigation in all transportation system projects – both vehicular and pedestrian.*
 - a. Strategy 1: Identify and obtain funding to mitigate high risk roads and enhance stop controlled intersections.
 - b. Progress: Received High Risk Urban Road (HRUR) funds for LED lit stop sign installations at 53rd and Greenwich, 45th and Greenwich, 53rd and Oliver and 53rd and Webb.

3. **Parks & Recreation-** Goal 4- *Assess additional funding/revenue sources for parks and recreation system improvements and maintenance.*
 - a. Strategy 1: Identify and obtain funding to improve park equipment in high priority parks.
 - b. Progress: Received funding for new playground equipment and safety surface in Eagle Lake Park.

4. **Community Identity & Character-** Goal 4- *Continue to develop and enhance signature events.*
 - a. Strategy 1: Deliver a 250th United States celebration event for the Bel Aire Community.
 - b. Progress: Identified format and date to engage the community for the 250th celebration.

5. **Growth & Investment-** Goal 6- *Consider regulations and establish coordination with regional entities aimed at protection of Colonel James Jabara Airport.*
 - a. Strategy 1: Develop and approve an Ordinance for Airport Hazard Zoning Regulations within the vicinity of Colonel James Jabara Airport.
 - b. Progress: Regulations have been developed and the Preliminary Report, per statute, has been approved by the Planning Commission. Final report will be on the April 9 Planning Commission agenda for recommended approval by the City Council at their April or May meeting.

6. **Housing-** Goal 6- *Explore amending or redoing the zoning code, especially as it pertains to residential development, to ensure best practices are in place for the City, the developer, and the citizens.*
 - a. Strategy 1: Update Zoning and Subdivision Regulations to follow state statutes and best practices.
 - b. Progress: Governing body has approved a project under the Professional Engineering Consultants (PEC) master contract to update zoning and subdivision regulations in 2026. PEC and staff currently finalizing the project process and schedule.

Strategy Development Format/Process:

1. Internal Development team

- a. Consists of department heads and staff
- b. Review goals and identify draft strategies for each goal
- c. Review and present draft strategies to Advisory Body

2. Technical Advisory Committee

- a. Consists of:
 - i. City Manager
 - ii. Community Development Director
 - iii. Finance Director
 - iv. Designated City Council member
 - v. Designated Planning Commission member
- b. Review and assist in finalizing draft strategies from Internal Development Team
- c. Approve final draft strategies.

3. City Council/Planning Commission Review

- a. Review two (2) value statement/goal proposed strategies across three (3) workshop/City Council meetings.

4. Internal Development Team

- a. Finalize strategies
- b. Work with legal to develop Comprehensive Plan Amendment Ordinance for City Council approval
- c. Establish priorities for strategy implementation
- d. Develop a timeline for strategy implementation

5. City Council Approval

- a. Approve amended ordinance
- b. Review priorities and timeline for strategy implementation

6. City Staff Implementation

- a. Implement strategies
- b. Deliver an annual comprehensive plan update



Bel Aire 2035 Comprehensive Plan Value Statement and Goals

Economic Development

Value Statement: *Bel Aire's non-residential environment will enhance the quality of life for all residents and visitors alike.*

Goals:

1. Review internal regulatory processes with the goal of streamlining operations, i.e. applications, application processing, fees, internal reviews, etc., to ensure high levels of service for those wishing to do business in Bel Aire.
2. Review and amend adopted regulations to identify inconsistencies, improvements, and revisions. The focus of review should be on the incorporation of modern best practices for non-residential regulation tailored specifically to assist with the implementation of this Plan.
3. Support small/local business development.
4. Strengthen relationships and communication with regional development entities.
5. Explore a public-facing GIS portal providing access to accurate and relevant zoning and land use information.
6. Review and market economic development incentive policies and processes.
7. Continue to monitor and refine process coordination with the Metropolitan Area Building and Construction Department.

Transportation

Value Statement: *Bel Aire's transportation system will be safe, enhance the aesthetic appreciation of the City, and provide efficient options for all transportation modes.*

Goals:

1. Develop a transportation system master plan identifying key corridors, future vehicular and pedestrian connections, recommended regulation revisions, typical street sections, etc.
2. Consider the development and adoption of a Complete Streets Policy and related design guidelines.
3. Review and amend adopted regulations and standards related to sidewalk requirements both within neighborhoods and connecting neighborhoods.
4. Explore a multi-use pathway connection into regionally significant trail systems.
5. Explore public transportation options between Bel Aire and the surrounding communities.
6. Continue to implement existing pavement maintenance program, establish a regular interval of condition reassessment, and add sidewalks and pathways into the system.
7. Consider crash reduction, prevention, and mitigation in all transportation system projects – both vehicular and pedestrian.
8. Assess additional funding/revenue sources for transportation system improvements and maintenance.
9. Ensure that the City's desired land use goals are coordinated with transportation system improvements.

Parks & Recreation

Value Statement: *Bel Aire's parks and recreation system will provide first class spaces and programming for all ages and abilities.*

Goals:

1. Establish a Park, Recreation, and Trails Advisory Board.
2. Consider developing performance measures to assess parks and recreation levels of service and plan improvements/additions accordingly.
3. Assess public dedication policies and regulations during development proposals related to parks, recreation, and open space.
4. Assess additional funding/revenue sources for parks and recreation system improvements and maintenance.
5. Monitor operation and maintenance budgets and staffing levels as parks and recreation assets/programs are added and/or improved.
6. Continue to audit existing spaces, facilities, equipment, and programs to ensure adequate accessibility for all ability levels.

Community Identity & Character

Value Statement: *Bel Aire's built environment will communicate a distinct identity to create cohesion, increase community pride, and attract residents, businesses, and visitors.*

Goals:

1. Evaluate public placemaking initiatives for projects of all scales.
2. Encourage placemaking projects during private development projects.
3. Encourage unique and differentiating right-of-way treatments along key corridors to enhance Bel Aire's sense of place.
4. Continue to develop and enhance signature events.
5. Encourage civic participation with community clean up days, community walks, etc.
6. Assess the City's marketing strategy and assets to ensure they align with the City's identity and goals.
7. Consider overlay districts and/or design guidelines within key corridors.
8. Consider cohesive enhancements at identified major gateways into the City.

Growth & Investment

Value Statement: *Bel Aire will concentrate on sustainable growth through smart investments and community communication.*

Goals:

1. Develop and maintain a structured Capital Improvement Program, including a public-facing utility for the public to monitor progress.
2. Explore a public-facing GIS portal providing accurate utility and transportation information.
3. Review and plan for improvements set forth in the utility master plans adopted by the City.
4. Review smart growth principles, including a "return on investment" perspective, when considering infrastructure and utility improvements/extensions and land use decisions.
5. Continue to assess and participate in regional issues related to water supply/treatment and sanitary sewer treatment.
6. Consider regulations and establish coordination with regional entities aimed at protection of Colonel James Jabara Airport.
7. Enhance efforts to ensure citizens are aware of public decision-making processes.
8. Foster relationships with USD 259 and USD 375 in order to enhance local educational opportunities.

Housing

Value Statement: *Bel Aire will be a destination of choice for people at all stages of life.*

Goals:

1. Review internal regulatory processes with the goal of streamlining operations, i.e. applications, application processing, fees, internal reviews, etc., to ensure high levels of service for those wishing to do develop housing in Bel Aire.
2. Review and amend adopted regulations to identify inconsistencies, improvements, and revisions. The focus of review should be on the incorporation of modern best practices for housing regulation tailored specifically to assist with the implementation of this Plan.
3. Promote multiple housing types and densities of housing to ensure residents at all stages of life can remain in Bel Aire.
4. Support and encourage the maintenance and redevelopment of underutilized and/or deteriorating existing neighborhoods.
5. Foster the creation of a local and incremental development community that is responsive to local housing needs, i.e. accessory dwelling unit policies, renovation programs, regulation reform, public education, permitting process, etc.
6. Explore amending or redoing the zoning code, especially as it pertains to residential development, to ensure best practices are in place for the City, the developer, and the citizens.