



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



PLAT REVIEW

Address of proposed project: Elk Creek 3rd preliminary and final plat revisions

This report is to document that on 5.24.22 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 5/23/22

 Keith Price
REVIEWED BY

Comments: The rezoning was approved by city council by ordinance 687. The case number will stay the same for the revisions. City engineer's review will be separate, reach out to Anne Stephens. The planning commission meeting was moved to June 16, 2022 for this part of the process at the normal meeting time and place. The cut off for new revisions is June 8, 2022 in the morning.

Preliminary plat-

- Everyg has reviewed the revision and made correction.
- SCFD has approved the revised plat based on an email, dated 5/10/22, from the fire Chief Robert Timmons, and will need the proposed fire hydrant locations submitted when that information is available for their approval.
- The north edge of the development appears to be over the edge of the pond, part of the courtyards at elk creek. The Elk Creek development of the original plat with the developer's agreement and the release of declaration for a portion of the Elk Creek may have created issue after the bankruptcy of the developer. The city staff has been directed to reach out to the HOA's for comments. Have you reached out to the HOA's of record for the abutting developments?

Final plat-

- Covenants should be provided to city council for approval. Developer's agreement should be approved with the final plat. Lot closures statement. Petitions are to be filed with the final plat.
- The plat should indicate the rear yard setback and side yard setback information. The president set is to allow one side yard to be 6' at the foundation and the opposing side to be a zero-lot line. The rear yard to be 25' building setback, (easements will take care of most of that issue). All city approved accessory structures will be at 6' setback. Lot coverage should be listed by percentage based on the drainage plan. City general code is 30% lot coverage. 30% coverage with the 7,000 square foot lot would include the driveway, patio, sidewalk, house, and garage on a typical home. This would place the property at 1,200+ square feet house with 400+ square foot garage.
- The final plat does require a revised copy because of the missing setback information and any items listed by the city engineer.
- 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.