



City of Bel Aire, Kansas  
7651 E. Central Park Ave  
Bel Aire, Kansas 67226



## RE-ZONING AND PLAT REVIEW

Address of proposed project: Rezoning and platting, Elk Creek, to Elk Creek 3rd

This report is to document that on 3.30.22 the Zoning Administrator from the City of Bel Aire evaluated the above property plan for compliance of zoning and building requirements:

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|--|--|
| <input type="checkbox"/> SETBACKS                  | <input type="checkbox"/> ELEVATIONS                          |
| <input type="checkbox"/> EFFECTIVE CODE COMPLIANCE | <input checked="" type="checkbox"/> REQUIRED PLAN SUBMITTALS |
| <input type="checkbox"/> EROSION CONTROL           | <input type="checkbox"/> EASEMENTS                           |
| <input type="checkbox"/> LANDSCAPE                 | <input type="checkbox"/> SCREENING                           |
| <input type="checkbox"/> STORM DRAINAGE            | <input checked="" type="checkbox"/> NEIGHBORHOOD IMPACT      |
| <input type="checkbox"/> ADA ACCESSIBLE            | <input type="checkbox"/> UTILITIES TO BUILDING               |

The review of the above property plan has been:

- ☒ APPROVED, as noted
- ☐ DELAYED, as noted
- ☐ DENIED, as noted

DATE 3/30/22

Keith Price  
REVIEWED BY

Comments: The rezoning application, the preliminary and the final plat application are under the same case numbers and will be voted on separately by the planning commission. The planning commission reviewed a sketch plan. Paper copies of the revised plats based on this review will be provided by April 4<sup>th</sup> 8 am. PFD revisions also required. City engineers review will be separate.

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- **Applications-**
- Street width is listed at 25'; city code indicates 29' to 35' road width.
- **Rezoning-**
- No comments for correction
- **Preliminary plat-**
- Everyg did request additional easements; I believe you were cced with the email containing the easements again both frontages of block A and B, Onegas didn't requires any additional easements.
- The fire code related to dead end streets may not apply based on the access from Elk Creek drive, and 45<sup>th</sup> St. A utility plan wasn't provided, road paving distance from fire hydrants is regulated by the fire code.

- Remove the word “addition” from the plat name, based on the city sub-reg.
- Current zoning of abutting properties wasn’t listed-R-5b Courtyards at Elk Creek; R-3- Elk Creek; C-1 south side of 45<sup>th</sup> St; and, R-6 west of the parcel.
- **Final plat-**
- James Schmidt is the Chair of the planning commission.
- Remove the word “addition” from the plat name, based on the city sub-reg.
- Everygy has been contacted, Onegas has been contacted. Everygy has provided a review, request an easement and light locations. Onegas had no requests at this time.
- The city engineer will contact KEmiller Engineering PA direct with any item not covered with this review.
- Provide drainage plan; would prefer lowest pad elevation list 1382+ based on the drainage information be shown on the final plat.
- The city 2018 Master growth plan figure 3.4 preferred Balanced Growth Residential suburban density.
- <http://www.belaires.gov/DocumentCenter/View/3245/Chapter-18A-Zoning-Regulations-Adopted-2016> contains the Zoning Code. The landscape requirements, lot size, etc.
- <http://www.egovlink.com/belaire/docs/menu/home.asp> contains the Public Works tab to find the city standards information.