



AGENDA CITY COUNCIL WORKSHOP

7651 E. Central Park Ave, Bel Aire, KS

Video Available at belaireks.gov

September 08, 2026 7:00 PM



I. Zoning Code Updates- Workshop #2 (joint with Planning Commission)

A. City Manager's Report - Sept 8, 2026 Workshop

Notice

It is possible that sometime between 6:30 PM and 7:00 PM immediately prior to this meeting, during breaks, and directly after the meeting, a majority of the Governing Body may be present in the Council Chambers or the lobby of City Hall. No one is excluded from these areas during these times. Video of this meeting can be streamed on www.belaireks.gov and on YouTube. Please make sure all cell phones and other electronics are turned off and put away.



DATE: May 11, 2026
TO: Bel Aire City Council
FROM: Ted Henry, City Manager
SUBJECT: September Workshop

Background

Earlier this year, the City retained Professional Engineering Consultants (PEC) to assist with a comprehensive update of the City's Zoning and Subdivision Regulations. The update process will take place over a series of workshops with the Planning Commission and City Council. These workshops are intended to provide opportunities for discussion and direction before draft regulations are finalized and brought forward for formal consideration.

Workshop #2 Discussion

During this workshop we will review proposed zoning districts along with a proposed use table- what types of zoning districts we want and then what is a permitted use, what's a conditional use, and the accessory uses for each district.

Example: currently we don't have a zoning district that sets out where restaurants or gas stations uses are permitted by right or by conditional use. This is a problem for that type of commercial development in the City. In the absence of this being clear, development will require a Special Use Permit.

The proposed zoning districts will include districts of varying densities.

Discussions may include: home occupations, short-term rentals, auto-oriented businesses, storage facilities (enclosed or open), and emerging or evolving land uses. We will want to build flexibility in the code to respond to unique situations while having predictable standards.

Zoning district and use information is the foundational information in the zoning regulations

The workshop will provide time to discuss ideas and suggestions for other improvements to the zoning code in preparation for future workshops and the development of the codes.