

City of Bel Aire

STAFF REPORT

DATE: 04/06/2023

TO: Bel Aire Planning Commission

FROM: Keith Price

RE: Agenda

STAFF COMMUNICATION

FOR MEETING OF	4/13/23
CITY COUNCIL	
INFORMATION ONLY	

SUMMARY:

PUD-23-01. Proposed partial replating and document changes within the current PUD to allow single family, duplex, and commercial storage. Arthur Heights PUD; plat- Arthur Heights Estates, 2.34 acres.

The city advertised the hearing in the Ark Valley newspaper and sent notices to the property owners within the required distance of 200 ft.

History:

Ordinance 642 allows the current uses intended without further action as presented.

Discussion:

The purpose of notification of the surrounding property owners of the process beyond the requirement of an ad in the legal newspaper of Bel Aire was to change the legal description of the lots and names given if the preliminary plat is approved.

Utility providers were contacted, no additional easements were requested at this time. A drainage and landscape plan was submitted to the City Engineer for review with the preliminary plat. Southern Star was contacted; staff is waiting to hear back. The final plat should have the pipeline easement shown.

Ordinance 642 -Legal Description Lots 4, 5,6, and a portion of Lot 7, Block 1, Arthur Heights, Bel Aire, Sedgwick County, Kansas, all as set forth on a map attached hereto, and identified as Appendix A "PLANNED WIT DEVELOPMENT should be changed to reflect the new plat name combined with the original remaining lots from Arthurs Heights plat and the dedicated ROW removed from the PUD control.

Additionally, the City Engineer should approve the submitted drainage and landscape plan provided before permits will be issued. Each plan submitted for the land controlled,

The billboard was removed from the lots covered in the PUD, therefore number 10 condition can be removed from the document.

Conclusion:

Staff recommends approving the concept plan and final plat with any changes needed for drainage and for basic construction constraints based on the final submittals.

SD-23-03. Bel Aire Lakes platting of a single-family residential district, (ZON-22-3).

The city advertised the hearing in the Ark Valley newspaper as required for plat process. Utility companies have been contacted; no additional easements are required at this time.

History:

A sidewalk plan was included on the original preliminary plat, but many things have changed with the preliminary to the final.

The 1% change floodplain has been part of the drainage plan in review.

Conclusion:

Once the FEMA information is added to the final plat, the sidewalk plan is ready for the approval of the planning commission. It will be ready to recommend approval by staff.

SD-23-02. Chapel Landing 7th platting of an R-4 residential district

History:

The city advertised the hearing in the Ark Valley newspaper as required for plat process. Utility companies have been contacted; no additional easements are required at this time.

At the time of this report the City Engineer hasn't completed a complete review.

Conclusion:

Once the city engineer reviewed and approved the public way. The preliminary plat will be ready to recommend approval by staff.

Case No. CON-23-03 Property owner has requested an LED monument sign in an R-6 zoned district.

History:

The city advertised the hearing in the Ark Valley newspaper and sent notices to the property owners within the required distance of 200 ft. Conditional use has two parts for the exception to the general rules; the monument sign size overall is slightly larger than 10'; and the commission in the past has always requested the LED signs reviewed on a case-by-case basis. Ordinance 681 was a recent approval with the condition related to the brighten be subject to a 6-month period of review to filed complaints and evaluate the concerns brought to the city.

The city standard used in the past has been to reduce the brightness at night to under 3,000 nits or less by an automatic controller that can be programed.

Monument Signs: Every building constructed for a permitted non-residential use shall be permitted one (1) monument sign not to exceed ten (10) feet.

Prohibited signs code in part-

Sign or advertising structure which constitutes a traffic hazard or a detriment to traffic safety by reason of its size, location, movement, content, coloring, or method of illumination, or by obstructing the vision of drivers, or signs that obstruct or detract from the visibility of traffic control devices or emergency vehicles. The use of flashing lights or revolving lights is prohibited in any sign as constituting a hazard to traffic. Any sign which by glare or method of illumination constitutes a hazard to traffic is prohibited. Exterior neon lighting, illuminated banding or other types of lighting that creates a glow is prohibited unless it is approved by the City as part of an overall theme for the development area.

Conclusion:

Staff recommends approving the sign as presented with conditions placed on brightness in the evenings and including the probation period of 6-months.

V-23-02, platted building setback lines, in an R-6 PUD zoning district

History:

The city advertised the hearing in the Ark Valley newspaper and sent notices to the property owners within the required distance of 200 ft. Everyy was contacted by staff and city utilizes have been reviewed in the area. The approved master drainage plan can work with this adjustment.

Conclusion:

The City of Bel Aire has not received any petitions prior to this report. Staff recommends approving the vacant of the setback from 10' to 4' as shown on the submittals.