

FOR MEETING OF	5/12/22
CITY COUNCIL	
INFORMATION ONLY	

City of Bel Aire

STAFF REPORT

DATE: 05/06/2022

TO: Bel Aire Planning Commission

FROM: Keith Price

RE: Agenda

SUMMARY:

PUD-22-01. Proposed changing partial zoning within the current PUD to allow R-6 multi-family housing. Arthur Heights PUD

The city advertised the hearing in the Ark Valley newspaper and sent notices to the property owners within the required distance of 200 ft. To date there has been several calls and two visitors to discuss the project. The zoning category will be changed inside the PUD if approved. The owner of lot 5 has provided an email stating he would want an 8' fence separation but is also reaching out to the applicant to discuss a second entry along the north of the property of lot 5. This project was reviewed based on all of the access drives as private and not city streets. Some discussion has been about adding a city street off of Woodlawn at the back of lot 5; this would require a cul-de-sac or an approved turn-around. Based on current details that would be a developer expense; mostly likely be a private drive to meet SCFD standards.

SCFD has indicated two entrances will be required for living units over 30 and requires turn-arounds is the reason for discussion of street or added drive from Woodlawn.

1. The character of the neighborhood;

The subject property is platted and zoned C-2 for a few years; The PUD has mix uses approved by right, but only has the old business buildings in use as a C-2. 45th and Woodlawn is one of the city's busiest intersections, traffic noise is already there during the business day into the early evening. There are houses west and south of the portion requesting change. The east lot 5 of the existing PUD has R-6 Catholic Care facility.

2. The zoning and uses of properties nearby

R-1, R-4, C-1, C-2, and R-6

The suitability of the subject property for the uses to which it has been restricted;

City staff has compared this request to the approved Master growth Plan and agrees the project rezoning request meets the preferred use if two entries are provided and access can be created. Parking spaces will also need to be discussed as the amount is under the general code.

3. The extent to which removal of the restrictions will detrimentally affect nearby

property;

City staff no adverse effect is expected if drainage, fire service, and parking is addressed.

4. The length of time the subject property has remained vacant as zoned;

The City hasn't rezoned this property since the PUD was created a few years ago.

5. The relative gain to the public health, safety and welfare by the destruction of the value of petitioner's property as compared to the hardship imposed upon the individual landowners;

No hardship is expected to be caused by the development if the concerns are addressed and sized to meet the conditions and confinements.

6. Recommendations of permanent staff;

Yes conditionally, because 2018 Master Growth plan was approved by City Council. R-5 and R-6 are lower on the scale of types of developments verses C-1 and C-2 uses

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

Yes the 2018 Master Growth plan

The opinions of other property owners may be considered as one element of a decision in regard to the amendment associated with a single property, however, a decision either in support of or against any such rezoning may not be based upon a plebiscite of the neighbors

For staff recommendation :

- Fire department concerns need to be resolved.
- Drainage and yard maintenance needs to be addressed.
- Trash management, trash truck access.
- Parking stalls code verses site plan provided.
- Architectural control by the HOA to a standard equal to the surrounding neighborhoods will ensure the value for all stakeholders for the other lot owners in the PUD development. R-5 and R-6 are lower on the scale of types of developments verses C-1 and C-2 uses

A. SD-22-02. Sham Way Estate Addition Preliminary Plat - Request to plat approximately 78.80 acres of the single-family residential use as R-5 zoning district (rezoning process at a later date).

The city advertised the hearing in the Ark Valley newspaper. To date there hasn't been any calls from citizens. The rezoning will require property owner notification in addition to the newspaper notification. A staff report is in the packet lining out a few items sent to the developer.

Staff didn't receive an update to the original submittal; Everyg noted additional easements needed. This would need to be reviewed as an R-5 because of the lot sizes. Drainage plans, final grade, on street parking, walkability, an HOA is required to meet the intent of the zoning district. The application has "Estates" and the plat shows "Estate" is another item to discuss.

Preliminary Plat. A map or drawing on which the subdivider's plan of the subdivision is presented and which he submits for approval and intends in final form to record. A preliminary plat for a proposed subdivision of land shows streets, lots and other characters as well as features of the proposed development.

Final Plat. A formal document prepared by a registered land surveyor to describe the precise location and dimension of lots, established easements, dedicated street rights-of ways and otherwise described property to be subdivided which are approved by the Bel Aire Planning Commission.

DUTIES OF THE PLANNING COMMISSION

Review and approve, approve conditionally, or disapprove final plats and transmit the same to the Governing Body for their acceptance of dedications of streets, alleys and other public ways and sites.

<https://www.betterontheedge.org/>

