



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



FINAL PLAT REVIEW

Address of proposed project: Chapel Landing 7th revised Final Plat

This report is to document that on 5.2.24 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 5/2/24

Keith Price
REVIEWED BY 

Comments:

The preliminary plat was conditionally approved based on a shared drainage plan with Bristol Hollows addition in 2023. The city received the application, final plat, sidewalk plan, utility revised plan, and title report for that process. The drainage plan was not included. The final plat was submitted to the Planning Commission with the expectation that the drainage details would be worked out between developments. Chapel landing 7th was approved conditionally in 2023 as well by the city planning commission. The City Council didn't have this project on the agenda for the main reason the drainage plan and drainage plan agreement weren't completed as required for final approval.

This final plat revision dated April 9th will make the previous approved version null with "all rights are waived as to the approved status by the Planning Commission" and will follow the continuation towards approval of the final plat process related to the revisions from the preliminary plat to the new layout changes.

The new submittals include the application, the revised final plat, and the revised sidewalk plan. No drainage information related to Bristol Hollows or the reserve.

- Evergy has been contacted, Onegas has been contacted. Onegas had no requests.

- The pipeline representatives were contacted, no response received yet, have you contacted them as well?
- Has the drainage agreement between the owners of Bristol Hollows development and this development been finalized yet?
- The drainage plan can be submitted directly to the city engineer, Anne Stephens.
- The added drainage note will need to go through legal review to match the agreement with the owners of Bristol Hollows reserve and developer's agreement. This is critical to the approval of the final plat and developer's agreement.
- <http://www.belaires.citycode.net/> is the link to find the requirements for platting and zoning.