



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



## REZONING REVIEW

Address of proposed project: Chapel Landing (8<sup>th</sup> not-platted)

This report is to document that on 10.19.23 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 10/19/23

Keith Price  
REVIEWED BY

### Comments:

The application, site plan, and abstractor's list were provided as submittals.

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- The site plan doesn't show abutting zoning uses but is labeled as a sketch plan.
- The city 2018 Master growth plan figure 3.4 mixed use/local commercial; Figure 3.5 indicates the intensity level is currently 3 and that the request would be a level 2 for medium density residential.
- Page 46 of the 2014 Comprehensive plan indicates this would be a C-1 commercial, R-5, multi-family use is a down-zoning a less intense district.
- <http://www.belaireks.citycode.net/> is the link to find the requirements for platting and zoning.