



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



## ORDINANCE 642 PUD REVISION SUBMITTAL REVIEW

Address of proposed project: LOTS 4, 5, 6, AND A PORTION OF LOT 7, BLOCK 1, ARTHUR HEIGHTS ADDITION.

This report is to document that on 8.15.22 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 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-if a new site plan to reflect SCFD's requirements can be met by May 4th
- ☐ DENIED, as noted

DATE 8.15.22

Keith Price  
REVIEWED BY

### Comments:

Bel Aire received the application 4.15.22 with the remittance and site plans. This is an update to the last submittal dated August 2, 2022. I have left the notes that still pertain to the general rules verses the proposed PUD. The top bullets below are the items in the staff report to the planning commission members for August 23, 2022 hearing.

Ordinance 642 is posted on the city web site [www.belaireks.gov](http://www.belaireks.gov) . This process will alter the PUD if changes are approved. A new ordinance document would then be created to reflect the changes to Ordinance 642. Housing that meets R-5 zoning can be built by right at 6 units per acre that meets Bel Aire city code.

This site plan is submitted to alter portions of lots 6 and 7; although the PUD includes part of lot 5 and lot 4. Any general rule in the zoning code related to R-6 can be altered by the city council.

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For staff recommendation:

- Fire department fire lanes marked “no parking tow zone”. Tenant spaces also marked, including guest parking spaces. The newest site plan removed two buildings and increased the number of parking spaces greater than the 72 required by code to 77 spaces.
  - Drainage and yard maintenance needs to be addressed. A drainage plan has been required and will be reviewed by the City Engineer for approval as required by the city code before any improvement can be made. The landscape depicted should be a good representation of deciduous trees on the site. Additional ground cover and plants would need to be added.
  - Trash management, trash truck access. The trash enclosure location can allow centralized collection but is on a platted easement; Verify there will be good utility access. Consider making it removable by unbolting from the ground.
  - Items listed in the revised review to the developer are addressed.
  - Architectural control by the PUD to a standard equal to the surrounding neighborhoods will ensure the value for all stakeholders for the other lot owners in the PUD development.
- R-5 and R-6 are lower on the scale of types of developments versus C-1 and C-2 uses.

#### General Bel Aire code-

- Parking lot lighting is required for parking lots over 20 spaces in multi-family developments per the code. A plan must be submitted to include a point by point photometric.
  - A landscape plan is required.
  - The other question is related to screening between the single-family residential uses- site plan doesn't show any screening, the landscape layout general rule is 1 tree per building, plus street trees and screening landscape. The utility easement does hinder the ability to build or plant. This will be another area to discuss as exception to the rule. The Comp plan indicates this is commercial-screening is required; R-6 is a residential use.
  - The proposed 8' fence is located in the depicted easement and would require another exception to the general rule as this meets the definition of a structure in the Zoning code.
  - To build across lot lines the lots would require the lots to be merged at the county level or as another exception to allow building across property lines.
  - The document to amend Ordinance 642 would need to alter the portion covered by the site plan and leave intact the remainder as part of the new ordinance.
  - Agreement final review subject to City Attorney review.
- [http://www.egovlink.com/public\\_documents300/belaire/published\\_documents/Bel%20Aire%20City%20Code/CHAPT18-CODE%20Zoning%20Part-A%202015.pdf](http://www.egovlink.com/public_documents300/belaire/published_documents/Bel%20Aire%20City%20Code/CHAPT18-CODE%20Zoning%20Part-A%202015.pdf) 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.