

FOR MEETING OF	9/14/23
CITY COUNCIL	
INFORMATION ONLY	

City of Bel Aire

STAFF REPORT

DATE: 09/07/2023

TO: Bel Aire Planning Commission

FROM: Keith Price

RE: Agenda

SUMMARY:

ZON-23-02, Chapel Landing 7th, Rezoning and preliminary plat (SD-23-02)

The Applicant and Applicant's Agent met with City staff following the Sketch plan for a PUD from the previous meeting, the items requested within the PUD matched an R-5 zoning district.

Both the rezoning and plat continuation were advertised in the Ark Valley Newspaper and property owners in the required range of 200' of the larger parcel were notified as required to re-zone the R-4 district to an R-5 district for single-family houses.

The preliminary plat was revised with the latest version in the packet. The rezoning and the plat will be two separate actions on the agenda. The rezoning would be the first item to consider before the revised preliminary plat.

The following criteria shall be the basis for evaluation of the rezoning request in relation to the specific case being considered:

1. The character of the neighborhood;

The subject property zoned R-4 **The zoning and uses of properties nearby**

R-4, R-5, and R-3 for Bel Aire; SF-20 in the larger lots in Kechi. The pipeline

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 would be a down zoning from the figure 3.4 showing mixed use/local commercial. Figure 3.5 intensity level is a 3; medium density residential is a level 2.

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

City staff no adverse effect is expected.

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

The City did rezone this property to R-4 in 2021 by Ordinance 671 this property wasn't platted in 2008 with the larger plat Chapel landing. The property has a difficult layout because of the pipelines and arterial streets -53rd and Woodlawn create a triangle shaped parcel.

4. 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.

5. Recommendations of permanent staff;

Yes because 2018 Master Growth plan was approved by City Council. The Comprehensive plan also indicates that C-1 would be a good fit; R-5 is a down-zone zoning district.

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

Yes the 2018 Master Growth plan based on figure 3.5 and the difference of intensity is less than but with in two steps of the current zoning or within two steps of the vision plan within the city comprehensive 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

Planners ask questions related to type of housing, (this may have been answered by the developer during the previous meetings). Staff recommends the rezoning and preliminary plat. The city should have a developer's agreement and require covenants at the time of the final platting is ready for final approval.

SD-23-02 Chapel Landing 7th, Preliminary plat

The plat was readvertised in the Ark Valley Newspaper as an extra effort to announce the continuation of the platting process.

The city received updated submittals; the revised plat will be in your packet.

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



