



AGENDA
PLANNING COMMISSION
7651 E. Central Park Ave, Bel Aire, KS
October 12, 2023 6:30 PM



I. Call to Order

II. Roll Call

James Schmidt ____ John Charleston ____ Edgar Salazar ____ Phillip Jordan ____

Dee Roths ____ Paul Matzek ____ Deryk Faber ____

III. Pledge of Allegiance

IV. Consent Agenda

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

Action: Motion to approve the minutes of September 14, 2023

V. Old Business/New Business

A. **ZON-23-03 Rezoning:** Approximately 20 acres zoned AG agricultural, to M-1 manufacturing at ½ mile east of Webb Rd on north side of 45 Street North. (Wichita Airport Authority)

Open Hearing

Close Hearing

Action: Motion to adopt the findings of fact of the staff (as presented/ as amended by this Planning Commission) and recommend to the City Council approval to change the zoning district classification of the subject property from AG agricultural to M-1 manufacturing, based on such findings of fact.

B. **ZON-23-04 (Part 1) Rezoning:** Approximately 2 acres zoned C-1 commercial, to R-1 estate residential at ¼ mile south of 53rd Street North on the east side of Rock Road. (Hollenbeck Farm)

Open Hearing

Close Hearing

Action: Motion to adopt the findings of fact of the staff (as presented/ as amended by this Planning Commission) and recommend to the City Council approval to change the zoning district classification of the subject property from C-1 commercial to R-1 estate residential, based on such findings of fact.

Motion __ Second __ Vote __

- C. ZON-23-04 (Part 2) Final Plat:** Proposed platting of approximately 2 acres (Hollenbeck Farm).

Open Hearing

Close Hearing

Action: Motion to (accept / deny / table) the final plat of Hollenbeck Farm (with/ without conditions)

Motion ____ Second ____ Vote ____

- D. Election of Planning Commission Chair, October 2023 to October 2024**

Action: Motion to appoint _____ as Chair of the Planning Commission, term ending December 2024.

Motion ____ Second ____ Vote ____

- E. Election of Planning Commission Vice-Chair, October 2023 to October 2024**

Action: Motion to appoint _____ as Vice-Chair of the Planning Commission, term ending December 2024.

Motion ____ Second ____ Vote ____

- F. Approval of the 2024 Meeting Dates and Time:**

Action: Motion to approve the Meeting Dates and Time for 2024.

Motion ____ Second ____ Vote ____

VI. Next Meeting: November 9, 2023

VII. Current Events

- A. Upcoming Planning Commission Items:**

Workshop, November 9, 2023 at 5:30 p.m.: KOMA/KORA, Golden Factors & Site Plan Review Guidelines

Public Hearing: Zoning Map update November 9, 2023

Fall Festival is October 21, 2023

VIII. Adjournment



MINUTES

PLANNING COMMISSION

7651 E. Central Park Ave, Bel Aire, KS
September 14, 2023 6:30 PM



I. Call to Order

II. Roll Call

James Schmidt, John Charleston, Edgar Salazar, Phillip Jordan, Paul Matzek present, and Dee Roths was absent.

Also present were, Planning Commission Secretary and City Engineer, Anne Stephens, Assistant City Manager and Director of Finance, Ted Henry, City Attorney, Maria Schrock, and Code Enforcement Officer, Garrett Wichman.

III. Pledge of Allegiance to the Flag

Chairman Schmidt led the Pledge of Allegiance.

IV. Consent Agenda

A. Approval of Minutes from Previous Meeting

Motion: Commissioner Matzek made a motion to approve the minutes from August 10, 2023. Commissioner Jordan seconded the motion. *Motion Carried 5-0*

V. Old Business/New Business

- A. ZON-23-02 Rezoning: Approximately 13.6 acres zoned R-4 single-family district, to a R-5 multi-family at the southwest corner of 53rd St N and Woodlawn Blvd. (Chapel Landing 7th)

Chairman Schmidt asked the Planning Commission members if any of them have received any ex parte verbal or written communications prior to this hearing which they would like to share with all the members at the time of the meeting. None of the Commissioners remarked on having any ex parte verbal or written communications prior to this hearing.

Chairman Schmidt opened the public hearing.

Representing the applicant was Phil Meyer with Baughman Company. The applicant is requesting to change the approximately 13.6 acres zoned R-4 single-family district to an R-5 multi-family at the southwest corner of 53rd St N and Woodlawn Blvd

(Chapel Landing 7th). Phil Meyer mentioned to the Commission that Jay Russell spoke with the neighborhood, listened to some of their concerns, and was working to accommodate their concerns on the southern parcel. This request is solely for rezoning of the north parcel. The south parcel will be presented at a later date.

Chairman Schmidt closed the hearing, with no additional parties requesting to speak.

Several commissioners remarked that their perception of the development in relation to the Golden Factors was very similar to the findings as presented in the staff report.

Motion: Chairman Schmidt made a motion to adopt the findings of fact of the staff as presented and recommend to the City Council approval to change the zoning district classification of the subject property from R-4 single-family district, to a R-5 multi-family based on such findings of fact. Commissioner Jordan seconded the motion.

Motion Carried 5-0

B. SD-23-02 Preliminary Plat: Proposed platting of approximately 13.6 acres.
(Chapel Landing 7th)

Chairman Schmidt opened the public hearing.

Representing the applicant was Phil Meyer with Baughman Company. The applicant is proposing platting of approximately 13.6 acres for Chapel Landing 7th. Phil stated that more water and sewer will be added to support the development, and they are working until the owners of Bristol Hollows to turn the existing dry detention pond in Reserve A, Bristol Hollows into a wet pond and are also hoping to install a playground in the south end of the same Reserve.

Commissioner Matzek asked Phil what type of homes will be added to this area and the response from Phil was, single-family/two story homes. Commissioner Jordan wanted to know thoughts to add a play and green-space for the neighborhood. Phil did state that they are proposing a park by the wet detention pond that will have public access for the community.

Chairman Schmidt closed the public hearing.

The Commission had brief conversation stating that the applicant did make all of the proper changes as recommended from the previous meeting such as turn-arounds instead of hammerheads, green-space and made the reduction from three approaches to two approaches.

Motion: Commissioner Jordan made a motion to accept the Chapel Landing 7th Addition Preliminary Plat with the condition that the drainage agreement regarding Reserve A Bristol Hollows between the ownership of Chapel Landing 7th and Bristol Hollows Reserve A be reviewed and approved by the City of Bel Aire without additional conditions. Commissioner Charleston seconded the motion. ***Motion Carried 5-0***

VI. Next Meeting: Thursday, October 12 at 6:30 PM

Motion: Chairman Schmidt made a motion to approve the next meeting date of Thursday, October 12, 2023 at 6:30 p.m. Commissioner Jordan seconded the motion. ***Motion Carried 5-0***

VII. Current Events

The Commission was notified that the City's Fall Curbside Clean-Up will be held on October 7, 2023 and the Fall Festival on October 21, 2023. Watch the City's social media page for additional information.

VIII. ADJOURNMENT

Motion: Chairman Schmidt made a motion to adjourn. Commissioner Jordan seconded the motion. ***Motion Carried 5-0***

FOR MEETING OF	10/12/23
CITY COUNCIL	
INFORMATION ONLY	

City of Bel Aire

STAFF REPORT

DATE: 10/05/2023

TO: Bel Aire Planning Commission

FROM: Keith Price

RE: Agenda

SUMMARY:

ZON-23-03. Proposed re-zoning approximately 20.41 acres zoned AG, Agriculture district, to a M-1 Industrial district.

The rezoning case was advertised in the Ark Valley News Paper and property owners were contacted as required by city code. I'm unaware of anyone contacting the city prior to this report regarding the rezoning case. A review was sent to the applicant's agent, a copy of that review is in your packet.

The following criteria shall be the basis for evaluation of the rezoning request in relation to the specific case being considered:

1. The character of the neighborhood;

The subject property is zoned AG **The zoning and uses of properties nearby**

Sedgwick County-Limited Industrial west and southwest, Southeast, rural residential. Bel Aire north and east are M-1 manufacturing.

2. The suitability of the subject property for the uses to which it has been restricted;

City staff has compared this request to the approved Master growth Plan the figure 3.4 showing commercial park category. Figure 3.5 intensity level is a 5; the request is a level 6 acceptable within one step. Staff agrees the future PUD details would identify any concerns for the city to work through. The city code as written will require additional public meetings before any use could occupy the land.

3. The extent to which removal of the restrictions will detrimentally affect nearby property;

City staff no adverse effect is expected.

4. The length of time the subject property has remained vacant as zoned;

The City purchased and annexed the property into Bel Aire prior to 2006. The land was sold to Wichita Airport Authority almost immediately. Agriculture district is considered a holding district.

5. The relative gain to the public health, safety and welfare by the destruction of the value of petitioner's property as compared to the hardship imposed upon the individual landowners;

No hardship is expected to be caused by the development.

6. Recommendations of permanent staff;

Yes because 2018 Master Growth plan was approved by City Council. The 2014 Comprehensive plan vision map also indicates that M-1 would be a good fit.

7. Conformance of the requested change to the adopted or recognized master plan being utilized by the city.

Yes the 2018 Master Growth plan based on figure 3.5 is within one step of M-1 and the adopted 2014 vision plan within the city comprehensive plan indicates this would be M-1.

8. The opinions of other property owners may be considered as one element of a decision in regard to the amendment associated with a single property, however, a decision either in support of or against any such rezoning may not be based upon a plebiscite of the neighbors.

Planners ask questions related to the current use and if that would continue until a future development is started. Do they have an estimated timeframe would be another possible discussion.

ZON-23-04. Proposed re-zoning and platting approximately 2 acres zoned AG, Agriculture district, to R-1 residential district. The current use farm ground.

The rezoning and one-step plat was advertised in the Ark Valley Newspaper and surrounding property owners were contacted as required. The city review to the agent of record is in your packet. The city didn't receive any inquiries prior to this report.

The following criteria shall be the basis for evaluation of the rezoning request in relation to the specific case being considered:

1. The character of the neighborhood;

The subject property is zoned C-1 **The zoning and uses of properties nearby**

Bel Aire surrounds all sides Agriculture north and east; C-1 south and R-6 with a PUD west.

2. The suitability of the subject property for the uses to which it has been restricted;

City staff has compared this request to the approved Master growth Plan the figure 3.4 showing Residential Suburban Density category. Figure 3.5 intensity level is a 2; the request is a level 2 and is acceptable. Staff agrees the use will be less intense than current zoning C-1 is an intensity of level 3. The 2014 Comprehensive plan indicates an R-4 zoning district.

3. The extent to which removal of the restrictions will detrimentally affect nearby property;

City staff no adverse effect is expected.

4. The length of time the subject property has remained vacant as zoned;

Ordinance 506 changed 13.34 acres to a C-1 zoning district in 2012.

5. The relative gain to the public health, safety and welfare by the destruction of petitioner's property as compared to the hardship imposed upon the individual landowners;

No hardship is expected to be caused by the development.

6. Recommendations of permanent staff;

Yes because 2018 Master Growth plan was approved by City Council. The 2014 Comprehensive plan vision map also indicates that residential use would be a good fit.

7. Conformance of the requested change to the adopted or recognized master plan being utilized by the city.

Yes the 2018 Master Growth plan based on figure 3.5 has a single family residential use shown and the adopted 2014 vision plan within the city comprehensive plan indicates this would be a residential use.

8. The opinions of other property owners may be considered as one element of a decision in regard to the amendment associated with a single property, however, a decision either in support of or against any such rezoning may not be based upon a plebiscite of the neighbors.

A two-Arce tract with a well-built home is a good fit based on the surrounding property uses. The flood plain is east of this tract and divides the abutting tract. A large lot is north with a homestead. South is the remainder of the C-1 commercial parcel.

The review provided to the applicant's agent should provide an update to the final plat submittal.

19.4.11. Planning commission action on the final plat.

The Planning Commission shall, within 60 days after the first meeting of the Commission following the date that the final plat with all required data is filed with the Zoning Administrator, review and approve the final plat by a majority vote of the members present and voting if:

It is substantially the same as the approved preliminary plat;

There has been compliance with all conditions which may have been attached to the approval of the preliminary plat; and

It complies with all of the provisions contained in these regulations and with all other applicable regulations or laws.

If the Planning Commission fails to approve or disapprove the final plat within the 60 days designated by state law for its consideration, it shall be deemed to have been approved and a certificate shall be issued by the Secretary upon demand, unless the subdivider shall have consented in writing to extend or waive such time limitation. (See K.S.A. 12-752[b].)

2025 Calendar

Meeting dates for the 2024 year are in the packet. Staff prefers to a list of specific dates to conduct business routinely; meeting dates can be adjusted

ZC 3.03 D. Meetings. The members of the Planning Commission shall meet as determined necessary to perform its duties. Meetings may be called at any time by the chairperson or the Zoning Administrator, with twenty-four (24) hours written notice to the membership, and notification provided to the public in conformance with the Kansas Open Meetings Act. A majority of the Commission shall constitute a quorum for the transaction of business. City staff shall keep minutes of the Commission's proceedings and official actions, including its examinations and findings. Following approval and adoption by the Planning Commission, such minutes shall be filed with the City Clerk.

Election Time

Officers. The Planning Commission shall elect one (1) of its members as chairperson who shall serve one (1) year and until their successors have been selected. A City staff member shall serve as secretary and provide staff support for the Planning Commission.

Members can be voted in even if they are not present for the meeting with motion.

Elect Planning Commission Chair

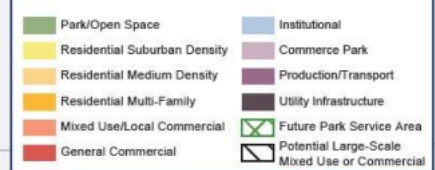
i. Motion_____ Seconded_____ Vote_____

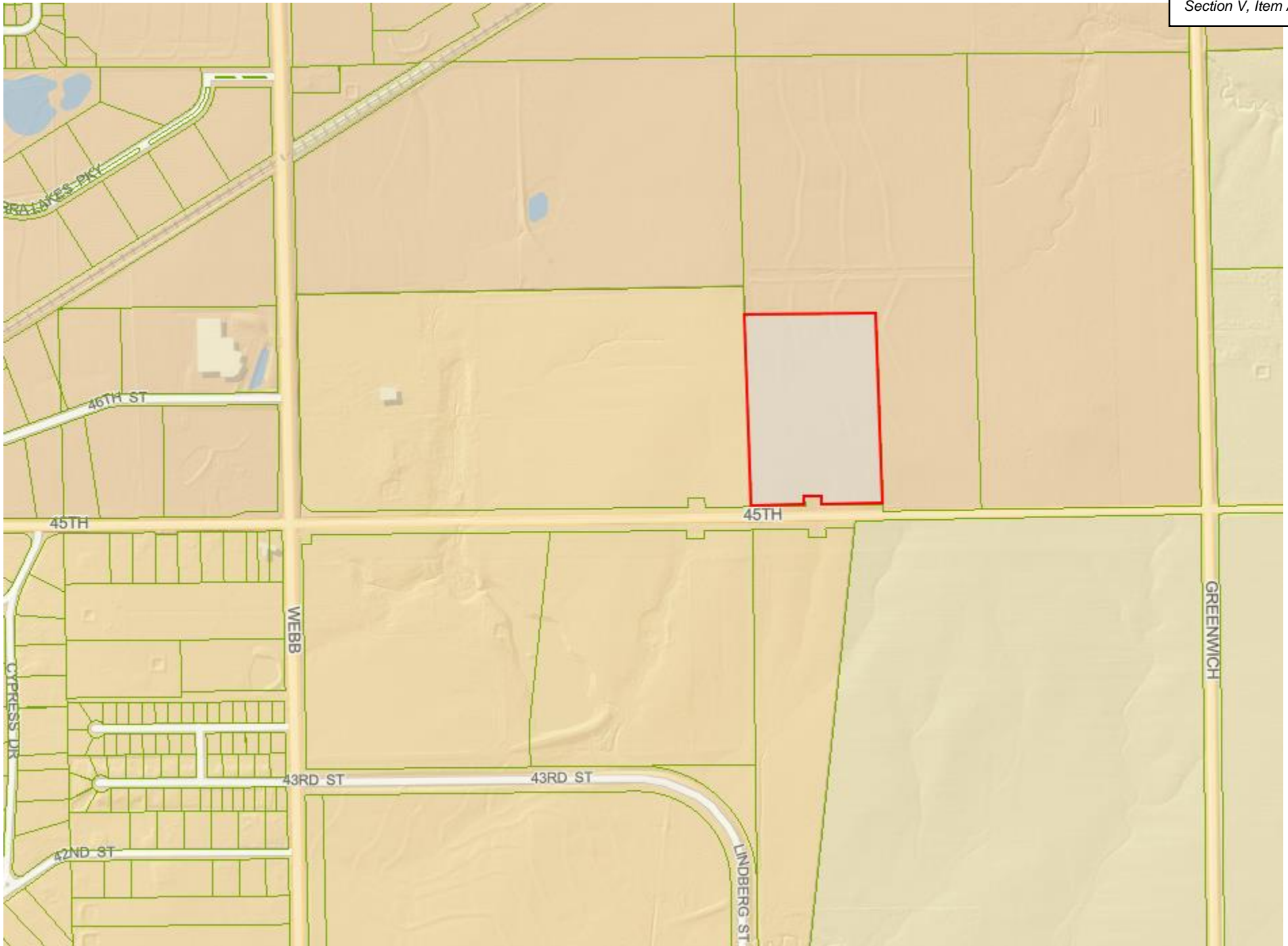
Elect Planning Commission Vice-chair

ii. Motion_____ Seconded_____ Vote_____

<https://www.betterontheedge.org/>







APPLICATION

ZON-23-03

This form MUST be completed and filed at City Hall, Bel Aire, Kansas, 7651 E Central Park, Bel Aire, Kansas 67226. AN INCOMPLETE APPLICATION CANNOT BE ACCEPTED. Check the appropriate box below for type of application being submitted. A separate application and filing fee is required for each application. A preapplication conference with City Staff is recommended before filing this application.

☒ Change Zoning Districts: From: AG AGRICULTURAL to M-1 MANUFACTURING

☐ Amendments to Change Zoning Districts _____

City of Bel Aire Planning Commission

☐ Approved ☐ Rejected

Name of owner WICHITA AIRPORT AUTHORITY (ATTENTION JOHN OSWALD)

Address JOswald@Wichita.gov Telephone (316) 946-4700

Agent representing the owner GARVER, LLC (ATTENTION KEN LEE)

Address KWLee@GarverUSA.com Telephone (316) 221-3029

1. The application area is legally described as Lot(s) _____; Block(s) _____, SEE ATTACHED Addition, Bel Aire, Kansas. If appropriate, a metes and bounds description may be attached.

2. The application area contains 20.41 acres.

3. This property is located at (address) N/A which is generally located at (relation to nearest streets) 1/2 MILE EAST OF WEBB RD ON NORTH SIDE OF 45TH STN

4. The particular reason for seeking reclassification:

TO ALLOW A FUTURE PLANNED UNIT DEVELOPMENT AND M-1 USES IN CONNECTION WITH AIRPORT IMPROVEMENTS.

5. County control number: 00527553

6. NAMES OF OWNERS - For land inside the city limits, an ownership list of the names, addresses and zip codes of the owners of record of real property located within 200 feet of the exterior boundary of the area described in the application both within the city limits and extending outside the city limits when necessary.

If such area is located adjacent to but within the city limits, the ownership list, in addition to the 200 feet inside the city limits, shall provide similar information extending to 1,000 feet into the unincorporated area.

If such area is located outside the city limits, the ownership list shall extend for 1,000 feet in the unincorporated area and, if the latter extends into the city limits, then such owners for 200 feet inside the city must also be included on the list.

The names of the owners of all property included in this application MUST be listed as applicants. Contract purchasers, lessees or other directly associated with the property may also be listed if they desire to be advised of the proceedings.

1. Applicant WICHITA AIRPORT AUTHORITY (JOHN OSWALD) Phone (316) 946-4700
Address 2173 S AIR CARGO RD, WICHITA, KS Zip Code 67209

Agent GARVER, LLC (KEN LEE) Phone (316) 221-3029
Address 1995 MIDFIELD RD, WICHITA, KS Zip Code 67209

2. Applicant _____ Phone _____
Address _____ Zip Code _____

Agent _____ Phone _____
Address _____ Zip Code _____

3. Applicant _____ Phone _____
Address _____ Zip Code _____

Agent _____ Phone _____
Address _____ Zip Code _____

The applicant certifies that the foregoing information is true and correct to the best of their knowledge and acknowledges that the Governing Body shall have authority to impose such conditions as it deems necessary in order to serve the public interest and welfare.

John Oswald
Applicant's Signature

BY

Authorized Agent (If Any)

The Petition must bear the signature(s) of the property owner(s). If an authorized agent signs on the owner's behalf, the agent shall sign his own name and attach the owner's written notarized authorization to this application.

ZONE CHANGE DESCRIPTION (From AG Agricultural to M-1 Manufacturing)

The south 1,170 feet of the west 760 feet of the Southeast 1/4 of Section 21, Township 26S, Range 02 East of the 6th P.M., Sedgwick County, Kansas.



OWNERSHIP LIST

PROPERTY DESCRIPTION		PROPERTY OWNER
The S 1,170' of the W 760' of the SE/4, EXC comm at the SW corner of the SE/4, th. N 25.01' to p.o.b.; th. N 40.01'; th. E 310.1'; th. NWly 50.09'; th. E 100.19'; th. SEly 50.09'; th. E 349.83'; th. S 40.01'; th. W 760.12' to begin; & EXC for the road, 21-26-2E Subject Property		Wichita Airport Authority 455 N. Main Wichita, KS 67202
The W/2 of the SE/4, EXC the S 1,170' of the W 760' thereof, 21-26-2E		Greenwich Group, LLC 15550 E. Kellogg Wichita, KS 67230
The N/2 of the SW/4, EXC that part lying N & W of MOPAC Railroad r.o.w., 21-26-2E		Webb254, LLC 833 S. East Ave. Columbus, KS 66725
The S/2 of the SW/4, EXC comm at SW corner of SW/4, th. E 60'; th. N 25' to p.o.b.; th. N 90'; th. SEly 71.05'; th. E 2,180.55'; th. N 50'; th. E 100'; th. S 50'; th. E 277.67'; th. S 40.01'; th. W to begin; & EXC for road, 21-26-2E		Wichita Airport Authority 2173 Air Cargo Rd. Wichita, KS 67209
Govt. Lots 1, 3, & 4, & the S/2 of the NE/4, EXC begin at NW corner, th. E 595.46'; th. SWly 2,653.5'; th. W 283.35' to SW corner; th. N to begin; & EXC for roads, 28-26-2E		Robert & Catherine MAP Trust Deborah Lynn Green 14709 Summerfield Wichita, KS 67230

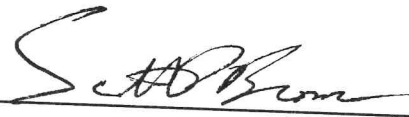


<p>Begin at NW cor of NE/4, th. E 595.46'; th. SWly 2,653.5'; th. W 283.35' to SW cor; th. N to begin, EXC comm at NW cor of NE/4, th. S 25' to p.o.b.; th. E 592.2'; th. SWly 40.3'; th. W 170.04'; th. S 50.09'; th. W 100.19'; th. NWly 50.09'; th. W 317.24'; th. N 40' to begin; & EXC for road on the N, 28-26-2E</p> <p>AND</p> <p>Begin at NE cor of NW/4, th. S 1,416.54'; th. W 1,301.77'; th. Nly 223.41'; th. NEly 1,202.28' to N line of NW/4; th. E 1,167.33' to begin, EXC comm at NW cor of NW/4, th. E 1,501.61'; th. SWly 25.18' to p.o.b.; th. E 1,170.3'; th. S 40'; th. W 278.9'; th. S 50'; th. W 100'; th. N 50'; th. W 796.14'; th. NEly 40.29' to begin; & EXC for road on the N, 28-26-2E</p>		<p>Wichita Airport Authority 2173 Air Cargo Rd. Wichita, KS 67209</p>
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We hereby certify the foregoing to be a true and correct list of the property owners of the herein before described tracts and lots as shown by the last deed of record filed in the Office of the Register of Deeds, Sedgwick County, Kansas, on the 18th day of August, 2023, at 7:00 A.M.

SECURITY 1ST TITLE

By: 
LICENSED ABTRACTER

The Above list shows property owners within either a 200 foot radius or a 1,000 foot radius of the below described tracts. No certification is made as to the relation of any of the tracts and lots described herein within the city limits of Bel Aire.

The South 1,170 feet of the West 760 feet of the Southeast Quarter of Section 21, Township 26 South, Range 2 East of the 6th P.M., Sedgwick County, Kansas, EXCEPT commencing at the Southwest corner of the Southeast Quarter, thence North 25.01 feet to the Point of Beginning; thence North 40.01 feet; thence East 310.10 feet; thence Northwest 50.09 feet; thence East 100.19 feet; thence Southeast 50.09 feet; thence East 349.83 feet; thence South 40.01 feet; thence West 760.12 feet to the Point of Beginning.

Order: OE006826
KJK

Affidavit of Publication

STATE OF KANSAS,
SEDGWICK COUNTY, ss.

Public notice

(Published in The Ark Valley News Sept. 21, 2023.)

OFFICIAL NOTICE OF ZONING HEARING

TO WHOM IT MAY CONCERN AND TO ALL PERSONS INTERESTED:

Notice is Hereby Given that on October 12, 2023, the City of Bel Aire Planning Commission will consider the following re-zoning hearing in the order placed on the agenda after 6:30 p.m. in the City Council Chamber at City Hall in Bel Aire, Kansas:

ZON-23-03. Proposed re-zoning approximately 20.41 acres zoned AG, Agriculture district, to a M-1 Industrial district. The current use farm ground.

Legal Description: (A complete legal description is available for public inspection which is on file with the Zoning Administrator at City Hall.)

General Location: ½ mile East of Webb Rd. on the North side of E. 45th St N.

You may appear at this time either in person or by agent or attorney, if you so desire, and be heard on the matter. After hearing the views and wishes of all the persons interested in the case, the Planning Commission may close the hearing and consider a recommendation to the Governing Body, which, if approved under the City Zoning and Sub-Division regulations, would be effectuated by city code. The public hearing may be recessed and continued from time to time without notice.

DATED this 12th day of September 2023.

/s/ Anne Stephens
Bel Aire Planning Commission Secretary

Chris Strunk, being first duly sworn, deposes and says: That he is Publisher of The Ark Valley News, formerly The Valley Center Index, a weekly newspaper printed in the State of Kansas, and published in and of general circulation in Sedgwick County Kansas, with a general paid circulation on a yearly basis in Sedgwick County, Kansas, and that said newspaper is not a trade, religious or fraternal publication.

Said newspaper is a weekly published at least weekly 50 times a year; has been so published continuously and uninterruptedly in said county and state for a period of more than five years prior to the first publication of said notice; and has been admitted at the post office of Valley Center in said County as second class matter.

That the attached notice is a true copy thereof and was published in the regular and entire issue of said

newspaper for 1 consecutive weeks, the

first publication thereof being made as aforesaid on the

21st day of September, 2023.

with subsequent publications being made on the

following dates:

_____, 2022 _____, 2022

_____, 2022 _____, 2022

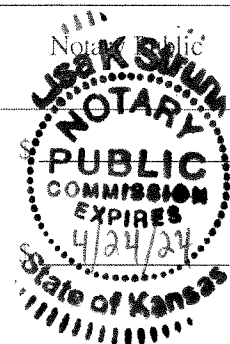
_____, 2022 _____, 2022

Subscribed and sworn to before me this 21st day
of September, 2023.

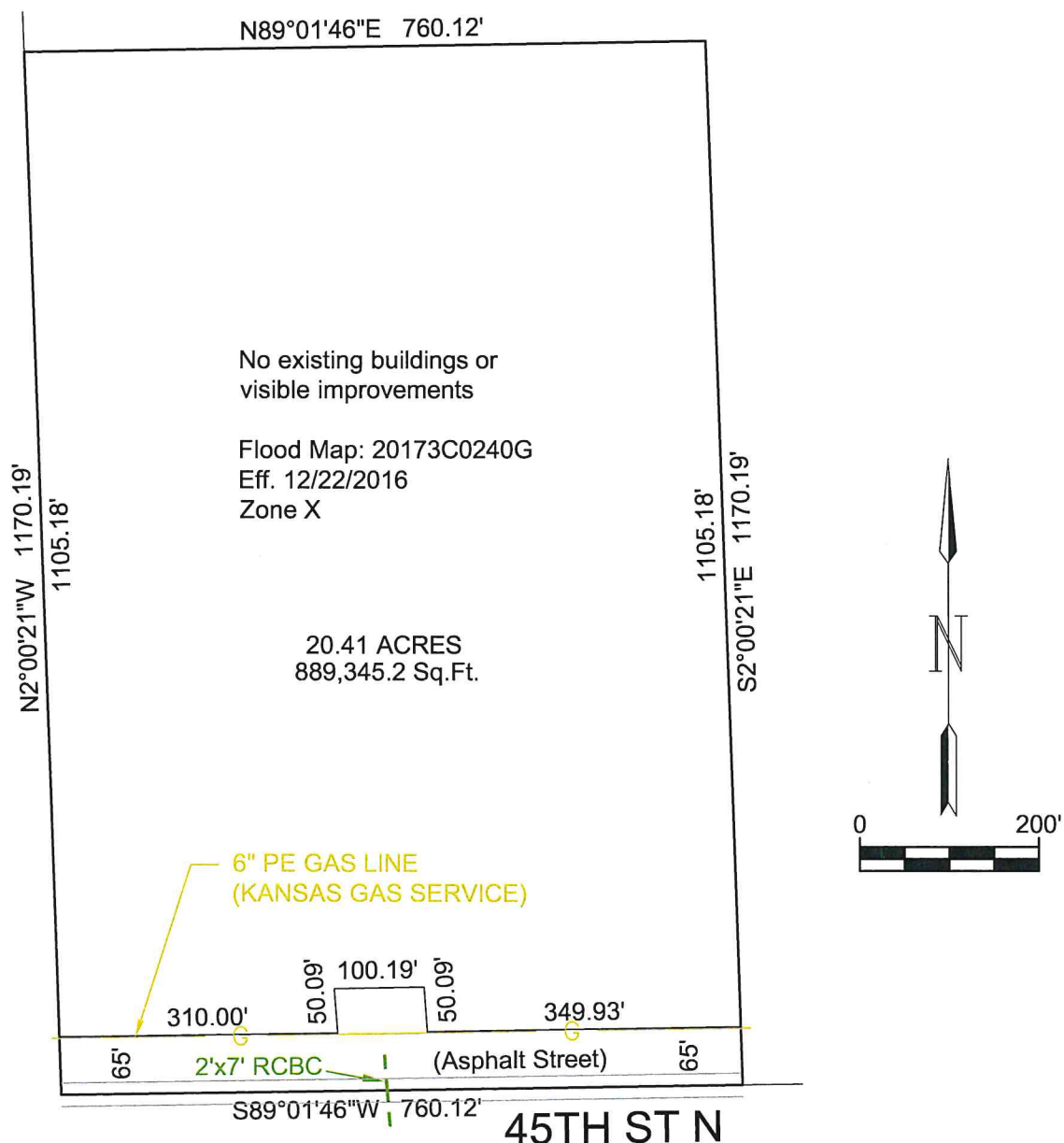
My commission expires _____

Additional copies \$ _____

Printer's fee \$ _____



ZONE CHANGE SITE PLAN



APPLICANT

Wichita Airport Authority, Attention John Oswald, 316-946-4700 JOswald@Wichita.gov

AGENT

Garver LLC, Attention Ken Lee, 316-221-3029
KWLee@GarverUSA.com

ZONE CHANGE DESCRIPTION (From AG Agricultural to M-1 Manufacturing)

The south 1,170 feet of the west 760 feet of the Southeast 1/4 of Section 21, Township 26S, Range 02 East of the 6th P.M., Sedgwick County, Kansas.

Surrounding Zoning

Properties to the West and Southwest are zoned Limited Industrial (LI) - Sedgwick County
Property to the Southeast is zoned Rural Residential (RR) - Sedgwick County
Properties to the North and East are zoned M-1 Manufacturing - Bel Aire
Subject property is zoned AG Agricultural - Bel Aire



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



REZONING REVIEW

Address of proposed project: Wichita Airport Authority

This report is to document that on 9.22.23 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 checked="" 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 9/22/23

Keith Price
REVIEWED BY

Comments:

Discussion prior to the submittal was regarding a PUD process; the best fit for future placement holders is with rezoning to the district that best fits the use. Site plan, application, remittance recieved

The city 2018 Master Growth Plan Preferred Balanced Growth Map 3.4 indicates Commercial Park, the figure 3.5 indicates that the request is an intensity level 6 and the balanced growth a level 5, this is in the range one step.

2014 Bel Aire Comprehensive plan indicates with the vision map contained as page 47; this parcel would be M-1 Manufacturing zoning type.

ZC Agriculture district- Property zoned AG for "holding zone" purposes may be used for certain commercial and industrial special uses where those uses would be of limited duration or compatible with the uses shown on the Future Land Use Plan of the Comprehensive Plan.

<http://www.belaireks.citycode.net/> is the link to find the requirements for platting and zoning.

FOR MEETING OF	10/12/23
CITY COUNCIL	
INFORMATION ONLY	

City of Bel Aire

STAFF REPORT

DATE: 10/05/2023

TO: Bel Aire Planning Commission

FROM: Keith Price

RE: Agenda

SUMMARY:

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1. The character of the neighborhood;

The subject property is zoned AG **The zoning and uses of properties nearby**

Sedgwick County-Limited Industrial west and southwest, Southeast, rural residential. Bel Aire north and east are M-1 manufacturing.

2. The suitability of the subject property for the uses to which it has been restricted;

City staff has compared this request to the approved Master growth Plan the figure 3.4 showing commercial park category. Figure 3.5 intensity level is a 5; the request is a level 6 acceptable within one step. Staff agrees the future PUD details would identify any concerns for the city to work through. The city code as written will require additional public meetings before any use could occupy the land.

3. The extent to which removal of the restrictions will detrimentally affect nearby property;

City staff no adverse effect is expected.

4. The length of time the subject property has remained vacant as zoned;

The City purchased and annexed the property into Bel Aire prior to 2006. The land was sold to Wichita Airport Authority almost immediately. Agriculture district is considered a holding district.

5. The relative gain to the public health, safety and welfare by the destruction of the value of petitioner's property as compared to the hardship imposed upon the individual landowners;

No hardship is expected to be caused by the development.

6. Recommendations of permanent staff;

Yes because 2018 Master Growth plan was approved by City Council. The 2014 Comprehensive plan vision map also indicates that M-1 would be a good fit.

7. Conformance of the requested change to the adopted or recognized master plan being utilized by the city.

Yes the 2018 Master Growth plan based on figure 3.5 is within one step of M-1 and the adopted 2014 vision plan within the city comprehensive plan indicates this would be M-1.

8. The opinions of other property owners may be considered as one element of a decision in regard to the amendment associated with a single property, however, a decision either in support of or against any such rezoning may not be based upon a plebiscite of the neighbors.

Planners ask questions related to the current use and if that would continue until a future development is started. Do they have an estimated timeframe would be another possible discussion.

ZON-23-04. Proposed re-zoning and platting approximately 2 acres zoned AG, Agriculture district, to R-1 residential district. The current use farm ground.

The rezoning and one-step plat was advertised in the Ark Valley Newspaper and surrounding property owners were contacted as required. The city review to the agent of record is in your packet. The city didn't receive any inquiries prior to this report.

The following criteria shall be the basis for evaluation of the rezoning request in relation to the specific case being considered:

1. The character of the neighborhood;

The subject property is zoned C-1 **The zoning and uses of properties nearby**

Bel Aire surrounds all sides Agriculture north and east; C-1 south and R-6 with a PUD west.

2. The suitability of the subject property for the uses to which it has been restricted;

City staff has compared this request to the approved Master growth Plan the figure 3.4 showing Residential Suburban Density category. Figure 3.5 intensity level is a 2; the request is a level 2 and is acceptable. Staff agrees the use will be less intense than current zoning C-1 is an intensity of level 3. The 2014 Comprehensive plan indicates an R-4 zoning district.

3. The extent to which removal of the restrictions will detrimentally affect nearby property;

City staff no adverse effect is expected.

4. The length of time the subject property has remained vacant as zoned;

Ordinance 506 changed 13.34 acres to a C-1 zoning district in 2012.

5. The relative gain to the public health, safety and welfare by the destruction of petitioner's property as compared to the hardship imposed upon the individual landowners;

No hardship is expected to be caused by the development.

6. Recommendations of permanent staff;

Yes because 2018 Master Growth plan was approved by City Council. The 2014 Comprehensive plan vision map also indicates that residential use would be a good fit.

7. Conformance of the requested change to the adopted or recognized master plan being utilized by the city.

Yes the 2018 Master Growth plan based on figure 3.5 has a single family residential use shown and the adopted 2014 vision plan within the city comprehensive plan indicates this would be a residential use.

8. The opinions of other property owners may be considered as one element of a decision in regard to the amendment associated with a single property, however, a decision either in support of or against any such rezoning may not be based upon a plebiscite of the neighbors.

A two-Arce tract with a well-built home is a good fit based on the surrounding property uses. The flood plain is east of this tract and divides the abutting tract. A large lot is north with a homestead. South is the remainder of the C-1 commercial parcel.

The review provided to the applicant's agent should provide an update to the final plat submittal.

19.4.11. Planning commission action on the final plat.

The Planning Commission shall, within 60 days after the first meeting of the Commission following the date that the final plat with all required data is filed with the Zoning Administrator, review and approve the final plat by a majority vote of the members present and voting if:

It is substantially the same as the approved preliminary plat;

There has been compliance with all conditions which may have been attached to the approval of the preliminary plat; and

It complies with all of the provisions contained in these regulations and with all other applicable regulations or laws.

If the Planning Commission fails to approve or disapprove the final plat within the 60 days designated by state law for its consideration, it shall be deemed to have been approved and a certificate shall be issued by the Secretary upon demand, unless the subdivider shall have consented in writing to extend or waive such time limitation. (See K.S.A. 12-752[b].)

2025 Calendar

Meeting dates for the 2024 year are in the packet. Staff prefers to a list of specific dates to conduct business routinely; meeting dates can be adjusted

ZC 3.03 D. Meetings. The members of the Planning Commission shall meet as determined necessary to perform its duties. Meetings may be called at any time by the chairperson or the Zoning Administrator, with twenty-four (24) hours written notice to the membership, and notification provided to the public in conformance with the Kansas Open Meetings Act. A majority of the Commission shall constitute a quorum for the transaction of business. City staff shall keep minutes of the Commission's proceedings and official actions, including its examinations and findings. Following approval and adoption by the Planning Commission, such minutes shall be filed with the City Clerk.

Election Time

Officers. The Planning Commission shall elect one (1) of its members as chairperson who shall serve one (1) year and until their successors have been selected. A City staff member shall serve as secretary and provide staff support for the Planning Commission.

Members can be voted in even if they are not present for the meeting with motion.

Elect Planning Commission Chair

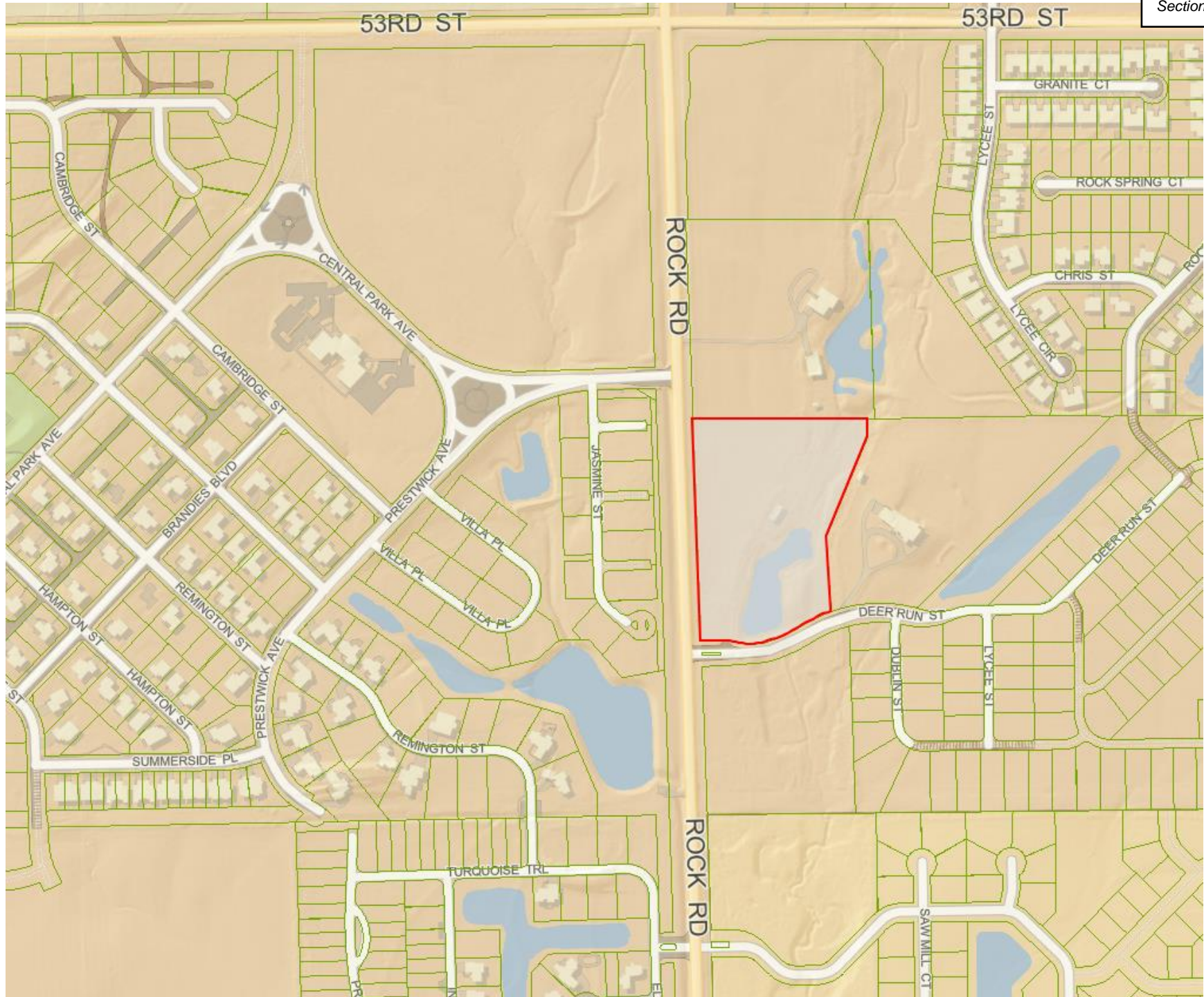
i. Motion_____ Seconded_____ Vote_____

Elect Planning Commission Vice-chair

ii. Motion_____ Seconded_____ Vote_____

<https://www.betterontheedge.org/>





APPLICATION

This form MUST be completed and filed at City Hall, Bel Aire, Kansas, 7651 E Central Park, Bel Aire, Kansas 67226. AN INCOMPLETE APPLICATION CANNOT BE ACCEPTED. Check the appropriate box below for type of application being submitted. A separate application and filing fee is required for each application. A preapplication conference with City Staff is recommended before filing this application.

☒ Change Zoning Districts: From: C-1 to R-1

☐ Amendments to Change Zoning Districts _____

City of Bel Aire Planning Commission

☐ Approved ☐ Rejected

Name of owner Hollenbeck Family Trust (Steven M. Hollenbeck)

Address 8112 Deer Run St, Bel Aire, KS 67226 Telephone _____

Agent representing the owner Baughman Company, P.A. (Philip Meyer)

Address 315 Ellis St, Wichita, KS 67211 Telephone (316) 262-7271

1. The application area is legally described as Lot(s) *; Block(s) n/a, n/a Addition, Bel Aire, Kansas. If appropriate, a metes and bounds description may be attached. *See attached legal description

2. The application area contains 2.00 +/- acres.

3. This property is located at (address) n/a which is generally located at (relation to nearest streets) East side of Rock Road, approx. 1/4 mile S of 53rd St N

4. The particular reason for seeking reclassification:

to allow development of a single-family residence

5. County control number: 30018610

6. NAMES OF OWNERS - For land inside the city limits, an ownership list of the names, addresses and zip codes of the owners of record of real property located within 200 feet of the exterior boundary of the area described in the application both within the city limits and extending outside the city limits when necessary.

If such area is located adjacent to but within the city limits, the ownership list, in addition to the 200 feet inside the city limits, shall provide similar information extending to 1,000 feet into the unincorporated area.

If such area is located outside the city limits, the ownership list shall extend for 1,000 feet in the unincorporated area and, if the latter extends into the city limits, then such owners for 200 feet inside the city must also be included on the list.

The names of the owners of all property included in this application MUST be listed as applicants. Contract purchasers, lessees or other directly associated with the property may also be listed if they desire to be advised of the proceedings.

1. Applicant Hollenbeck Family Trust (Steven M. & Beth R. Hollenbeck) Phone 864-616-9164
Address 8112 Deer Run St, Bel Aire, KS Zip Code 67226

Agent Baughman Company, P.A. (Philip Meyer) Phone 316-262-7271
Address 315 Ellis St, Wichita, KS Zip Code 67211

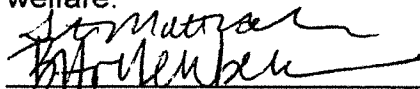
2. Applicant Jay & Shirley Darlene Blair (Contract Purchasers) Phone 515-490-1711
Address 9403 E. Woodspring St, Wichita, KS Zip Code 67226

Agent Baughman Company, P.A. (Philip Meyer) Phone 316-262-7271
Address 315 Ellis St, Wichita, KS Zip Code 67211

3. Applicant _____ Phone _____
Address _____ Zip Code _____

Agent _____ Phone _____
Address _____ Zip Code _____

The applicant certifies that the foregoing information is true and correct to the best of their knowledge and acknowledges that the Governing Body shall have authority to impose such conditions as it deems necessary in order to serve the public interest and welfare.


Applicant's Signature Steven M. Hollenbeck
Beth R. Hollenbeck

BY


Authorized Agent (If Any)

The Petition must bear the signature(s) of the property owner(s). If an authorized agent signs on the owner's behalf, the agent shall sign his own name and attach the owner's written notarized authorization to this application.



OWNERSHIP LIST

PROPERTY DESCRIPTION		PROPERTY OWNER
That part lying within the S/2 of the NW/4, comm at SW corner thereof; th. Nly 578.08'; th. Ely 50' to p.o.b.; th. Nly 743.13' to N line of S/2; th. Ely 582.4'; th. S 57.82'; th. SWly 362.9'; th. SEly 254.54' to point on non-tangent curve to the left; th. SWly along curve to left 101.75', being the N line of Deer Run Street, Deer Run Final Plat, Bel Aire; th. SWly along curve to right 117.56' to point on a curve to right; th. SWly along curve 119.26' to a point on a curve to left; th. NWly along curve 55.33'; th. Wly 63.38' to begin, 20-26-2E Contains Subject Property		Hollenbeck Family Trust Steven M. Hollenbeck & Beth R. Hollenbeck 8112 Deer Run St. Wichita, KS 67226
The S 10 Acres of the W 20 Acres of the N/2 of the NW/4, 20-26-2E		Paul Henry Cheatum Living Trust 5212 N. Rock Rd. Wichita, KS 67226
Lot 16, Blk 1 AND Reserves F, G, & H	Villas at Prestwick Addition	Villas at Prestwick, LLC 2243 N. Ridge Rd., Ste. 105 Wichita, KS 67205
Lots 17, 18, 19, & 20, Blk 1	"	Schellenberg Construction Company, LLC 2243 N. Ridge Rd., Ste. 105 Wichita, KS 67205

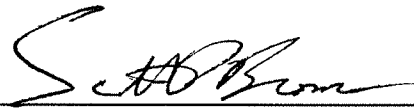


We hereby certify the foregoing to be a true and correct list of the property owners of the herein before described tracts and lots within a 200 foot radius of:

That part of the South Half of the Northwest Quarter of Section 20, Township 26 South, Range 2 East of the Sixth Principal Meridian, Sedgwick County, Kansas, as prepared by Baughman Company, P.A., CLS 58, State of Kansas, County of Sedgwick, more particularly described as follows: Commencing at the Southwest Corner of said South Half, thence N01°56'19"W along the West line of said South Half, 1,322.81 feet; thence N89°38'43"E along the North line of said South Half, 50.09 feet to the Point of Beginning, said Point of Beginning also on the East right-of-way line of Rock Road; thence continuing along said North line N89°38'43"E, 383.00 feet; thence S25°26'39"W, 310.88 feet; thence S89°38'43"W, 240.00 feet to a point on the East right-of-way line of said Rock Road; thence N01°55'51"W along the East right-of-way line of said Rock Road, 280.00 feet to the Point of Beginning, subject to road rights-of-way of record.

as shown by the last deed of record filed in the Office of the Register of Deeds, Sedgwick County, Kansas, on the 31st day of August, 2023, at 7:00 A.M.

SECURITY 1ST TITLE

By: 

LICENSED ABTRACTER

Order: OE007207
KJK



Added parcels to list
Many Duplicates reference parcels
with one marking

30006656
 Assessor ID: 087-104-20-0-24-01-047.00
 GeoCode: PY BA01871
 Property Address: NO ADDRESS
 N/A, KS
 Owner: 2BD LLC
 Owner Address: 2418 S HOOVER
 WICHITA, KS 67215-1203

30006657
 Assessor ID: 087-104-20-0-24-01-046.00
 GeoCode: PY BA01872
 Property Address: NO ADDRESS
 N/A, KS
 Owner: 2BD LLC
 Owner Address: 2418 S HOOVER
 WICHITA, KS 67215-1203

30006517
 Assessor ID: 087-104-20-0-24-01-045.00
 GeoCode: PY BA01732
 Property Address: NO ADDRESS
 N/A, KS
 Owner: 2BD LLC
 Owner Address: 2418 S HOOVER
 WICHITA, KS 67215-1203

30006518
 Assessor ID: 087-104-20-0-24-01-044.00
 GeoCode: PY BA01733
 Property Address: NO ADDRESS
 N/A, KS
 Owner: 2BD LLC
 Owner Address: 2418 S HOOVER
 WICHITA, KS 67215-1203

30010255
 Assessor ID: 087-104-19-0-14-05-012.00
 GeoCode: PY BA01914
 Property Address: 5137 N JASMINE CIR
 BEL AIRE, KS 67226
 Owner: VILLAS AT PRESTWICK LLC
 2243 N RIDGE RD STE 105
 WICHITA, KS 67205-1054

30010273
 Assessor ID: 087-104-19-0-14-05-009.00
 GeoCode: PY BA01932
 Property Address: NO ADDRESS
 N/A, KS
 Owner: VILLAS AT PRESTWICK LLC
 2243 N RIDGE RD STE 105
 WICHITA, KS 67205-1054

30010272
 Assessor ID: 087-104-19-0-14-05-010.00
 GeoCode: PY BA01931
 Property Address: NO ADDRESS
 N/A, KS
 Owner: VILLAS AT PRESTWICK LLC
 2243 N RIDGE RD STE 105
 WICHITA, KS 67205-1054

30010273
 Assessor ID: 087-104-19-0-14-05-009.00
 GeoCode: PY BA01932
 Property Address: NO ADDRESS
 N/A, KS

Same
 Owners

New

on list

already

Same
 Owners

Owner: VILLAS AT PRESTWICK LLC
 Owner Address: 2243 N RIDGE RD STE 105
 WICHITA, KS 67205-
 30010256
 Assessor ID: 087-104-19-0-14-05-008.00
 GeoCode: PY BA01915
 Property Address: 5144 N JASMINE CIR
 BEL AIRE, KS 67226
 Owner: VILLAS AT PRESTWICK LLC
 Owner Address: 2243 N RIDGE RD STE 105
 WICHITA, KS 67205-1054
 30010257
 Assessor ID: 087-104-19-0-14-05-007.00
 GeoCode: PY BA01916
 Property Address: 5154 N JASMINE CIR
 BEL AIRE, KS 67226
 Owner: VILLAS AT PRESTWICK LLC
 Owner Address: 2243 N RIDGE RD STE 105
 WICHITA, KS 67205-1054
 30010258
 Assessor ID: 087-104-19-0-14-05-006.00
 GeoCode: PY BA01917
 Property Address: 5164 N JASMINE CIR
 BEL AIRE, KS 67226
 Owner: SCHELLENBERG CONSTRUCTION COMPANY LLC
 Owner Address: 2243 N RIDGE RD STE 105
 WICHITA, KS 67205-1054
 30010259
 Assessor ID: 087-104-19-0-14-05-005.00
 GeoCode: PY BA01918
 Property Address: NO ADDRESS
 N/A, KS
 Owner: SCHELLENBERG CONSTRUCTION COMPANY LLC
 Owner Address: 2243 N RIDGE RD STE 105
 WICHITA, KS 67205-1054
 30010260
 Assessor ID: 087-104-19-0-14-05-004.00
 GeoCode: PY BA01919
 Property Address: 5184 N JASMINE CT
 BEL AIRE, KS 67226
 Owner: SCHELLENBERG CONSTRUCTION COMPANY LLC
 Owner Address: 2243 N RIDGE RD STE 105
 WICHITA, KS 67205-1054

on list
 already
 Same
 owners

Affidavit of Publication

STATE OF KANSAS,
SEDGWICK COUNTY, ss.

Chris Strunk, being first duly sworn, deposes and says: That he is Publisher of The Ark Valley News, formerly The Valley Center Index, a weekly newspaper printed in the State of Kansas, and published in and of general circulation in Sedgwick County Kansas, with a general paid circulation on a yearly basis in Sedgwick County, Kansas, and that said newspaper is not a trade, religious or fraternal publication.

Said newspaper is a weekly published at least weekly 50 times a year; has been so published continuously and uninterruptedly in said county and state for a period of more than five years prior to the first publication of said notice; and has been admitted at the post office of Valley Center in said County as second class matter.

That the attached notice is a true copy thereof and was published in the regular and entire issue of said newspaper for 1 consecutive weeks, the first publication thereof being made as aforesaid on the 21st day of September, 2023, with subsequent publications being made on the following dates:

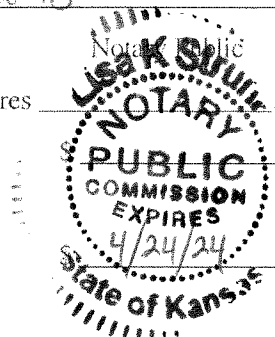
_____, 2022 _____, 2022
_____, 2022 _____, 2022
_____, 2022 _____, 2022

Subscribed and sworn to before me this 21st day of September, 2023,

My commission expires _____

Additional copies _____

Printer's fee _____



Public notice

(Published in The Ark Valley News Sept. 21, 2023.)

OFFICIAL NOTICE OF ZONING HEARING

TO WHOM IT MAY CONCERN AND TO ALL PERSONS INTERESTED:

Notice is Hereby Given that on October 12, 2023, the City of Bel Aire Planning Commission will consider the following re-zoning and platting hearing in the order placed on the agenda after 6:30 p.m. in the City Council Chamber at City Hall in Bel Aire, Kansas:

ZON-23-04. Proposed re-zoning and platting approximately 2 acres zoned AG, Agriculture district, to R-1 residential district. The current use farm ground.

Legal Description: (A complete legal description is available for public inspection which is on file with the Zoning Administrator at City Hall.)

General Location: East side of Rock Rd. approx. ¼ mile south of 53th St.

You may appear at this time either in person or by agent or attorney, if you so desire, and be heard on the matter. After hearing the views and wishes of all the persons interested in the case, the Planning Commission may close the hearing and consider a recommendation to the Governing Body, which, if approved under the City Zoning and Sub-Division regulations, would be effectuated by city code. The public hearing may be recessed and continued from time to time without notice.

DATED this 15th day of September 2023.

/s/ Anne Stephens
Bel Aire Planning Commission Secretary

ZONING EXHIBIT

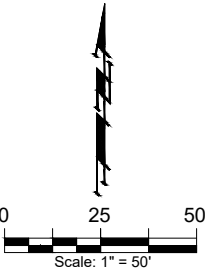
HOLLENBECK FARM

BEL AIRE, SEDGWICK COUNTY, KANSAS

Applicant:
Hollenbeck Family Trust
Attn: Steven M. & Beth R. Hollenbeck

Legal Description:
That part of the South Half of the Northwest Quarter of Section 20, Township 26 South, Range 2 East of the Sixth Principal Meridian, Sedgwick County, Kansas described as follows:
Commencing at the Southwest Corner of said South Half, thence along the West line of said South Half N01°56'19"W, 1322.81 feet; thence along the North line of said South Half N89°38'43"E, 50.09 feet to the Point of Beginning; thence continuing along said North line N89°38'43"E, 383.00 feet; thence S25°26'39"W, 310.88 feet; thence S89°38'43"W, 240.00 feet to a point on the East right-of-way line of Rock Road; thence along the East right-of-way line of Rock Road N01°55'51"W, 280.00 feet to the Point of Beginning.

Modifications by the Zoning Change:
A single-family residence



- COXPED = Cox Pedestal
- LP = Light Pole
- PP = Power Pole
- SSMH = Sanitary Sewer Manhole
- = Tree
- WM = Water Meter

- UNDERGROUND CABLE LINE CatV
- OVERHEAD ELECTRIC LINE OHE
- UNDERGROUND ELECTRIC LINE UGE
- FENCE
- SANITARY SEWER LINE EXSS
- TREE ROW DRIP LINE
- WATER LINE WTR

ZONING EXHIBIT

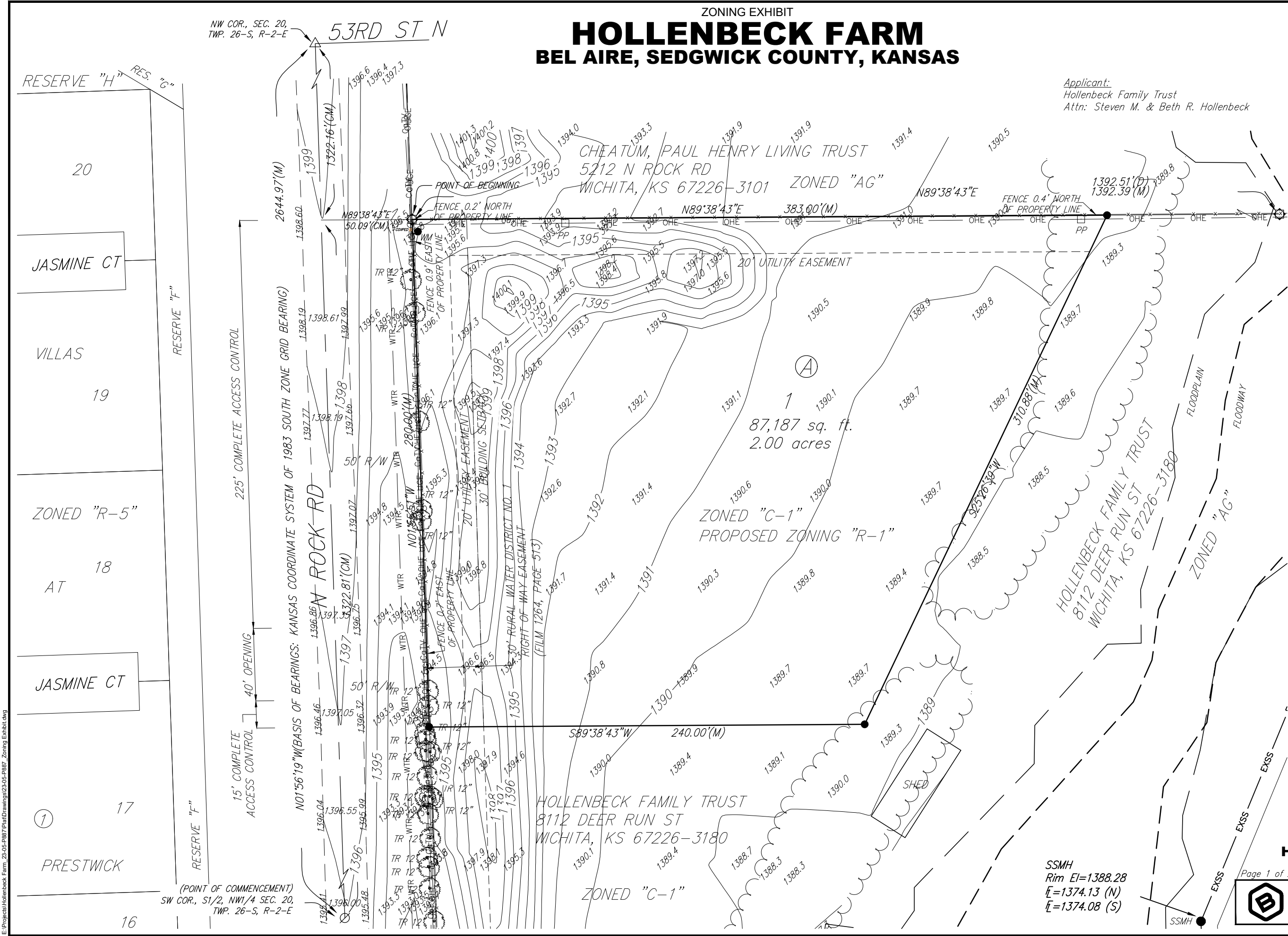
HOLLENBECK FARM

Page 1 of 2

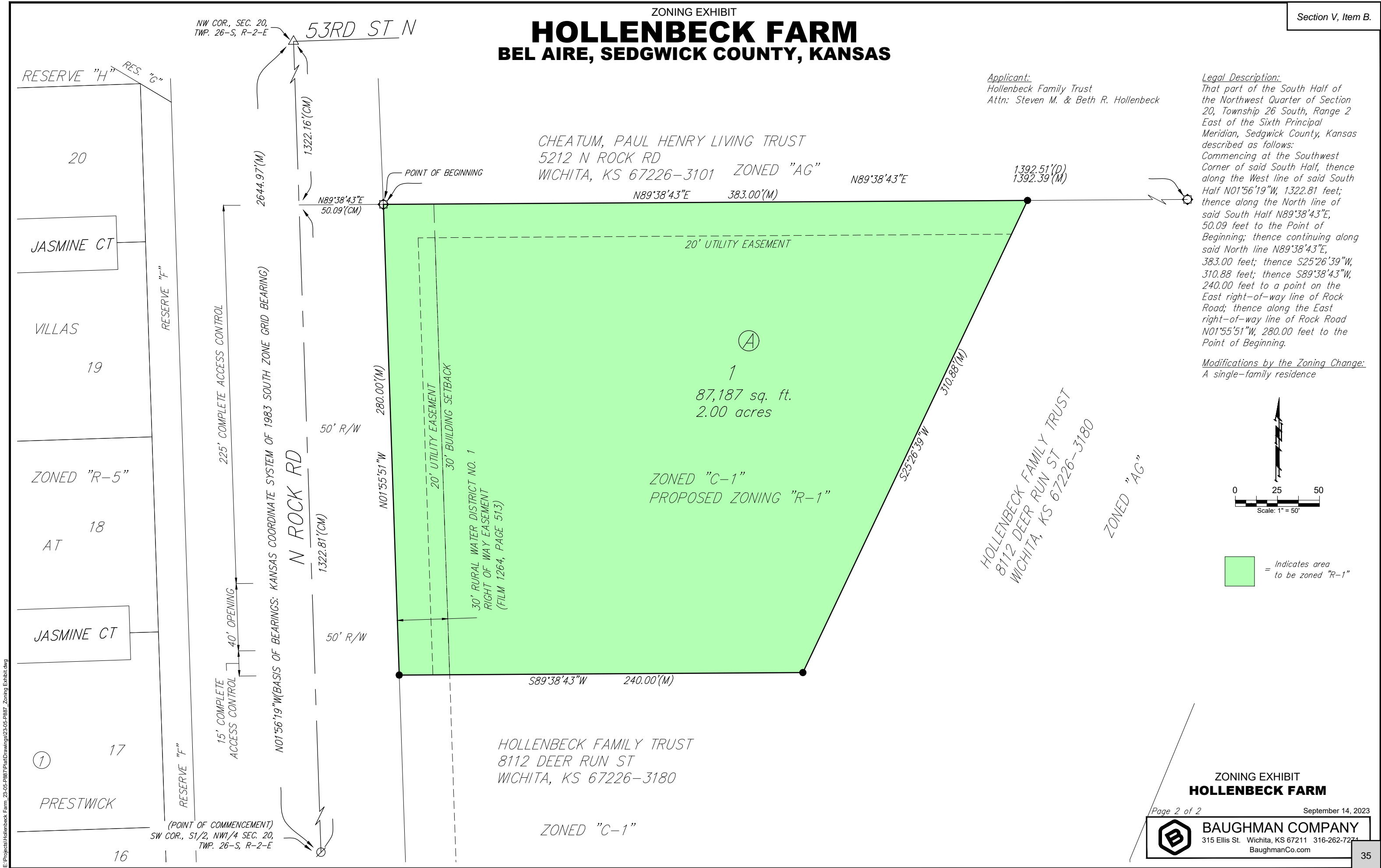
September 14, 2023



BAUGHMAN COMPANY
315 Ellis St. Wichita, KS 67211 316-262-7274
BaughmanCo.com



E:\Projects\Hollenbeck Farm_23-05-P887\PlanDrawings\23-05-P887_Zoning Exhibit.dwg





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



ONE-STEP PLAT, REZONING REVIEW

Address of proposed project: Hollenbeck Farms One-step plat with rezoning

This report is to document that on 9.20.23 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 checked="" 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

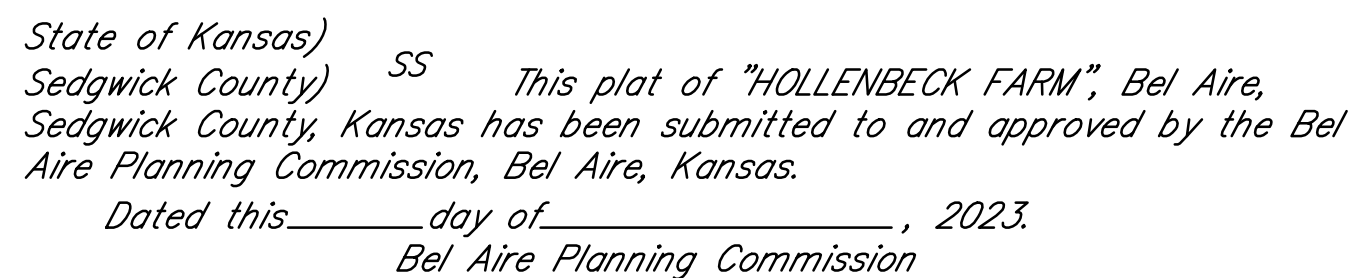
DATE 9/20/23

Keith Price
REVIEWED BY

Comments: Staff reviewed the possibility of an access point from Rock Road verses from Deer Run prior to the submittal. The volume of traffic for a single-family dwelling will be minimal therefore the access point was supported as an option by staff. A sketch plan was viewed by the planning commission in March of this year.

- Everygy has been contacted, Onegas has been contacted. Everygy and Onegas had no requests.
- SCFD has been contacted, the access drive should be 20' wide 4" thick. City code requires an all-weather surface and a concrete approach starting at the property line to the street.
- An email was 9/18/23 sent requesting the ownership list submitted be modified to include the entire C-1 district to match the state of the parcel before the metes and bounds lot split was executed outside of the city process for a lot split.
- The planning commission certificate doesn't match the code as written.
- The surveyor's text must contain the date of the survey.

- The land is out of the SFHAs and is considered to be Zone X contained within panel 20173CO238G. Add text-No floodplain areas; FEMA floodplain boundaries are subject to periodic changes.
- Utilities being provided for as to be shown in the easements-do you have a utility plan to provide this information?
- Contact Anne Stephens, City Engineer, for any easement and drainage concerns.
- The city 2018 Master growth plan figure 3.4 mixed use/local commercial is the current zoning, Residential Suburban would be the R-1 residential district requested; Figure 3.5 indicates the intensity level is currently 3 and that the request would be a level 2 for suburban residential density.
- <http://www.belaires.citycode.net/> is the link to find the requirements for platting and zoning.



_____, Chairman
James Schmidt

_____, Secretary
Keith Price

*This plat approved and all dedications shown
hereon accepted by the City Council of the City of Bel Aire, Kansas,
this _____ day of _____, 2023.*

_____, Mayor
Jim Benage

_____, City Clerk
Melissa Krehbiel

State of Kansas)
Sedgwick County) SS The title evidence of the land included in this
plat has been review by me and this plat is approved pursuant to the
provisions of K.S.A. 12-401.

_____, City Attorney
Maria Schrock

Reviewed in accordance with K.S.A. 58-2005
on this _____ day of _____, 2023.


Tricia L. Robello, P.S. #1246
Deputy County Surveyor
Sedgwick County, Kansas

Entered on transfer record this _____ day
of _____, 2023.

_____, County Clerk
Kelly B. Arnold

_____, Register of Deeds
Tonya Buckingham

_____, Deputy,
Kenly Zehring

HOLLENBECK FARM

BAUGHMAN COMPANY
315 Ellis St. Wichita, KS 67211 316-262-7271
BaughmanCo.com

September 13, 2023

State of Kansas) SS We, Baughman Company, P.A., Surveyors in
Sedgwick County) do hereby certify that we have surveyed and
platted "HOLLENBECK FARM", Bel Aire, Sedgwick County, Kansas and that
the accompanying plat is a true and correct exhibit of the property
surveyed, described as that part of the South Half of the Northwest
Quarter of Section 20, Township 26 South, Range 2 East of the Sixth
Principal Meridian, Sedgwick County, Kansas described as follows:
Commencing at the Southwest Corner of said South Half, thence along the
West line of said South Half N01°56'19"W, 1,322.81 feet; thence along the
North line of said South Half N89°38'43"E, 50.09 feet to the Point of
Beginning; thence continuing along said North line N89°38'43"E, 383.00
feet; thence S25°26'39"W, 310.88 feet; thence S89°38'43"W, 240.00 feet to
a point on the East right-of-way line of Rock Road; thence along the
East right-of-way line of Rock Road N01°55'51"W, 280.00 feet to the
Point of Beginning.

*Existing public easements and dedications
being vacated by virtue of K.S.A. 12-512b, as amended.*

All being situated in the Southwest Quarter of Section 20, Township 26 South, Range 2 East of the Sixth Principal Meridian, Sedgwick County, Kansas.

Baughman Company, P.A.

_____, Surveyor
Jonathan C. Hubbell, P.S. #1680

Know all men by these presents that we, the undersigned, have caused the land in the surveyors certificate to be platted into a Lot and a Block, to be known as "HOLLENBECK FARM", Bel Aire, Sedgwick County, Kansas. The utility easements are hereby granted to the public as indicated for the construction and maintenance of all public utilities. Access controls shall be as depicted on the face of the plat and are hereby granted to the appropriate governing body.

*Hollenbeck Family Trust dated
September 21, 2022*

Steven M. Hollenbeck, Trustee

Beth R. Hollenbeck, Trustee

State of Kansas) SS The foregoing instrument acknowledged before
Sedgewick County) me, this _____ day of _____, 2023, by Steven M. Hollenbeck and
Beth R. Hollenbeck, Trustees of the Hollenbeck Family Trust dated
September 21, 2022, on behalf of the trust.

Notary Public

My App't. Exp. _____

We the undersigned holders of a mortgage on the above described property, do hereby consent to this plat of "HOLLENBECK FARM", Bel Aire, Sedgwick County, Kansas.

Cross First Bank

State of Kansas)
Sedgwick County) SS The foregoing instrument acknowledged be-
fore me, this _____ day of _____, 2023, by _____,
_____ of Cross First Bank, on behalf of the bank.
(Title)

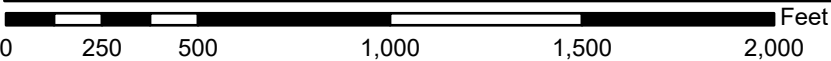
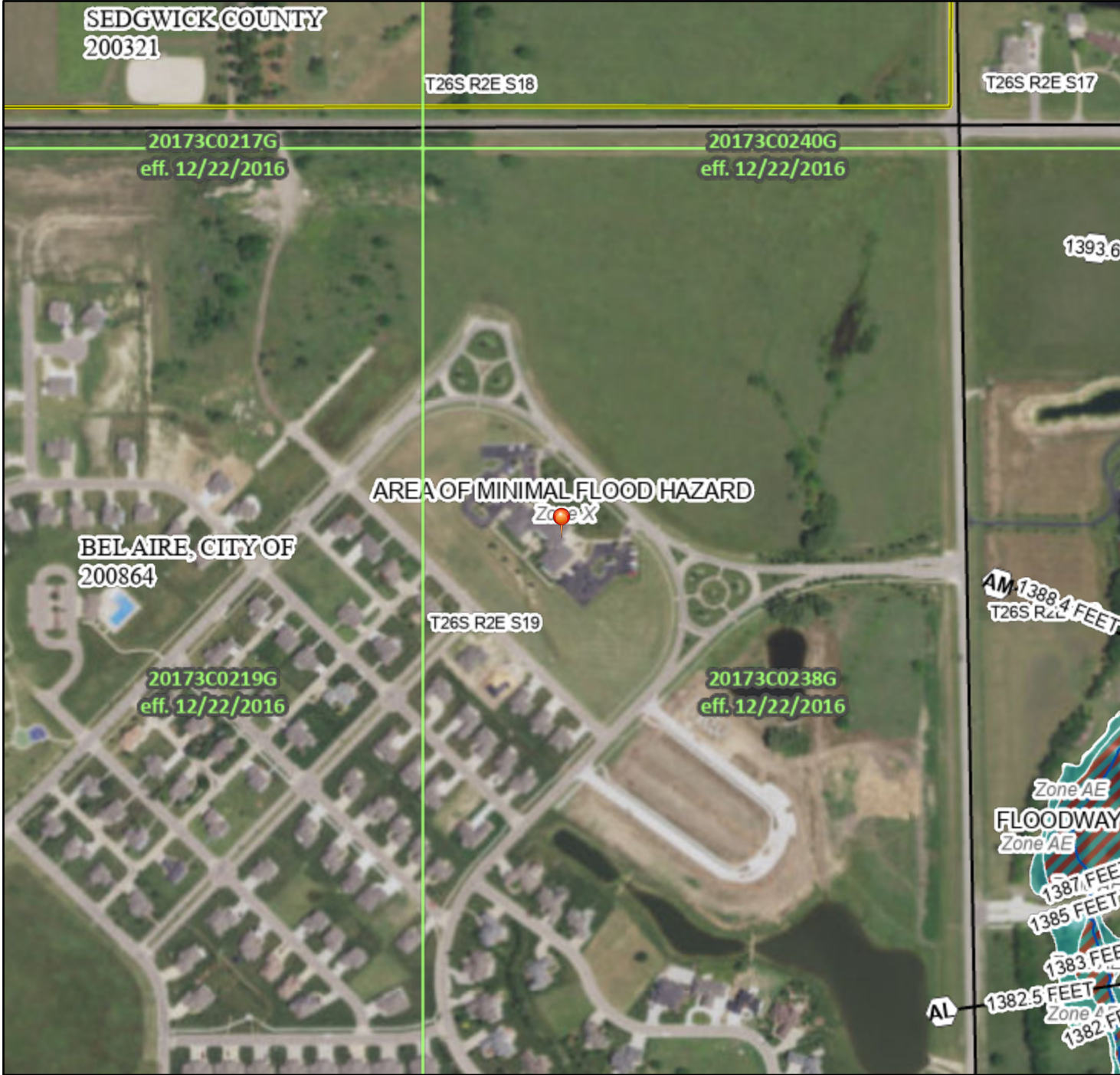
_____, *Notary Public*

My App't. Exp.

National Flood Hazard Layer FIRMette



97°15'14"W 37°46'56"N



1:6,000

Basemap Imagery Source: USGS National Map 2023

Legend

Section V, Item C.

SEE FIS REPORT FOR DETAILED LEGEND AND INFORMATION

SPECIAL FLOOD HAZARD AREAS

- Without Base Flood Elevation (BFE) Zone A, V, A99
- With BFE or Depth Zone AE, AO, AH, VE, AR
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD

- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
- Future Conditions 1% Annual Chance Flood Hazard Zone X
- Area with Reduced Flood Risk due to Levee. See Notes. Zone X
- Area with Flood Risk due to Levee Zone D

OTHER AREAS

- NO SCREEN Area of Minimal Flood Hazard Zone X
- Effective LOMRs
- Area of Undetermined Flood Hazard Zone D

GENERAL STRUCTURES

- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES

- 20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
- 17.5 Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS

- Digital Data Available
- No Digital Data Available
- Unmapped



The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 9/20/2023 at 5:50 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifier, FIRM panel number, and FIRM effective date. Map in unmapped and unmodernized areas cannot be used for regulatory purposes.



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



ONE-STEP PLAT, REZONING REVIEW

Address of proposed project: Hollenbeck Farms One-step plat with rezoning

This report is to document that on 9.20.23 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 checked="" 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 9/20/23

Keith Price
REVIEWED BY

Comments: Staff reviewed the possibility of an access point from Rock Road verses from Deer Run prior to the submittal. The volume of traffic for a single-family dwelling will be minimal therefore the access point was supported as an option by staff. A sketch plan was viewed by the planning commission in March of this year.

- Everygy has been contacted, Onegas has been contacted. Everygy and Onegas had no requests.
- SCFD has been contacted, the access drive should be 20' wide 4" thick. City code requires an all-weather surface and a concrete approach starting at the property line to the street.
- An email was 9/18/23 sent requesting the ownership list submitted be modified to include the entire C-1 district to match the state of the parcel before the metes and bounds lot split was executed outside of the city process for a lot split.
- The planning commission certificate doesn't match the code as written.
- The surveyor's text must contain the date of the survey.

- The land is out of the SFHAs and is considered to be Zone X contained within panel 20173CO238G. Add text-No floodplain areas; FEMA floodplain boundaries are subject to periodic changes.
- Utilities being provided for as to be shown in the easements-do you have a utility plan to provide this information?
- Contact Anne Stephens, City Engineer, for any easement and drainage concerns.
- The city 2018 Master growth plan figure 3.4 mixed use/local commercial is the current zoning, Residential Suburban would be the R-1 residential district requested; Figure 3.5 indicates the intensity level is currently 3 and that the request would be a level 2 for suburban residential density.
- <http://www.belaires.citycode.net/> is the link to find the requirements for platting and zoning.



2024 PLANNING COMMISSION DATES

	Application Date	Packet Deadline	Meeting Date
January	12/15/2023	01/04/2024	01/11/2024
February	01/12/2024	02/01/2024	02/08/2024
March	02/09/2024	03/01/2024	03/14/2024
April	03/07/2024	04/05/2024	04/11/2024
May	04/12/2024	05/03/2024	05/09/2024
June	05/10/2024	05/31/2024	06/13/2024
July	06/14/2024	07/05/2024	07/11/2024
August	07/12/2024	08/02/2024	08/08/2024
September	08/16/2024	09/06/2024	09/12/2024
October	09/16/2024	10/04/2024	10/10/2024
November	10/14/2024	11/01/2024	11/14/2024
December	11/18/2024	12/06/2024	12/12/2024
January	12/16/2024	01/03/2025	01/09/2025

All new agenda items must go through a pre-application process before an application will be processed. All agenda items that require notification to be published must be complete and submitted by the above listed application date by 8 A.M. (Ark Valley News deadline could change requirement). Information to be placed in planning packets must be received by the packet deadline date shown above.

Planning Commission Secretary	Anne Stephens 316-744-2451 ext. 133	astephens@belaireks.gov
Building and Zoning Dept.	Keith Price 316-744-2451 ext. 120	bldginsp@belaireks.gov
City Engineer	Anne Stephens 316-744-2451 ext. 133	astephens@belaireks.gov
City Manager	Mr. Ty Lasher 316-744-2451 ext. 217	tlasher@belaireks.gov

All site plans must be reviewed by the City engineer and Zoning Administrator, 2 sets of the required plans must be delivered directly to city hall. (public hearing submittal quantities based on city code requirements) Cost associated with engineering will be passed on to the applicant.

<https://www.betterontheedge.org/>

