

# STAFF REPORT

## STAFF COMMUNICATION

DATE: 12/11/2025

TO: Bel Aire City Council  
FROM: Paula Downs  
RE: SD-24-02 Chapel Land. 8 Final Plat

FOR MEETING OF	1/06/2026
CITY COUNCIL	
INFORMATION ONLY	

### SUMMARY:

**SD-24-02 Proposed final plat R-5 Garden and Patio Homes, Townhouse and Condominium Uses (Chapel Landing 8<sup>th</sup>)**

#### **Legal Description:**

Lots 1 – 44, Block A; Lots 1 – 35 Block B; and Lots 1 -8, Block C, and Reserves A and B.

#### **General Location:**

Southwest corner of 53<sup>rd</sup> St. N. and Woodlawn Blvd.

#### **Background:**

Chapel Landing 8<sup>th</sup> was initially impacted in the original plat of Chapel Landing in 2007, although it was exempted from the plat. A 2021 zoning case ZON-20-01for Chapel Landing (prior to phasing) zoned the property R-4 per Ordinance #671, previously it was C-2.

Chapel Landing 8<sup>th</sup> Preliminary Plat was approved at the August 8, 2024, Planning Commission meeting. Case was published and notifications sent out. Final plat was delayed and submitted in July 2025 prior to the one-year deadline. Publication and notification is not required for Final Plat cases.

#### **Case History:**

##### **1. November 9, 2023- Planning Commission Meeting**

ZON-23-05 Rezoning: Approximately 26.3 acres zoned R-4 single-family, to a R-5 multi-family at the southwest corner of 53<sup>rd</sup> St. N. and Woodlawn Blvd. (Chapel Landing 8<sup>th</sup>).

Zoning case requested the change in zoning to allow for a residential subdivision on undeveloped property. Sketch Plat submitted with the application showed the development as 87 lots. The case was requesting a change from R-4 to R-5 to be able to develop

smaller lots at a sixty-foot width. Developer met with the Homeowners Association of Iron Gate and agreed that all lots on the South and West property line will be seventy foot wide and any lots not abutting those lots will all be sixty foot wide. Utilities and sanitary sewer will be front loaded on the South and West lot lines to allow all of the trees to remain where they are on the South and West. Fencing will be metal or rod iron allowed abutting any detention facility as well as the South and West lots. The developer also agreed to add a playground for the residents as well.

The Planning Commission approved the zoning case 6-0.

## **2. December 5, 2023- City Council Meeting**

ZON-23-05 Rezoning case was approved 6-0 as recommended by the Planning Commission.

Council briefly discussed the trend of building single-family homes on smaller lots and lack of a zoning classification in the Bel Aire zoning code to allow that kind of development. Motion for approval included a motion to direct Planning Commission to create a new zoning district for single-family housing on smaller lots.

Motion carried 5-0.

Ordinance 711 approving the R-5 zoning was executed on December 5, 2023.

## **3. August 8, 2024 - Planning Commission Meeting**

**SD-24-02 Preliminary Plat, Chapel Landing 8<sup>th</sup>.** Platting of an R-5 Residential District. The subject property is approximately 24.09 acres generally located at East 53<sup>rd</sup> Street N. and Woodlawn Blvd.

Chapel Landing Preliminary Plat contained 87 lots with all lots being single family homes. Building setbacks for front yard and street side are depicted on the face of the plat. Minimum interior side yard setback shall be 5 feet and minimum rear yard setbacks shall be 15 feet. Sidewalks were being installed on one-side of the street.

Commission did discuss details of the plat including possible park/greenspace areas and the locations of entrances/exits and expected traffic in the area. It was requested that the north access into the development, Gabriel Street, align with the school entrance across Woodlawn.

The Preliminary Plat was approved 6-0

#### **4. October 8, 2025- Planning Commission Meeting**

SD-24-02 final plat conforms with the approved preliminary plat and subdivision regulations. The final plat was distributed to city staff and utilities for review and comments. All comments were revised by the applicant and are reflected on the final plat documents.

Commission stated that there were a lot of trees on this property and applicant's agent confirmed that there is an effort to maintain trees if possible, however, depending on how the development lays out, many of them will be removed to allow for infrastructure and homes to be built. The trees will remain on the South and West side of the development which is why utilities will be installed from the front.

Applicant's agent confirmed that on the face of the plat there is a zoning note that says the development will be single-family lots which was required by the City Council during the zoning case. Utilities asked for easements in the front because sewer and Evergy are moving utility easements to the front to be able to easily access transformers.

The Planning Commission approved the final plat 5-0.

#### **Recommendations of permanent staff**

Staff recommend approval of the final plat pending the outcome of City Council review and public hearing.