



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



## ZONING REVIEW

Address of proposed project: Shamway Estates conditionally approved preliminary plat area  
This report is to document that on 6.7.22 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 6/7/22

Keith Price  
REVIEWED BY

Comments: The planning commission conditionally approved the preliminary plat based on the drainage plan working for the lot size shown. The predominate zoning district used in the area is R-5 with a developer's overlay restricting the housing type. The commissioners approved the plat based on single-family use.

The commission may review this plat for R-5b zoning district as well. The reason to maintain the R-5 district is for the minimum square footage of 1,200 s.f. living space.

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- A preliminary 11x17 was provided of the map that requires changes based on the preliminary plat hearing and the drainage study on going. Please update
- The city engineer will contact Savoy Company P.A. 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.