



**AGENDA**  
**PLANNING COMMISSION**  
**7651 E. Central Park Ave, Bel Aire, KS**  
**April 10, 2025 6:30 PM**



**I. Call to Order**

**II. Roll Call**

Deryk Faber \_\_\_\_ Phillip Jordan \_\_\_\_ Brian Mackey \_\_\_\_

Paul Matzek \_\_\_\_ Dee Roths \_\_\_\_ Brian Stuart \_\_\_\_

**III. Pledge of Allegiance to the American Flag**

**IV. Consent Agenda**

**A. Approval of Minutes from Previous Meeting**

**Action:** Motion to approve the minutes of March 13, 2025.

Motion \_\_\_\_ Second \_\_\_\_ Vote \_\_\_\_

**V. Announcements:** Edgar Salazar will no longer serve on the Bel Aire Planning Commission. The position is currently vacant and the Mayor will be identifying a new member.

**VI. Old Business/New Business**

**A. PUD-24-04- Proposed Final R-PUD containing approved duplexes to be converted townhouses with zero interior lot lines on a reduced lot size in an R-4 zoning district as built (Chapel Landing Phase 2).**

Open hearing

Close hearing

**Action:** Please choose one of the following (3) options.

1. Having considered the evidence at the hearing and the factors to evaluate the application, I move we recommend to the City Council, that the zone change request from Single-Family Residential District "R-4" to a Planned Unit Development Residential District "R-PUD" in PUD-24-04 be (approved), based on findings: \_\_\_\_\_, as recorded in the summary of this hearing.

2. Having considered the evidence at the hearing and the factors to evaluate the application, I move we recommend to the City Council, that the zone change request from Single-Family Residential District "R-4" to a Planned Unit Development Residential District "R-PUD" in

PUD-24-04 be (approved with modifications) based on findings: \_\_\_\_\_, as recorded in the summary of this hearing, and the following conditions be made a part of this recommendation:

- a) A Party Wall Agreement is referenced in the Chapel Landing Addition R-PUD Agreement. It shall be incorporated by reference and attached to the R-PUD Agreement as Exhibit 1; and,
- b) The Chapel Landing Addition R-PUD Agreement shall be provided for council consideration, and if approved by council, it shall be attached to the ordinance as Exhibit A; and,
- c) The applicant shall file the ordinance including Exhibit A and an executed copy of the Chapel Landing Addition R-PUD Agreement including Exhibit 1, with the Sedgwick County Register of Deeds within 30 days of final approval, and within 45 days shall provide the City with proof of the filings. A copy of the Chapel Landing Addition R-PUD Agreement including Exhibit 1, showing said recording shall be furnished by the Developer to the general contractor, before building permits are issued.

3. Having considered the evidence at the hearing and the factors to evaluate the application, I move that we recommend to the City Council that the zone change request from Single-Family Residential District “R-4” to a Planned Unit Development Residential District “R-PUD” in PUD-24-04 be (disapproved) based on findings: \_\_\_\_\_, as recorded in the summary of this hearing.

Motion\_\_\_\_\_ Second \_\_\_\_\_ Vote\_\_\_\_\_

**B. VAC-25-02: Vacation request in the City to vacate platted 15 foot-wide building setback on Lot 1, Block 2, Tierra Verde South Addition, in VAC-25-02, generally located between 45th and 49th, on Tierra Lakes Parkway and West of Webb Road.**

Open hearing  
Close hearing

**Action:** Please choose one of the following (4) options.

1. Having considered the evidence at the hearing and the factors to evaluate the application, I move we recommend to the City Council, that the request for vacation of a Platted 15 foot-wide building setback on Lot 1, Block 2, Tierre Verde South Addition, in VAC-25-02 be (APPROVED), based on the following findings: \_\_\_\_\_, as recorded in the summary of this hearing.

2. Having considered the evidence at the hearing and the factors to evaluate the application, I move we recommend to the City Council, that the request for vacation of a Platted 15 foot-wide building setback on Lot 1, Block 2, Tierre Verde South Addition, in VAC-25-02 be (APPROVED WITH CONDITIONS) based on the following findings:

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\_\_\_\_\_, as recorded in the summary of this hearing, and the following conditions be made a part of this recommendation: \_\_\_\_\_

3. Having considered the evidence at the hearing and the factors to evaluate the application, I move we recommend to the City Council, that the request for vacation of a Platted 15 foot-wide building setback on Lot 1, Block 2, Tierra Verde South Addition, in VAC-25-02 be (DISAPPROVED) based on the following findings: \_\_\_\_\_, as recorded in the summary of this hearing.

4. I move that Case No. VAC-25-02 be tabled until Thursday, May 8, 2025 at 6:30pm, for the following reason(s): \_\_\_\_\_.

Motion \_\_\_\_\_ Second \_\_\_\_\_ Vote \_\_\_\_\_

**C. PUD-25-01- An Amendment to the Tierra Verde PUD, that amends the allowed density of units, minimum setbacks, height and area regulations, parking, and landscape requirements, generally located between 45th and 49th on Tierra Lakes Pkwy and West of Webb Road and currently platted as Lot 1, Block 2, Tierra Verde South Addition.**

Open hearing

Close hearing

**Action:** Please choose one of the following (4) options.

1. Having considered the evidence at the hearing and the factors to evaluate the application, I move we recommend that the City Council (APPROVE) PUD-25-01, An Amendment to the Tierra Verde PUD, that amends the allowed density of units, minimum setbacks, area regulations, parking, and landscape requirements, based on the following findings: \_\_\_\_\_, as recorded in the summary of this hearing.

2. Having considered the evidence at the hearing and the factors to evaluate the application, I move we recommend that the City Council, (APPROVE WITH MODIFICIATIONS) PUD-25-01, An Amendment to the Tierra Verde PUD, that amends the allowed density of units, minimum setbacks, area regulations, parking, and landscape requirements, based on the following findings: \_\_\_\_\_, as recorded in the summary of this hearing, and the following conditions be made a part of this recommendation: \_\_\_\_\_.

3. Having considered the evidence at the hearing and the factors to evaluate the application, I move we recommend that the City Council (DISAPPROVE) PUD-25-01, An Amendment to the Tierra Verde PUD, that amends the allowed density of units, minimum setbacks, area regulations, parking, and landscape requirements, based on the following findings: \_\_\_\_\_, as recorded in the summary of this hearing.

4. I move that PUD-25-01 be tabled until Thursday, May 8, 2025, at 6:30pm, for the following reason(s): \_\_\_\_\_.

Motion \_\_\_\_\_ Second \_\_\_\_\_ Vote \_\_\_\_\_

**VII. Next Meeting: May 8, 2025**

**Action:** Motion to approve the date of the next meeting: May 8, 2025, at 6:30 p.m.

Motion \_\_\_\_\_ Second \_\_\_\_\_ Vote \_\_\_\_\_

## **VIII. Current Events**

### **A. Upcoming Agenda Items:**

#### **a. Planning Commission Bylaws**

### **B. Upcoming Events:**

#### **a. Springfest, April 12**

#### **b. Citywide Garage Sale Weekend, April 24-26**

#### **c. Shred & E-Recycle Day, May 3**

#### **d. Curbside Cleanup, May 17**

## **IX. Adjournment**

**Action:** Motion to Adjourn.

Motion \_\_\_\_\_ Second \_\_\_\_\_ Vote \_\_\_\_\_