



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



PRELIMINARY PLAT REVIEW

Address of proposed project: Chapel Landing 7th Preliminary plat

This report is to document that on 9.6.23 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 checked="" 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 9/6/23

Keith Price
REVIEWED BY

Comments: The rezoning request for this plat area will be on the September 14th agenda. The preliminary plat was tabled earlier in the year by the planning commission. City staff met with the owner and owner's representatives 8/28/23 with the plat concerns. The city received a revised copy to show the cul-de-sac additions 8/30/23; the review is covering the 9/6/23 version regarding missing items or corrections.

- Everyg has been contacted, Onegas has been contacted. Onegas had no requests.
- SCFD was contacted, no requested were made.
- The pipeline representatives were contacted, concerns were voiced related to 53rd Street, sidewalk location in the area of the testing station. Indications made by the representee that there was another project he was meeting about, and that the easement access reserve B would be looked at and discussed as well.
- Label-Bristol Hollows Reserve X is not correct south of the pipeline.
- McNeil ROW jog doesn't match SCGIS-is this correctly shown by the plat?
- Utilities being provided for as to be shown in the easements-do you have a utility plan to provide this information?

- The added drainage note will need to go through legal review to match the agreement with the owners of Bristol Hollows reserve and developer's agreement.
- The city engineer will contact Baughman Co. direct with additional easement and drainage concerns beyond what is listed.
- 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.
- <http://www.belaires.citycode.net/> is the link to find the requirements for platting and zoning.