



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



## PRELIMINARY PLAT REVIEW

Address of proposed project: Chapel Landing 8<sup>th</sup> Preliminary plat

This report is to document that on 7.30.24 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 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 7/30/24

Keith Price  
REVIEWED BY

### Comments:

Chapel landing 8<sup>th</sup> land was rezoned to R-5 by Ordinance 711. Process case is SD-24-02. Bel Aire received 15 paper plats, 2 drainage concept plans, 2 utility plans, with the application and remittance.

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- Everygy has been contacted, Onegas has been contacted. Onegas had no requests. Everygy has provided a street layout diagram.
  - The pipeline representatives were contacted, no response received yet, have you contacted them as well?
  - Central Park addition and 259 USD 2<sup>nd</sup> addition land is zoned R-3 single family-not shown on the plat.
  - Block B, lots 23 and 24 removed the R-4 zoning.
  - Chapel Landing 7<sup>th</sup>, pipeline area remove the word proposed, Ordinance 707 rezoned to R-5.
  - It would be good to show the USD 259 access points in relation to the access point Gabriel. Reserve E as shown isn't correct.
  - The drainage plan can be submitted directly to the city engineer, Anne Stephens.
  - <http://www.belaireks.citycode.net/> is the link to find the requirements for platting and zoning.