



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



PRELIMINARY PLAT/ PUD REVIEW

Address of proposed project: Homestead at Spring housing development

This report is to document that on 8.30.24 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 8/30/24

Keith Price
REVIEWED BY

Comments:

The application was modified to reflect total 141 lots and additional information was provided by the deadline. One draft received appears to show 111 and another shows 145, all parcels listed in the application are in Bel Aire.

Final draft review below:

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- Everygy and Onegas were contacted, Everygy responded with street light placement information, Onegas had no requests.
 - Bel Aire's City Engineer can be reached for drainage and utility comments, this review doesn't contain any requirements that may result.
 - The property is currently zoned C-1 commercial and R-4 residential. The PUD is requested based on the two versions of the plat received to reduce lot size in width and depth from the R-4 residential. Is the request to increase lot coverage over 30% or have a reduced size yard less than 10? Is there any changes to the C-1 Commercial zoned district? Does the metes and bounds zoned C-1 district match the proposed platted lot?
 - Preliminary plat doesn't list the zoning of surrounding parcels. Homestead Senior development should be shown as R-6 (some maps may show an error); Englert Addition is R-4, west is R-4, and Chapel Landing is R-4.

- It appears that the townhouse examples exceed the lot width of some of the lots proposed. Townhouse 1.1 appears to be over 1,300 square foot per unit main floor. Is there a plan to split lots or have a zero-lot line development? Is the single family proposed in phase 1 townhouses that meet building code standards of 2-hour firewall?
 - What is the minimum house square footage requested? R-4 requires 1,600 s.f. single family, duplex can be 1,200 s.f. per unit. Some of the examples indicate basements will be provided.
 - Provide the revisions and information in paper form and digital form by September 4th.
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- <http://www.belaires.ky.citycode.net/> is the link to find the requirements for platting and zoning.