

CONDITIONAL USE APPLICATION CITY OF BEL AIRE, KANSAS

An application to vary the provisions of the zoning regulations is a "Conditional Use". A site plan is required as part of every variance application submitted to City Hall, 7651 E. Central Park Ave, Bel Aire Kansas 67226. Attention: City Administrator. This document will be used for meetings and public hearings regarding your request and should be neat, legible, well labeled, and drawn to scale. The site plan must contain the following elements:

1. **Sheet Size:** The site plan should be no larger than 11" x 17" and no smaller than 8 ½" x 11". Site plans for larger projects (greater than 6 acres), may be larger, with the approval of City Staff.
2. **Title:** A brief description of the Conditional Use.
3. **Applicant Name:** Name of the applicant and the agent who prepared the drawing, if applicable.
4. **North Arrow:** Indicate the north direction with respect to the project, Lot, or structure.
5. **Scale:** The scale should be adequate to portray the project, Lot, or structure on the sheet size required. For example, a Lot that is 70 feet by 100 feet can adequately be portrayed at a scale of 1" = 20' (in inch equals 20 feet) on an 11" x 17" sheet of paper. The scale should not be smaller than 1" = 20' and 1" = 50' for larger properties.
6. **Dimensions:** In addition to adequate scale representation, all key features (lot, buildings, driveways, etc.) on the site plan shall have dimensions in feet noted for all sides.
7. **Legal Description:** Legal description of Lot(s) or parcels requiring a Conditional Use. This description can be in the form of Lots and Blocks.
8. **Existing Conditions:** Indicate all structures and features as they exist on the property. These should be drawn to scale, as described above, and shall include, but not be limited to:
 - All structures and buildings
 - Parking Spaces
 - Fences
 - Significant trees or stands of trees
 - Other landscaping
 - Floodplains
 - Water area or features
 - Significant topographical features
 - Utilities, above and below ground
 - Drainage patterns

9. All required zoning setbacks and easements: Using a dashed line, indicate all required zoning setbacks and utility, drainage, or other easements relative to the project, Lot(s), or structure.

10. All roads/streets adjacent to the property and access points off of those roads: Indicate all roads/streets, including the rights-of-way that surround or intersect the property, including alleys. Indicate all points of access (driveways) from the streets to the project, Lot (s), or structure. Indicate how each road/street is developed, e.g. paved, dirt, undeveloped.

11. Surrounding structures and uses if appropriate: Indicate surrounding uses and zoning as they apply to the request.

12. Modifications by the Conditional Use: Indicate any modifications to the existing structures or features that will result if the Conditional Use request is approved. If these modifications or additions are extensive, a second site drawing might be necessary so as not be confused with the existing conditions. These modifications or new features may include, but are not limited to:

Buildings
Structures
Parking areas
Vehicular drives
Pedestrian walks
Location and height of light fixtures
Location of trash receptacles and loading areas
Landscaped areas

13. An application shall be accompanied by a current abstractor's certificate containing a legal description of the area in the application as well as the name and address of the owner, and shall include the names and mailing addresses (with zip codes) of all property owners within the prescribed distance measured from the perimeter of the application area.

14. An application for Conditional Use shall be accompanied by the appropriate filing fee, (\$175.00) and is payable to the City of Bel Aire.

APPLICATION

This form MUST be completed and filed at City Hall, Bel Aire, Kansas, 7651 E. Central Park, Bel Aire, Kansas 67226. AN INCOMPLETE APPLICATION CANNOT BE ACCEPTED. Check the appropriate box below for type of application being submitted. A separate application and filing fee is required for each application. A preapplication conference with City Staff is recommended before filing this application.

BOARD OF ZONING APPEALS

☒ To vary applicable requirements in Sections 10-107c1 through 5 in conjunction with a Conditional Use Application.

☐ Conditions placed on permitted Conditional Use _____

☐ Security bond is required

☐ Approved ☐ Rejected

Name of owner UFCW Lodge 2

Address 3951 N Woodlawn Telephone 316-941-4053

Agent representing the owner Nuline Signs / Shane Hutchinson

Address 3310 W. Central, Wichita, KS 67203 Telephone 316-943-0001

1. The application area is legally described as Lot(s) 10; Block(s) 1,
Bel Aire Plaza II Addition, Bel Aire, Kansas. If appropriate, a metes and
bounds description may be attached.

2. The application area contains .320 acres.

3. This property is located at (address) 3951 N Woodlawn Ct
Bel Aire KS 67220 which is generally
located at (relation to nearest streets) Woodlawn and Woolawn Ct. - SW Corner.

4. State why the proposed conditional Use will not cause substantial injury to the value of other property in the neighborhood, how it is to be designed within district regulations:

Installing this sign will not cause substantial injury to the value of other property, the structure is existing, we are just asking to upgrade the sign cabinet to allow LED changeable messages. The sign is not larger than the city will allow and is consistent with other signs in the area. The union represents 17,000 residents between KS, OK & MO and is growing every day. This sign will enable us to communicate messages with the public in the area and increase awareness of the union and what they represent.

5. County control number: _____

6. NAMES OF OWNERS - For land inside the city limits, an ownership list of the names, addresses and zip codes of the owners of record of real property located within 200 feet of the exterior boundary of the area described in the application both within the city limits and extending outside the city limits when necessary.

If such area is located adjacent to but within the city limits, the ownership list, in addition to the 200 feet inside the city limits, shall provide similar information extending to 1,000 feet into the unincorporated area.

If such area is located outside the city limits, the ownership list shall extend for 1,000 feet in the unincorporated area and, if the latter extends into the city limits, then such owners for 200 feet inside the city must also be included on the list.

The names of the owners of all property included in this application MUST be listed as applicants. Contract purchasers, lessees or other directly associated with the property may also be listed if they desire to be advised of the proceedings.

1. Applicant UFCW LOCAL 2 BUILDING CORPORATION- Martin Rosas, President Phone _____
Address 3951 N Woodlawn, Bel Aire, KS Zip Code 67220

Agent Nuline Signs - Shane Hutchinson Phone 316-943-0001
Address 3310 W. Central, Wichita, KS Zip Code 67203

2. Applicant _____ Phone _____
Address _____ Zip Code _____

Agent _____ Phone _____
Address _____ Zip Code _____

3. Applicant _____ Phone _____

Address _____ Zip Code _____

Agent _____ Phone _____
Address _____ Zip Code _____

4. Applicant _____ Phone _____
Address _____ Zip Code _____

Agent _____ Phone _____
Address _____ Zip Code _____

5. Applicant _____ Phone _____
Address _____ Zip Code _____

Agent _____ Phone _____
Address _____ Zip Code _____

6. Applicant _____ Phone _____

Agent _____ Phone _____
Address _____ Zip Code _____

7. Applicant _____ Phone _____

Agent _____ Phone _____
Address _____ Zip Code _____

The applicant certifies that the foregoing information is true and correct to the best of their knowledge and acknowledges that the Planning Commission and/or Governing Body shall have authority to impose such conditions as it deems necessary in order to serve the public interest and welfare.

Applicant's Signature BY Authorized Agent (If Any)

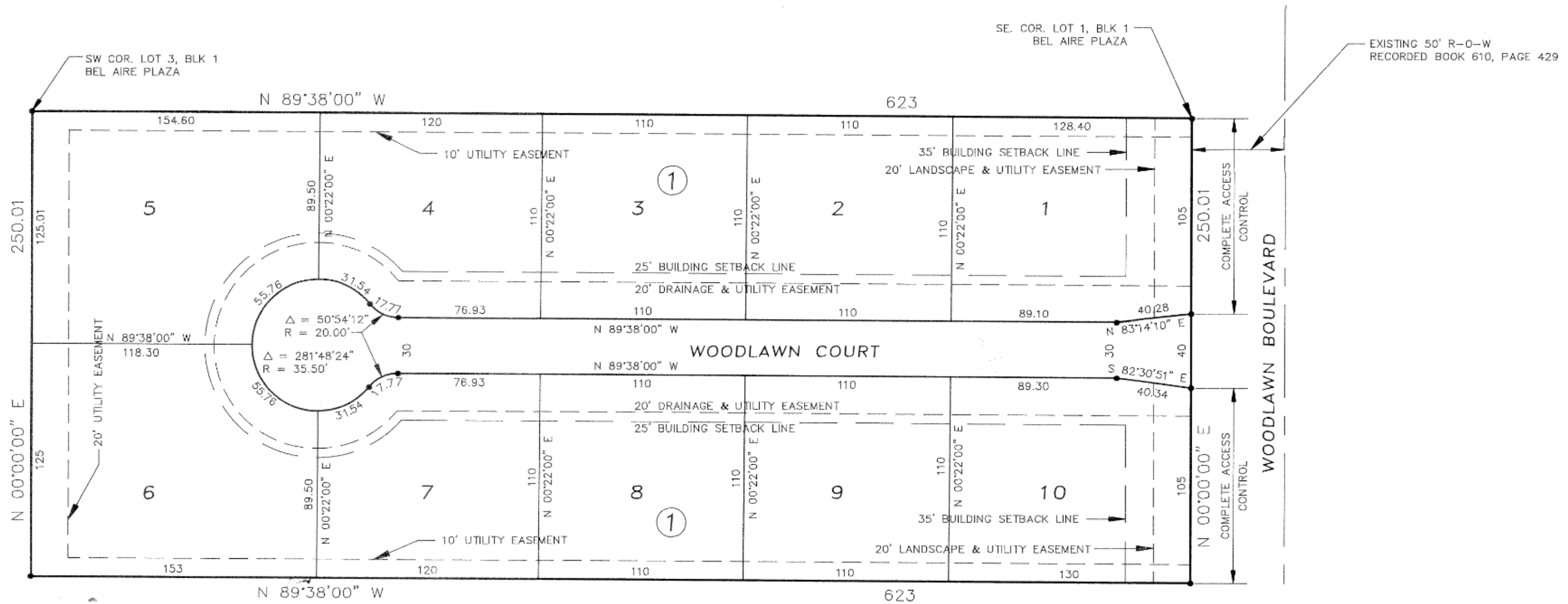
The Petition must bear the signature(s) of the property owner(s). If an authorized agent signs on the owner's behalf, the agent shall sign his own name and attach the owner's written notarized authorization to this application.



SCOPE OF WORK:
 Remove existing cabinet sign
 Install (2) new EMC (variable message)
 units "Cirrus Blade M / 9mm Full Color Display
 back to back on existing pipe. Install vented black
 cladding between sign cabinets
 *see spec sheet for further specifications

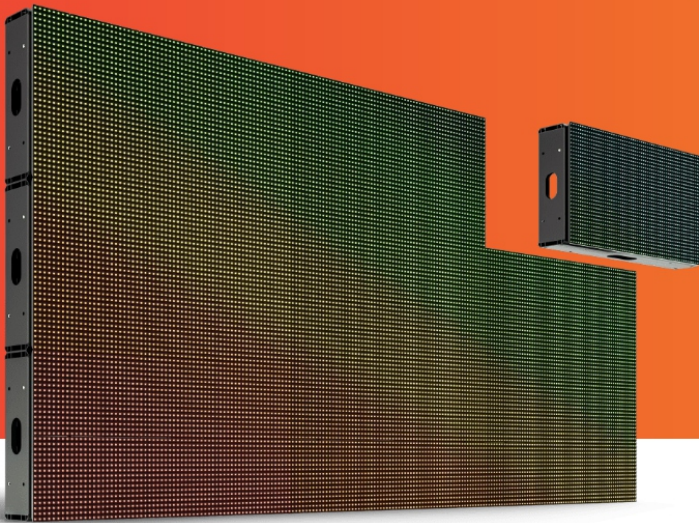


Site plan 2 - Easements and setbacks



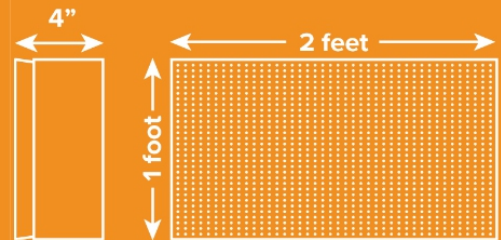


Cirrus Complete. Ultimate peace of mind.



BladeM 9mm, full color configurable outdoor LED display

- 5 x 8 Double-Sided display
- Consists of 40 LED panels and 40 1x2' aluminum frames
- 1 M1 Pro Controller with auto-mapping
- 1 ScreenHub cloud software with lifetime training & support
- 5 Year PREMIUM LTE Cellular and Hardwire Internet connectivity
- 1-year free premium connectivity and performance hardware monitoring
- 2 Service Module
- 40,960 pixels (vs 12,960 for 16mm display) / Price per pixel = \$ 0.36



Single LED panel with aluminum frame

Display specs & electrical info

Module	BladeM (SMD)	Operating temp	158°F to -40°F
LED color	Full Color RGB	Max continuous power	4,300.00 watts
Pixel pitch	9mm	Max current @ 240V	17.92 amps
Configuration	Double-Sided	Input voltage	208V-240V
Square feet	40 (per face)	Additional power inputs	1 Power Boosters
Display dimensions	5 feet tall x 8 feet wide	Dimming	Scheduled or manual
Viewing angle	160° Horizontal / 90° Vertical	Estimated LED lifetime	100,000 hours
Frames per second	60 fps	Servicing	Front and rear serviceable
Viewing area	5 feet tall x 8 feet wide	Software	Free updates / Lifetime training & support
Display matrix	160x256	Warranty	5 Years hardware
Total weight	400.0 lbs	Cirrus Complete	Service, Connectivity and Monitoring for \$ 2,250.00 (see page 2).

Required power setup based on display size and voltage:

208V: 2 Lines of Power at 20 Amps - One line of power into the controller and 1 into the boosters

240V: 2 Lines of Power at 20 Amps - One line of power into the controller and 1 into the boosters