



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



ZONING REVIEW

Address of proposed project: Revised PUD site plan 4720 N Oliver

This report is to document that on 6.29.22 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 6/29/22

Keith Price
REVIEWED BY

Comments: Revisions to the PUD were reviewed as each change was made to the point a final draft was provide 6/15/22. Within the site revision is a vacation request for the building setback from 50' to 40' along Oliver or to allow to build over the line as close as 40'.

- Discussion with the property owner today regarding two leased fuel storage tanks with electrical hook ups. This will need to be added to the site plan with proper setback from property lines and structures. Construction of containment, and vehicle impact measures, site circulation, are items that could require more space.
- SCFD has been asked to review the site for fuel storage as described long term storage of two 500 gallon above ground storage tanks on skids.
- The city engineer will Baughman direct with any item not covered with this review.
- <http://www.belaireks.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.