



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



## REZONING REVIEW

Address of proposed project: Rezoning of land to construct a horse-riding barn and attached stable  
This report is to document that on 6/28/24 the Zoning Administrator from the City of Bel Aire evaluated the above property plan for compliance of zoning and building requirements submittal for a hearing:

- |  |  |
|--|--|
| <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 6/27/24

Keith Price  
REVIEWED BY

Comments: Planning commission Meeting 5/9/24 reviewed the request for a 100'x120' private horse-riding barn with an attached 50'x 96' stable with storage as a sketch plan. The suggestion was to file a zoning change request based on the minutes filed from the meeting.

An application containing two aerial drawings, site map, and ownership list of surround owners, and remittance for a zoning hearing was received.

Bel Aire has received one comment to date from the abutting neighbor in favor of the rezoning.

- The current zoning R-4 matches the current city comprehensive plan and the 2018 Master growth plan. A proposal of rezoning only the north half of the parcel is the recommendation to the planning commission by staff. Agriculture zoned districts can also be used as a holding district. The legal description can be done by metes and bounds or lot split could be part of the upcoming processes if easements can be granted.
- The agriculture district by rights has many businesses uses listed, The Bel Aire home-based business license rules require a residence. The rezoning of the parcel could allow something other than passive use for grandchildren. This doesn't match the city growth plan, how could this be resolved?

- The distance from residential zoned land and the holding pen is minimum 100'. , so a fenced area would need to reflect that to meet code if approved
- Fence permit issued as a temporary fence with conditions 2/21/24 with address 5500 E 53<sup>rd</sup> St N shown on the plan. Parcel 00520983, permit BLD-24-47. The fence is not approved as a master fence or screening for the current zoning. A fence for zoning purposes isn't a structure but is subject to easement rules and other Bel Aire codes.
- KSA 12-752€ and the Bel Aire code discuss the requirement for platting before issuing a building permit. How should this be resolved?
- Bel Aire code for private garages is limited to 3,000 s.f..The building code for the Bel Aire and related SFCD rules would apply if approved. What would be the method to resolve this?
- Contact Anne Stephens, City Engineer, for any easement and drainage concerns.
- <http://www.belaireks.citycode.net/> is the link to find the requirements for platting and zoning.