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| FOR MEETING OF | 11/9/23 |
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| CITY COUNCIL | |
| INFORMATION ONLY | |

City of Bel Aire

STAFF REPORT

DATE: 11/03/2023

TO: Bel Aire Planning Commission

FROM: Keith Price

RE: Agenda

SUMMARY:

ZON-23-05. Proposed rezoning 26.3+/- acres zoned R-4, single-family, to R-5 multi-family district. The current use farm ground.

The rezoning case was advertised in the Ark Valley News Paper and property owners were contacted as required by city code. I'm unaware of anyone contacting the city prior to this report regarding the rezoning case. A review was sent to the applicant's agent, a copy of that review is in your packet.

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 is zoned R-4, (Ordinance 671), previously it was C-1

2. The zoning and uses of properties nearby

(Ordinance 707), R-5 north Chapel landing 7th, Central Park east R-3, Chapel Landing additions to the south and west are R-4 with reduced side yard requirements.

3. 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 the figure 3.4 showing mixed use commercial category. Figure 3.5 intensity level is a 3; the request is a level 3. Staff agrees the requested use fits the area.

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

City staff no adverse effect is expected.

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

The property was first impacted with original plat of Chapel landing in 2007, although, exempted from the plat. The current zoning is from July 2021.

- 6. 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.

- 7. Recommendations of permanent staff;**

Yes because 2018 Master Growth plan was approved by City Council. Ordinance 707 was approved north of the pipeline easement recently, changing zoning of that property to R-5.

- 8. 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 R-5 is the same category as R-4 and the adopted 2014 vision plan within the city comprehensive plan indicates this would be C-1. Down-zoning is to R-5 from a C-1 is one step based on the adopted plans. The actual request is in the same intensity level based on page 15 description under heading "Residential Suburban Density & Medium Density" of the 2018 Master Growth Plan.

- 9. 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 should ask about housing type; application indicates to allow a for a residential development.