



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



REZONING REVIEW

Project: Rezoning of land to construct R-5 single-family residential lots.

This report is to document that on 11/25/24 the Zoning Administrator from the City of Bel Aire evaluated the above property plan for compliance of zoning 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 11/25/24

Paula L. Downs
REVIEWED BY

The City received the application, site exhibit, zone notification map, and ownership list, for Re-zoning from C-1 to R-5. Preliminary Plat process will be part of another application process.

No comments to date have been received from surrounding property owners.

- The proposed single-family zoning is consistent with the development pattern both west and north of the subject property. No detrimental impacts on the existing commercial use south of the subject property or to the undeveloped commercial property east is expected.
- Staff recommends approval with the following conditions:
 - Dedication of right-of-way along Webb Rd. in conformance with Subdivision Regulations related to required arterial right-of-way widths.
- 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.