

AGENDA PLANNING COMMISSION



7651 E. Central Park Ave, Bel Aire, KS June 08, 2023 6:30 PM

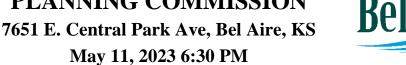
I.	Call to Order
II.	Roll Call
	James Schmidt John Charleston Phillip Jordan
	Dee Roths Heath Travnichek Paul Matzek
III.	Pledge of Allegiance to the Flag
IV.	Consent Agenda
	A. Approval of Minutes from Previous Meeting
	Action: Motion to approve the minutes of May 11, 2023.
	Motion Second Vote
V.	Old Business/New Business
	A. SD-23-04 Preliminary Plat. Approximately 96 acres in Sunflower Commerce Park (3rd) Addition C-2 PUD.
	Open Hearing
	Close Hearing
	Action: Motion to (accept / deny / table) the preliminary plat for Sunflower Commerce Park 3rd Addition (as presented / with changes or conditions / without changes or conditions).
	Motion Second Vote
VI.	Next Meeting: Thursday, July 13 at 6:30 PM
	Action: Motion to (approve / deny / table) next meeting date: July 13, 2023 at 6:30 p.m.
	Motion Second Vote
VII.	Staff Report
	A Staff Report

VIII. ADJOURNMENT

Action: Motion	to adjourn.	
Motion	Second	Vote



MINUTES PLANNING COMMISSION





I. Call to Order

II. Roll Call

James Schmidt, David Floyd, Phillip Jordan, Dee Roths and Paul Matzek were present. John Charleston and Heath Travnichek were absent.

Also present were, Planning Commission Secretary, Jay Cook, 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 Roths made a motion to approve the minutes from April 13, 2023. Commission Jordan seconded the motion. *Motion Carried 5-0*

V. Old Business/New Business

A. ZON-23-01 - Rezoning approximately 64 acres from AG to M-1 Industrial at Southeast of K-254 and Rock Rd.

Chairman Schmidt opened the public hearing.

Representing the applicant was Phil Meyer with Baughman Company. The applicant is requesting to change the zoning of the parcel located at the southeast corner of Rock Rd and Hwy 254 in the city limits of Bel Aire from AG to M-1 Industrial. Phil explained that this is the last piece of land south of Hwy 254 to be zoned M-1. Phil stated there is no exact use for the location right now, but it is a site that Integra has looked at to expand their chip manufacturing business.

Chairman Schmidt closed the public hearing.

Several residents from the Heritage Hills subdivision in Kechi, KS spoke regarding the zoning change and concerns with traffic, lights, air quality, home values and possible environmental impacts of an industrial area. One of the main issues was the amount of additional traffic that would be present if a large industry moved into the area and the existing accidents and

possible future accidents in the area. One resident stated that it would make more sense to move the desired company to the east towards Webb Rd instead of Rock Rd. A resident wanted to ensure that the neighborhood would be in the process of all decisions made about Integra and requested that the Kechi residents in the Heritage Hills Subdivision be treated better than Bel Aire residents. One resident asked that a decision not be made during the meeting but wait until more information was available.

The Planning Commission allowed Phil Meyer from Baughman Company to speak to the concerns of the residents. He discussed the plating process and that most concerns would be taken care of during that time.

Chairman Schmidt Reopened the hearing and allowed members of the audience to ask questions. The commission fielded the questions and Chairman Schmidt stated that all the Planning Commission could do was make a recommendation to approve or deny to the Governing Body and that the Council made the final decision.

Chairman Schmidt closed the hearing again. Following the public hearing, the Planning Commission considered the evidence and discussed the following factors based on the Criteria for Review established in Section 5.2 (E) of the Zoning Regulations. A discussion was had on the factors commonly known as the Golden Factors. There were mixed reviews on the Golden Factors, some in favor of the zoning change and some opposed. Overall, the factors seemed to be divided evenly between recommendation and denial. Commissioner Jordan gave his reasonings on each of the Golden Factors with most being in favor of denial but a few being in favor of approval. Other commissioners stated that they believed the weight of some Golden Factors made them believe the change meets the criteria.

Motion: Commissioner Roths made a motion to recommend the request to re-zone property at the southeast corner of Hwy 254 and Rock Rd. containing approximately 64 acres from AG to M-1 Industrial use without changes or conditions. Chairman Schmidt seconded the motion. *Motion carried 3-2.*

B. PUD-23-03 - Preliminary PUD for Dayton Freight Lines, INC in Sunflower Commerce Park Addition

Chairman Schmidt opened the public hearing.

Representing the applicant was Russ Henestofel of EMH&T. The applicant is requesting a Dayton Freight be allowed in Sunflower Commerce Park. Dayton Freight is looking to expand and the property in Lot 7 Block C of Sunflower Commerce Park addition was the proper size to have warehouse capabilities and also a space for self storage. The self-storage will be fully automated with a kiosk that allows for access. Russ stated that the square footage of the full build will be 30,000 that is expandable to 41,000 sq ft with 48 docks for freight. The operations will be a truck transfer that will have roughly 75 trucks per day when fully completed. Russ stated that it is not a 24-hour location and that most trucks will be in and out before night. One concern from Commissioner Roths was the lighting of the operation. Russ stated there will be lights along the wall to each dock but will have shields and should shine directly down to reduce light pollution.

Chairman Schmidt closed the public hearing.

The Planning Commission felt that the presentation provided, and the documents presented, were sufficient and did not have excessive amounts of discussion. There was some discussion of lights and the plans to keep the lights on site.

Motion: Commissioner Paul Matzek made a motion to accept the Preliminary PUD for Dayton Freight Lines, INC in Sunflower Commerce Park Addition as presented without changes or conditions. *Motion carried 5-0*.

C. PUD-23-02 - Amending Zoning Districts in Tierra Verde South Addition PUD to include R-5 and R-6 Zoning

Chairman Schmidt opened the public hearing.

Representing the applicant was Phil Meyer with Baughman Company. The applicant is requesting allowing R-5 and R-6 residential in the existing Tierra Verde South Addition PUD that is currently a C-2 PUD. The request is to provide more options for development. Phil stated that the development has sat relatively vacant for a long time and the ability to do a some mixed used will benefit with the ability for variety. There is not a specific user for the properties.

The Commission allowed for citizen concern. Chuck Robinson spoke on his concern of R-6 being close to the Sawmill Creek Development that is west of Tierra Verde. He also stated that he was concerned with the possibility of a through road from Skragg St to access the property. His desire was for the Commission to consider the impact on Sawmill Creek. The next individual to speak was Keith Fort, the vice president of the HOA in Sawmill Creek. His concern was also the possibility of apartments or multi-family housing close to Sawmill Creek and the additional crime that could come with multi-family housing. He was also concerned about the increased traffic if Blade and Skragg Streets became through streets.

Chairman Schmidt closed the public hearing.

The Commission discussed the request and the possibility of selecting which lots would allow R-6 and which could be R-5 and make sure that the berm and trees remain to separate the two developments. Lot 3, the lot that is closest to Sawmill Creek, is the lot that would need special attention. Commissioner Floyd offered allowing R-4 in Lot 3 to make single family homes but taking the more intensive residential uses allowed. They discussed the the possibility of making a motion to allow the change but to keep one lot coherent to the existing PUD.

Motion: Commissioner Jordan made a motion to recommend changing the Tierra Verde South Addition PUD to include R-5 and R-6 multi-family zoning with the condition that R-6 not be allowed in Lot 3. Commissioner Floyd seconded the motion. *Motion Carried 5-0*.

VI. Next Meeting: Thursday, June 8 at 6:30 PM

Motion: Chairman Schmidt made a motion to approve the next meeting date of Thursday, June 8, 2023 at 6:30 p.m. Commissioner Jordan seconded the motion. *Motion Carried 5-0*

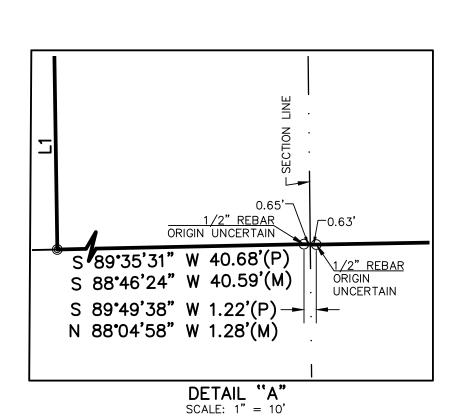
VIII. ADJOURNMENT

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

SUNFLOWER COMMERCE PARK 3RD ADDITION

2, BLOCK A, SUNFLOWER COMMERCE PARK 2ND ADDITION, BEL AIRE, SEDGWICK COUNTY, KANSAS





LI	NE & CURVE TABLE
#	BEARING & DISTANCE
L1	N 00°07'47" W 90.00'(P) N 00°53'01" W 90.07'(M)
C1	L=50.43' R=48.00' CB=S 60*46'43" E CD=48.14'
C2	L=187.65' R=97.00' CB=S 86*06'02" E CD=159.73'

RECORD DESCRIPTION (DOC#/FLM-PG: 29775209): LOT 2, BLOCK A, SUNFLOWER COMMERCE PARK 2ND, AN ADDITION TO BEL

AIRE, SEDGWICK COUNTY, KANSAS.

DATUM BENCHMARK:

DATUM IS U.S. SURVEY FEET AND REFERS TO NAVD88 DATUM DERIVED FROM CONNECTIONS TO THE SEDGWICK COUNTY NTRIP NETWORK. ORTHOMETRIC HEIGHT WAS DETERMINED USING THE GEOID 18 MODEL

BENCHMARKS:

BM #4: PLAT BENCHMARK #4 CHISELED SQUARE ON THE NORTH OF OF Ä REINFORCED CONCRETE BOX HALF MILE WEST OF GREENWICH ROAD ON 53RD STREET NORTH.

ELEV=1409.01

BM #64: CHISELED "X" ON THE SOUTH SIDE OF UTILITY POLE CONCRETE PAD, 135'± EAST OF NW CORNER OF LOT 2, BLOCK A, SUNFLOWER COMMERCE PARK 2ND ADDITION.

ELEV=1392.35

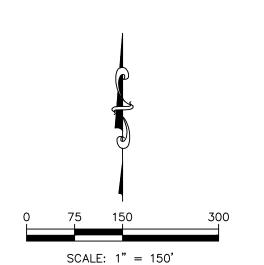
BM #65: CHISELED SQUARE WITH "X" SET ON WEST OF UTILITY POLE CONCRETE PAD, 50'± SE OF NE CORNER OF LOT 2, BLOCK A, SUNFLOWER COMMERCE PARK 2ND ADDITION.

ELEV=1394.07

FLOOD STATEMENT:

THE ACCURACY OF ANY FLOOD HAZARD DATA SHOWN HEREON IS SUBJECT TO MAP SCALE UNCERTAINTY AND TO ANY OTHER UNCERTAINTY IN LOCATION OR ELEVATION ON THE REFERENCED FLOOD INSURANCE RATE MAP. THE SURVEYED PROPERTY LIES WITHIN AREA OF MINIMAL FLOOD HAZARD "X" & AREA WITHOUT BASE FLOOD ELEVATION "A" AS SAID PROPERTY PLOTS BY SCALE ON THE FLOOD INSURANCE RATE MAP NUMBER 20173C0240G WITH AN EFFECTIVE DATE OF DECEMBER 22, 2016.

SURVEYOR: KAW VALLEY ENGINEERING TRENTON C. HEINEN, LS 1707 200 N. EMPORIA, SUITE 100 WICHITA, KANSAS 67202



LEGEND

- 1/2"x24" REBAR W/KVE CLS-20 YELLOW CAP SET
- O MONUMENT FOUND
- 1/2" REBAR W/"ARMSTRONG LS-780" CAP
- (P) PLATTED BEARING AND DISTANCE PER SUNFLOWER COMMERCE PARK 2ND
- (M) MEASURED BEARING AND DISTANCE
- (C) CALCULATED DISTANCE
- UTILITY POLE
- UTILITY POLE W/LIGHT
- UTILITY POLE W/TRANSFORMER AND LIGHT
- ← GUY ANCHOR
- OVERHEAD UTILITY LINE (# OF LINES)
- TELEPHONE PEDESTAL
- ------T ----- UNDERGROUND TELEPHONE LINE
- ——— FOC UNDERGROUND FIBER OPTIC CABLE LINE
- -----TV ----- UNDERGROUND CABLE TV LINE
 - W WATER METER
 - WTS WATER TEST STATION
 - ⊗ WATER VALVE
 - ♥ FIRE HYDRANT
- ----- W ----- UNDERGROUND WATER LINE
 - S SANITARY SEWER MANHOLE
- ------ S ------ SANITARY SEWER LINE
 - BUSH
 - 10" CONIFEROUS TREE SIZE
 - 36°{\$\frac{1}{2}} DECIDUOUS TREE SIZE
- — DRIP LINE → STREET SIGN
- BARBWIRE FENCE
- —1405— 1' CONTOUR INTERVAL
 - E/E EDGE OF ASPHALT TO EDGE OF ASPHALT

COMPLETE ACCESS CONTROL

UNDERGROUND UTILITY STATEMENT:

WITH REGARD TO UNDERGROUND UTILITIES, INFORMATION FROM THE SOURCES LISTED HEREON WILL BE COMBINED WITH OBSERVED EVIDENCE OF UTILITIES PURSUANT TO SECTION 5.E.IV. OF THE MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS TO DEVELOP A VIEW OF THE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY, AND RELIABLY DEPICTED. IN ADDITION, IN SOME JURISDICTIONS, 811 OR OTHER SIMILAR UTILITY LOCATE REQUESTS FROM SURVEYORS MAY BE IGNORED OR RESULT IN AN INCOMPLETE RESPONSE. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION MAY BE NECESSARY.



PRELIMINARY PLAT SUNFLOWER COMMERCE PARK 3RD

BEL AIRE, SEDGWICK COUNTY, KS. KAW VALLEY ENGINEERING, INC., IS AUTHORIZED TO OFFER SURVEYING SERVICES BY KANSAS STATE CERTIFICATE OF AUTHORIZATION NO. LS-20. EXPIRES 12/31/24

200 N. EMPORIA, SUITE 100

WICHITA, KANSAS 67202 PH. (316) 440-4304

DRAWN BY

CHECKED BY

THIS DRAWING SHALL NOT BE UTILIZED BY ANY PERSON, FIRM, OR CORPORATION IN WHOLE OR IN PART WITHOUT THE SPECIFIC PERMISSION OF KAW VALLEY ENGINEERING, INC.

1/2" REBAR W/"PEC CLS-65" CAP

SANITARY SEWER MANHOL

FL IN(E) 8"PVC=1395.86

FL OUT(W) 8"PVC=1395.71 FL OUT(W) 8"PVC=1396.53

S 89°35'31" W 460.01'(P)

S 88°49'13" W 460.01'(M)

RESERVE A

SUNFLOWER COMMERCE

PARK 2ND

LIMIT SIGN

1/2" REBAR W/ "PEC CLS-65" CAP ACCEPTED BY ERNEST CANTU JR., LS 1407 PROFESSIONAL ENGINEERING CONSULTANTS, DATED DEC. 16, 2014

100' KG&E R/W ESMT. (FILM 643, PAGE 954)

/8.67± ACRES

L≠314.21'

R=200.00'

CD = 282.88'

CB=S/44/06'53" W

N 61°11′23" ₩ 125.26′+⁄

CONCRETE PAI

—34.06'/

Ŕ=250.00'_

RÉSERVÉ A

8.90± ACRES

FL IN(E) 8"PVC=1396.61

CD=186.38' 36" 36" 41

´22**°**46'09" Ɲ

L=190,95' _R=250.00')

&CD=186.∕34′

-E

10' RCB OF TREES

1/2" REBAR W/ SCHWAB-EATON CLS-59 YELLOW CAP

SCHWAB EATON, DATED JULY 1, 2014

ACCEPTED BY CHARLES R. ROBINSON, LS 1395

_CB=S[/] 22**'**46'2∕6" |Ε

N 89,53'50" E 1002.94'(P)

N 89'09'09" E 1002,90'(M)

10.32± ACRES

/ LOT 1

7.71± ACRES

1/2" REBAR W/"PEC — CLS-65" CAP

S/ 89**:**35'31"/W 490.00'(P)

\$ 88°50'52" W 489.90'(M)

SUNFLOWE 1393.39 (P) 1393.40 (M)

>

00°07'47"

ZZ

WATER

53RD STREET N.

(PUBLIC R/W VARIES)

N 00°07'55" E 75'(P)

SANITARY SEWER MANHOLE RIM=1412.62

FL OUT(W) 8"PVC=1397.92

FL IN(E) 8"PVC=1398.02

__N 00°37'19" W 75.04'(M)

N 89'41'45"\E\867.05'(P)

N 88'56'30" E 867.14'(M)

9.81±/ ACRÉS

L=70.19'

R=250.00'

CD = 69.96'

<u>/\S</u> 89*07'20" W

PERMANENT -ACCESS

ZONE "X"

RESERVE B 7.20± ACRES

─\$ 51°47′16″ W 140.40°

9.89± ACRES

S 89°06'26" W 843.96'

9.87± ACRES

L=880.72'(P) 880.68'(C)

EASEMENT

FL IN(E) 8"PVC=1399.19

FL OUT(W) 8"PVC=1399.14

R=6662.85'(P&C)

CB=N 8516'32" E

CD = 880.04'(C)

_CB=N 82*50'03"

8.38± ACRES

/ S 89°07,'20" /W 37/3.21',

L=70.19

R=250,00'

/CB≠N 82°50'03" W

9.88± ACRES

10" cv.

-SEE /DETAIL/ "A"/

′ CLUSTER OF/TREES -

(THIS SHEET)

- CONCRETE PAD

S 00°07'47" E 2510.90'(P)

¯S 00°52'47" E 2510.94'(̀Ḿ)

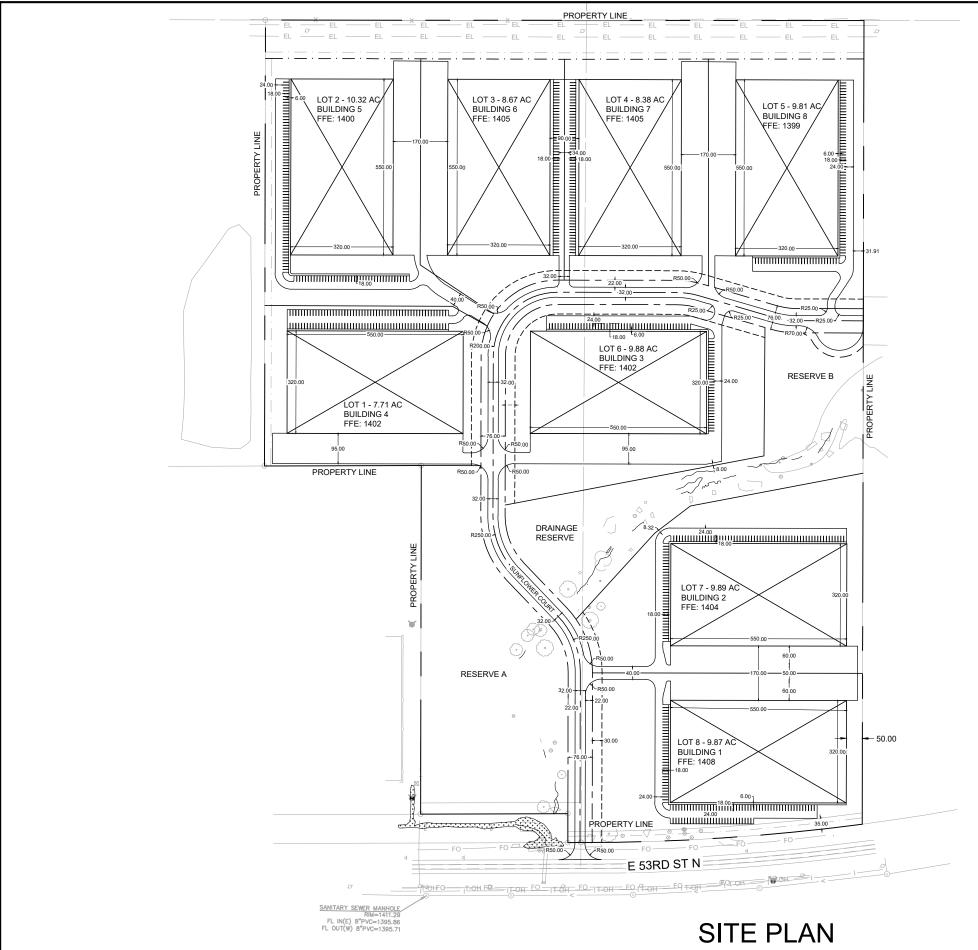
FL IN(N) 8"PVC=1400.66

FL IN(E) 8"PVC=1400.60

FL OUT(W) 8"PVC=1400.53

LOT 3, VER CON

— ВМ#65



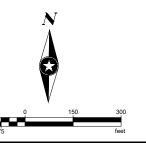
SUNFLOWER COMME Section V, Item A.

PARK 3RD ADDITION

PROJECT DATA TABLE								
LEGAL	LOT 2, BLOCK A - SUNFLOWER COMMERCE PARK 2ND							
SPECIFICATIONS	CITY OF I	BEL AIRE						
PROJECT AREA	95.69 ACRES							
OWNER	AIR CAPITOL CONSTRUCTION							
	5841 N PROSPECT, PARK CITY KS 67204							
PROJECT COORDINATION	CITY OF BEL AIRE	SEDGWICK COUNTY						
ENGINEER / PREPARER	JAKE VASA, PE - SEH INC.							
	15750 DODGE RD SUITE 304, OMAHA, NEBRASKA 68118							
SURVEYOR	TRENTON C. HEINEN, PLS 1707	7 - KAW VALLEY ENGINEERING						
	200 N. EMPORIA AVE. SUI	TE 100 WICHITA, KS 67202						

GENERAL SITE NOTES:

- EXISTING SITE ZONING IS INDUSTRIAL (M-1). THE PROPOSED ZONING WILL BE INDUSTRIAL (M-1) PLANNED
- 2. PROPOSED RIGHT OF WAY (ROW) WIDTH SHALL BE 76 FEET.
- PROPOSED ROADWAY IS CLASSIFIED AS A 'LOCAL' STREET. PROPOSED ROADWAY WIDTH SHALL BE 32 FEET, WITH 3 FEET SHOULDERS.
- SANITARY SEWER PIPES SHALL BE 8" UNLESS SHOWN OTHERWISE.
- 5. WATER MAIN PIPES SHALL BE 8" UNLESS SHOWN OTHERWISE
- ACCESS TO 53RD STREET WILL BE LIMITED TO ONE ACCES, WITH CONTROLLED ACCESS IN ALL OTHER
- DRAINAGE FROM THE PROPOSED SUBDIVISION WILL BE DIRECTED EITHER OFF SITE OR TO A PROPOSED DETENTION BASIN FOR THIS PROJECT. DRAINAGE DETENTION BASIN REQUIREMENTS WILL MEET THE CITY OF BEL AIRE REGULATIONS.
- GRADING OPERATIONS AND EROSION CONTROL MEASURES WILL FOLLOW THE KANSAS DEPT. OF HEALTH AND ENVIRONMENT STANDARDS AND GUIDELINES.
- 9. ROADWAY INTERSECTION ANGLES ARE BETWEEN 80 AND 90 DEGREES.
- 10. STOPPING SIGHT DISTANCE FOR ALL HORIZONTAL AND VERTICAL CURVES ARE 200' OR GREATER.
- 11. CURB RADII AT INTERSECTIONS ARE 50' UNLESS NOTED OTHERWISE
- 12. INTERSECTIONS ARE OFFSET (JOGGED) GREATER THAN 150'.
- 13. RESERVE AREAS ARE INTENDED TO BE MAINTAINED BY EITHER THE PROPERTY OWNER OR THE CITY OF BEL AIRE, AS CALLED OUT ON THE PLAT.
- 14. THERE ARE NATURAL STREAMS LOCATED ON THIS SITE. THE STREAMS WILL EITHER BE PROTECTED OR NOT DISTURBED WITH THE DEVELOPMENT, OR A NATIONWIDE PERMIT (39) WILL BE APPLIED FOR TO MAKE
- 15. STORM SEWER SHALL BE DESIGNED TO CARRY THE 5 YEAR STORM.
- 16. FIRE HYDRANTS SHALL BE PLACED NOT LESS THAN 500 FEET FROM THE NEAREST HYDRANT.
- 17. NO SITE SCREENING OR BUFFER YARDS ARE REQUIRED FOR THIS DEVELOPMENT



AC172061 Rev.# Date AKK AKK



SUNFLOWER COMMERCE PARK 3RD **ADDITION** BEL AIRE, KANSAS

SITE PLAN 53RD & GREENWICH

INDEX

SHEET NO. DESCRIPTION

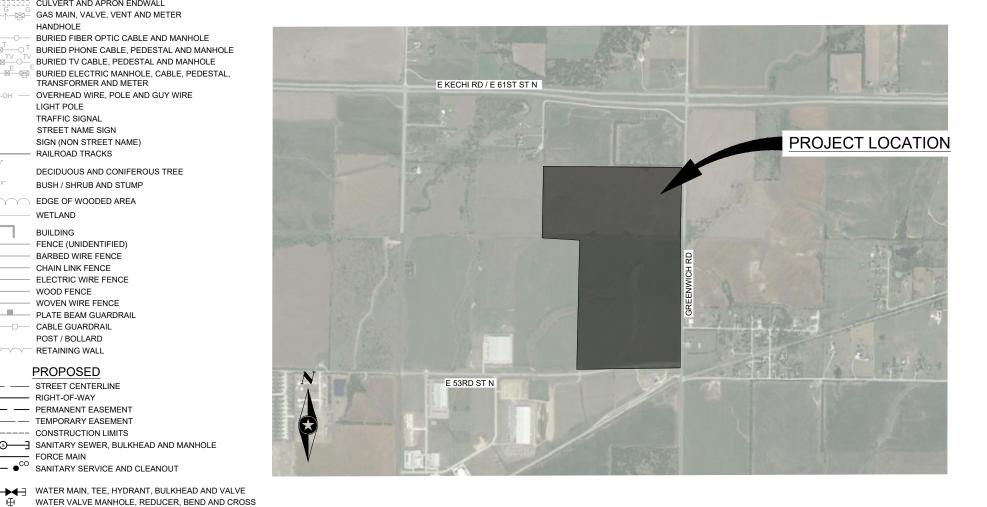
TITLE SHEET

TYPICAL SECTIONS SITE PLAN PRELIMINARY PLAT

STREET PROFILES EXISTING DRAINAGE PROPOSED DRAINAGE PLAN DRAINAGE PLAN CALCULATIONS

PRELIMINARY PUD PLAT SUNFLOWER COMMERCE PARK **3RD ADDITION**

BEL AIRE, KANSAS



PROJECT LOCATION



SEH Project Drawn By

EXISTING

RIGHT OF WAY PERMANENT EASEMENT

PROPERTY LINE

BENCHMARK SURVEY MARKER

SOIL BORING

HANDHOLE

LIGHT POLE TRAFFIC SIGNAL STREET NAME SIGN

WETLAND BUILDING

PLATE BEAM GUARDRAIL

RETAINING WALL

--<---- DRAIN TILE

──● ─ WATER SERVICE AND CURB STOP BOX

GAS MAIN, VALVE, VENT AND METER

- TV-BUR - BURIED TV CABLE, PEDESTAL AND MANHOLE P-BUR BURIED ELECTRIC MANHOLE, CABLE, PEDESTAL, TRANSFORMER AND METER

> SIGN (NON STREET NAME) RAILROAD TRACKS

FENCE (UNIDENTIFIED) BARBED WIRE FENCE CHAIN LINK FENCE ELECTRIC WIRE FENCE WOVEN WIRE FENCE

POST / BOLLARD

PROPOSED

SANITARY SEWER, BULKHEAD AND MANHOLE

- • SANITARY SERVICE AND CLEANOUT

● WATER SERVICE AND CURB STOP BOX ——⑤—■ STORM SEWER, MANHOLE AND CATCH BASIN CULVERT AND APRON ENDWALL

 — STREET CENTERLINE — RIGHT-OF-WAY — PERMANENT FASEMENT ----- TEMPORARY EASEMENT ---- CONSTRUCTION LIMITS

- FORCE MAIN

—<-- DITCH/SWALE</pre>

Rev.#

STREET NAME SIGN SIGN (NON STREET NAME)

HORIZONTAL CONTROL POINT

SANITARY SEWER AND MANHOLE FORCE MAIN AND LIFT STATION

SANITARY SEWER SERVICE & CLEANOUT

WATER MAIN, HYDRANT, VALVE AND MANHOLE

BURIED FIBER OPTIC CABLE AND MANHOLE BURIED PHONE CABLE, PEDESTAL AND MANHOLE

OVERHEAD WIRE, POLE AND GUY WIRE

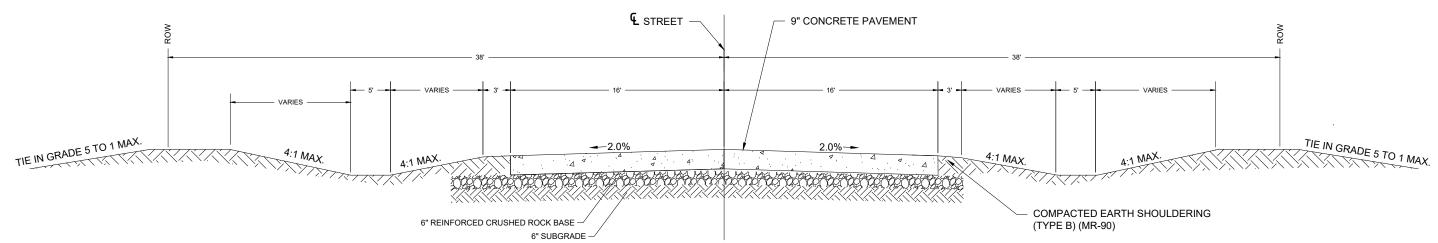
DECIDUOUS AND CONIFEROUS TREE BUSH / SHRUB AND STUMP EDGE OF WOODED AREA

Rev.#

Date



32' WIDE RURAL SECTION



SE Dra

SUNFLOWER COMMERCE PARK 3RD
ADDITION
BEL AIRE, KANSAS

SUNFLOWER COMME | Section V, Item A. PARK 3RD ADDITION

PROJECT DATA TABLE LOT 2, BLOCK A - SUNFLOWER COMMERCE PARK 2ND LEGAL SPECIFICATIONS CITY OF BEL AIRE PROJECT AREA 95.69 ACRES OWNER AIR CAPITOL CONSTRUCTION 5841 N PROSPECT, PARK CITY KS 67204 PROJECT COORDINATION CITY OF BEL AIRE SEDGWICK COUNTY ENGINEER / PREPARER JAKE VASA, PE - SEH INC. 15750 DODGE RD SUITE 304, OMAHA, NEBRASKA 68118 SURVEYOR TRENTON C. HEINEN, PLS 1707 - KAW VALLEY ENGINEERING

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200 N. EMPORIA AVE. SUITE 100 WICHITA, KS 67202

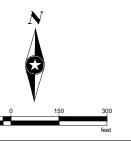
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- 17 NO SITE SCREENING OR BUFFER YARDS ARE REQUIRED FOR THIS DEVELOPMENT
- 18. A RIGHT TURN LANE ON 53RD STREET INTO THIS DEVELOPMENT SHALL BE CONSIDERED AND JUSTIFIED VIA A TRAFFIC STUDY WHEN TRUCK TRAFFIC REACHES 500 TRUCKS PER DAY AT THE ACCESS



FUTURE PARKING ALLOCATED AREA



TRUCK DOCK AND LOADING AREA



=1395.86 C=1395.71	SITE PLA

TOH FO ITOH FO ITOH FO ITOH FO TOH FO TOH

E 53RD ST N

SEH Project	AC172061	Rev.#	Revision Issue Description	Date	Rev.#	Revision Issue Description	Date
Drawn By	AKK	•					
Designed By	AKK				i.		

SANITARY SEWER MANI



SUNFLOWER COMMERCE PARK 3RD ADDITION

A REPLAT OF LOT 2, BLOCK A, SUNFLOWER COMMERCE PARK 2ND ADDITION, BEL AIRE, SEDGWICK COUNTY, KANSAS





LI	NE & CURVE TABLE
#	BEARING & DISTANCE
L1	N 00'07'47" W 90.00'(P) N 00'53'01" W 90.07'(M)
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C2	L=187.65' R=97.00' CB=S 86'06'02" E CD=159.73'

RECORD DESCRIPTION (DOC#/FLM-PG: 29775209):
LOT 2, BLOCK A, SUNFLOWER COMMERCE PARK 2ND, AN ADDITION TO BEL

DATUM BENCHMARK:
DATUM IS U.S. SURVEY FEET AND REFERS TO NAVD88 DATUM DERIVED FROM CONNECTIONS TO THE SEDOWICK COUNTY NTRIP NETWORK.
ORTHOMETRIC HEIGHT WAS DETERMINED USING THE GEOID 18 MODEL.

BENCHMARKS:

BM #4: PLAT BENCHMARK #4 CHISELED SQUARE ON THE NORTH OF OF A REINFORCED CONCRETE BOX HALF MILE WEST OF GREENWICH ROAD ON 53RD STREET NORTH. ELEV=1409.01

BM #64: CHISELED "X" ON THE SOUTH SIDE OF UTILITY POLE CONCRETE PAD, 135'± EAST OF NW CORNER OF LOT 2, BLOCK A, SUNFLOWER COMMERCE PARK 2ND ADDITION.

BM #65: CHISELED SQUARE WITH "X" SET ON WEST OF UTILITY POLE CONCRETE PAD, 50' \pm SE OF NE CORNER OF LOT 2, BLOCK A, SUNFLOWER COMMERCE PARK 2ND ADDITION. ELEV=1394.07

ELOOD STATEMENT:
THE ACCURACY OF ANY FLOOD HAZARD DATA SHOWN HEREON IS
SUBJECT TO MAP SCALE UNCERTAINTY AND TO ANY OTHER
UNCERTAINTY IN LOCATION OR ELEVATION ON THE REFERENCED FLOOD
INSURANCE RATE MAP. THE SURVEYED PROPERTY LIES WITHIN AREA
OF MINIMAL FLOOD HAZARD "X" & AREA WITHOUT BASE FLOOD
ELEVATION "A" AS SAID PROPERTY PLOTS BY SCALE ON THE FLOOD
INSURANCE RATE MAP NUMBER 20173C0249G WITH AN EFFECTIVE
DATE OF DECEMBER 22, 2016.

SURVEYOR: KAW VALLEY ENGINEERING TRENTON C. HEINEN, LS 1707 200 N. EMPORIA, SUITE 100 WICHITA, KANSAS 67202



LEGEND

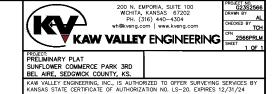
- A SECTION CORNER MONUMENT FOUND
- 1/2"x24" REBAR W/KVE CLS-20 YELLOW CAP SET
- O MONUMENT FOUND
- 1/2" REBAR W/"ARMSTRONG LS-780" CAP
- (P) PLATTED BEARING AND DISTANCE PER SUNFLOWER COMMERCE PARK 2ND
- (M) MEASURED BEARING AND DISTANCE
- (C) CALCULATED DISTANCE
- UTILITY POLE
- ... UTILITY POLE W/LIGHT
- ↓ UTILITY POLE W/TRANSFORMER AND LIGHT
- GUY ANCHOR OVERHEAD UTILITY LINE (# OF LINES)
- TELEPHONE PEDESTAL
- ----- UNDERGROUND TELEPHONE LINE
- FOC UNDERGROUND FIBER OPTIC CABLE LINE
- UNDERGROUND CABLE TV LINE

 - WTSO WATER TEST STATION
 - ⊗ WATER VALVE ♥ FIRE HYDRANT
- UNDERGROUND WATER LINE
 - S SANITARY SEWER MANHOLE
- SANITARY SEWER LINE
 - BUSH
- 10" CONIFEROUS TREE SIZE
- 36"(DECIDUOUS TREE SIZE - DRIP LINE
- STREET SIGN

-1405- - 1' CONTOUR INTERVAL

- E/E EDGE OF ASPHALT TO EDGE OF ASPHALT
- COMPLETE ACCESS CONTROL

UNDERGROUND UTILITY STATEMENT:
WITH REGARD TO UNDERGROUND UTILITIES, INFORMATION FROM THE SOURCES LISTED HEREON WILL BE COMBINED WITH OBSERVED EVIDENCE OF UTILITIES PURSUANT TO SECTION S.E.I.V. OF THE MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND ITILE SURVEYS TO DEVELOP A VIEW OF THE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY, AND RELIABLY DEPICTED. IN ADDITION, IN SOME UNISDICTIONS, 811 OR OTHER SIMILAR UTILITY LOCATE REQUESTS FROM SURVEYORS MAY BE IGNORED OR RESULT IN AN INCOMPLETE RESPONSE. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION MAY BE NECESSARY.



AC172061 SEH Project Rev.# Date Rev.#

BARBED, N. 89'53'50" E 1002.94'(P), N. 89'09'09" E 1002.90'(M)

20' UTILITY EASEMENT

393.39(P) 1393.40(NA)

10.32± ACRES

LOT 1 7.71± ACRES

1/2" REBAR W/"PEC CLS-65" CAP

RESERVE A SUNFLOWER COMM PARK 2ND

SANITARY SEWER MANHOLE
RIM=1411.29
SANITARY SEWER MANHOLE
RIM=1410.96

45 MPH LIMIT SIGN S 89'35'31" W 460.01'(P)

S 88*49'13" W 460.01'(M)

\$\frac{89*35'31"}{\$\text{W}}\$ \quad \quad

100' KG&E, R/W ESMT. (FILM 643, PAGE 954)

8.67± ACRES

RESERVE A 8.90± ACRES

CB=S 44706'53" W CD=282.88'

N 6111'23" W 125.26'-

N 89*41'45"\E\867.05'(P)

N 88'56'30" E 867.14'(M)

9.81± ACRES

R=250.00

CB=N 82*50'03 CD=69.96'

S 00°07'47" E 2510.90'(P)

SANITARY SEWER MANHOLE RIM=1417.35

20' UTILITY EASEMENT

8.38± ACRES

S.89'07'20" W 373.21'

10

-5 51*47'16"-W 140 40"

LOT 8/ 9.87±_ACRES

CENTER LANE

53RD STREET N. (PUBLIC R/W VARIES)

SANITARY SEWER MANHOLE

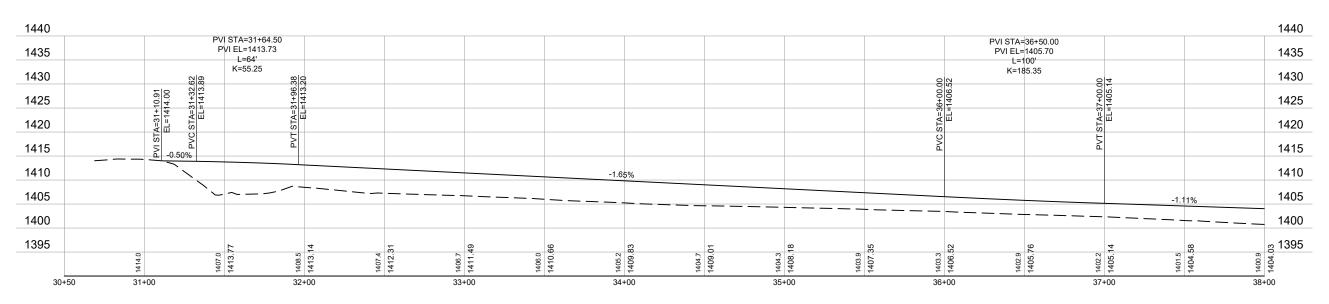
Revision Issue Description

L=880.72'(P) 880.68'(C) R=6662.85'(P&C) CB=N 8516'32" E

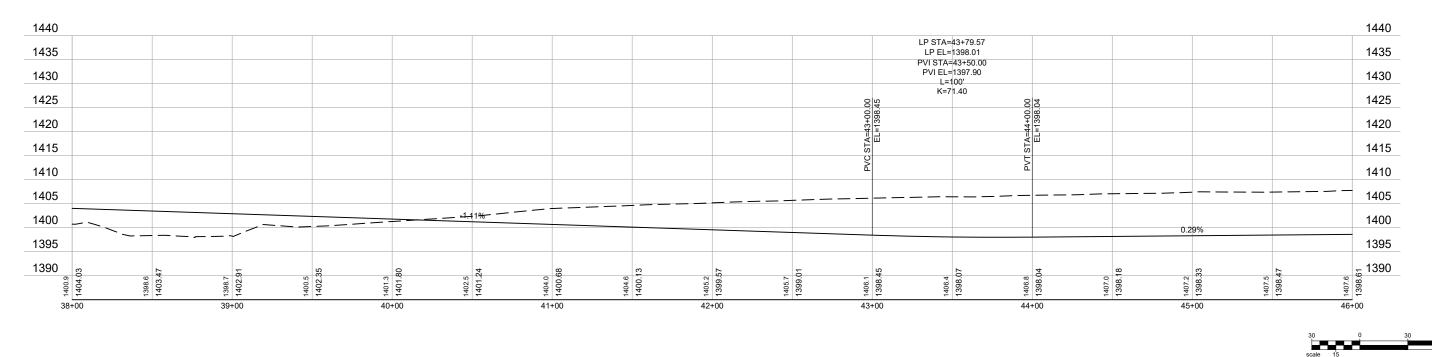
SANITARY SEWER MANHOLE RIM=1416.29

SUNFLOWER COMMERCE PARK 3RD **ADDITION** BEL AIRE, KANSAS

SUNFLOWER COURT STA. 30+50.00 to STA. 38+00.00



SUNFLOWER COURT STA. 38+00.00 to STA. 46+00.00



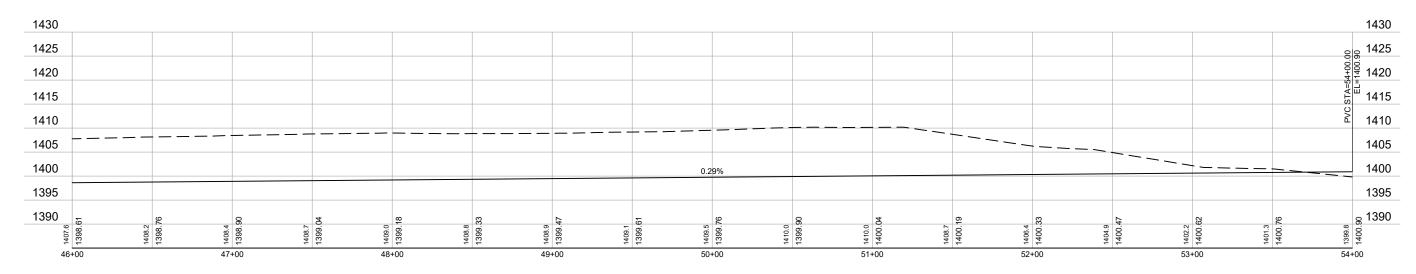
Save: 5/24/2023 11:30 AM akrejd Plot. 5/24/2023 11:42 A

AC172061 Rev.# Revision Issue Revision Issue Date Rev.# Description Date Rev.# Description

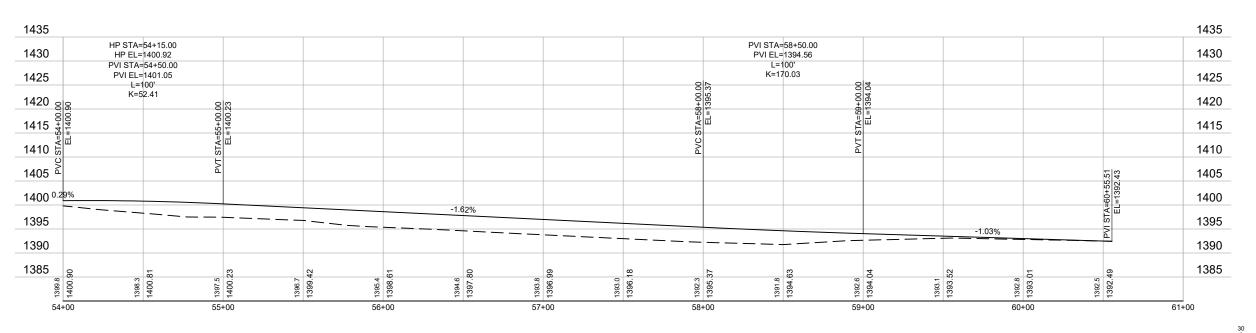
SUNFLOWER COMMERCE PARK 3RD
ADDITION
BEL AIRE, KANSAS

ROADWAY PROFILES
SUNFLOWER COMMERCE PARK 3RD ADDITION

SUNFLOWER COURT STA. 46+00.00 to STA. 54+00.00



SUNFLOWER COURT STA. 54+00.00 to STA. 61+00.00



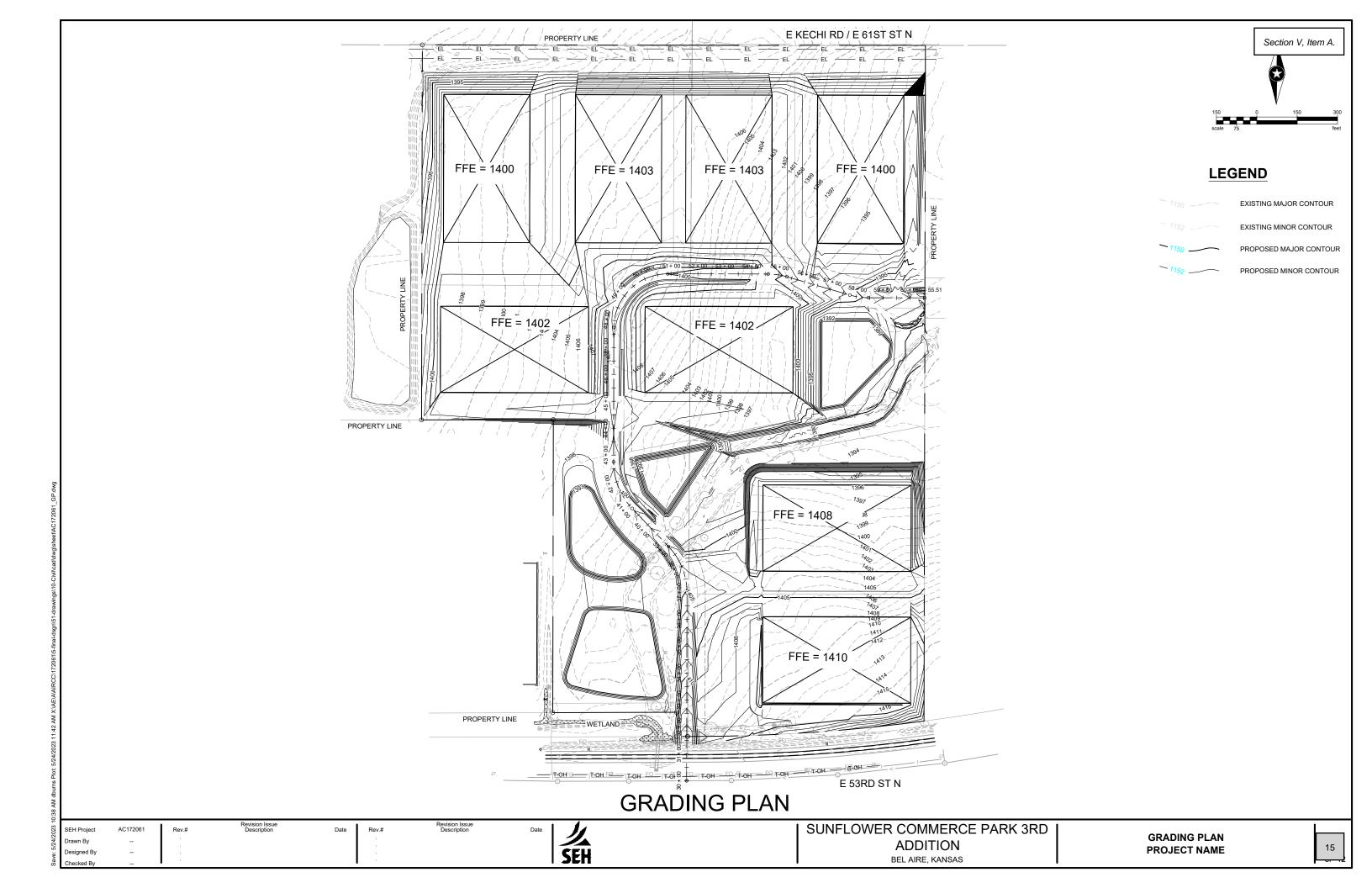
么 SEH

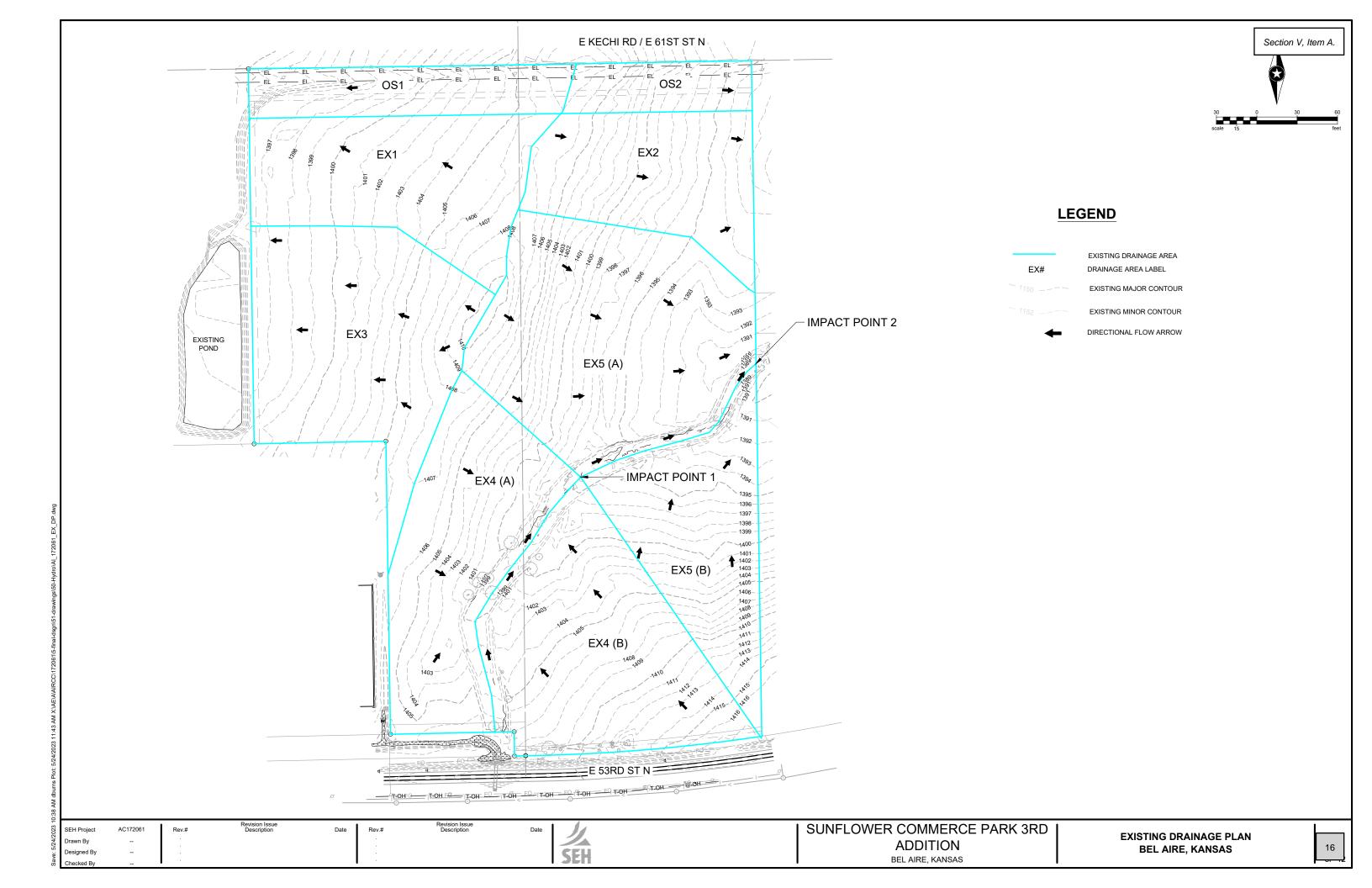
ct AC172061 Rev.# Revision Issue Rev.# Revision Issue Date Rev.# Description Date Rev.# Des

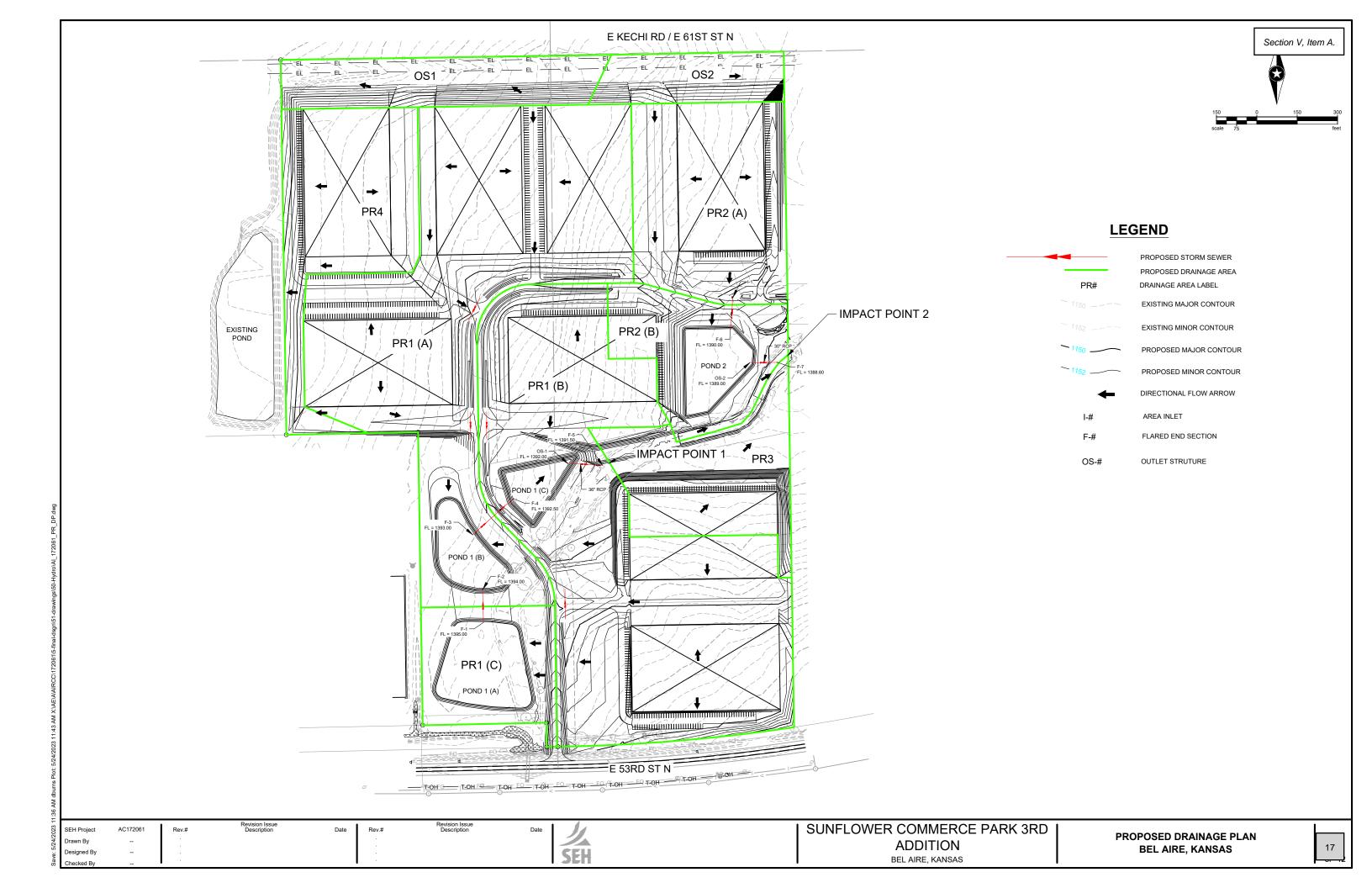
SUNFLOWER COMMERCE PARK 3RD ADDITION
BEL AIRE, KANSAS

ROADWAY PROFILES
SUNFLOWER COMMERCE PARK 3RD ADDITION









EXISTING									
Basin	Storm Event	Duration (hr)	AMC	Storm Depth (in)	Area (ac)	CN	Q (cfs)		
EX1	2	24	2	3.38	11.13	89	19.52		
EX1	5	24	2	4.54	11.13	89	26.25		
EX1	10	24	2	4.98	11.13	89	32.05		
EX1	25	24	2	6.05	11.13	89	40.41		
EX1	100	24	2	7.83	11.13	89	54.23		

	EXISTING									
Basin	Storm Event	Duration (hr)	AMC	Storm Depth (in)	Area (ac)	CN	Q (cfs)			
EX2	2	24	2	3.38	8.63	89	17.12			
EX2	5	24	2	4.54	8.63	89	23.00			
EX2	10	24	2	4.98	8.63	89	28.07			
EX2	25	24	2	6.05	8.63	89	35.38			
EX2	100	24	2	7.83	8.63	89	47.45			

	EXISTING (To Existing Pond)										
Basin	Storm Event	Duration (hr)	AMC	Storm Depth (in)	Area (ac)	CN	Q (cfs)				
EX3	2	24	2	3.38	14.82	89	30.40				
EX3	5	24	2	4.54	14.82	89	40.85				
EX3	10	24	2	4.98	14.82	89	49.84				
EX3	25	24	2	6.05	14.82	89	62.81				
EX3	100	24	2	7.83	14.82	89	84.23				

	EXISTING										
Basin	Storm Event	Duration (hr)	AMC	Storm Depth (in)	Area (ac)	CN	Q (cfs)				
EX4(A)	2	24	2	3.38	12.04	89	18.93				
EX4 (A)	5	24	2	4.54	12.04	89	25.48				
EX4 (A)	10	24	2	4.98	12.04	89	31.13				
EX4 (A)	25	24	2	6.05	12.04	89	39.28				
EX4 (A)	100	24	2	7.83	12.04	89	52.75				

	EXISTING												
Basin	Storm Event	Duration (hr)	AMC	Storm Depth (in)	Area (ac)	CN	Q (cfs)						
EX4 (B)	2	24	2	3.38	14.32	89	24.75						
EX4 (B)	5	24	2	4.54	14.32	89	33.29						
EX4 (B)	10	24	2	4.98	14.32	89	40.64						
EX4 (B)	25	24	2	6.05	14.32	89	51.26						
EX4 (B)	100	24	2	7.83	14.32	89	68.79						

	EXISTING												
Basin	Storm Event	Duration (hr)	AMC	Storm Depth (in)	Area (ac)	CN	Q (cfs)						
EX5 (A)	2	24	2	3.38	17.24	89	27.34						
EX5 (A)	5	24	2	4.54	17.24	89	36.80						
EX5 (A)	10	24	2	4.98	17.24	89	44.96						
EX5 (A)	25	24	2	6.05	17.24	89	56.72						
EX5 (A)	100	24	2	7.83	17.24	89	76.18						

	EXISTING												
Basin	Storm Event	Duration (hr)	AMC	Storm Depth (in)	Area (ac)	CN	Q (cfs)						
EX5 (B)	2	24	2	3.38	9.60	89	16.28						
EX5 (B)	5	24	2	4.54	9.60	89	21.91						
EX5 (B)	10	24	2	4.98	9.60	89	26.76						
EX5 (B)	25	24	2	6.05	9.60	89	33.76						
EX5 (B)	100	24	2	7.83	9.60	89	45.32						

EX _{TOTAL}	2	24	2	3.38	87.78	89	154.34
EX _{TOTAL}	5	24	2	4.54	87.78	89	207.58
EX _{TOTAL}	10	24	2	4.98	87.78	89	253.45
EX _{TOTAL}	25	24	2	6.05	87.78	89	319.62
EXTOTAL	100	24	2	7.83	87.78	89	428.95

	PROPOSED												
Basin	Storm Event	Duration (hr)	AMC	Storm Depth (in)	Area (ac)	CN	Q (cfs)						
PR1 (A)	2	24	2	3.38	25.50	93	50.56						
PR1 (A)	5	24	2	4.54	25.50	93	65.80						
PR1 (A)	10	24	2	4.98	25.50	93	78.84						
PR1 (A)	25	24	2	6.05	25.50	93	97.57						
PR1 (A)	100	24	2	7.83	25.50	93	128.50						

	PROPOSED											
Basin	Storm Event	Duration (hr)	AMC	Storm Depth (in)	Area (ac)	CN	Q (cfs)					
PR1 (B)	2	24	2	3.38	27.46	93	65.74					
PR1(B)	5	24	2	4.54	27.46	93	85.48					
PR1(B)	10	24	2	4.98	27.46	93	102.36					
PR1(B)	25	24	2	6.05	27.46	93	126.60					
PR1 (B)	100	24	2	7.83	27.46	93	166.63					

	PROPOSED											
Basin	Basin Storm Event Duration (hr) AMC Storm Depth (in) Area (ac) CN Q (cfs)											
PR1 (C)	2	24	2	3.38	5.07	89	12.84					
PR1 (C)	5	24	2	4.54	5.07	89	17.23					
PR1 (C)	10	24	2	4.98	5.07	89	21.00					
PR1 (C)	25	24	2	6.05	5.07	89	26.43					
PR1 (C)	100	24	2	7.83	5.07	89	35.39					

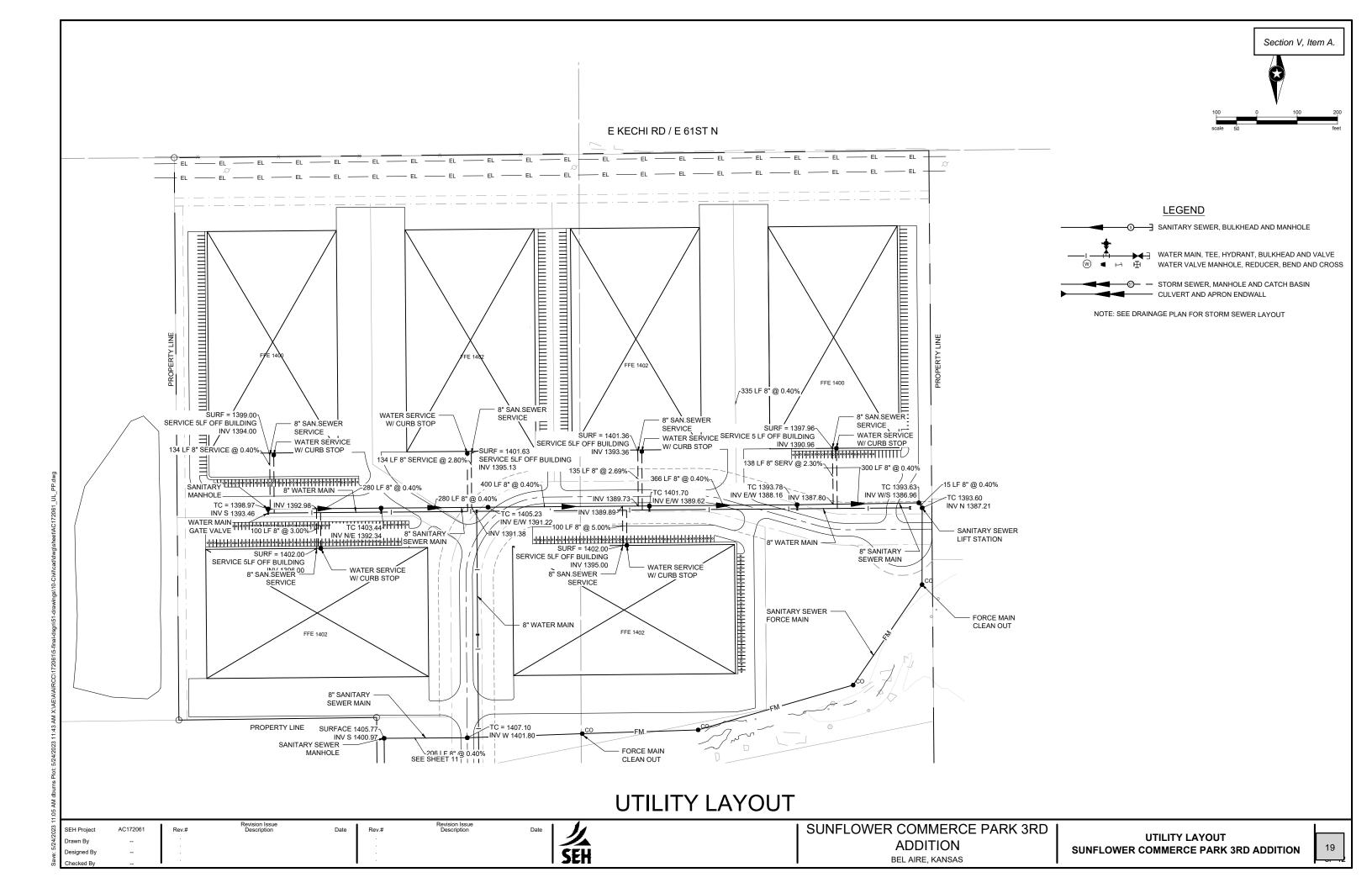
	PROPOSED												
Basin	Storm Event	Duration (hr)	AMC	Storm Depth (in)	Area (ac)	CN	Q (cfs)						
PR2 (A)	2	24	2	3.38	9.49	93	22.43						
PR2 (A)	5	24	2	4.54	9.49	93	29.16						
PR2 (A)	10	24	2	4.98	9.49	93	34.92						
PR2 (A)	25	24	2	6.05	9.49	93	43.20						
PR2 (A)	100	24	2	7.83	9.49	93	56.86						

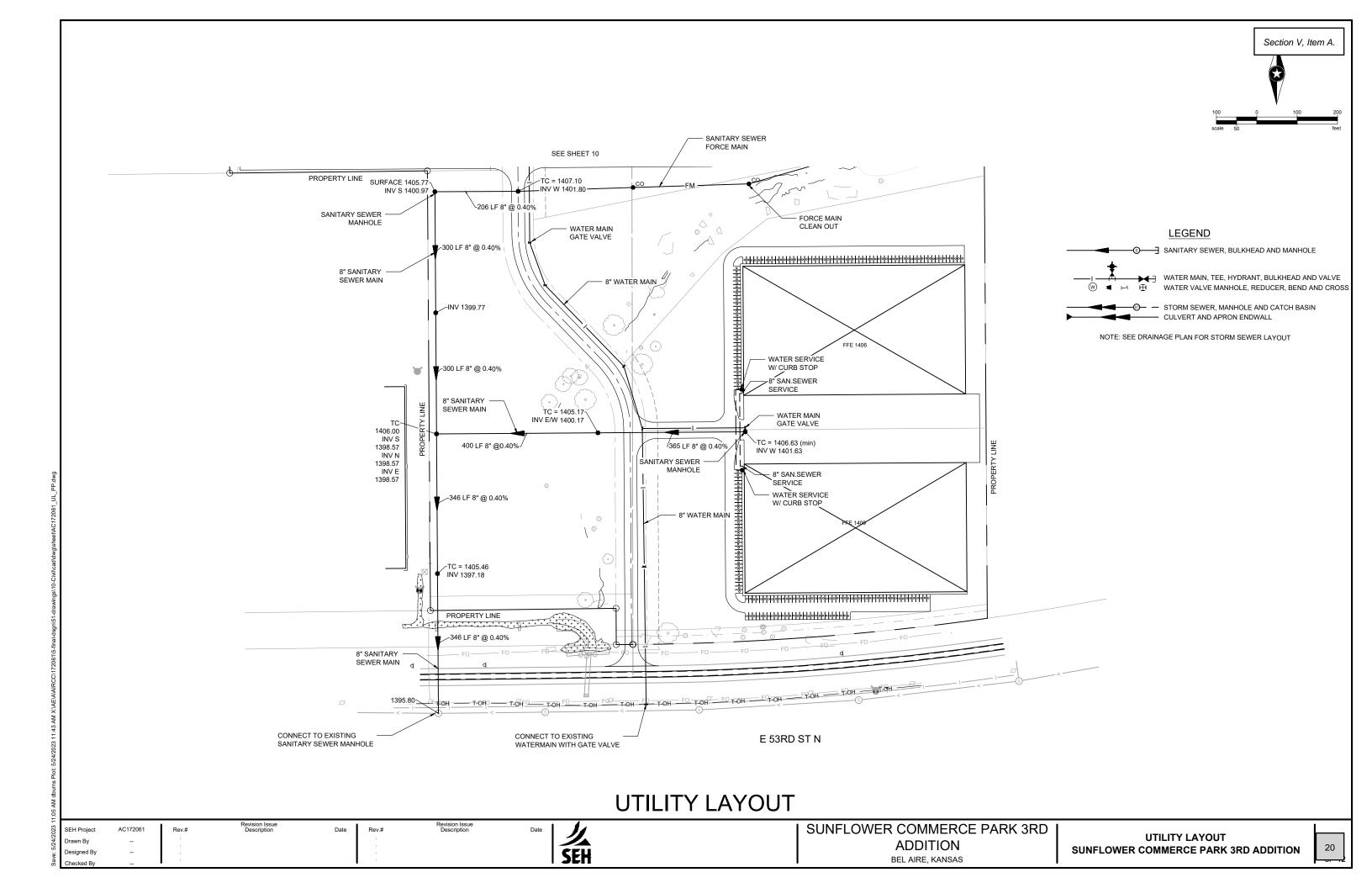
	PROPOSED											
Basin	Storm Event	Duration (hr)	AMC	Storm Depth (in)	Area (ac)	CN	Q (cfs)					
PR2 (B)	2	24	2	3.38	5.90	93	14.62					
PR2 (B)	5	24	2	4.54	5.90	93	19.00					
PR2 (B)	10	24	2	4.98	5.90	93	22.75					
PR2 (B)	25	24	2	6.05	5.90	93	28.13					
PR2 (B)	100	24	2	7.83	5.90	93	37.02					

	PROPOSED											
Basin	Storm Event	Duration (hr)	AMC	Storm Depth (in)	Area (ac)	CN	Q (cfs)					
PR3	2	24	2	3.38	5.98	93	17.01					
PR3	5	24	2	4.54	5.98	93	22.09					
PR3	10	24	2	4.98	5.98	93	26.44					
PR3	25	24	2	6.05	5.98	93	32.68					
PR3	100	24	2	7.83	5.98	93	42.98					

	PROPOSED											
Basin	Storm Event	Duration (hr)	AMC	Storm Depth (in)	Area (ac)	CN	Q (cfs)					
PR4	2	24	2	3.38	8.38	93	24.08					
PR4	5	24	2	4.54	8.38	93	31.27					
PR4	10	24	2	4.98	8.38	93	37.42					
PR4	25	24	2	6.05	8.38	93	46.25					
PR4	100	24	2	7.83	8.38	93	60.84					

PR _{TOTAL}	2	24	2	3.38	87.78	93	207.28
PR _{TOTAL}	5	24	2	4.54	87.78	93	270.03
PR _{TOTAL}	10	24	2	4.98	87.78	93	323.73
PR _{TOTAL}	25	24	2	6.05	87.78	93	400.86
PR _{TOTAL}	100	24	2	7.83	87.78	93	528.22









PUD Application Page 9 of 9

APPLICATION

This form MUST be completed and filed at City Hall, Bel Aire, Kansas, 6751 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:		to
Amendments to Change Zoning	District	S
Preliminary PUD		Preliminary PUD with plat/ zoning
Final PUD		Final PUD with plat/ zoning



PUD Application Page 10 of 10

City of Bel Aire Planning Commission					
Approved Rejected					
Comments to City Council					
City of Bel Aire Council					
Approved Rejected					
Name of owner_LOU ROBELLI					
Address 5841 N PROSPECT, PARK CITY, KS, 67204 Telephone 316.761.5705 / lou@aircapitol.net					
Agent representing the owner_SEH INC - JAKE VASA					
Address 15750 DODGE RD SUITE 304, OMAHA, NE, 68118 Telephone 402.480.4096 / jvasa@sehinc.com					
The application area is legally described as Lot(s) 2 ;Block(s) A , SUNFLOWER COMMERCE PARK 2ND Addition, Bel Aire, Kansas. If appropriate, a metes and bounds description may be attached.					
2. The application area contains 95.7 acres.					
3. This property is located at (address) 53RD AND GREENWICH STREETS which is generally located at (relation to nearest streets) 53RD AND GREENWICH STREETS.					
4. County control number: 30009745					
5. 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					

H:\zoning forms\PUDAPPLICATION.doc1/9/06



PUD Application Page 11 of 11

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.

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	Phone	
Address	Zip Code	
Agent	Phone	
	Zip Code	
	,	
2. Applicant	PhonePhone	
Address	Zip Code	
Agent	Phone	
Address	Zip Code	
	egoing information is true and correct to the best of	
	s that the Governing Body shall have authority to	
	ns necessary in order to serve the public interest a	and
welfare.		
9 20 00	1000	
hay Kellella	_ hm & Kull	
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.

City of Bel Aire

STAFF REPORT

DATE: 06/05/2023

TO: Bel Aire Planning Commission

FROM: Keith Price

RE: Agenda

FOR MEETING OF 6/8/23 CITY COUNCIL INFORMATION ONLY

SUMMARY:

SD-23-04. PUD re-platting approximately 96 acres in Sunflower Commerce Park 2nd. The development is labeled Sunflower Commerce Park 3rd

The city advertised the hearing in the Ark Valley newspaper.

History: The land was platted for Epic Sports and future growth of that business if the land options were exercised; total acreage of the plat is around 245 acres. The process started in 2016 and was completed in 2018. Floodplain, Evergy power lines, pipeline easements were some of the items the city worked thought to complete the platting process. The Covenants from the Sunflower Commerce Park is the binding design document; the PUD page two has the basic overall PUD rules.

Discussion:

Evergy has been contacted by staff. In addition to requiring easements with in the replatted boundaries, they have provided rules for the transmission easement along the rear of the property:

- Evergy, at this time, does not consent to any encroachments into the easement.
- The identified KG&E easement is a private easement and shall not be used as a Utility easement.
- Other easements may abut Evergy easements but not overlap.
- The Evergy (KG&E) Easement which appear on Film 643 Page 954 that exist on the north side of this property widths have not been verified.
- Evergy Transmission will not allow and excavation of fill within the easement without deeper analysis. Even after analysis the proposed changes may not be granted.
- Evergy retains the right to use the to the entire Easement. This includes moving\placing poles anywhere needed to meet future design criteria.
- Above grade objects within the easement cannot exceed 10 feet above current grade
- Equipment operating in the Easement cannot exceed 14 ft above current grade this includes but is not limited to any lifting or articulating booms, dump trucks dozers.
- Spoils cannot be stored in Easement
- Any costs occurred in the modification of the line, structures or easement will be the responsibility of the requestor.

Onegas didn't request any additional easements currently. The did provide the nearest location; south side of Industry Dr and there is a line at N Toler Dr.

The city engineer will contact the civil engineer directly with any item not covered with this process.

This is a PUD preliminary plat and will need to meet the code section below with contents listed:

19.5.5. Preliminary PUD plat

Required for all C-2 Commercial Districts, M-1 Manufacturing and Industrial Districts or any combination thereof.

Sheet Size: The site plan should be no larger than 11" x 17" and no smaller than 8 ½" x 11". Site plans for larger projects (greater than 6 acres), may be larger, with the approval of City Staff. All information must be submitted on electronic media compatible with the City's systems. Title: A brief description of the PUD.

Applicant Name: Name of the applicant and the agent who prepared the drawing, if applicable.

North Arrow: Indicate the north direction with respect to the project, Lot, or structure.

Scale: The scale should be adequate to portray the project, Lot, or structure on the sheet size required. For example, a Lot that is 70 feet by 100 feet can adequately by portrayed at a scale of 1" – 20' (in inch equals 20 feet) on an 11" x 17" sheet of paper. The scale should not be smaller than 1" = 20' and 1" = 50' for larger properties; projects involving 100 acres will use 1"=100' and in excess of 100 acres use 1"=200' for the overall plan, but will utilize ballooned detail pages to expanded information as necessary.

Dimensions: In addition to adequate scale representation, all key features (lot, buildings, driveways, etc.) on the site plan shall have dimensions in feet noted for all sides.

Legal Description: Legal description of Lot(s) or parcels included in the PUD. This description can be in the form of Lots and Blocks.

Existing Conditions: Indicate all structures and features as they exist on the property. These should be drawn to scale, as described above, and shall include, but not be limited to:

All structures and buildings

Parking Spaces

Fences

Significant trees or stands of trees

Other landscaping

Floodplains

Water area or features

Significant topographical features

Utilities, above and below ground

Drainage patterns

Conclusion:

Staff recommend approving all of the changes necessary to meet the city code for a preliminary plat and utility provider's request. Substantially completed submittals that provide

Section VII, Item A.

enough information and be conditionally approved with the knowledge any ul or clerks errors can be corrected.