



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



I. Call to Order

II. Roll Call

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

III. Pledge of Allegiance to the American Flag

IV. Consent Agenda

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

Action: Motion to approve the Minutes of May 9, 2024.

Motion _____ Second _____ Vote _____

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.**

Open Hearing

Close Hearing

Action: Motion to (approve / deny / table) the Conditional Use Permit (as presented/ as amended). If approved, the conditional use permit is non-transferable and must be renewed each year.

Motion _____ Second _____ Vote _____

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 53rd Street North (350 West Central, Greenwich). Wichita-Sedgwick County Metropolitan Area Planning Commission (MAPC) representatives will be present at this hearing.

Open Hearing

Close Hearing

Action: Motion to recommend (approval/ denial) to the Sedgwick County Board of Commissioners as presented, with / without recommendations.

Motion _____ Second _____ Vote _____

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

Open Hearing

Close Hearing

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

Motion _____ Second _____ Vote _____

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

Motion _____ Second _____ Vote _____

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

Open Hearing

Close Hearing

Action: Motion to (accept / deny / table) 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. (with additional changes or conditions/ without additional conditions).

Motion _____ Second _____ Vote _____

VI. Next Meeting Date

Action: Motion to approve the date of the next Planning Commission meeting: July 11, 2024 at 6:30 p.m.

Motion _____ Second _____ Vote _____

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 for link

VIII. Adjournment

Action: Motion to adjourn.

Motion _____ Second _____ Vote _____ Time: _____

Additional Attachments:

A. Planning Staff Report 06-06-2024



MINUTES PLANNING COMMISSION

7651 E. Central Park Ave, Bel Aire, KS
May 09, 2024 6:30 PM



I. Call to Order: Vice-Chairman Phillip Jordan called the meeting to order.

II. Roll Call

Present were Commissioners Phillip Jordan, Dee Roths, Deryk Faber, and Paul Matzek. Chairman James Schmidt and Commissioners John Charleston and Edgar Salazar were absent.

III. Pledge of Allegiance to the American Flag: Vice-Chairman Phillip Jordan led the pledge of allegiance.

IV. Consent Agenda

A. Approval of Minutes from Previous Meeting

MOTION: Commissioner Roths to approve the Planning Commission meeting Minutes of April 11, 2024 as presented. Commissioner Faber seconded the motion. ***Motion carried 4-0.***

V. Old Business/New Business

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

The agent for the applicant requested that the Commission table the item.

MOTION: Commissioner Faber moved to table the Chapel Landing 7th Addition Revised Final Plat. Commissioner Roths seconded the motion. ***Motion carried 4-0.***

B. Sketch Plan - 5650 E 53rd Street North

Commissioners heard from the property owner and the agent for the property owner. Commissioners discussed the sketch plan and provided feedback to the property owner. Commissioners noted that the surrounding properties are zoned Agricultural; if the property owner wishes to change the zoning on the property, he may file an application with Sedgwick County. No formal action was taken.

VI. Next Meeting: June 13, 2024

MOTION: Commissioner Matzek moved to approve the date of the next meeting: June 13, 2024 at 6:30 p.m. Commissioner Roths seconded the motion. ***Motion carried 4-0.***

VII. Current Events

Commissioners discussed upcoming events including the Workshop for the Comprehensive Development Plan on May 14th, Curbside Cleanup on May 18th and the K-254 Development Plan meeting at Benton Middle School on May 22nd.

VIII. Adjournment

MOTION: Commissioner Roths moved to adjourn. Commissioner Matzek seconded the motion. ***Motion carried 4-0.***

APPLICATION

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

BOARD OF ZONING APPEALS

- ☐ To vary applicable requirements in Sections 10-107c1 through 5 in conjunction with a Conditional Use Application.
- ☐ Conditions placed on permitted Conditional Use Running a in home
day care using my home
- ☐ Security bond is required
- ☐ Approved ☐ Rejected

+ Name of owner Sergio Barragan Laura Barragan
Address 8601 E Chris St. Bel Aire KS Telephone (760) 297 7895
Agent representing the owner _____
Address _____ Telephone _____

1. The application area is legally described as Lot(s) 5; Block(s) 3,
Rock Spring Addition, Bel Aire, Kansas. If appropriate, a metes and
bounds description may be attached.

2. The application area contains _____ acres.

3. This property is located at (address) 8601 E. Chris St. Belaire KS which is generally located at (relation to nearest streets) Rock Rd & 53rd St.

4. State why the proposed conditional Use will not cause substantial injury to the value of other property in the neighborhood, how it is to be designed within district regulations:

Opening my in home daycare will not cause substantial injury to the value of others property in my neighborhood by keeping the children in designated areas. My house is fenced on all four sides and there will always be supervision.

5. County control number: 30000990

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

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

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

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

1. Applicant _____ Phone _____
Address _____ Zip Code _____

Agent _____ Phone _____
Address _____ Zip Code _____

2. Applicant _____ Phone _____
Address _____ Zip Code _____

Agent _____ Phone _____
Address _____ Zip Code _____

3. Applicant _____ Phone _____

Address _____ Zip Code _____

Agent _____ Phone _____
Address _____ Zip Code _____

4. Applicant _____ Phone _____
Address _____ Zip Code _____

Agent _____ Phone _____
Address _____ Zip Code _____

5. Applicant _____ Phone _____
Address _____ Zip Code _____

Agent _____ Phone _____
Address _____ Zip Code _____

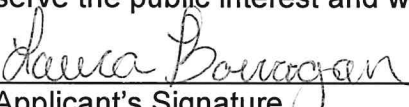
6. Applicant _____ Phone _____

Agent _____ Phone _____
Address _____ Zip Code _____

7. Applicant _____ Phone _____

Agent _____ Phone _____
Address _____ Zip Code _____

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

 _____ 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.

Little Champions Daycare

City of Bel Aire

The location for my in home daycare is going to be upstairs to have safer and easier access for the kids while drop off and pick up. I have two rooms where the kids can nap and play and using the upstairs restroom. Also using the outdoor deck and back yard (secured and supervised).

I'm allowed to have up to 10 kids, different ages 0-13 years is going to be my age group. I would like to start with 4-6 kids.

My hours of operation will be Monday through Friday from 7 am to 5:30 pm.

Parking will be available on my drive way for easy drop off and pick up.

I will be using one standard size sign in the front yard for my business.

The only employee is going to be my husband Sergio Barragan.


Laura Barragan

Certificate of Occupancy

City of Bel Aire, Kansas

Department of Community Development

Inspection Division

This Certificate was issued pursuant to the requirements of the International Residential Code certifying that at the time of issuance this structure received all required inspections and to the best of our knowledge and belief was in compliance with the codes, ordinances and resolutions of the City of Bel Aire regulating building construction or use. This Certificate in no way warrants or guarantees workmanship in the structure and the City of Bel Aire will not be liable for any non-compliance with the code.

Use Classification DWELLING UNIT Building Permit No. BLD-23-38

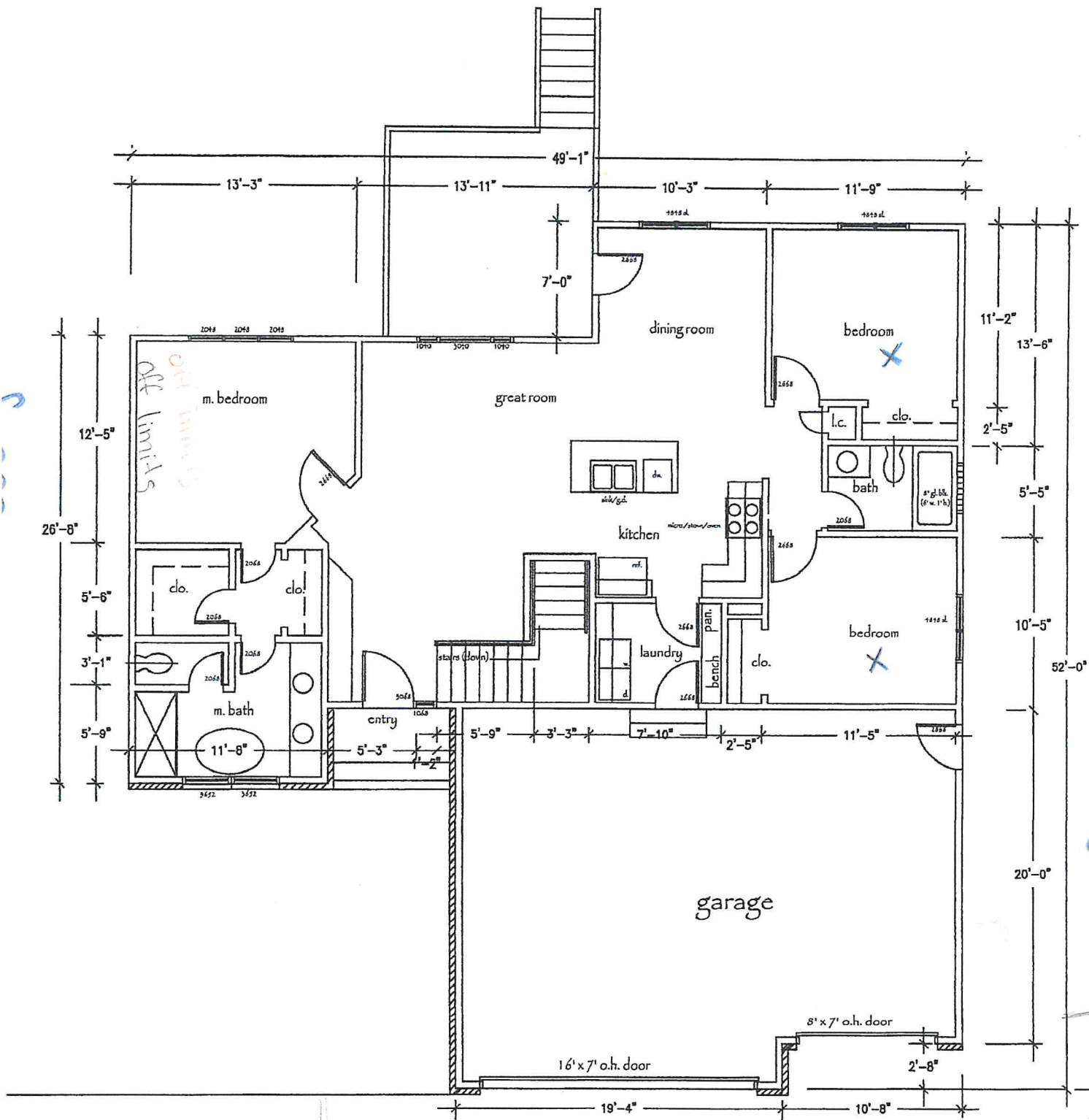
Group 2012 IRC WITH AMENDMENTS Type of Construction 5

Owner of Building _____ Address _____

Building Address 8601 E CHRIS ST

By: ASMOKE/MS

Date: 2-23-24





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

File No.: 20248946

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:

Lot 5, Block 3, Rock Spring, an Addition to Bel Aire, Sedgwick County, Kansas

commonly know as: 8601 E. Chris St., Bel Aire, KS 67226

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

Warranty Deed dated February 28, 2024, filed February 29, 2024 in Document No. 30293472

Grantor: Relph Construction & Development Inc.

Grantee: Sergio Barragan and Laura Barragan

SURROUNDING OWNERS:

8667 E. Chris St.
Edgle and Kendra Waldon
8667 E. Chris St., Bel Aire KS 67226-6411

8649 E. Chris St.
Tanner Padgett and Kelsey Renee Kuhn
8649 E. Chris St., Bel Aire KS 67226

8633 E. Chris St.
Robert Lynn and Dawn Marie Sweeney
8633 E. Chris St., Bel Aire KS 67226

8617 E. Chris St.
Maggie Hall
8617 E. Chris St., Bel Aire KS 67226

8585 E. Chris St.
Relph Construction & Development Inc.
8550 NW Parallel St., Towanda, KS 67144-9409

8573 E. Chris St.
Richard B. and Lynette K. Most
8573 E. Chris St., Bel Aire KS 67226

8576 E. Cherrywood Ct.
Jason and Stephanie Reece
8576 E. Cherrywood Ct., Bel Aire KS 67226

8592 E. Cherrywood Ct.
Connor, Madison C. and Shawn Evans
8592 E. Cherrywood Ct., Wichita, KS 67226-2289

8608 E. Cherrywood Ct.
Tristan and Mikayla Irish
8608 E. Cherrywood C., Bel Aire KS 67226

8614 E. Cherrywood Ct.
Anusha Shamini Dias Dissanayake
8614 E. Cherrywood Ct., Wichita, KS 67226

8603 E. Cherrywood Ct.
Oleksiy Zadorazhnyy
8603 E. Cherrywood Ct., Bel Aire KS 67226

8646 E. Cherrywood Ct.
Cherrywood Construction Inc.
P.O. Box 781974, Wichita, KS 67278-1974

8662 E. Cherrywood Ct.
Relph Construction Inc.
8550 NW Parallel St., Towanda, KS 67144-9409

8673 E. Cherrywood Ct.
Relph Construction Inc.
8550 NW Parallel St., Towanda, KS 67144-9409

8657 E. Cherrywood Ct.
Relph Construction Inc.
8550 NW Parallel St., Towanda, KS 67144-9409

8625 E. Cherrywood Ct.
Relph Construction Inc.
8550 NW Parallel St., Towanda, KS 67144-9409

8641 E. Cherrywood Ct.
Cherrie Maples
8641 E. Cherrywood Ct., Wichita, KS 67226

8609 E. Cherrywood Ct.
Cherrywood Construction Inc.
P.O. Box 781974, Wichita, KS 67278-1974

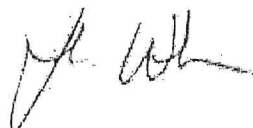
GENERAL TAXES:

Real Estate Taxes and Specials Assessments for the tax year 2023 are \$709.32 PAID (Generals \$398.80 / Specials \$310.52) GEO Code: PY BA 01400, PIN No. 30000990

This is an Ownership List 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 23rd day of April, 2024 at 5:00 P.M.

Land Title Inc.



Frank Woods

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 16th day of May, 2024, with subsequent publications being made on the following dates:

_____, 2024 _____, 2024
_____, 2024 _____, 2024
_____, 2024 _____, 2024

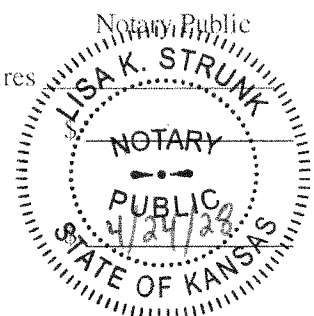
Subscribed and sworn to before me this 16th day of May, 2024.

Notary Public

My commission expires

Additional copies

Printer's fee



Bel Aire public notice

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

OFFICIAL NOTICE OF A CONDITIONAL USE PERMIT 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 review a Conditional Use Permit in the order of the agenda starting shortly after 6:30 p.m. in the Council Chamber at City Hall in Bel Aire, Kansas:

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

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

General Location: E. Chris St. and N. Pebblecreek 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 regulations, would be effectuated by ordinance. The public hearing may be recessed and continued from time to time without notice.

DATED this 9 day of May, 2024.

/s/ Anne Stephens
Bel Aire Planning Commission Secretary



STAFF REPORT

MAPC: June 27, 2024

CAB 1: June 17, 2024

Bel Aire Planning Commission: June 13, 2024

AGENDA ITEM NO. _____

CASE NUMBER: ZON2024-00027 (County)

APPLICANT/AGENT: Sharp Holdings, LLC (Applicant)

REQUEST: LC Limited Commercial District

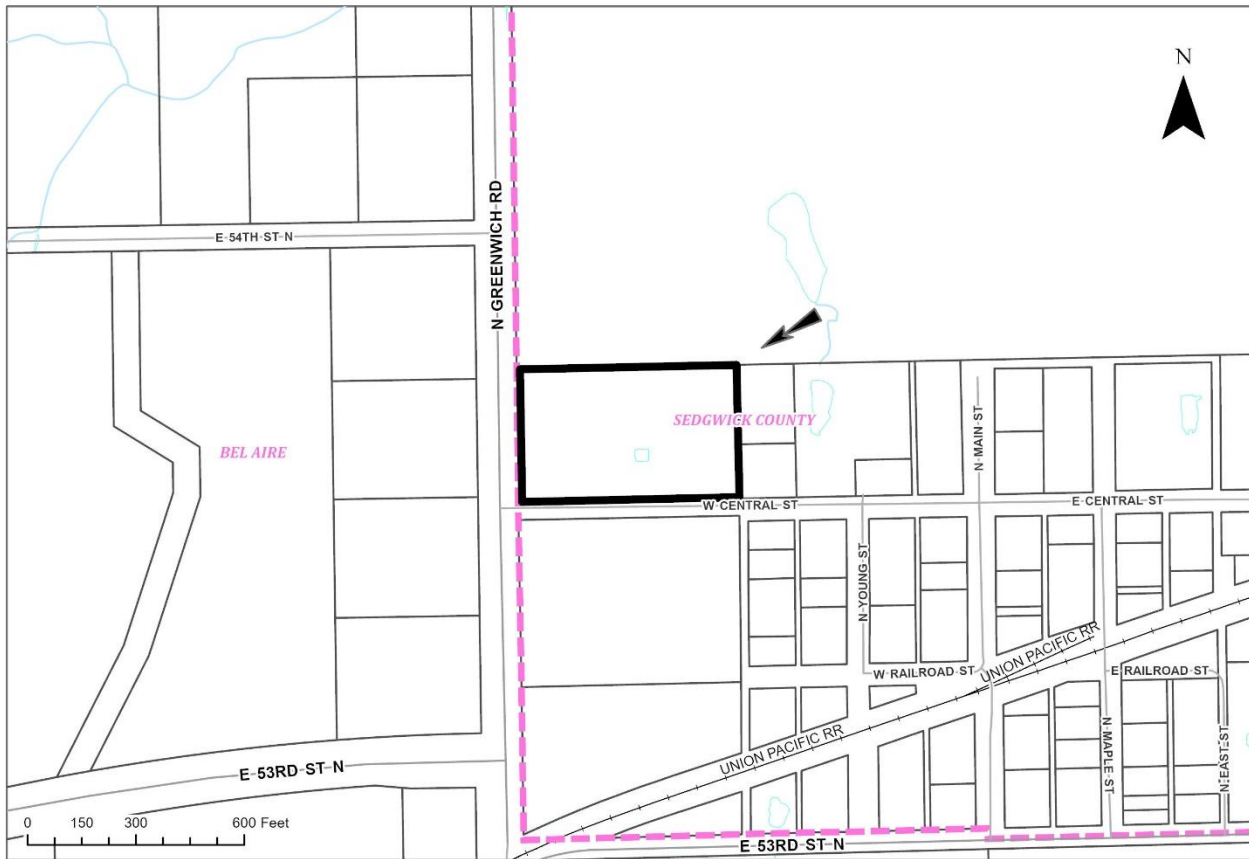
CURRENT ZONING: RR Rural Residential District

SITE SIZE: 5.05 acres

LOCATION: Generally located on the east side of North Greenwich Road and one-quarter mile north of East 53rd Street North (350 West Central, Greenwich) (Bel Aire Area of Influence).

PROPOSED USE: Uses allowed by the LC zoning.

RECOMMENDATION: Approve.



BACKGROUND: 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). On the west side of the subject site there are currently two warehouse-like buildings on the property. The east side of the site is developed with a single-family dwelling. The applicant is proposing to develop the property with uses permitted by-right in the LC District. They applicant did not specify a specific use.

The minimum lot size for RR is two acres (87,120 square feet), and there is no minimum lot size in the LC District. The requested zone change to LC would result in a reduction in minimum lot area, setbacks, maximum height, and minimum lot width, as represented in the table below:

Property Development Standards	RR Rural Residential	LC Limited Commercial
Minimum lot area	2 acres	0 square feet
Front setback	30 feet	20 feet
Rear setback	25 feet	10 feet*
Interior Side setback	20 feet	0 feet*
Maximum height	35 feet	80 feet*
Minimum lot width	200 feet	0 feet

*Subject to compatibility standards detailed below.

Section IV-C.4 of the UZC sets forth compatibility setback standards for rear and side lot lines for non-residential developments abutting zoning districts TF-3 Two-Family Residential District (TF-3) or more restrictive. Based on the width of the subject site, any commercial building would be required to be setback at least 25 feet from the north and east property lines. Additionally, Section IV-C.5 of the UZC sets forth compatibility height standards for non-residential development abutting or across the street from property zoned TF-3 or more restrictive. This section states: “No structure shall exceed 35 feet in height within 50 feet of the lot line of a property zoned TF-3 or more restrictive. Structures located more than 50 feet from the lot line of property zoned TF-3 or more restrictive may increase height (if permitted by the base District regulation) at a ratio of one foot in height for each three feet of setback beyond 50 feet.” For example, a structure 53 feet away from the lot line of a property zoned TF-3 or more restrictive can be 36 feet tall. A structure 56 feet away from the same lot line can be 37 feet tall, and so on. This compatibility height standard applies to the north, east, and south property lines.

Section IV-B of the Unified Zoning Code (UZC) requires a minimum of a six-foot solid screening fence between non-residential developments and residential zoning district. If developed with non-residential uses, the subject site will have to provide a screening fence along the north, east, and south property lines where abutting or across the street from residential zoning.

The character of the neighborhood is rural and low-density residential. Properties to the north, south, and east are zoned RR. Property to the west is zoned M-1 Industrial District (Bel Aire, KS City Code). Property to the north and west of the subject site are in use as agricultural land. Property to the east is developed with a single-family residence and agricultural land. Property to the south is zoned RR and developed with a church.

CASE HISTORY: In 2003, the property was platted as part of the McNeil Addition. There are no zoning cases associated with this property.

ADJACENT ZONING AND LAND USE:

NORTH:	RR	Agricultural land
SOUTH:	RR	Church
EAST:	RR	Single-family residences

WEST: M-1 Agricultural land

PUBLIC SERVICES: The subject site has access to West Central Street (Greenwich, KS) and North Greenwich Road. West Central Street is a gravel, two-lane local street with open ditches, and North Greenwich Road is a paved, two-lane arterial with open ditches. The property uses an on-site sewer system, and water is provided by the Sedgwick County Rural Water District 1.

CONFORMANCE TO PLANS/POLICIES: The requested zone change is in partial 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. That being said, property adjacent to the west, in the city limits of Bel Aire, is zoned for industrial development. Commercial development with the LC District is less intense than what would be permitted in Bel Aire’s industrial zoning and can be a buffer between those higher intensity uses to the west and the low density residential to the east. Additionally, commercial development along an arterial road is generally considered reasonable. Furthermore, the UZC permits a number of commercial home occupations by-right that are akin to some uses permitted in the requested zone change to LC. The compatibility standards and screening requirements of the UZC are designed to mitigate possible negative impacts with nearby residential uses.

RECOMMENDATION: Based upon information available prior to the public hearings, planning staff recommends that the request be **APPROVED**.

This recommendation is based on the following findings:

1. **The zoning, uses and character of the neighborhood:** The character of the neighborhood is rural and low-density residential. Properties to the north, south, and east are zoned RR. Property to the west is zoned M-1 Industrial District. Properties to the north and west are in use as agricultural land. Properties to the south and east are developed with single-family residences.
2. **The suitability of the subject property for the uses to which it has been restricted:** The property is presently zoned RR, which is suitable for a limited number of residential, public, and civic uses, including single-family residences. Additionally, the UZC permits a number of commercial home occupations by-right that are akin to some uses permitted in the requested zone change to LC.
3. **Extent to which removal of the restrictions will detrimentally affect nearby property:** The requested zone change and proposed development may bring additional traffic to the area. However, it will be able to act as a buffer to the nearby residential properties from the M-1 Industrial zoning to the west. Furthermore, the compatibility standards and the screening requirements of the UZC are designed to mitigate possible negative impacts on nearby residential properties.
4. **Length of time subject property has remained vacant as zoned:** The site is currently developed with two warehouse-like structures and a single-family dwelling.
5. **Relative gain to public health, safety, and welfare as compared to the loss in value or the hardship imposed upon the applicant:** Approval would permit additional uses of the land. Approval should provide

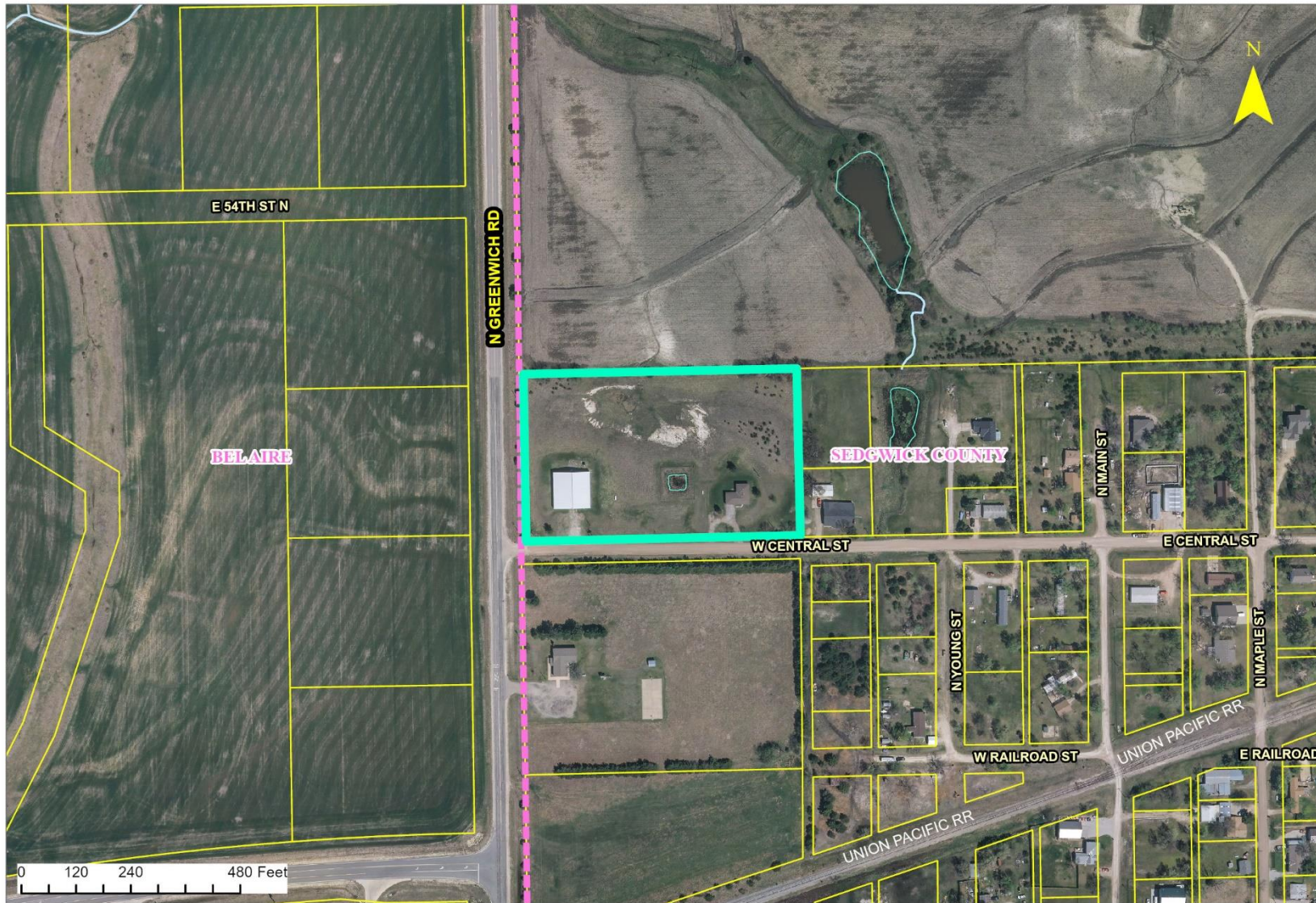
appropriate screening and buffering to ensure compatibility among land uses. Denial may represent a loss of economic opportunity for the applicant.

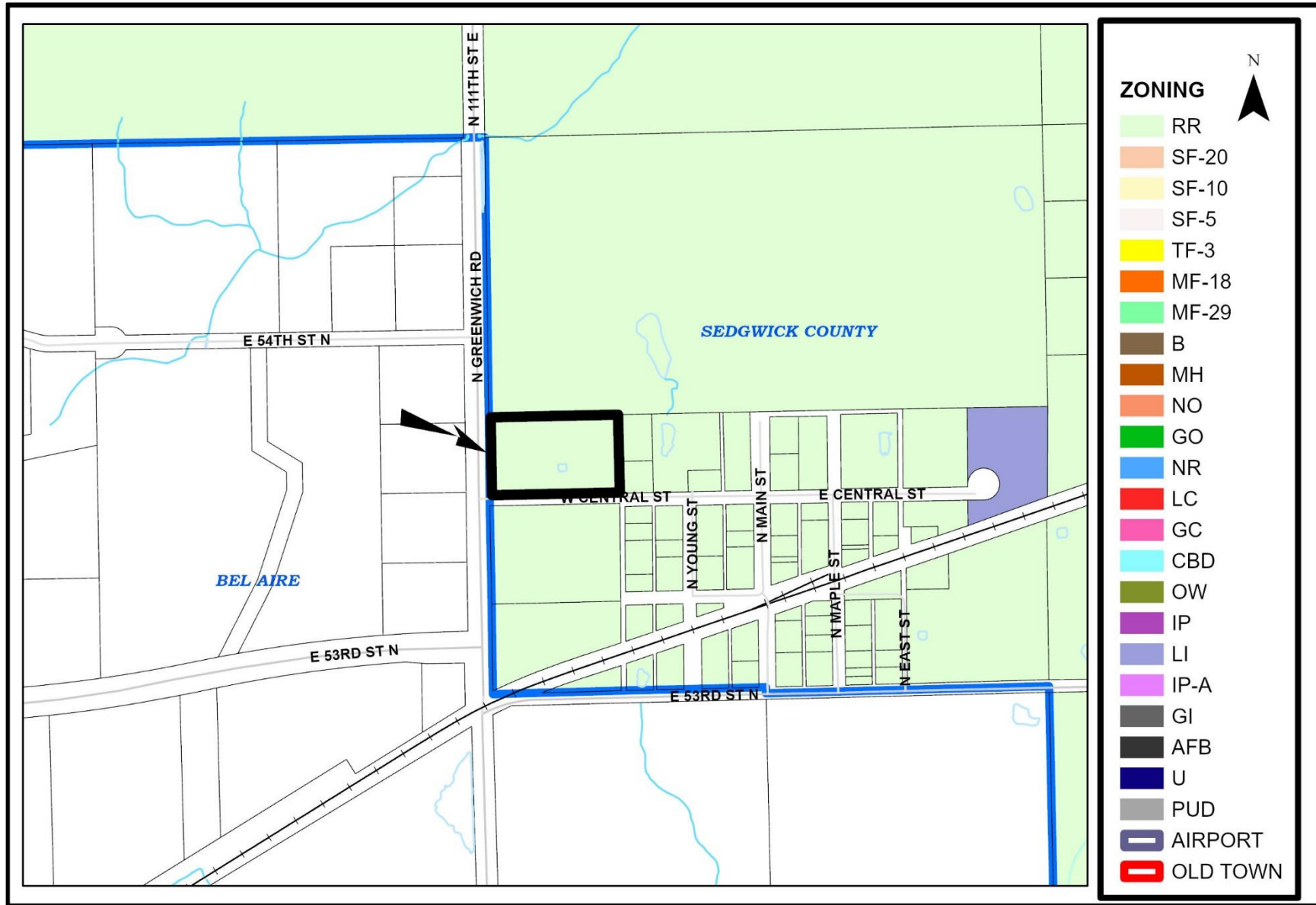
6. **Conformance of the requested change to the adopted or recognized Comprehensive Plan and policies:**
The requested zoning is in partial conformance with the *Community Investments Plan*, as discussed in the staff report.
7. **Impact of the proposed development on community facilities:** The subject site is in Rural Water District
1. If approved, development is not likely to have significant detrimental impacts on community facilities.
8. **Opposition or support of neighborhood residents:** At the time the staff report was prepared, staff has received one comment in opposition to this request.

Staff Report Attachments:

1. Aerial Map
2. Zoning Map
3. 2035 Future Land Use Map
4. Preferred Balanced Growth Scenario Map
5. Site Photos

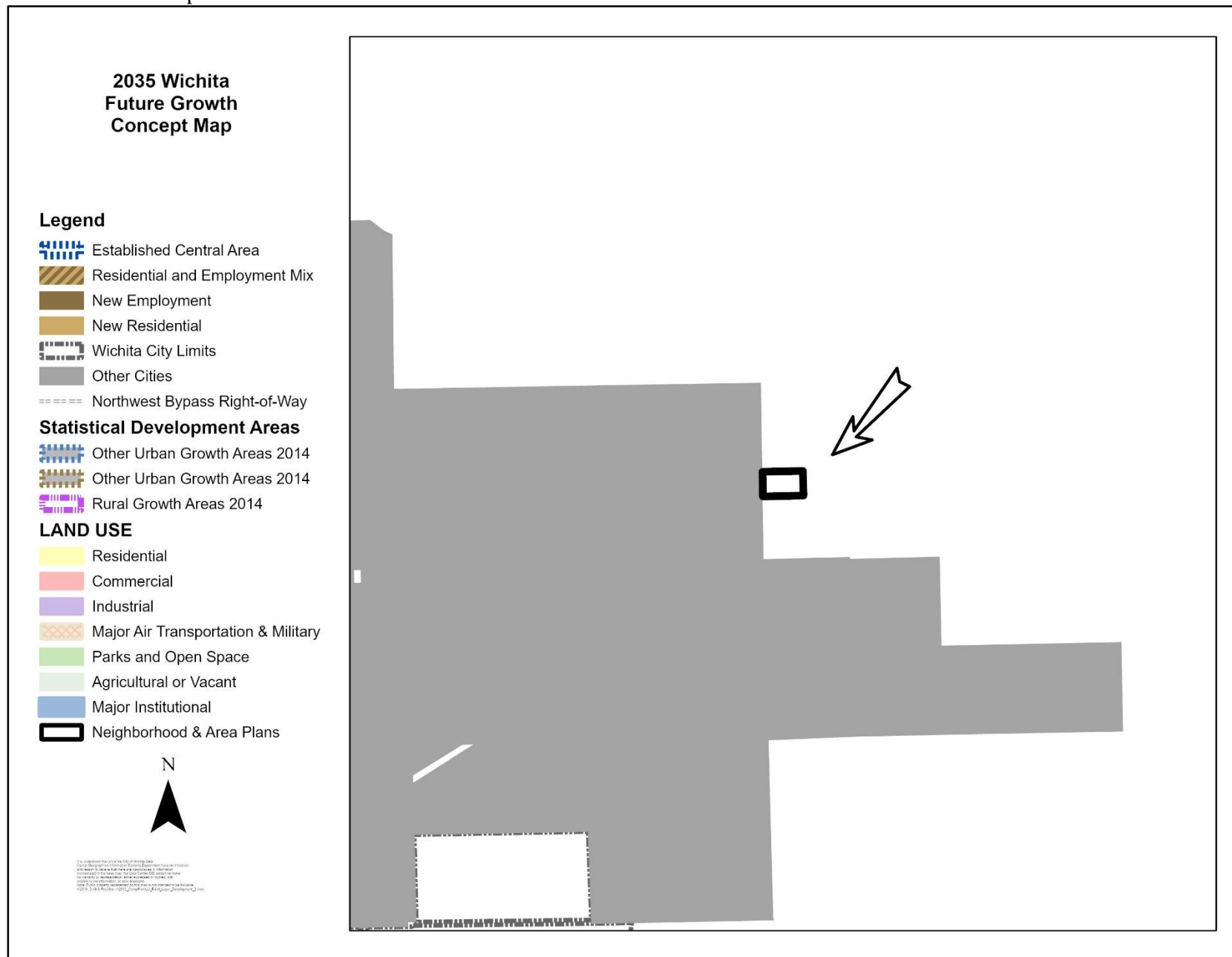
Aerial Map

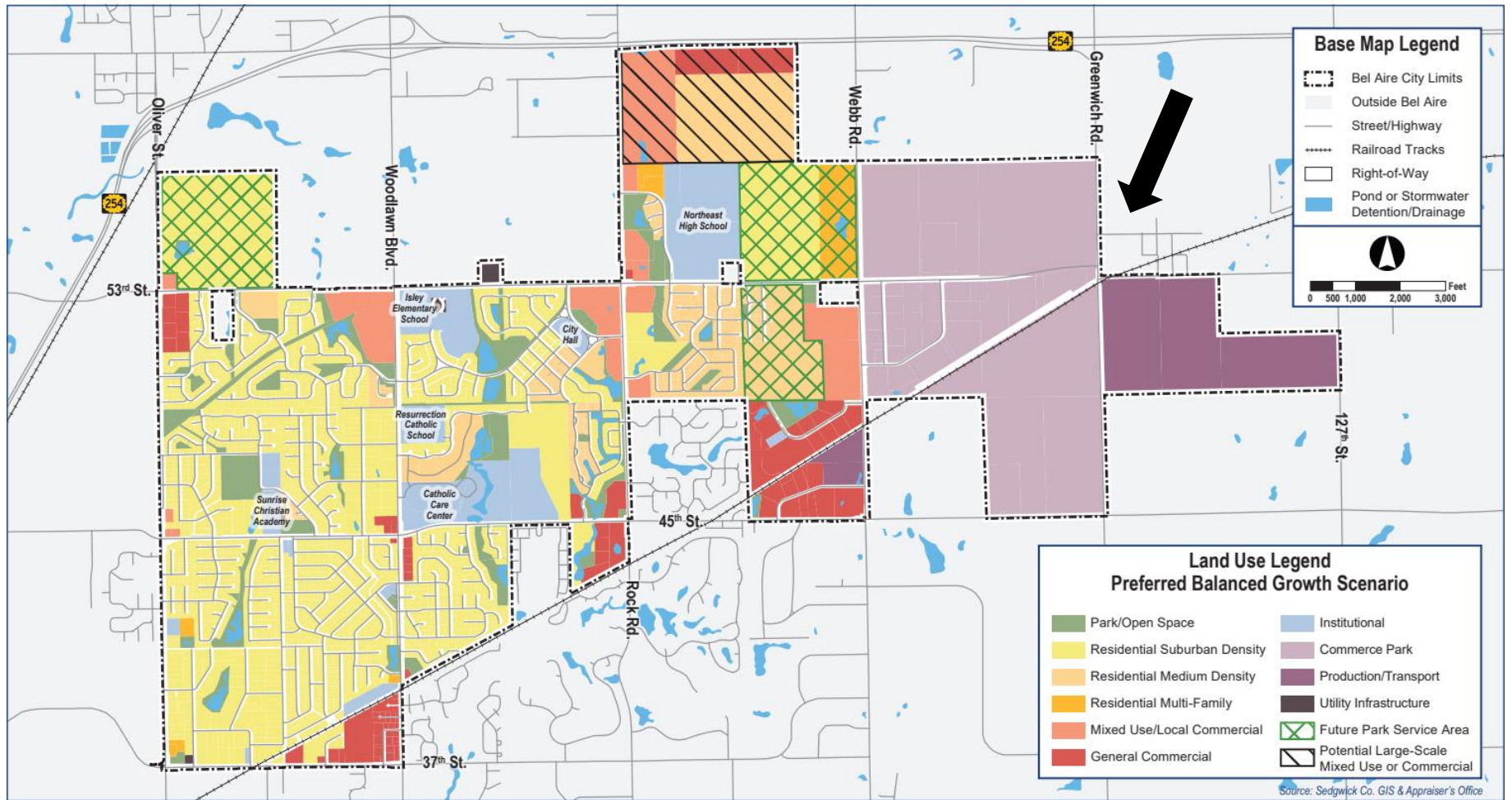




Zoning Map

Future Land Use Map





Preferred Balanced Growth Scenario Map (Arrow pointing towards location subject site)

Looking north into property



Looking south away from property



Looking east away from the property



Looking east into property



Looking west away from property

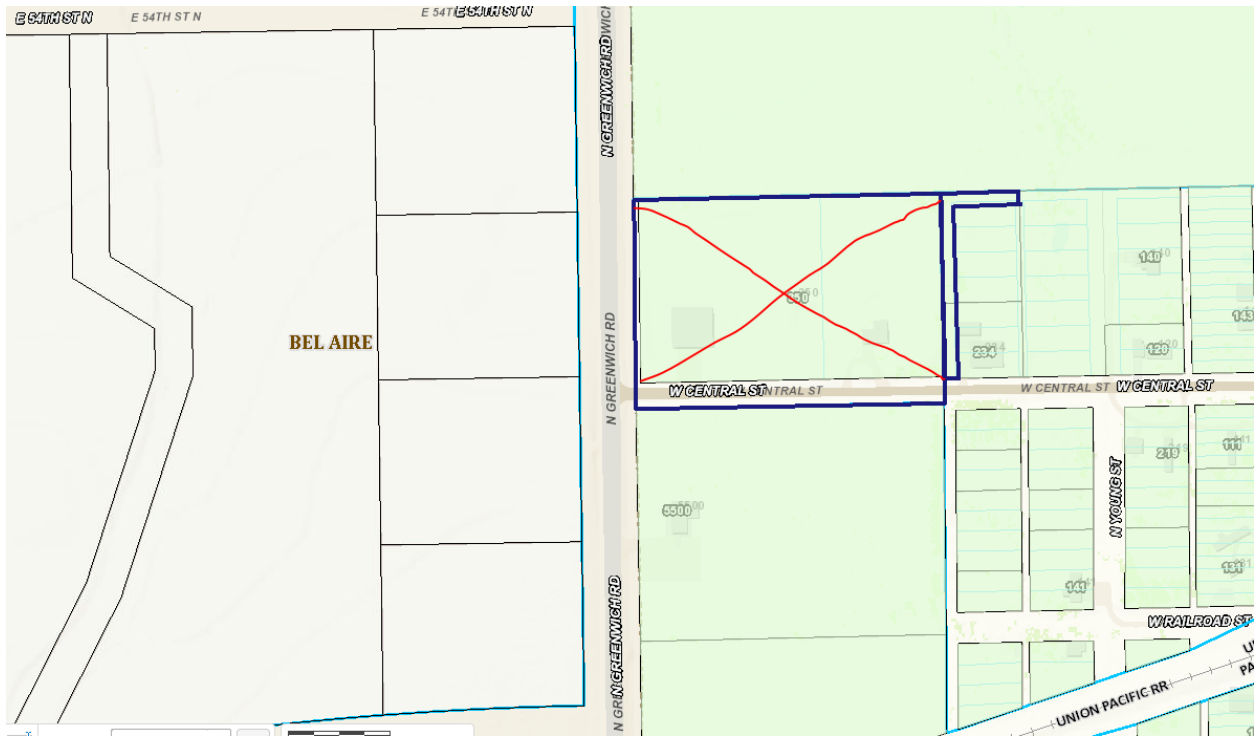


ZON2024-00027

Site location: 350 W Central, Greenwich Kansas.—east side of North Greenwich Road, within one-quarter mile north of East 53rd Street.

Request: change the zoning from Rural Residential to Limited Commercial. No specified proposed use.

Metro Area Planning Commission Date: Thursday, June 27, 2024.





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 2nd 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.
- Every 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 4th. 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

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.

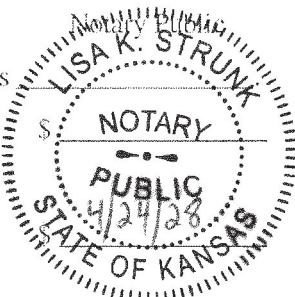
That the attached notice is a true copy thereof and was published in the regular and entire issue of said newspaper for 1 consecutive weeks, the first publication thereof being made as aforesaid on the 16th day of May, 2024, with subsequent publications being made on the following dates:

_____, 2024 _____, 2024
_____, 2024 _____, 2024
_____, 2024 _____, 2024

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

WSS

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. 3rd St, Suite 602 ~ Wichita, KS 67202

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

Email: jack.joseph@sedgwick.gov

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 53rd 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,

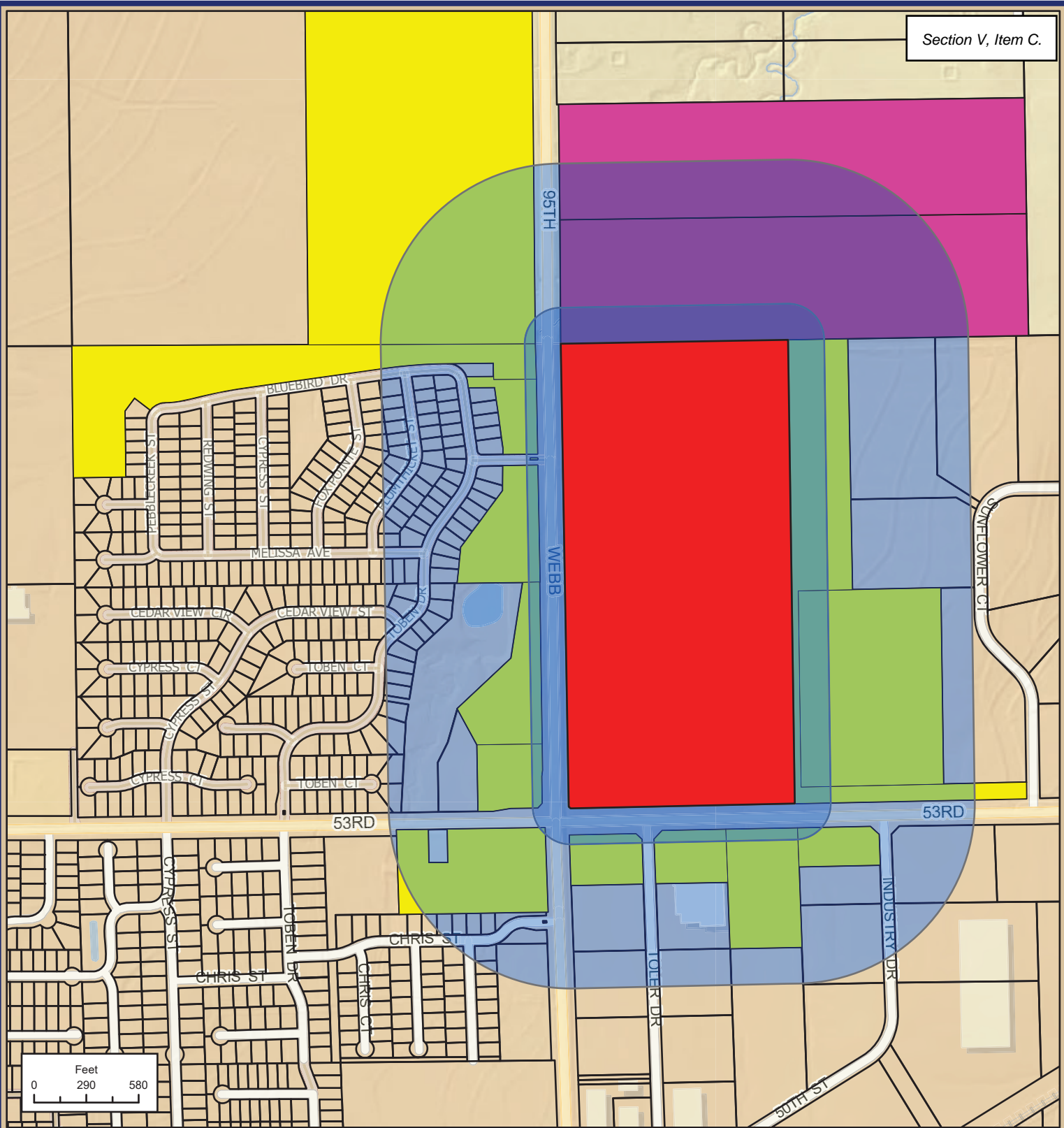
Mary Ann

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

City of Bel Aire Council☐ Approved ☐ Rejected

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

20 COPIES 11X 17 OF CONCEPTUAL PLAN WITH PDF
 CODE APPLICATION REQUIREMENTS PROVIDED DATE PLANNER
 FEE \$200+\$5 LOT+ ENGINEERING (YES) (NO) (N/A)
 IF DIFFERENT AGREE

	5.19 A	EXISTING USES, ACTIVITIES, AND INFLUENCES WITHIN 200 FEET			
	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		
SK-2 to SK-4	2	PROVIDE DETAILS OF EXISTING AND PROPOSED BUILDINGS RELATING TO PAD AREA, INTEND USE, AND ARCHITECTURE	YES		
SK-5 to SK-7	3	EXISTING AND PROPOSED FINISHED GRADES OR CONTOURS AT TWO (2) FOOT INTERVALS	YES		
GS-2 & SK-2		IDENTIFY ANY LAND AREAS WITHIN THE (100) HUNDRED YEAR FLOODPLAIN. EXISTING & PROPOSED DRAINAGE CHANNELS AND PONDS	YES		
DRAINAGE REPORT	4	THE LOCATION, SIZE, CROSS-SECTION AND CALCULATIONS OF ANY DRAINAGE STRUCTURE SUCH AS CULVERTS, DITCHES, STORMWATER SEWERS AND INLETS	YES		
SK-2	5	LOCATION, MASSING PATTERN OF EXISTING VEGETATION. INDICATE PROPOSED ON-SITE PRESERVATION	YES		
GS-2 & SK-2	6	EXISTING ZONING AND LAND USE OF SITE AND SURROUNDINGS	YES		
	5.19 B	SITE DEVELOPMENT			
SK-2	1	PROPOSED LOCATION OF BUILDINGS AND OTHER STRUCTURES, PARKING AREAS, DRIVEWAYS, WALKS	YES		
SK-2		NOISE, DUST, ODOR GENERATING SOURCE, AND SITE VIEW (REFRIGERATION UNITS, MECHANICAL EQUIPMENT, LOADING DOCK)	YES		
SK-2 to SK-14		SCREENING, DRAINAGE CONTROL, LANDSCAPE, UTILITIES, AMENITIES, FOCAL POINTS, AND THEMES	YES		
GS-2 & SK-2		PROPER SET BACKS, SUFFICIENT DIMENSIONS	YES		
SK-3 to SK-4	2	ARCHITECTURAL STYLE, SIZE, EXTERIOR MATERIALS AND COLOR OF THE PROPOSED BUILDINGS; ELEVATION DRAWINGS SHALL BE DRAWN TO A STANDARD ARCHITECTURAL SCALE	YES		
SK-2	3	A SCHEDULE SHALL BE INCLUDED INDICATING TOTAL FLOOR AREA, DWELLING UNITS, LAND AREA, PARKING SPACES, LAND INTENSITY, AND RELATIVE QUANTITIES	YES		
SK-13 & SK-14	4	LANDSCAPE PLAN DETAILING PROPOSED SIZE AND TYPE OF PLANTS PURSUANT TO CITY REQUIREMENTS	YES		
SK-8 to SK-10	5	PROPOSED UTILITY LAYOUT INTO THE SITE	YES		
	5.19 C	OTHER RELEVANT INFORMATION TO INCLUDE			
SK-2	1	NAME, ADDRESS, PHONE NUMBER OF LANDOWNER, ENGINEERS, ARCHITECT, AND OTHERS PARTICIPATING IN THE PROJECT	YES		
GS-2	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		
ALL PLANS	3	NORTH ARROW AND SCALE STANDARD ENGINEER FOR SITE; STANDARD FOR ARCHITECTURAL FOR BUILDING	YES		
GS-2 & SK-2	4	SMALL VICINITY MAP OR KEY MAP INDICATING LOCATION IN THE CITY	YES		
SK-2	5	NAME AND ADDRESS OF THE ARCHITECT, LANDSCAPE ARCHITECT, PLANNER, ENGINEER, SURVEYOR, OR OTHER INVOLVED IN THE PREPARATION OF THE PLAN	YES		
DRAINAGE REPORT	5.19 D	STUDIES THAT MAY REASONABLY REQUIRED SUCH AS; TRAFFIC IMPACT, CITY SERVICES IMPACT, UTILITY MODELING, WATERSHED AND DRAINAGE STUDIES	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

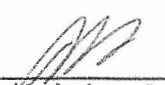
Buyer - Aspen Sunflower Industrial, LLC - Dan Schulte

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

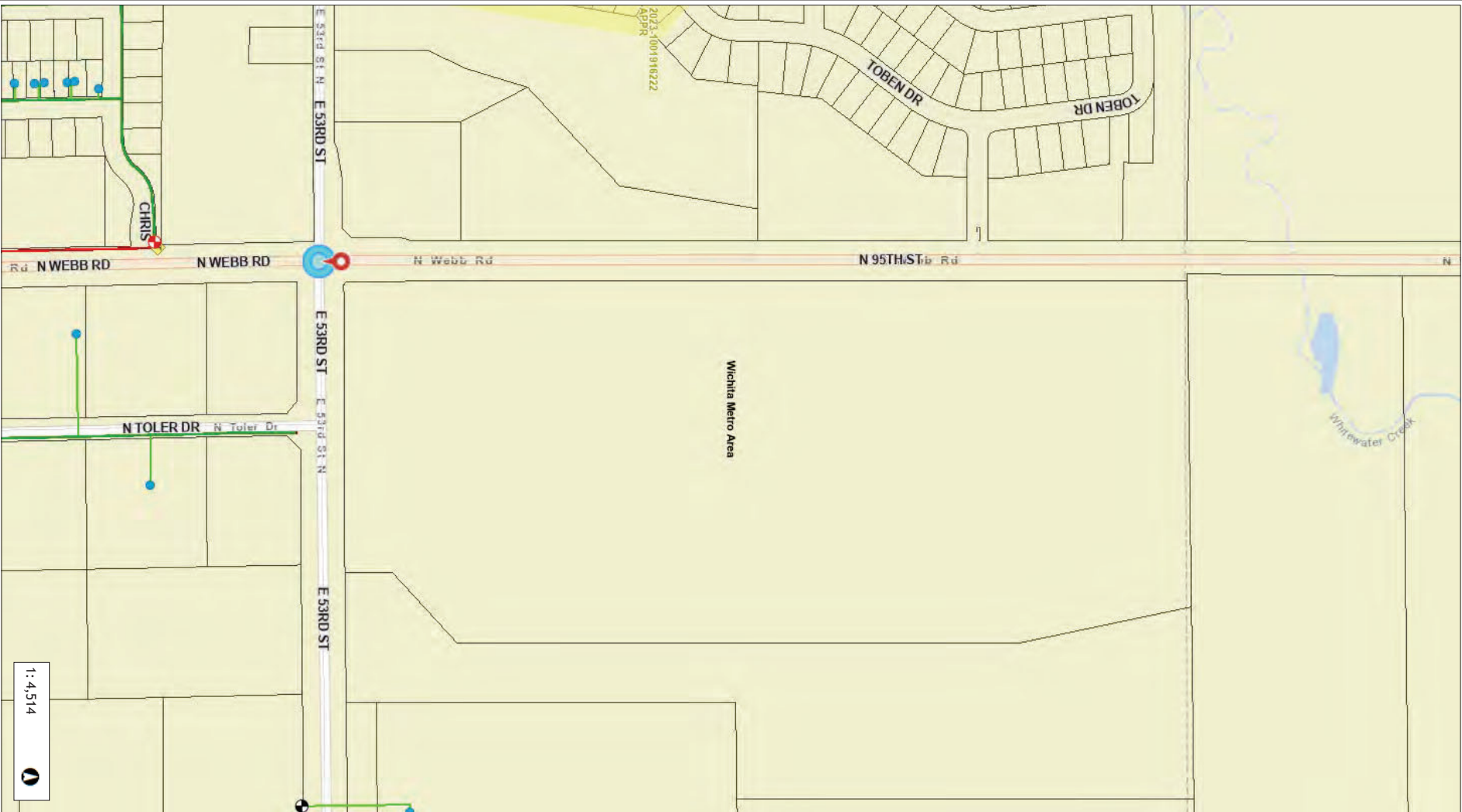
5.23A	DATA USED IN THE PREPARATION TO INCLUDE:			
1	NORTH ARROW, SCALE, DATE OF PREPARATION	YES		
2	LEGAL DESCRIPTION, BOUNDARY LINES OF THE TRACT WITH APPROXIMATE DIMENSIONS	YES		
3	VICINITY MAP, DRAWN TO SCALE OF 1" EQUAL TO 2,000'	YES		
4	LOCATION, ELEVATION, AND DESCRIPTION OF THE BENCH MARK CONTROLLING 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		
5.23 B	EXISTING USES, ACTIVITIES AND INFLUENCES ON THE SITE AND ADJACENT PROPERTIES, WITHIN 400'	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		
5.23 C	PROPOSED SUBDIVISION OF THE TRACT INCLUDING:	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		
5.23 D	THE FOLLOWING ITEMS TO BE SUBMITTED IN SUPPORT OF AN APPLICATION:			
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



<ul style="list-style-type: none"> Designer Dip Designer Test Point Designer Arcade Designer Rectifier Designer Bond Junction Designer Ground Bed Designer Cable Bond Wire Recloser Cable Designer Rural Tap Designer Gas Pipe Casing zzz Casing Insertion Designer Meter Setting Designer Non-Controllable Filling Coupling End Cap Expansion Joint Flange Reducer Reinforcing Sleeve Screw Tee Transition Plug Point Treaded Oring Unbond Unbond Short Stop Three-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) Abandoned (No Longer Contains Gas) 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 Locate Station CP Bond CP Test Point Service Line (New Assets) Main Line Transmission HPD Production Casing Line Name Gas Pipe Casing Gas Pipe Insert HPD Distribution Main by Material Bond Steel Cast Steel PE ABS Cast Iron Copper PVC Wrought Iron Distribution Main by MAOP 0 - 1 PSI 1.01 - 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 MAOP Value Distribution Main by SOP 0 - 2 PSI 2.01 - 10 PSI 10.01 - 20 PSI 20.01 - 40 PSI 	<p>Notes</p> <p>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.</p> <p>WGS, 1984, Web, Mercator, Auxiliary, Sphere</p> <p>THIS MAP IS NOT TO BE USED FOR NAVIGATION</p>
---	--

PLANNED UNIT DEVELOPMENT/PRELIMINARY PLAT
TO SERVE
SUNFLOWER COMMERCE PARK 4TH ADDITION

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

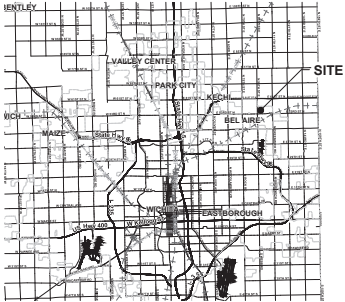
**CITY OF BEL AIRE
CONTACT INFO**

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



NOT FOR CONSTRUCTION
NOT FOR BIDD

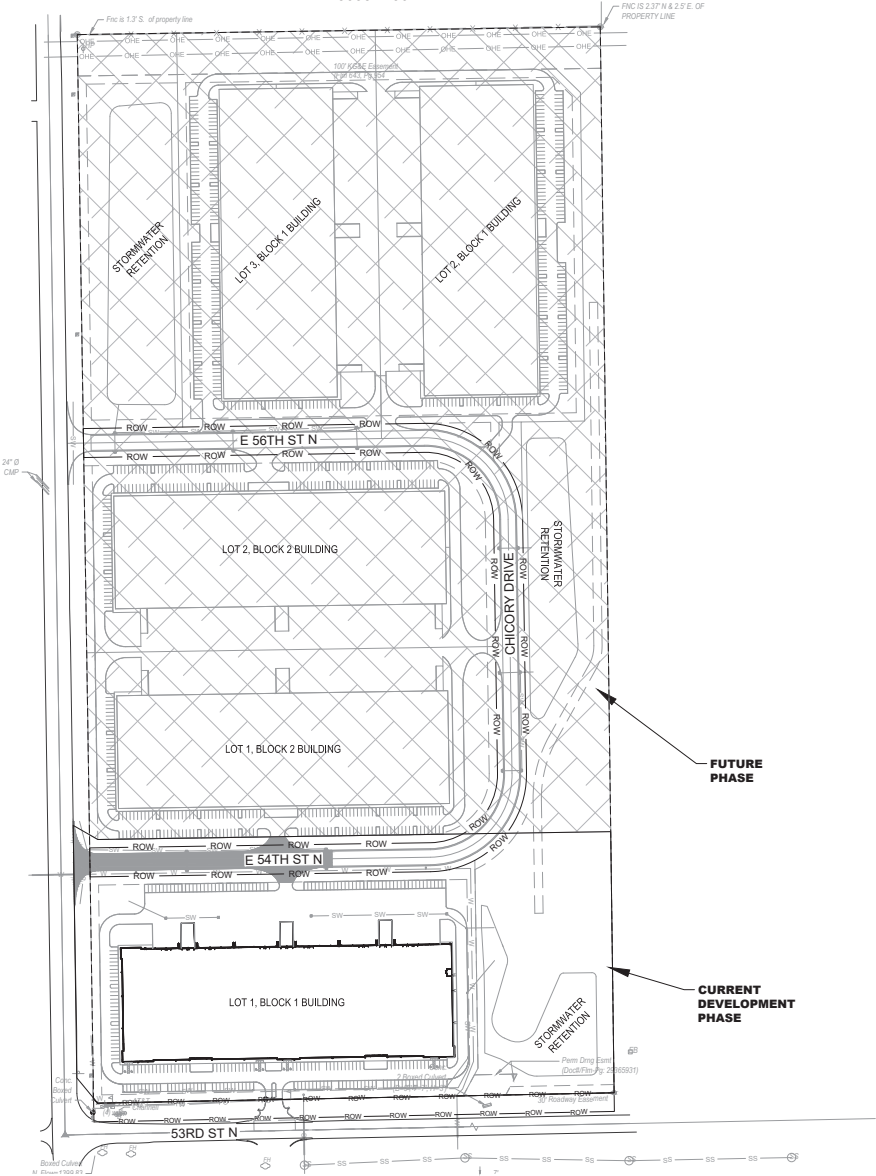
PROGRESS PRINT

**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:	KLH

COVER SHEET

SK-001





The diagram shows a vertical stack of layers. At the top, there are three horizontal lines, each with a small circle in the center, labeled 'FZ'. Below these are three horizontal lines, each with a small circle in the center, labeled 'ROW'. Below the 'ROW' lines is a dashed line. Below the dashed line is a solid line. Below the solid line is a cloud-like shape. Below the cloud-like shape is a rectangular box filled with a pattern of small circles.

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

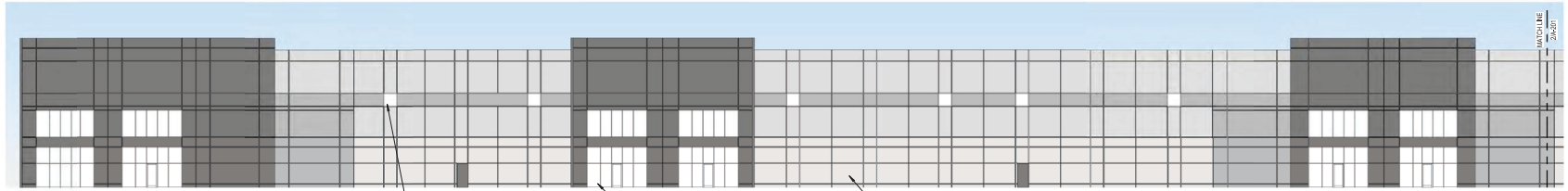
Item	Floor Area	Walls	Total Floor Area	Site Areas	% of Acres
Industrial					59.92
(1st F, Block 1)	43,074	1	43,074		79.32
Office	172,298		172,298		13.61
Subtotal	215,372		215,372		55.71
(1st F, Block 2)	43,074	1	43,074		10.55
Office	172,298		172,298		
Subtotal	215,372		215,372		
(1st F, Block 3)	43,074	1	43,074		10.55
Office	172,298		172,298		
Subtotal	215,372		215,372		
(1st F, Block 4)	43,000	1	43,000		10.47
Storage	364,000		364,000		
Subtotal	205,000		205,000		
(1st F, Block 5)	43,000	1	43,000		10.74
Storage	364,000		364,000		
Subtotal	205,000		205,000		
Reserve A					16.76
Right of Way					4.24
Reserve B					5.68
TOTAL		5	1,056,116	74.58	82.07

LOT/BLOCK	NUMBER OF BUILDINGS	PARKING COUNT		TOTAL
		PROPOSED	FUTURE	
Lot 1, Block 1	1	96	135	23
Lot 1, Block 2	1	-	171	17
Lot 2, Block 2	1	-	171	17
Lot 3, Block 1	1	-	170	17
Lot 2, Block 1	1	-	165	16
		TOTAL		90

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

1. EXISTING SITE ZONING IS INDUSTRIAL (M-1). THE PROPOSED ZONING WILL BE INDUSTRIAL (M-1) PLANNED INDUSTRIAL.
2. PROPOSED FRONT OF WAY (ROW) WIDTH SHALL BE 70'.
3. PROPOSED DRIVEWAY BE CLASSIFIED AS A LOCAL STREET. PROPOSED DRIVEWAY WIDTH SHALL BE 41' WITH 2.5' CURB AND OUTER SIDEWALK.
4. SANITARY SEWER PIPES SHALL BE 6" UNLESS SHOWN OTHERWISE.
5. WATER MAIN PIPES SHALL BE 6" UNLESS SHOWN OTHERWISE.
6. ACCESS TO 53RD STREET WILL BE LIMITED TO ONE ACCESS, WITH CONTROLLED ACCESS AT ALL OTHER LOCATIONS ALONG SDRD STREET.
7. ACCESS TO WEBER ROAD WILL BE LIMITED TO TWO ACCESS POINTS, WITH CONTROLLED ACCESS IN ALL OTHER LOCATIONS ALONG WEBER ROAD.
8. DRAINAGE FROM THE PROPOSED SUBSTATION WILL BE DIRECTION OFF SITE OR TO A PROPOSED DETENTION BASIN IN THE NEARBY STREET. DRAINAGE DETENTION BASIN REQUIREMENTS WILL MEET THE CITY OF BEL AIR REGULATIONS.
9. GRADING OPERATIONS AND EROSION CONTROL MEASURES WILL FOLLOW THE KANSAS DEPT. OF HEALTH AND ENVIRONMENT STANDARDS AND GUIDELINES.
10. ROADWAY INTERSECTION ANGLES ARE BETWEEN 80 AND 90 DEGREES.
11. STOPPING SIGHT DISTANCE FOR ALL HORIZONTAL AND VERTICAL CURVES ARE 200' OR GREATER.
12. INTERSECTIONS ARE INTERSECTIONS ARE TO BE LISTED IN ORDER OF PRECEDENCE.
13. INTERSECTIONS ARE OFFICER JUDGED GREATER THAN 150'.
14. RESERVE AREAS ARE INTENDED TO BE MAINTAINED BY EITHER THE PROPERTY OWNER OR THE CITY OF BEL AIR, AS CALLED OUT ON THE PLAT.
15. STREET SEWER SHALL BE DESIGNED TO CARRY THE 5 YEAR STORM.
16. FIRST FLOODWAYS SHALL BE PLACED TO ALLOW FOR 600 FEET OF FLOODWAY TO THE NEAREST HIGHWAY.
17. FLOOD SITE SCREENING OR BUFFER VARIANTS ARE REQUIRED FOR THE DEVELOPMENT.
18. A RIGHT TURN LANE ON SDRD STREET AND WEBER ROAD INTO THIS DEVELOPMENT SHALL BE CONSIDERED AND JUSTIFIED WITH A TURN LANE WIDTH THAT TRUCK TRAILERS CAN TURN WITHOUT INTERFERING WITH THE OTHER TRAFFIC INTERSECTION.
19. PER CITY CODE SECTION 12.5.1.1, THE SPEED LIMIT WITH THIS PLD SHALL BE 20 MPH.
20. PER CITY CODE SECTION 12.5.3.4, STANDARD PARKING SLIP DIMENSIONS SHALL BE 6' BY 20'.
21. PER CITY CODE SECTION 12.5.3.5, STANDARD PARKING SLIP DIMENSIONS SHALL BE 6' BY 20'.
22. CURB RUM ON LOT DRIVES ARE 25 UNLESS OTHERWISE NOTED.
23. LANDSCAPE PLANS INCLUDED IN THIS SUBMITTAL MEET THE CITY OF BEL AIR'S REQUIREMENTS SET FORTH IN CHAPTER 18 OF THE BEL AIR ZONING REGULATIONS AND THE CITY OF BEL AIR'S TREES AND TREES AS NOTED ON SKETCH.

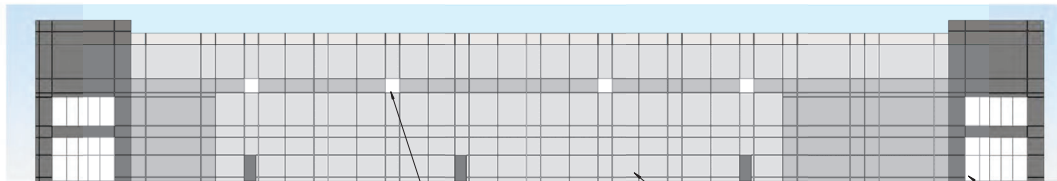
NOT FOR CONSTRUCTION
NOT FOR BID



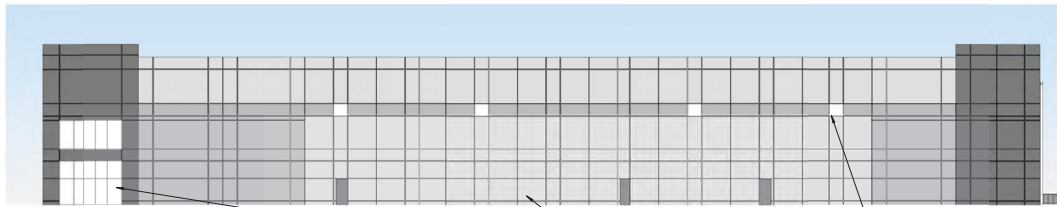
1 SOUTH ELEVATION - WEST PORTION
1/16" = 1'-0"



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



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



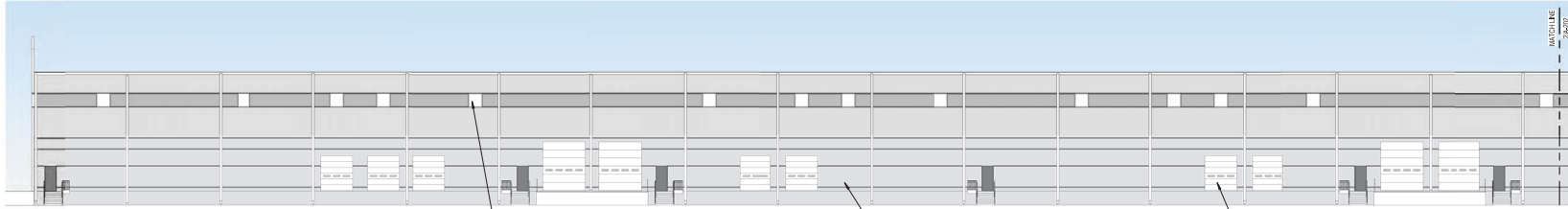
4 EAST ELEVATION
1/16" = 1'-0"

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

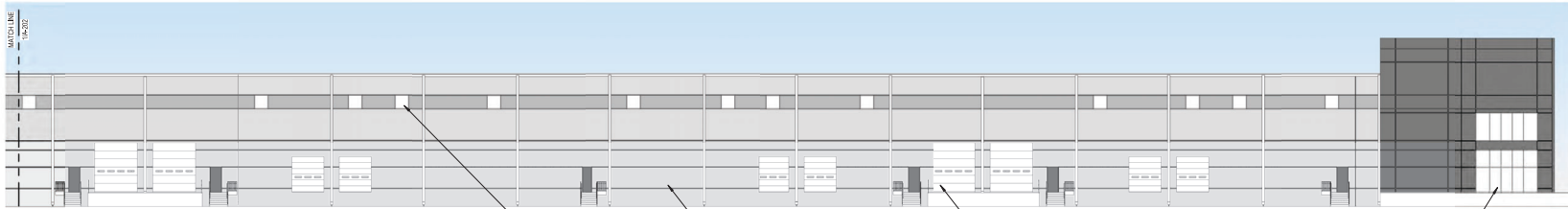
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PROJECT NO.	1303854001
STATUS	PUD SUBMITTAL
DATE	05/10/2024
DRAWN BY	BNP
CHECKED BY	JGP

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 67726

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

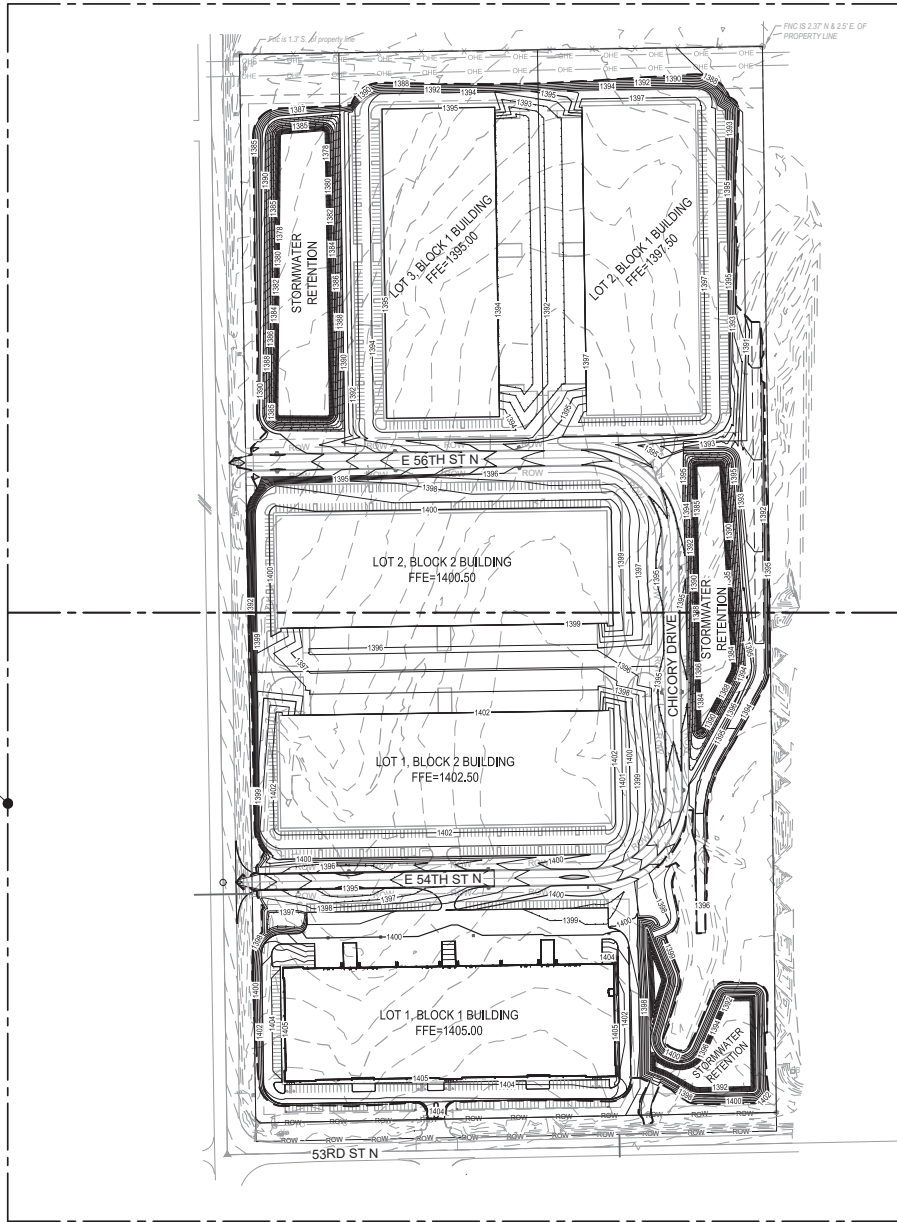
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PROJECT NO: 13038P23012	
STATUS: PUD SUBMITTAL	
DATE: 05/10/2024	
DRAWN BY: MTK	
CHECKED BY: KJH	

OVERALL
GRADING PLAN

SK-005

LEGEND

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



GRADING ENLARGEMENT 1
SEE SHEET SK-006

GRADING ENLARGEMENT 2
SEE SHEET SK-007



1 OVERALL GRADING PLAN



PROGRESS PRINT

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

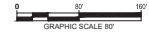
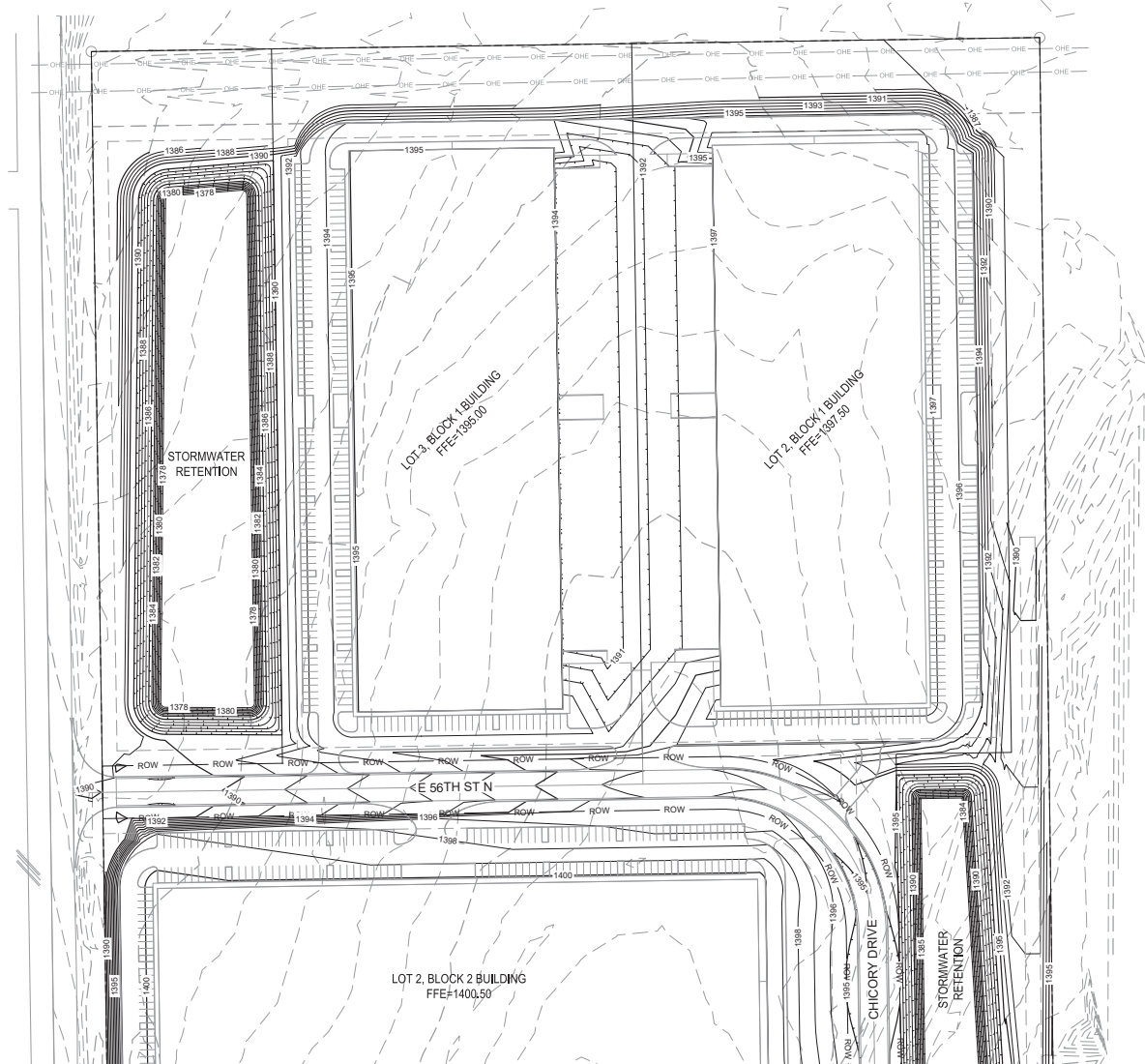
PROJECT NO.	DESCRIPTION	DATE
1303BR23012		
STATUS:	PUD SUBMITTAL	
DATE:	05/10/2024	
DRAWN BY:	MTK	
CHECKED BY:	KLH	

GRADING PLAN
ENLARGEMENT 1

SK-006

LEGEND

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



1 GRADING PLAN ENLARGEMENT 1



PROGRESS PRINT

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

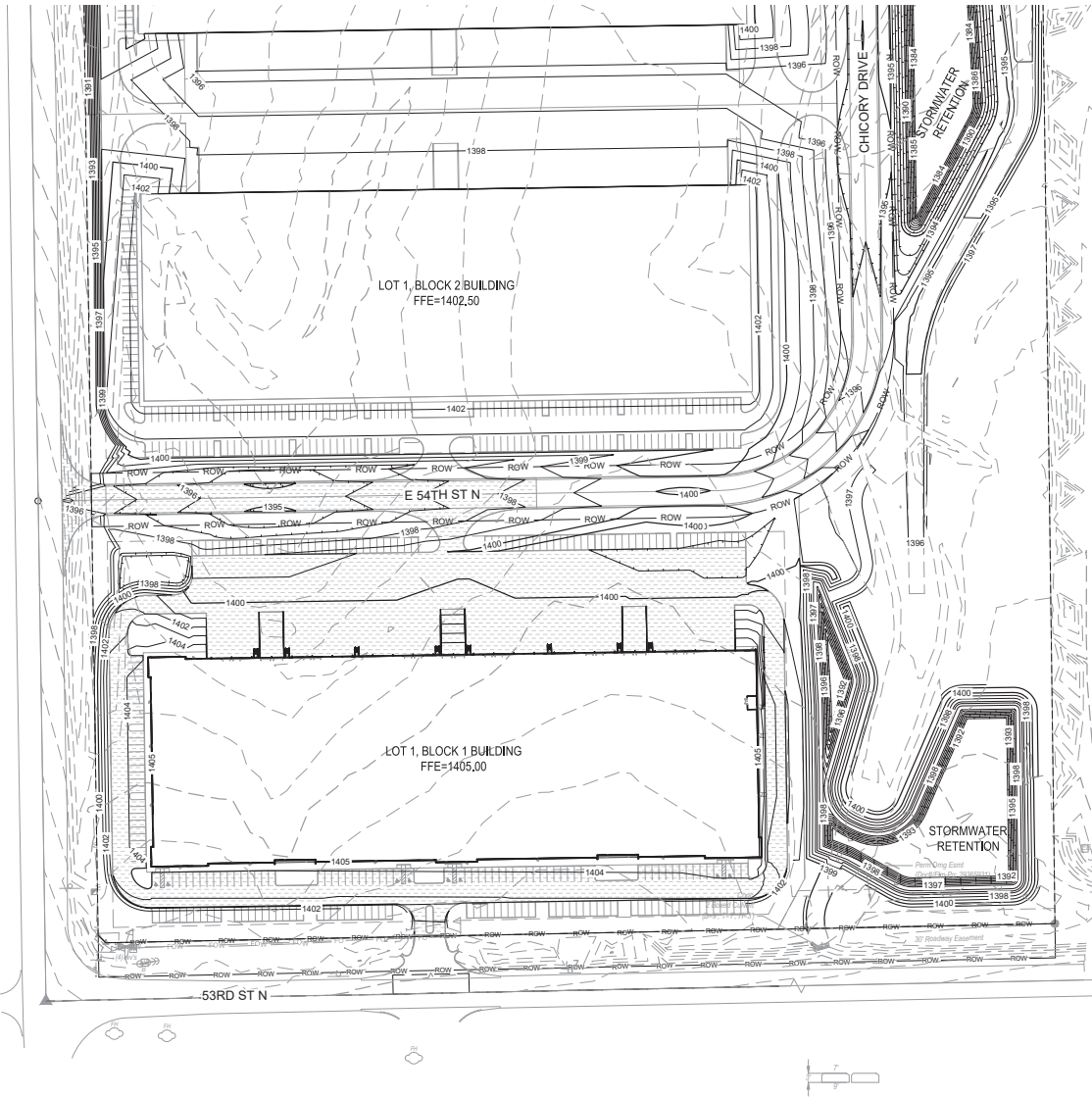
DESCRIPTION	DATE
PROJECT NO. 13038P23012	
STATUS: PUD SUBMITTAL	
DATE: 05/10/2024	
DRAWN BY: MTK	
CHECKED BY: KJH	

GRADING PLAN
ENLARGEMENT 2

SK-007

LEGEND

- 1285 PROPOSED MAJOR CONTOUR
- 1284 PROPOSED MINOR CONTOUR
- 1280 EXISTING CONTOUR
- - - LIMITS OF GRADING
- SURFACE FLOW ARROW
- 1289.00 SPOT ELEVATION
- 1289.00 TC TOP OF CURB
- 1288.50 BC BASE OF CURB
- 1289.00 +ME MATCH EXISTING ELEVATION, NOTIFY ENGINEER IF SIGNIFICANT DISCREPANCY EXISTS
- 1289.00 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

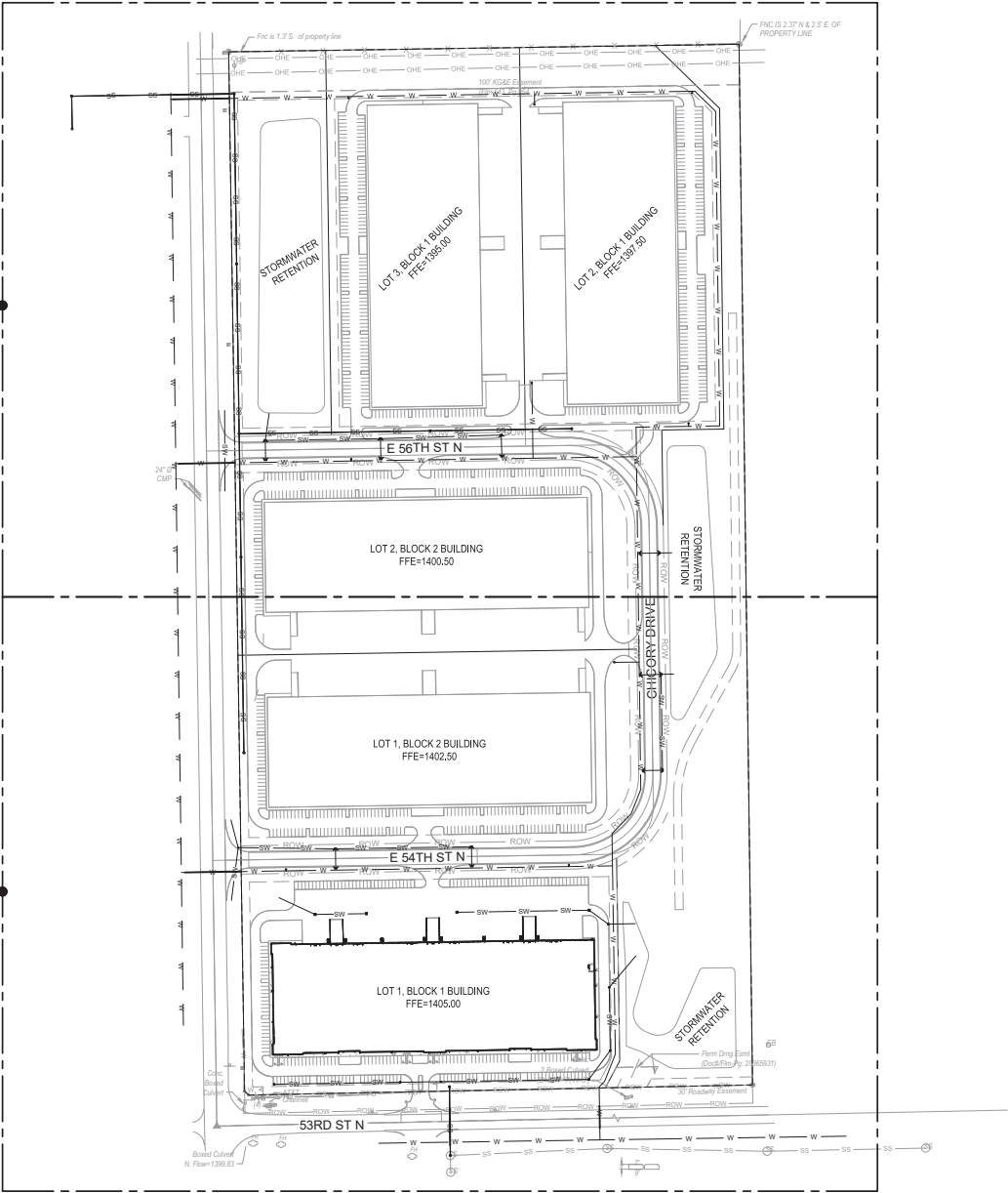
- CONTRACTOR SHALL COORDINATE WITH THE OWNER AND SERVICE PROVIDER(S) TO ROUTE AND INSTALL ANY REQUIRED INTERNET, PHONE LINES, ETC. TO ALL BUILDINGS.
- CONTRACTOR SHALL COORDINATE WITH KANSAS GAS SERVICE FOR INSTALLATION OF GAS SERVICE LINE AND METER.
- CONTRACTOR SHALL COORDINATE WITH EVERGY FOR INSTALLATION 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
◯	CLEANOUT
WM	WATER METER
PH	FIRE HYDRANT
WV	WATER VALVE
●	STORMWATER INLETS
⊙	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 ⁰		CLEANOUT
WM		WATER METER
WV		FIRE HYDRANT
WV		WATER VALVE
◉		STORMWATER AREA INLETS
◉		STORMWATER CURB INLETS



PROGRESS PRINT

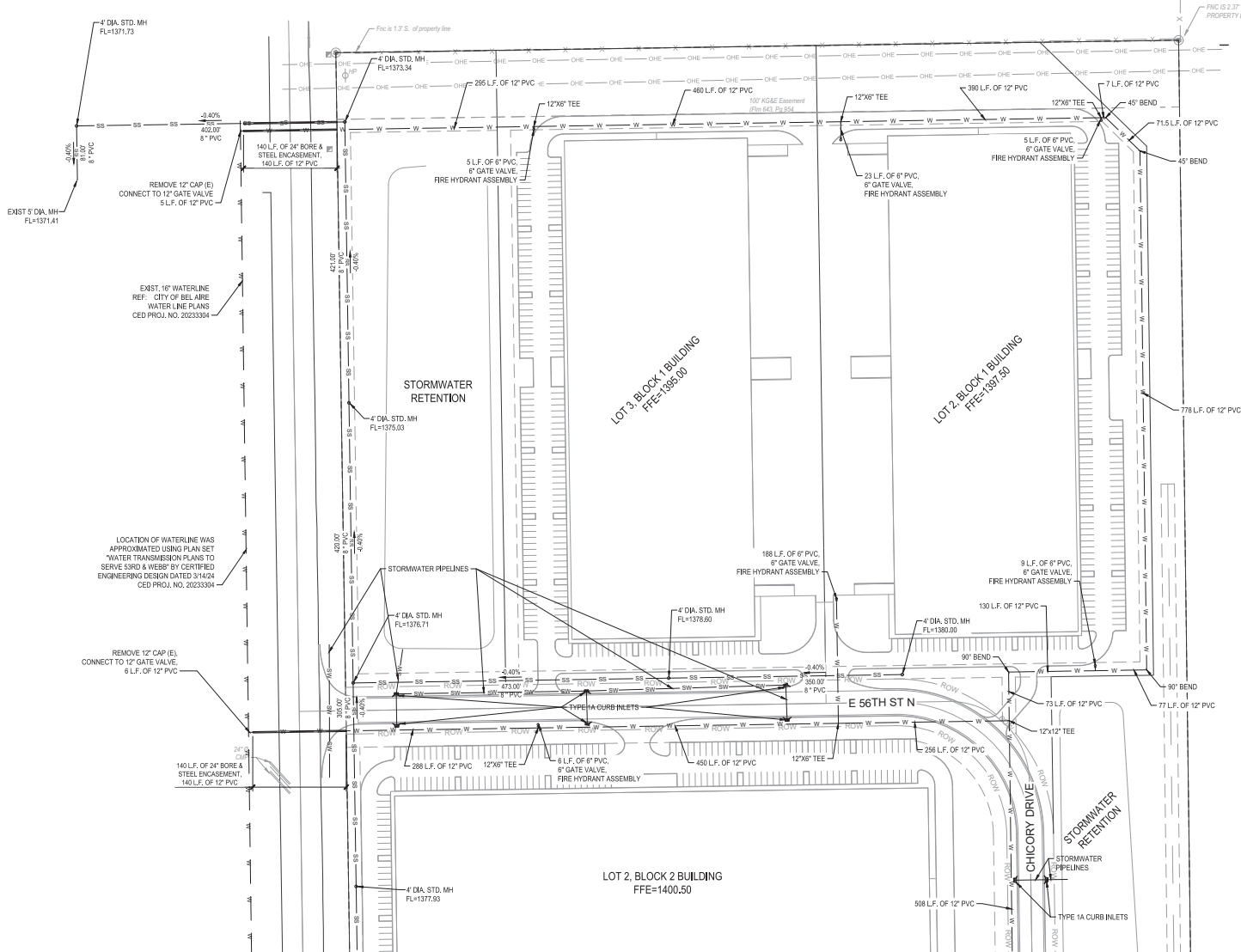
**SUNFLOWER COMMERCE
PARK 4TH ADDITION**
CITY OF BEL AIRE
SSRD ST & WEBB RD BEL AIRE, KANSAS 67726

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

UTILITY PLAN
ENLARGEMENT 1

SK-009

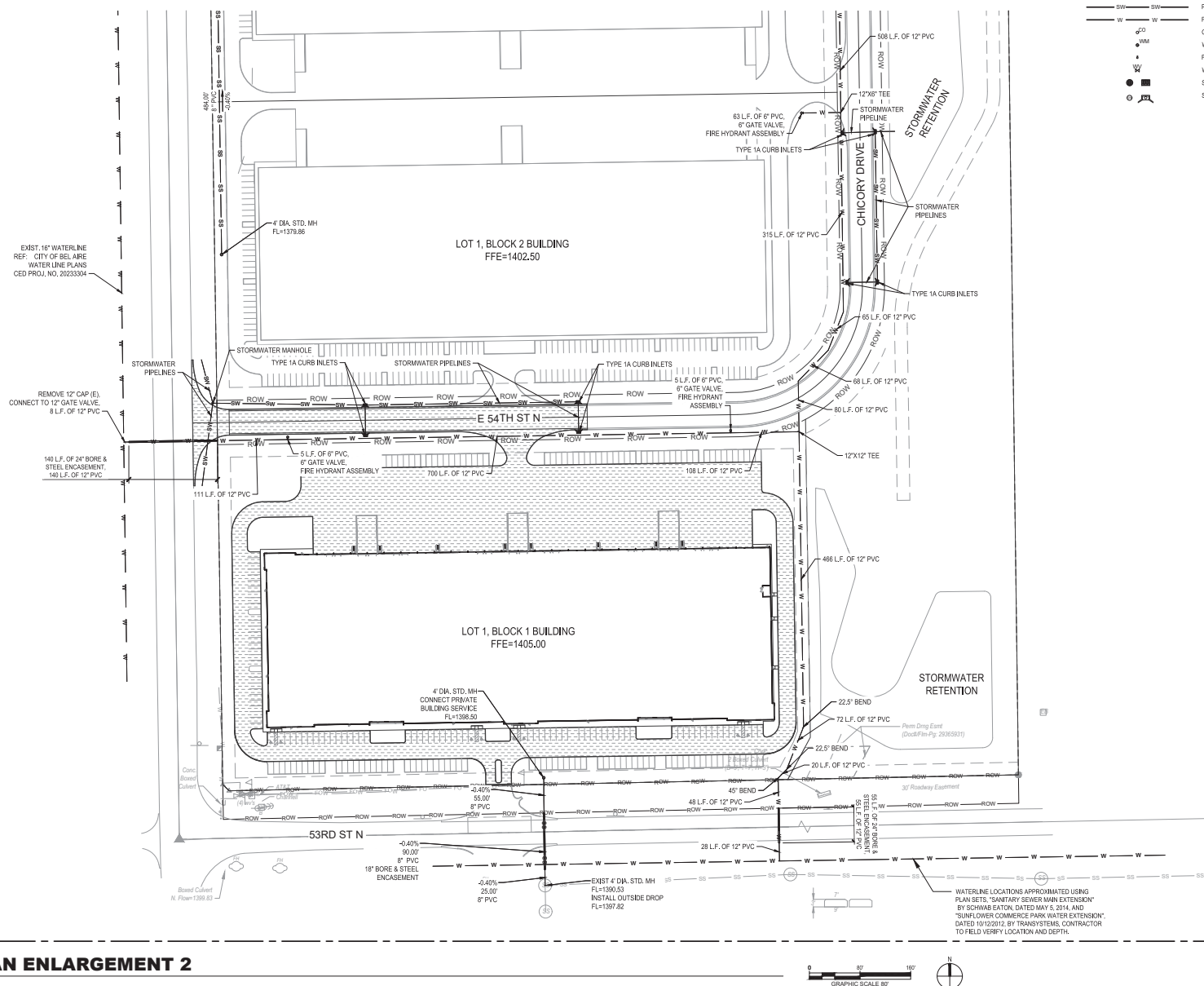
UTILITY PLAN ENLARGEMENT 1



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
• CO	CLEANOUT
• MM	WATER METER
W	FIRE HYDRANT
W	WATER VALVE
●	STORMWATER AREA INLETS
●	STORMWATER CURB INLETS



1 UTILITY PLAN ENLARGEMENT 2



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

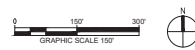
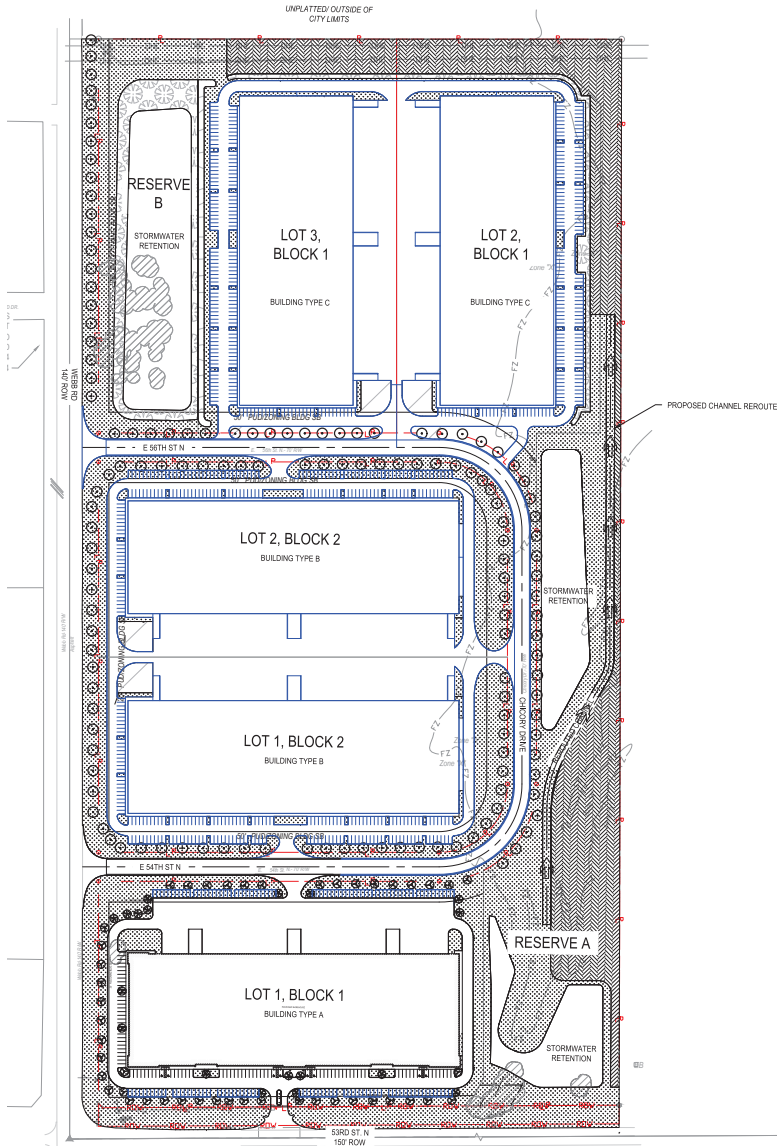
Item	M-1 Landscape Requirement	Proposed PUD Requirement	Required	Provided
Street Trees	1 tree/40 LF street frontage/ROW	1 tree/50 LF street frontage/ROW	Lot 1, Block 1: 2,400 LF/50-48 trees Lot 1, Block 2: 1,810 LF/50-37 trees Lot 2, Block 2: 1,860 LF/50-38 trees Lot 3, Block 1: 485 LF/50-30 trees Lot 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 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 3, Block 1: 265 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
SRD 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



SUNFLOWER COMMERCE
PARK 4th ADDITION
CITY OF BEL AIR
53RD ST & WEBB RD BEL AIR, 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

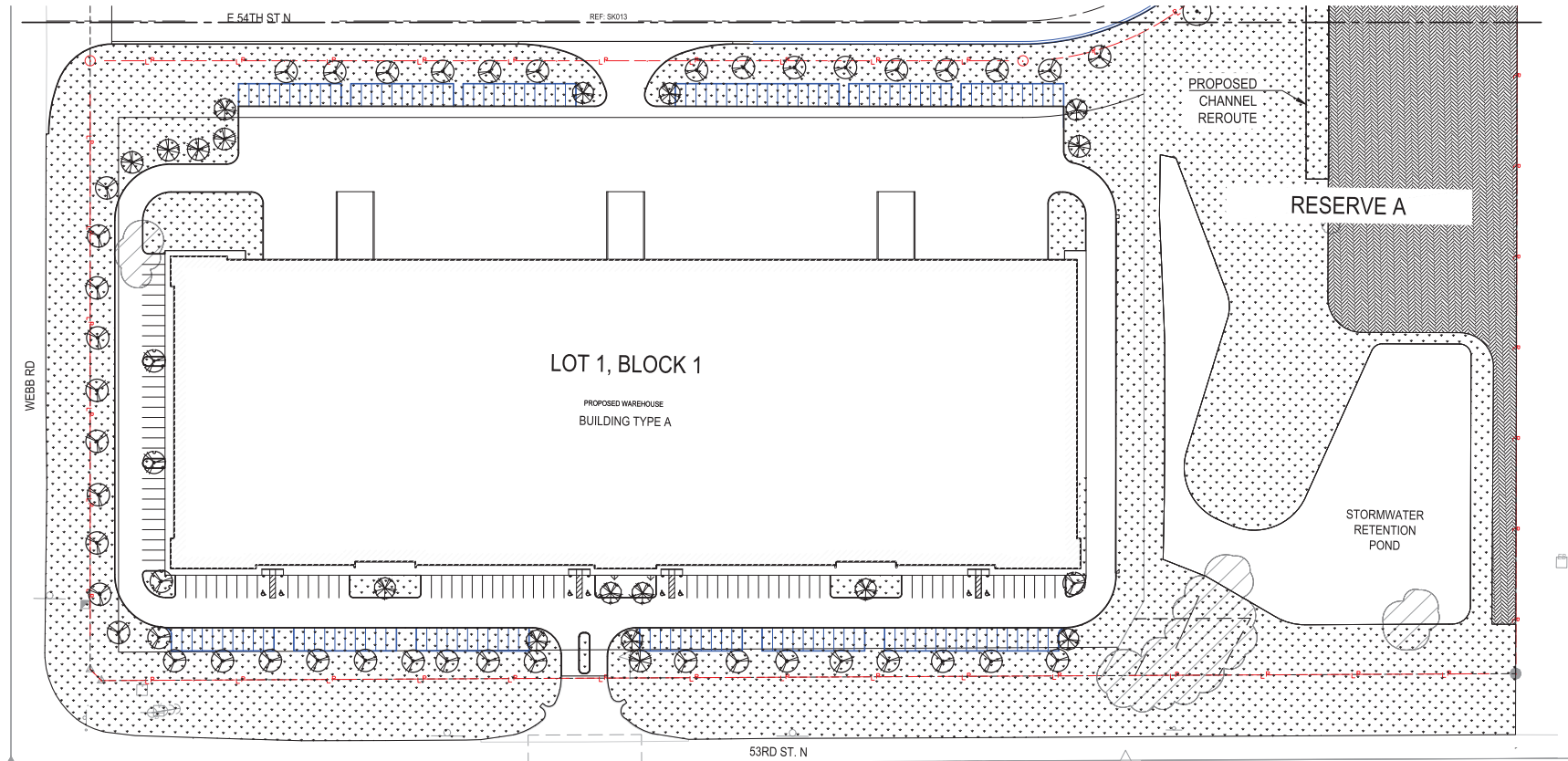
SYMBOL	COMMON NAME
	DECIDUOUS TREES
	AMERICAN ELM
	ATHENAE CLASSIC LACEBARK ELM
	AUTUMN APPLAUSE WHITE ASH
	CHINKAPI OAK
	FRUITLESS MULBERRY
	STREET TREES
	STREET TREE - FUTURE PHASE
	SHRUB AREAS
	DROUGHT TOLERANT GRASS SEED MIX
	DROUGHT TOLERANT NATIVE AREA

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.
- ALL TREES TO BE MINIMUM 15 GALLON.
- 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 DEEDS' CERTIFICATE

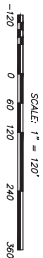
State of Kansas)
) SS
County of Sedgwick)






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

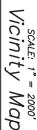
Kenly Zehring _____, Deputy

EAZY EIGHTY LLC
PO BOX 780188



(1)	Disturbance
(2)	Measurement
(3)	Measured PM (Randomness: Commensurate with SNR)
(4)	 A1/B2 Motor  Sign  Motor Wire  Hydrogen  Force
(5)	Quantum
(6)	Overhead Electric Line

HP	High Line Power Pole
	Telephone Pole
	Electric Pole
	Vault (as noted)
	Guy Anchor
	Break Pole



Sheet 2 of 2



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



FINAL PLAT REVIEW

Address of proposed project: Chapel Landing 7th revised Final Plat

This report is to document that on 5.2.24 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 5/2/24

Keith Price
REVIEWED BY 

Comments:

The preliminary plat was conditionally approved based on a shared drainage plan with Bristol Hollows addition in 2023. The city received the application, final plat, sidewalk plan, utility revised plan, and title report for that process. The drainage plan was not included. The final plat was submitted to the Planning Commission with the expectation that the drainage details would be worked out between developments. Chapel landing 7th was approved conditionally in 2023 as well by the city planning commission. The City Council didn't have this project on the agenda for the main reason the drainage plan and drainage plan agreement weren't completed as required for final approval.

This final plat revision dated April 9th will make the previous approved version null with "all rights are waived as to the approved status by the Planning Commission" and will follow the continuation towards approval of the final plat process related to the revisions from the preliminary plat to the new layout changes.

The new submittals include the application, the revised final plat, and the revised sidewalk plan. No drainage information related to Bristol Hollows or the reserve.

- Everygy has been contacted, Onegas has been contacted. Onegas had no requests.

- The pipeline representatives were contacted, no response received yet, have you contacted them as well?
- Has the drainage agreement between the owners of Bristol Hollows development and this development been finalized yet?
- The drainage plan can be submitted directly to the city engineer, Anne Stephens.
- The added drainage note will need to go through legal review to match the agreement with the owners of Bristol Hollows reserve and developer's agreement. This is critical to the approval of the final plat and developer's agreement.
- <http://www.belaireks.citycode.net/> is the link to find the requirements for platting and zoning.

C.L. 7th Final
Revision

Section V, Item D.

SD-23-05

File No. S/D _____

CITY OF BEL AIRE, KANSAS

APPLICATION FOR FINAL PLAT APPROVAL

This is an application for processing a final plat in accordance with the City Subdivision Regulations. The application must be completed and filed with the Subdivision Administrator at least 15 days prior to a regular meeting date of the Planning Commission.

(AN INCOMPLETE APPLICATION CANNOT BE ACCEPTED)

Name of Subdivision Chapel Landing 7th
General Location SE corner of 53rd and Woodlawn
☒ Inside City ☐ To be Annexed ☐ Outside City
Name of Landowner 53rd & Oliver, LLC Attn. Jay Russell
Address PO Box 75337, Wichita, KS 67275 Phone 316-990-2105
Name of Subdivider/Agent Baughman Company, P.A. Attn. Kris Rose
Address 315 S. Ellis St., Wichita, KS 67275 Phone 316-262-7271
Name of (Engineer) (Land Planner) Baughman Company, P.A. Attn. Kris Rose
Address 315 Ellis Wichita, KS 67211 Phone 262-7271
Name of Registered Land Surveyor same as agent
Address _____ Phone _____

Subdivision Information

1. (Select One) ☒ Final Plat of entire preliminary plat area
☐ Final Plat of unit number _____ of _____ unit developments
☐ Final Plat for small tract
☐ Final Replat of original platted area
2. Gross acreage of plat 13.59 Acres
3. Total number of lots 42
4. Proposed land use for an ☒ Urban-Type ☐ Rural Type Subdivision:
a. ☒ Residential-Single-Family ☐ Duplex ☐ Multiple Family ☐ Manufactured/Mobile Home
b. Commercial _____
c. Industrial _____
d. Other _____

5. Predominant minimum lot width 60 Feet
6. Predominant minimum lot area 7,200 Square Feet
7. Existing zoning R-5 District
8. Proposed zoning n/a District
9. Source of water supply City
10. Method of sewage disposal City
11. Total lineal feet of new street 1583 Feet

Street Name	R/W Width	Lineal Feet
a. <u>Pheasant Ridge St</u>	<u>32</u> Ft.	<u>321</u> Ft.
b. <u>Pheasant Ridge Cir</u>	<u>32</u> Ft.	<u>536</u> Ft.
c. <u>Hillcrest St</u>	<u>32</u> Ft.	<u>300</u> Ft.
d. <u>Dundee St</u>	<u>32</u> Ft.	<u>426</u> Ft.
e. _____	_____ Ft.	_____ Ft.
f. _____	_____ Ft.	_____ Ft.
g. _____	_____ Ft.	_____ Ft.
h. _____	_____ Ft.	_____ Ft.
i. _____	_____ Ft.	_____ Ft.
j. _____	_____ Ft.	_____ Ft.

12. Proposed type of street surfacing asphalt
13. Curb and gutter proposed: ☒ Yes ☐ No
14. Sidewalks proposed: ☒ Yes ☐ No If yes, where? _____
- See sidewalk exhibit

15. Is any portion of the proposed subdivision located in an identified flood plain area?
- ☐ Yes ☒ 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. It is further agreed that all costs of recording the plat and supplemental documents thereto with the Register of Deeds shall be paid by the owner. 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.

Landowner

Date

Kris R
Agent (If any)

7-22-24
Date

OFFICE USE ONLY

Prints of the Final Plat received 15 (Number)

Final drainage plan, if required, received unknown

Copy of a title report for the land received —

Copy of proposed restrictive covenants, if any, received NONE

Methods for financing and guaranteeing improvements ✓

For plats for small tract:

- a. Vicinity map received _____
- b. Topographic drawing, if required, received _____

side walk revision

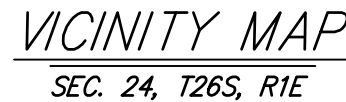
Original drawing or photographic equivalent of Final Plat received _____

This application was received by the Subdivision Administrator on 4.22.24,
2024. It has been checked and found to be accompanied by the required
information and the fee, if any, of \$ — paid to the City Clerk. *Waived*



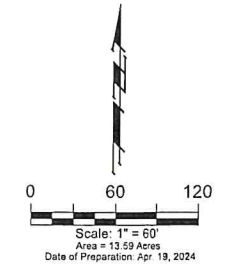
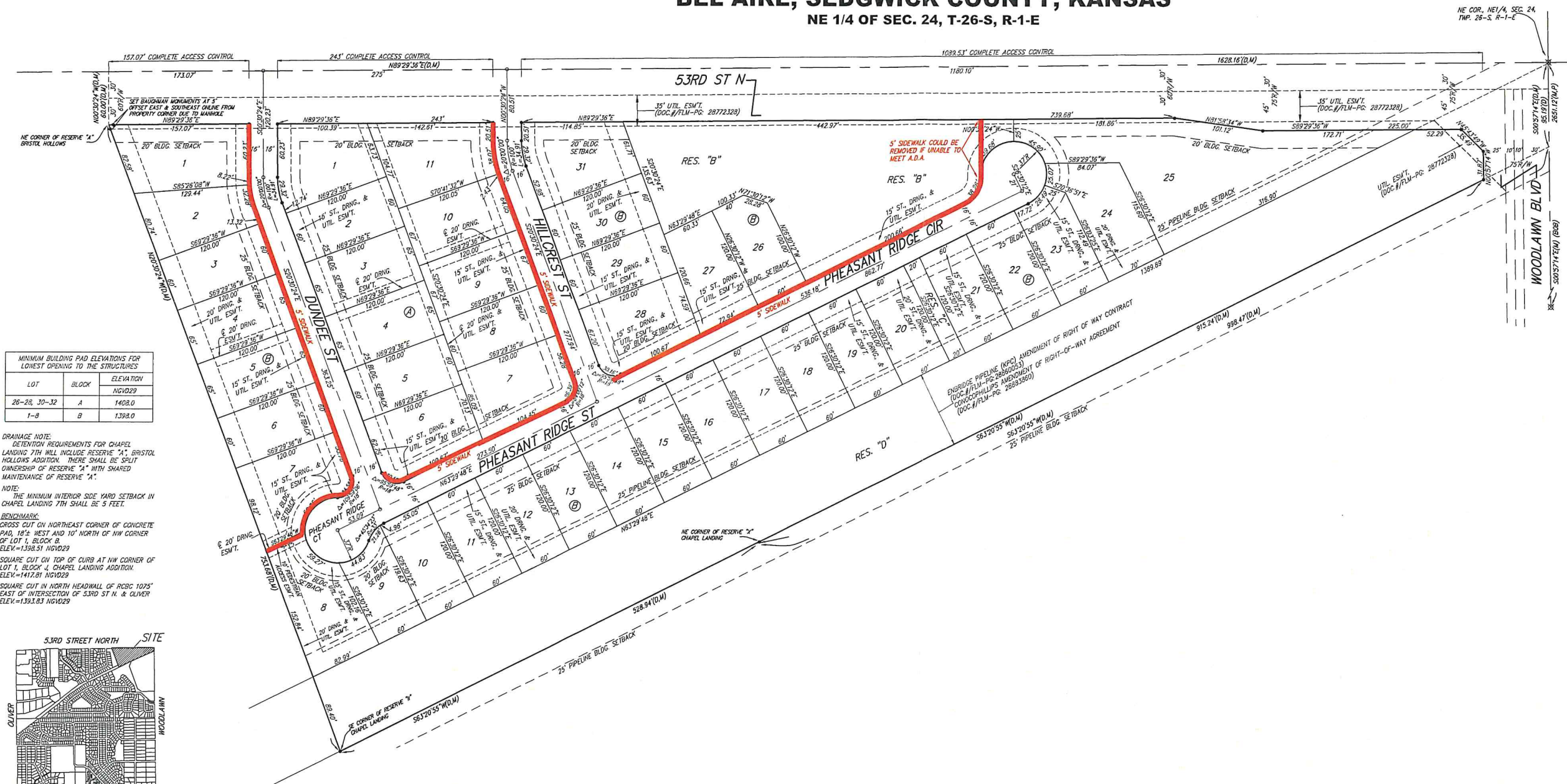
Subdivision Administrator

cc: Applicant



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

SIDEWALK EXHIBIT
CHAPEL LANDING 7TH
BEL AIRE, SEDGWICK COUNTY, KANSAS
NE 1/4 OF SEC. 24, T-26-S, R-1-E



- = #4 REBAR W/ "BAUGHMAN" CAP (SET)
- xx = 5/8" REBAR W/ ILLEGIBLE CAP (FOUND)
- (M) = MEASURED
- (P) = PLATTED
- (D) = DESCRIBED
- (BOB) = BASIS OF BEARINGS (KANSAS GRID SOUTH NAD83)

MINIMUM BUILDING PAD ELEVATIONS FOR LOWEST OPENING TO THE STRUCTURES

LOT	BLOCK	ELEVATION
26-28, 30-32	A	1408.0
1-8	B	1398.0

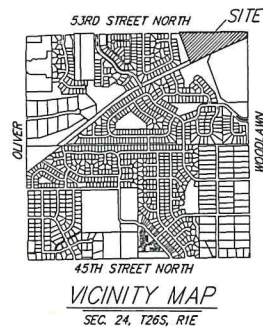
DRAINAGE NOTE:
RETENTION REQUIREMENTS FOR CHAPEL LANDING 7TH WILL INCLUDE RESERVE "A", BRISTOL HOLLOW'S ADDITION. THERE SHALL BE SPLIT OWNERSHIP OF RESERVE "A" WITH SHARED MAINTENANCE OF RESERVE "A".

NOTE:
THE MINIMUM INTERIOR SIDE YARD SETBACK IN CHAPEL LANDING 7TH SHALL BE 5 FEET.

BENCHMARK:
CROSS CUT ON NORTHEAST CORNER OF CONCRETE PAD, 18'± WEST AND 10' NORTH OF NW CORNER OF LOT 1, BLOCK B.
ELEV=1398.51 NGVD29

SQUARE CUT ON TOP OF CURB AT NW CORNER OF LOT 1, BLOCK A, CHAPEL LANDING ADDITION.
ELEV=1417.81 NGVD29

SQUARE CUT IN NORTH HEADWALL OF RSCG 1075' EAST OF INTERSECTION OF 53RD ST N & OLIVER
ELEV=1391.83 NGVD29



**SIDEWALK EXHIBIT
CHAPEL LANDING 7TH**

REV. Apr. 19, 2024



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



Cashier: escaia
Authorized By: Tonya Buckingham
Date Recorded: 05/17/2024 09:45:38 AM



MAIL TO:

STATUTORY WARRANTY DEED

Grantor(s): 3F2R Holdings, LLC, a Kansas limited liability company

Convey(s) and Warrant(s) to 53rd & Oliver, LLC, a Kansas limited liability company

The following described premises, to-wit:

Reserve "A", Bristol Hollows, City of Bel Aire, Sedgwick County,
Kansas.

*Pursuant to K.S.A. 79-1437e, a Real Estate Validation Questionnaire is not
required due to Exemption No. 3.*

For the sum of One Dollar and other good and valuable consideration.

Subject to: easements and restrictions of record, if any

Dated this 16TH DAY OF MAY, 2024.

3F2R Holdings, LLC, a Kansas limited liability company

By: 11235 Holdings, LLC, a Kansas limited
liability company, its Member

By: Luca Investment Properties, LLC,
a Kansas limited liability company, its Member

By: 
Philip Ruffo, Member

3F2R Holdings, LLC, a Kansas limited liability company

By: H&F Holding LLC, a Kansas limited liability company, its Member

By: 
Benjamin T. Farha, Member

3F2R Holdings, LLC, a Kansas limited liability company

By: TCF Holdings, LLC, a Kansas limited liability company, its Member

By: 
Todd Farha, Member

State of Kansas, Sedgwick County} ss.

This instrument was acknowledged before me on MAY 16th, 2024 by Philip Ruffo, Member of Luca Investment Properties, LLC, a Kansas limited liability company, Member of 11235 Holdings, LLC, a Kansas limited liability company, Member of 3F2R Holdings, LLC, a Kansas limited liability company, for and on behalf of said limited liability company.

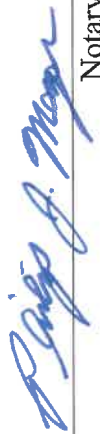

Notary Public

My appointment expires: 10/31/25



State of Kansas, Sedgwick County} ss.

This instrument was acknowledged before me on MAY 16th, 2024 by Benjamin T. Farha, Member of H&F Holding LLC, a Kansas limited liability company, Member of 3F2R Holdings, LLC, a Kansas limited liability company, for and on behalf of said limited liability company.


Notary Public

My appointment expires: 10/31/25



State of Kansas, Sedgwick County} ss.

This instrument was acknowledged before me on MAY 16th, 2024 by Todd Farha, Member of TCF Holdings, LLC, a Kansas limited liability company, Member of 3F2R Holdings, LLC, a Kansas limited liability company, for and on behalf of said limited liability company.


Notary Public

My appointment expires: 10/31/25



City of Bel Aire

STAFF REPORT

DATE: 06/06/2024

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

STAFF COMMUNICATION	
FOR MEETING OF	6/6/24
CITY COUNCIL	
INFORMATION ONLY	

SUMMARY:

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

History:

Rock Spring addition was zoned R-5 with a developer’s agreement overlay that created a duplex and a single-family area within the platted area in 2011. The R-5 district is a zero-lot line category; the plattor text and the developer’s agreement help define setbacks and requirements. R-5 zoned districts require home-based businesses to have a conditional use permit.

Discussion:

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

Staff met with the applicants prior to the submittal for the daycare use. The use could easily fit the tier two business license. Tier two would only require that the business register every year and pay the standard home-based business license fee. R-4 zoning district is the predominate single-family district in Bel Aire has minimum lot size of 8,400 s.f.; The applicant’s lot is 8,943 s.f.

KDHE basic rules:

Licensed Day Care Home

- A childcare facility in which care is provided for a maximum of ten children under 16 years of age and includes children under 11 years of age related to the provider. The total number of children in care at any time is based on the ages of the children in care.
- The license is usually issued for the provider's own home but may be issued at a location other than the provider's home such as a commercial setting. The license identifies the address of the

child care facility.

- The licensee must be 18 years of age, a high school graduate or the equivalent, have an understanding of children, complete certified first aid and CPR as well as childcare-related training in health and safety topics.
- A KBI criminal history and child abuse and neglect background check are processed on all persons living, working, or volunteering in the licensed daycare facility.
- State Licensing fee \$85. Local fees may also apply.
- The licensed daycare home is inspected to check compliance with regulations to protect the health, safety, and well-being of the children in care at least once every 12 months.

Conclusion:

Please review the golden rules. Staff can support this request with a normal renewal annually with standard process for a tier two city business license. An ordinance will be required. Conditions placed on the business if approved would be related to expiration if not renewed each year and that the business isn't transferable if the house is sold or rented to another family.

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.

History:

This parcel was rezoned M-1 as part of the city project related to Sunflower Commerce Park 2nd addition approximately in 2015. This land has remained vacant since that time. The Sunflower Commerce Park II plat didn't include this parcel at that time.

Discussion:

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 met with the TESSERE team that presented the project prior to the application date. The plat will be on the agenda separate from the preliminary PUD process.

The city reached out to Evergy and Onegas, no additional easements have been requested at this time.

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 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.

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 4th. This would fortify the type of materials to use for the buildings and overlay the landscape and site requirements.

The follow-up staff report to the developer will be in the packet.

Conclusion:

Please review the golden rules. Staff can support this request for the preliminary plat and the preliminary PUD. The format of the plat would be as a PUD plat with the PUD rules as a page filed with final plat.

ZON2024-00027 (county)

Philip Zevenbergen, AICP, Will present a case to change from Rural Residential, RR, to Limited Commercial, LC.

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 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 including 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.

Final Plat SD-23-05 Chapel Landing 7th revision

The packet contains an update to the final plat reviewed last. There have been some drainage updates and platting text changes since the staff review contained in the packet sent to the engineer of record. Additional discussion will be provided during the meeting.