



AGENDA CITY COUNCIL AND PLANNING COMMISSION WORKSHOP

7651 E. Central Park Ave, Bel Aire, KS

Video Available at belaireks.gov

May 14, 2024 6:30 PM



I. Development of 2035 Comprehensive Plan

[A.](#) City Leadership Work Session #1

II. OTHER?

III. DISMISS

Additional Attachments

[A.](#) Manager's Report - May 14, 2024

Notice

It is possible that sometime between 6:00 and 6:30 PM immediately prior to this meeting, during breaks, and directly after the meeting, a majority of the Governing Body may be present in the Council Chambers or the lobby of City Hall. No one is excluded from these areas during these times. Video of this meeting can be streamed on www.belaireks.gov or on YouTube. Please make sure all cell phones and other electronics are turned off and put away.



CITY LEADERSHIP WORK SESSION #1

MAY 14, 2024

WHAT IS A COMPREHENSIVE PLAN?

- A **vision for the future** at the community scale, created by the community and for the community
- Develops and records **shared goals and desires**
- Examines where the City is, where it came from, and crafts a **coordinated road map** for the future
- Guides **growth and development** of the City for the next 10 years
- Is revisited to ensure **continued relevance**



PROJECT SCHEDULE

Section I, Item A.

ASSESS (JAN 2024 – MAY 2024)



ENGAGE (JAN 2024 – OCT 2024)



PLAN (MAY 2024 – JUL 2024)



REFINE, ADOPT & IMPLEMENT (AUG 2024 – OCT 2024)



PLANNING VS. ZONING

- **Planning** considers the big picture
- **Planning** involves the entire community
- **Planning** analyzes the past and develops the desired path forward at various scales
- **Zoning** regulates specific developments
- **Zoning** is one aspect of planning implementation



COMMUNITY ASSESSMENT

EXISTING CONDITIONS



COMMUNITY SNAPSHOT

Section I, Item A.



POPULATION

8,341 people live in Bel Aire, 4,109 males and 4,232 females.

The population is expected to reach 12,927 by 2050.



HOUSEHOLDS

There are 2,911 households with an average size of 2.85 per household.

Annual household retail expenditures is expected to be \$28,487.



HOME VALUE

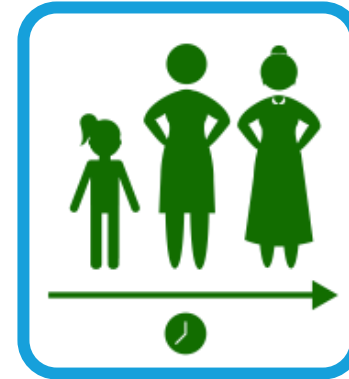
The median owner-occupied home value is \$187,350.

77.0% of Bel Aire's housing units are owner-occupied, 21.8% are renter-occupied, and 1.3% are vacant.



HOUSEHOLD INCOME

Median household income in Bel Aire is \$122,942, which is a 49% increase from 2010.



AGE

The median age of Bel Aire residents is 34.7.

50.3% are under the age of 35, and 73.3% are under the age of 55.

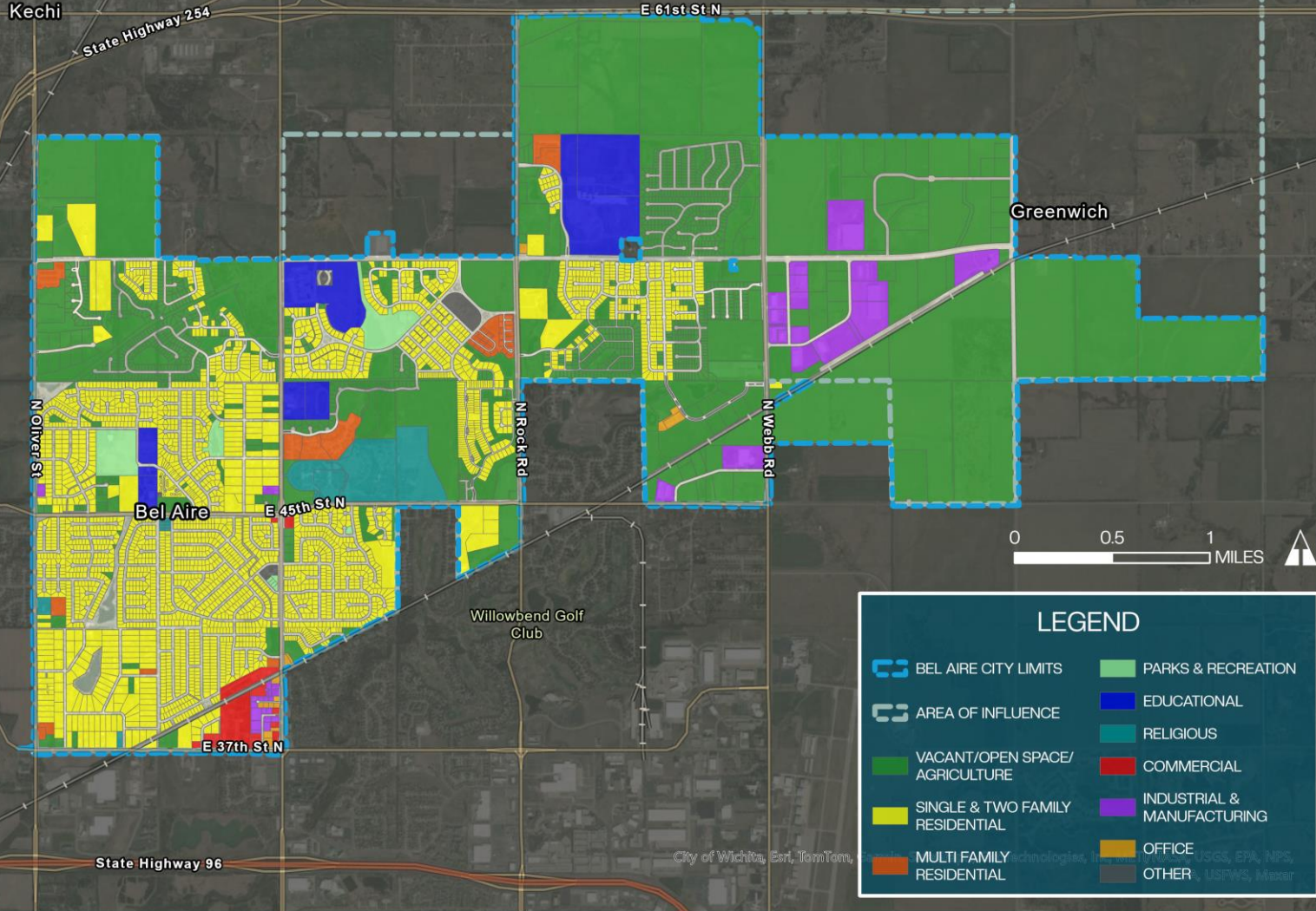


EXISTING LAND USE

Section I, Item A.



MAP A.X | EXISTING LAND USE



LEGEND

- BEL AIRE CITY LIMITS
- AREA OF INFLUENCE
- VACANT/OPEN SPACE/ AGRICULTURE
- SINGLE & TWO FAMILY RESIDENTIAL
- MULTI FAMILY RESIDENTIAL
- PARKS & RECREATION
- EDUCATIONAL
- RELIGIOUS
- COMMERCIAL
- INDUSTRIAL & MANUFACTURING
- OFFICE
- OTHER

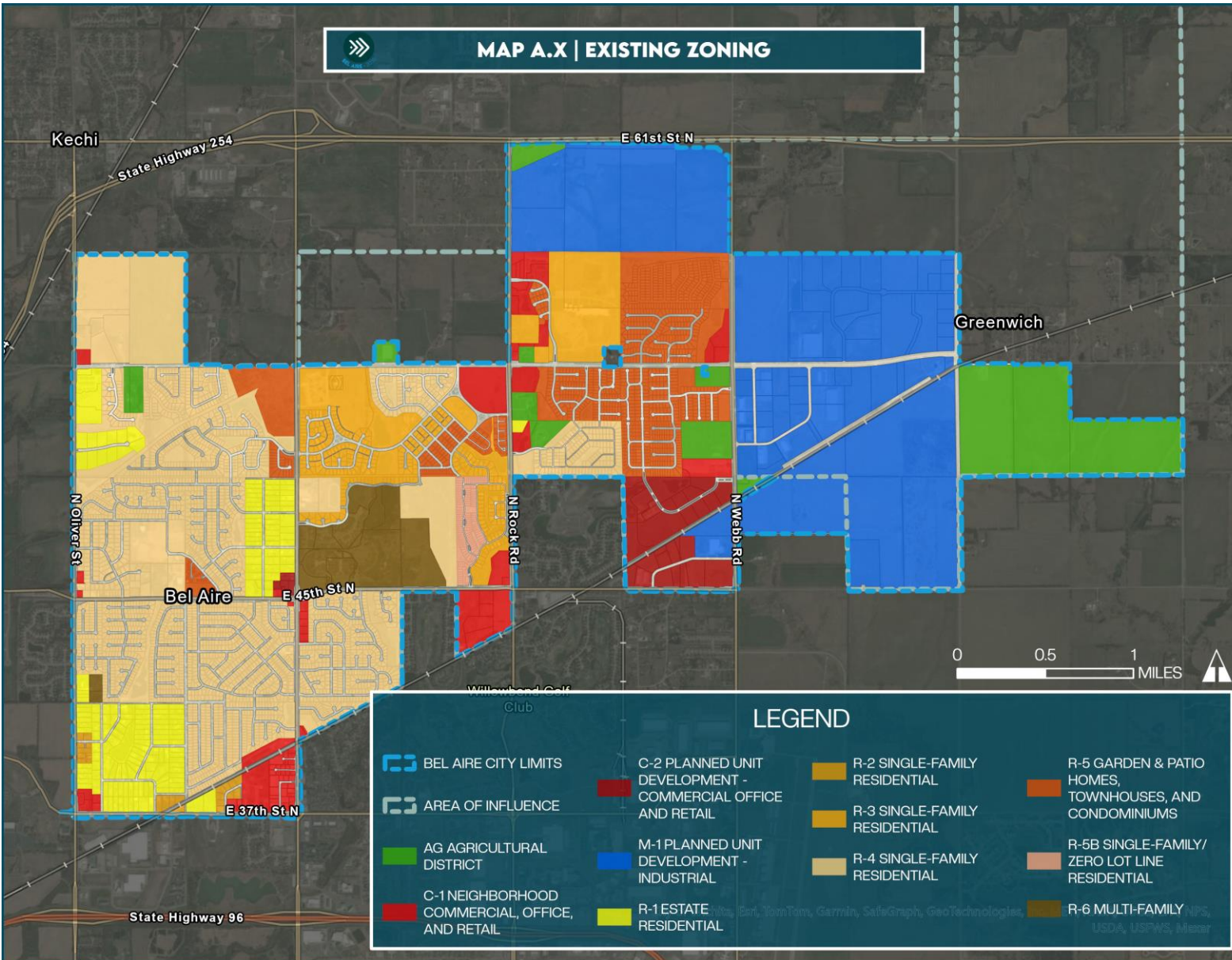
VACANT	61.4%
SINGLE/TWO FAMILY	25.2%
MULTI-FAMILY	1.4%
PARKS & RECREATION	1.1%
EDUCATIONAL	4.2%
RELIGIOUS	2.2%
COMMERCIAL	0.8%
INDUSTRIAL/ MANUFACTURING	3.1%
OFFICE	0.2%
OTHER	0.4%



EXISTING ZONING

Section I, Item A.

MAP A.X | EXISTING ZONING



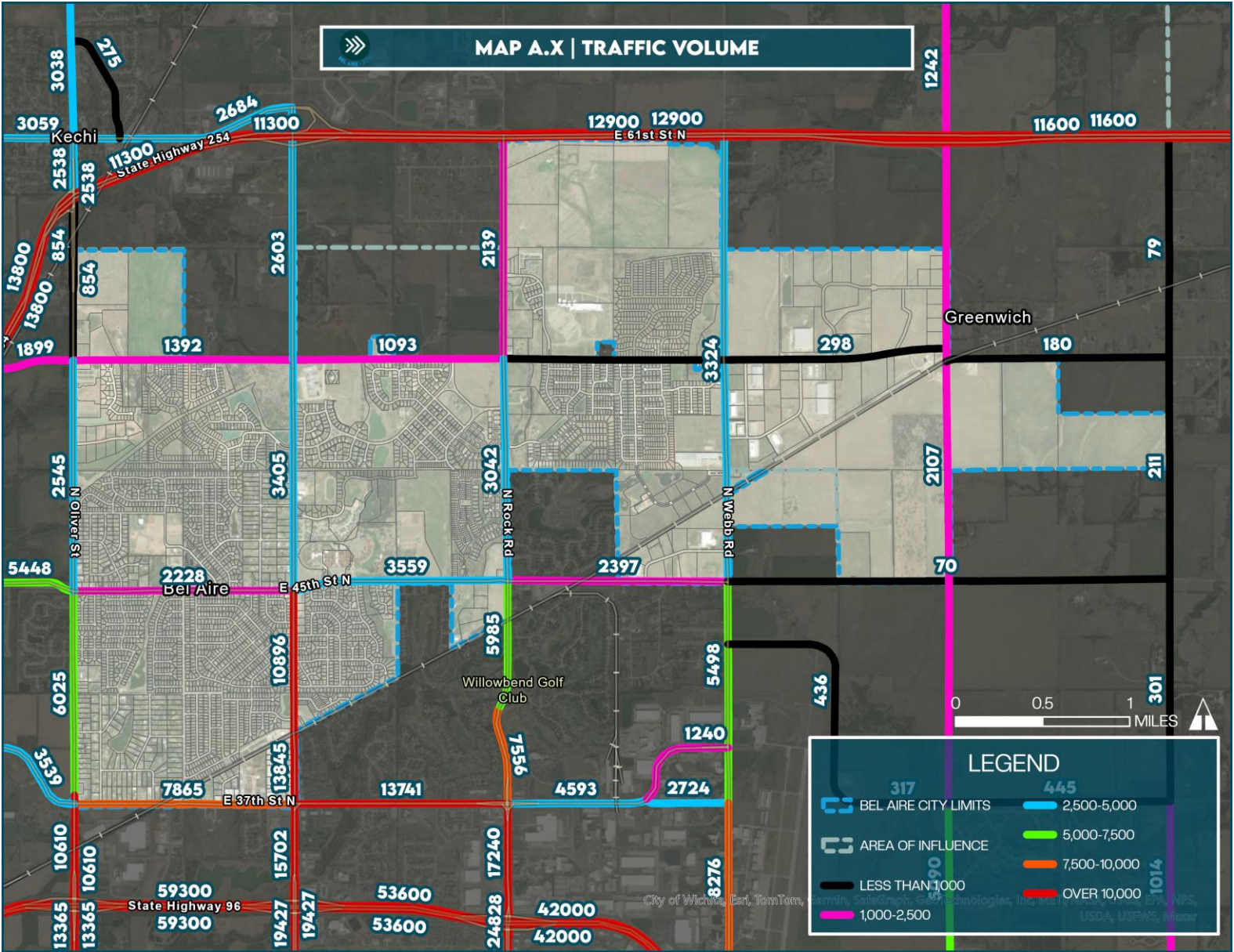
RESIDENTIAL	55.1%
COMMERCIAL	8.0%
INDUSTRIAL	28.6%
AGRICULTURAL	8.2%

- Residential zoning by type:
 - Single-Family = 77.1%
 - Multi-Family = 6.6%
 - R-5 = 16.3%



TRANSPORTATION

Section I, Item A.



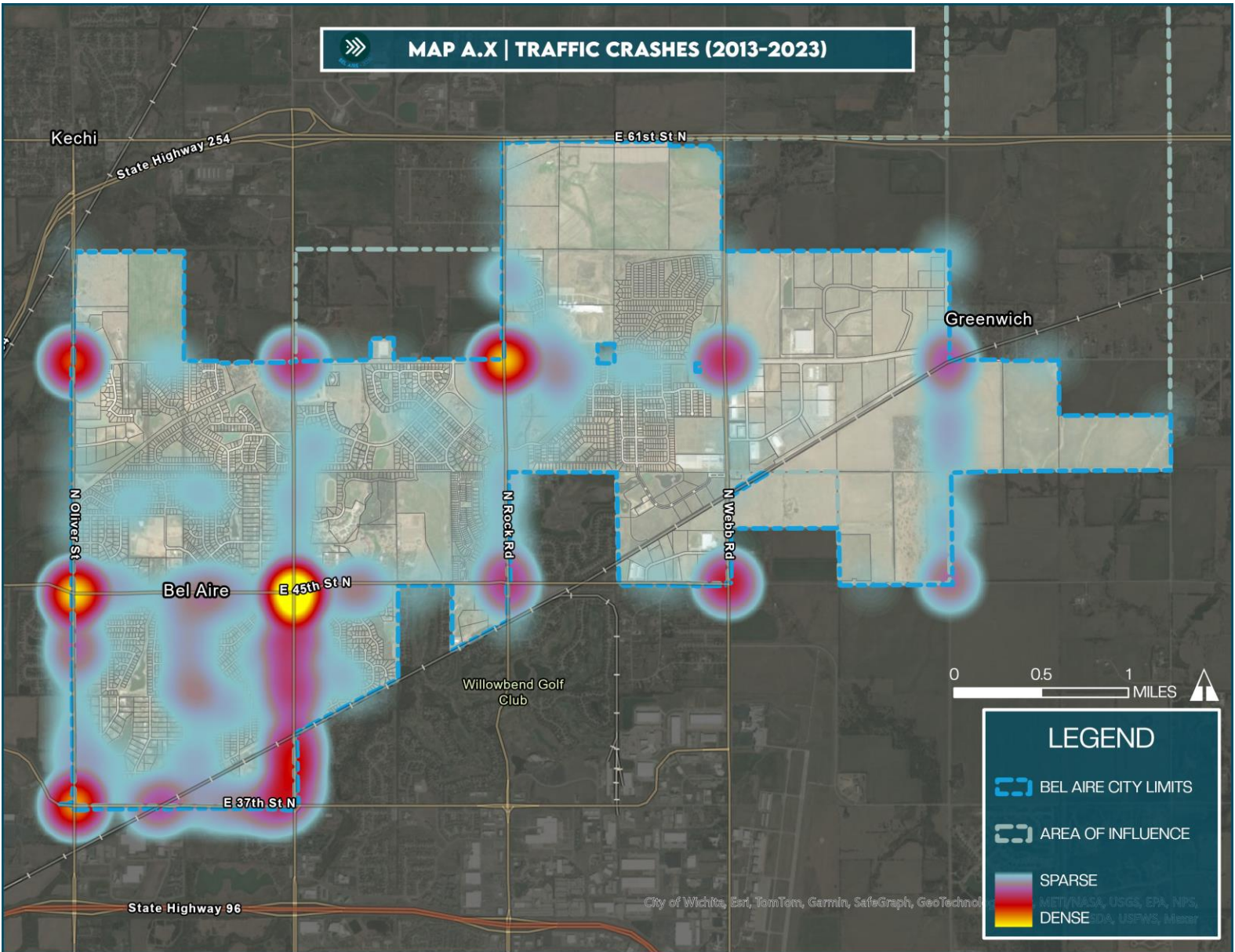
Woodlawn/37 th	13,845
Woodlawn/45 th	10,896
37 th – Oliver/Woodlawn	7,865
Oliver – 37 th /45 th	6,025
45 th – Woodlawn/Rock	3,559



TRAFFIC CRASHES

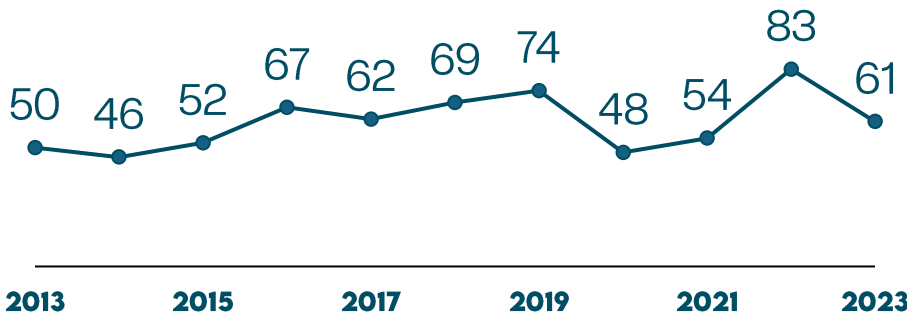
Section I, Item A.

MAP A.X | TRAFFIC CRASHES (2013-2023)



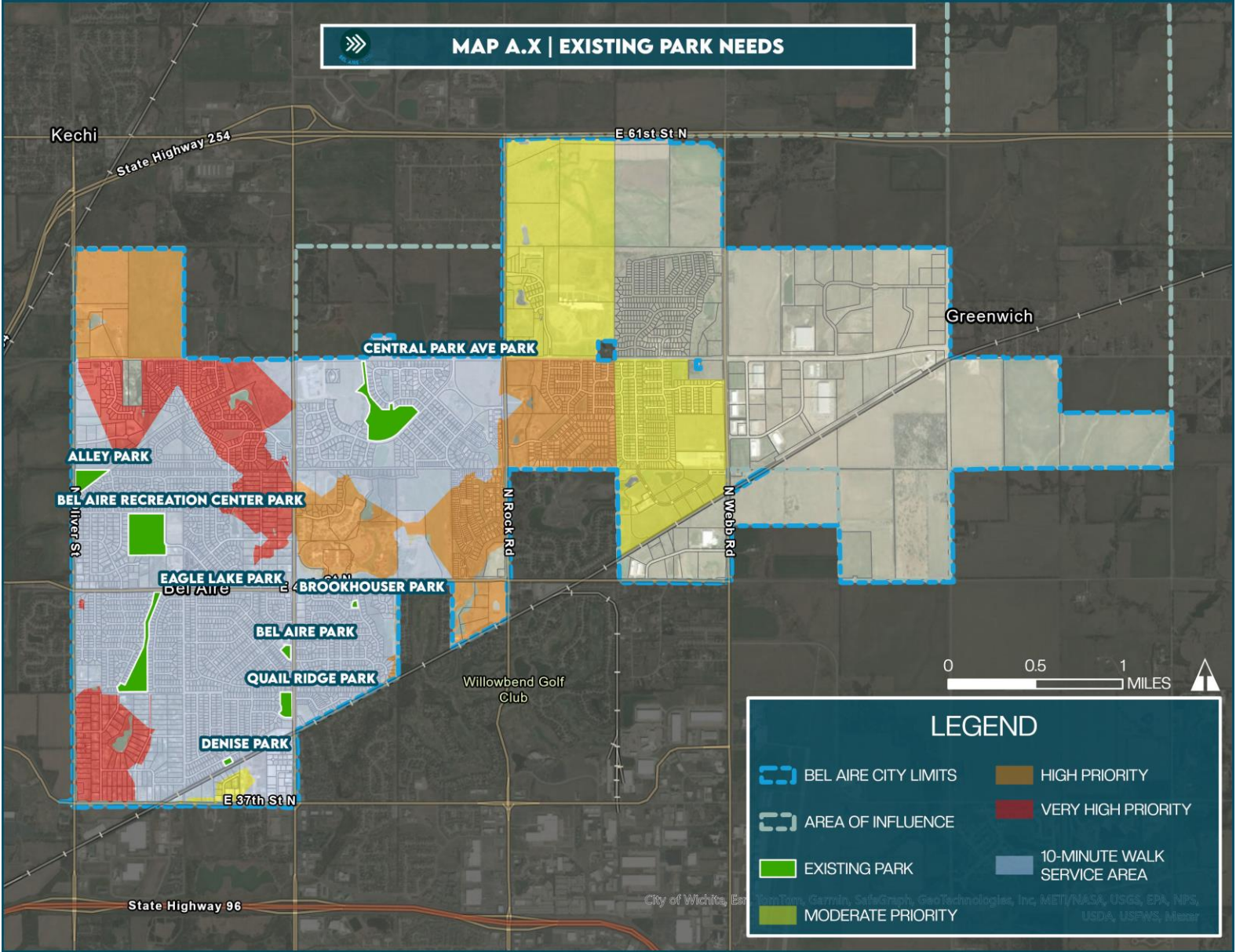
CRASH SEVERITY

PROPERTY DAMAGE ONLY	494
INJURY	172
FATAL	0
TOTAL	666



PARK NEEDS

Section I, Item A.



PARK CLASSIFICATION	AC.
POCKET	1.2
NEIGHBORHOOD	7.2
COMMUNITY	52.6
REGIONAL	0
TOTAL	61.0

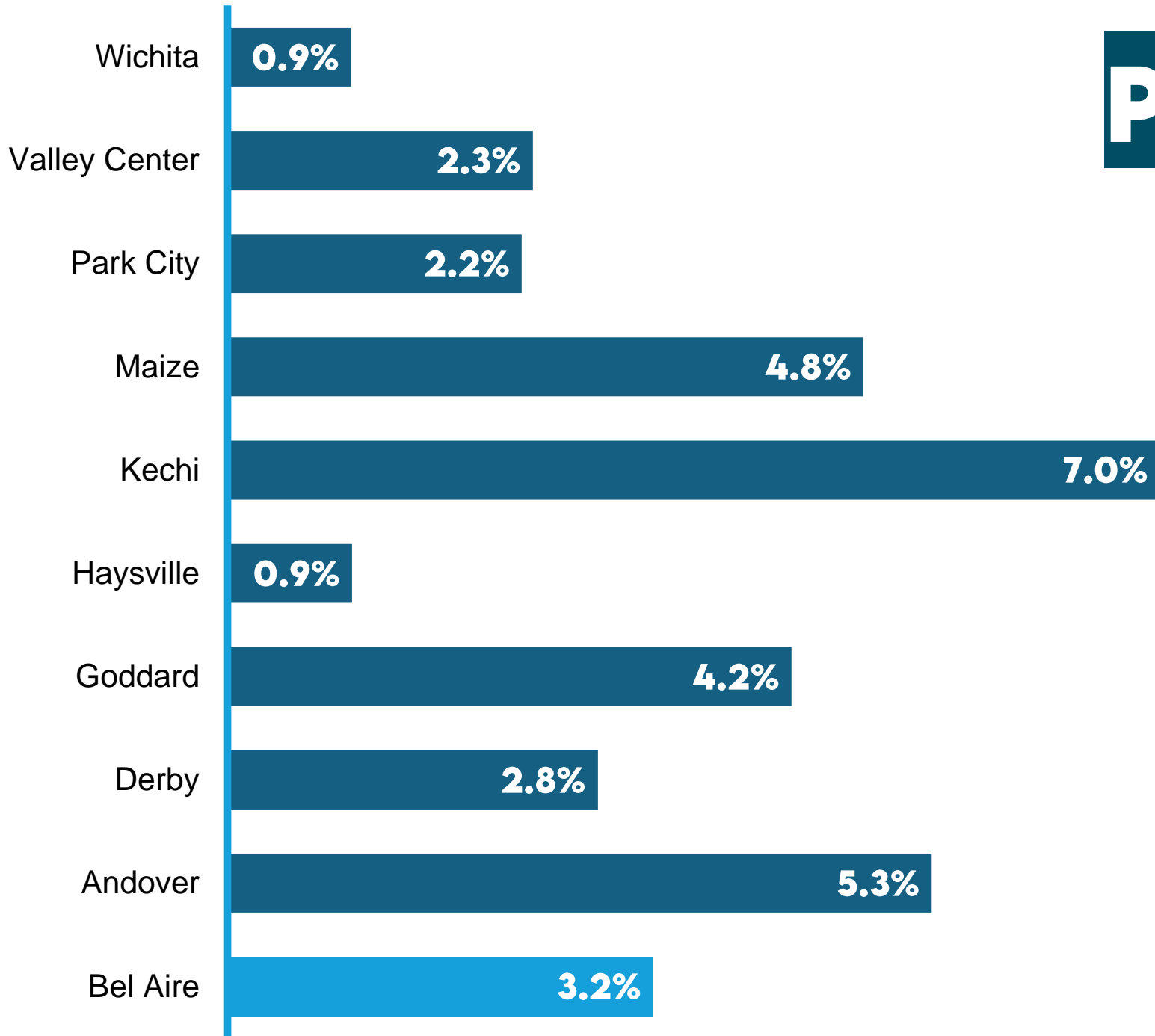


COMMUNITY ASSESSMENT

DEMOGRAPHICS



AVERAGE ANNUAL GROWTH RATE SINCE 1990



POPULATION

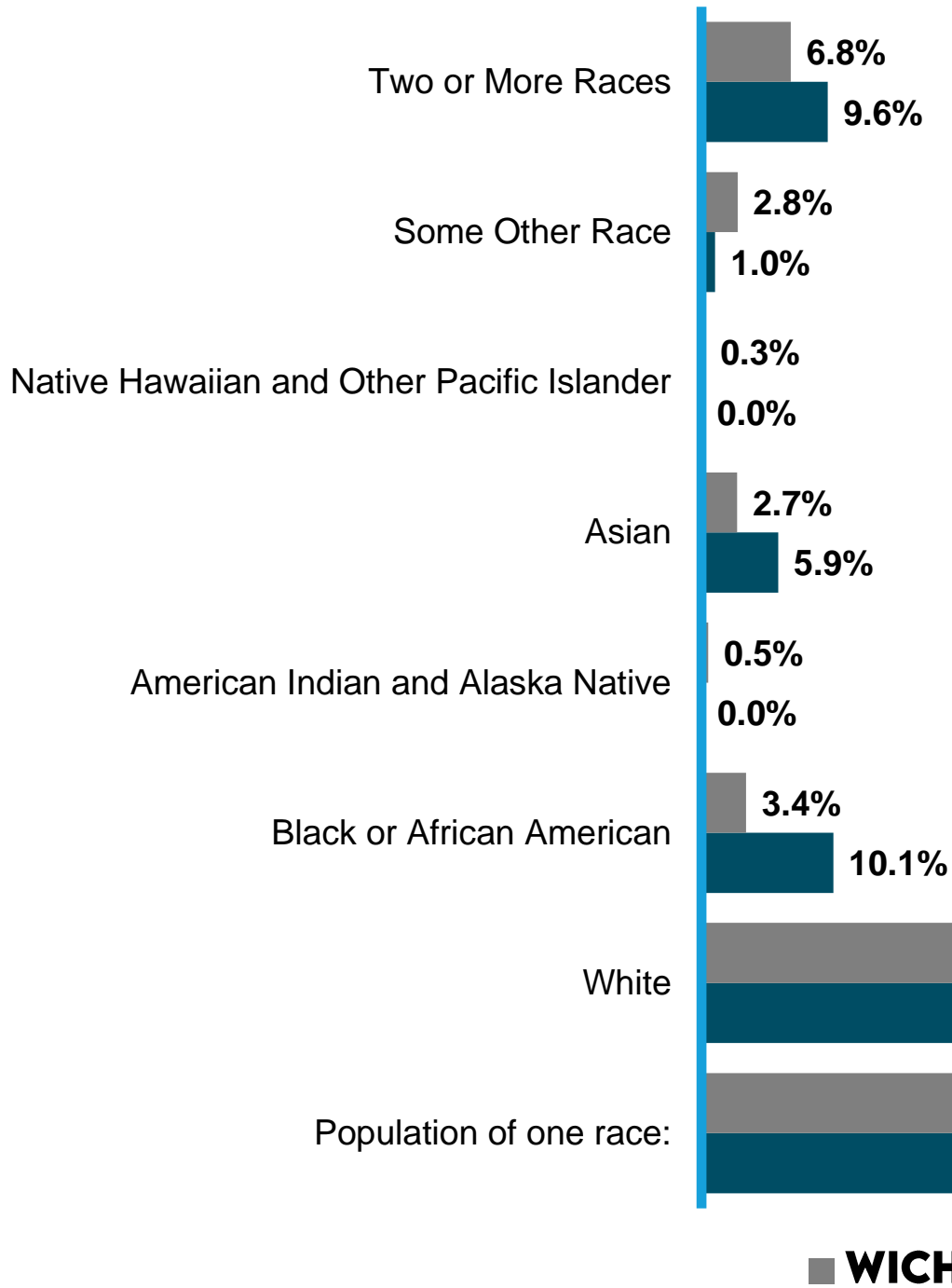
Section I, Item A.

- From a population of 3,695 residents in 1990, Bel Aire's population reached 8,262 by 2020.
- By 2050, Bel Aire's population is forecasted to be 12,927.
- This growth represents an annualized rate of 1.9%, yielding approximately 156 residents annually.



RACE & ETHNICITY

Section I, Item A.

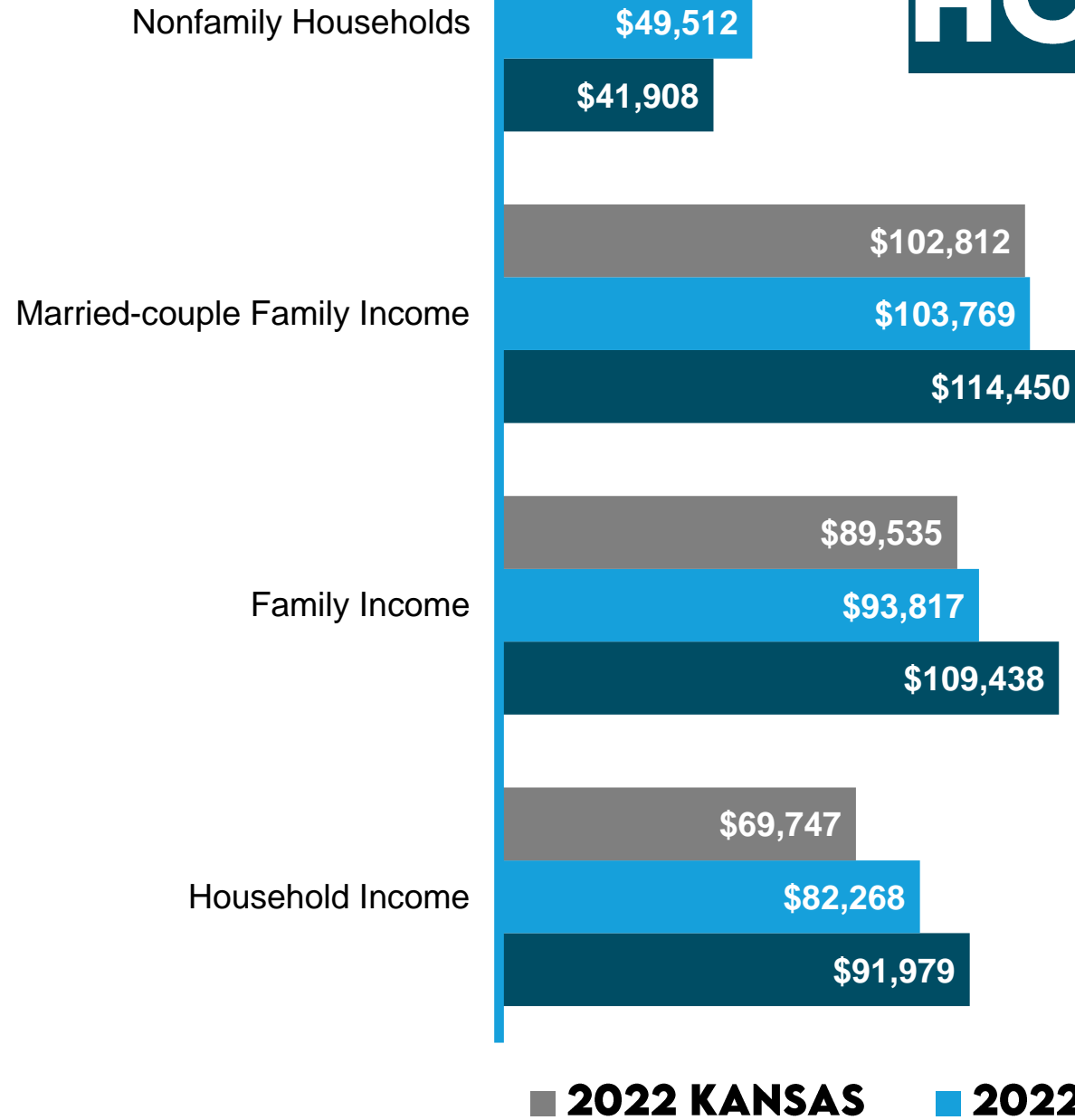


— Higher proportion of Bel Aire residents that identify as Black or African American, Asian, and Two or More Races compared to the average of all cities in the Wichita MSA.

— 12.6% of Bel Aire residents identify as Hispanic or Latino (10.3% for Wichita MSA)



HOUSEHOLD INCOME



— Bel Aire median household incomes have increased since 2010 and continue to generally outpace both the average of Wichita MSA communities and the State of Kansas.

— The one exception is that incomes for Nonfamily Households in lower in Bel Aire than the Wichita MSA.

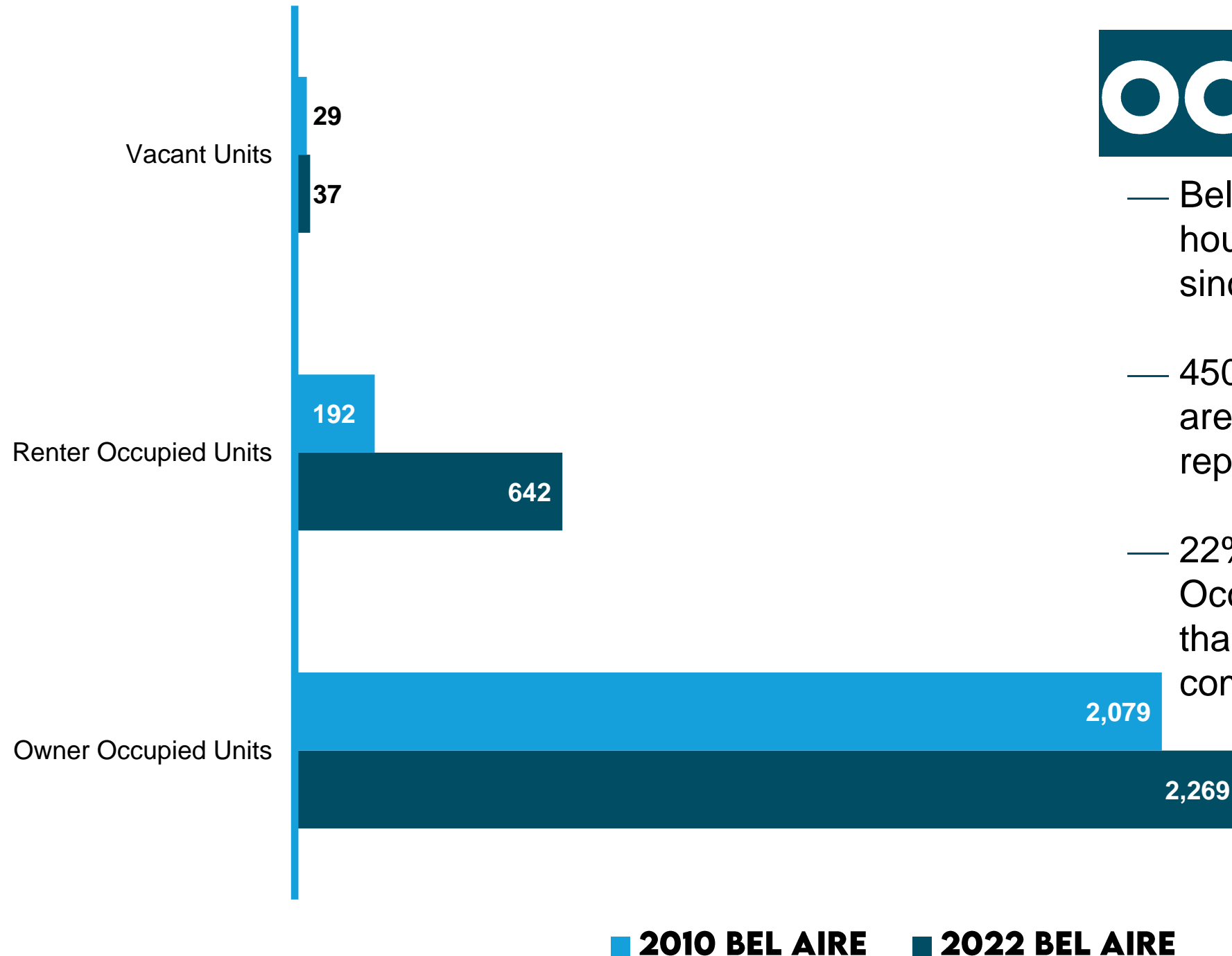


COMMUNITY ASSESSMENT

HOUSEHOLD CHARACTERISTICS



OCCUPANCY



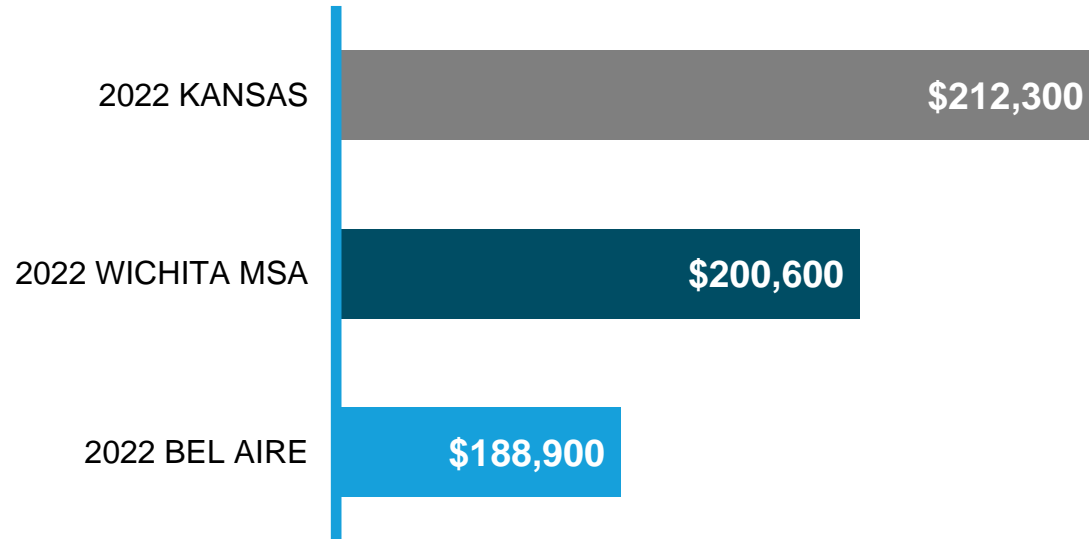
- Bel Aire currently has 2,948 housing units – a 648 increase since 2010.
- 450 of the 648 new housing units are Renter Occupied, which represents a 234% increase.
- 22% of all units are Renter Occupied, which is still lower than the average of Wichita MSA communities (27%).



FINANCIAL

Section I, Item A.

MEDIAN HOUSING VALUE



HOUSING COST AS PERCENTAGE OF INCOME



- Median housing values have increased significantly throughout the State since 2010.
- Median household incomes in Bel Aire have increased at a higher rate than housing values, resulting in a reduction in the cost of housing relative to income (19.9% to 15.5%).



COMMUNITY ASSESSMENT

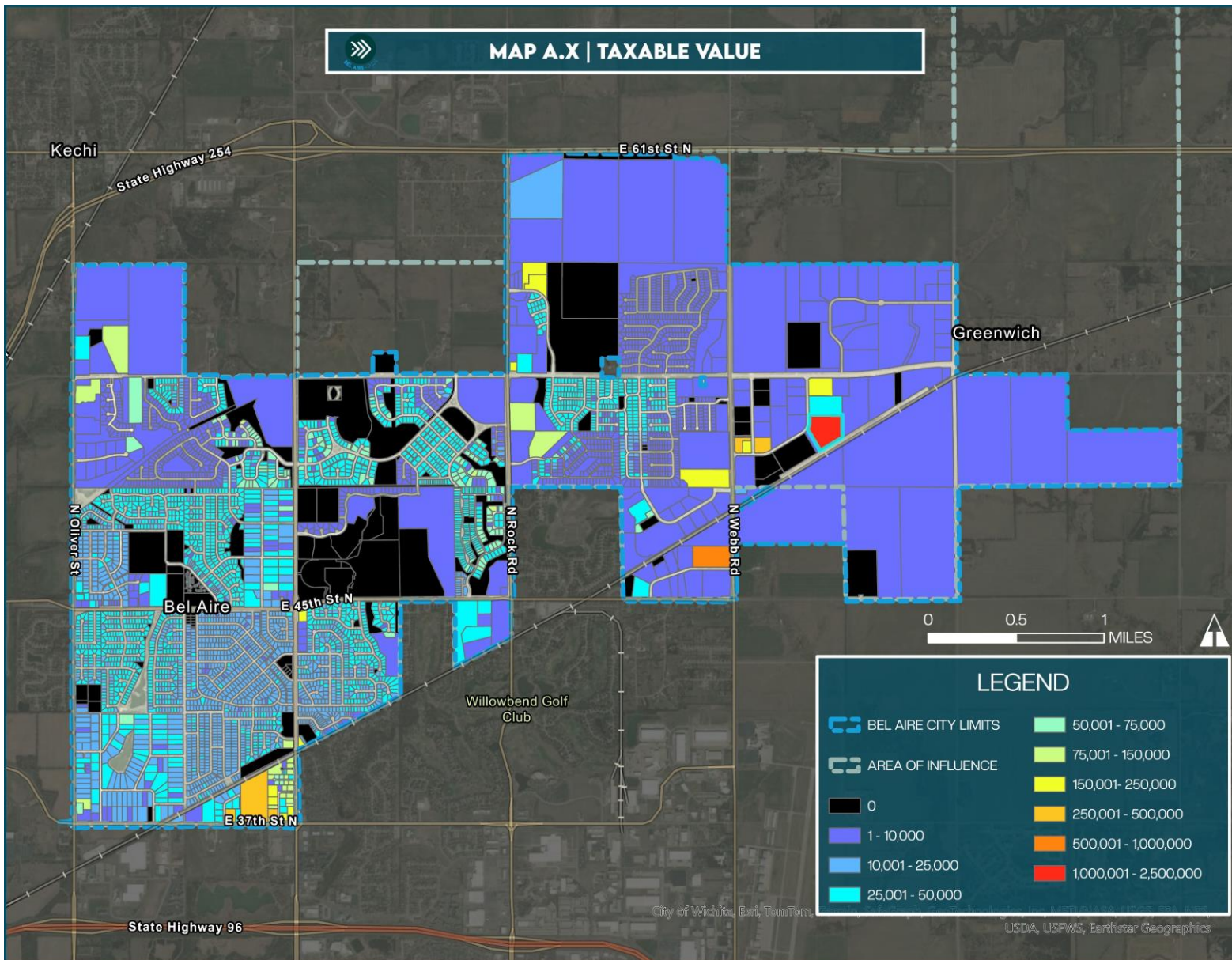
PROPERTY VALUATION ANALYSIS



ASSESSED VALUATIONS

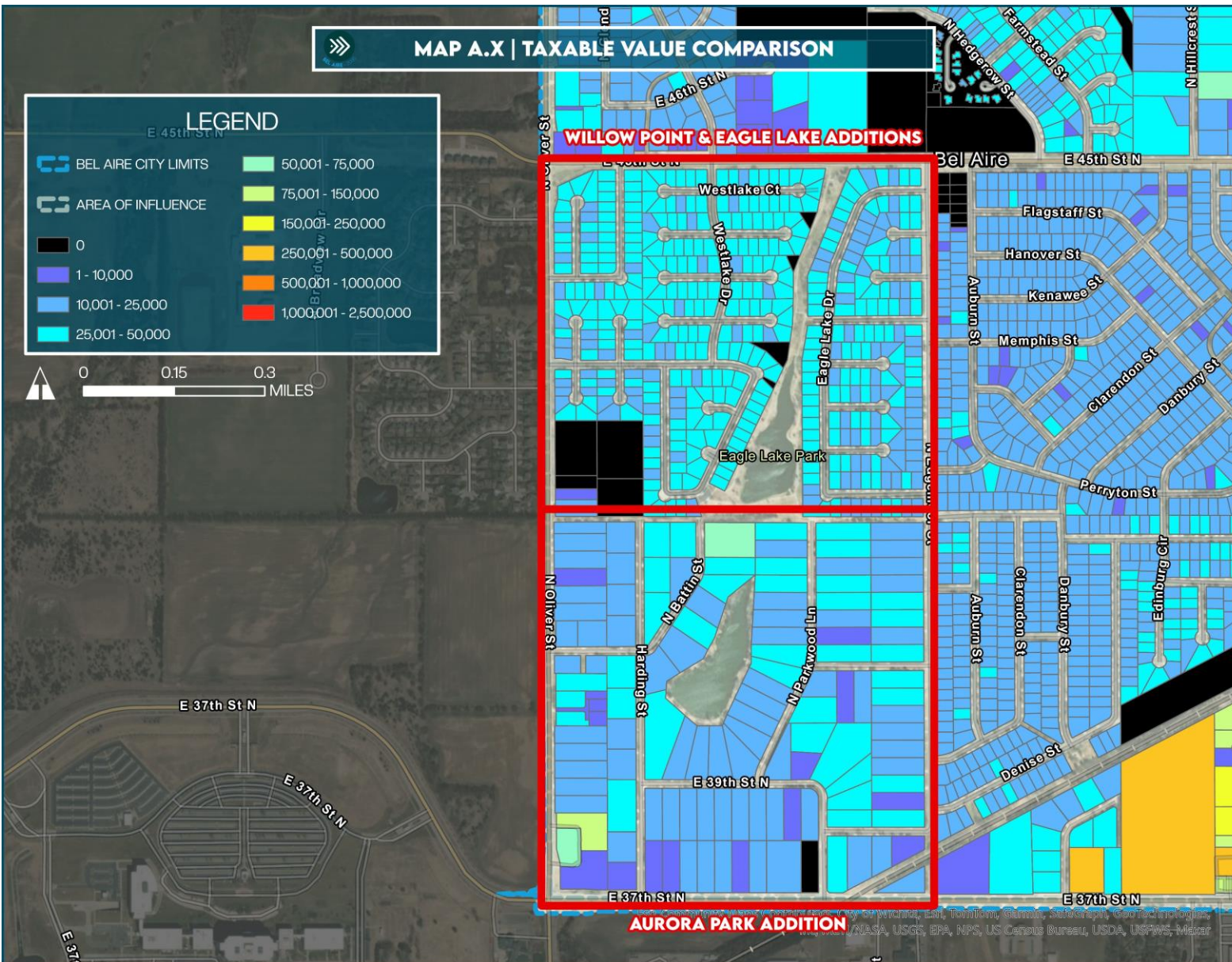
Section I, Item A.

— Which areas of the City produce the most and least community wealth?



ASSESSED VALUATION COMPARISON

Section I, Item A.



— Which neighborhood produces more community wealth?

Section I, Item A.



- Total Appraised Valuation / Acres
= Taxable Value Per Acre
- Analogous to measuring a
vehicles fuel efficiency.
- Allows for better understanding of
the costs and rewards of Bel
Aire's built environment.
- 55.1% of all property in Bel Aire
has a TVPA of less than \$50,000.



TAXABLE VALUE PER ACRE

Section I, Item A.

MAP A.X | TAXABLE VALUE PER ACRE COMPARISON



0 0.15 0.3
MILES

WILLOW POINT & EAGLE LAKE ADDITIONS

AURORA PARK ADDITION

AURORA PARK

# OF PROPERTIES	125
TOTAL VALUATION	\$23.2m
AVERAGE VALUATION	\$186k
TOTAL PROPERTY TAX	\$115k
AVERAGE PROPERTY TAX	\$919

WILLOW POINT & EAGLE LAKE

# OF PROPERTIES	425
TOTAL VALUATION	\$97.1m
AVERAGE VALUATION	\$229k
TOTAL PROPERTY TAX	\$480k
AVERAGE PROPERTY TAX	\$1,130

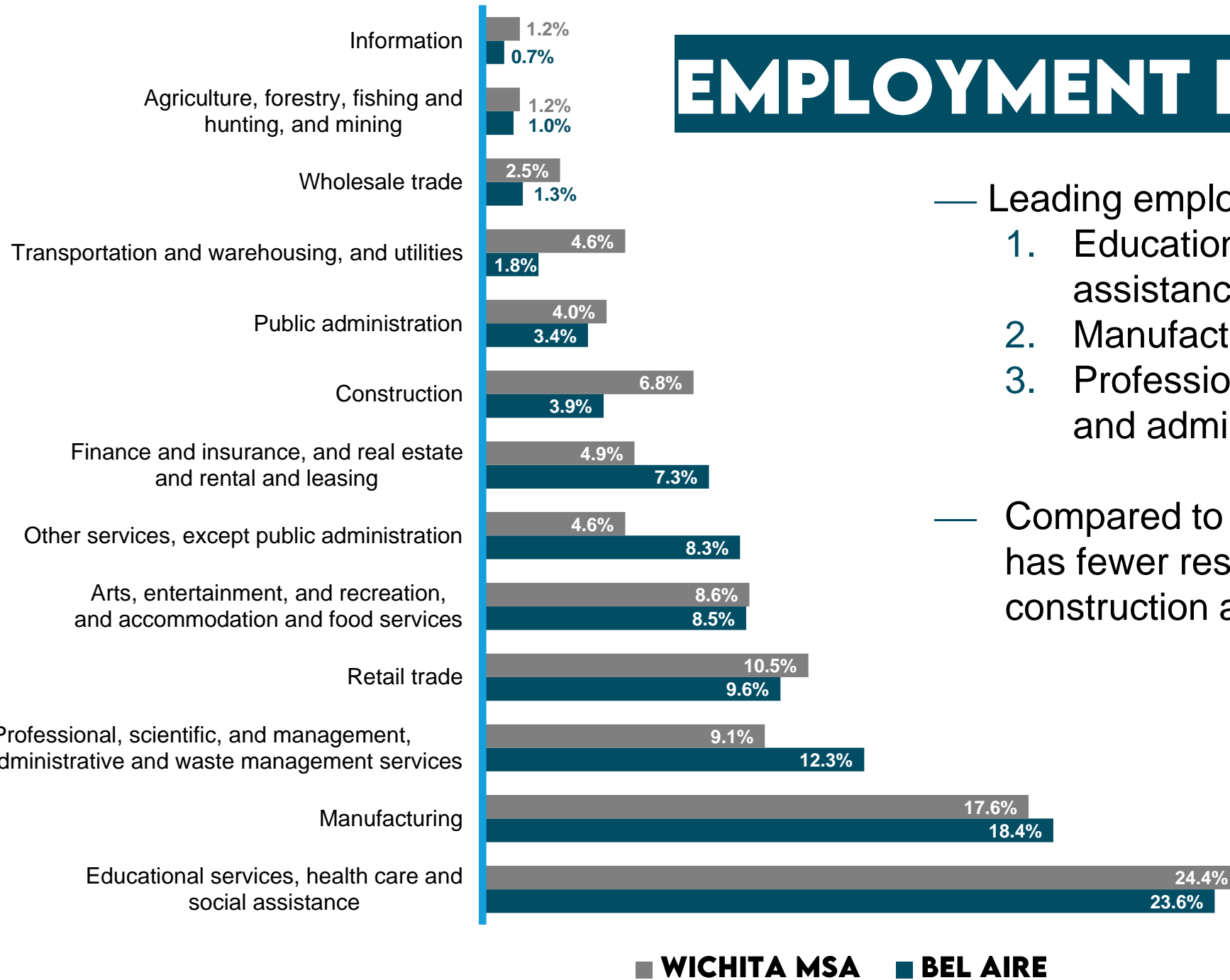


COMMUNITY ASSESSMENT

ECONOMIC DEVELOPMENT PROFILE



EMPLOYMENT BY INDUSTRY



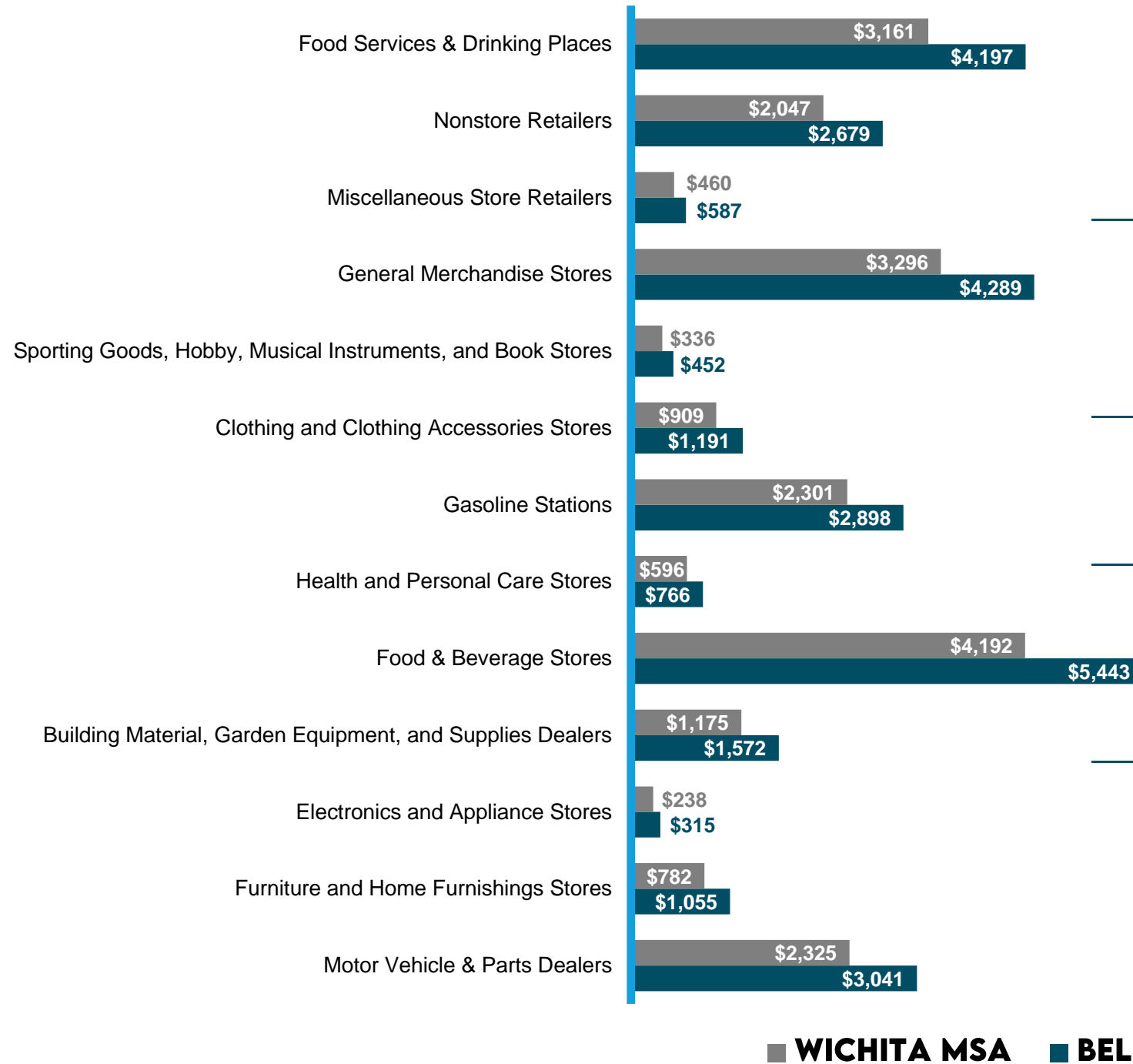
— Leading employment industries:

1. Educational, health care, and social assistance
2. Manufacturing
3. Professional, scientific, management, and administrative

— Compared to the Wichita MSA, Bel Aire has fewer residents employed in the construction and transportation sectors



RETAIL DEMAND



- The Spending Potential Index (SPI) compares average local expenditures to national levels.
- Retail Trade SPI for Bel Aire is 104 compared to 80 for the Wichita MSA.
- Food Services & Drinking Places SPI for Bel Aire is 105 compared to 79 for the Wichita MSA.
- Bel Aire households are expected to spend \$28,487 annually compared to Wichita MSA households \$21,816.



VISIONING

VISIONING GOALS & INTRODUCTION

GOALS

- We want to hear the **experiences, ideas, concerns, and hopes** that you believe must be accounted for during the comprehensive planning process
- The feedback received will help with **laying a foundation** that informs the planning process

INTRODUCTION

- We will move through different formats
- Keep an **open mind**
- Visioning is an **opportunity**
- Questions?

BEL AIRE FALL FESTIVAL

*Growing without Direction
Community Input*

WHAT WORD OR PHRASE WOULD YOU USE TO DESCRIBE BEL AIRE TODAY?

pretty

*or In the shadow of
safe Wichita*

Bel Aire Soccer League

nice sunny day

Sunny!

Fun

Safe

Community-Home

Sports

friendly

Soccer

hot perfect

SAFE

EAP

community

three friendly

Beautiful!

High

small

small town friendly

Picket fence friendly

Safe

Fun

*SAFE & Family friendly!
"We like the pool!"*

LOVE

Nice city

Family friendly

BEL AIRE FALL FESTIVAL

WHAT WORD OR PHRASE WOULD YOU HOPE TO USE TO DESCRIBE BEL AIRE IN 20 YEARS?

Walkability
safe
Parks HKA
more stores
Soccer
Parks adult Entertainment
Access Nature 2!
ride bikes
KOKOZ
more stuff to do!
more nature variety
Spider
Still have rec Leagues
Walkable
Stay Small
Accepting
Sociable
More Stones
Calm
Be the leading edge rather than just living on the edge!
Safe
Peaceful
More people
Big
Enjoyable

BEL AIRE FALL FESTIVAL

BEL AIRE'S OPPORTUNITIES

large City Park
Gathering space
rec space

Better access to City's website. Events, etc. City Cemetery

Expanding revenue sources. Look at other communities.

make Jesus alive

Save Natural Areas - Livable Cities - Wave of the Future

Smart Growth

more cross walks

SO. ccer goals

Continue maintaining established neighborhoods! Don't leave us behind.

Finish Road construction, and ask us before starting more, please

- look at bike/ped plan

More stores!

More pools public/neighborhoods

more green space

Safer intersections.

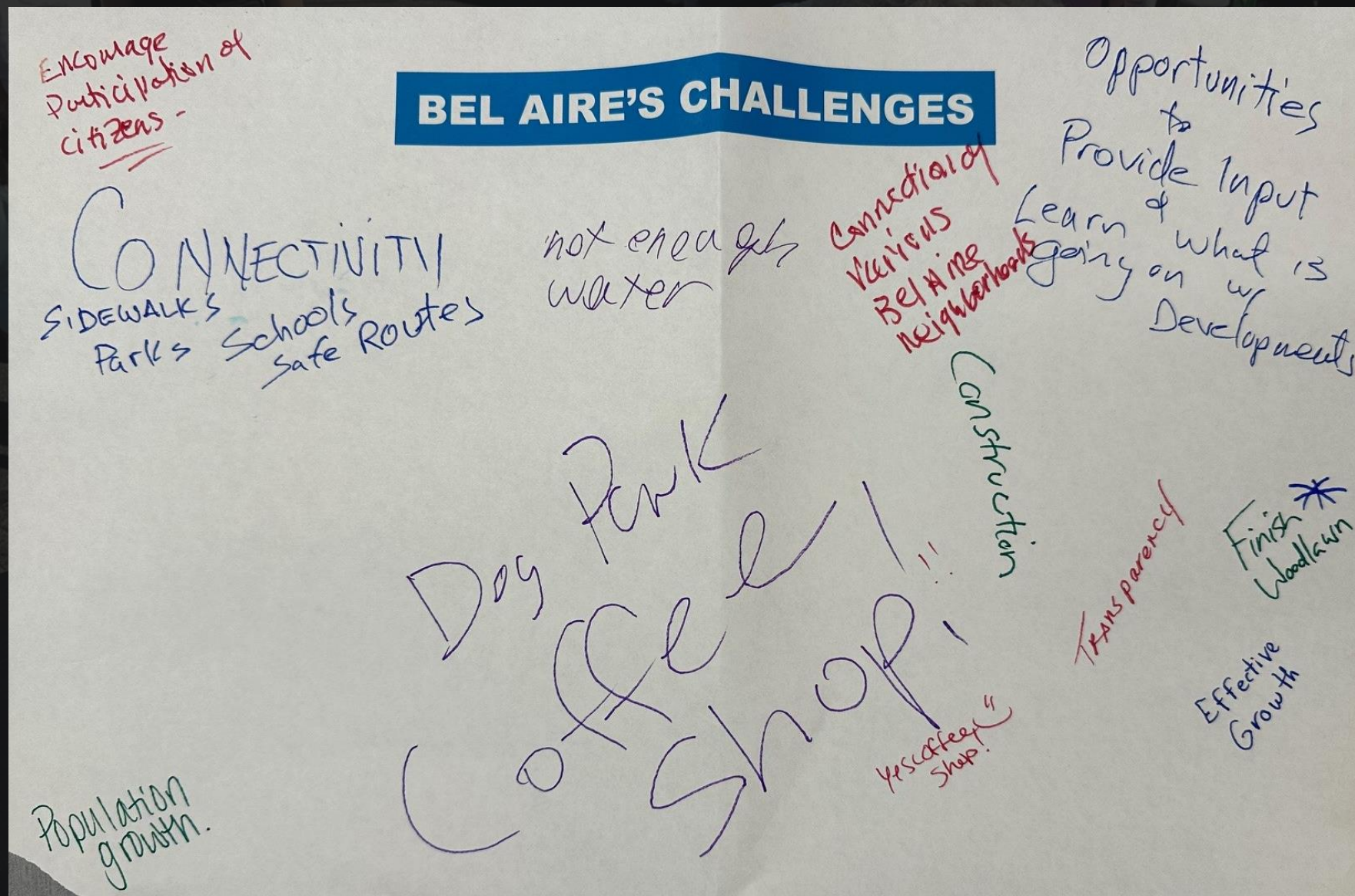
Less Roadwork!

Green Spaces - Walking/Biking Paths

Growth another Frisbee park

⊕ Park Dog

BEL AIRE FALL FESTIVAL



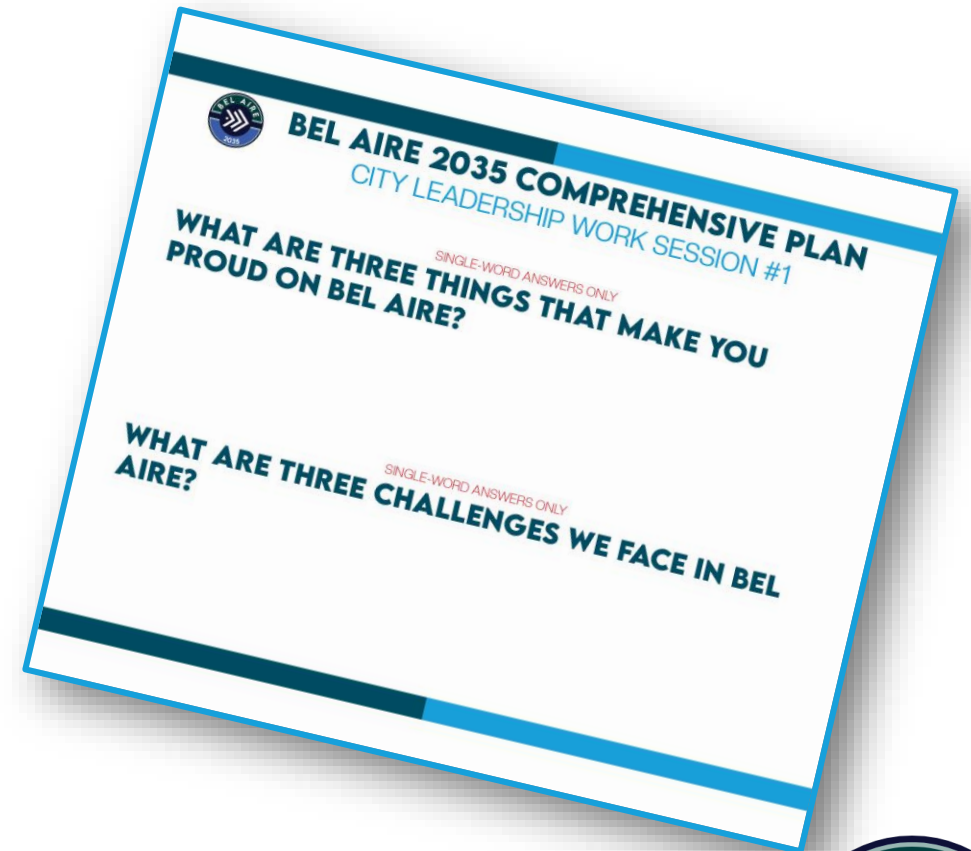
INDIVIDUAL EXERCISE

Section I, Item A.

— Single-word answers only!

1) WHAT ARE THREE THINGS THAT MAKE YOU PROUD OF BEL AIRE?

2) WHAT ARE THREE CHALLENGES WE FACE IN BEL AIRE?



PRIORITIES EXERCISE

Section I, Item A.

- 1) **HOUSING**
- 2) **MOBILITY**
- 3) **COMMUNITY IMAGE, CHARACTER, & IDENTITY**
- 4) **COMMUNITY CONNECTIONS**
- 5) **PARKS & RECREATION**
- 6) **BUSINESS, SERVICES, & ECONOMIC DEVELOPMENT**

—Individually, place your three dots on the topics you feel are most important for the City to prioritize during the next 10 years.



ACE EXERCISE

- Six Groups
- Identify three priorities: What aspects of the community need to be:

1) AMPLIFIED

2) CREATED

3) ELIMINATED





CITY LEADERSHIP WORK SESSION #1

MAY 14, 2024

MANAGERS REPORT

DATE: May 9, 2024
TO: Mayor Benage and City Council
FROM: Ted Henry, City Manager
RE: May 14, 2024 Workshop Agenda



2035 Comprehensive Plan - City Leadership Work Session #1

Lance Onstott, Professional Engineering Consultants, will give a presentation, facilitate discussion, and answer questions from the City Council and Planning Commission at this first workshop.

The Bel Aire 2035 Comprehensive Plan will serve as the City's roadmap for adopting new policies and initiatives that achieve an identified vision. The Plan will assist the City Council in making well-informed decisions regarding land use, capital improvements, and policies/regulations – decisions that will have long-lasting impacts on how Bel Aire grows and develops. Equally important, the Bel Aire 2035 Comprehensive Plan can help communicate the community's aspirations and goals to private sector investors, local institutions, businesses, and residents.

Preparing the Plan involves multiple phases. Phase 1 is an assessment of Bel Aire. This phase includes a review of previous planning documents, existing land use conditions, demographic trends, an economic development profile, and other high-level analyses related to opportunities and constraints impacting Bel Aire's built environment. Results of the Community Assessment will be presented at tonight's meeting.

The second phase of the Plan's development centers around engagement. City leadership – staff, City Council, and the Planning Commission – will be engaged throughout the planning process. In addition to the Community Assessment presentation, the focus of City Leadership Work Session #1 will be on the visioning process.