

STAFF REPORT

DATE: 01/01/2025

TO: Bel Aire Planning Commission

FROM: Paula Downs

RE: Agenda

STAFF COMMUNICATION

FOR MEETING OF	1/09/25
CITY COUNCIL	
INFORMATION ONLY	

SUMMARY:

SD-24-04- Proposed Final Plat R-5 Garden and Patio Homes, Townhouse and Condominium uses (Skyview at Webb Addition)

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 preliminary plat process required notification of surrounding property owners.

The city reviewed the final plat application, final plat, and drainage plan. The drainage plan is a 69 page document and is not included in the packet. It was reviewed and approved by the City Engineer. All other documents are in the meeting agenda packet.

Discussion/Review

The applicant submitted an application to rezone the property ZON-24-02 when the preliminary plat application was submitted. ZON-24-02 was approved by the Planning Commission on December 12. This item will go to City Council for final approval along with this case SD-24-04, once approved.

The preliminary plat was approved by the Planning Commission at the December 12 meeting.

The property is currently unplatted. The proposed subdivision would create a total of 69 single-family residential lots and five 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.