

## 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:

#### **SD-24-04- Proposed Preliminary Plat R-5 Garden and Patio Homes, Townhouse and Condominium 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 preliminary plat process required notification of surrounding property owners.

The city review of the application, conceptual sidewalk, utility, & screening plan, existing drainage map, drainage plan, conceptual drainage map is in your packet.

#### **Discussion/Review**

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.

The applicant submitted an application to rezone the property ZON-24-02 when submitting the SD-24-04 application. Both cases are on the Planning Commission's agenda.

The property is currently unplatted. The proposed subdivision would create a total of 69 single-family residential lots and five commercial lots.

Water and sewer will be provided by the City of Bel Aire.

The preliminary plat has been reviewed to ensure conformance of the subdivision regulations.

The preliminary plat was distributed to city staff, utilities and fire department for review and comments. All comments to date have been revised by the applicant and are reflected on the documents.

The preliminary plan submission and review by the Planning Commission is the first step in the platting process. The final plat reflecting any additional revisions will come back to the Planning Commission at a later date.

**Staff Recommendation:** Staff recommends approval of the preliminary plat.