



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



FINAL PLAT REVIEW

Address of proposed project: Chapel Landing 5th final plat

This report is to document that on 3.1.22 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 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 3/1/22

Keith Price
REVIEWED BY

Comments: The rezoning request for this plat area was withdrawn before going to city council. The preliminary plat was approved by the planning commission based on feedback received.

- Everyg has been contacted, Onegas has been contacted. Onegas had no requests.
- Lots were adjusted to meet the 8,400 s.f. requirement (lots 29-32, Block A and lots 36-41, Block F); not all lots meet the 70'x120' zoning rule including one that was adjusted. This appears to be way to provide different sized lots and appease all involved without changing the zoning. Add to the notes on the final plat -minimum lot size:8,400 s.f; minimum lot width:65' minimum, measured at right angles on the horizontal plain at the midpoint for non-rectangle lots; lot depth:120'
- The city engineer will contact Garver LLC 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.belaireks.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.