

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-24-03- Proposed Final Plat from R-4, to R-5 and R-6 single and multi-family uses and to include C-1 commercial as zoned (Spring Pines previously Homestead at Spring).

The city placed an ad in the Ark Valley Newspaper as required by the city code for the preliminary plat process.

The city reviewed the following documents the final plat application and the two-page final plat which are in the meeting agenda.

Discussion/Review

The applicant submitted an application to rezone the property PUD-24-02 when the preliminary plat application was submitted. PUD-24-02, related to zoning was approved by Planning Commission on November 14. This item will go to City Council for final approval.

The preliminary plat was approved by the Planning Commission at the November 14 meeting.

The property is currently unplatted. The proposed subdivision would create a total of 135 single-family, duplex, multiple-family and commercial lots.

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

The final plat has been reviewed and it conforms with the approved preliminary plat and subdivision regulations.

The final 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 final plat documents.

Staff Recommendation: Staff recommends approval of the final plat with the condition to place zoning uses on the plat for each parcel.

