



# AGENDA

## PLANNING COMMISSION

7651 E. Central Park Ave, Bel Aire, KS  
December 12, 2024 6:30 PM



### I. Call to Order

### II. Roll Call

Edgar Salazar \_\_\_\_ Phillip Jordan \_\_\_\_ Dee Roths \_\_\_\_

Deryk Faber \_\_\_\_ Paul Matzek \_\_\_\_ Brian Mackey \_\_\_\_

### 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 November 14, 2024.

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

#### V. **Announcement:** Welcome of new Planning Commissioner Brian Mackey. John Charleston has resigned, and Mayor Benage is in the process of identifying a new member to the Commission.

### VI. Old Business/New Business

#### A. **PUD-24-04- Proposed Final 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 (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 proposed final PUD containing approved duplexes to be converted townhouses with zero interior lot lines on a reduced lot size in a R-4 zoning district as built (Chapel Landing Phase 2) 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 proposed final PUD containing approved duplexes be converted townhouses with zero interior lot lines on a reduced lot size in a R-4 zoning district as built (Chapel Landing Phase 2) in PUD-24-04 be (approved with modifications) based on findings: \_\_\_\_\_, as recorded in the summary

of this hearing, and the following conditions be attached to this recommendation.

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 proposed final PUD containing approved duplexes to be converted townhouses with zero interior lot lines on a reduced lot size in a R-4 zoning district as built (Chapel Landing Phase 2) in PUD-24-04 be “disapproved) based on findings: \_\_\_\_\_, as recorded in the summary of this hearing.

4. I move that Case No. PUD-24-04 be tabled until January 9, 2025 at 6:30pm, for the following reasons(s):\_\_\_\_\_.

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

**B. Review proposed updates to the 2024 Bel Aire Zoning Map- (supermajority (5) required for approval).**

Open hearing

Close hearing

**Action:** Motion to (recommend / deny / table) the proposed zoning map changes (as presented / as amended by this Planning Commission.

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

**C. SD-24-03- Proposed final platting R-5 and R-6 single and multi-family uses, and to include C-1 commercial as zoned (Spring Pines Subdivision, previously Homestead at Spring)**

Open hearing

Close hearing

**Action:** Motion to (recommend approval / deny / table) the final plat of SD-24-03 as presented / as amended).

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

**D. ZON-24-02- Proposed rezoning from C-1 Neighborhood commercial, office and retail, to R-5 garden and patio homes, townhouses and condominiums uses (Skyview at Webb 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 to the City Council, that the proposed rezoning from C-1 neighborhood commercial, office and retail, to R-5 garden and patio homes, townhouses and condominium uses (Skyview at Webb Addition) in ZON-24-02 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 proposed rezoning from C-1 neighborhood commercial, office and retail, to R-5 garden and patio homes, townhouses and condominium uses (Skyview at Webb Addition) in ZON-24-02 be (approved with modifications), based on findings: \_\_\_\_\_, as recorded in the summary of this hearing, and the following conditions be attached to this recommendation.

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 proposed that the proposed rezoning from C-1 neighborhood commercial, office and retail, to R-5 garden and patio homes, townhouses and condominium uses (Skyview at Webb Addition) in ZON-24-02 be (disapproved) based on findings: \_\_\_\_\_, as recorded in the summary of this hearing.

4. I move that Case No. ZON-24-02 be tabled until January 9, 2025 at 6:30pm, for the following reasons(s): \_\_\_\_\_.

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

**E. SD-24-04- Proposed platting R-5 garden and patio homes, townhouse and condominiums uses (Skyview at Webb Addition).**

Open Hearing  
Close Hearing

**Action:** Motion to (recommend approve of / deny / table) the rezoning application (as presented / as amended); and

1. Conceptual sidewalk, utility, & screening plan
2. Existing drainage map
3. Drainage plan
4. Conceptual draining map

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

**VII. Next Meeting: January 9, 2025.**

**Action:** Motion to approve the date of the next meeting: January 9, 2025.

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

**VIII. Current Events**

**A. Upcoming Agenda Items:**

**B. Upcoming Events:**

**Saturday December 7, Christmas in Bel Aire at Bel Aire City Hall, 5:30 p.m. to 7:30 p.m.**

**City Hall will be closed on December 23 – 24, 2024 and January 1, 2025.**

**IX. Adjournment**