



**AGENDA**  
**PLANNING COMMISSION**  
**7651 E. Central Park Ave, Bel Aire, KS**  
**July 11, 2024 6:30 PM**



**I. Call to Order: By Chairman James Schmidt (Time \_\_\_\_\_)**

**II. Roll Call**

James Schmidt \_\_\_\_\_ John Charleston \_\_\_\_\_ Edgar Salazar \_\_\_\_\_  
Phillip Jordan \_\_\_\_\_ Dee Roths \_\_\_\_\_ Deryk Faber \_\_\_\_\_ Paul Matzek \_\_\_\_\_

**III. Pledge of Allegiance**

**IV. Consent Agenda**

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

**Action:** Motion to (approve / deny / table) the minutes of June 13, 2024 as (presented / amended).

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

**V. Old Business/New Business**

A. **ZON2024-00027 (County) Rural Residential District (RR) to Limited Commercial District (LC).**

The applicant is requesting a zone change from RR Rural Residential District (RR) to LC Limited Commercial District (LC). The 5.05-acre property is made of up two platted lots and is generally located on the east side of North Greenwich Road and one-quarter mile north of East 53rd Street North (350 West Central, Greenwich).

Open Hearing

Close Hearing

**Action:** Motion to recommend as presented, with / without recommendations.

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

B. **ZON-24-01. Proposed re-zoning of approximately 80 acres (generally located at the frontage on the north side of E 53rd St N, between N Oliver and N Woodlawn) zoned R-4, to an AG Agricultural Use to allow a non-business horse-riding barn and stable.**

**Action:** Motion to (recommend approval / deny / table) the request to re-zone as (presented / amended).

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

**C. SD-24-01; PUD-24-01 Sunflower Commerce Park 4th, final plat and final PUD.**

Open Hearing

Close Hearing

**Action:** Motion to (approve / deny / table) the final plat (as presented/ as amended).

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

**Action:** Motion to (approve / deny / table) the final PUD (as presented/ as amended).

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

**D. Election of Planning Commission Chair, July 2024 to June 2025**

**Action:** Motion to appoint \_\_\_\_\_ as Chair of the Planning Commission, term ending June 2025.

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

**E. Election of Planning Commission Vice-Chair, July 2024 to June 2025.**

**Action:** Motion to appoint \_\_\_\_\_ as Vice-Chair of the Planning Commission, term ending June 2025.

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

**VI. Next Meeting: August 8, 2024 at 6:30 p.m.**

**Action:** Motion to (approve /deny /table) the date and time of the next Planning Commission meeting, August 8, 2024 at 6:30 p.m.

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

**VII. Current Events**

**VIII. Adjournment**

**Action:** Motion to adjourn.

Motion \_\_\_\_\_ Second \_\_\_\_\_ Vote \_\_\_\_\_ Time: \_\_\_\_\_

*Additional Attachments:*

A. Staff Report - Planning Commission 7/11/2024



# MINUTES PLANNING COMMISSION 7651 E. Central Park Ave, Bel Aire, KS June 13, 2024 6:30 PM



**I. Call to Order:** Chairman James Schmidt called the meeting to order at 6:30 p.m.

**II. Roll Call**

Present were Chairman James Schmidt and Commissioners John Charleston, Edgar Salazar, Phillip Jordan, Paul Matzek. Also present were Planning Commission Secretary Anne Stephens and City Manager Ted Henry.

Commissioners Dee Roths and Deryk Faber were absent.

**III. Pledge of Allegiance to the American Flag:** Chairman Schmidt led the pledge of allegiance.

**IV. Consent Agenda**

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

**MOTION:** Chairman Schmidt moved to approve the Minutes of May 9, 2024.  
Commissioner Jordan seconded the motion. *Motion carried 5-0.*

**V. Old Business/New Business**

**A. CON-24-01 Property owner has requested to operate a daycare in an R-5 multi-family Zoned District.**

Chairman Schmidt opened the public hearing. The applicants, Sergio and Laura Barragan stood for questions from the Commission.

Alex, 8630 E Cherrywood Ct, inquired about the hours and how many kids would be at the daycare.

Anusha, 8640 E Cherrywood Ct, stated she works from home and is concerned about noise disrupting her work. She also spoke about concerns regarding traffic and HOA covenants.

No others requested to speak. Chairman Schmidt closed the public hearing.

Following the public hearing the Commission discussed noise and traffic concerns. It was noted that families with many children could have a similar impact on noise.

**MOTION:** Chairman Schmidt moved to approve the Conditional Use Permit as presented. If approved, the conditional use permit is non-transferable and must be renewed each year. Commissioner Salazar seconded the motion. ***Motion carried 5-0.***

**B. ZON2024-00027 (County) Rural Residential District (RR) to Limited Commercial District (LC).**

The applicant is requesting a zone change from RR Rural Residential District (RR) to LC Limited Commercial District (LC). The 5.05-acre property is made of up two platted lots and is generally located on the east side of North Greenwich Road and one-quarter mile north of East 53<sup>rd</sup> Street North (350 West Central, Greenwich).

Chairman Schmidt opened the public hearing.

Grant Ellis spoke on behalf of the Metropolitan Area Planning Commission (MAPC). The County received two objections to the zone change – one verbal – concerned about the drainage impacts and one email – concerned about the additional traffic and the drainage implications to their property (immediately east of the property in question). The traffic impacts and drainage impacts will be dealt with by the County upon development of the parcel and no information is available at this time. The MAPC recommends approval of the zoning change.

No others requested to speak. Chairman Schmidt closed the public hearing.

Following the public hearing the Commission discussed the application. Commissioners discussed the appropriateness of the location for the proposed uses and anticipated commercial development in the area.

**MOTION:** Chairman Schmidt moved to recommend approval to the Sedgwick County Board of Commissioners as presented, with recommendations for screening and drainage. Commissioner Jordan seconded the motion. ***Motion carried 5-0.***

**C. SD-24-01; PUD-24-01 Sunflower Commerce Park 4th, preliminary plat and preliminary PUD.**

Chairman Schmidt opened the public hearing. Chad Abbot, Abbot Land Surveying, and Kurt Hershey and Jeff Patrick of Tessere presented the application and stood for questions from the Commission.

No others requested to speak. Chairman Schmidt closed the public hearing.

The Commission discussed the appropriateness of the zoning for the area, and a possible gradual increase in traffic. After reviewing the ‘Golden Factors,’ Commissioners remarked that they did not foresee any negative impacts on neighboring properties. Staff have no concerns with the project and noted that the property has been vacant for quite some time.

**MOTION:** Chairman Schmidt moved to approve the preliminary plat as presented. Commissioner Jordan seconded the motion. ***Motion carried 5-0.***

**MOTION:** Chairman Schmidt moved to approve the preliminary PUD as presented. Commissioner Jordan seconded the motion. ***Motion carried 5-0.***



**D. SD-23-05 Revised Final Plat: Proposed plating of approximately 13.6 acres (Chapel Landing 7th).**

The agent for the applicant, Kris Rose with Baughman, presented the final plat and stood for questions from the Commission. Mr. Rose discussed the geotechnical findings making the original layout of the final plat very difficult to design with concerns for the long-term viability of the streets.

Commissioners were concerned about the length of the cul-de-sac and fire protection services. The agent responded that the cul-de-sac was about 600' in length and shorter than others in the area. Staff responded that the Fire Department has seen the revised final plat and had no concerns with the length of the cul-de-sac. Commissioners asked about the drainage and staff responded that the owners of Bristol Hollows have deeded Reserve A to Chapel Landing 7th and a drainage agreement has been worked out with City approval and had no concerns regarding the drainage.

No others requested to speak. Chairman Schmidt then closed the public hearing.

**MOTION:** Chairman Schmidt moved to accept the Chapel Landing 7th Addition Revised Final 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 Jordan seconded the motion. ***Motion carried 5-0.***

**VI. Next Meeting Date**

**MOTION:** Chairman Schmidt moved to approve the date of the next Planning Commission meeting: July 11, 2024 at 6:30 p.m. Commissioner Matzek seconded the motion. ***Motion carried 5-0.***

**VII. Current Events**

- Juneteenth - City offices open
- July 4th - City offices closed
- KORA training webinar - on your own time, due by July 1; email [cityclerk@belaireks.gov](mailto:cityclerk@belaireks.gov) for link

The Commission briefly discussed current events.

**VIII. Adjournment**

**MOTION:** Chairman Schmidt moved to adjourn. Commissioner Salazar seconded the motion. ***Motion carried 5-0.***

The meeting was adjourned at 8:11 p.m.

City of Bel Aire

STAFF REPORT

DATE: 07/05/2024

TO: Bel Aire Planning Commission  
FROM: Keith Price  
RE: Agenda

STAFF COMMUNICATION	
FOR MEETING OF	7/11/24
CITY COUNCIL	
INFORMATION ONLY	

SUMMARY:

ZON2024-00031 (county)

Brad Eatherly, will present 5601 N 127<sup>th</sup> Street East and they are looking to rezone from RR to GI General Industrial in order to bring their tree service business into conformance This case falls within the area of influence of the City of Bel Aire, an area recognized by MAPC. The Bel Aire code sections below provide the purpose of the Extraterritorial Zoning once established and is the reason this case is brought to this commission for review.

18.1.2. Authority and jurisdiction.

These regulations are adopted under authority established by K.S.A. 12-741 et seq., and as amended, including K.S.A. 12-736, 12-753 to 12-761, 12-763, 12-764, 12-766, 12-3301 - 12-3302, and 12-3009 to 12-3012. These regulations shall apply to all buildings, structures and land within the corporate limits of the City of Bel Aire, Kansas, as presently exist, as may be hereafter established, or as incorporated within by annexation. Nothing herein shall be construed to preclude the City from engaging in extraterritorial planning activities pursuant to K.S.A. 12-743, and amendments thereto.

18.1.3. Purpose.

- These regulations are intended to serve the following purposes:
- To promote the public health, safety, morals, comfort and general welfare;
- To establish a variety of zoning district classifications according to the use of land and buildings with varying intensities of uses and standards whose interrelationships of boundary zones form a compatible pattern of land uses and buffer areas which enhance the value of each zone;
- To regulate and restrict the location, use and appearance of buildings, structures and land within each district and to zone for residential, commercial, industrial and other purposes including flood plains;

To regulate and restrict the height, number of stories and size of buildings and structures; their distance from any street or highway; the percentage of each lot that may be occupied by buildings and other structures; and size of yards, courts and other open spaces;

To protect property values and conserve energy and natural resources;

To provide for adequate light and air and acceptable noise levels;

To avoid the undue concentration of population and vehicular traffic and to prevent overcrowding the use of land and public facilities;

To facilitate the adequate provision of transportation, water supply, sewage disposal, schools, parks and other public improvements;

To provide adequate public notice on proposed changes in these regulations and zoning maps and an opportunity to be heard on such zoning matters;

To establish and provide procedures for the Board of Zoning Appeals to consider appeals, variances and exceptions; and

To implement the goals, policies and proposals of the comprehensive plan for the zoning jurisdiction.

### **ZON-24-01. Proposed re-zoning approximately 80+/- acres zoned R-4, to an AG Agricultural Use to allow a non-business horse-riding barn and stable.**

The city placed an ad in the Ark Valley Newspaper and sent out notifications to the property owners within the 200' and 1,000' notification area as required by the city code. A city review to the representative went out to Chris Morlan that is in your packets. A staff report was provided for the sketch plan for the May 9<sup>th</sup>, 2024 meeting that contained relevant information for review.

### **History**

The current zoning has been in place since 2006 as an R-4 residential zoned district. The land has been vacant since that time.

The neighboring property to the west near 53<sup>rd</sup> st is still zoned R-4 that was approved with a conditional use permit during the platting process completed in 2016. Future growth was a factor in retaining the R-4 zoning district. Property north of the platted area is unplatted and not developed. Animals were removed to meet city code.

The property north of the Englert addition is unplatted and the north line lines up near the half section line of the subject property. North properties are in the county and Kechi and are zoned rural residential and agriculture respectively.

East of the property is zoned Ag that has three different residences on four parcels.

South of the property is Bel Aire. The parcel west was recently annexed into the City limits in 2023 by Ordinance 702 without mention of zoning to a certain district. Currently it is

zoned Agriculture by the 2024 zoning map. Further east on the south side of 51<sup>st</sup> street are single family dwellings in a duplex constructed layout.

### **Discussion**

- **The character of the neighborhood;**

The Kechi and county are rural residential, Bel Aire has housing that is built and utilized for the current zoning. Undeveloped grass land is near the location of the structures shown in the packet.

- **The zoning and uses of nearby properties;**

North- Rural residential, Agriculture  
East-Rural residential  
South-R-4 single family, Agriculture  
West-R-4 single family

- **The suitability of the subject property for the uses to which it has been restricted;**

Many of the agriculture uses listed wouldn't be a good fit for the residential housing. The agriculture district is considered a holding district for future developments. At the same time R-4 is what the future zoning has been planned for by Bel Aire.

- **The extent to which removal of the restrictions will detrimentally affect nearby property;**

Agriculture permitted partial uses listed of concern from the Bel Aire zoning code and a definition added for ag services from the web:

Agricultural production – crops

Agricultural production – livestock and animal specialties

Agricultural services- Such as i.e. The production, processing, marketing, supply, and distribution of agricultural products and services.

Activities such as crop and animal husbandry, agricultural processing, marketing, trade and distribution, and food services.

Actions made under the direction of a farmer provide value to another entity.

Accessory Structures typically associated with agricultural services, and ordinary domestic household needs.

Accessory structures associated with other types of businesses shall comply with such regulations as set forth within Section 6.06 of this Zoning Code.

- **The length of time the property has been vacant as zoned;**

2006 to 2024, 18 years.

- **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;**

The landowner resides east of the location for the request on 30 acres that would support a barn and stable. The land contained in the application has been included in future modeling, design and construction for water and sewer design sizing to provide city services to the area. The land was purchased after the current zoning and master plan was in place. Water and sewer services are readily available to develop the area. No gain to the public is perceived; the meeting will help determine the hardship for Mr Smith and family.

- **Recommendations of permanent staff; and**

A proposal of rezoning only the north half of the parcel is the recommendation to the planning commission by staff. Agriculture zoned districts can also be used as a holding district, but there is no reason to revert back to Agriculture for more than the requested building area. Agriculture districts are used for holding zones when utilities are not available; utilities are available from the south. The legal description can be done by metes and bounds, or lot split could be part of the upcoming processes if easements can be granted.

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

The City adopted 2014 Comprehensive plan vision map indicates this would be R-4 residential, the request doesn't meet that category.

The adopted 2018 Master growth plan balanced growth preferred map 3.4 indicates residential use with a future park service area north of 53<sup>rd</sup> Street. The request doesn't meet the master plan preferred use.

The City adopted codified 2023 zoning, (18.3.4) and subdivision codes, (19.3.6) indicates the land would need to be platted. KSA 12-752 indicates the governing body must follow the act as written for platting. Additional processes would need to follow any zoning approval.

The 2012 International Residential Code is limited to 3,000 s.f. buildings. The city commercial code, 2006 International Building Code would need to be used for this type of agriculture building. The request is to allow a private hobby building for horse riding. The Agriculture district listed this use as Agricultural production – livestock and animal specialties.

Sedgwick County Animal control provides Bel Aire animal control services with incorporated codes adopted in 2021. 10,000 f.t. per animal and 300 feet from neighboring housing is required to avoid a nuisance complaint section 5-161 of Article 5. Bel Aire ZC 18.70 (C) (5) and (6) requires 100 f.t. setback from the land for all activities and 300 f.t. related to debris and products generated or brought in that may cause odors or other health concerns, respectively. Bel Aire code may conflict with the

Sedgwick County animal code. 18.2.1 of the zoning code indicates the most shall govern. According to the county code 79 acres could have up to 344 horses or livestock before reducing based on setbacks. 40 acres with 100 f.t. setback from residential zoned property for horses in Bel Aire would be approximately 144 maximum number.

Article 4 of the Bel Aire Code would require a business license to operate a commercial agriculture business. The described use in this application wouldn't require a business license. This does create a gray area of the code as descriptions indicate business uses.

**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.**

Bel Aire did receive a letter in support of rezoning the land to Agriculture, that letter is in the packet.

**SD.24.-01, final plat; Final PUD-24-01F. Proposed a Final PUD for office/warehouse uses in a M-1 Industrial zoned district as part of the Sunflower Commerce Park 4<sup>th</sup> platting**

The city placed an ad in the Ark Valley Newspaper and sent out notifications to the property owners within the 200' and 1,000' notification area as required by the city code.

The city review of the plat is in your packet. The most recent revision is contained in the packet after staff had worked with Tessere. The listed ownership of the application area changed from the preliminary process to the final processes.

The PUD elevations and design concepts were contained in the preliminary process will be brought forward with any changes discussed. Additional work is needed for the final PUD document that will go to the governing body for approval.

The final plat and final PUD will be a separate action.

**CHAIR AND VICE CHAIR**

Reminder that you can be nominated and approved even if you are absent during the process. Please attend.



AGENDA ITEM NO.

**STAFF REPORT**

MAPC: July 11, 2024

CAB 1: July 15, 2024

Bel Aire Planning Commission: July 11, 2024

**CASE NUMBER:** ZON2024-00031 (County)

**APPLICANT/AGENT:** Robert Phillips (applicant)

**REQUEST:** GI General Industrial District

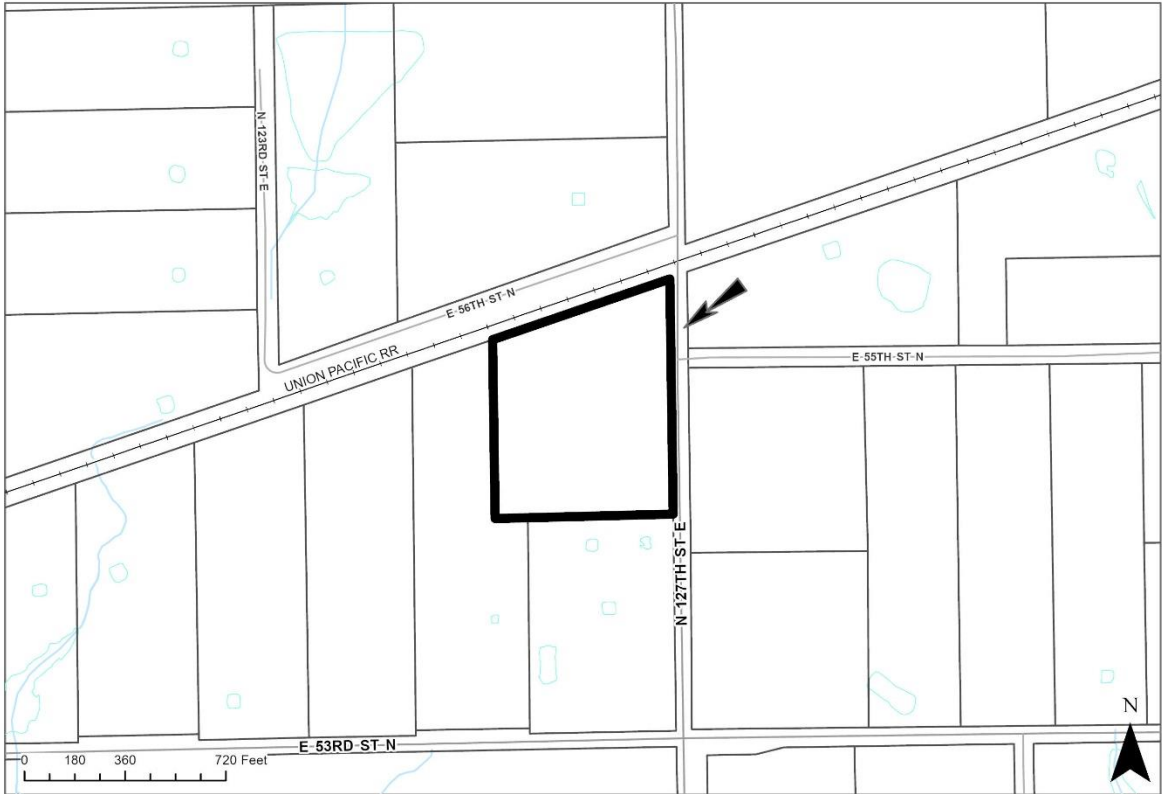
**CURRENT ZONING:** RR Rural Residential District

**SITE SIZE:** 10.79 acres

**LOCATION:** Located on the southwest corner of North 127<sup>th</sup> Street East and East 56<sup>th</sup> Street North (5601 North 127<sup>th</sup> Street East).

**PROPOSED USE:** Construction Sales and Service (Tree Service/Lumber Yard).

**RECOMMENDATION:** Deny.



**BACKGROUND:** The applicant is requesting a zone change from RR Rural Residential District (RR) to GI General Industrial District (GI), to permit Construction Sales and Service (Tree Service/Lumber Yard) on the property. The property is 10.79 acres in size and is located on the southwest corner of North 127<sup>th</sup> Street East and East 56<sup>th</sup> Street North (5601 North 127<sup>th</sup> Street East). The applicant is currently using the site as a tree service/lumber yard and is attempting to bring the use into conformance. This application is in response to being served with a Notice of Violation due to valid complaints filed by neighboring properties.

Should the zone change be approved, several property development standards will change, as seen in the table below:

Property Development Standards	RR Rural Residential	GI General Industrial
Minimum lot area	2 acres	None for commercial uses
Front setback	30 feet	20 feet
Rear setback	25 feet	0 feet, subject to compatibility standards
Interior Side Setback	20 feet	0 or 5 feet, subject to compatibility standards
Street Side Setback	20 feet	0 feet, subject to compatibility standards
Maximum height	35 feet	80 feet, subject to compatibility standards
Minimum lot width	200 feet	No minimum

Section IV-B.2 of the Unified Zoning Code (UZC) requires solid screening of commercial properties when abutting or across a street or alley from residential zoning districts. Because the property abuts residential zoning districts on all sides, the applicant will be required to provide solid screening of at least a six-foot screening fence around the entirety of the property. Solid screening may be accomplished through landscaped earth berms that accomplish the same as a six-foot screening fence. The property would also need to adhere to the rules and regulations of the Sedgwick County Sign Code.

The UZC Sec. IV-C.5.a, Compatibility Height standards states that no structure shall exceed 35 feet in height within 50 feet of the lot line of property zoned TF-3 Two-Family Residential District (TF-3) or more restrictive. The proposed GI zoned site abuts and is adjacent to RR zoning districts on all sides. Any future buildings shall comply with the maximum height of 35 feet, which is the same as the abutting and adjacent RR Districts on the north, east and south sides of the property. Structures located more than 50 feet from the lot line of property zoned TF-3 or more restrictive may increase height at a ratio of one foot in height for each three feet of setback beyond 50 feet. The minimum building compatibility setback shall be 15 feet plus one foot for each five feet of lot width over 50 feet.

Should the zone change be approved, the applicant shall be required to adhere to the parking standards set forth by the UZC, which would equate to one parking stall per 500 square feet for sales area plus one per 2,000 square feet of the first 20,000 square feet of building floor area, plus one per 5,000 square feet of building floor area over 20,000 square feet.

The character of the neighborhood is residential in nature. Property to the north, south, east, and west are all zoned RR and are developed with single-family dwellings.

**CASE HISTORY:** The subject site is currently unplatted. The property will have to be platted if any new commercial development takes place. There have been no other zoning cases associated with the property.

**ADJACENT ZONING AND LAND USE:**

NORTH:	RR	Single-family dwelling
SOUTH:	RR	Single-family dwelling
EAST:	RR	Single-family dwelling



WEST: RR

Single-family dwelling

**PUBLIC SERVICES:** North 127<sup>th</sup> Street East is a two-lane, gravel arterial street with ditches on both sides. There are no sidewalks on either side. The site is served by Rural Water District #1 and utilizes an on-site sewage system.

**CONFORMANCE TO PLANS/POLICIES:** The requested Conditional Use is not in conformance with *The Community Investments Plan*. The *Community Investments Plan* (the Wichita-Sedgwick County Comprehensive Plan) includes the 2035 Wichita Future Growth Concept Map. The Map identifies the area in which the site is located to be appropriate for “Small City Urban Growth Area”, which the *Plan* defines as: “*Generally located adjacent to existing municipal boundaries, these areas indicate the likely direction and magnitude of growth these communities can expect to experience out to the year 2035. Growth direction and amount is based upon municipal political considerations, anticipated population growth, efficient patterns of growth, current infrastructure limitations, cost effective delivery of future municipal services, and environmental factors.*” With the subject site being in the Bel Aire Urban Growth Area, staff reviewed the Bel Aire Comprehensive Plan to identify the proposed future land use of the subject site. The attached Preferred Balanced Growth Scenario Map from the City of Bel Aire’s comprehensive plan does not specifically identify an appropriate future land use for the subject site. Construction Sales and Service in the form of a Tree Service or Lumber Yard would not be compatible with the surrounding RR zoning district and existing residential development.

**RECOMMENDATION:** Based upon the information available at the time the staff report was completed, staff recommends that the request be **DENIED**.

The recommendation is based on the following findings:

1. **The zoning, uses and character of the neighborhood:** The character of the neighborhood is residential in nature. Property to the north, south, east, and west are all zoned RR and are developed with single-family dwellings.
2. **The suitability of the subject property for the uses to which it has been restricted:** The property is presently zoned RR Rural Residential District and is suitable for a limited number of residential, civic, commercial, and industrial uses.
3. **Extent to which removal of the restrictions will detrimentally affect nearby property:** The size of the major commercial/industrial use could detrimentally affect nearby property with noise pollution, light pollution, traffic, and unsightly aesthetics.
4. **Length of time the property has been vacant as currently zoned:** The subject property is currently being used as a Tree Service/Lumber Yard. The applicant is requesting a zone change to come into compliance.
5. **Relative gain to the public health, safety, and welfare as compared to the loss in value or the hardship imposed upon the applicant:** Approval would bring major commercial/industrial development to the property, which may cause significant detrimental impacts on nearby residential uses. Denial may result in the loss of use and enjoyment for the applicant.
6. **Conformance of the requested change to the adopted or recognized Comprehensive Plan and policies:** The requested zone change is not in conformance with *The Community Investments Plan* as discussed in the staff report.
7. **Impact of the proposed development on community facilities:** The subject use requires significant commercial truck traffic on a gravel road. It is likely to have significant detrimental impacts on the surfacing of the road over time.

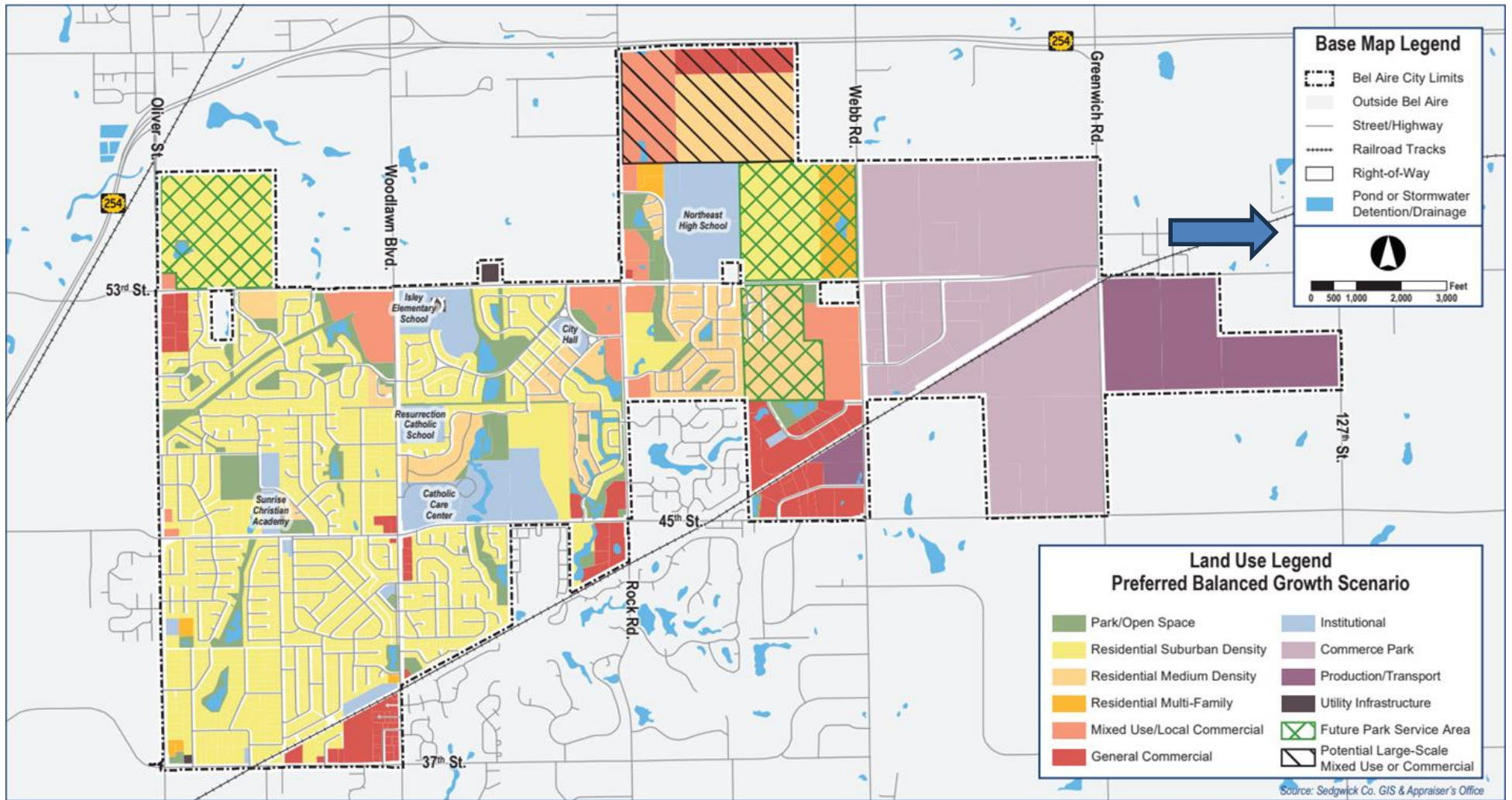
8. **Opposition or support of neighborhood residents:** At the time of the publication of the staff report, staff received comments from two neighbors opposed to the zone change. The Bel Aire Planning Commission will hear the case on July 11, 2024.

Should the MAPC find that the zone change be approved, it is recommended that the MAPC adopt alternate findings supporting their recommendation.

Attachments:

- 1) City of Bel Aire Preferred Balanced Growth Scenario Map
- 2) Public Comment
- 3) Aerial Map
- 4) Zoning Map
- 5) Land Use Map
- 6) Site Photos

## Bel Aire Preferred Balanced Growth Scenario Map



# REZONING of 5601 N. 127<sup>th</sup> E. ROBERT PHILLIPS RESIDENT OWNER

## A. CONCERNS & COMPLAINTS

- A 1. Several times have stressed our concerns about the way Tree co. drivers - transport of 3 axle trucks & trailers on the rural roads in our area
- A 2. Several times have stressed to city employees about their dangerous driving habits
- A 3. Neighbors have reported burning issues with monstrous piles of height width & diameter several times.

## B. OUR HEALTH & WELL BEING

1. Having to witness the mess & piles of limbs hauling in has been degrading. Knowing all the animals taking up homes in the trash piles & knowing they will be burning the piles
2. Breathing smoke & witness the size & height of the fires is scary & ridiculous
3. Having to be ignored for our concerns because of the size of fires - Why??

OVER →



B.4. Watching fires of numerous sizes & question fire dept. of their actions & have been ignored.

B.5. Under what law has he been allowed to do such a dangerous thing for neighbors. To us is not right

✓ B.6. Fireman have told us he's perfectly legal. They did not care what he should in & would do anything in "His" power according to a "CAPTAIN." - his name will be given if asked for --- AND have licent told he will watch fire & put out accordingly - Did not happen.

- C. <sup>CONCERNS FROM Neighbors</sup> Many neighbors have
1. expressed their opinions on their driveway & burning & appearance of 5601 N. 127th E.
  2. Has been words between neighbors & Robert Phillips on his rights & accusations.

## D. CONCERNS OF SERENITY

1. No peace & quiet in morning  
& evening watching wildlife  
& enjoying our homes we  
worked so hard to have

2. Lots of noise in morning?  
& day & evenings when BIG  
trucks come & go - so fast  
so reckless.

3. Fears of fires Phillips  
has set have startling  
& can only ponder why  
he's allowed to do.

4. We have wondered & asked  
one another, why is he  
allowed to do as he damn  
well pleases

5. The VALUE of our  
properties will definitely  
be compromised. - A lot  
of hard earned money &  
effort & heart & soul gone  
into our homes.

Please consider the thoughts  
of all who are building homes  
in area - NOT A ILLEGAL  
DUMP SITE.

OVER →

## SUMMARY.

E. According to KDHE  
 ("OPEN BURN" → EPA.  
 LAWS Sdg. Co. FIRE

It will be in the city's  
 best interest and ours  
 as family of homes  
 with morals & respect  
 to please consider  
 our welfare our  
 health & our hard  
 work we have done  
 in improving the  
 sites we bought  
 to call home. a  
 resident home  
 that lives by the laws  
 & understanding - what's  
 right is right

Please think about what  
 will become of a property  
 that is given a Re Zoning  
 for all the wrong  
 reasons. - for only  
 one thing is with  
 less restriction & Self Gain !!

CAN YOU IMAGINE \$\$\$  
 WHAT IT WILL LOOK LIKE Norma Wolfe



- Mr. Brad Eatherly  
271 W. 3<sup>rd</sup> Street, Suite 201  
Wichita, KS 67202  
Case# ZON2024-00031

When I met Paul Kelley, he had a horse boarded at a friend's house. We were married in 1972.

- We started looking for some land to move a trailer on to build a barn and pen for his horse. We found George Clark Land Co. that was selling 10 acre lots, which was perfect.

- So we bought 10 acres, build a barn, fenced in part of the land for our horse and move our



trailer on.

As time went on, we were able to buy the 10 acres next to the acres we already had.

We worked hard. We kept up the land, we had grass & alfalfa which we had mowed & baled to

feed the horses, we were able to acquire more horses. Hay filled the barn year after year. We had great neighbors, they bought hay from us and we helped them bale and pick up there hay.

The Merritts, The Whites, Norma, The Schiffers, The Wilkites, all builted their houses out there.

We all looked out for each other, which I am sure that is what is happening today. A great community.

Payne township kept up the roads, the ditches, etc.

Most of the original people have died or moved on and new families have moved in. Even Paul has since passed away and I have moved into town not far from the land.

I had an auction to sell both of the 10 acres and all the furniture. When we were going through things, we were looking

two things, any important papers, and the safety deposit box key. For some reason Paul hid the key in the credenza, which Mr. Phillips bought at the auction.

I want you to know who you are dealing with. Mr. Phillips took the key to our bank (which you can check with Stryker Bank in Park City and they will confirm this) that Mr. Phillips tried to get into with the key. The bank denied him to get into the box, because his name was not on the box, just Paul's.

name and my name. The Bank called me and asked if I knew Mr. Phillips, which I did not and they refused him. I tried several times to get the key, but Mr. Phillips refused. I had to go to the bank and they had to drill to get into the box which I had to pay for.

Now there are a lot of families that live in the area, including the families in Greenwich and the surrounding area. This is dirt roads, a lot of dust and the maintenance on the roads will need

to be kept up. Big trucks,  
will have wear and tear on  
the roads.

The noise and families having  
to deal with the trucks.

Any kids, buses picking up  
and dropping off kids.

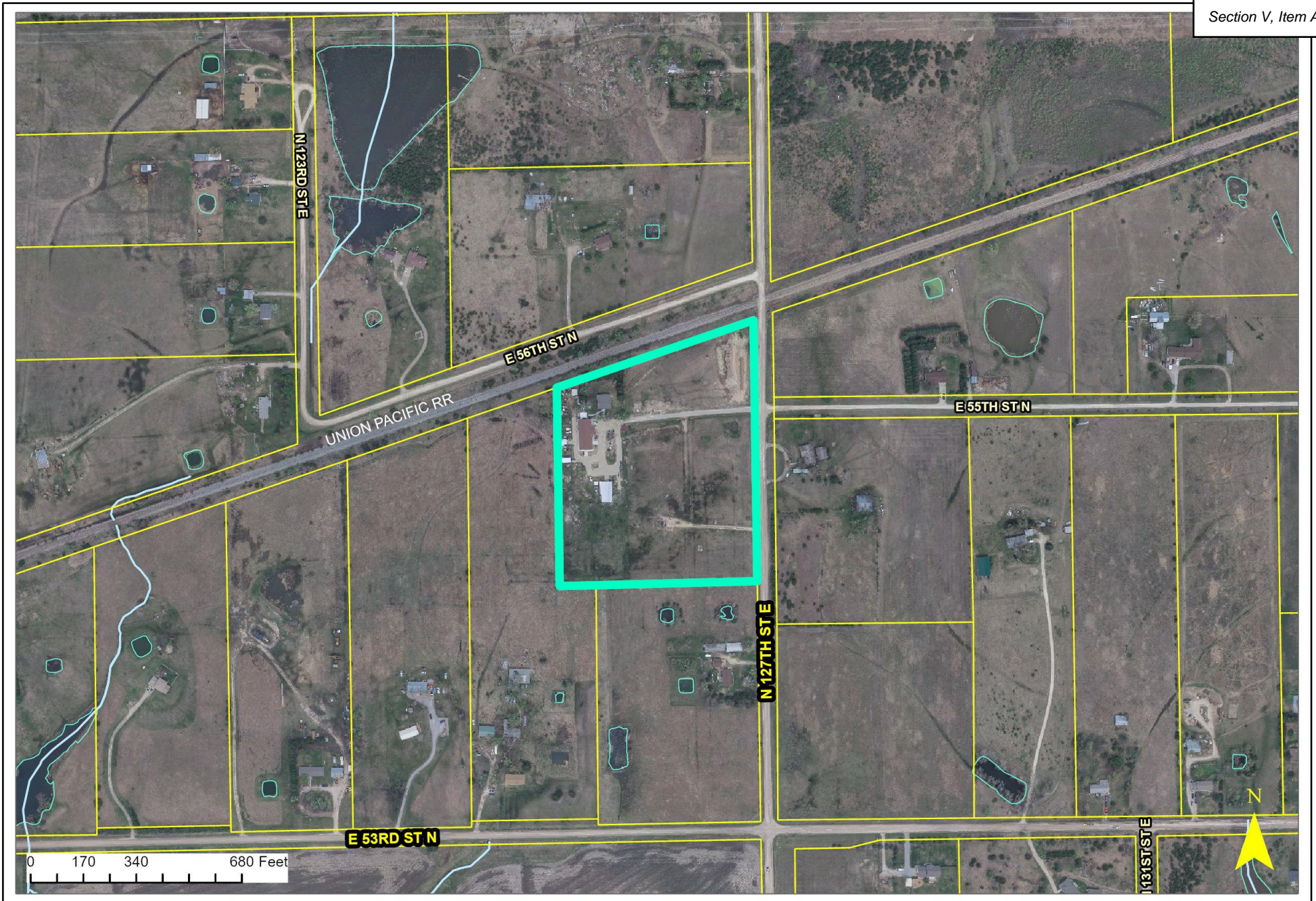
I don't know if you know  
this but animals, horses,  
dogs, cats etc are sensitive  
to this. People ride their horses,  
walk their dogs.

I know I don't live out there  
any more but this is still a  
place I will always call home.

Pat Kelley

316-655-6918



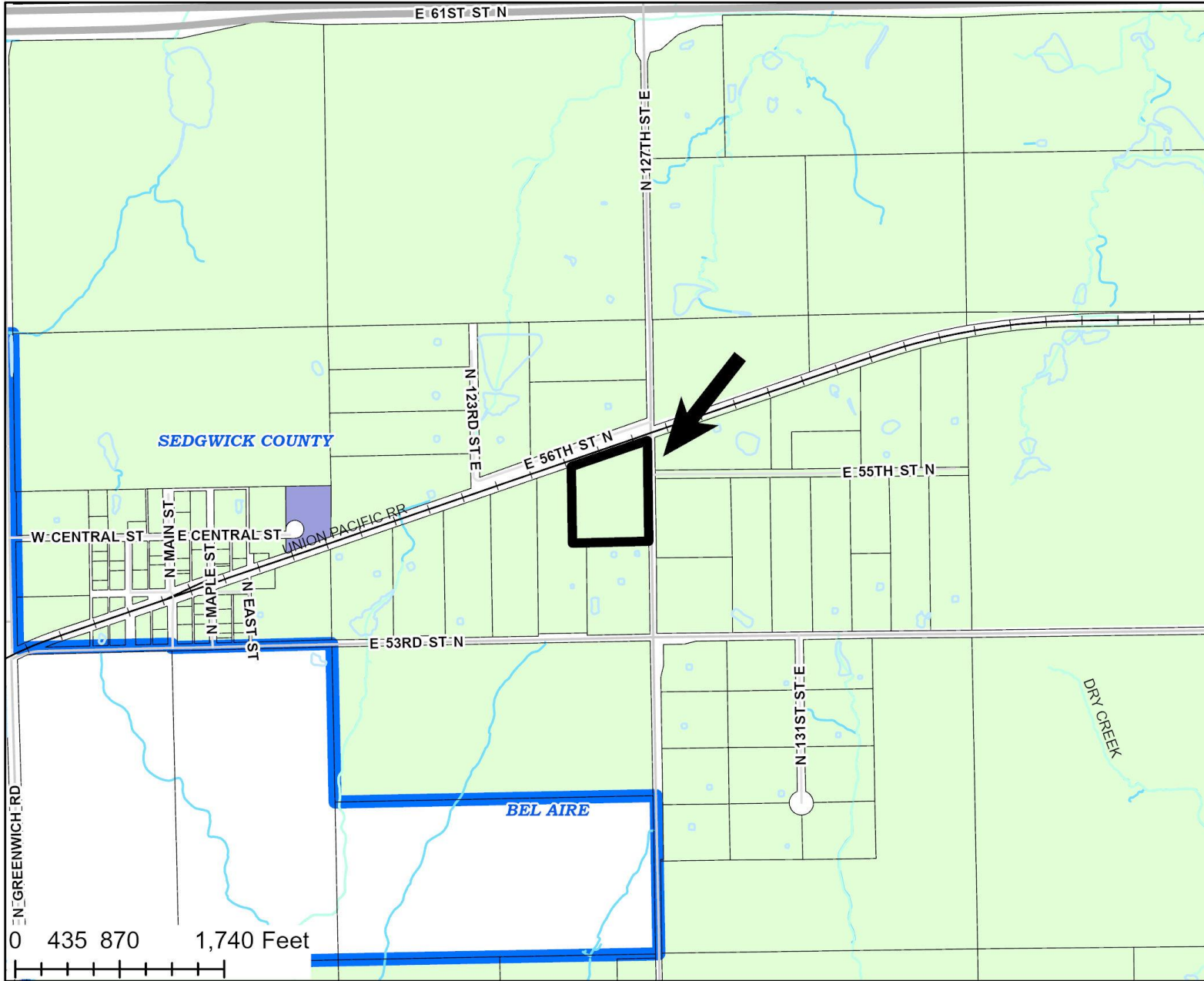


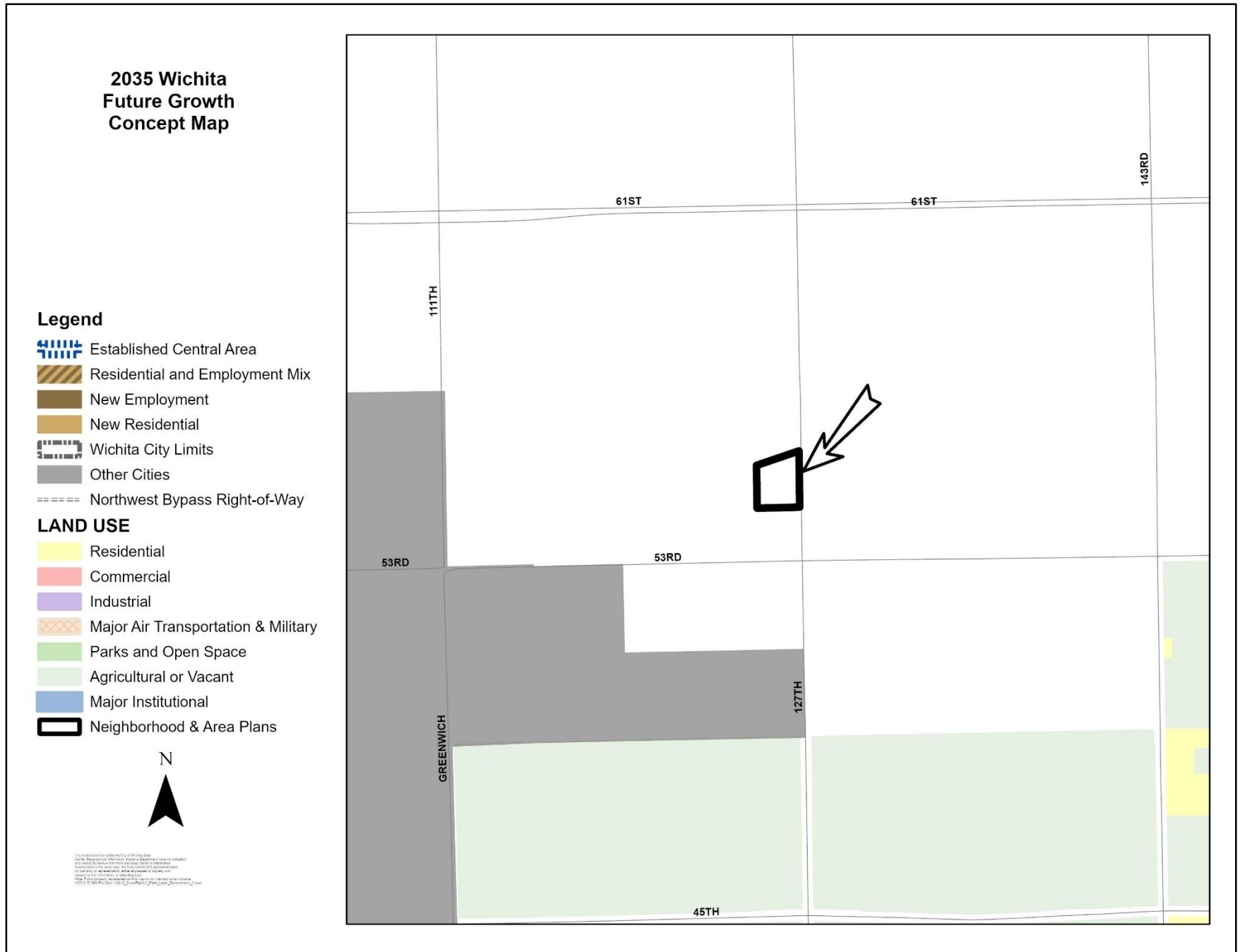


# ZONING



- RR
- SF-20
- SF-10
- SF-5
- TF-3
- MF-18
- MF-29
- B
- MH
- NO
- GO
- NR
- LC
- GC
- CBD
- OW
- IP
- LI
- IP-A
- GI
- AFB
- U
- PUD
- AIRPORT
- OLD TOWN
- HISTORIC
- DELANO
- DELANO OVERLAY







**Looking west into site**



**Looking south away from site**



**Looking east away from site**



**Looking north away from site**







Wichita-Sedgwick County  
Metropolitan Area  
Planning Department

CUSTOMER INVOICE #65000

Section V, Item A.

DATE: 5/30/24

MAPD STAFF: JBE

CASE NUMBER: 2012024-00031

SUBDIVISION (PLAT/LOT SPLIT): \_\_\_\_\_

AGENT: \_\_\_\_\_

CUSTOMER/PAYEE: Robert Phillips PHONE NUMBER: 316-841-8734

ADDRESS: 5601 N 127th St E Wichita KS 67226  
STREET CITY STATE ZIP CODE

APPLICATION FEE: \$ 1200.00 OL3 \_\_\_\_\_

ACREAGE/ LOT: \$ 330.00 OL3 \_\_\_\_\_

SIGN FEE: \$ 5.00 OL3 \_\_\_\_\_

TOTAL: \$ 1535.00 (CHK # 1675 CC# \_\_\_\_\_ CASH \_\_\_\_\_)  
*1675 (1200.00)  
1676 (310.00)*

PLEASE MAKE CHECK PAYABLE TO : CITY OF WICHITA

MAIL PAYMENT TO: PLANNING DEPARTMENT— 271 WEST THIRD ST., 2ND FLOOR WICHITA, KS 67202



**APPLICATION**

This form MUST be completed and filed at the Planning Department located on the 2nd floor of The Ronald Reagan Building, 271 W. 3rd Street, Wichita, KS, 67202 in accordance with directions on the accompanying instruction sheet. AN INCOMPLETE APPLICATION CANNOT BE ACCEPTED. Check the appropriate box below for type of application being submitted. A separate application form and filing fee is required for each application. A pre-application conference with the planning staff is recommended before filing this application.

**SECTION I**

This property is located within: ☐ Wichita ☒ Sedgwick County (unincorporated)

**Metropolitan Area Planning Commission:**

☒ Zone Change: From zoning district: RR to ~~AG~~ GI

☐ Planned Unit Development: ☐ Approval ☐ Amendment to PUD ☐ Adjustment to PUD

☐ Community Unit Plan: ☐ Approval ☐ Amendment to CUP ☐ Adjustment to CUP

☐ Protective Overlay: ☐ Approval ☐ Amendment to PO ☐ Adjustment to PO

☐ Conditional Use: To allow: \_\_\_\_\_ zone district: \_\_\_\_\_

☐ Adjustment to CU/CON#: \_\_\_\_\_

☐ Vacation of: \_\_\_\_\_ zone district: \_\_\_\_\_

(Use a separate sheet for legal description, if necessary)

☐ Administrative Permit: To allow: \_\_\_\_\_ -foot high wireless communication facility. zone district: \_\_\_\_\_

☐ Off-Site Billboard Sign within \_\_\_\_\_ feet of a residential lot/structure. zone district: \_\_\_\_\_

**Board of Zoning Appeals:**

☐ Variance: To allow: \_\_\_\_\_ zone district: \_\_\_\_\_

☐ Appeal of: \_\_\_\_\_ zone district: \_\_\_\_\_

☐ Zoning Adjustment: To allow: \_\_\_\_\_ zone district: \_\_\_\_\_

☐ Sign Code Adjustment: To allow: \_\_\_\_\_ zone district: \_\_\_\_\_

**SECTION II**

1. The application area is legally described as Lot(s) \_\_\_\_\_; Block(s) \_\_\_\_\_, \_\_\_\_\_ Addition, (Wichita) Sedgwick County, KS. If appropriate, a metes and bounds description may be attached.

2. The application area contains 10.79 acres.

3. This property is located at (address) 5601 N 127th St E which is generally located at (relation to nearest streets) 127th & 53rd

4. We are filing this request for the following reasons: Tree Service / Lumber yard

5. County control number: 00289588



6. The names of the owners of all property included in this application MUST be listed as applicants. Cont lessees or others directly associated with the property may also be listed if they desire to be advised of the proceedings. (Use a separate sheet for additional applicants if needed.)

A. Applicant Robert Phillips Phone 316-841-8734  
 Address 5601 N. 127th St Wichita, KS Zip Code 67226  
 Email Address robert@wichita-freeservice.com

Agent \_\_\_\_\_ Phone \_\_\_\_\_  
 Address \_\_\_\_\_ Zip Code \_\_\_\_\_  
 Email Address \_\_\_\_\_

B. Applicant \_\_\_\_\_ Phone \_\_\_\_\_  
 Address \_\_\_\_\_ Zip Code \_\_\_\_\_  
 Email Address \_\_\_\_\_

Agent \_\_\_\_\_ Phone \_\_\_\_\_  
 Address \_\_\_\_\_ Zip Code \_\_\_\_\_  
 Email Address \_\_\_\_\_

C. Applicant \_\_\_\_\_ Phone \_\_\_\_\_  
 Address \_\_\_\_\_ Zip Code \_\_\_\_\_  
 Email Address \_\_\_\_\_

Agent \_\_\_\_\_ Phone \_\_\_\_\_  
 Address \_\_\_\_\_ Zip Code \_\_\_\_\_  
 Email Address \_\_\_\_\_

7. We acknowledge receipt of the instruction sheet explaining the method of submitting this application. We realize that this application cannot be processed unless it is completely filled in; is accompanied by a current abstractor's certificate as required in the instruction sheet; and is accompanied by the appropriate fee. We further certify that the foregoing information is true and correct to the best of our knowledge. We authorize unannounced inspections of the subject property by City and/or County staff for the purpose of collecting information to review and analyze this request. We acknowledge that the MAPC, Governing Body, or Board of Zoning Appeals shall have authority to impose such conditions as it deems necessary in order to serve the public interest and welfare.

[Signature] By \_\_\_\_\_  
 Applicant's signature Authorized Agent (if any)  
[Signature] By \_\_\_\_\_  
 Applicant's signature Authorized Agent (if any)  
 \_\_\_\_\_ By \_\_\_\_\_  
 Applicant's signature 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.

FOR OFFICE USE ONLY

Map \_\_\_\_\_ Zoning (N) \_\_\_\_\_ (S) \_\_\_\_\_ (E) \_\_\_\_\_ (W) \_\_\_\_\_ MAPC/BZA \_\_\_\_\_ Township \_\_\_\_\_  
 Council/Commission District \_\_\_\_\_ DAB \_\_\_\_\_ Sm. City PC \_\_\_\_\_

NA/HOA \_\_\_\_\_  
 Date \_\_\_\_\_ Fee \_\_\_\_\_ Received By \_\_\_\_\_

Required Documents:

☐ Ownership List ☐ BZA Justification ☐ Legal Description ☐ Vacation Petition ☐ Site Plan ☐ Signs



# ESTIMATE

10100 W. Maple Suite 107  
Wichita, KS 67209

Invoice Date: 04/16/2024

Invoice No: 2426

Griselda Brndal  
, KS

Remit To:  
10100 W. Maple Suite 107  
Wichita, KS 67209

File #: 20248942  
Seller: Robert Phillips  
Lender: CTW  
Title Unit: Land Title Inc.

Item Code	Description	Amount
MISC	Miscellaneous (Ownership List)	\$550.00
<b>TOTAL</b>		<b>\$550.00</b>

Please include a copy of this Invoice with your payment

Property: Property Address  
5601 N 127TH St. E Wichita, Kansas 67226  
  
Property Address  
5601 N 127th St. E Wichita, Kansas 67226  
  
PIN  
00289588



**Land Title Inc.**  
240 N Rock Rd Ste 220  
Wichita, KS 67206  
Phone: (316) 773-3800  
Fax: (316) 773-0800

File No.: 20248942

## OWNERSHIP LIST

Land Title Inc. has made a search in the Records of the Office of the Register of Deeds of the County of Sedgwick, State of Kansas, for the following described property:

**The East 660 feet of that part of the Southeast Quarter of Section 15, Township 26 South, Range 2 East, lying South of the Missouri Pacific Railroad, EXCEPT the South 800 feet thereof**

**commonly known as: 5601 N. 127th St. E., Wichita, KS 67226**

**The grantee(s) in the last recorded deed are:**

Warranty Deed dated May 23, 2023, filed May 25, 2023 No. 30240826

Grantor: Robert Phillips, a single man

Grantee: Robert Phillips and Pamela S. Phillips

**Name and Mailing Addresses of surrounding owners:**

5603 N. 123rd St. E.

Alan M. Every

5601 N. 123rd St. E., Wichita, KS 67226-7902

12126 E. 53rd St. N.

Emmanuel K. and Lindsay M. Missana

12126 E. 53rd St. N., Wichita, KS 67226-8723

12200 E. 53rd St. N.

Rodney A. Babb

1800 Canyon Park Cir, Ste 401, Edmond, OK 73013-6631

12400 E. 53rd St. N.

Charles W. and Wanda I. Phillips

12400 E. 53rd St. N., Wichita, KS 67226-8729

12600 E. 53rd St. N.

Christopher Dewayne Phillips

12600 E. 53rd St. N., Wichita, KS 67226-8741

5445 N. 127th St. E.

Nadine M. Smith

5445 N. 127th St. E., Wichita, KS 67226-8341

5601 N. 127th St. E.

Robert and Pamela S. Phillips

5601 N. 127th St. E., Wichita, KS 67226-8343

12700 E. 56th St. N.

Dorothy L. Lewellyn

P.O. Box 375 Kechi, KS 67067-0375

5739 N. 127th St. E.

Joyce A. Chrisco and Dana L. Long

7202 E. Zimmerly, Wichita, KS 67207-2828



5612 N. 123rd St. E.  
Clara Denise Remy  
5612 N. 123rd St. E., Wichita, KS 67226-7901

5757 N. 123rd St. E.  
Dennis L. and Donna L. Morris  
5757 N. 123rd St. E., Wichita, KS 67226-7904

5601 N. 123rd St. E.  
Ignacia M. Banuelos  
5601 N. 123rd St. E., Wichita KS 67226-7904

5635 N. 123rd St. E.  
Rebecca Jane Anderson Revocable Trust  
5635 N. 123rd St. E., Wichita KS 67226-7902

PY 00084  
WRT Indio LLC  
P.O. Box 1234 Madisonville KY 42431-0025

12920 E. 55th St. N.  
Jodi M. Rosenberry  
12920 E. 55th St. N., Wichita KS 67228-9332

5500 N. 127th St. E.  
Francisco C. and Andres Banuelos  
3119 N. Fairview, Wichita KS 67204-4539

PY 00083 0003  
Aleppo TR LLC  
3617 N. Rushwood Ct., Wichita KS 67226-2520

PY 00122  
William A. and Mary Lou Hadwiger  
419 Barnes Ave., Alva OK 73717-2201

12901 E. 53rd St. N.  
Jack R. and Melody K. Walker  
12901 E. 53rd St. N., Wichita KS 67228-9303

5220 N. 127th St. N.  
Gregory H. and Anne R. Thompson  
5220 N. 127th St. N., Wichita KS 67226-8360

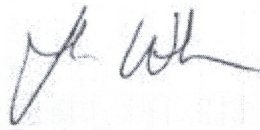
13029 E. 53rd St. N.  
Russel A. and Anjanette L. Riggin  
13029 E. 53rd St. N., Wichita KS 67228-9305

PY 00131 0007  
Russel A. and Anjanette L. Riggin  
13029 E. 53rd St. N., Wichita KS 67228-9305

This is an owner and mortgage search and NOT a Certificate of Title, and does not show change of ownership caused by death or Court Proceedings. As this report is furnished for a nominal fee, Land Title Inc. assumes no liability beyond the amount paid for this report.

Dated at Wichita, Kansas this 16th day of April, 2024 at 5:00 P.M.



A handwritten signature in black ink, appearing to read 'Frank Woods', with a stylized, cursive script.

Frank Woods



City of Bel Aire

STAFF REPORT

DATE: 07/05/2024

TO: Bel Aire Planning Commission  
FROM: Keith Price  
RE: Agenda

STAFF COMMUNICATION	
FOR MEETING OF	7/11/24
CITY COUNCIL	
INFORMATION ONLY	

SUMMARY:

ZON2024-00031 (county)

Brad Eatherly, will present 5601 N 127<sup>th</sup> Street East and they are looking to rezone from RR to GI General Industrial in order to bring their tree service business into conformance This case falls within the area of influence of the City of Bel Aire, an area recognized by MAPC. The Bel Aire code sections below provide the purpose of the Extraterritorial Zoning once established and is the reason this case is brought to this commission for review.

18.1.2. Authority and jurisdiction.

These regulations are adopted under authority established by K.S.A. 12-741 et seq., and as amended, including K.S.A. 12-736, 12-753 to 12-761, 12-763, 12-764, 12-766, 12-3301 - 12-3302, and 12-3009 to 12-3012. These regulations shall apply to all buildings, structures and land within the corporate limits of the City of Bel Aire, Kansas, as presently exist, as may be hereafter established, or as incorporated within by annexation. Nothing herein shall be construed to preclude the City from engaging in extraterritorial planning activities pursuant to K.S.A. 12-743, and amendments thereto.

18.1.3. Purpose.

- These regulations are intended to serve the following purposes:
- To promote the public health, safety, morals, comfort and general welfare;
- To establish a variety of zoning district classifications according to the use of land and buildings with varying intensities of uses and standards whose interrelationships of boundary zones form a compatible pattern of land uses and buffer areas which enhance the value of each zone;
- To regulate and restrict the location, use and appearance of buildings, structures and land within each district and to zone for residential, commercial, industrial and other purposes including flood plains;

To regulate and restrict the height, number of stories and size of buildings and structures; their distance from any street or highway; the percentage of each lot that may be occupied by buildings and other structures; and size of yards, courts and other open spaces;

To protect property values and conserve energy and natural resources;

To provide for adequate light and air and acceptable noise levels;

To avoid the undue concentration of population and vehicular traffic and to prevent overcrowding the use of land and public facilities;

To facilitate the adequate provision of transportation, water supply, sewage disposal, schools, parks and other public improvements;

To provide adequate public notice on proposed changes in these regulations and zoning maps and an opportunity to be heard on such zoning matters;

To establish and provide procedures for the Board of Zoning Appeals to consider appeals, variances and exceptions; and

To implement the goals, policies and proposals of the comprehensive plan for the zoning jurisdiction.

### **ZON-24-01. Proposed re-zoning approximately 80+/- acres zoned R-4, to an AG Agricultural Use to allow a non-business horse-riding barn and stable.**

The city placed an ad in the Ark Valley Newspaper and sent out notifications to the property owners within the 200' and 1,000' notification area as required by the city code. A city review to the representative went out to Chris Morlan that is in your packets. A staff report was provided for the sketch plan for the May 9<sup>th</sup>, 2024 meeting that contained relevant information for review.

### **History**

The current zoning has been in place since 2006 as an R-4 residential zoned district. The land has been vacant since that time.

The neighboring property to the west near 53<sup>rd</sup> st is still zoned R-4 that was approved with a conditional use permit during the platting process completed in 2016. Future growth was a factor in retaining the R-4 zoning district. Property north of the platted area is unplatted and not developed. Animals were removed to meet city code.

The property north of the Englert addition is unplatted and the north line lines up near the half section line of the subject property. North properties are in the county and Kechi and are zoned rural residential and agriculture respectively.

East of the property is zoned Ag that has three different residences on four parcels.

South of the property is Bel Aire. The parcel west was recently annexed into the City limits in 2023 by Ordinance 702 without mention of zoning to a certain district. Currently it is

zoned Agriculture by the 2024 zoning map. Further east on the south side of 51<sup>st</sup> street are single family dwellings in a duplex constructed layout.

### **Discussion**

- **The character of the neighborhood;**

The Kechi and county are rural residential, Bel Aire has housing that is built and utilized for the current zoning. Undeveloped grass land is near the location of the structures shown in the packet.

- **The zoning and uses of nearby properties;**

North- Rural residential, Agriculture  
 East-Rural residential  
 South-R-4 single family, Agriculture  
 West-R-4 single family

- **The suitability of the subject property for the uses to which it has been restricted;**

Many of the agriculture uses listed wouldn't be a good fit for the residential housing. The agriculture district is considered a holding district for future developments. At the same time R-4 is what the future zoning has been planned for by Bel Aire.

- **The extent to which removal of the restrictions will detrimentally affect nearby property;**

Agriculture permitted partial uses listed of concern from the Bel Aire zoning code and a definition added for ag services from the web:

Agricultural production – crops

Agricultural production – livestock and animal specialties

Agricultural services- Such as i.e. The production, processing, marketing, supply, and distribution of agricultural products and services.

Activities such as crop and animal husbandry, agricultural processing, marketing, trade and distribution, and food services.

Actions made under the direction of a farmer provide value to another entity.

Accessory Structures typically associated with agricultural services, and ordinary domestic household needs.

Accessory structures associated with other types of businesses shall comply with such regulations as set forth within Section 6.06 of this Zoning Code.

- **The length of time the property has been vacant as zoned;**

2006 to 2024, 18 years.

- **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;**

The landowner resides east of the location for the request on 30 acres that would support a barn and stable. The land contained in the application has been included in future modeling, design and construction for water and sewer design sizing to provide city services to the area. The land was purchased after the current zoning and master plan was in place. Water and sewer services are readily available to develop the area. No gain to the public is perceived; the meeting will help determine the hardship for Mr Smith and family.

- **Recommendations of permanent staff; and**

A proposal of rezoning only the north half of the parcel is the recommendation to the planning commission by staff. Agriculture zoned districts can also be used as a holding district, but there is no reason to revert back to Agriculture for more than the requested building area. Agriculture districts are used for holding zones when utilities are not available; utilities are available from the south. The legal description can be done by metes and bounds, or lot split could be part of the upcoming processes if easements can be granted.

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

The City adopted 2014 Comprehensive plan vision map indicates this would be R-4 residential, the request doesn't meet that category.

The adopted 2018 Master growth plan balanced growth preferred map 3.4 indicates residential use with a future park service area north of 53<sup>rd</sup> Street. The request doesn't meet the master plan preferred use.

The City adopted codified 2023 zoning, (18.3.4) and subdivision codes, (19.3.6) indicates the land would need to be platted. KSA 12-752 indicates the governing body must follow the act as written for platting. Additional processes would need to follow any zoning approval.

The 2012 International Residential Code is limited to 3,000 s.f. buildings. The city commercial code, 2006 International Building Code would need to be used for this type of agriculture building. The request is to allow a private hobby building for horse riding. The Agriculture district listed this use as Agricultural production – livestock and animal specialties.

Sedgwick County Animal control provides Bel Aire animal control services with incorporated codes adopted in 2021. 10,000 f.t. per animal and 300 feet from neighboring housing is required to avoid a nuisance complaint section 5-161 of Article 5. Bel Aire ZC 18.70 (C) (5) and (6) requires 100 f.t. setback from the land for all activities and 300 f.t. related to debris and products generated or brought in that may cause odors or other health concerns, respectively. Bel Aire code may conflict with the

Sedgwick County animal code. 18.2.1 of the zoning code indicates the most shall govern. According to the county code 79 acres could have up to 344 horses or livestock before reducing based on setbacks. 40 acres with 100 f.t. setback from residential zoned property for horses in Bel Aire would be approximately 144 maximum number.

Article 4 of the Bel Aire Code would require a business license to operate a commercial agriculture business. The described use in this application wouldn't require a business license. This does create a gray area of the code as descriptions indicate business uses.

**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.**

Bel Aire did receive a letter in support of rezoning the land to Agriculture, that letter is in the packet.

**SD.24.-01, final plat; Final PUD-24-01F. Proposed a Final PUD for office/warehouse uses in a M-1 Industrial zoned district as part of the Sunflower Commerce Park 4<sup>th</sup> platting**

The city placed an ad in the Ark Valley Newspaper and sent out notifications to the property owners within the 200' and 1,000' notification area as required by the city code.

The city review of the plat is in your packet. The most recent revision is contained in the packet after staff had worked with Tessere. The listed ownership of the application area changed from the preliminary process to the final processes.

The PUD elevations and design concepts were contained in the preliminary process will be brought forward with any changes discussed. Additional work is needed for the final PUD document that will go to the governing body for approval.

The final plat and final PUD will be a separate action.

**CHAIR AND VICE CHAIR**

Reminder that you can be nominated and approved even if you are absent during the process. Please attend.



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



## REZONING REVIEW

Address of proposed project: Rezoning of land to construct a horse-riding barn and attached stable  
This report is to document that on 6/28/24 the Zoning Administrator from the City of Bel Aire evaluated the above property plan for compliance of zoning and building requirements submittal for a hearing:

- |  |  |
|--|--|
| <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 6/27/24

Keith Price  
REVIEWED BY

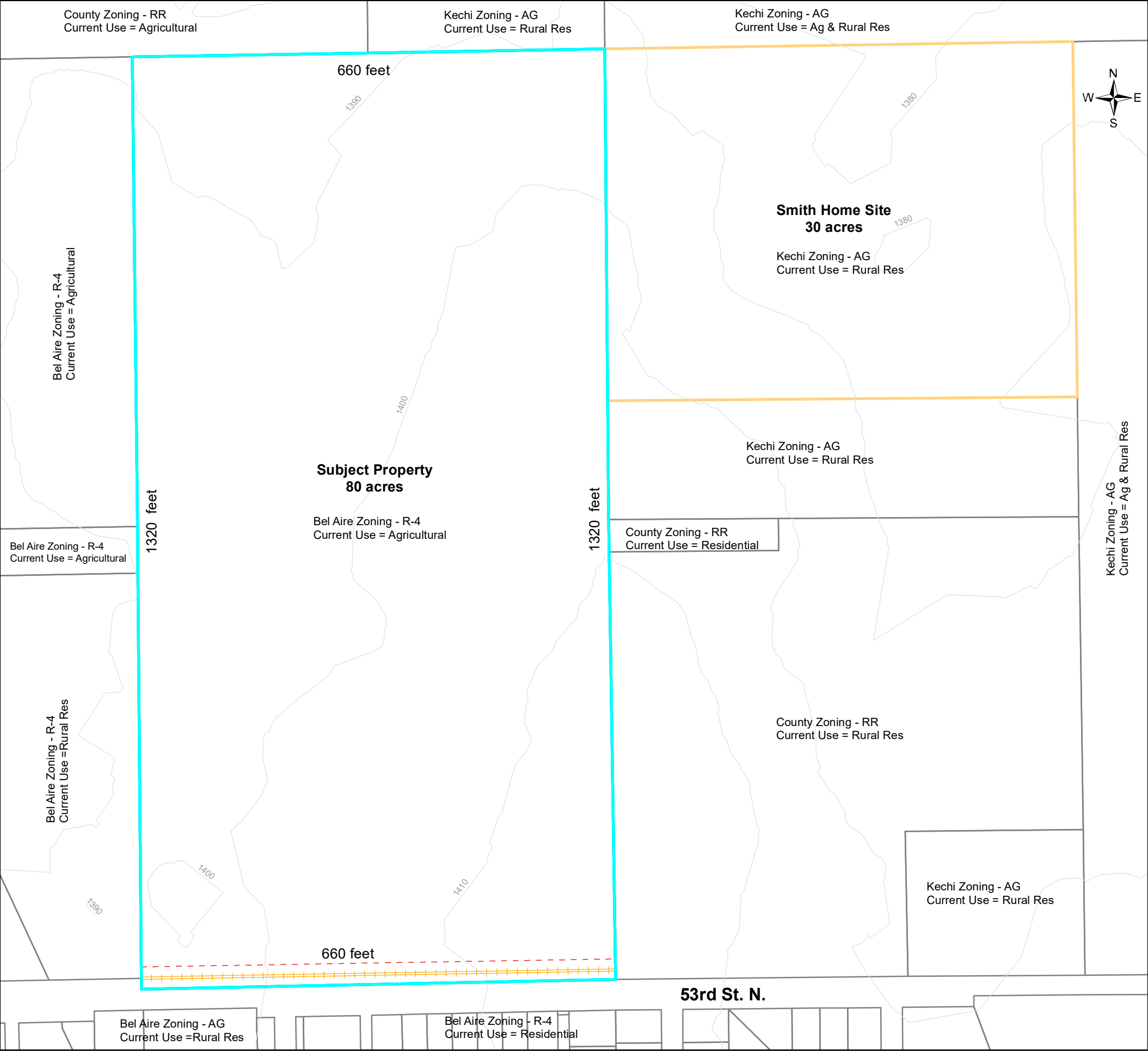
Comments: Planning commission Meeting 5/9/24 reviewed the request for a 100'x120' private horse-riding barn with an attached 50'x 96' stable with storage as a sketch plan. The suggestion was to file a zoning change request based on the minutes filed from the meeting.

An application containing two aerial drawings, site map, and ownership list of surround owners, and remittance for a zoning hearing was received.

Bel Aire has received one comment to date from the abutting neighbor in favor of the rezoning.

- The current zoning R-4 matches the current city comprehensive plan and the 2018 Master growth plan. A proposal of rezoning only the north half of the parcel is the recommendation to the planning commission by staff. Agriculture zoned districts can also be used as a holding district. The legal description can be done by metes and bounds or lot split could be part of the upcoming processes if easements can be granted.
- The agriculture district by rights has many businesses uses listed, The Bel Aire home-based business license rules require a residence. The rezoning of the parcel could allow something other than passive use for grandchildren. This doesn't match the city growth plan, how could this be resolved?

- The distance from residential zoned land and the holding pen is minimum 100'. , so a fenced area would need to reflect that to meet code if approved
- Fence permit issued as a temporary fence with conditions 2/21/24 with address 5500 E 53<sup>rd</sup> St N shown on the plan. Parcel 00520983, permit BLD-24-47. The fence is not approved as a master fence or screening for the current zoning. A fence for zoning purposes isn't a structure but is subject to easement rules and other Bel Aire codes.
- KSA 12-752€ and the Bel Aire code discuss the requirement for platting before issuing a building permit. How should this be resolved?
- Bel Aire code for private garages is limited to 3,000 s.f..The building code for the Bel Aire and related SFCD rules would apply if approved. What would be the method to resolve this?
- Contact Anne Stephens, City Engineer, for any easement and drainage concerns.
- <http://www.belaireks.citycode.net/> is the link to find the requirements for platting and zoning.



# ZONE CHANGE REQ

## R- 4 to AG

Section V, Item B.

Legal Description:  
**East 1/2 of the Southwest 1/4  
Section13 Range 26 Township1E**

**Kirby K. & Kim Smith**  
5650 E 53rd St. N.  
Kechi, KS

Existing Conditions:  
The only structure on the property is fencing. There is a top rail with cable fence on the east and south sides, and will be continued on the north & west sides soon. There is hedgerow around the perimeter of the property. Electric overhead service poles run along east of the property line. Access to the property from 53rd St. N. is in the southeast corner, and from the adjoining Smith home site. The property generally drains to the northwest.

City of Bel Aire & Chisholm Creek Utility Authority have water lines in the 53rd St. N. road right-of-way. ATT has communication lines in the utility easement.

Legend

Subject Property

Smith Home Site

Property Lines

Topology Contours

ROW & Utility Easements

Top Rail & Cable Fence

Page 2 shows existing structures on adjoining properties.

Page 3 shows recent storage building & future buildings.





Geographic Information Services  
Sedgwick County...  
working for you

Date: 6/2/2024

It is understood that the Sedgwick County GIS, Division of Information and Operations, has no indication or reason to believe that there are inaccuracies in information incorporated in the base map.

The GIS personnel make no warranty or representation, either expressed or implied, with respect to the information or the data displayed.

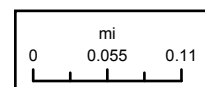
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***K. Smith 2021 Aerial***

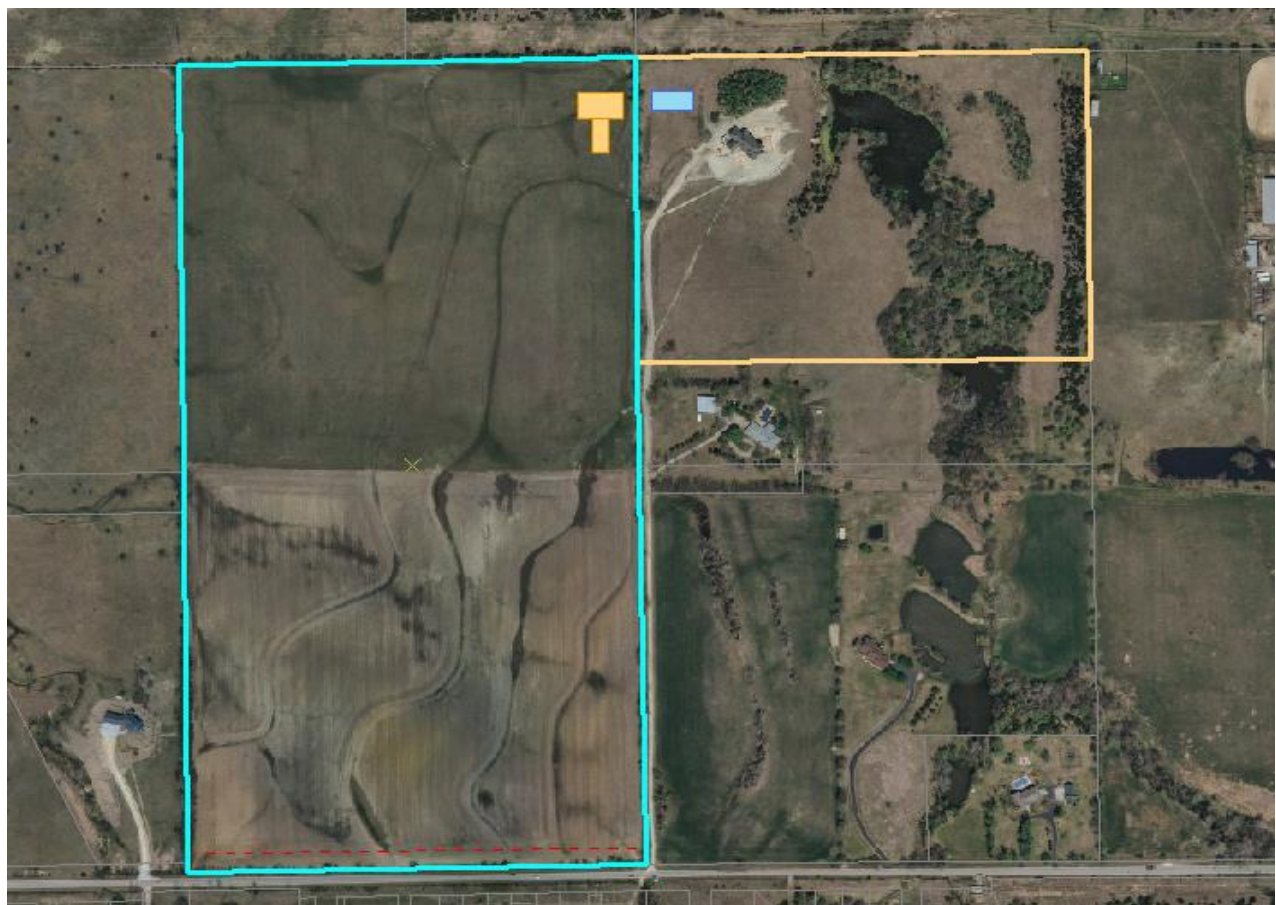
**Sedgwick County, Kansas**



1:9,028







= 2023 70ft x 100ft Garage/Workshop Bldg w/ concrete floor



= Proposed 100ft x 120ft Equestrian Barn w/ dirt floor & 50ft x 96ft Stable w/ concrete & dirt floor



## OWNERSHIP LIST

PROPERTY DESCRIPTION		PROPERTY OWNER
The E/2 of the SW/4, 13-26-1E <b>Subject Property</b>		Kirby Kay Smith Family Trust 5650 E. 53rd St. N. Kechi, KS 67067
The NW/4 of the SW/4, EXC for road, 13-26-1E AND The SW/4 of the SW/4, EXC the N 565' of the S 955' of the W 403' thereof; & EXC for roads; & EXC that part platted as Englert Add, 13-26-1E		Envision Management, LLC 14726 E. 9th St. N. Wichita, KS 67230
The S 1,320' of the NW/4, E of Railroad r.o.w., EXC the E 660' thereof; & EXC for Cond. Case AB-19603; & EXC the W 30' for road, 13-26-1E		Stephanie R. Thomison & Ollie E. Thomison & Oscar W. Thomison 1213 E. Evanston St. Wichita, KS 67219
The S 1,258' of the E/2 of E/2 of NW/4, 13-26-1E		David J. Jacobs PO Box 333 Kechi, KS 67067
The S/2 of the NE/4, EXC begin at NE corner; th. S 522'; th. W 520'; th. NW 570' to point 273.5' S of N line of S/2 of NE/4; th. NW 221.19' to point 132' S of N line of S/2; th. NW 81.6' to point 105' S of N line of S/2; th. N 105' to N line of S/2; th. E 1,279.98' to begin, 13-26-1E		Thomas E. Jacobs Living Trust 5865 N. Woodlawn Kechi, KS 67067
Lot 1, Blk A	Englert Addition	Jeffrey J. & Mary K. Englert Revocable Trust 5140 E. 53rd St. N. Kechi, KS 67067
Lot 1, Blk A	McKay Acres Addition	Kirby Kay Smith Family Trust 5650 E. 53rd St. N. Kechi, KS 67067



The SW/4 of the SE/4, EXC the S 440' of the E 495' thereof; & EXC begin 1,230' N of SW corner of SE/4; th. N 90'; th. E 475'; th. S 90'; th. W 475' to begin, 13-26-1E		Teresa McNeil & Brian McNeil PO Box 39 Kechi, KS 67067
That part of the SW/4 of the SE/4, begin 1,230' N of SW corner of SE/4; th. N 90'; th. E 475'; th. S 90'; th. W 475' to begin, 13-26-1E AND The N 332.24' of the S 1,652.24' of the W/2 of the SE/4, 13-26-1E		Robert R. & Melinda M. Gleason 5600 E. 53rd St. N. Kechi, KS 67067
The S 440' of the E 495' of the W/2 of the SE/4, 13-26-1E		McNeil Properties, LLC PO Box 39 Kechi, KS 67067
Lots 1 & 2, Blk B	Bristol Hollows Addition	Double Down Developers, LLC 13201 E. Pawnee Rd. Wichita, KS 67230
Lot 20, Blk A	Chapel Landing 3rd Addition	Diony Paillant 5493 N. Colburn Ct. Bel Aire, KS 67220
Lot 21, Blk A	"	Chan Nghi Tu & Lang T. Le 2028 S. Michelle St. Wichita, KS 67207
Lot 22, Blk A	"	Supreme Construction, LLC 13303 W. Maple, Ste. 139 Wichita, KS 67235
Lots 23 & 25, Blk A	"	Adam Hamilton 1018 N. Wisteria Dr. Derby, KS 67037
Lot 24, Blk A	"	Kirby Kay Smith Family Trust 5650 E. 53rd St. N. Kechi, KS 67067




Lot 26, Blk A	“	Lone Star Homes, LLC 1018 N. Wisteria Dr. Derby, KS 67037
Lot 27, Blk A	“	Northwind Real Estate Holdings, LLC 4050 N. Stone Barn St. Maize, KS 67101
Lot 28, Blk A	“	Hina Rauf Ansari & Mohammed Hussain 14306 E. Churchill Cir. Wichita, KS 67230
Reserve A, EXC that part lying generally S of & abutting this described line, begin at NW corner of Lot 1, Blk A, Chapel Landing 3rd Add; th. W coincident with NWly prolongation of N line of said Lot 1, 34' to intersection with W line of said Reserve A & point of termination AND Reserve C	“	53rd & Oliver, LLC PO Box 75337 Wichita, KS 67275
Reserves A & B	Chapel Landing 6th Addition	TW Renovations, LLC 1815 S. Southwest Blvd Wichita, KS 67213
Reserve EE	Chapel Landing Addition	Leonal W. Kilgore Revocable Trust 5201 E. 53rd St. N. Kechi, KS 67067
The W 328.7' of the N 1,123' of the E/2 of the NW/4, EXC begin 318.85' E of NW corner of E/2 of NW/4; th. E 9.86'; th. S 532.22'; th. NWly 447.95'; th. N 84.30' to begin; & EXC for road on the N, 24-26-1E AND The E 135' of the N 1,123' of the W/2 of the NW/4, 24-26-1E		Leonal W. Kilgore Revocable Trust 5201 E. 53rd St. N. Kechi, KS 67067





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 30th day of May, 2024, at 7:00 A.M

SECURITY 1<sup>ST</sup> 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 East Half of the Southwest Quarter of Section 13, Township 26 South, Range 1 East of the 6<sup>th</sup> P.M., Sedgwick County, Kansas.**

Order: 3080008  
KJK

# 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 20th day of June, 2024, with subsequent publications being made on the following dates:

\_\_\_\_\_, 2024      \_\_\_\_\_, 2024  
\_\_\_\_\_, 2024      \_\_\_\_\_, 2024  
\_\_\_\_\_, 2024      \_\_\_\_\_, 2024

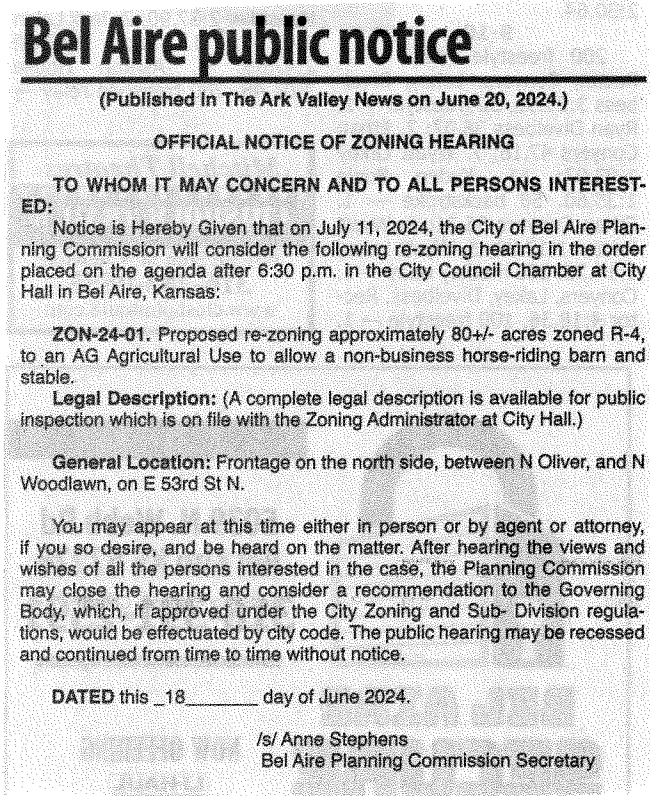
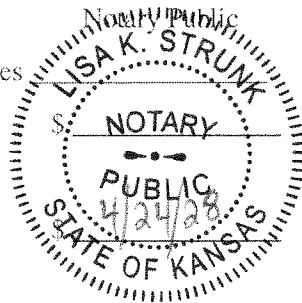
Chris Strunk  
Subscribed and sworn to before me this 20th day of June, 2024.

W. B. S.

My commission expires

Additional copies

Printer's fee





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

City of  
**Bel Aire**

## PRELIMINARY PLAT/PUD REVIEW

Address of proposed project: Sunflower Commerce Park 4th

This report is to document that on 5.31.24 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 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 5/30/24

Keith Price  
REVIEWED BY

Comments: This is a PUD development. City staff met with TESSERE May 2<sup>nd</sup> to discuss submittal and to review specific details.

- Details related to building and site signage will need to be contained in the PUD and developer's agreement.
- The landscape plan discussion has been to have a concept plan with the PUD and developer's agreement allow a specific site plan to be provided as each area is developed.
- Parking lot requirements will change based on uses; as tenant finishes are proposed parking requirements will be analyzed and the general code can allow and fortified with the PUD language.
- Everyg has been contacted, Onegas has been contacted, and the Bel Aire engineering department. No Additional easements have been requested at this time.
- The city engineer will contact the civil engineer direct with any item not covered with this review.
- Building materials are shown in the submittal as tilt up concrete design. The discussion was to link the Sunflower Commerce Park covenants to the Sunflower Commerce Park 4<sup>th</sup>. This would fortify the type of materials to use for the buildings and overlay the landscape and site requirements in the event there would be variations from the concept plans.

# Affidavit of Publication

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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.

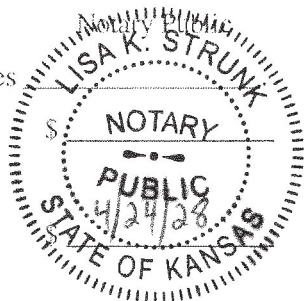
That the attached notice is a true copy thereof and was published in the regular and entire issue of said newspaper for 1 consecutive weeks, the first publication thereof being made as aforesaid on the 16th day of May, 2024, with subsequent publications being made on the following dates:

\_\_\_\_\_, 2024      \_\_\_\_\_, 2024  
\_\_\_\_\_, 2024      \_\_\_\_\_, 2024  
\_\_\_\_\_, 2024      \_\_\_\_\_, 2024

Subscribed and sworn to before me this 16th day of May, 2024.

\_\_\_\_\_  
\_\_\_\_\_

My commission expires  
Additional copies  
Printer's fee



## Bel Aire public notice

(Published in The Ark Valley News May 16, 2024.)

### OFFICIAL NOTICE OF ZONING HEARING

#### TO WHOM IT MAY CONCERN AND TO ALL PERSONS INTERESTED:

Notice is Hereby Given that on June 13, 2024, the City of Bel Aire Planning Commission will consider the following Platting and PUD Zoning processes in the order placed on the agenda after 6:30 p.m. in the City Council Chamber at City Hall in Bel Aire, Kansas:

**SD-24-01; PUD-24-01.** Sunflower Commerce Park 4th approximately 74.56 acres of the M-1 Industrial Use zoning district to be used for office/warehouse.

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

**General Location:** N Webb Road and north of 53rd 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 13 day of May 2024.

/s/ Anne Stephens  
Bel Aire Planning Commission Secretary





Geographic Information Services

*Sedgwick County...*  
*working for you*

**SEDGWICK COUNTY, KANSAS**  
**DIVISION OF INFORMATION TECHNOLOGY**

Section V, Item C.

*Mike Elpers CIO*

**Geographic Information Services**  
***Jack Joseph, GIS Director***

271 W. 3<sup>rd</sup> St, Suite 602 ~ Wichita, KS 67202

Phone: 316-660-9290 Fax: 316-262-1174

Email: [jack.joseph@sedgwick.gov](mailto:jack.joseph@sedgwick.gov)

[www.sedgwickcounty.org/gis](http://www.sedgwickcounty.org/gis)

Date: Wednesday, May 8, 2024

To: Amy Grant

From: Mary Ann Amador

Subject: List of all the owners

---

Dear Ms. Grant,

Attached is the list of all the owners of any real property located within 200 feet and/or 1,000 feet of the subject property located at the northeast corner 53<sup>rd</sup> Street and Webb Road and identified as Tax Parcel ID #: 30001473 (see fig#1)

I acknowledge and certify that the list has been obtained from public records and is consistent with the Sedgwick County Geographical Information Services records.

Sincerely,

Mary Ann

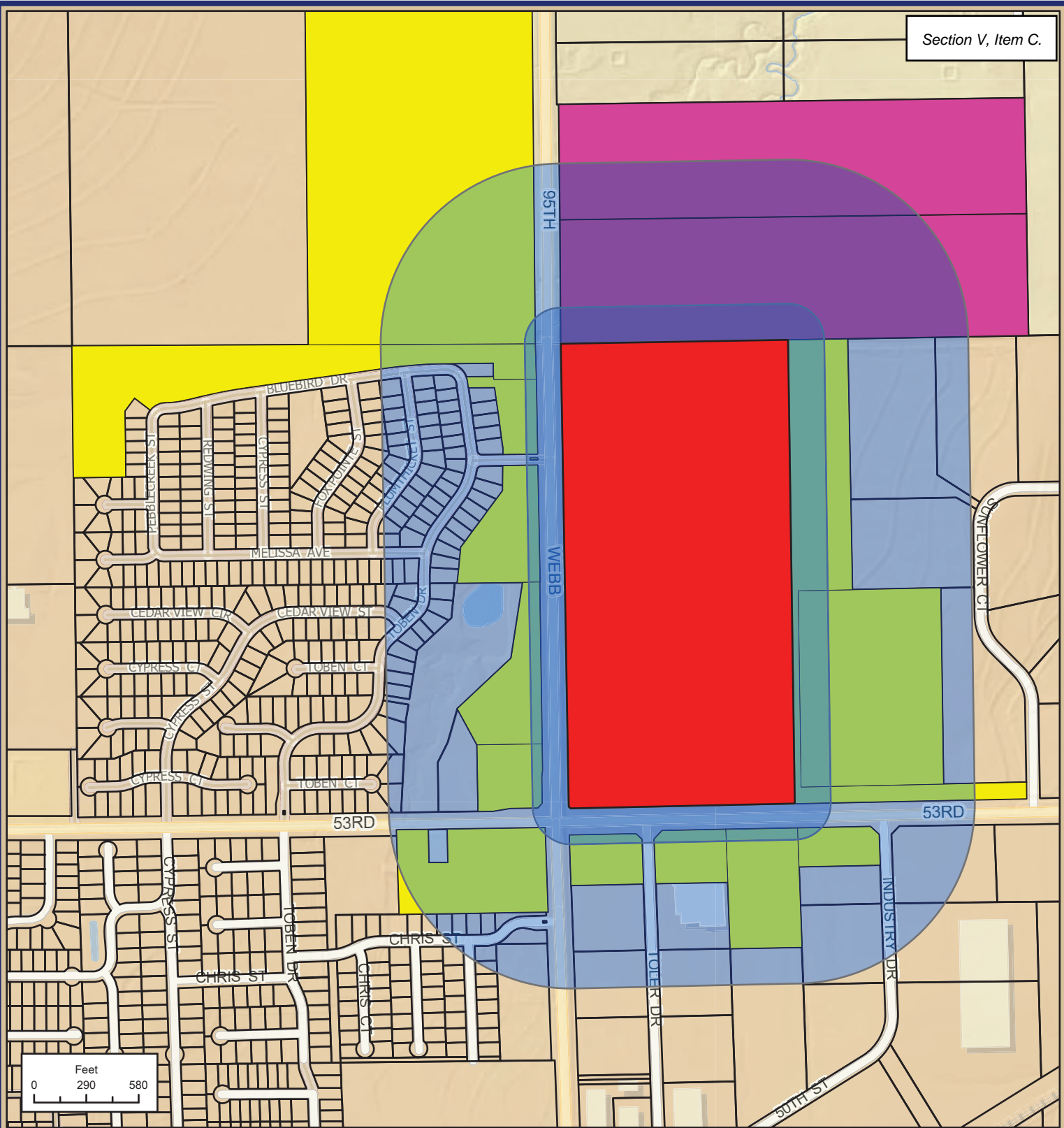
**Figure 1**





PIN	Owner	Owner Mailing Address	Owner City	Owner State	Owner ZipCode	Property Address	Property Unit	Property City	Property ZipCode	Legal Description
00289617	EAZY EIGHTY LLC	PO BOX 780188	WICHITA	KS	67278-0188					S1/2 S1/2 NW1/4 EXC W 70 FT FOR RD SEC 16-26-2E
00289621	WEBB254 LLC	833 S EAST AVE	COLUMBUS	KS	66725-2307					E1/2 NE1/4 EXC PT DEEDED TO STATE FOR HWY SEC 17-26-2E

PIN	Owner	Owner Mailing Address	Owner City	Owner State	Owner ZipCode	Property Address	Property Unit	Property City	Property ZipCode	Legal Description
30002011	MINDCURE BEHAVIOR & WELLNESS CENTER LLC	9362 E WILSON ESTATES CT	WICHITA	KS	67206-4417					LOT 1 BLOCK A SUNFLOWER COMMERCE PARK ADDITION
30002016	WEBB INDUSTRIAL LLC	PO BOX 45	COLUMBUS	KS	66725-0045					LOT 1 BLOCK B SUNFLOWER COMMERCE PARK ADDITION
30002034	BEL AIRE PUBLIC BLD COMM CITY OF	7651 E CENTRAL PARK AVE	BEL AIRE	KS	67226-7600					RESERVE A SUNFLOWER COMMERCE PARK ADDITION
30009744	BEL AIRE CITY OF	7651 E CENTRAL PARK AVE	BEL AIRE	KS	67226-7600	9750 E 53RD ST N		BEL AIRE	67226	LOT 1 BLOCK A SUNFLOWER COMMERCE PARK 2ND ADDITION
30009756	BA INDUSTRIAL LLC	165 S ROCK ISLAND ST STE 300	WICHITA	KS	67202-4712					RESERVE A SUNFLOWER COMMERCE PARK 2ND ADDITION
00289653	WOOLLEY JAMES D & NARNIE K	819 W VERONA CT	ANDOVER	KS	67002-7580					N 495 FT E 880 FT N1/2 NE1/4 EXC RDS & EXC PT BEG 602 FT W NE COR NE 1/4 S 219 FT W 108 FT N 219 FT E TO BEG SEC 20-26-2E
30002024	NC PROPERTIES LLC	10333 E 21ST ST N STE 303	WICHITA	KS	67206-3546					LOT 9 EXC S 214 FT THEREOF BLOCK B SUNFLOWER COMMERCE PARK ADDITION
30020116	NORTHEAST DEVELOPERS LLC	9415 E HARRY ST STE 406	WICHITA	KS	67207-5083					LOT 34 BLOCK C CEDAR PASS ADDITION
30020117	NORTHEAST DEVELOPERS LLC	9415 E HARRY ST STE 406	WICHITA	KS	67207-5083					LOT 35 BLOCK C CEDAR PASS ADDITION
30024288	SHAM WAY LLC	3500 N ROCK RD	WICHITA	KS	67226-1341					RESERVE A BEL AIRE LAKES ADDITION
30024289	SHAM WAY LLC	3500 N ROCK RD	WICHITA	KS	67226-1341					RESERVE B BEL AIRE LAKES ADDITION
30024290	SHAM WAY LLC	3500 N ROCK RD	WICHITA	KS	67226-1341					RESERVE C BEL AIRE LAKES ADDITION
30024292	SHAM WAY LLC	3500 N ROCK RD	WICHITA	KS	67226-1341					RESERVE E BEL AIRE LAKES ADDITION
00289616	EAZY EIGHTY LLC	PO BOX 780188	WICHITA	KS	67278-0188	5950 N WEBB RD			67226	N1/2 S1/2 NW1/4 EXC W 70 FT FOR RD SEC 16-26-2E



Date: 5/6/2024

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FILE: C:\gis\gismaps\public\AmyGrant\MyProject5\MyProject5.aprx  
NAME: mamador



# 200 FT & 1000 FT Buffer PIN: 30001473

Sedgwick County, Kansas

- Parcel\_of\_Interest
- Buffer\_200ft
- Buffer\_1000ft
- Parcels at 1000Ft from 30001473 (North)
- Parcels at 200Ft from 30001473

It is understood that the Sedgwick County GIS, Division of Information and Operations, has no indication or reason to believe that there are inaccuracies in information incorporated in the base map.  
The GIS personnel make no warranty or representation, either expressed or implied, with respect to the information or the data displayed.

PUD-

**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 Districts \_\_\_\_\_
- ☐ Preliminary PUD \_\_\_\_\_ ☒ Preliminary PUD with plat/ zoning
- ☐ Final PUD \_\_\_\_\_ ☐ Final PUD with plat/ zoning

**City of Bel Aire Planning Commission**☐ Approved ☐ Rejected

Comments to City Council

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**City of Bel Aire Council**☐ Approved ☐ Rejected

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Seller - WillowRock Properties, LLC - Roxanne Arnel, Manager

Name of owner Buyer - Aspen Sunflower Industrial, LLC - DAN SCHULTEAddress 5700 W 112th Street Suite 140 Telephone \_\_\_\_\_  
Overland Park, KS 66211Agent representing the owner Tessere - Kurt HersheyAddress 1525 E Douglas Avenue, Telephone 316-251-0659  
Wichita, KS 672111. The application area is legally described as Lot(s) \_\_\_\_\_; Block(s) \_\_\_\_\_,  
\_\_\_\_\_ Addition, Bel Aire, Kansas. If appropriate, a metes and  
bounds description may be attached. See Preliminary Plat2. The application area contains 74.56 acres.3. This property is located at (address) \_\_\_\_\_ which is generally  
located at (relation to nearest streets) \_\_\_\_\_  
WEST 1/2, SW 1/4, SEC 16, T-26-S, R-2-E4. County control  
number: \_\_\_\_\_ PIN Number: 300014735. 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

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 \_\_\_\_\_  
 Address \_\_\_\_\_ Zip Code \_\_\_\_\_

2. Applicant \_\_\_\_\_ Phone \_\_\_\_\_  
 Address \_\_\_\_\_ Zip Code \_\_\_\_\_

Agent \_\_\_\_\_ Phone \_\_\_\_\_  
 Address \_\_\_\_\_ Zip Code \_\_\_\_\_

See Abstractor Certification Letter, Map, and List

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.

Seller - WillowRock Properties, LLC - Roxanne Arnel, Manager

Applicant's Signature \_\_\_\_\_

BY

Roxanne Arnel, Manager  
 Authorized Agent (If Any)

Buyer - Aspen Sunflower Industrial, LLC - DAN SCHULTE

Applicant's Signature \_\_\_\_\_

BY

Dan Schulte  
 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 SUBMITTAL CHECKLIST

**PLANNED UNIT DEVELOPMENT  
PRELIMINARY**

THIS FORM SHOULD BE USED BY THE DEVELOPER AS A GUIDE TO PREPARE AN APPLICATION

CODE	APPLICATION REQUIREMENTS	PROVIDED	DATE	PLANNER
FEE \$200+\$5 LOT+ ENGINEERING IF DIFFERENT	AGREE		(YES) (NO) (N/A)	

SK-2 to SK-4

SK-5 to SK-7

GS-2 &amp; SK-2

DRAINAGE  
REPORT

SK-2

GS-2 &amp; SK-2

SK-2

SK-2

SK-2 to SK-14

GS-2 &amp; SK-2

SK-3 to SK-4

SK-2

SK-13 &amp; SK-14

SK-8 to SK-10

SK-2

GS-2

ALL PLANS

GS-2 &amp; SK-2

SK-2

DRAINAGE  
REPORT

<b>5.19 A</b>	<b>EXISTING USES, ACTIVITIES, AND INFLUENCES WITHIN 200 FEET</b>			
1	ALL RECORDED PUBLIC STREETS AND EASEMENTS	YES		
	SUFFICIENT DIMENSIONS AND INFORMATION TO INDICATE PROPOSED RIGHTS-OF-WAY, PAVEMENT WIDTH AND TYPE, NUMBER OF LANES, MEDIANS AND MEDIAN BREAKS	YES		
	EXISTING AND PROPOSED SIDEWALK AND DRIVEWAY INFORMATION	YES		
2	PROVIDE DETAILS OF EXISTING AND PROPOSED BUILDINGS RELATING TO PAD AREA, INTEND USE, AND ARCHITECTURE	YES		
3	EXISTING AND PROPOSED FINISHED GRADES OR CONTOURS AT TWO (2) FOOT INTERVALS	YES		
	IDENTIFY ANY LAND AREAS WITHIN THE (100) HUNDRED YEAR FLOODPLAIN. EXISTING & PROPOSED DRAINAGE CHANNELS AND PONDS	YES		
4	THE LOCATION, SIZE, CROSS-SECTION AND CALCULATIONS OF ANY DRAINAGE STRUCTURE SUCH AS CULVERTS, DITCHES, STORMWATER SEWERS AND INLETS	YES		
5	LOCATION, MASSING PATTERN OF EXISTING VEGETATION. INDICATE PROPOSED ON-SITE PRESERVATION	YES		
6	EXISTING ZONING AND LAND USE OF SITE AND SURROUNDINGS	YES		
<b>5.19 B</b>	<b>SITE DEVELOPMENT</b>			
1	PROPOSED LOCATION OF BUILDINGS AND OTHER STRUCTURES, PARKING AREAS, DRIVEWAYS, WALKS	YES		
	NOISE, DUST, ODOR GENERATING SOURCE, AND SITE VIEW (REFRIGERATION UNITS, MECHANICAL EQUIPMENT, LOADING DOCK)	YES		
	SCREENING, DRAINAGE CONTROL, LANDSCAPE, UTILITIES, AMENITIES, FOCAL POINTS, AND THEMES	YES		
	PROPER SET BACKS, SUFFICIENT DIMENSIONS	YES		
2	ARCHITECTURAL STYLE, SIZE, EXTERIOR MATERIALS AND COLOR OF THE PROPOSED BUILDINGS; ELEVATION DRAWINGS SHALL BE DRAWN TO A STANDARD ARCHITECTURAL SCALE	YES		
3	A SCHEDULE SHALL BE INCLUDED INDICATING TOTAL FLOOR AREA, DWELLING UNITS, LAND AREA, PARKING SPACES, LAND INTENSITY, AND RELATIVE QUANTITIES	YES		
4	LANDSCAPE PLAN DETAILING PROPOSED SIZE AND TYPE OF PLANTS PURSUANT TO CITY REQUIREMENTS	YES		
5	PROPOSED UTILITY LAYOUT INTO THE SITE	YES		
<b>5.19 C</b>	<b>OTHER RELEVANT INFORMATION TO INCLUDE</b>			
1	NAME, ADDRESS, PHONE NUMBER OF LANDOWNER, ENGINEERS, ARCHITECT, AND OTHERS PARTICIPATING IN THE PROJECT	YES		
2	THE BOUNDARY LINES OF THE AREA INCLUDED IN THE SITE PLAN, INCLUDING BEARINGS, DIMENSIONS, AND REFERENCE TO A BENCHMARK LOCATION, SECTION CORNER, QUARTER CORNER OR POINT ON A RECORDED PLAT	YES		
3	NORTH ARROW AND SCALE STANDARD ENGINEER FOR SITE; STANDARD FOR ARCHITECTURAL FOR BUILDING	YES		
4	SMALL VICINITY MAP OR KEY MAP INDICATING LOCATION IN THE CITY	YES		
5	NAME AND ADDRESS OF THE ARCHITECT, LANDSCAPE ARCHITECT, PLANNER, ENGINEER, SURVEYOR, OR OTHER INVOLVED IN THE PREPARATION OF THE PLAN	YES		
<b>5.19 D</b>	<b>STUDIES THAT MAY REASONABLY REQUIRED SUCH AS; TRAFFIC IMPACT, CITY SERVICES IMPACT, UTILITY MODELING, WATERSHED AND DRAINAGE STUDIES</b>	YES		

CITY OF BEL AIRE, KANSAS

File No. S/D 24-01**APPLICATION FOR PRELIMINARY PLAT APPROVAL**

This is an application for processing a preliminary plat in accordance with the City Subdivision Regulations. The application must be completed, accompanied by the fee and filed with the Subdivision Administrator at least 20 days prior to a regular meeting date of the Planning Commission.

**(AN INCOMPLETE APPLICATION CANNOT BE ACCEPTED)**

Name of Subdivision SUNFLOWER COMMERCE PARK 4TH ADDITION  
 General Location WEST 1/2, SW 1/4, SEC 16, T-26-S, R-2-E  
 Inside City X To be Annexed \_\_\_\_\_  
 Name of Landowner Seller - WillowRock Properties, LLC - Roxanne Amel, Manager  
Buyer - Aspen Sunflower Industrial, LLC - Dan Schulte  
 Address 5700 W 112th Street Suite 140, Overland Park, KS 66211 Phone \_\_\_\_\_  
 Name of Subdivider/Agent Same as Landowner  
 Address \_\_\_\_\_ Phone \_\_\_\_\_  
 Name of (Engineer) (Land Planner) Tessere - Kurt Hershey  
 Address 1525 E Douglas Avenue, Wichita, KS 67211 Phone 316-251-0659  
 Name of Registered Land Surveyor Abbott Land Survey - Chad Abbott  
 Address 631 N. Kessler St., Wichita, KS 67203 Phone 316-262-2262

**Subdivision Information**

1. Gross acreage of plat 74.56 Acres
2. Total number of lots 5
3. Proposed land use:
  - a. Residential-Single-Family \_\_\_\_\_ Duplex \_\_\_\_\_ Multiple-Family \_\_\_\_\_  
 Manufactured/Mobile Home \_\_\_\_\_
  - b. Commercial \_\_\_\_\_
  - c. Industrial Warehousing
  - d. Other \_\_\_\_\_
4. Predominant minimum lot width 471' Feet
5. Predominant minimum lot area 10.47 ~~Square Feet~~ Acres
6. Existing zoning M-1 District
7. Proposed zoning M-1 PUD District
8. Source of water supply City of Bel Aire
9. Method of sewage disposal City of Bel Aire - Gravity Sewer

10. Total lineal feet of new street 2,963 Feet

	Street Name	R/W Width	Lineal Feet
a.	E 54TH ST N	70 Ft.	1175 Ft.
b.	CHICORY DRIVE	70 Ft.	613 Ft.
c.	E 56TH ST N	70 Ft.	1175 Ft.
d.		Ft.	Ft.
e.		Ft.	Ft.

11. Proposed type of street surfacing CONCRETE12. Curb and gutter proposed: Yes X No       13. Sidewalks proposed: Yes        No X If yes, where?       14. Is any portion of the proposed subdivision located in an identified flood plain area? Yes X No       

The landowner herein agrees to comply with the City Subdivision Regulations and all other related ordinances, policies and standards of the City and statutes of the State of Kansas. The undersigned further states that he/she is the owner of the land proposed for platting and, when requested, will permit officials of the City to inspect the land as may be necessary for proper plat review.

Seller - WillowRock Properties, LLC - Roxanne Arnel, Manager

Buyer - Aspen Sunflower Industrial, LLC - Dan Schulte

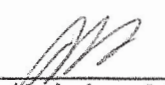
Landowner	Date	Agent (If any)	Date
		<u>Roxanne Arnel, Manager</u>	<u>5/8/24</u>
Landowner	Date	Agent (If any)	Date
		<u>Dan Schulte</u>	<u>5/8/2024</u>

OFFICE USE ONLY

Prints of the Preliminary Plat received        (Number)Vicinity map of existing and proposed street system received ✓Statement of financing and guaranteeing proposed improvements received       Preliminary drainage plan, if deemed necessary, received       

This application was received by the Subdivision Administrator on 5/14, 2024. It has been checked and found to be accompanied by the required information and the fee of \$        paid to the City Clerk.

total \$800 506 PVD

  
 Subdivision Administrator





## CITY OF BEL AIRE SUBMITTAL CHECKLIST

## PRELIMINARY PLAT

THIS FORM SHOULD BE USED BY THE DEVELOPER AS A GUIDE TO PREPARE AN APPLICATION

15 COPIES 24"X32" SCALE 1" TO 100' 100 ACRES 1" TO 200', PDF AND CAD COPIES, APPLICATION FORM  
 CODE APPLICATION REQUIREMENTS PROVIDED DATE PLANNER  
 FEE \$200+\$5 LOT+ ENGINEERING (YES) (NO) (N/A) IF DIFFERENT AGREE

<b>5.23A</b>	<b>DATA USED IN THE PREPARATION TO INCLUDE:</b>			
1	NORTH ARROW, SCALE, DATE OF PREPARATION	YES		
2	LEGAL DESCRIPTION, BOUNDARY LINES OF THE TRACT WITH APPROXIMATE DIMENSIONS	YES		
3	VICINITY MAP, DRAWN TO SCALE OF 1" EQUAL TO 2,000'	YES		
4	LOCATION, ELEVATION, AND DESCRIPTION OF THE BENCH MARK CONTROLLING THE VERTICAL SURVEY	YES		
5	STATEMENT CLEARLY IDENTIFYING THE DOCUMENT AS A PRELIMINARY PLAT	YES		
6	NAME AND ADDRESS OF THE LANDOWNER, ARCHITECT, PLANNER, ENGINEER, SURVEYOR OR OTHER INVOLVED IN PREPARATION OF THE PLAT	YES		
<b>5.23 B</b>	<b>EXISTING USES, ACTIVITIES AND INFLUENCES ON THE SITE AND ADJACENT PROPERTIES, WITHIN 400'</b>	YES		
1	NAMES OF ADJACENT SUB-DIVISIONS, LANDOWNERS OF UNPLATTED LAND	YES		
2	EXISTING STREETS, (INCLUDE NAMES), RIGHT-OF-WAYS, SIDEWALKS, MUNICIPAL BOUNDARIES, SECTION LINES, RAILROAD, EASEMENTS	YES		
3	ALL PLATTED OR EXISTING STREETS AND PROPERTY LINES	YES		
4	CONTOUR LINES 2' SLOPES< 10%; 5'>10% ; SPOT ELEVATIONS FOR FLAT GROUND. DATE AND SOURCE OF SURVEY	YES		
5	DESCRIPTION OF ANY EXISTING STREETS WHICH ABUT, TOUCH OR EXTEND THROUGH-TYPE, SURFACE, WIDTH, ROW WIDTH, BRIDGE AND CULVERT DETAIL	YES		
6	LOCATION OF THE 1% CHANCE FLOODPLAIN AND ALL WATERCOURSES	YES		
7	NATURAL FEATURES SUCH AS ROCK OUTCROPPINGS, LAKES WOODED AREAS, PRESERVABLE TREES	YES		
8	ZONING CLASSIFICATIONS FOR TRACT AND ADJACENT TRACTS	YES		
9	PROPOSED ADDITION OR DELETIONS IMPACTING THE FLOODPLAIN, WATERCOURSES, AND OR DRAINAGE	YES		
<b>5.23 C</b>	<b>PROPOSED SUBDIVISION OF THE TRACT INCLUDING:</b>	YES		
1	NAME OF THE SUBDIVISION SHALL NOT DUPLICATE OR CLOSELY RESEMBLE THOSE IN SEDGWICK COUNTY	YES		
2	APPROXIMATE THE GRADIENTS OF THE PROPOSED STREETS WITHIN THE PLAT	YES		
3	EASEMENTS SHOWING WIDTH AND PURPOSE	YES		
4	PROPOSED ZONING SETBACK LINES	YES		
5	LOT DIMENSIONS, MINIMUM LOT SIZES, AND PROPOSED LOT AND BLOCK NUMBERS, SETBACK LINES	YES		
6	UTILITIES-TYPE, LOCATION, LAYOUT.	YES		
<b>5.23 D</b>	<b>THE FOLLOWING ITEMS TO BE SUBMITTED IN SUPPORT OF AN APPLICATION:</b>			
1	ALL STUDIES REQUIRED BY THE CITY; DRAINAGE, TRAFFIC, OTHER	YES		
2	ASSURANCES OF ADEQUATE PUBLIC FACILITIES	YES		
3	A MASTER SCREENING/FENCE PLAN FOR COMMERCIAL/ RESIDENTIAL	N/A		

GS-002

SK-5 to SK-7

SK-8 to SK-10

DRAINAGE  
REPORT



DISCLAIMER: This document and information herein is a visual representation and approximation of ONE Gas facilities and is subject to revision at any time without notice. It is an informational tool and is not guaranteed, warranted, or represented to be to scale, complete, accurate, or depicting depth. ONE Gas disclaims any and all liability for same. Call 811 by dialing 811 prior to and excavation.

Legend	
	Designer Drip
	Designer Test Point
	Designer Anode
	Designer Rectifier
	Designer Bond Junction
	Designer Ground Bed
	Designer Cable
	Bond Wire
	Rectifier Cable
	Designer Rural Tap
	Designer Gas Pipe Casing
	Casting
	Inertion
	Designer Meter Setting
	Designer Non-Controllable Fitting
	Coupling
	EIL
	End Cap
	Expansion Joint
	Flange
	Reducer
	Reinforcing Sleeve
	Screw
	Transition
	Purge Point
	Tweaked Chgng
	Unknown
	Designer Gas Valve
	Designer Location Notes
	Designer Controllable Fitting
	Start Stop
	Tree-Way Tee
	Designer Regulator Station
	Designer Town Border Station
	Designer Utility Easement
	Designer Abandon Service Line
	to be Removed (Contains Gas)
	to be Abandoned (Contains Gas)
	Removed (No Longer Contains Gas)
	Abandoned (No Longer Contains Gas)
	Designer Service Line
	Proposed
	Approved
	Under Construction
	Operating
	New Design - Status Pending
	Status Not Available
	Designer Abandon Mains
	to be Removed (Contains Gas)
	to be Abandoned (Contains Gas)
	Removed (No Longer Contains Gas)
	Abandoned (No Longer Contains Gas)
	Designer Mains
	Proposed
	Approved
	Under Construction
	Operating
	New Design - Status Pending
	Status Not Available
	Designer Work Order Polygon
	Proposed
	Approved
	Under Construction
	Operating
	New Design - Status Pending
	Status Not Available
	Service Point
	Valves
	Emergency Valve
	Non-Emergency Valve
	Coupling
	Gas Valve - Emergency
	Emergency Valve
	Non-Emergency Valve
	Regulator Station
	Town Border Station
	Rural Tap
	Local Station
	CP Bond
	CP Test Point
	Service Line (New Assets)
	Main Line
	Transmission
	HPD
	Production
	Casting
	Line Name
	Gas Pipe Casing
	Gas Pipe Insert
	HPD
	Distribution Main by Material
	Blue Steel
	Painted Steel
	ABS
	Cast Iron
	Copper
	PVC
	wrought iron
	Distribution Main by MAMP
	0 - 1 PSI
	1 - 0.1 - 2 PSI
	2.01 - 10 PSI
	10.01 - 20 PSI
	20.01 - 40 PSI
	40.01 - 60 PSI
	60.01 - 100 PSI
	100.01 PSI and Above
	No MAMP Value
	Distribution Main by SOP
	0 - 2 PSI
	2.01 - 10 PSI
	10.01 - 20 PSI
	20.01 - 40 PSI



PLANNED UNIT DEVELOPMENT/PRELIMINARY PLAT  
TO SERVE  
**SUNFLOWER COMMERCE PARK 4<sup>TH</sup> ADDITION**

53RD STREET N. AND WEBB ROAD  
THE CITY OF BEL AIRE, KANSAS  
ANNE STEPHENS, P.E. - CITY ENGINEER  
TESSERE PROJECT NUMBER  
13038R23012

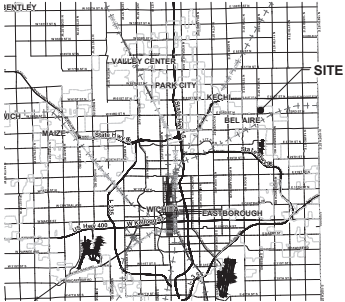
**CITY OF BEL AIRE  
CONTACT INFO**

ANNE STEPHENS, PE  
CITY ENGINEER  
7851 CENTRAL PARK AVE.  
BEL AIRE, KS 67226  
TELEPHONE: (316) 744-2451 EXT. 133  
FAX: (316) 744-3729  
EMAIL: ASTEPHENS@BELAIREKS.GOV



INDEX OF DRAWINGS	
SHEET NO.	SHEET NAME
SK-001	PUD/PLAT COVER SHEET
SK-002	PUD SITE PLAN
SK-003	ARCHITECTURAL ELEVATIONS
SK-004	ARCHITECTURAL ELEVATIONS
SK-005	OVERALL GRADING PLAN
SK-006	GRADING PLAN ENLARGEMENT 1
SK-007	GRADING PLAN ENLARGEMENT 2
SK-008	OVERALL UTILITY PLAN
SK-009	UTILITY PLAN ENLARGEMENT 1
SK-010	UTILITY PLAN ENLARGEMENT 2
SK-011	EXISTING DRAINAGE PLAN
SK-012	PROPOSED DRAINAGE PLAN
SK-013	OVERALL LANDSCAPE PLAN
SK-014	LOT 1, BLOCK 1 LANDSCAPE PLAN
GS-001	PRELIMINARY PLAT, SHT 1
GS-002	PRELIMINARY PLAT, SHT 2

**VICINITY MAP**

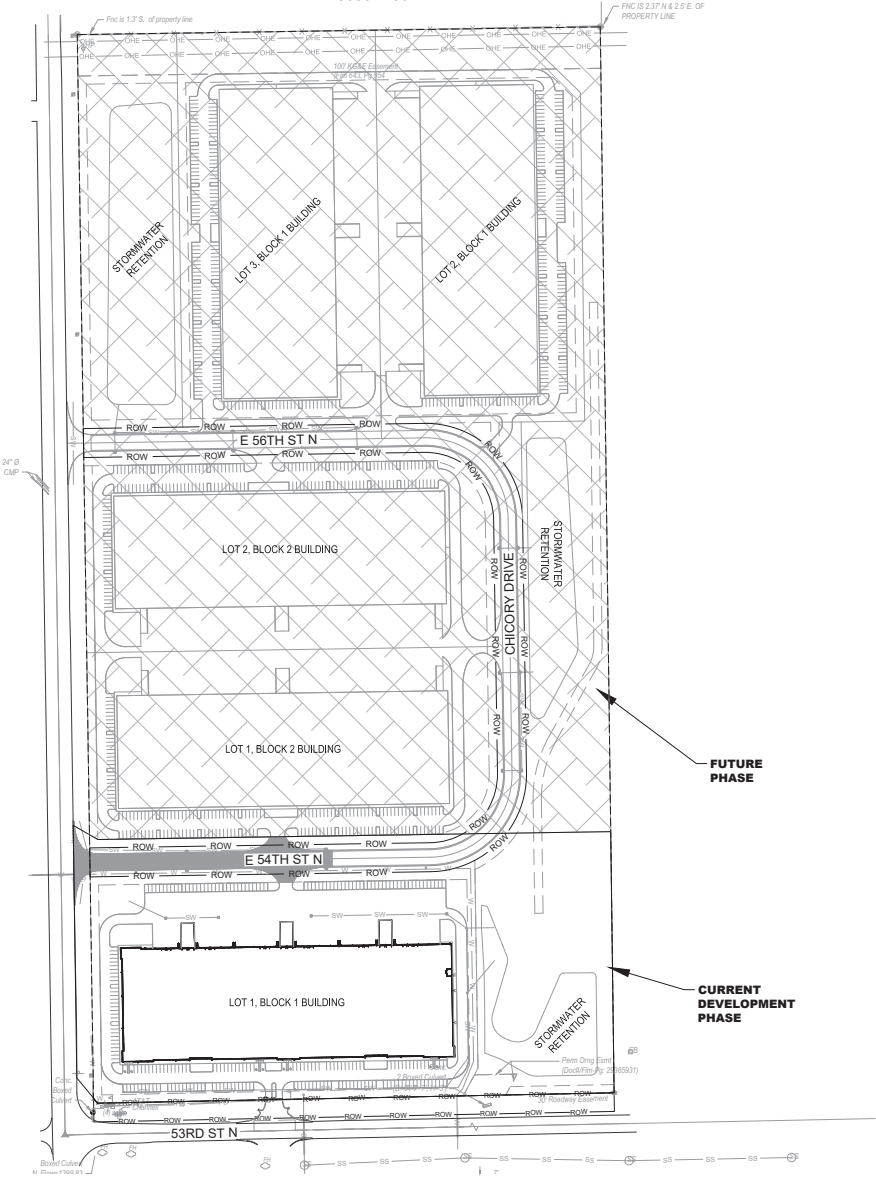


**SUNFLOWER COMMERCE  
PARK 4TH ADDITION**  
CITY OF BEL AIRE  
53RD ST & WEBB RD BEL AIRE, KANSAS 67226

DESCRIPTION	DATE
PROJECT NO.	13038R23012
STATUS	PUD SUBMITTAL
DATE	05/10/2024
DRAWN BY	MTK
CHECKED BY	KJH

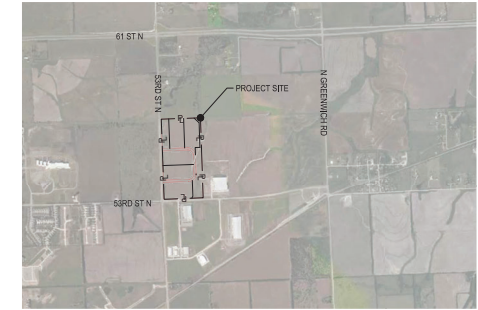
COVER SHEET

**SK-001**





## VICINITY MAP



## GENERAL SITE NOTES

- EXISTING SITE ZONING IS INDUSTRIAL (M-1). THE PROPOSED ZONING WILL BE INDUSTRIAL (M-1) PLANNED INDUSTRIAL.
- PROPOSED RIGHT OF WAY (ROW) WIDTH SHALL BE 72'.
- PROPOSED ROADWAY B IS CLASSIFIED AS A LOCAL STREET. PROPOSED ROADWAY WIDTH SHALL BE 41' WITH 2.5' CURB & GUTTER EACH SIDE.
- SANITARY SEWER PIPES SHALL BE 8" UNLESS SHOWN OTHERWISE.
- WATER MAIN PIPES SHALL BE 8" UNLESS SHOWN OTHERWISE.
- ACCESS TO SRPS STREET WILL BE LIMITED TO ONE ACCESS, WITH CONTROLLED ACCESS IN ALL OTHER LOCATIONS ALONG SRPS STREET.
- ACCESS TO WEBB ROAD WILL BE LIMITED TO TWO ACCESS POINTS, WITH CONTROLLED ACCESS IN ALL OTHER LOCATIONS ALONG WEBB ROAD.
- 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 BELAIRE REGULATIONS.
- GRADING OPERATIONS AND EROSION CONTROL MEASURES WILL FOLLOW THE KANSAS DEPT. OF HEALTH AND ENVIRONMENT STANDARDS AND GUIDELINES.
- ROADWAY INTERSECTION ANGLES ARE BETWEEN 80 AND 90 DEGREES.
- STOPPING SIGHT DISTANCE FOR ALL HORIZONTAL AND VERTICAL CURVES ARE 200' OR GREATER.
- CURB RADIUS AT INTERSECTIONS ARE 50' UNLESS NOTED OTHERWISE.
- INTERSECTIONS ARE OFFSET JOGGED GREATER THAN 150'.
- RESERVE AREAS ARE INTENDED TO BE MAINTAINED BY EITHER THE PROPERTY OWNER OR THE CITY OF BELAIRE, AS CALLED OUT ON THE PLAN.
- STORM SEWER SHALL BE DESIGNED TO CARRY THE 5 YEAR STORM.
- FIRE HYDRANTS SHALL BE PLACED NOT LESS THAN 500 FEET FROM THE NEAREST HYDRANT.
- NO SITE SCREENING OR BUFFER YARDS ARE REQUIRED FOR THIS DEVELOPMENT.
- A RIGHT TURN LANE ON SRPS STREET AND WEBB ROAD INTO THIS DEVELOPMENT SHALL BE CONSIDERED AND JUSTIFIED VIA A TRAFFIC STUDY WHEN TRUCK TRAFFIC REACHES 500 TRUCKS PER DAY AT THE ACCESS INTERSECTION.
- PER CITY CODE SECTION 15.1.5.1, THE SPEED LIMIT WITHIN THIS PUD SHALL BE 20 MPH.
- PER CITY CODE SECTION 18.3.1.A, STANDARD PARKING STALL DIMENSIONS SHALL BE 9' BY 20'.
- WALKWAYS SHALL BE 8' WIDE, UNLESS OTHERWISE NOTED.
- CURB RADIUS ON LOT DRIVES ARE 20' UNLESS OTHERWISE NOTED.
- LANDSCAPE PLANS INCLUDED IN THIS SUBMITTAL MEET THE REQUIREMENTS SET FORTH IN CHAPTER 16 OF THE BELAIRE CITY ZONING REGULATIONS WITH THE EXCEPTION OF STREET TREES AS NOTED ON SK013.

PROGRESS PRINT

**SUNFLOWER COMMERCE  
PARK 4TH ADDITION**  
CITY OF BELAIRE  
SRPS ST & WEBB RD BELAIRE, KANSAS 67726

DESCRIPTION	DATE
PROJECT NO. 1303823612	
STATUS: PUD SUBMITTAL	
DATE: 05/10/2024	
DRAWN BY: MW	
CHECKED BY: KH	

PUD SITE PLAN

SK-002

## LEGEND

	LOT BOUNDARY
	FLOOD ZONE
	PROPOSED RIGHT OF WAY
	FUTURE DEVELOPMENT
	PROPOSED UTILITY EASEMENT
	PROPOSED BUILDING SETBACK
	EXISTING TREE CANOPY TO PRESERVE
	EXISTING TREE CANOPY TO REMOVE
	CONCRETE DRIVE PAVING

## PROJECT SUMMARY

LEGAL SPECIFICATIONS	PROJECT DATA TABLE	
	W 1/2, SW 1/4, SEC. 16, T-26-S, R-2-E	CITY OF BELAIRE
PROJECT AREA	74.56 ACRES	
OWNER	BUYER: ASPEN SUNFLOWER INDUSTRIAL, LLC - DAN SCHULTE SELLER: WILLOWROCK PROPERTIES, LLC - ROKANNE ARNEL, MANAGER	
PROJECT COORDINATION	CITY OF BELAIRE	SEDGWICK COUNTY
ENGINEER/PREPARER	KURT HERSHEY, P.E. TESSERE 1525 E. DOUGLAS AVE, WICHITA, KS 67211 CHAD ABBOTT, P.S. ABBOTT LAND SURVEY 631 N KESSLER ST, WICHITA, KS 67203	
SURVEYOR		

## DEVELOPMENT SUMMARY

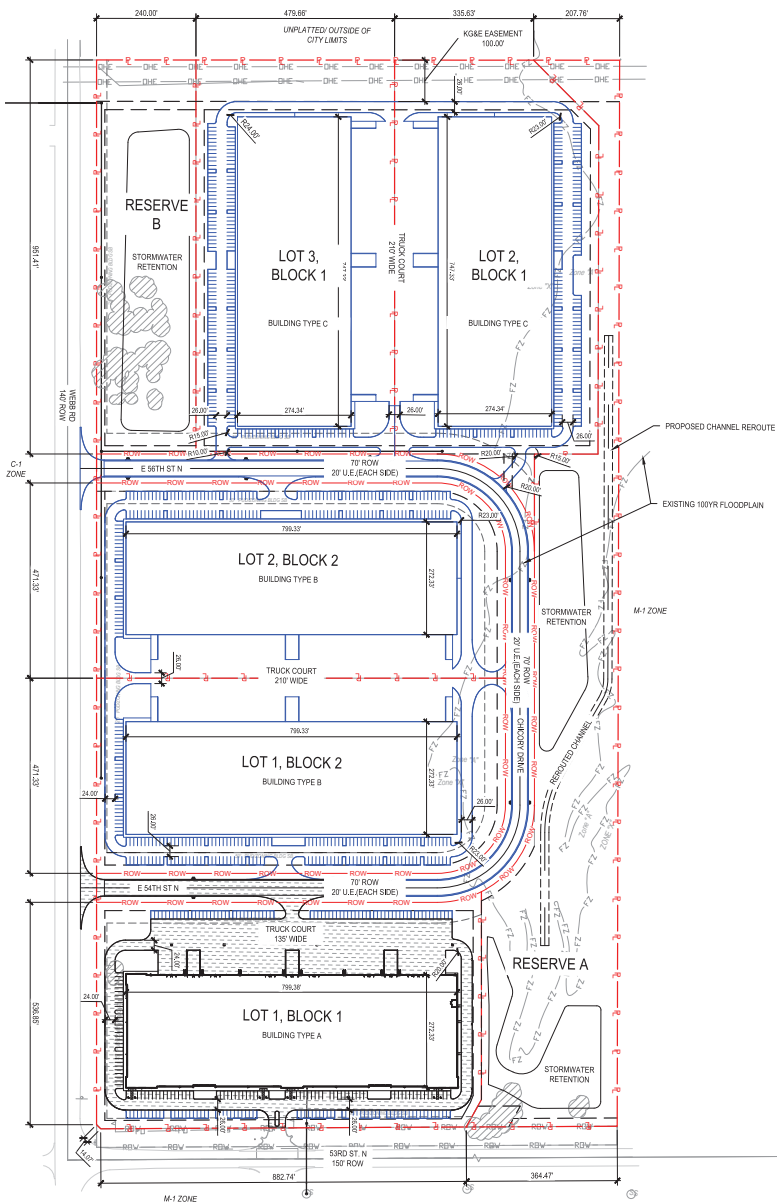
Item	Floor Area	Stalls	Total Floor Area	Site Acres	% of Acres
Industrial				59.92	79.82%
Lot 1, Block 1					
Office	43,074		43,074		
Storage	172,298		172,298		
Subtotal	215,372		215,372		
Lot 1, Block 2				10.55	14.15%
Office	43,074		43,074		
Storage	172,298		172,298		
Subtotal	215,372		215,372		
Lot 2, Block 2				10.55	14.15%
Office	43,074		43,074		
Storage	172,298		172,298		
Subtotal	215,372		215,372		
Lot 3, Block 1				10.47	14.04%
Office	43,000		43,000		
Storage	164,000		164,000		
Subtotal	207,000		207,000		
Lot 3, Block 2				10.74	14.40%
Office	43,000		43,000		
Storage	164,000		164,000		
Subtotal	207,000		207,000		
Reserve A				10.76	14.43%
Reserve B				5.24	7.03%
Right-of-Way				4.44	5.95%
TOTAL			5,056,116	74.56	100.00%

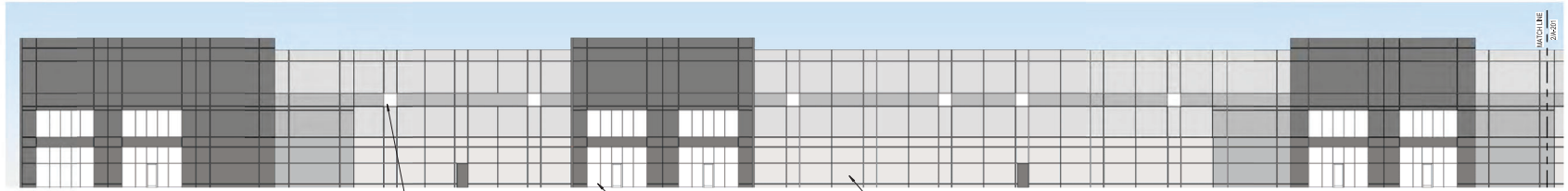
## PARKING SUMMARY

LOT/BLOCK	NUMBER OF BUILDINGS	PARKING COUNT		
		PROPOSED	FUTURE	TOTAL
Lot 1, Block 1	1	96	135	231
Lot 1, Block 2	1	-	173	173
Lot 2, Block 2	1	-	173	173
Lot 3, Block 1	1	-	170	170
Lot 3, Block 2	1	-	165	165
TOTAL			908	908

## ZONING SETBACK SUMMARY

Block / Lot	Building Setback	Front	Street	Side	Yard	Rear
Block 1, Lot 1	50'	25'	0'	0'	N/A	N/A
Block 1, Lot 2	50'	N/A	0'	0'	N/A	N/A
Block 1, Lot 3	50'	N/A	0'	0'	N/A	N/A
Block 2, Lot 1	50'	25'	0'	0'	N/A	N/A
Block 2, Lot 2	50'	25'	0'	0'	N/A	N/A

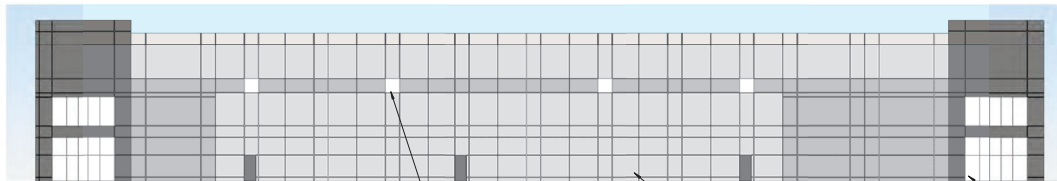




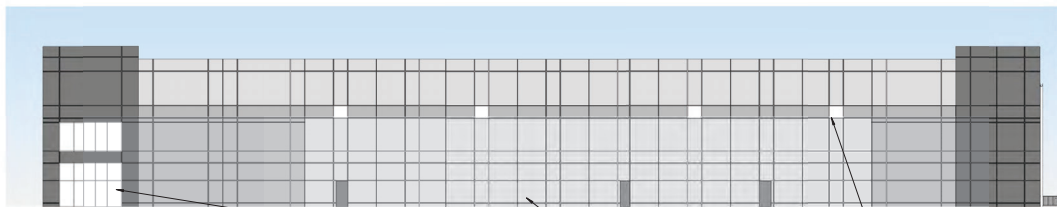
1 SOUTH ELEVATION - WEST PORTION  
1/16" = 1'-0"



2 SOUTH ELEVATION - EAST PORTION  
1/16" = 1'-0"



3 WEST ELEVATION  
1/16" = 1'-0"



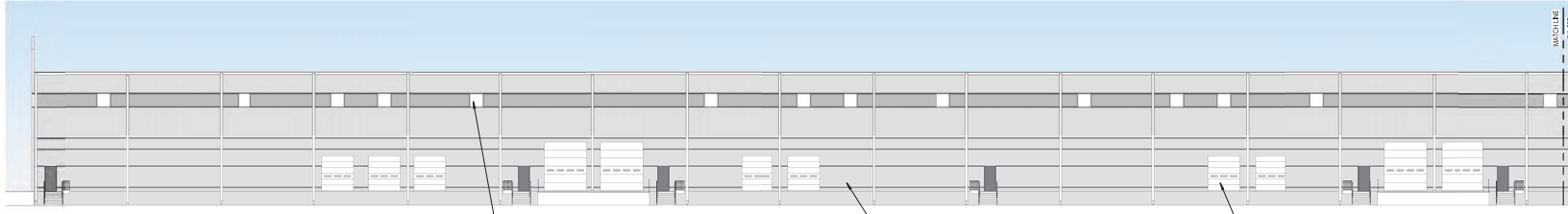
4 EAST ELEVATION  
1/16" = 1'-0"

**SUNFLOWER COMMERCE  
PARK FOURTH EDITION**  
CITY OF BEL AIRE  
53RD ST & WIEB RD, BEL AIRE, KANSAS 67226

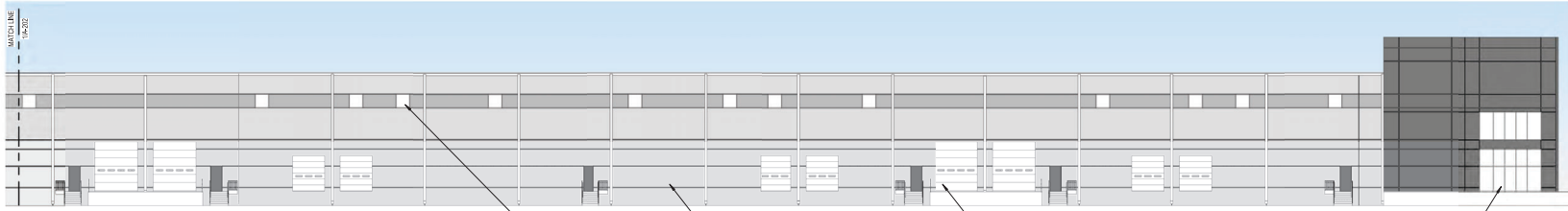
DESCRIPTION	DATE
PROJECT NO.	1303854001
STATUS	PUD SUBMITTAL
DATE	05/10/2024
DRAWN BY	BNP
CHECKED BY	JGP

ARCHITECTURAL  
ELEVATIONS

**SK-003**



1 NORTH ELEVATION - EAST PORTION  
1/8" = 1'-0"



2 NORTH ELEVATION - WEST PORTION  
1/8" = 1'-0"

SUNFLOWER COMMERCE  
PARK FOURTH EDITION  
CITY OF BEL AIRE  
53RD ST & WIEBE RD, BEL AIRE, KANSAS 67226

DESCRIPTION	DATE
PROJECT NO.	1303824001
STATUS	PUD SUBMITTAL
DATE	05/10/2024
DRAWN BY	BNP
CHECKED BY	JGP

ARCHITECTURAL  
ELEVATIONS

SK-004



PROGRESS PRINT

**SUNFLOWER COMMERCE  
PARK 4TH ADDITION**  
CITY OF BEL AIRE  
53RD ST & WEBB RD BEL AIRE, KANSAS 67726

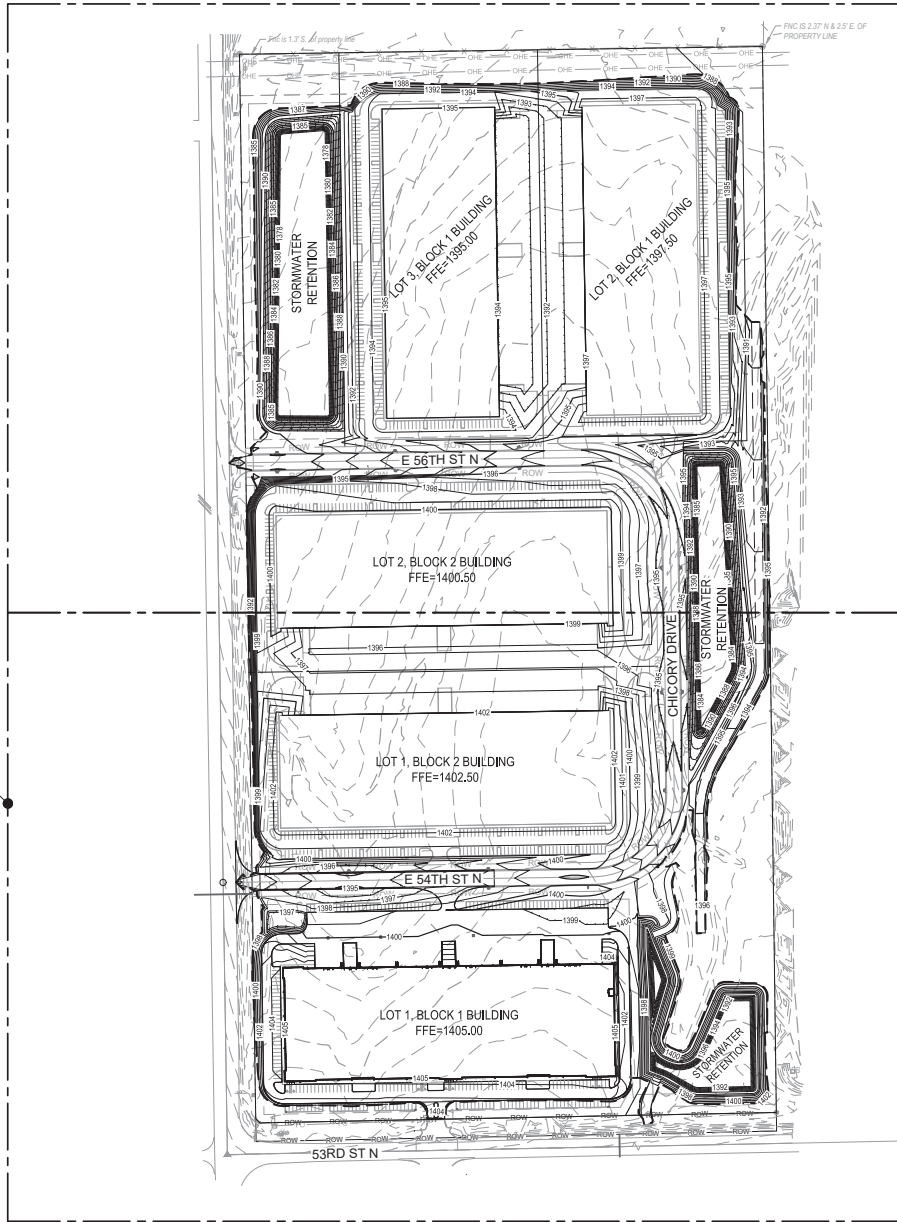
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PROJECT NO: 13038P23012	
STATUS: PUD SUBMITTAL	
DATE: 05/10/2024	
DRAWN BY: MTK	
CHECKED BY: KLH	

OVERALL  
GRADING PLAN

**SK-005**

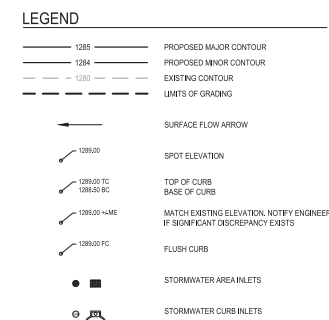
LEGEND

- 1285 PROPOSED MAJOR CONTOUR
- 1284 PROPOSED MINOR CONTOUR
- 1280 EXISTING CONTOUR
- LIMITS OF GRADING
- SHEET EXTENTS



**1 OVERALL GRADING PLAN**





## 1 GRADING PLAN ENLARGEMENT 1





PROGRESS PRINT

**SUNFLOWER COMMERCE  
PARK 4TH ADDITION**  
CITY OF BEL AIRE  
53RD ST & WEBB RD BEL AIRE, KANSAS 67726

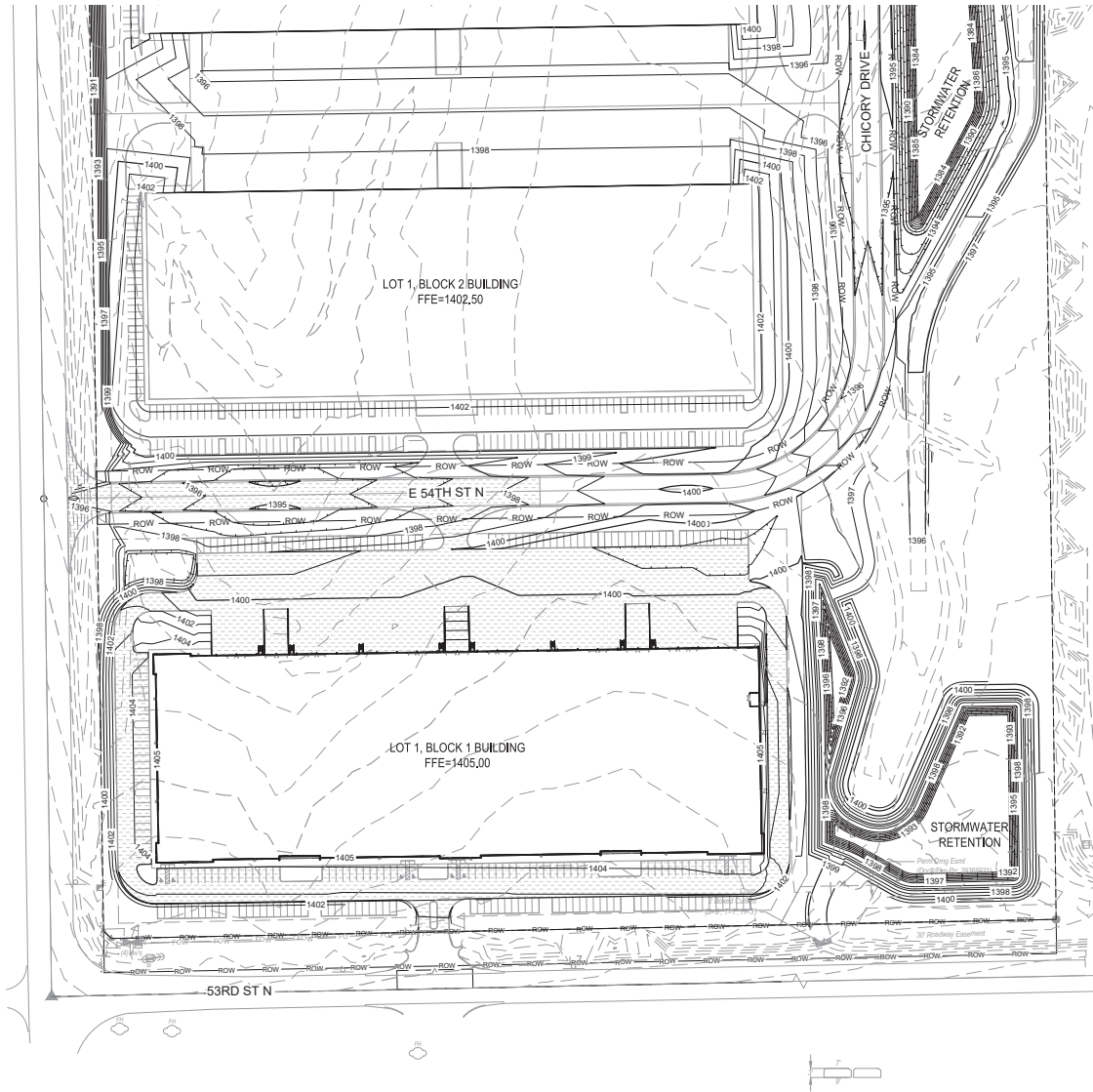
DESCRIPTION	DATE
PROJECT NO: 13038R23012	
STATUS: PUD SUBMITTAL	
DATE: 05/10/2024	
DRAWN BY: MTK	
CHECKED BY: KJH	

GRADING PLAN  
ENLARGEMENT 2

**SK-007**

LEGEND

- 1285 — PROPOSED MAJOR CONTOUR
- 1284 — PROPOSED MINOR CONTOUR
- 1280 - - - EXISTING CONTOUR
- - - LIMITS OF GRADING
- SURFACE FLOW ARROW
- 1288.00 SPOT ELEVATION
- 1288.00 TC TOP OF CURB
- 1288.50 BC BASE OF CURB
- 1288.00 +ME MATCH EXISTING ELEVATION, NOTIFY ENGINEER IF SIGNIFICANT DISCREPANCY EXISTS
- 1288.00 FC FLUSH CURB
- STORMWATER AREA INLETS
- STORMWATER CURB INLETS



**1 GRADING PLAN ENLARGEMENT 2**



PROGRESS PRINT

SUNFLOWER COMMERCE  
PARK 4TH ADDITION  
CITY OF BEL AIRE  
53RD ST & WEBB RD BEL AIRE, KANSAS 67726

DESCRIPTION	DATE
PROJECT NO.	13038R23012
STATUS:	PUD SUBMITTAL
DATE:	05/10/2024
DRAWN BY:	MTK
CHECKED BY:	KLH

OVERALL  
UTILITY PLAN

SK-008

UTILITY NOTES

- CONTRACTOR SHALL COORDINATE WITH THE OWNER AND SERVICE PROVIDER(S) TO ROUTE AND INSTALL ANY REQUIRED INTERNET, PHONE LINES, ETC. TO ALL BUILDINGS.
- CONTRACTOR SHALL COORDINATE WITH KANSAS GAS SERVICE FOR INSTALLATION OF GAS SERVICE LINE AND METER.
- CONTRACTOR SHALL COORDINATE WITH EVERGY FOR INSTALLATION OF PRIMARY ELECTRIC AND TRANSFORMER LOCATIONS.

LEGEND

— G — G —	GAS PIPE
— OHE — OHE —	OVERHEAD ELECTRIC LINE
— FO — FO —	FIBER OPTIC COMMUNICATION LINE
— SS — SS —	PUBLIC SANITARY SEWER PIPE
— SW — SW —	PUBLIC STORMWATER PIPE
— SW — SW —	PRIVATE STORMWATER PIPE
— W — W —	PUBLIC WATER PIPE
— W — W —	PRIVATE WATER PIPE
— C — C —	CLEANOUT
— WM — WM —	WATER METER
— FH — FH —	FIRE HYDRANT
— WV — WV —	WATER VALVE
— SI — SI —	STORMWATER INLETS
— CI — CI —	STORMWATER CURB INLETS

REF: SHEET SK-009

REF: SHEET SK-010

1 OVERALL UTILITY PLAN



# UTILITY NOTES

1. REFERENCE SK008 FOR UTILITY NOTES APPLICABLE TO THIS DRAWING.

# LEGEND

— G —	G	GAS PIPE
— OHE —	OHE	OVERHEAD ELECTRIC LINE
— FO —	FO	FIBER OPTIC COMMUNICATION LINE
— SS —	SS	PUBLIC SANITARY SEWER PIPE
— SW —	SW	PUBLIC STORMWATER PIPE
— W —	W	PUBLIC WATER PIPE
g <sup>0</sup>		CLEANOUT
WM		WATER METER
WV		FIRE HYDRANT
WV		WATER VALVE
◉		STORMWATER AREA INLETS
◉		STORMWATER CURB INLETS



PROGRESS PRINT

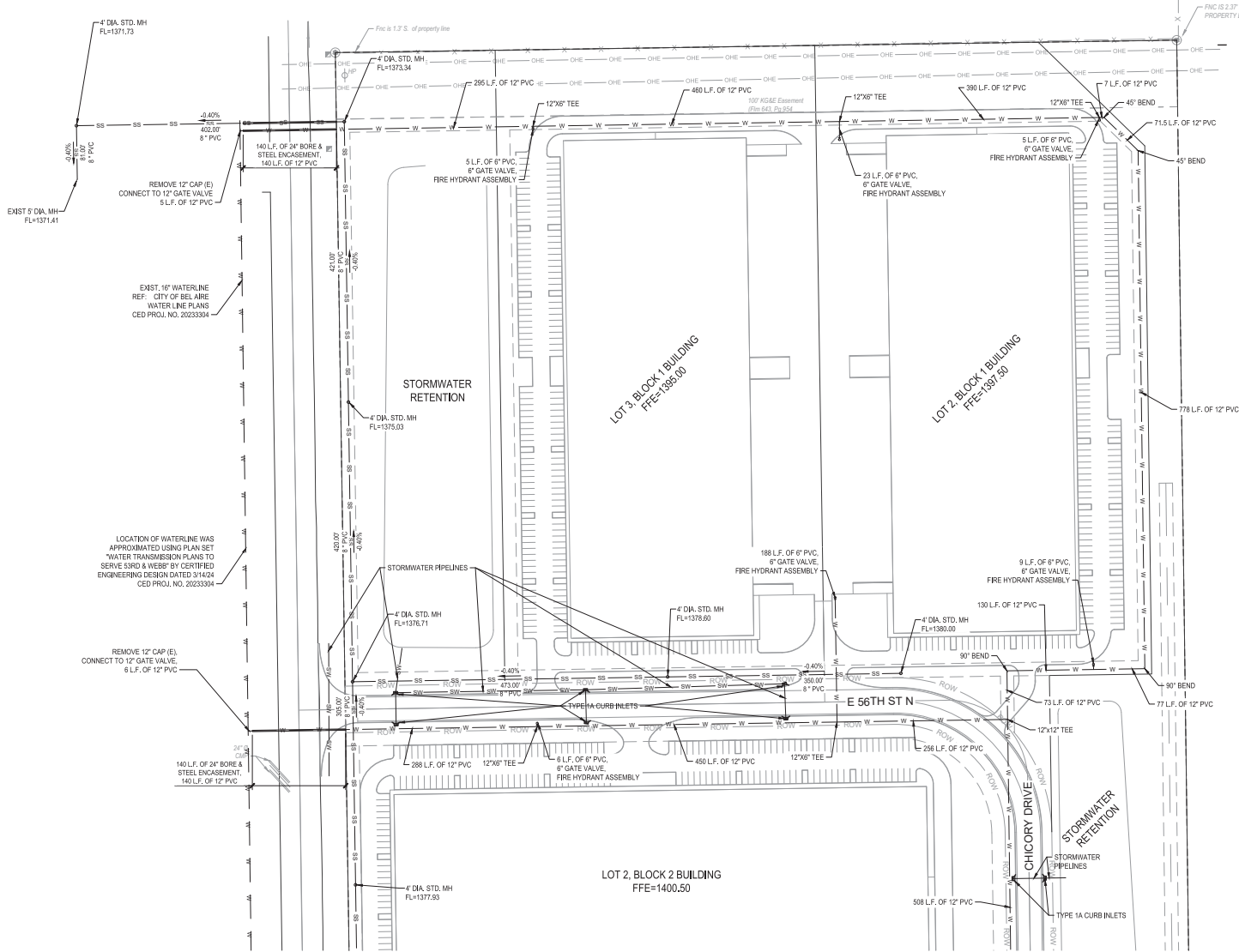
**SUNFLOWER COMMERCE  
PARK 4TH ADDITION**  
CITY OF BEL AIRE  
53RD ST & WEBB RD BEL AIRE, KANSAS 67726

DESCRIPTION	DATE
PROJECT NO: 13038923012	
STATUS: PUD SUBMITTAL	
DATE: 05/10/2024	
DRAWN BY: MTK	
CHECKED BY: KLH	

UTILITY PLAN  
ENLARGEMENT 1

SK-009

# UTILITY PLAN ENLARGEMENT 1



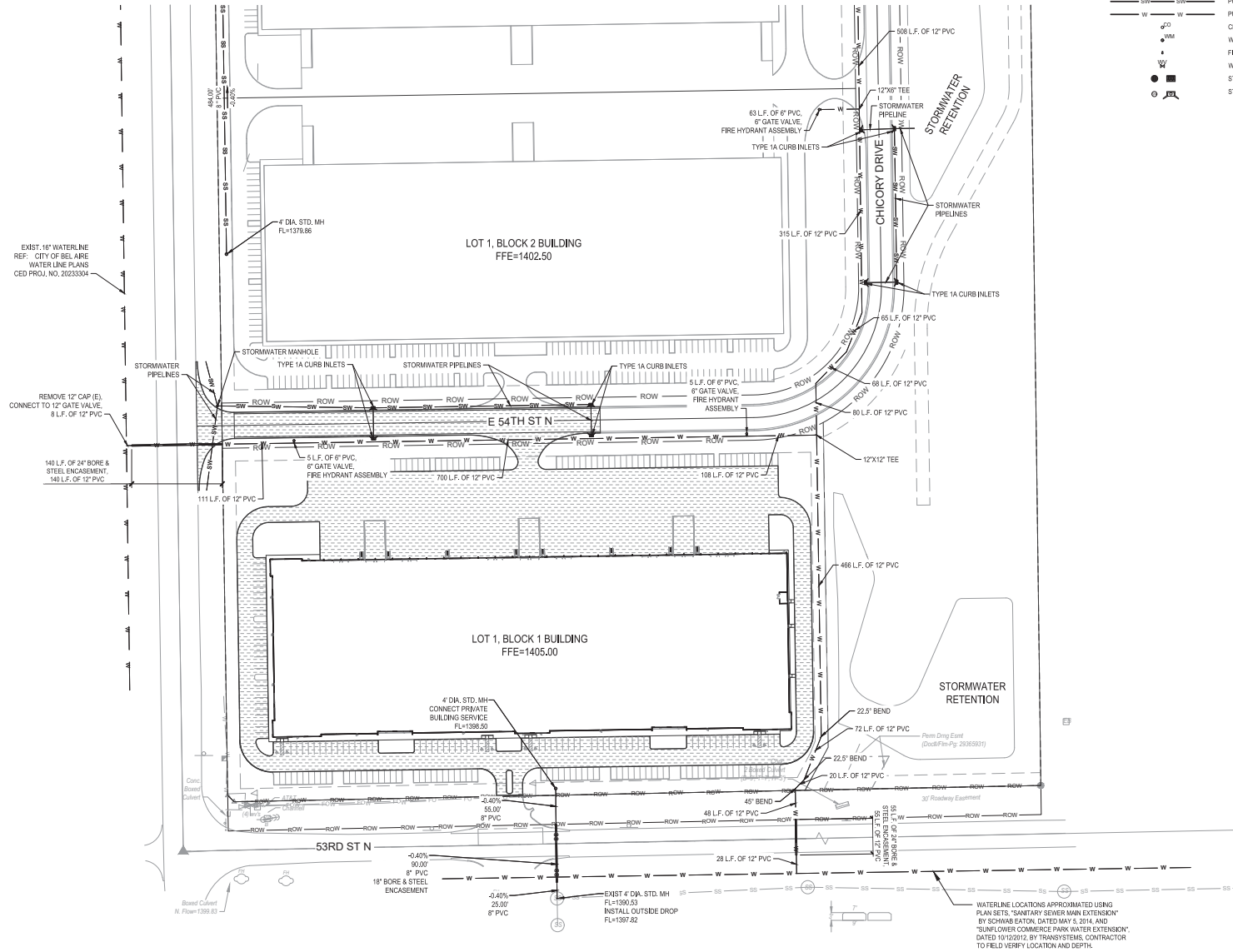


# UTILITY NOTES

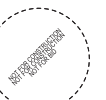
1. REFERENCE SK008 FOR UTILITY NOTES APPLICABLE TO THIS DRAWING.

# LEGEND

— G —	GAS PIPE
— OHE —	OVERHEAD ELECTRIC LINE
— FO —	FIBER OPTIC COMMUNICATION LINE
— SS —	PUBLIC SANITARY SEWER PIPE
— SW —	PUBLIC STORMWATER PIPE
— W —	PUBLIC WATER PIPE
•	CLEANOUT
•	WATER METER
•	FIRE HYDRANT
•	WATER VALVE
•	STORMWATER AREA INLETS
•	STORMWATER CURB INLETS



## 1 UTILITY PLAN ENLARGEMENT 2



PROGRESS PRINT

**SUNFLOWER COMMERCE  
PARK 4TH ADDITION**  
CITY OF BEL AIRE  
53RD ST & WEBB RD BEL AIRE, KANSAS 67726

DESCRIPTION	DATE
PROJECT NO. 13038P23012	
STATUS: PUD SUBMITTAL	
DATE: 05/10/2024	
DRAWN BY: MTK	
CHECKED BY: KLH	

UTILITY PLAN  
ENLARGEMENT 2

SK-010



#### LANDSCAPE NOTES

1. THIS DRAWING IS PRELIMINARY AND IS SUBJECT TO CHANGE.
2. ALL TREES TO BE MINIMUM 15 GALLON.
3. ALL PLANT MATERIAL IS NONINVASIVE AND EITHER THE APPROVED SPECIES LIST PROVIDED BY THE CITY OR HARDY NATIVES/CULTIVARS.
4. PLANT MATERIAL SHALL BE NATIVE AND LOW MAINTENANCE. IF NATIVE VARIETIES ARE NOT AVAILABLE, SPECIES APPROPRIATE TO THE LOCATION AND MICROCLIMATE THAT EXHIBIT SIMILAR CHARACTERISTICS TO NATIVE SPECIES SHALL BE USED.
5. A PERMANENT IRRIGATION SYSTEM WILL BE INSTALLED FOR EACH PHASE OF DEVELOPMENT.
6. AFTER TWO GROWING SEASONS, LANDSCAPE SHALL PROVIDE AT LEAST 80% COVERAGE OVER MULCHED AREA.
7. LANDSCAPE AREA SHALL NOT INTERFERE WITH SIGHT TRIANGLES.

#### LANDSCAPE SUMMARY

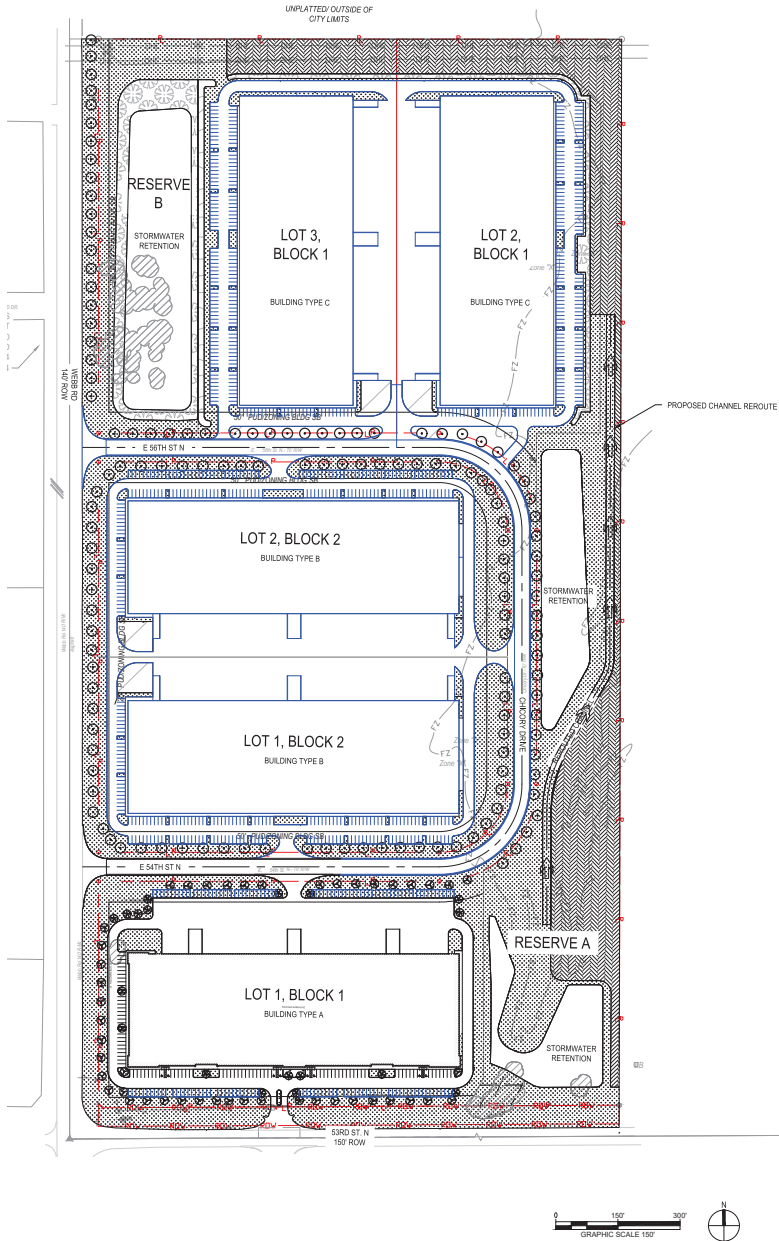
Item	M-1 Landscape Requirement	Proposed PUD Requirement	Required	Provided
Street Trees	1 tree/40 LF street frontage/ROW	1 tree/50 LF street frontage/ROW	Lot 1, Block 1: 2,400 LF/50-48 trees Lot 1, Block 2: 1,810 LF/50-37 trees Lot 2, Block 2: 1,860 LF/50-38 trees Lot 3, Block 1: 485 LF/50-30 trees Lot 2, Block 1: 450 LF/50-9 trees Reserve A: 1,225 LF/50-25 trees Reserve B: 1,300 LF/50-26 trees	Lot 1, Block 1: 48 Lot 1, Block 2: 37 Lot 2, Block 2: 38 Lot 3, Block 1: 10 Lot 2, Block 1: 9 Reserve A: 25 Reserve B: 26
Parking Lot				
Perimeter Landscape	15' continuous landscape area around parking	Non-invasive vegetated ground cover or turf grass	Lot 1, Block 1: 26,200 SF Lot 1, Block 2: 18,000 SF Lot 3, Block 1: 18,400 SF Lot 2, Block 1: 3,200 SF	Turf grass
Interior Landscape	1 landscape island/20 stalls	1 landscape island/20 stalls	Lot 1, Block 1: 12 Lot 1, Block 2: 9 Lot 2, Block 2: 9 Lot 3, Block 1: 9 Lot 2, Block 1: 9	Lot 1, Block 1: 22 Lot 1, Block 2: 20 Lot 2, Block 2: 20 Lot 3, Block 1: 19 Lot 2, Block 1: 19
Building Façade/ Foundation	25% of building façade between a parking lot or right of way must be landscaped	Non-invasive vegetated ground cover or turf grass	Lot 1, Block 1: 470 LF Lot 1, Block 2: 340 LF Lot 2, Block 2: 340 LF Lot 3, Block 1: 765 LF Lot 2, Block 1: 265 LF	Turf grass

#### LEGEND

	LOT BOUNDARY
	FLOOD ZONE
	PROPOSED RIGHT OF WAY
	FUTURE DEVELOPMENT
	PROPOSED UTILITY EASEMENT
	EXISTING TREE CANOPY TO PRESERVE
	EXISTING TREE CANOPY TO REMOVE

#### LANDSCAPE LEGEND

SYMBOL	COMMON NAME
	DECIDUOUS TREES
	AMERICAN ELM
	ATHENIAN CLASSIC LACEBARK ELM
	AUTUMN APPLAUSE WHITE ASH
	CHINKAPIN OAK
	FRUITLESS MULBERRY
	STREET TREES
	STREET TREE - FUTURE PHASE
	SHRUB AREAS
	DROUGHT TOLERANT GRASS SEED MIX
	DROUGHT TOLERANT NATIVE AREA
	FLOWERING, NATIVE SHRUB AREA



PROGRESS PRINT

SUNFLOWER COMMERCE  
PARK 4th ADDITION  
CITY OF BEL AIRE  
S 3RD ST & WEBB RD BEL AIRE, KANSAS 67726

DESCRIPTION	DATE
PROJECT NO:	13038R23612
STATUS:	PUD SUBMITTAL
DATE:	06/04/2024
DRAWN BY:	MW
CHECKED BY:	ZY

PUD LANDSCAPE  
PLAN

SK-013



PROGRESS PRINT

SUNFLOWER COMMERCE  
PARK 4th ADDITION  
CITY OF BEL AIRE  
53RD ST & WEBB RD BEL AIRE, KANSAS 67726

DESCRIPTION	DATE
PROJECT NO. 13038R23612	
STATUS: PUD SUBMITTAL	
DATE: 06/04/2024	
DRAWN BY: MW	
CHECKED BY: ZY	

LOT 1, BLOCK 1  
LANDSCAPE PLAN

SK-014

## LANDSCAPE SCHEDULE

SYMBOL COMMON NAME

- DECIDUOUS TREES
- AMERICAN ELM
  - ATLANTIC WHITE OAK
  - AUTUMN OPLASH WHITE ASH
  - CHRISTOPHER OAK
  - FRUITLESS MULBERRY

- STREET TREES
- STREET TREE - FUTURE PHASE

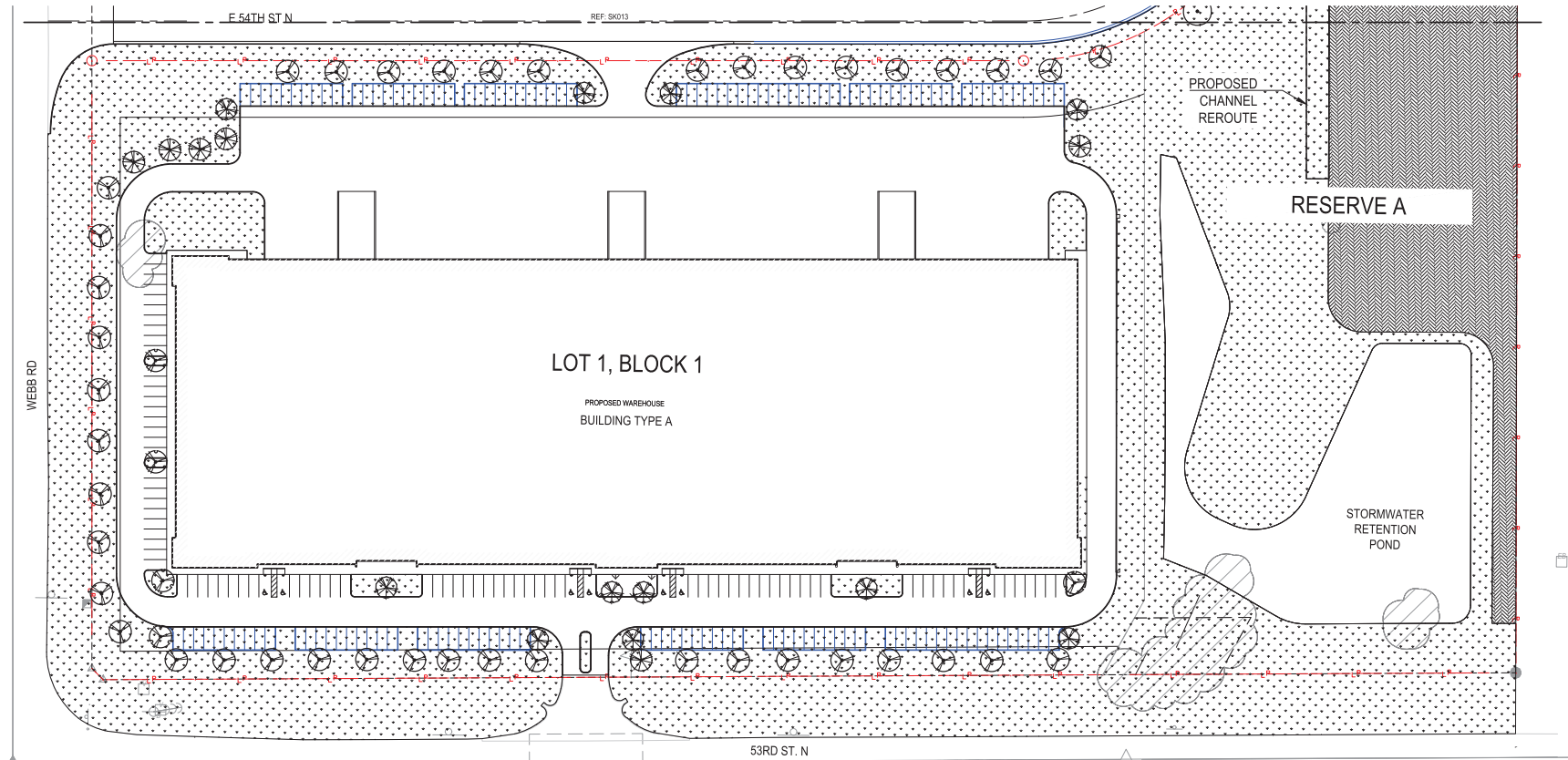
- SHRUB AREAS
- DROUGHT TOLERANT GRASS SEED MIX
  - DROUGHT TOLERANT NATIVE AREA

## LEGEND

- LOT BOUNDARY
- PROPOSED RIGHT OF WAY
- FUTURE DEVELOPMENT
- PROPOSED UTILITY EASEMENT
- EXISTING TREE CANOPY TO REMOVE

## LANDSCAPE NOTES

- THIS DRAWING IS PRELIMINARY AND IS SUBJECT TO CHANGE.
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- ALL PLANT MATERIAL IS NONINVASIVE AND EITHER THE APPROVED SPECIES LIST PROVIDED BY THE CITY OR HARDY NATIVES CULTIVARS.
- PLANT MATERIAL SHALL BE NATIVE AND LOW MAINTENANCE. IF NATIVE VARIETIES ARE NOT AVAILABLE, SPECIES APPROPRIATE TO THE LOCATION AND MICROCLIMATE THAT EXHIBIT SIMILAR CHARACTERISTICS TO NATIVE SPECIES SHALL BE USED.
- A PERMANENT IRRIGATION SYSTEM WILL BE INSTALLED FOR EACH PHASE OF DEVELOPMENT.
- AFTER TWO GROWING SEASONS, LANDSCAPE SHALL PROVIDE AT LEAST 50% COVERAGE OVER MULCHED AREA.
- LANDSCAPE AREA SHALL NOT INTERFERE WITH SIGHT TRIANGLES.



PRELIMINARY PLAT OF  
**SUNFLOWER COMMERCE PARK 4TH ADDITION**  
AN ADDITION TO BEL AIRE, SEDGWICK COUNTY, KANSAS

## SURVEYOR'S CERTIFICATE

State of Kansas )  
                          ) SS  
County of Sedgwick )

I, Chad R. Abbott, do hereby certify that I am a duly licensed and registered professional surveyor in the State of Kansas. That the heretofore described property was surveyed and subdivided by me or under my direct supervision; that all subdivision regulations of Bel Aire have been complied with in the preparation of this plat; that this plat and the survey on which it is based were made in accordance with the Kansas Minimum Standards for boundary surveys, and that all the monuments shown herein actually exist and their positions are correctly shown to the best of my knowledge and belief, given under my hand and seal at Bel Aire, Kansas, this \_\_\_\_ day of \_\_\_\_\_, 2024.

Date of Survey: \_\_\_\_\_  
Date of Preparation: \_\_\_\_\_

Existing public easements and dedications being vacated by virtue of K.S.A. 12-512(b).

Chad R. Abbott P.S. #1340  
Abbott Land Survey

## RECORD DESCRIPTION

The West Half of the Southwest Quarter of Section 16, Township 26 South, Range 2 East of the 6th P.M., Sedgwick County, Kansas, EXCEPT that portion thereof commencing at the southwest corner of the Southwest Quarter of Section 16, Township 26 South, Range 2 East of the 6th P.M.; thence on a bearing based in the Kansas Coordinate System of 1983, N 88°50'35" E along the south line of said Southwest Quarter 70.00 feet; thence N 00°52'43" W parallel with the west line of said Southwest Quarter 30.00 feet to a point lying east 70.00 feet from the west line of said Southwest Quarter and north 30.00 feet from the south line of said Southwest Quarter for the point of beginning; thence N 00°52'43" W 55.00 feet to a point lying north 85.00 feet from the south line of said Southwest Quarter; thence S 46°01'04" E 14.11 feet to a point lying north 75.00 feet from the south line of said Southwest Quarter; thence N 88°50'35" E parallel with the south line of said Southwest Quarter 1247.10 feet, more or less, to the east line of the West Half of said Southwest Quarter; thence southerly along said east line 45.00 feet to a point lying north 30.00 feet from the south line of said Southwest Quarter; thence S 88°50'35" W 1257.10 feet, more or less, to the point of beginning.

## OWNER'S CERTIFICATE

State of Kansas )  
                          ) SS  
County of Sedgwick )

This is to certify that the undersigned owner(s) of the land described in the land Surveyor's description have caused the same to be surveyed and subdivided on the accompanying plat into Lots, Blocks, a Street, and Reserves under the name of Sunflower Commerce Park 4th Addition. That all highways, streets, easements and public sites as denoted on the plat are hereby dedicated to and for the use of the public for the limited purpose of constructing, operating, maintaining, and repairing public improvements and franchise utilities within the City of Bel Aire; and further that the land contained herein is held and shall be conveyed subject to any applicable restrictions, reservations and covenants now on file or hereafter filed in the Office of the Register of Deeds of Sedgwick County, Kansas.

No private drainage systems shall be located within public drainage easements unless a residential drainage relief permit is obtained from the City of Bel Aire Public Works & Utilities Department.

A Master Drainage Plan has been developed for this plat all drainage easements, rights-of-way, and reserves shall remain at established grades (unless modified with the approval of the City Engineer) and shall be unobstructed to allow for the conveyance of stormwater in accordance with the stormwater manual, the maintenance of all drainageways and drainage facilities in backyard drainage easements and reserves shall be the responsibility of the property owner, and shall be enforced by \_\_\_\_\_.

Plat is shown to be located in Zone "X" (areas of minimal flood hazard) and Zone "A1" (with BFE or depth), as said property plat by scale on the Flood Insurance Rate Map Number 20173C0240G, FEMA floodplain and regulatory roadway boundaries are subject to periodic change and such change may affect the intended use within the subdivision.

Aspen Sunflower Industrial, LLC  
Dan Schulte

## NOTARY CERTIFICATE

State of Kansas )  
                          ) SS  
County of Sedgwick )

Be it remembered that on this \_\_\_\_ day of \_\_\_\_\_, 2024, before me a notary public in and for said County and State, came Dan Schulte for Aspen Sunflower Industrial, LLC, to me personally known to be the same person who executed the foregoing instrument of writing and duly acknowledged the execution of the same. In testimony whereof, I have hereunto set my hand and affixed my notarial seal the day and year above written.

Sworn before me this \_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_, Notary Public

My appointment expires: \_\_\_\_\_

## MORTGAGE HOLDERS CERTIFICATE

We the undersigned, holders of a mortgage on the above described property, do hereby consent to this plat of "\_\_\_\_\_" to Sedgwick County, Kansas.

?

\_\_\_\_\_, (Title) \_\_\_\_\_.

?

## NOTARY CERTIFICATE

State of Kansas )  
                          ) SS  
County of Sedgwick )

Be it remembered that on this \_\_\_\_ day of \_\_\_\_\_, 2024, before me a notary public in and for said County and State, came \_\_\_\_\_ to me personally known to be the same person who executed the foregoing instrument of writing and duly acknowledged the execution of the same. In testimony whereof, I have hereunto set my hand and affixed my notary seal the day and year above written.

Sworn before me this \_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_, Notary Public

My appointment expires: \_\_\_\_\_

## COUNTY SURVEYOR CERTIFICATE

This plat has been reviewed in accordance with K.S.A. 58-2005 on this day of \_\_\_\_\_, 2024.

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

## PLANNING COMMISSION CERTIFICATE

State of Kansas )  
                          ) SS  
County of Sedgwick )

This plat of Sunflower Commerce Park 4th Addition, Bel Aire, Sedgwick County, Kansas has been submitted to and approved by the Bel Aire Planning Commission, Bel Aire, Kansas with the recommendation that much of be approved as proposed.  
Dated this \_\_\_\_ day of \_\_\_\_\_, 2024.

At the direction of the Bel Aire Planning Commission.

Philip Jordan \_\_\_\_\_, Chair

Jay Cook \_\_\_\_\_, Secretary

## CITY ATTORNEY CERTIFICATE

The title evidence of the land included in this plat has been reviewed by me and this plat is approved pursuant to the provisions of K.S.A. 12-401.

Date Signed: \_\_\_\_\_

Maria Schrack \_\_\_\_\_ City Attorney

## GOVERNING BODY CERTIFICATE

State of Kansas )  
                          ) SS  
County of Sedgwick )

The dedications shown on the plat, if any, are hereby accepted by the Governing Body of the City of Bel Aire, Kansas on this \_\_\_\_ day of \_\_\_\_\_, 2024.

At the direction of the Bel Aire City Council

Jim Benace \_\_\_\_\_, Mayor

Melissa Krehbiel \_\_\_\_\_, City Clerk

## TRANSFER RECORD

Entered on transfer record this \_\_\_\_ day of \_\_\_\_\_, 2024.

Kelly B. Arnold \_\_\_\_\_, County Clerk

## REGISTER OF DEED'S CERTIFICATE

State of Kansas )  
                          ) SS  
County of Sedgwick )

This is to certify that this instrument has been filed for record in the Register of Deeds, this \_\_\_\_ day of \_\_\_\_\_, 2024 at \_\_\_\_ o'clock \_\_\_\_ M; and is duly recorded.

Tonya Buckingham \_\_\_\_\_, Register of Deeds

Kenly Zehring \_\_\_\_\_, Deputy



EASY EIGHTY LLC  
PO BOX 780188

