



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



## PRELIMINARY PLAT REVIEW

Address of proposed project: Shamway Estates plat

This report is to document that on 4.28.22 the Zoning Administrator from the City of Bel Aire evaluated the above property plan for compliance of zoning and building requirements:

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|--|--|
| <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 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 4/28/22

Keith Price  
REVIEWED BY

Comments: City received application, plat maps, and remittance for the preliminary platting process only. The land will need to be rezoned R-5 based on lot size. The proposal is for single family housing only; the developer's agreement will need to restrict the R-5 zoning district to that use.

The city has been using value engineering practices to reduce setback and lot sizes for single family when feasible. On street parking requirement of concern is as follows: one space between each driveway; with curb cuts for 3-car driveways on the width of 65' lots, combined with mailboxes, fire hydrants, and other clearances required. The city has been designing neighborhoods with the premise that RVs and trailers can not be stored in the street or in driveways; therefore, would have limited impact on a daily basis of overflow parking into the street. This code may change based on some discussion. HOA covenants can control parking in driveways and yards. What would you propose to do related codes changes, guest parking spaces to meet current rules, or other thought related to larger vehicle access such as trash trucks and emergency vehicles and on street parking?

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- Evergy has been contacted, Onegas has been contacted. Evergy has been in direct contact with The Savoy Co., P.A. and has requested easements. Onegas had no requests.

- SCGIS has been contacted. One concern is the name Fox Point; Wichita does have Fox Pointe Cir ; west of Webb , east of Cypress.
- The city will require 6' side yard setbacks, 20' rear yard setbacks, 25' building setback lines, except as shown with 15' building setback lines on corner lot side yards if approved by the city engineer based on easement requirements discovered through the platting process.
- The plat should contain the date of the actual survey.
- A Sidewalk Plan is required-please provide a proposal map for the planning commission to review for approval.
- A vicinity map should be provided on the preliminary map or in the application.
  
- The city engineer will contact Savoy Company P.A. direct with any item not covered with this review.
- The city 2018 Master growth plan figure 3.4 preferred Balanced Growth Residential suburban density.
- <http://www.belaires.gov/DocumentCenter/View/3245/Chapter-18A-Zoning-Regulations-Adopted-2016> contains the Zoning Code. The landscape requirements, lot size, etc.
- <http://www.egovlink.com/belaire/docs/menu/home.asp> contains the Public Works tab to find the city standards information.