



**AGENDA**  
**PLANNING COMMISSION**  
**7651 E. Central Park Ave, Bel Aire, KS**  
**March 13, 2025 6:30 PM**



**I. Call to Order**

**II. Roll Call**

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

Dee Roths \_\_\_\_ Edgar Salazar \_\_\_\_ 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 February 13, 2025.

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

**V. Old Business/New Business**

**A. PUD-24-04: Zone change request in the City from Single-Family Residential District (R-4) to a Planned Unit Development Residential District (R-PUD) to create the Chapel Landing Addition R-PUD, generally located at southwest corner of 53<sup>rd</sup> Street and Oliver Street.**

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.

4. I move that Case No. PUD-24-04 be tabled until Thursday, April 10, 2025 at 6:30pm, for the following reason(s): \_\_\_\_\_.

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

**B. VAC-25-01: Vacation request in the City to vacate a Platted 20’ Wide Utility Easement on Lots 7 & 8, Block 1, Sunflower Commerce Park 3rd Addition, to construct a parking lot for the development of a warehouse, generally located at 5440 Sunflower Court-North of 53rd Street, between Webb and Greenwich Road.**

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 20’ wide utility easement on Lots 7 & 8, Block 1, Sunflower Commerce Park 3rd Addition, in VAC-25-01 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 request for vacation of a platted 20’ wide utility easement on Lots 7 & 8, Block 1, Sunflower Commerce Park 3rd Addition, in VAC-25-01 be (approved with conditions) based on 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 to the City Council, that the request for vacation of a platted 20’ wide utility easement on Lots 7 & 8, Block 1, Sunflower Commerce Park 3rd Addition, in VAC-25-01 be (disapproved) based on findings: \_\_\_\_\_, as recorded in the summary of this hearing.

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

## **VI. Next Meeting: April 10, 2025**

**Action:** Motion to approve the date of the next meeting: April 10, 2025, at 6:30 p.m.

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

## **VII. Current Events**

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

- a. Tierra Verde Final PUD
- b. Tierra Verde Setback Vacation

### **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

## **VIII. Adjournment**

**Action:** Motion to Adjourn.

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