



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



RE-ZONING AND PLAT REVIEW

Address of proposed project: Rezoning and preliminary plat, Part of Chapel Landing, Chapel Landing 6th
This report is to document that on 2.3.22 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 2/3/22

Keith Price
REVIEWED BY

Comments: The rezoning application and the preliminary plat application are under the same case numbers and will be voted on separately by the planning commission. The planning commission reviewed a sketch plan. The only land part of the rezoning is the portion that was the Prairie Preserve addition depicted on the plat, 3.3 acres; replat area 14.62. Receipt # 610527 (\$370), and 610528 (\$500). This is the review of the revision documents provided January 7th, 2022.

- Provide paper plat maps by the morning of February 7th.
- Added platlor's text allowing reduced side yard setback follows the original plat, the planning commission has allowed in other R-4 zoning districts.
- Everygy has been contacted, Onegas has been contacted. Everygy had provided a review prior to the January 7th submittal, request an easement and light locations. Onegas had no requests at this time.
- The city engineer will contact Baughman Company 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.