



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



ONE-STEP PLAT, REZONING REVIEW

Address of proposed project: Hollenbeck Farms One-step plat with rezoning

This report is to document that on 9.20.23 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 9/20/23

Keith Price
REVIEWED BY

Comments: Staff reviewed the possibility of an access point from Rock Road verses from Deer Run prior to the submittal. The volume of traffic for a single-family dwelling will be minimal therefore the access point was supported as an option by staff. A sketch plan was viewed by the planning commission in March of this year.

- Everygy has been contacted, Onegas has been contacted. Everygy and Onegas had no requests.
- SCFD has been contacted, the access drive should be 20' wide 4" thick. City code requires an all-weather surface and a concrete approach starting at the property line to the street.
- An email was 9/18/23 sent requesting the ownership list submitted be modified to include the entire C-1 district to match the state of the parcel before the metes and bounds lot split was executed outside of the city process for a lot split.
- The planning commission certificate doesn't match the code as written.
- The surveyor's text must contain the date of the survey.

- The land is out of the SFHAs and is considered to be Zone X contained within panel 20173CO238G. Add text-No floodplain areas; FEMA floodplain boundaries are subject to periodic changes.
- Utilities being provided for as to be shown in the easements-do you have a utility plan to provide this information?
- Contact Anne Stephens, City Engineer, for any easement and drainage concerns.
- The city 2018 Master growth plan figure 3.4 mixed use/local commercial is the current zoning, Residential Suburban would be the R-1 residential district requested; Figure 3.5 indicates the intensity level is currently 3 and that the request would be a level 2 for suburban residential density.
- <http://www.belaires.citycode.net/> is the link to find the requirements for platting and zoning.