



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



## REZONE/PUD/PLAT SUBMITTAL REVIEW

Address of proposed project: Rezoning, Preliminary plat, and PUD at the east 1,235 ft. of the S.1/2 NE Quarter of Section 20, township 26S, Range 2, east of the 6<sup>th</sup> pm, except the north 882ft. thereof.  
This report is to document that on 12.6.21 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 12/6/21

Keith Price  
REVIEWED BY

Comments: Rezoning from C-1 to C-2 with a PUD overlay with a preliminary plat submittal. Additional information is need related to the PUD process-What will the elevations of the buildings look like? What type of screening will be used from the proposed residential uses? What are the parking lot materials proposed? Will the office have housing provisions for an on-site tenant? Parking lot lighting? See Sub-reg 5.05 (AA). Provide additional information by December 8<sup>th</sup>, if possible, any handouts or revisions require a paper copies and PDFs by 8am Friday the 10<sup>th</sup>.

- Every has been contacted and comments have been provided, Onegas has been contacted no request at this time. The pipeline folks have been contacted, please follow-up with and concerns they may relay.
- The city engineer will contact Garver LLC direct with any item not covered with this review.
- The city 2018 Master growth plan figure 3.4 preferred Balanced Growth, which shows Mixed-Use /Local Commercial.

- Proposed street sign off of the property would be done by a separate agreement if approved; remove from the plat.
- The Preliminary PUD should define the inside and outside storage proposed, the living space or office building is not listed in the use description.
- The private water line to the edge of the parking would require a backflow system installed.
- It appears the wall is shown in the utility easement, what is the north and west of the wall to the property line going to be used for and is it green space?
- <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.