



STAFF REPORT

DATE: February 21, 2022

TO: Governing Body, City Manager

FROM: Planning Commission

RE: February Planning Commission Meeting Report

SD-22-01 – Proposed Final Plat for approximately 54.99 acres (Chapel Landing 5th)

Case History: This project originally came before the Planning Commission for re-zoning and preliminary platting in October, 2021. The re-zone request was denied. Following the meeting, the Developer requested that the case be heard again as the case was mis-represented as duplexes when it was planned for single family. Due to several issues, the case was not heard again until February, 2022, when the re-zoning request was denied (and subsequently withdrawn by the Developer) and the preliminary plat was passed.

Planning Commission reviewed the Woodlawn 53, LLC’s request to replat approximately 54.99 acres of R-4 Residential in accordance with Article 4 of the City of Bel Aire Subdivision Regulations. The Commissioners studied the material provided by the applicant, including the proposed plat and other evidence presented by the representative for the applicant. The Commission conducted a public hearing on March 10, 2022 in relation to the application where interested parties and citizens were given the opportunity to be heard. Terry Cassady (5957 Forbes) expressed concerns regarding the quality of homes and the sizes. She is also concerned about public safety – increased density brings increased crime rates. She was questioning why there is no public safety (i.e. police) input into the plats prior to their submission to Planning Commission. Following the public hearing, the Planning Commission considered the evidence reviewed the report provided by permanent staff and found that the plat complied with all provisions and applicable regulations and laws.

Additional discussion centered around the width of the lots. The code provides for a 70’ minimum width and an overall square footage of 8,400 SF. The agent for the applicant acknowledged that several of the lots did not meet the minimum width, but did meet the minimum square footage requirement. Staff was okay with the reduction in width, as long as the square footage was there. The agent also acknowledged that some of the lots did not meet the minimum 65’ width, but was willing to make the adjustments to a minimum 65’ minimum width.

Having thoroughly reviewed the issue, Planning Commission voted (by passing a 5-0 motion) to **approve the final plat with the stipulation to have staff confirm that changes have been made to a 65’ minimum lot width, 6’ side yard setbacks, 8,400 SF with a minimum lot depth of 120’.**

Sketch Plan – Elk Creek 3rd

Planning Commission reviewed a sketch plat presented by KE Miller for Elk Creek 3rd, generally

located in the northwest corner of 45th and Elk Creek. The proposed development for this lot is similar to the Courtyards at Elk Creek patio homes. The Planning Commission discussed the density of the proposed development and the limited amount of parking and suggested taking part of Reserve B and add some parking stalls for residents.

No action was taken on this item.