



STAFF REPORT

DATE: December 19, 2021

TO: Governing Body, City Manager

FROM: Planning Commission

RE: December Planning Commission Meeting Report

SD-21-03 Rock Spring 5th Final Plat

Planning Commission reviewed Northeast Developers, LLC's request to replat approximately 81.09 acres of R-5 Residential and C-1 Commercial in accordance with Article 4 of the City of Bel Aire Subdivision Regulations. The Commissioners studied the material provided by the applicant, including the proposed plat and other evidence presented by the representative for the applicant. The Developer's Agent discussed changes made to the layout between the Preliminary Plat and the Final Plat based on a change in ownership of the property to the north. The Commission conducted a public hearing on December 16, 2021 in relation to the application where interested parties and citizens were given the opportunity to be heard. There were no parties wishing to speak at the public hearing regarding this plat. Following the public hearing, the Planning Commission considered the evidence reviewed the report provided by permanent staff and found that the plat complied with all provisions and applicable regulations and laws.

Having thoroughly reviewed the issue, Planning Commission voted (by passing a 5-0 motion) to approve the final plat without changes and **recommends that the governing body accept the Developer's commitment to dedicate certain land within the plat for public purposes.**

SD-21-06 Proposed preliminary plat for approximately 22.76 acres (Skyview at Block 49 2nd).

Planning Commission reviewed the Block 49, LLC's request to replat approximately 22.76 acres of R-5 Residential in accordance with Article 4 of the City of Bel Aire's Subdivision Regulations. The Commissioners studied the material provided by the applicant, including the proposed plat. The Commission conducted a public hearing on December 16, 2021 in relation to the application where interested parties and citizens were given the opportunity to be heard. There were no parties wishing to speak at the public hearing regarding this plat. Following the hearing, the Planning Commission considered the evidence and found that the plat complied with all provisions and applicable regulations and laws.

Having thoroughly reviewed the issue Planning Commission voted (by passing a 5-0 motion) to **approve the preliminary plat without changes.**

SD-21-04 – Proposed re-zoning of approximately 12.44 acres zoned C-1 Neighborhood Commercial to C-2 Commercial Development with PUD Overlay.

Planning Commission reviewed Block 49, LLC's request to rezone property generally located northwest of 49th and Webb Road in accordance with Article 5 of the City of Bel Aire's Zoning Regulations. Planning Commission studied the material provided by the applicant. The Commission conducted a public hearing in relation to the application where interested parties and citizens were given the opportunity to be heard. No interested parties, other than the agent for the applicant showed up to speak either for or against the proposed rezoning.

Following the public hearing Planning Commission considered the evidence and discussed the following factors based on the Criteria for Review established in section 5.02 (D) of the Zoning Regulation. A significant amount of discussion circled around factors commonly known as the Golden Factors, below are notes of *some* of the Golden Factors discussion:

Zoning uses of nearby property:

- The requested zoning fits between the R-5 to the west and the current C-2 Commercial zoning of Tierra Verde to the South. The north is as of yet undeveloped and remains zoned AG Agricultural. The Developer plans to install a concrete screening wall with landscaping between the proposed development and the adjacent uses.

Suitability of the property for the uses to which it is restricted:

- The property is currently zoned C-1. The change to C-2 Commercial with PUD Overlay will be in line with the current zoning of the property to the South.

Extent to which the change will detrimentally affect nearby property:

- The Applicant is also the Owner and Developer of the property to the West. They will provide adequate screening between the C-2 Commercial and the surrounding properties. The C-2 Commercial property to the south is as of yet undeveloped.

Having thoroughly reviewed the issue Planning Commission voted (by passing a 5-0 motion) to **recommend rezoning of the property from C-1 Neighborhood Commercial to C-2 Commercial with PUD Overlay.**

SD-21-04 (Skyview at Block 49 3rd) Proposed preliminary plat for approximately 12.44 acres.

Planning Commission reviewed the Block 49, LLC's request to replat approximately 12.44 acres of C-2 Commercial with PUD Overlay in accordance with Article 4 of the City of Bel Aire's Subdivision Regulations. The Commissioners studied the material provided by the applicant, including the proposed plat. The Commission conducted a public hearing on December 16, 2021 in relation to the application where interested parties and citizens were given the opportunity to be heard. There were no parties wishing to speak at the public hearing regarding this plat. Following the hearing, the Planning Commission considered the evidence and found that the plat complied with all provisions and applicable regulations and laws.

Having thoroughly reviewed the issue Planning Commission voted (by passing a 5-0 motion) to **approve the preliminary plat without changes.**

Comprehensive Plan Review Hearing – Staff requested that the Planning Commission table the Comprehensive Plan Review hearing until a later date to allow staff to incorporate new Census numbers that would be available in the late spring of 2022.

Planning Commission voted (by passing a 5-0 motion) to **table the Comprehensive Plan Review Hearing until a later date.**