

City of Bel Aire

STAFF REPORT

DATE: 09/24/2024

TO: Ted Henry, City Manager

FROM: Keith Price, Zoning Administrator

RE: October 1st City Council agenda item, CON-24-02

SUMMARY:

CON-24-02 Property owner has requested to build an oversized private use shed in an R-1 zoned District.

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 Conditional Use process required notification of surrounding property owners.

History

The property has been zoned R-1 as the city was established.

Discussion

The one-acre parcels in the neighborhood near the lot many have oversized sheds, some have gone through zoning process for the same reason, height or footprint of the shed exceeding the primary structure.

1. The character of the neighborhood;

There are 3 oversized out buildings within 400' of the subject lot as accessory to a single-family house.

2. The zoning and uses of nearby properties;

North- R-1 Single-family uses

East-R-1 single family uses South- (Wichita) Commercial

West-R-1 Single family use, C-1 and city utility

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

The city 2018 Master Growth Plan is in line with the existing and proposed uses.

4. The extent to which removal of the restrictions will detrimentally affect nearby property;

No adverse changes based on the approved 2018 Master Growth Plan.

The length of time the property has been vacant as zoned: N/a.

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;**

N/a

6. **Recommendations of permanent staff; and**

Staff recommends approval of the private use shed as presented.

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

The city 2018 Master Growth Plan is in line with the existing and proposed uses.

8. **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.**