



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



REZONING REVIEW

Address of proposed project: Wichita Airport Authority

This report is to document that on 9.22.23 the Zoning Administrator from the City of Bel Aire evaluated the above property plan for compliance of zoning and building requirements:

- | | |
|--|--|
| <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 checked="" 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 9/22/23

Keith Price
REVIEWED BY

Comments:

Discussion prior to the submittal was regarding a PUD process; the best fit for future placement holders is with rezoning to the district that best fits the use. Site plan, application, remittance recieved

The city 2018 Master Growth Plan Preferred Balanced Growth Map 3.4 indicates Commercial Park, the figure 3.5 indicates that the request is an intensity level 6 and the balanced growth a level 5, this is in the range one step.

2014 Bel Aire Comprehensive plan indicates with the vision map contained as page 47; this parcel would be M-1 Manufacturing zoning type.

ZC Agriculture district- Property zoned AG for "holding zone" purposes may be used for certain commercial and industrial special uses where those uses would be of limited duration or compatible with the uses shown on the Future Land Use Plan of the Comprehensive Plan.

<http://www.belaireks.citycode.net/> is the link to find the requirements for platting and zoning.