

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:

Review proposed updates to the 2024 Bel Aire Zoning Map (supermajority (5) required for approval).

History

The city advertised the hearing in the Ark Valley newspaper as required.

City staff worked with Professional Engineering Consultants (PEC) to update the City of Bel Aire Zoning Map to reflect current information as of August 2024. The Zoning Map is updated each year to include changes in zoning districts and zoning types. The current Zoning Map was created December 2023.

Staff updates the official zoning map annually to match zoning district changes approved throughout the year. The City of Bel Aire zoning code section 18.6.1 provides information on the Official Zoning Map.

Full descriptions of each zoning type can be found in the Bel Aire City Code Chapter 18, Article 7. Zoning Districts. The City Code is available on the City of Bel Aire website- Government tab, City Clerk page.

Discussion

Summary of changes made to the Zoning Map:

- 1. Lot 1, Blk A, Homestead Senior Landing changed to R-6
- 2. Unplatted Parcel 00520983 updated to AG
- 3. Lycee Addition Lot 4, Blk B updated to C-2, and lots 1,2,3, Blk B updated to R-6

4. Rock Spring Addition, Reserve B has been determined to have already been updated to R-5 with previous updates
5. Sunflower Commerce Park lots 6, 7, Blk B updated to have government facility overlay
6. Skyview at Block 49 2nd, lots 14, 15, 16, block D updated to have park overlay
7. Sliver of land to the west of N Jasmine St updated to R-5.
8. Added legend symbology to reflect all districts including unused ones (Rural Residential and Manufactured Home Parks).
9. Modified zoning district colors and styles to easily distinguish zoning types.

Recommendation of permanent staff

Approve 2024 Bel Aire Zoning Map that accurately reflects updates to zoning districts in 2024.