

STAFF REPORT

DATE: 12/06/2024

TO: Bel Aire Planning Commission
FROM: Paula Downs
RE: Agenda

STAFF COMMUNICATION	
FOR MEETING OF	12/12/24
CITY COUNCIL	
INFORMATION ONLY	

SUMMARY:

ZON-24-02 Proposed rezoning from C-1 Neighborhood Commercial, Office and Retail, to R-5 Garden and Patio Homes, Townhouses and Condominiums Uses (Skyview at Webb Addition)

The city placed an ad in the Ark Valley Newspaper as required by the city code. The affidavit of publication is in the packet. The rezoning process required notification of surrounding property owners.

The city review of the application, site exhibit, and zoning change notification map is in your packet.

History

The property was zoned AG Agricultural until 2021. On June 10, 2021, the Planning Commission supported a zone change from Ag- Agricultural to C-1 Neighborhood Commercial. Ordinance No. 672 was approved and filed with the Register of Deeds Office on July 19, 2021.

Discussion/Review Criteria

1. Character of the neighborhood

The adjacent single-family lots to the west are approximately 7,500 square feet. The two-family lots to the north are approximately 9,000 square feet. The C-1 Commercial property to the south is currently developed as a self-storage facility, and the C-1 Commercial to the east is currently undeveloped.

2. Zoning and uses of nearby properties

North- R-5 Residential 5

East- C-1 Commercial 1 and M-1 Manufacturing (across Webb Rd.)

South- C-1 Commercial 1

West- R-5 Residential 5

3. Suitability of the subject property for the uses to which it has been restricted

The property is currently zoned C-1 Commercial and is directly abutted by residential uses both to the north and west.

4. Extent to which removal of the restrictions will detrimentally affect nearby property

No detrimental impact is anticipated based on the current zoning and uses of adjacent property. Attention should be given to the residential uses directly abutting the C-1 Commercial along Webb Rd. A screening wall currently exists along the south property line separating the existing self-storage facility from the subject property.

5. Length of time the property has been vacant as zoned

The subject property was rezoned from AG – Agricultural to C-1 Neighborhood Commercial in 2021 and has remained vacant until now.

6. Relative gain to the public health, safety, and welfare as compared to the loss in value or the hardship imposed upon the applicant

The proposed single-family zoning is consistent with the development pattern both west and north of the subject property. No detrimental impacts on the existing commercial use south of the subject property or to the undeveloped commercial property east is expected.

7. Conformance of the requested change to the adopted or recognized master plan being utilized by the city

The 2018 Master Growth Plan sets forth the property as Mixed Use/Local Commercial and Residential Medium Density with the west portion in the Future Park Service Area.

8. Impact of the proposed development on community facilities

Public sanitary sewer and potable water is available to the site. The site accesses Webb Road which is functionally classified as an arterial roadway and is currently a paved four-lane section. No detrimental impact is anticipated but will be assessed further during the platting process.

9. Opposition or support of neighborhood residents (one factor to be considered and by itself is not sufficient reason to approve or deny a request)

City staff has not received any comments from neighborhood residents.

10. Recommendations of permanent staff

Staff recommends approval with the following condition: Dedication of right-of-way along Webb Rd. in conformance with Subdivision Regulations related to required arterial right-of-way widths.