



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



CONDITIONAL SUBMITTAL REVIEW

Address of proposed project: To allow an LED message board pole sign in a C-1 zoning district.
This report is to document that on 1.4.22 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 1/4/22


Keith Price
REVIEWED BY

Comments: CON-21-03-There was no pre-meeting prior to the submittals received, but emails and phone conversations to date, allowed the application to be completed. The zoning district is neighborhood commercial. The sign is in the utility easement as a non-conforming location based on 17.9.4(B) in part, General standard-no private sign shall be placed on a public easement or public right-of-way. 17.9.4.(C) in part-sources of direct illumination that would be exposed to the human shall not be permitted. 17.9.12 Prohibited sign section of the code listed the same two items-easements and direct illuminated signs. The building was started in 1998. The city did prohibit the placement of the sign in the easement based on the 1996 code, section 102(K).

- Everyg, Onegas, Bel Aire Public Works has been contacted by this department because of the existing sign location within the utility easement. Everyg has asked questions, unsure at this time if there will be any requests.
- The LED sign controller will need to set to keep the nit level below 3,000 or less during evening hours has been the city requirement for other signs that have been approved by Bel Aire.
- Would the owner be willing to relocate the sign if necessary?