



AGENDA
PLANNING COMMISSION
7651 E. Central Park Ave, Bel Aire, KS
December 12, 2024 6:30 PM



I. Call to Order

II. Roll Call

Edgar Salazar ____ Phillip Jordan ____ Dee Roths ____

Deryk Faber ____ Paul Matzek ____ Brian Mackey ____

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 November 14, 2024.

Motion _____ Second _____ Vote _____

V. Announcement: Welcome of new Planning Commissioner Brian Mackey. John Charleston has resigned, and Mayor Benage is in the process of identifying a new member to the Commission.

VI. Old Business/New Business

A. **PUD-24-04- Proposed Final PUD containing approved duplexes to be converted townhouses with zero interior lot lines on a reduced lot size in an R-4 zoning district as built (Chapel Landing Phase 2).**

Open hearing

Close hearing

Action: Please choose one of the following (4) options.

1. Having considered the evidence at the hearing and the factors to evaluate the application, I move we recommend to the City Council, that the proposed final PUD containing approved duplexes to be converted townhouses with zero interior lot lines on a reduced lot size in a R-4 zoning district as built (Chapel Landing Phase 2) in PUD-24-04 be (approved), based on findings: _____, as recorded in the summary of this hearing.

2. Having considered the evidence at the hearing and the factors to evaluate the application, I move we recommend to the City Council, that the proposed final PUD containing approved duplexes be converted townhouses with zero interior lot lines on a reduced lot size in a R-4 zoning district as built (Chapel Landing Phase 2) in PUD-24-04 be (approved with modifications) based on findings: _____, as recorded in the summary

of this hearing, and the following conditions be attached to this recommendation.

3. Having considered the evidence at the hearing and the factors to evaluate the application, I move that we recommend to the City Council that the proposed final PUD containing approved duplexes to be converted townhouses with zero interior lot lines on a reduced lot size in a R-4 zoning district as built (Chapel Landing Phase 2) in PUD-24-04 be “disapproved) based on findings: _____, as recorded in the summary of this hearing.

4. I move that Case No. PUD-24-04 be tabled until January 9, 2025 at 6:30pm, for the following reasons(s):_____.

Motion_____ Second _____ Vote_____

B. Review proposed updates to the 2024 Bel Aire Zoning Map- (supermajority (5) required for approval).

Open hearing

Close hearing

Action: Motion to (recommend / deny / table) the proposed zoning map changes (as presented / as amended by this Planning Commission.

Motion_____ Second_____ Vote _____

C. SD-24-03- Proposed final platting R-5 and R-6 single and multi-family uses, and to include C-1 commercial as zoned (Spring Pines Subdivision, previously Homestead at Spring)

Open hearing

Close hearing

Action: Motion to (recommend approval / deny / table) the final plat of SD-24-03 as presented / as amended).

Motion _____ Second_____ Vote_____

D. ZON-24-02- Proposed rezoning from C-1 Neighborhood commercial, office and retail, to R-5 garden and patio homes, townhouses and condominiums uses (Skyview at Webb Addition).

Open Hearing

Close Hearing

Action: Please choose one of the following (4) options.

1. Having considered the evidence at the hearing and the factors to evaluate the application, I move we recommend to the City Council, that the proposed rezoning from C-1 neighborhood commercial, office and retail, to R-5 garden and patio homes, townhouses and condominium uses (Skyview at Webb Addition) in ZON-24-02 be (approved), based on findings:_____, as recorded in the summary of this hearing.

2. Having considered the evidence at the hearing and the factors to evaluate the

application, I move we recommend to the City Council, that the proposed rezoning from C-1 neighborhood commercial, office and retail, to R-5 garden and patio homes, townhouses and condominium uses (Skyview at Webb Addition) in ZON-24-02 be (approved with modifications), based on findings: _____, as recorded in the summary of this hearing, and the following conditions be attached to this recommendation.

3. Having considered the evidence at the hearing and the factors to evaluate the application, I move that we recommend to the City Council that the proposed that the proposed rezoning from C-1 neighborhood commercial, office and retail, to R-5 garden and patio homes, townhouses and condominium uses (Skyview at Webb Addition) in ZON-24-02 be (disapproved) based on findings: _____, as recorded in the summary of this hearing.

4. I move that Case No. ZON-24-02 be tabled until January 9, 2025 at 6:30pm, for the following reasons(s): _____.

Motion _____ Second _____ Vote _____

E. SD-24-04- Proposed platting R-5 garden and patio homes, townhouse and condominiums uses (Skyview at Webb Addition).

Open Hearing
Close Hearing

Action: Motion to (recommend approve of / deny / table) the rezoning application (as presented / as amended); and

1. Conceptual sidewalk, utility, & screening plan
2. Existing drainage map
3. Drainage plan
4. Conceptual draining map

Motion _____ Second _____ Vote _____

VII. Next Meeting: January 9, 2025.

Action: Motion to approve the date of the next meeting: January 9, 2025.

Motion _____ Second _____ Vote _____

VIII. Current Events

A. Upcoming Agenda Items:

B. Upcoming Events:

Saturday December 7, Christmas in Bel Aire at Bel Aire City Hall, 5:30 p.m. to 7:30 p.m.

City Hall will be closed on December 23 – 24, 2024 and January 1, 2025.

IX. Adjournment



MINUTES
PLANNING COMMISSION
7651 E. Central Park Ave, Bel Aire, KS
November 14, 2024 6:30 PM



I. Call to Order- Vice-Chairperson Phillip Jordan called the meeting to order at 6:39 p.m.

II. Announcement: As of October 9, 2024, Chairman James Schmidt resigned from the Planning Commission. The Mayor has been notified and will begin the process of appointing a new member of the Commission.

III. Roll Call

Commissioners John Charleston, Edgar Salazar, Phillip Jordan, and Paul Matzek were present. Commissioners Dee Roths and Daryk Faber were absent.

Also present were City Attorney Maria Schrock, City Engineer Anne Stephens, and Director of Community Development Paula Downs.

IV. Pledge of Allegiance to the American Flag

Vice-Chairperson Jordan led the pledge of allegiance.

V. Consent Agenda

A. Approval of Minutes from Previous Meeting

MOTION: Commissioner Charleston moved to approve the minutes of September 12, 2024. Commissioner Matzek seconded the motion. *Motion carried 4-0.*

MOTION: Commissioner Matzek moved to approve the minutes of October 10, 2024. Commissioner Charleston seconded the motion. *Motion carried 4-0.*

VI. Announcement

A. Kansas Open Meetings Act (KOMA) Review

B. Golden Factors review

City Attorney Maria Schrock gave a brief presentation on the Kansas Open Meeting Act and the Golden Factors.

VII. Old Business/New Business

A. **PUD-24-07 (previously PUD-24-03): Zone change request in the City from Single-Family Residential District (R-4) to a Planned Unit Development Residential District (R-PUD) to create the Bristol Hollows Addition R-PUD, for the purpose of bringing structures that were conforming in 2020 and made non-conforming in 2023, due to lot splits that were completed without City notice and approval, generally located at 53rd Street North and Bristol Street.**

Vice-Chairperson Phillip Jordan announced the item and reviewed ground rules for the public hearing. Before proceeding with the public hearing, he asked the Commission if any member intended to disqualify themselves from participating in the case because they or a relative own property in the area of notification or have conflicts of interest. No one was disqualified.

Vice-Chairperson Philip Jordan noted that proper notice of this hearing was published at least 20 days before the hearing on the City's website and in the Wichita Eagle. Notices were also mailed to the applicant and all of the real property owners of record, listed on the security title, in the area of notification on October 25, 2024.

Vice Chairperson Philip Jordan asked if anyone on the Commission had received any ex parte verbal or written communications prior to this agenda item, which they would like to share. The Commissioners responded that they had not.

City staff gave a brief report on this case and referenced the staff report on this item provided in the Commission's information packet for this meeting.

Vice-Chairperson Jordan called upon the applicant to make his/her presentation on the request and any response to the City staff report. Ken Lee, Garver, spoke on behalf of the applicant and stood for questions from the Commission. The primary change to the PUD was to add "Residential" into the document. The other changes were to documents outside of the PUD, in order to provide clarity. Modifications were made to the Restrictive Covenants to address protections for the residents. The developer proposes that the buildings be viewed as condominiums, so that a less-restrictive wall design is required. The documents also address resident's rights to access utility meters.

City Attorney Maria Schrock commented on Ken Lee's comments regarding the proposed firewall standard. Ms. Schrock referred to the October 15th City Council meeting in which firewall standards were discussed. At that hearing, the City building inspector stated that he had no concerns with the safety of the current walls. Since the hearing, City staff have reached out to the Sedgwick County Fire Department for advice. The Sedgwick County Fire Department offered suggestions: have a fire extinguisher on hand and use caulking over any penetrations to the wall. Phil Ruffo has agreed to add those things to the Restrictive Covenants, the First Amendment, or to a wall agreement. Regarding residents' access to power meters, Mr. Ruffo agreed to add language to the documents to allow for an easement to access power meters.

City Attorney Maria Schrock submitted Exhibit A to the Commissioners and described it. Exhibit A is a basic plat diagram of the Bristol Hollows Addition that includes text that states the diagram will include a reference to the Restrictive Covenants, First Amendment to the original development agreement, the wall agreement and an easement agreement regarding access to power. If anyone wants to purchase a property, it will be easy to see these documents.

Representative Ken Lee requested that the Commission consider allowing only one tree on each lot, instead of the two trees per lot required in the zoning code.

Vice-Chair Philip Jordan announced that the public comments section of the hearing was open and anyone wishing to make comments could come forward at this time. No one requested to speak, so the public comments section was closed. Staff confirmed that no written comments had been received.

The Commission then deliberated. Commissioners commented that considering the small lot size, it would be acceptable to have one street tree on each lot. They also cited several of the Golden Factors as they relate to this application including:

- The Character of the Neighborhood,
- The Zoning and Uses of nearby properties supports development;
- The Relative gain to the public health, safety, and welfare by the destruction of the value of petitioner's property as compared to the hardship imposed upon the applicant;.
- The Conformance of the requested change to the adopted or recognized Comprehensive (master plan) being utilized by the city;
- The Impact of the proposed development on community facilities.

Commissioners also cited the recommendation of professional staff as a contributing factor in their decision.

MOTION: Vice-Chairperson Jordan moved thus:

Having considered the evidence at the hearing and the factors to evaluate the application, I move we recommend to the City Council that the zone change request from Single-Family Residential District "R-4" to a Planned Unit Development Residential District "R-PUD" in PUD-24-07 (previously PUD-24-03) be approved with modifications based on findings as listed in the staff report, and the condition of one tree in the front of each unit, as recorded in the summary of this hearing, And the following conditions be made a part of this recommendation:

- a) An updated plat depicting the Bristol Hollows Addition R-PUD shall be provided for council consideration, and if approved by council, it will be attached to the ordinance as Exhibit A; and,

- b) The platter's text in Exhibit A will reference additional documents, such as; the Restrictive Covenants, First Amendment to the Original Development Agreement, Wall Agreement, and Easement Agreement Re: Access to Power Meter. Those documents will be incorporated by reference, to the Bristol Hollows Addition R-PUD and ordinance; and
- c) The applicant shall file the ordinance and all documents incorporated by reference to the Bristol Hollows Addition R-PUD, with the Sedgwick County Register of Deeds. Proof of filings shall be provided to the Bel Aire City Clerk, within 30 days of filing with the Sedgwick County Register of Deeds.

Commissioner Matzek seconded the motion.

Motion carried 4-0.

B. PUD-24-04- Proposed Final PUD containing approved duplexes to be converted townhouses with zero interior lot lines on a reduced lot size in an R-4 zoning district as built (Chapel Landing Phase 2).

Vice-Chairperson Phillip Jordan announced the item and reviewed ground rules for public hearings. Before proceeding with the public hearing, he asked the Commission if any member wished to disqualify themselves from participating in the case because they or a relative own property in the area of notification or have conflicts of interest. No one was disqualified.

Vice-Chairperson Philip Jordan noted that proper notice of this hearing was published at least 20 days before the hearing on the City's website and in *The Ark Valley News*. Notices were also mailed to the applicant and all of the real property owners of record listed on the security title, in the area of notification.

Vice-Chairperson Philip Jordan asked if anyone on the Commission had received any ex-parte verbal or written communications prior to this agenda item, which they would like to share. The Commissioners responded that they had not.

City staff gave a brief report on this case and referenced the Commission's information packet for this meeting. City staff noted that, similar to Agenda Item A, the developer completed lot splits for this property, without following the procedure outlined in the City Code.

Vice-Chairperson Jordan called upon the applicant to make his/her presentation on the request and any response to the City staff report. Jay Cook, Baughman Company, spoke on behalf of the applicant and stood for questions from the Commission. Mr. Cook asked that the requirement for street trees be reduced from two trees to one tree, due to the small size of the lots. He also requested that in lieu of tabling the item that the Planning Commission send the item to the City Council.

Vice Chairperson Jordan opened the public comments section. Mary Montanez, 5290 Pinecrest Ct N, spoke to the Commission. She asked for clarification regarding the term “zero lot line” and asked if the property owner will still own the yard. Staff explained that “zero lot line” is a term from the zoning code that describes a property boundary with no easement between properties; in this case the common wall of the duplex.

No others requested to speak and the public comments section was closed. Staff confirmed that they had not received any written communications from the public regarding this case.

The Commission then discussed the application, as it relates to the City’s Zoning Code and the Golden Factors. Vice-Chairman Jordan commented that, given the similar circumstances, the same conditions applied to the case in Agenda Item A (PUD-24-07) should also be applied this case, specifically:

- a) An updated plat to be attached to the ordinance as Exhibit A; and,
- b) The platter’s text in Exhibit A will reference additional documents, such as; the Restrictive Covenants, First Amendment to the Original Development Agreement, Wall Agreement, and Easement Agreement Re: Access to Power Meter. Those documents will be incorporated by reference, to the ordinance; and
- c) The applicant shall file the ordinance and all documents incorporated by reference with the Sedgwick County Register of Deeds. Proof of filings shall be provided to the Bel Aire City Clerk, within 30 days of filing with the Sedgwick County Register of Deeds.

Commissioners discussed three Golden Factors: character of the neighborhood; zoning and uses of nearby properties, and suitability of the subject property for the uses to which it has been restricted. There was consensus that more information from the applicant would be necessary to make a final recommendation, and the Commission favored tabling the item to allow more time for the applicant to provide the information.

MOTION: Commissioner Charleston moved to table it (PUD-24-04). Commissioner Salazar seconded the motion. *Motion carried 4-0.*

C. PUD-24-02 - Proposed rezoning PUD from R-4, to R-5 and R-6 single and multi-family uses and to include C-1 commercial as zoned (Homestead at Spring).

City staff gave a brief report on this case. Staff noted that the application was first considered by the Commission in September and was tabled. Since then, the applicant has provided additional documents which are in the Commission’s information packet for this meeting.

Will Clevenger and Ken Lee, Garver, spoke on behalf of the applicant and stood for questions from the Commission.

The Vice-Chairperson then opened the public comments section. Jeff Englert, 5140 E 53rd Street, spoke to the commission about his concerns regarding manufactured housing

and fencing along his property. The representatives for the applicant noted the PUD document specifically addresses manufactured homes and fencing. No others requested to speak, so the public comments section was closed.

The Commission discussed the following golden factors as reason for approval: character of the neighborhood; zoning and uses of nearby property; suitability of the subject property for the uses to which it has been restricted; and recommendations of permeant staff as contained in the staff report. They noted they appreciated the variety of lot sizes presented.

MOTION: Commissioner Matzek moved to recommend approval of the preliminary Planned Unit Development (PUD-24-02): 1. Parcels A shall remain zoned as C-1 Commercial; 2. Parcel B shall remain zoned as R-4 Residential, with the condition that no manufactured homes are allowed; 3. Parcel C shall change zoning from R-4 to R-5; and 4. Parcel D shall change zoning from R-4 to R-6; with the condition that requires the applicant will submit a detailed site plan for Parcel D to the Planning Commission prior to issuance of building permits. Commissioner Charleston seconded the motion. *Motion carried 4-0.*

D. SD-24-03 - Proposed platting R-5 and R-6 single and multi-family uses, and to include C-1 commercial as zoned (Homestead at Spring).

City staff noted that the plat is for the same property that was discussed in Agenda Item C (PUD-24-02).

Vice-Chairperson Jordan opened the public hearing. Ken Lee, Garver, spoke on behalf of the applicant and stood for questions from the Commission. No others requested to speak and the public hearing was closed.

The Commission then discussed the application. There was general consensus to approve the plat based on consistency with certain Golden Factors, specifically: the character of the neighborhood; zoning and uses of nearby property; and the suitability of the subject property for the uses to which it has been restricted. Commissioners noted that they appreciated the willingness of the applicant to work with nearby homeowners.

MOTION: Vice-Chairperson Jordan moved to recommend approval of the preliminary plat of SD-24-03 as presented; and the preliminary sidewalk plan as presented; and the preliminary drainage plan concept as presented. Commissioner Matzek seconded the motion. *Motion carried 4-0.*

E. Sketch Plan - Tierra Verde South, Lot 1 Block 2

Staff referenced documents in the Commission's information packet which were provided by the applicant. The Commission's discussion of the sketch plan is for feedback to the developer only, the Commission will not be making a recommendation tonight. Staff noted that changes to the easements or setbacks would require the property owner to file a PUD application with the Planning Commission.

Jeff Blubaugh presented the sketch plan and stood for questions from the Commission.

The Commission's discussion centered on entry points, traffic, sidewalks, green space, setbacks and parking. The Commission suggested providing a location map of where the development is located. Mr. Blubaugh expressed a desire to reduce some of the current setbacks; for instance, the front setback is currently 40'. Mr. Blubaugh stated that a 25' setback from the sidewalk is typical for duplexes. If the Developer chooses to reduce setbacks, the Commission suggested reducing an easement and keeping setbacks within the minimum sizes listed in the zoning code.

No action was taken by the Commission.

F. Review proposed updates to the 2024 Bel Aire Zoning Map- (supermajority (5) required for approval).

Vice-Chairperson Jordan noted that a supermajority of the Commission was not present and would be needed to vote on this item. He then opened the public hearing. No one requested to speak, and the public hearing was then closed.

MOTION: Commissioner Salazar moved to table the proposed zoning map changes. Vice-Chairperson Jordan seconded the motion. *Motion carried 4-0.*

G. Approval of the 2025 Meeting Dates and Time

MOTION: Vice-Chairperson Jordan moved to approve the Meeting Dates and Time for 2025. Commissioner Matzek seconded the motion. *Motion carried 4-0.*

H. Election of Planning Commission Chairperson, December 2024 to December 2025

MOTION: Commissioner Matzek moved to appoint Phillip Jordan as Chairperson of the Planning Commission, term ending December 2025. Commissioner Charleston seconded the motion. *Motion carried 4-0.*

I. Election of Planning Commission Vice-Chairperson, December 2024 to December 2025.

MOTION: Commissioner Salazar moved to appoint Deryk Faber as Vice-Chairperson of the Planning Commission, term ending December 2025. Commissioner Charleston seconded the motion. *Motion carried 4-0.*

VIII. Approval of the Next Meeting Date.

MOTION: Vice-Chairperson Jordan moved to approve the date of the next meeting: December 12, 2024, at 6:30 p.m. Commissioner Charleston seconded the motion. *Motion carried 4-0.*

IX. Current Events

A. Upcoming Events:

- Tuesday, Nov. 19th - Volunteer Appreciation Dinner, City Hall Community Room.
- Thursday November 29 & Friday November 30, City Hall closed for Thanksgiving
- Saturday, December 7, Christmas in Bel Aire community event at Bel Aire City Hall, 5:30 to 7:30 p.m.

The Commission briefly discussed the upcoming events. No action was taken.

X. Adjournment

MOTION: Commissioner Salazar moved to adjourn. Vice-Chairperson Jordan seconded the motion. *Motion carried 4-0.*

Approved the Planning Commission this _____ day of _____, 2024.

Philip Jordan, Chairperson

STAFF REPORT

DATE: 12/06/2024

TO: Bel Aire Planning Commission
FROM: Paula Downs
RE: Agenda

STAFF COMMUNICATION

FOR MEETING OF	12/12/24
CITY COUNCIL	
INFORMATION ONLY	

SUMMARY:

PUD-24-04 Proposed a Final PUD containing approved duplexes to be converted townhouses with zero interior lot lines on a reduced lot size in an R-4 zoning district as built in a portion of Chapel Landing Phase II.

The city placed an ad in the Ark Valley Newspaper as required by the city code. The affidavit of publication is in the packet. The PUD process required notification of surrounding property owners.

The city review of the plat is in your packet. Documents reviewed and included in the agenda packet: affidavit of publication; PUD application; PUD Agreement; and site plan.

History

The property has been zoned R-4 since 2008 and replatted in 2020. The R-4 zoning district has a 10' side yard setback requirement. The old Chapel Land plat would have allowed a 6' side yard with conditions.

The discovery of lot splits outside of the city process changed how a single structure defined in the city building code could be divided into two single structures. The agreements and understand of use were changed. The zoning code and building code issues created within the Bel Aire is not a new problem in the region for other jurisdictions.

Item appeared on the September 12, 2024, Planning Commission agenda, however, applicant requested that the item be tabled. After the September 12, 2024, meeting, the applicant submitted complete information related to ownership signatures that confirmed the applicant as an agent of the property owners for purposes of the PUD application. The item was on the November 14, 2024, meeting agenda and was tabled pending additional information being provided.

Discussion

- A. The city will be reviewing how to move forward with lot splits that occur after the completion of a structure. Processes/procedures, zoning and subdivision codes and building codes will be examined. This review doesn't imply this type of method could be used city wide by dividing lots and selling each as a separate building as this case reflects. The intent is to provide a sustainable neighborhood with conditions in place to maintain property values.
- B. The Planning Commission tabled this item at the November 14 meeting based on the following issues:
 - a. Commission reviewed Agenda Item A- PUD-24-07 and was aware of City Council concerns and the requirements set out by them on another like case.
 - b. There was consensus that the applicant should draft the following documents and present them at the December Planning Commission meeting to include in the meeting agenda packet:
 - i. Updated plat to be attached to the ordinance;
 - ii. Add platter's text to reference additional documents including: Restrictive Covenants, First Amendment to the Original Development Agreement, Wall Agreement and Easement Agreement to address access to power meters. These documents would also be incorporated, by reference, to the ordinance; and
 - iii. Applicant shall file the ordinance all the documents with the Register of Deeds office and provide a copy to the Bel Aire City Clerk.
 - c. The applicant requested Planning Commission send the item to Council in lieu of tabling the item.
 - d. Commission determined that Council would not approve the item without documents in place.
- C. The Commission agreed to reduce the street trees from two trees per lot to one tree per lot due to the small size of the individual lots.
- D. Commission voted to table the item.
- E. City staff provided the applicant with the link to the document templates from PUD-24-07. Prior to the posting the December Planning Commission meeting packet, the City did not receive additional documents as requested from the Commission at their November 14 meeting.

Review Considerations:

1. Character of the neighborhood

The City of Bel Aire has housing that is built and utilized for the current zoning R-4 residential duplex design. The senior housing south is a low impact residential multi-family use. The PUD request does not change the character of the neighborhood.

2. Zoning and uses of nearby properties

North- R-4
East-R-4, Agriculture, R-5.
South-R-4 single family with reduced side yard setbacks,
R-1 West-R-4, R-6 senior housing

3. Suitability of the subject property for the uses to which it has been restricted

The city 2018 Master Growth Plan is in line with the existing and proposed uses.

4. Extent to which removal of the restrictions will detrimentally affect nearby property

No adverse changes based on the approved 2018 Master Growth Plan.

5. Length of time the property has been vacant as zoned

2008 to 2024, 16 years.

6. Relative gain to the public health, safety, and welfare as compared to the loss in value or the hardship imposed upon the applicant

Affordable single-family housing with each family responsible as owners is the gain. This housing potentially increases land value.

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

The city 2018 Master Growth Plan is in line with the existing and proposed uses.

8. Impact of the proposed development on community facilities

Switching from a duplex development to single family homes does not create any additional burden on the community facilities. The water and sanitary sewer systems were already separate for each unit and there is no additional traffic anticipated on roadways.

9. Opposition or support of neighborhood residents (one factor to be considered and by itself is not sufficient reason to approve or deny a request)

The City previously had inquiries from notified residents who requested additional information on the notice. Once they understood the situation, they had no feedback positive or negative. Residents from another development spoke at the September Planning Commission meeting, however, their feedback was not directly related to this agenda item.

10. Recommendations of permanent staff

The proposed PUD should be modified as follows:

1. Update the landscaping requirement to reflect one street per lot.
2. Require applicant to submit the following documents as part of their PUD application: Restrict Covenants, Amendment to the Original Development Agreement, Wall Agreement and Easement Agreement.
3. Update the plat's text to reference the documents.
4. File the plat and documents with the Register of Deeds Office and provide a copy to the City of Bel Aire City Clerk.

(Published once in Ark Valley News on October 24, 2024.)

OFFICIAL NOTICE OF ZONING HEARING

TO WHOM IT MAY CONCERN AND TO ALL PERSONS INTERESTED:

Notice is Hereby Given that on November 14, 2024, the City of Bel Aire Planning Commission will consider the following PUD hearing in the order placed on the agenda after 6:30 p.m. in the City Council Chamber at City Hall in Bel Aire, Kansas:

PUD-24-04. Proposed a Final PUD containing approved duplexes to be converted townhouses with zero interior lot lines on a reduced lot size in an R-4 zoning district as built in a portion of Chapel Landing.

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 53rd St N and Pinecrest 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 22 day of October, 2024.

/s/ Paula Downs
Bel Aire Planning Commission Secretary

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 24th day of October, 2024, with subsequent publications being made on the following dates:

_____, 2024 _____, 2024

_____, 2024 _____, 2024

_____, 2024 _____, 2024

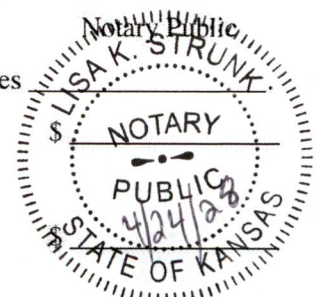
Subscribed and sworn to before me this 24th day of October, 2024.

WKS

My commission expires

Additional copies

Printer's fee



Bel Aire public notice

(Published in The Ark Valley News Oct. 24, 2024.)

OFFICIAL NOTICE OF ZONING HEARING

TO WHOM IT MAY CONCERN AND TO ALL PERSONS INTERESTED:

Notice is Hereby Given that on November 14, 2024, the City of Bel Aire Planning Commission will consider the following PUD hearing in the order placed on the agenda after 6:30 p.m. in the City Council Chamber at City Hall in Bel Aire, Kansas:

PUD-24-04. Proposed a Final PUD containing approved duplexes to be converted townhouses with zero interior lot lines on a reduced lot size in an R-4 zoning district as built in a portion of Chapel Landing.

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 53rd St N and Pinecrest 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 22 day of October, 2024.

/s/ Paula Downs
Bel Aire Planning Commission Secretary

16. Chapter 5 of the Zoning Code has a more detail regarding Applications and procedures. A final PUD must contain:

- a. Deeds of Dedication
- b. Copy of all covenants part of the preliminary PUD
- c. Evidence of ownership, financial and administrative ability as required by the terms of the preliminary PUD
- d. Evidence of satisfaction of any stipulation of the preliminary PUD
- e. Evidence of platting consistence with the Zoning Ordinance 418 and the PUD

APPLICATION

PUD-24-04
CL Phase 2 area

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.

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- | | |
|-------------------------------------|---|
| <input checked="" type="checkbox"/> | Change Zoning Districts: From: <u>R-4</u> to <u>PUD</u> |
| <input type="checkbox"/> | Amendments to Change Zoning Districts _____ |
| <input type="checkbox"/> | Preliminary PUD _____ |
| <input checked="" type="checkbox"/> | Final PUD |
| <input type="checkbox"/> | Preliminary PUD with plat/ zoning |
| <input type="checkbox"/> | Final PUD with plat/ zoning |

City of Bel Aire Planning Commission☐ Approved ☐ Rejected

Comments to City Council

City of Bel Aire Council☐ Approved ☐ Rejected

Name of owner JCT Holdings, LLCAddress 1815 Southwest Blvd, Wichita, KS 67213 Telephone _____Agent representing the owner Baughman Company, P.A. (Jay Cook)Address 315 S Ellis Ave, Wichita, KS 67211 Telephone 316-262-7271

1. The application area is legally described as Lot(s) 1-16 & 1-24 ; Block(s) E & F ,
Chapel Landing Addition, Bel Aire, Kansas. If appropriate, a metes and
 bounds description may be attached.

2. The application area contains 17.6± acres.

3. This property is located at (address) _____ which is generally
 located at (relation to nearest streets) southwest corner of 53rd St and Oliver St .

4. County control
 number: _____

5. NAMES OF OWNERS - For land inside the city limits, an ownership list of the
 names, addresses and zip codes of the owners of record of real property located within

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 JCT Holdings, LLC Phone _____
 Address 1815 Southwest Blvd, Wichita, KS Zip Code 67213

 Agent Baughman Company, P.A. (Jay Cook) Phone 316-262-7271
 Address 315 S Ellis Ave, Wichita, KS Zip Code 67211
2. Applicant _____ Phone _____
 Address _____ Zip Code _____

 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 Governing Body shall have authority to impose such conditions as it deems necessary in order to serve the public interest and welfare.


 Applicant's Signature

BY


 Authorized Agent (If Any)

The Petition must bear the signature(s) of the property owner(s). If an authorized agent signs on the owner's behalf, the agent shall sign his own name and attach the owner's written notarized authorization to this application.

**PLANNED UNIT DEVELOPMENT AGREEMENT
CONCERNING THE DEVELOPMENT
OF CHAPEL LANDING ADDITION
TO THE CITY OF BEL AIRE, KANSAS**

THIS AGREEMENT is made and entered into by and between JCT Holdings, LLC, a Kansas Limited Liability Company, hereinafter referred to as the "DEVELOPER" and the CITY OF BEL AIRE, KANSAS, hereinafter referred to as the "CITY."

WHEREAS, the Developer desires zoning by a PUD from the City on a portion of land more fully described below and herein referred to as CHAPEL LANDING ADDITION to the City of Bel Aire, Kansas; and

NOW, THEREFORE, in consideration of the mutual covenants herein contained, the Developer and the City agree as follows:

PURPOSE. This agreement is necessary to address the need to establish a zoning change to a Planned Unit Development in the City. The intent of this PUD is to permit a new approach to providing increased development flexibility in a manner otherwise constrained by the traditional development standards of the Zoning Code and Subdivision Regulations. This PUD is specifically designed for the final plat on a tract of land more fully described below and herein referred to as the CHAPEL LANDING ADDITION PUD project to the City of Bel Aire, Kansas.

CHAPEL LANDING ADDITION PUD PROJECT LEGAL DESCRIPTION. The tract of land herein referred to as CHAPEL LANDING ADDITION PUD project to the City of Bel Aire, Kansas has the following legal description, to-wit:

Legal description:

Lots 1 through 16, Block E, and Lots 1 through 24, Block F, Chapel Landing Addition, Bel Aire, Sedgwick County, Kansas.

PERMITTED USE.

The Chapel Landing Addition to the City of Bel Aire, Kansas shall have the uses permitted in the "R-4" Single Family Residential District, as defined in the 2020 revised Bel Aire codified city code, including the following uses:

"R-4" Single Family:

- Single-Family
- Two-Family

- Leasing office
 - Playgrounds or community spaces
 - Accessory structures as approved by the city manager
1. Lots 1 through 16, Block E, and Lots 1 through 24, Block F shall permit the future division of platted lots without the approval of individual lot splits in order to divide dwelling units into separate ownerships. Surveyed legal descriptions of divided lots shall be recorded with the Sedgwick County Register of Deeds office to establish a new zoning lot.
 2. Once recorded with the Sedgwick County Register of Deeds, a copy of the legal descriptions of divided lots shall be submitted to the Bel Aire Planning Department.
 3. The respread of special assessment taxes shall then be divided 50% of aggregate to each new lot created in boundary survey.
 4. The property development standards of the "R-4" Single-Family Residential Zoning district shall apply to lots 1 through 16, Block E, and lots 1 through 24, Block 4 with the following exceptions:
 - a. There shall be no required interior side yard setbacks, provided units share a common wall.
 - b. Divided lots, as permitted by provision 1, shall not be required to maintain a minimum lot area.
 - c. Divided lots, as permitted by provision 1, shall not be required to maintain a minimum lot width.
 - d. Accessory uses shall be allowed on all lots per Zoning Code.
 - e. All dwellings shall be built to all applicable building standards adopted by the City of Bel Aire.
 5. All construction of dwellings constructed prior to the approval of this Planned Unit Development shall be considered in accordance with said Planned Unit Development and all applicable building standards adopted by the City of Bel Aire.
 6. Homes on lots that are split will be considered "townhouses" as defined in the Townhouse Ownership Act outline in Chapter 58, Article 37 of the Kansas State Statutes. All applicable sections of the act will apply to all lots that are split within this PUD.

OBJECTIVE. A specific objective of this agreement is to assure that necessary improvements are in place to support development of the tract of land herein referred to as the Chapel Landing Addition to the City of Bel Aire, Kansas. Therefore, the Developer's compliance with the terms and conditions of this Agreement shall be a condition precedent to the granting of building and/or occupancy permits for development on said property.

INFRASTRUCTURE INSTALLATION. Installation of all improvements shall be in compliance with requirements of all applicable federal, state and local legislation, including the Americans with Disabilities Act. All electric power, streetlights, cable and telephone service shall be installed underground. The Developer shall be responsible for the costs of engineering design, construction and inspection of all private utility improvements (electricity, communications, telecommunications and gas) necessary for the platting and development of the tract of land herein referred to as the Chapel Landing Addition in accordance with the utility extension requirements of each private utility company. Utility improvements shall be installed on city owned property or within public right of ways or easements. The expense of all such utility and sewer service within the property shall be borne by the Developer.

The Developer shall dedicate necessary public easements for all private and public utility improvements necessary for the platting and development of the tract of land herein referred to as the Chapel Landing Addition to the City of Bel Aire, Kansas. Said improvements include storm water system, water distribution system, sanitary sewer lines, driveways and utilities.

The Developer shall pay one hundred percent (100%) of the cost of the improvements. The Developer shall indemnify and hold harmless the City from any liability from damages that may occur during construction.

DRAINAGE. The ultimate effect of increased drainage from platted property on surrounding property must be addressed as part of the platting process. The Developer shall prepare a storm drainage plan that shall address the effect of increased drainage, meet City specifications and be approved by the City Engineer. As part of the drainage plan, a final grading plan showing all drainage inlets and a storm sewer plan including placement of inlets, pipes and manholes, shall be submitted and approved by the City prior to any issuance of permits. Street, curb, lot corner and pad elevations shall be submitted for review and approval by the City prior to any demolition, site development, construction or permits obtained. All Storm water outfall lines shall be placed within utility easements dedicated to the City. After approval by the City Engineer of said storm drainage plan, with any necessary modifications, the Developer shall install, or cause to be installed, the improvements pursuant to the drainage plan.

SANITARY SEWER. The City will provide access to the property line for public sanitary sewer in the utility easements provided with the plat per the approved City Engineer's drawings on file for Chapel Landing Addition. Each unit or tenant space must have separate sanitary sewer hookups installed to City standards. The Developer shall pay all Sanitary Sewer User Fees and Hook Up Fees.

WATER. The City will provide access to the property line for public water in the right-of-way located along 53rd St N. per the approved City Engineer's drawings on file for Chapel Landing Addition. Each unit or tenant space must have separate metered water supply installed to City standards. The Developer shall pay all Water User Fees and Hook Up Fees.

All fire hydrant locations must be identified on a plan & approved by the Sedgwick County Fire Department according to its standards. Developer is responsible to meet all Sedgwick County Fire Codes & Standards and installation by the Developer shall be to City standards.

SIGNAGE. All signage shall comply with the applicable ordinances and zoning regulations of the City and be submitted in writing to the City for approval. Each site shall be allowed one six-foot wide monument type entry sign, not exceeding 6 feet in height. Any future signage must be approved by the City Manager.

PERMITS. No construction shall commence on any portion of the tract of land herein referred to Chapel Landing PUD project to the City of Bel Aire, Kansas without the Developer, or its designated builder, having first obtained the proper building and zoning permits from the City.

The development of Chapel Landing Addition project to the City of Bel Aire, Kansas shall proceed in accordance with this Agreement and subsequent platting. Any deviation, as determined by the City, shall constitute a violation of the building permit authorizing construction of the proposed development. The final site dimensions, grading plan, drainage, landscape plan, street plan, parking plan and utility plans will be submitted and approved in phases based on the conceptual plans. Any deviations from the conceptual drawing shall be submitted for review and approval by the City.

Any and all costs including permit fees, review fees, and building and zoning permit and review fees incurred or required by city staff and review and/or through building and zoning review shall be paid by the Developer.

RECORDING. The Developer shall file an executed copy of this Agreement with the Sedgwick County Register of Deeds within 30 days of final approval and within 45 days provide City will proof of filing. A copy of this Agreement showing said recording along with a copy of the recorded plat shall be furnished by the Developer to the general contractor before building permits are issued.

BINDING. The terms and conditions of this Agreement, as set forth herein, shall be binding upon the City and the Developer, their successors, representatives, trustees, and assigns.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

THIS AGREEMENT is hereby executed on this _____ day of _____, 202__.

DEVELOPER:

JCT Holdings, LLC

By: Travis Whistler, As Amended
Member

By _____
Travis Whistler, Member

THIS AGREEMENT was approved by vote the City Council of the City of Bel Aire, Kansas
on the _____ day of _____, 202__ and is hereby executed on this _____ day of
_____, 202__.

MAYOR, JIM BENAGE

SEAL

ATTEST:

CITY CLERK, MELISSA KREHBIEL

August 13, 2024

ACKNOWLEDGEMENTS

STATE OF KANSAS)
COUNTY OF SEDGWICK) ss:

BE IT KNOWN BY ALL PERSONS that on this ____ day of _____, 202__, before me, a Notary Public, came Jay W. Russell, as Trustee of the Jay Russell Revocable Trust, as Amended, Member of 53rd & Oliver, LLC, a Kansas limited liability company, DEVELOPER, who is known to me and who personally acknowledged execution of the foregoing Agreement concerning the CHAPEL LANDING 7TH ADDITION PUD to the City of Bel Aire, Kansas.

NOTARY PUBLIC

My Appointment Expires: _____

STATE OF KANSAS)
COUNTY OF SEDGWICK) ss:

BE IT KNOWN BY ALL PERSONS that on this ____ day of _____, 202__, before me, a Notary Public, came Jim Benage, who is known to me to be the Mayor of Bel Aire, Kansas and who personally acknowledged execution of the foregoing Agreement Concerning the Development of CHAPEL LANDING 7TH ADDITION to the City of Bel Aire, Kansas, and Melissa Krehbiel, who is known to me to be the City Clerk of Bel Aire, Kansas, and who personally acknowledged attesting the signature of said Jim Benage.

NOTARY PUBLIC

My Appointment Expires: _____



Date: 9/12/2024

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

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

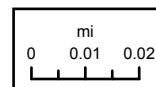
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Chapel Landing PUD

Sedgwick County, Kansas



1:2,257



City of Bel Aire

STAFF REPORT**DATE: 12/06/2024****TO: Bel Aire Planning Commission****FROM: Paula Downs****RE: Agenda****STAFF COMMUNICATION**

FOR MEETING OF	12/12/24
CITY COUNCIL	
INFORMATION ONLY	

SUMMARY:

Review proposed updates to the 2024 Bel Aire Zoning Map (supermajority (5) required for approval).

History

The city advertised the hearing in the Ark Valley newspaper as required.

City staff worked with Professional Engineering Consultants (PEC) to update the City of Bel Aire Zoning Map to reflect current information as of August 2024. The Zoning Map is updated each year to include changes in zoning districts and zoning types. The current Zoning Map was created December 2023.

Staff updates the official zoning map annually to match zoning district changes approved throughout the year. The City of Bel Aire zoning code section 18.6.1 provides information on the Official Zoning Map.

Full descriptions of each zoning type can be found in the Bel Aire City Code Chapter 18, Article 7. Zoning Districts. The City Code is available on the City of Bel Aire website-Government tab, City Clerk page.

Discussion

Summary of changes made to the Zoning Map:

1. Lot 1, Blk A, Homestead Senior Landing changed to R-6
2. Unplatted Parcel 00520983 updated to AG
3. Lycee Addition Lot 4, Blk B updated to C-2, and lots 1,2,3, Blk B updated to R-6

4. Rock Spring Addition, Reserve B has been determined to have already been updated to R-5 with previous updates
5. Sunflower Commerce Park lots 6, 7, Blk B updated to have government facility overlay
6. Skyview at Block 49 2nd, lots 14, 15, 16, block D updated to have park overlay
7. Sliver of land to the west of N Jasmine St updated to R-5.
8. Added legend symbology to reflect all districts including unused ones (Rural Residential and Manufactured Home Parks).
9. Modified zoning district colors and styles to easily distinguish zoning types.

Recommendation of permanent staff

Approve 2024 Bel Aire Zoning Map that accurately reflects updates to zoning districts in 2024.

(Published once in Ark Valley News on October 22, 2024.)

OFFICIAL NOTICE OF A ZONING CODE HEARING

TO WHOM IT MAY CONCERN AND TO ALL PERSONS INTERESTED:

Notice is Hereby Given that on November 14, 2024; the City of Bel Aire Planning Commission will review code sections to consider an update to the Zoning Code related to adopting an update to the City 2024 Zoning Map, shortly after 6:30 p.m. in the Council Chamber at City Hall in order of the agenda items, in Bel Aire, Kansas:

Location: 7651 E. Central Park Ave, Bel Aire Ks. 67226

Information: The 2024 map can be viewed at city hall during business hours.

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 22 day of October 2024

/s/ Paula Downs
Bel Aire Planning Commission Secretary

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 24th day of October, 2024, with subsequent publications being made on the following dates:

_____, 2024 _____, 2024

_____, 2024 _____, 2024

_____, 2024 _____, 2024

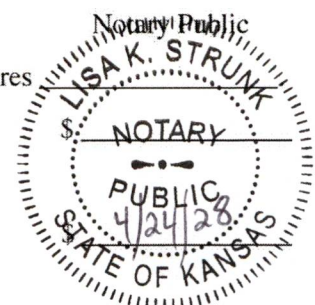
Subscribed and sworn to before me this 24th day of October, 2024.

hbs

My commission expires

Additional copies

Printer's fee



Bel Aire public notice

(Published in The Ark Valley News Oct. 24, 2024.)

OFFICIAL NOTICE OF A ZONING CODE HEARING

TO WHOM IT MAY CONCERN AND TO ALL PERSONS INTERESTED:

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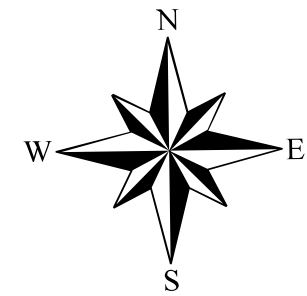
You may appear at this time either in person or by agent or attorney, if you so desire, and be heard on the matter. After hearing the views and wishes of all the persons interested in the case, the Planning Commission may close the hearing and consider a recommendation to the Governing Body, which, if 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 22 day of October 2024

/s/ Paula Downs
Bel Aire Planning Commission Secretary

Zoning Districts

Bel Aire, Kansas



- Bel Aire City Limits
- Property Boundaries
- Parks
- Government Properties

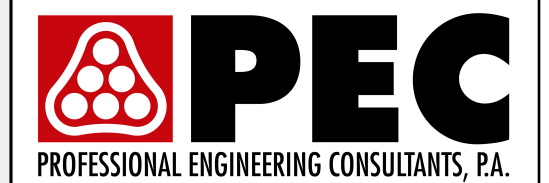
Zoning Types

- AG -Agricultural
- C-1 -Commercial 1
- C-2 -Commercial 2
- M-1 -Manufacturing
- R-1 -Residential 1
- R-2 -Residential 2
- R-3 -Residential 3
- R-4 -Residential 4
- R-5 -Residential 5
- R-5B-Residential 5B
- R-6 -Residential 6
- RR -Rural Residential
- MHP - Manufactured Home Park

Map Production:
October 17th, 2024
Current as of:
August, 2024
ZON-24-01

Planning Commission:
November 14th, 2024

City Council:
November 19th, 2024



STAFF REPORT

DATE: 12/06/2024

TO: Bel Aire Planning Commission
FROM: Paula Downs
RE: Agenda

STAFF COMMUNICATION

FOR MEETING OF	12/12/24
CITY COUNCIL	
INFORMATION ONLY	

SUMMARY:

SD-24-03- Proposed Final Plat from R-4, to R-5 and R-6 single and multi-family uses and to include C-1 commercial as zoned (Spring Pines previously Homestead at Spring).

The city placed an ad in the Ark Valley Newspaper as required by the city code for the preliminary plat process.

The city reviewed the following documents the final plat application and the two-page final plat which are in the meeting agenda.

Discussion/Review

The applicant submitted an application to rezone the property PUD-24-02 when the preliminary plat application was submitted. PUD-24-02, related to zoning was approved by Planning Commission on November 14. This item will go to City Council for final approval.

The preliminary plat was approved by the Planning Commission at the November 14 meeting.

The property is currently unplatted. The proposed subdivision would create a total of 135 single-family, duplex, multiple-family and commercial lots.

Water and sewer will be provided by the City of Bel Aire.

The final plat has been reviewed and it conforms with the approved preliminary plat and subdivision regulations.

The final plat was distributed to city staff, utilities and fire department for review and comments. All comments to date have been revised by the applicant and are reflected on the final plat documents.

Staff Recommendation: Staff recommends approval of the final plat with the condition to place zoning uses on the plat for each parcel.

CITY OF BEL AIRE, KANSAS

File No. S/D _____

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 SPRING PINES
 General Location NORTHEAST OF OLIVER AND 53RD ST N
 Inside City X To Be Annexed _____
 Name of Landowner ENVISION MANAGEMENT LLC, THOMSON, AH PROPERTY MANAGEMENT LLC
 Address _____ Phone _____
 Name of Subdivider/Agent ALAN HSU alanchsu@gmail.com
 Address _____ Phone 316-992-8866
 Name of (Engineer) (Land Planner) GARVER, LLC (KEN LEE) KWLee@GarverUSA.com
 Address 1995 MIDFIELD RD, WICHITA, KS 67209 Phone (316) 221-3029
 Name of Registered Land Surveyor GARVER, LLC (WILL CLEVELER) WKCleveler@GarverUSA.com
 Address 1995 MIDFIELD RD, WICHITA, KS 67209 Phone (316) 221-3027

Subdivision Information

1. (Select one) Final Plat of entire preliminary plat area X
 Final Plat of unit number _____ of _____ unit developments
 Final Plat for small tract _____
 Final Replat of original platted area _____
2. Gross acreage of plat 61.91 Acres
3. Total number of lots 135
4. Proposed land use:
 - a. Residential-Single-Family X Duplex X Multiple-Family X
 Manufactured/Mobile Home _____
 - b. Commercial X
 - c. Industrial _____
 - d. Other _____

5. Predominant minimum lot width 60 Feet
6. Predominant minimum lot area 7,205 Square Feet
7. Existing zoning C-1 AND R-4 District
8. Proposed zoning PUD District
9. Source of water supply PUBLIC (BEL-AIRE)
10. Method of sewage disposal PUBLIC (BEL-AIRE)
11. Total lineal feet of new street 7,102 Feet

	Street Name	R/W Width	Lineal Feet
a.	<u>SEE ATTACHED</u>	_____ Ft.	_____ Ft.
b.	_____	_____ Ft.	_____ Ft.
c.	_____	_____ Ft.	_____ Ft.
d.	_____	_____ Ft.	_____ Ft.
e.	_____	_____ Ft.	_____ Ft.

12. Proposed type of street surfacing CONCRETE
13. Curb and gutter proposed: Yes X No _____
14. Sidewalks proposed: Yes X No _____ If yes, where? ON ONE SIDE
OF ALL THROUGH STREETS
15. Is any portion of the proposed subdivision located in an identified flood plain area? Yes _____ No X

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 Agent (If any) Date

OFFICE USE ONLY

Prints of the Final Plat received _____ (Number)
Final drainage plan, if required, received _____
Copy of a title report for the land received _____

Copy of proposed restrictive covenants, if any, received _____

Methods for financing and guaranteeing improvements _____

For plats for small tract:

a. Vicinity map received _____

b. Topographic drawing, if required, received _____

Original drawing or photographic equivalent of Final Plat received _____

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

Subdivision Administrator

Spring Pines

New Subdivision Streets

<u>Street Name</u>	<u>R/W Width</u>	<u>Length</u>
Spruce St	64'	1,286'
Bluebird Dr	64'	1,152'
Bluestem St	64'	726'
Pinecrest St	64'	604'
Heritage Ct	64'	580'
Heritage St	64'	560'
Bluestem Cir	64'	542'
Glendale St	64'	518'
Glendale Ct	64'	365'
Heritage Cir	64'	328'
Glendale Ct	64'	231'
Glendale Cir	64'	210'

Total = 7,102'

SPRING PINES SUBDIVISION

Bel Aire, Sedgwick County, Kansas
Part of the W1/2 of Sec. 13, T26S, R1E

LAND SURVEYOR'S CERTIFICATE AND DESCRIPTION

State of Kansas)
 SS
Sedgwick County)

I, the undersigned, licensed land surveyor of the State of Kansas, do hereby certify that the following described tract of land was surveyed on _____, 202__ and the accompanying final plat prepared and that all the monuments shown herein actually exist and their positions are correctly shown to the best of my knowledge and belief:

The N1/2 of the W1/2 of the SW1/4 of Section 13, T26S, R1E of the 6th P.M., Sedgwick County, Kansas, TOGETHER WITH the S1/2 of the W1/2 of said SW1/4, EXCEPT the north 565.00 feet of the south 955.00 feet of the west 403.00 feet thereof, AND EXCEPT that part platted as Englert, Bel Aire, Sedgwick County, Kansas, AND EXCEPT that part dedicated to the City of Bel Aire for road right-of-way purposes on Doc#/Flm-Pg: 30277676.
AND
Lot 2, Block A, and Reserve A, Englert, Bel Aire, Sedgwick County, Kansas.

All public easements and dedications are hereby vacated by virtue of K.S.A. 12-512b, as amended.

Garver, LLC

Land Surveyor

William K. Clevenger, PS #1437

OWNER'S CERTIFICATE AND DEDICATION

State of Kansas)
 SS
Sedgwick County)

Know all men by these presents that we, the undersigned, have caused the land described in the surveyor's certificate to be platted into Lots, Blocks, Reserves and Streets, to be known as "Spring Pines Subdivision", Bel Aire, Sedgwick County, Kansas. The utility easements are hereby granted to the public as indicated for the construction and maintenance of all public utilities. The drainage easements are hereby granted to the public as indicated for drainage purposes. The drainage & utility easements are hereby granted to the public as indicated for drainage purposes and for the construction and maintenance of all public utilities. The sewer easements are hereby granted to the public as indicated for the construction and maintenance of all sewer facilities. No sign, light poles, private drainage systems, berms, walls masonry trash enclosures or other structures shall be located within public utility easements unless permitted by the City of Bel Aire Department of Engineering and that they do not inhibit the conveyance of surface drainage. Access Controls as indicated are hereby granted to the appropriate governing body. Reserve "A" is hereby reserved for irrigation, walls, signage, walks, lighting, landscaping, berms, park improvements, lakes, a club house, swimming pool, playground & park improvements, drainage, drainage structures, and utilities confined to easements. Reserves "B" and "C" are hereby reserved for entry features, landscaping, irrigation, signage, lighting, street improvements, drainage, drainage improvements and utilities confined to easements. Reserve "D" shall allow the following uses: a private drive, landscaping, irrigation, fences, a vehicle gate, drainage, drainage structures, and utilities confined to easements. The Reserves are to be owned and maintained by the Home Owners Association for the addition, their successors and/or assigns. Minimum Pad Elevations for lowest openings are as shown on the accompanying table. 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. The maintenance of all drainageways and drainage facilities in backyard easements and reserves shall be the responsibility of the property owner.

AH Property Management, LLC, a
Kansas limited liability company

Sole Member

Alan Hsu

Envision Management, LLC, a
Kansas limited liability company

Representative

Quan P. Ma

Ollie E. Thomison

Stephanie R. Thomison

Oscar W. Thomison

NOTARY CERTIFICATE

State of Kansas)
 SS
Sedgwick County)

The foregoing instrument acknowledged before me, this _____ day of _____, 202__, by Alan Hsu, Sole Member, on behalf of AH Property Management, LLC, a Kansas limited liability company.

Notary Public

My appointment expires _____.

State of Kansas)
 SS
Sedgwick County)

The foregoing instrument acknowledged before me, this _____ day of _____, 202__, by Quan P. Ma, Representative, on behalf of Envision Management, LLC, a Kansas limited liability company.

Notary Public

My appointment expires _____.

State of Kansas)
 SS
Sedgwick County)

The foregoing instrument acknowledged before me, this _____ day of _____, 202__, by Ollie E. Thomison.

Notary Public

My appointment expires _____.

State of Kansas)
 SS
Sedgwick County)

The foregoing instrument acknowledged before me, this _____ day of _____, 202__, by Stephanie R. Thomison.

Notary Public

My appointment expires _____.

State of Kansas)
 SS
Sedgwick County)

The foregoing instrument acknowledged before me, this _____ day of _____, 202__, by Oscar W. Thomison.

Notary Public

My appointment expires _____.

PLANNING COMMISSION CERTIFICATE

State of Kansas)
 SS
County of Sedgwick)

This plat of "Spring Pines Subdivision", Bel Aire, Sedgwick County, Kansas, has been submitted to and approved by the Bel Aire Planning Commission, Bel Aire, Kansas, and is hereby transmitted to the City Council of the City of Bel Aire, Kansas, with the recommendation that such plat be approved as proposed.

Dated this _____ day of _____, 202__.

Chairperson

Phillip Jordan

Attest:

Secretary

Paula Downs

GOVERNING BODY CERTIFICATE

State of Kansas)
 SS
County of Sedgwick)

The dedications shown on this plat, if any, are hereby accepted by the Governing Body of the City of Bel Aire, Kansas on _____, 202__.

Mayor

Jim Benage

Attest:

City Clerk

Melissa Krehbiel

COUNTY SURVEYOR CERTIFICATE

Reviewed in accordance with K.S.A. 58-2005 on this _____ day of _____, 202__.

Deputy County Surveyor
Sedgwick County Kansas

Tricia L. Robello, PS #1246

TRANSFER RECORD

Entered on transfer record this _____ day of _____, 202__.

County Clerk

Kelly B. Arnold

REGISTER OF DEED'S CERTIFICATE

State of Kansas)
 SS
Sedgwick County)

This is to certify that this plat has been filed for record in the office of the Register of

Deeds, this _____ day of _____, 202__, at _____ o'clock __ M, and is duly recorded.

Register of Deeds

Tonya Buckingham

Deputy

Kenly Zehring

PUD PARCEL DESCRIPTIONS

Parcel A
Description:
That part of the SW1/4 of Section 13, T26S, R1E of the 6th P.M., Sedgwick County, Kansas, written by William K. Clevenger, PS-1437 on June 26, 2024, described as commencing at the southwest corner of said SW1/4; thence N00°38'55"W along the west line of said SW1/4, 60.00 feet to the place of beginning; thence N88°47'30"E, parallel with the south line of said SW1/4, 403.02 feet to the southwest corner of Lot 2, Block A, Englert, Bel Aire, Sedgwick County, Kansas; thence N00°38'55"W along the west line of said Lot 2, 330.02 feet to the south line of the north 565.00 feet of the south 955.00 feet of said SW1/4; thence S88°47'30"W along the south line of the north 565.00 feet of the south 955.00 feet of said SW1/4, 403.02 feet to said west line; thence S00°38'55"E along said west line, 330.02 feet to the place of beginning.

Parcel B
Description:
That part of the SW1/4 of Section 13, T26S, R1E of the 6th P.M., Sedgwick County, Kansas, written by William K. Clevenger, PS-1437 on June 26, 2024, described as commencing at the southwest corner of said SW1/4; thence N00°38'55"W along the west line of said SW1/4, 60.00 feet; thence N88°47'30"E, parallel with the south line of said SW1/4, 403.02 feet to the southwest corner of Lot 2, Block A, Englert, Bel Aire, Sedgwick County, Kansas, for a place of beginning; thence N00°38'55"W along the west line of said Lot 2 and extended, 895.05 feet to a point of intersection on the west line of Reserve A in said Englert, also being the north line of the south 955.00 feet of said SW1/4; thence S88°47'30"W along said north line, 403.02 feet to the west line of said SW1/4; thence N00°38'55"W along said west line, 899.30 feet; thence N89°21'05"E, 1323.20 feet to the east line of the W1/2 of said SW1/4; thence S00°38'00"E along said east line, 645.43 feet to the northeast corner of Lot 1, Block A in said Englert; thence S88°47'30"W along the north line of said Lot 1, 619.83 feet to the northwest corner of said Lot 1; thence S00°38'55"E along the west line of said Lot 1, 334.00 feet to a point of intersection on the west line of said Lot 1; thence S24°49'34"E along the west line of said Lot 1, 875.26 feet to the southwest corner of said Lot 1; thence S88°47'30"W, parallel with the south line of said SW1/4, 658.74 feet to the place of beginning.

Parcel C
Description:
That part of the W1/2 of Section 13, T26S, R1E of the 6th P.M., Sedgwick County, Kansas, written by William K. Clevenger, PS-1437 on June 26, 2024, described as commencing at the southwest corner of the SW1/4 of said Section 13; thence N00°38'55"W along the west line of said SW1/4, 1854.35 feet to the place of beginning; thence N89°21'05"E, 1323.20 feet to the east line of the W1/2 of said SW1/4; thence N00°38'00"W along said east line, 800.66 feet to the south line of the NW1/4 of said Section 13; thence S89°06'02"W along said south line, 328.61 feet; thence S00°38'55"E, 323.28 feet to a non-tangent curve to the right, said curve having a radius of 471.06 feet; an arc length of 52.38 feet, chord bearing N87°02'11"W, 52.35 feet; thence westerly along said curve, 52.38 feet to a point of reverse curve of a curve to the left, said curve having a radius of 629.08 feet, an arc length of 206.26 feet, chord bearing S86°45'21"W, 205.34 feet; thence westerly along said curve, 206.26 feet to a point of reverse curve of a curve to the right, said curve having a radius of 471.06 feet, an arc length of 208.96 feet, chord bearing N89°55'46"W, 207.25 feet; thence westerly along said curve, 208.96 feet to a point of reverse curve of a curve to the left, said curve having a radius of 650.00 feet, an arc length of 214.74 feet, chord bearing N86°41'08"W, 213.76 feet; thence westerly along said curve, 214.74 feet to a point of tangency; thence S83°51'01"W, 104.11 feet to a point of curvature of a curve to the right, said curve having a radius of 300.00 feet, an arc length of 28.80 feet, chord bearing S86°36'03"W, 28.79 feet; thence westerly along said curve, 28.80 feet to a point of tangency; thence S89°21'05"W, 184.56 feet to a point on the west line of said SW1/4; thence S00°38'55"E along said west line, 475.96 feet to the place of beginning.

Parcel D
Description:
That part of the W1/2 of Section 13, T26S, R1E of the 6th P.M., Sedgwick County, Kansas, written by William K. Clevenger, PS-1437 on June 26, 2024, described as commencing at the southwest corner of the SW1/4 of said Section 13; thence N00°38'55"W along the west line of said SW1/4, 2330.30 feet to the place of beginning; thence continuing N00°38'55"W along said west line, 318.91 feet to the northwest corner of said SW1/4; thence N89°06'02"E along the north line of said SW1/4, 994.82 feet to a point 328.61 feet West of the northeast corner of the W1/2 of said SW1/4 as measured along the north line thereof; thence S00°38'55"E, 323.28 feet to a non-tangent curve to the right, said curve having a radius of 471.06 feet; an arc length of 52.38 feet, chord bearing N87°02'11"W, 52.35 feet; thence westerly along said curve, 52.38 feet to a point of reverse curve of a curve to the left, said curve having a radius of 629.08 feet, an arc length of 206.26 feet, chord bearing S86°45'21"W, 205.34 feet; thence westerly along said curve, 206.26 feet to a point of reverse curve of a curve to the right, said curve having a radius of 471.06 feet, an arc length of 208.96 feet, chord bearing N89°55'46"W, 207.25 feet; thence westerly along said curve, 208.96 feet to a point of reverse curve of a curve to the left, said curve having a radius of 650.00 feet, an arc length of 214.74 feet, chord bearing N86°41'08"W, 213.76 feet; thence westerly along said curve, 214.74 feet to a point of tangency; thence S83°51'01"W, 104.11 feet to a point of curvature of a curve to the right, said curve having a radius of 300.00 feet, an arc length of 28.80 feet, chord bearing S86°36'03"W, 28.79 feet; thence westerly along said curve, 28.80 feet to a point of tangency; thence S89°21'05"W, 184.56 feet to the place of beginning.

I



GARVER
1995 MIDFIELD RD.
Wichita, KS 67209
(316) 264-8008
www.GarverUSA.com

DWG FILE: T41-2301794 SURVEY BASE
PROJECT NO. T41-2301794
DECEMBER 2, 2024

Bel Aire, Sedgwick County, Kansas
Part of the W1/2 of Sec. 13, T26S, R1E

CENTER CORNER OF
SEC. 13, T26S, R1E —

WEST QUARTER
CORNER OF
SEC. 13, T26S, R1E

-N89°06'02"E 2646.87' M.

A horizontal graphic scale bar. It is divided into four segments by three vertical tick marks. The segments are labeled from left to right as 100', 0, 50', and 100'. The first and last segments are white, while the middle two segments are black.

BENCH MARK #1: RAILROAD SPIKE IN NORTH
FACE OF POWER POLE, 48' W. & 39' S. OF THE
CENTERLINES OF OLIVER AND 53RD ST. N.
ELEVATION = 1399.58 (NAVD88, G18)









BENCH MARK #2: CHISELED SQUARE ON
NORTHEAST CORNER OF REINFORCED
CONCRETE BOX, 43' E. & 1,872' N. OF THE
CENTERLINES OF OLIVER AND 53RD ST. N.
ELEVATION = 1368.27 (NAVD88, G18)

BENCH MARK #3: CHISELED SQUARE ON END
OF WING WALLS BETWEEN 2 - 12'
REINFORCED CONCRETE BOXES, 71' E. &
3,042' N. OF THE CENTERLINES OF OLIVER
AND 53RD ST. N.
ELEVATION = 1362.78 (NAVD88, G18)

(BASIS) = Basis of Bearings = Kansas Coordinate System of 1983 South Zone Grid Bearing

P = Platted
M = Measured
C = Calculated
D = Described
B.S.L. = Building Setback Line
C.A.C. = Complete Access Control

SURVEY MARKER LEGEND

	STONE (GOVERNMENT CORNER)
	1/2" REBAR (FOUND - ORIGIN UNKNOWN)
	5/8" REBAR (FOUND - ORIGIN UNKNOWN)
	3/4" REBAR (FOUND - ORIGIN UNKNOWN)
	1" IRON PIPE (FOUND - ORIGIN UNKNOWN)
	1/2" REBAR W/GARVER CAP (SET)
	BENCHMARK
	MONUMENT TO BE SET WITH STREET CONSTRUCTION PROJECT BY THE STREET DESIGNER

Parcel Line Table		
Line #	Length	Direction
L15	193.35	S0° 38' 55.41"E
L12	183.45	S89° 21' 04.59"W
L27	148.49	N89° 21' 04.59"E
L24	245.70	N0° 38' 55.41"W
L1	213.76	S0° 38' 55.41"E
L4	304.00	S0° 38' 55.41"E
L17	542.17	N89° 21' 04.59"E
L14	455.57	N89° 21' 04.59"E
L18	155.04	S0° 38' 55.41"E
L19	120.82	S89° 21' 04.59"W
L21	173.01	S0° 38' 55.41"E
L28	323.93	N0° 38' 55.41"W
L10	31.83	S89° 21' 04.59"W
L11	30.00	N26° 59' 03.99"E
L9	30.00	S26° 59' 03.99"E
L8	30.38	S63° 00' 56.01"W
L26	167.11	S83° 51' 00.77"W
L16	725.99	N89° 21' 04.59"E
L25	150.61	N89° 21' 04.59"E
L22	29.67	N45° 47' 54.36"W
L20	25.00	S49° 55' 29.73"E
L13	33.76	S55° 49' 50.68"E
L7	209.67	S0° 38' 55.41"E
L3	18.00	S0° 38' 55.41"E
L6	18.00	S0° 38' 55.41"E
L2	347.31	S89° 21' 04.59"W
L5	213.07	S89° 21' 04.59"W

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	235.62	150.00	90.00	N44° 21' 05"E	212.13
C3	235.62	150.00	90.00	N44° 21' 05"E	212.13
C9	117.81	75.00	90.00	N45° 38' 55"W	106.07
C2	91.15	150.00	34.82	S73° 14' 23"E	89.76
C4	117.42	150.00	44.85	S21° 46' 35"W	114.44
C5	118.20	150.00	45.15	S66° 46' 35"W	115.17
C8	56.29	71.91	44.85	N68° 13' 24"W	54.86
C6	128.28	150.00	49.00	S64° 51' 07"W	124.40
C7	107.34	150.00	41.00	S19° 51' 07"W	105.07
C13	55.89	471.06	6.80	S87° 15' 00"E	55.85
C12	206.26	629.08	18.79	S86° 45' 21"W	205.34
C11	208.96	471.06	25.92	S89° 55' 46"E	207.25
C10	214.74	650.00	18.43	N86° 41' 08"W	213.76

— SOUTHWEST
CORNER OF THE E1/2
OF THE SW1/4 OF
SEC. 13, T26S, R1E

CORNER OF
SEC. 13, T26S, R1

Accessory buildings
Accessory buildings are allowed on all lots, subject to the following:

1. All construction, including additions, alterations, modifications, and/or use of any detached shed, shall be subject to all applicable governmental laws, codes, regulations, licensure, permitting and inspection associated with construction and property maintenance within the City of Bel Aire, Kansas.
2. Sheds may be permitted upon a rear set back line but may not encroach upon any easement, or be closer than 10' to a rear property line.
3. The side yard shall be maintained at 6 feet, and no sheds may be located within a side yard setback.
4. All residential properties shall have no more than 50% land coverage, as well as conform to the type and height structure restrictions.

PARCEL INFORMATION
Gross Acreage - 60.45 Acres
Total Number of Lots - 140
Total Number of Dwelling Units - 442
Unit Density - 7.31 Dwelling Units per acre
Minimum Lot Width - 60'
Minimum Lot Area - 7,200 SF

EASEMENTS
Unless otherwise noted on the final plat:
Front Easements - 15' Utility Easements
Rear Easements - 20' Drainage & Utility Easements

BUILDING SETBACK LINES
Unless otherwise noted, all building setbacks are as follows:
Front Setbacks are 25 feet
Street Side Setbacks are 15 feet
Interior Side Setbacks are 6 feet
Rear Setbacks are 20 feet

NOTE: UNLESS OTHERWISE NOTED, ALL FRONT YARD
EASEMENTS SHALL BE 15' DRAINAGE & UTILITY
EASEMENTS

DWG FILE: T41-2301794 SURVEY BASE
PROJECT NO. T41-2301794
DECEMBER 2, 2024



GARVER
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STAFF REPORT

DATE: 12/06/2024

TO: Bel Aire Planning Commission
FROM: Paula Downs
RE: Agenda

STAFF COMMUNICATION

FOR MEETING OF	12/12/24
CITY COUNCIL	
INFORMATION ONLY	

SUMMARY:

ZON-24-02 Proposed rezoning from C-1 Neighborhood Commercial, Office and Retail, to R-5 Garden and Patio Homes, Townhouses and Condominiums Uses (Skyview at Webb Addition)

The city placed an ad in the Ark Valley Newspaper as required by the city code. The affidavit of publication is in the packet. The rezoning process required notification of surrounding property owners.

The city review of the application, site exhibit, and zoning change notification map is in your packet.

History

The property was zoned AG Agricultural until 2021. On June 10, 2021, the Planning Commission supported a zone change from Ag- Agricultural to C-1 Neighborhood Commercial. Ordinance No. 672 was approved and filed with the Register of Deeds Office on July 19, 2021.

Discussion/Review Criteria

1. Character of the neighborhood

The adjacent single-family lots to the west are approximately 7,500 square feet. The two-family lots to the north are approximately 9,000 square feet. The C-1 Commercial property to the south is currently developed as a self-storage facility, and the C-1 Commercial to the east is currently undeveloped.

2. Zoning and uses of nearby properties

North- R-5 Residential 5

East- C-1 Commercial 1 and M-1 Manufacturing (across Webb Rd.)

South- C-1 Commercial 1

West- R-5 Residential 5

3. Suitability of the subject property for the uses to which it has been restricted

The property is currently zoned C-1 Commercial and is directly abutted by residential uses both to the north and west.

4. Extent to which removal of the restrictions will detrimentally affect nearby property

No detrimental impact is anticipated based on the current zoning and uses of adjacent property. Attention should be given to the residential uses directly abutting the C-1 Commercial along Webb Rd. A screening wall currently exists along the south property line separating the existing self-storage facility from the subject property.

5. Length of time the property has been vacant as zoned

The subject property was rezoned from AG – Agricultural to C-1 Neighborhood Commercial in 2021 and has remained vacant until now.

6. Relative gain to the public health, safety, and welfare as compared to the loss in value or the hardship imposed upon the applicant

The proposed single-family zoning is consistent with the development pattern both west and north of the subject property. No detrimental impacts on the existing commercial use south of the subject property or to the undeveloped commercial property east is expected.

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

The 2018 Master Growth Plan sets forth the property as Mixed Use/Local Commercial and Residential Medium Density with the west portion in the Future Park Service Area.

8. Impact of the proposed development on community facilities

Public sanitary sewer and potable water is available to the site. The site accesses Webb Road which is functionally classified as an arterial roadway and is currently a paved four-lane section. No detrimental impact is anticipated but will be assessed further during the platting process.

9. Opposition or support of neighborhood residents (one factor to be considered and by itself is not sufficient reason to approve or deny a request)

City staff has not received any comments from neighborhood residents.

10. Recommendations of permanent staff

Staff recommends approval with the following condition: Dedication of right-of-way along Webb Rd. in conformance with Subdivision Regulations related to required arterial right-of-way widths.

(Published once in Ark Valley News on November 21, 2024.)

OFFICIAL NOTICE OF ZONING HEARING

TO WHOM IT MAY CONCERN AND TO ALL PERSONS INTERESTED:

Notice is Hereby Given that on December 12, 2024, the City of Bel Aire Planning Commission will consider the following Zoning hearing in the order placed on the agenda after 6:30 p.m. in the City Council Chamber at City Hall in Bel Aire, Kansas:

ZON-24-02. Skyview at Webb Addition proposed zoning approximately 18.75+/- acres zoned C-1 to R-5.

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

General Location: ¼ mile South of E. 53rd St. No. and N. Webb Rd. on the west side

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 19 day of November 2024.

/s/ Paula L. Downs
Bel Aire Planning Commission Secretary

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 21st day of November, 2024.

with subsequent publications being made on the following dates:

_____, 2024 _____, 2024

_____, 2024 _____, 2024

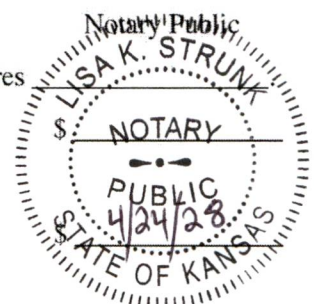
_____, 2024 _____, 2024

Subscribed and sworn to before me this 21st day of November, 2024.

My commission expires

Additional copies

Printer's fee



Bel Aire public notice

(Published in The Ark Valley News Nov. 21, 2024.)

OFFICIAL NOTICE OF ZONING HEARING

TO WHOM IT MAY CONCERN AND TO ALL PERSONS INTERESTED:

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

General Location: ¼ mile South of E. 53rd St. No. and N. Webb Rd. on the west side

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 19 day of November 2024.

/s/ Paula L. Downs
Bel Aire Planning Commission Secretary

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: C-1 to R-5

☐ Amendments to Change Zoning Districts _____

City of Bel Aire Planning Commission

☐ Approved ☐ Rejected

Name of owner New Holland Capital, LLC Attn: Isaiah J. Ast

Address 1645 S. West St. Wichita, KS 67213-1101 Telephone 316.942.0019

Agent representing the owner MKEC Engineering, Inc. Attn: Brian Lindebak

Address 411 N. Webb Rd. Wichita, KS 67206-2521 Telephone 316.684.9600

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

2. The application area contains 24 acres.

3. This property is located at (address) No address which is generally located at (relation to nearest streets) 1/4 mile south of E. 53rd St. N. and N. Webb Rd. on the W side.

4. The particular reason for seeking reclassification:

In association with Skyview at Webb Addition -

The property was rezoned on Sept. 19, 2021 to C-1. We wish to down zone the western 18.75 acres to allow for a residential development having R-5 zoning uses.

5. County control number: 30018004

May 28th 2004

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 New Holland Capital, LLC Attn: Isaiah J. Ast Phone 316.942.0019
Address 1645 S. West St. Wichita, KS 67213-1101 Zip Code 67213-1101

Agent MKEC Engineering, Inc. Attn: Brian Lindebak Phone 316.684.9600
Address 411 N. Webb Rd. Wichita, KS 67206-2521 Zip Code 67206-2521

2. Applicant _____ Phone _____
Address _____ Zip Code _____

Agent _____ Phone _____
Address _____ Zip Code _____

3. Applicant _____ Phone _____
Address _____ Zip Code _____

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 Governing Body shall have authority to impose such conditions as it deems necessary in order to serve the public interest and welfare.



Applicant's Signature
Isaiah J. Ast

BY

Authorized Agent (If Any)

The Petition must bear the signature(s) of the property owner(s). If an authorized agent signs on the owner's behalf, the agent shall sign his own name and attach the owner's written notarized authorization to this application.

**DESCRIPTION OF
Bel Aire, Kansas
ZONE CHANGE C-1 to R-5**

R-5 Zone Change Parcel

The North 882.00 feet of the East 1,235.00 feet of the South Half of the Northeast Quarter of Section 20, Township 26 South, Range 2 East, of the Sixth Principal Meridian, Bel Aire, Sedgwick County, Kansas, EXCEPT the East 344.94 feet thereof.

R-5 Zone Change Parcel CONTAINS: 785,268 sq. ft. or 18.02 acres more or less.



We hereby certify the foregoing to be a true and correct list of the property owners of the herein before described tracts and lots within a 200 foot radius of:

The North 882.00 feet of the East 1,235.00 feet of the South Half of the Northeast Quarter of Section 20, Township 26 South, Range 2 East, of the Sixth Principal Meridian, Bel Aire, Sedgwick County, Kansas, EXCEPT the East 344.94 feet thereof.

as shown by the last deed of record filed in the Office of the Register of Deeds, Sedgwick County, Kansas, on the 31st day of October, 2024, at 7:00 A.M.

SECURITY 1ST TITLE

By: 

LICENSED ABTRACTER

Order: 3101857-1 Updated
KJK



Path: L:\Maps\MKFC_IC\TRe\AveWebbRD.mxd

Copyright: map 2015



SITE EXHIBIT
WEBB ROAD DEVELOPMENT

The information presented herein is based on data gathered by MKEC from various sources. MKEC does not guarantee the accuracy of the data shown. In no event shall MKEC be liable for any loss or damages, consequential or otherwise, including but not limited to the money or goodwill, arising from the use of the information presented herein. Users further agree to indemnify, defend and hold harmless MKEC, its agents and all users of any material arising out of or resulting from the use of the data or the use of the data.

Path: J:\Projects\2024\12401010677_Artistic Liberty Homes Skyview at Webb\05 Civil\GIS\Notice Area.mxd



11.08.2024



WEBB ROAD DEVELOPMENT ZONE CHANGE NOTIFICATION MAP

The information presented herein is based on data gathered by MKEC from various public sources. MKEC does not guarantee the accuracy of the data shown. In no event shall MKEC be liable to users of the data presented herein, for any loss or damages, or any loss of profits, or any loss of business, or any loss of data, or any loss of time, or any loss of opportunity, or any loss of income, or any loss of reputation, or any loss of any other thing, arising from the use of the data presented herein, users further agree to hold MKEC harmless from any and all liability of any nature arising out of or resulting from the use of the data, or the use of the data.

STAFF REPORT

DATE: 12/06/2024

TO: Bel Aire Planning Commission
FROM: Paula Downs
RE: Agenda

STAFF COMMUNICATION

FOR MEETING OF	12/12/24
CITY COUNCIL	
INFORMATION ONLY	

SUMMARY:

SD-24-04- Proposed Preliminary Plat R-5 Garden and Patio Homes, Townhouse and Condominium uses (Skyview at Webb Addition)

The city placed an ad in the Ark Valley Newspaper as required by the city code. The affidavit of publication is in the packet. The preliminary plat process required notification of surrounding property owners.

The city review of the application, conceptual sidewalk, utility, & screening plan, existing drainage map, drainage plan, conceptual drainage map is in your packet.

Discussion/Review

The property was zoned AG Agricultural until 2021. On June 10, 2021, the Planning Commission supported a zone change from AG-Agricultural to C-1 Neighborhood Commercial. Ordinance No. 672 was approved and filed with the Register of Deeds Office on July 19, 2021.

The applicant submitted an application to rezone the property ZON-24-02 when submitting the SD-24-04 application. Both cases are on the Planning Commission's agenda.

The property is currently unplatted. The proposed subdivision would create a total of 69 single-family residential lots and five commercial lots.

Water and sewer will be provided by the City of Bel Aire.

The preliminary plat has been reviewed to ensure conformance of the subdivision regulations.

The preliminary plat was distributed to city staff, utilities and fire department for review and comments. All comments to date have been revised by the applicant and are reflected on the documents.

The preliminary plan submission and review by the Planning Commission is the first step in the platting process. The final plat reflecting any additional revisions will come back to the Planning Commission at a later date.

Staff Recommendation: Staff recommends approval of the preliminary plat.

(Published once in Ark Valley News on November 21, 2024)

OFFICIAL NOTICE OF ZONING HEARING

TO WHOM IT MAY CONCERN AND TO ALL PERSONS INTERESTED:

Notice is Hereby Given that on December 12, 2024, the City of Bel Aire Planning Commission will consider the following Platting process 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-24-04. Skyview at Webb Addition platting of an R-5 residential 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: ¼ mile south of E. 53rd St. N. and N. Webb Rd. on the West Side

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 19 day of November 2024.

/s/ Paula L. Downs
Bel Aire Planning Commission Secretary

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 21st day of November, 2024.

with subsequent publications being made on the following dates:

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

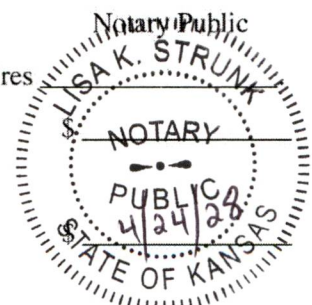
Subscribed and sworn to before me this 21st day of November, 2024.

Chris Strunk

My commission expires

Additional copies

Printer's fee



Bel Aire public notice

(Published in The Ark Valley News Nov. 21, 2024.)

OFFICIAL NOTICE OF ZONING HEARING

TO WHOM IT MAY CONCERN AND TO ALL PERSONS INTERESTED:

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

General Location: ¼ mile south of E. 53rd St. N. and N. Webb Rd. on the West Side

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 19 day of November 2024.

/s/ Paula L. Downs
Bel Aire Planning Commission Secretary

CITY OF BEL AIRE, KANSAS

File No. S/D 24-04**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 Skyview at Webb Addition

General Location 1/4 mile south of E. 53rd St. N. and N. Webb Rd. on the W side.

_____ Inside City X To be Annexed _____

Name of Landowner New Holland Capital, LLC Attn: Isaiah J. Ast

Address 1645 S. West St. Wichita, KS 67213-1101 Phone 316.942.0019

Name of Subdivider/Agent New Holland Capital, LLC Attn: Isaiah J. Ast

Address 1645 S. West St. Wichita, KS 67213-1101 Phone 316.942.0019

Name of (Engineer) (Land Planner) MKEC Engineering, Inc. Attn: Brian Lindebak

Address 411 N. Webb Rd. Wichita, KS 67206 Phone 316.684.9600

Name of Registered Land Surveyor MKEC Engineering, Inc. Attn: Brian Lindebak

Address 411 N. Webb Rd. Wichita, KS 67206 Phone 316.684.9600

Subdivision Information

1. Gross acreage of plat 24 Acres
2. Total number of lots 74
3. Proposed land use:
 - a. Residential-Single-Family 69 Duplex _____ Multiple-Family _____
 Manufactured/Mobile Home _____
 - b. Commercial 5
 - c. Industrial _____
 - d. Other _____
4. Predominant minimum lot width 55 Feet
5. Predominant minimum lot area 6325 Square Feet
6. Existing zoning C-1 District
7. Proposed zoning C-1 and R-5 District
8. Source of water supply Public
9. Method of sewage disposal Public

10. Total lineal feet of new street 2660 Feet

	Street Name	R/W Width	Lineal Feet
a.	Joshua St.	64 Ft.	1325 Ft.
b.	Forbes St.	64 Ft.	685 Ft.
c.	Joshua Ct.	58 Ft.	690 Ft.
d.		Ft.	Ft.
e.		Ft.	Ft.

11. Proposed type of street surfacing Concrete

12. Curb and gutter proposed: Yes X No

13. Sidewalks proposed: Yes X No If yes, where? See attached plans

14. Is any portion of the proposed subdivision located in an identified flood plain area? Yes _____ No X

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.

[Signature] 10/31/2024 _____ _____
Landowner Date Agent (If any) Date

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 _____, 19____. It has been checked and found to be accompanied by the required information and the fee of \$_____ paid to the City Clerk.

Subdivision Administrator

OWNER'S POLICY OF TITLE INSURANCE

Issued by

First American Title Insurance Company**SCHEDULE A**

Name and Address of Title Insurance Company:

FIRST AMERICAN TITLE INSURANCE COMPANY**1 First American Way, Santa Ana, California 92707**File No.: **2476394**Policy No.: **5011400-2161577**Address Reference: **The N 882' of the E 1235; of the S/2 of the NE/4 of 20-26S-2E of the 6th PM, Sedgwick County, KS, Bel
Aire, KS 67226**

Amount of Insurance: -----

Date of Policy: **November 2, 2021, at 04:05 pm**

1. Name of Insured:

New Holland Capital LLC, a Kansas limited liability company

2. The estate or interest in the Land that is insured by this policy is:

Fee Simple

3. Title is vested in:

New Holland Capital LLC, a Kansas limited liability company

4. The Land referred to in this policy is described as follows:

**The North 882.00 feet of the East 1,235.00 feet of the South Half of the Northeast Quarter of Section 20, Township 26
South, Range 2 East of the 6th P.M., Sedgwick County, Kansas**

OWNER'S POLICY OF TITLE INSURANCE

Issued by

First American Title Insurance Company

SCHEDULE B

File No.: 2476394

Policy No.: 5011400-2161577

EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage, and the Company will not pay costs, attorneys' fees, or expenses that arise by reason of:

1. Deleted.
2. Easements, or claims of easements, not shown by the Public Records.
3. Any encroachment, encumbrance, violation, variation or adverse circumstances affecting Title that would be disclosed by an accurate and complete survey of the Land or that could be ascertained by an inspection of the land.
4. Deleted.
5. Deleted.
6. Deleted.
7. General taxes and special assessments for the year 2021 and subsequent years not yet due and payable.
8. Roadway easement, if any, over the East 25 feet of subject property.
9. An easement for roadway, recorded as [Misc. Book 599, Page 207](#).
In favor of: Sedgwick County, Kansas
Affects: the West 25 feet of the East 50 feet of subject property
10. An easement for roadway, recorded as [Film 2018, Page 61](#).
In favor of: Sedgwick County, Kansas
Affects: the West 10 feet of the East 60 feet of subject property
11. An easement for water lines, recorded as [Film 834, Page 868](#).
In favor of: Rural Water District #1
Affects: a portion of subject property

Assigned to the City of Wichita, Kansas by instrument filed on [Film 2570, Page 1305](#).
12. Subject property annexed to the City of Bel Aire, Kansas as evidenced by instrument filed on [Film 2618, Page 1189](#).
13. Terms and provisions contained in the document entitled "Ordinance No. 672" filed September 19, 2021 as Doc#/Flm-Pg: [30079660](#).
14. Deleted.
15. Lot Split filed October 20, 2021 on Doc.#/Flm-Pg: [30108721](#).

Policy No.: 5011400-2161577

SCHEDULE B

Continued

16. Mortgage dated November 1, 2021, executed by New Holland Capital LLC, a Kansas limited liability company, to The Bennington State Bank, filed November 2, 2021, in/on DOC.#/FLM-PG: 30012436, which states it secures a debt in the principal sum of \$375,000.00.



Sedgwick County
Register of Deeds - Tonya Buckingham
Doc.#/Fim-Pg: 30112435
Receipt #: 2275798
Pages Recorded: 2
Cashier: jfisher
Recording Fee: \$38.00
Authorized By: *Tonya Buckingham*
Date Recorded: 11/02/2021 04:05:06 PM

Section VI, Item E.

KANSAS WARRANTY DEED

Grantor: Skyview at Block 49, LLC, a Kansas limited liability company,

Grantee: New Holland Capital LLC, a Kansas limited liability company
Grantee's mailing address: 1645 S. West St., Wichita, KS 67213

"Grantor" and "Grantee" are used for singular or plural, as context requires.

In consideration of One Dollar and other valuable considerations, the receipt of which is hereby acknowledged, the Grantor *GRANTS, BARGAINS, WARRANTS, AND CONVEYS* to Grantee, the following described premises, to wit:

The North 882.00 feet of the East 1,235.00 feet of the South Half of the Northeast Quarter of Section 20, Township 26 South, Range 2 East of the 6th P.M., Sedgwick County, Kansas

Subject to all easements, restrictions, reservations and covenants, if any, now of record.

The Grantor hereby covenants that the Grantor, Grantor's successors, and assigns will *WARRANT AND DEFEND* the title to the premises unto the Grantee, Grantee's successors, and assigns against the lawful claims of all persons whomsoever, excepting however the general taxes for the current calendar year and thereafter, and the special taxes becoming a lien after the date of this deed.

Dated this 1st day of November, 2021

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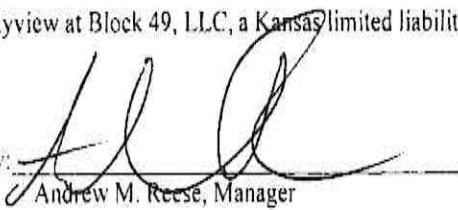
SIGNATURES FOLLOW ON NEXT PAGE



Security 1st Title
File No. 2476394

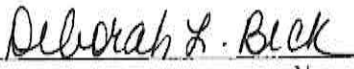
E-Recorded by Security 1st Title LLC
Dorothy Bank 316.293.1688
File No. 2476394

Skyview at Block 49, LLC, a Kansas limited liability company

By: 
Andrew M. Reese, Manager

State of Kansas, Sedgwick County} ss.

This instrument was acknowledged before me on November 1st, 2021 by Andrew M. Reese, Manager of Skyview at Block 49, LLC, a Kansas limited liability company, for and on behalf of said company.


Notary Public

My appointment expires:



NOTES

1. LOCATION: Located in east Bel Aire, approximately a quarter mile south of 53rd Street and west of Webb Road in an area mixed use with residential to the north and west, a storage unit facility to the south, and commercial and manufacturing east of Webb Road.
2. LOT TOTAL: 74 Residential - 69 Commercial - 5
3. EXISTING/PROPOSED USES: Existing - No Current Land Uses
Proposed - Residential and Commercial Land Uses
4. ZONING: Existing - C-1 Proposed - R-5 and C-1
5. PLAT AREA: Gross: 1,089,610 sq. ft. or 25.01 acres +/- Net: 1,036,672 sq. ft. or 23.80 acres +/-
6. SURVEY DATE: October 2024 (by MKEC)
7. SETBACKS: All Lots shall adhere to the setback requirements as follows: Front, Rear, and Street Side Setbacks shall be as per depicted hereon, or otherwise as per the Zoning Regulation. Internal Side Setbacks for Lots 1-36, inclusive, Block 1, Lots 1-21, inclusive, Block 2, and Lots 1-12, inclusive, Block 3, shall be 5 feet, unless otherwise shown hereon.
8. PUBLIC UTILITIES: Municipal sanitary sewer will be extended to the subject property from existing sanitary sewer mains on the north and the southwest of the subject property. Municipal water is provided by existing 16 inch main on the east side of Webb Road and will extend throughout the property connecting to existing subdivisions on the west and north sides of the property. Municipal stormwater sewer shall be provided throughout the property draining primarily to the southwest.
9. ACCESS: All abutters rights of access to or from North Webb Road over and across the east line of "Skyview at Webb Addition," are hereby granted to the appropriate governing body, provided however two full movement openings and one right turn in/out only opening are allowed, as indicated hereon.
10. RESERVES: Reserve uses shall be defined on the final plat but generally all Reserves are platted for open space, benches, berms, landscaping, irrigation, signs, monuments, water features, sidewalks (public and private), fences/walls, lighting, shade structures, drainage facilities including but not limited to drainage structures, drainage pipes and culverts, conveyance of cross-lot drainage, detention/retention ponds, utilities confined by easement (platted or otherwise separate instrument), and service line connections. The Reserves are hereby reserved for the stated uses and shall be owned and maintained by the developer, and/or a lot owner's association, and/or their successors and/or assigns. The screening berming/landscaping within Reserves B and C shall be provided at a minimum height of 8 feet.
11. FLOOD: According to FEMA FIRM Community Unit Panels 20173C0238C, effective date December 22, 2016, this property lies within a portion of flood zone "X" - "Areas Determined to be Outside the 0.2% Annual Chance Flood Hazard".
12. DRAINAGE: A drainage report shall accompany this plat. Minimum Pads shall be established per the final plat

LEGAL DESCRIPTION

The North 882.00 feet of the East 1235.00 feet of the South Half of the Northeast Quarter of Section 20, Township 26 South, Range 2 East of the 6th Principal Meridian, Sedgwick County, Kansas.

LEGEND

- Deciduous Tree
- Coniferous Tree
- Fire Hydrant
- Water Meter
- Sanitary Sewer Manhole
- Telephone Riser
- Power Pole and Deadman
- Power Pole
- Electric Box
- Water Valve
- Stormwater Inlet
- Back of Curb to Back of Curb
- Edge of Pvmnt. to Edge of Pvmnt.
- Easement
- Fence
- Stormwater Sewer Pipe
- Water Line
- Sanitary Sewer Line
- Gas Line
- Overhead Electric
- Underground Electric
- Fiber Optic Cable
- Zoning Line
- Section Corner Monument
- Found monument (see annotation for type)
- Set 5/8" Rebar w/ MKEC CLS id Cap
- Benchmark
- Measured
- Platted
- Calculated from Measured
- Calculated from Plat
- Lot Number
- Block Number

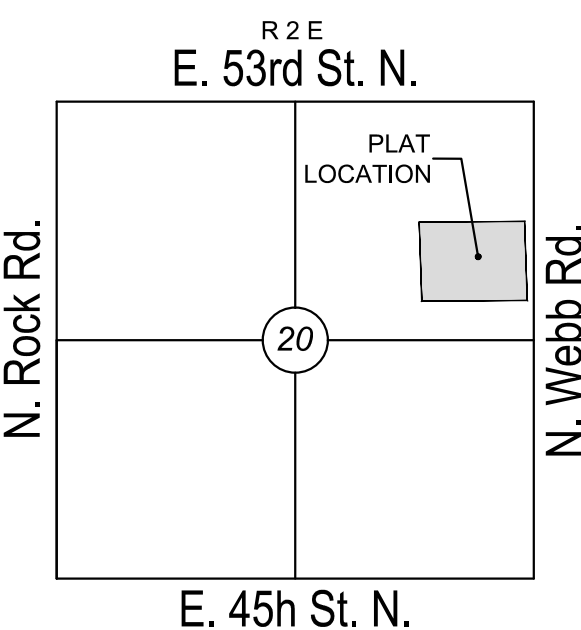
SCALE: 1"=60'

Basis of Bearings: Kansas coordinate system of 1983 south zone bearing of S02°02'38"E on the east line of the Northeast Quarter, Section 20, Township 26 South, Range 2 East of the Sixth Principal Meridian, Sedgwick County, Kansas.

This plat is surveyed and platted on NAD83 using Kansas state plane south zone coordinates, modified to the surface, having a combined adjustment scale factor of 1.0001200144

BENCHMARKS

- BM#1 Chiseled "X" on east side of inlet, approximately 31 feet south and 12 feet west of the southwest corner of Skyview at Webb Addition.
N: 1718684.660 E: 1679324.884
Elev. = 1403.441 NAVD88
- BM#2 Chiseled "X" on east end of the north top of curb of entrance to storage units, approximately 45 feet south and 4 feet west of the southeast corner of Skyview at Webb Addition.
N: 1718681.629 E: 1680507.604
Elev. = 1422.336 NAVD88
- BM#3 Chiseled "X" on top of curb at the south end of road in front of fire hydrant on E. Chris Ct., approximately 41 feet north and 138 feet east of the northwest corner of Skyview at Webb Addition.
N: 1719638.197 E: 1679443.650
Elev. = 1406.423 NAVD88



VICINITY MAP

PRELIMINARY PLAT

Lying within a portion of the S 1/2, NE 1/4, Sec. 20, T26S, R2E, 6th P.M.

SKYVIEW AT WEBB ADDITION

OWNER/DEVELOPER: New Holland Capital, LLC Attn: Isaiah J. Ast

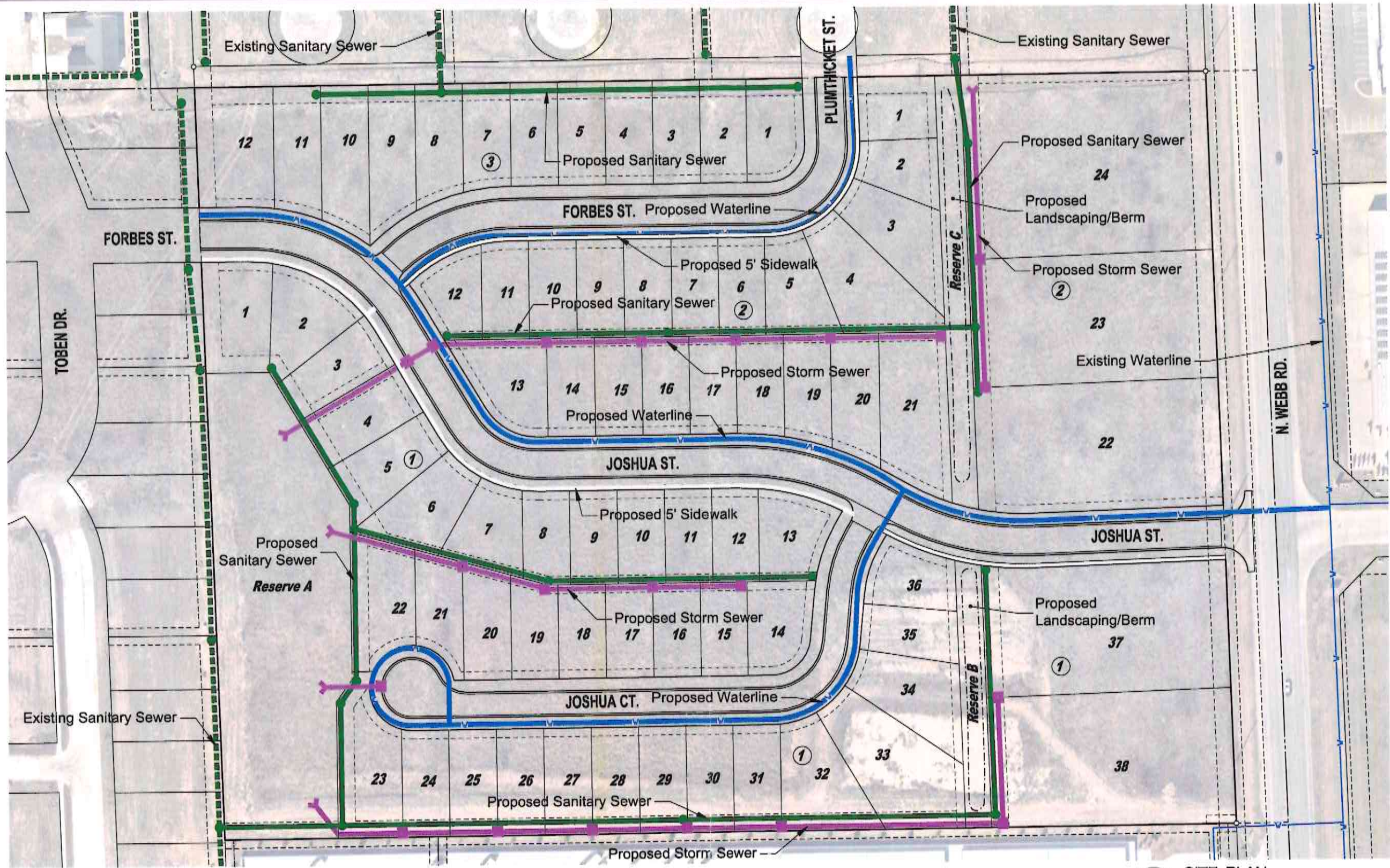
1645 S. West St., Wichita, KS

67213-1101

316.942.0019

Planning Commission Meeting: Dec. 12th
Date of Preparation / Submitted: Nov. 18, 2024 - Rev. Dec. 5th





11.18.2024



EXISTING DRAINAGE MAP FOR
SKYVIEW AT WEBB ADDITION
BELAIRE, KS

EXISTING DRAINAGE
PLAN

PROJECT NO.
2401010677

SCALE
1"=80'

DRAWN
WAD

DESIGNED
WAD

CHECKED
KIA

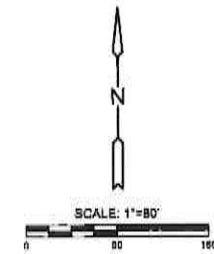
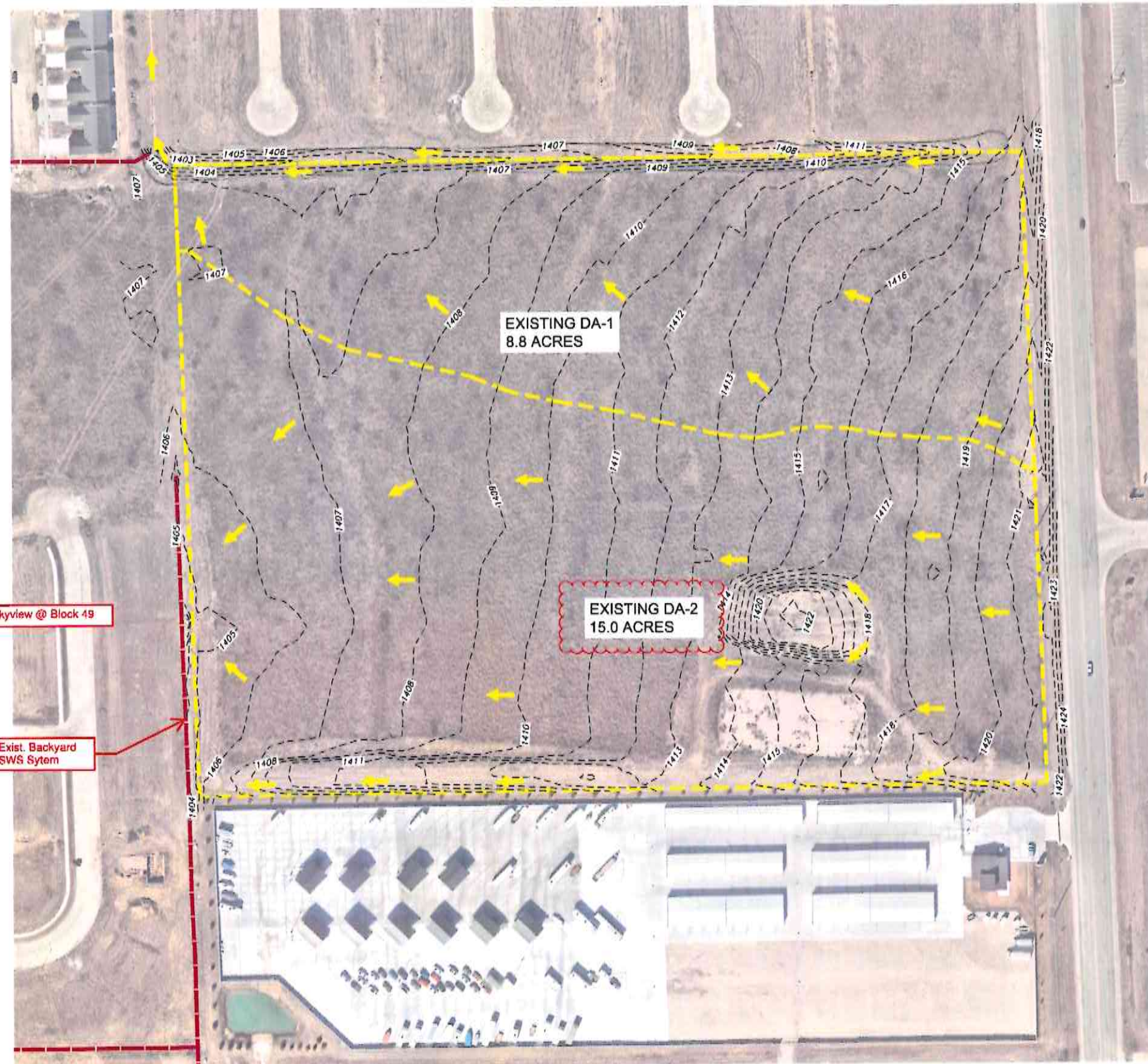
DATE
08/01/2024

NO.
01

REVISION
DATE

SHEET NO.
01 OF 01

65



- LEGEND**
- FLOW ARROW
 - DRAINAGE AREAS
 - EXISTING LIDAR CONTOURS
 - EXIST. STORMWATER SEWER



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8535 E. 21st Street North
Suite 130
Wichita, Kansas 67206

SKY VIEW AT BLOCK 49

Bel Aire, Sedgwick County, Kansas

DRAINAGE PLAN

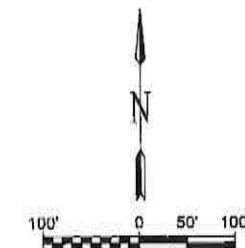
NOTES

- The on-site soils are Rosehill and Goessel Silty Clay (Hydrologic Soil Group D).
- Based on a review of prior drainage plans, the existing ponds in Tierra Verde were sized to accept the developed runoff from this site. The plan provided for review used a C100 of 0.80 and a curve number of 95, both of which are conservative values for the proposed duplex configuration. The proposed runoff coefficient for the developed site as duplexes is set at 0.76. As such, no additional detention is required.
- The current locations for SWS crossing the Conoco Phillips Easement are preliminary. Hydroexcavation in coordination with Phillips 66 will be performed to determine best locations for SWS crossings.
- Existing terraces in the proposed addition will be removed during construction. Storm sewer or ditch grading will be incorporated to convey drainage from terraces outside the development into appropriate drainage ways.
- The existing pond in Rock Spring 3rd was designed to accept the drainage from the northeast corner of this site without any additional detention requirements.

Skyview @ Webb Add.

See 2nd page for
existing off-site
drainage basin
size

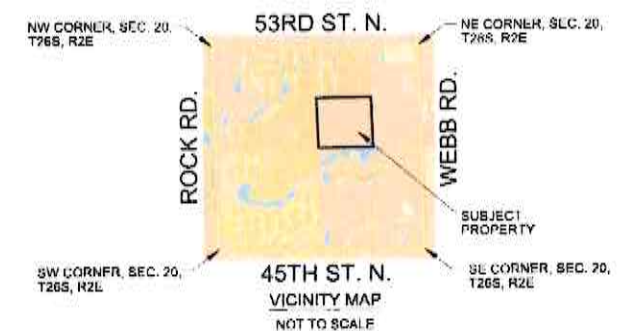
SWS Line in this easement will pick
up drainage from east if Reserve
for swale is not constructed



MINIMUM BUILDING PAD ELEVATION FOR LOWEST OPENING INTO STRUCTURES		
BLOCK	LOT NO.	ELEVATION (NAVD88)
5	1, 2, 3, 4	1399.5
5	5, 6, 7, 8, 9, 10	1401.5

BENCHMARK #1:
CHISELED SQUARE ON THE TOP OF CURB AT THE EAST
CURB RETURN AT CYPRESS CH. AND CHRIS ST.,
ELEVATION = 1417.95 (NAVD88, G12B)

BENCHMARK #2:
CHISELED SQUARE AT THE NORTHWEST CORNER OF A
CONCRETE VAULT AT THE NORTHWEST CORNER OF THE
CITY OF WICHITA CHLORINATE BUILDING, 702' WEST
AND 76' SOUTH OF THE NORTHEAST QUARTER CORNER
OF SEC. 20, T26S, R2E,
ELEVATION = 1400.06 (NAVD88, G12B)



CITY OF BEL AIRE
KANSAS
SKY VIEW AT BLOCK 49
DRAINAGE PLAN

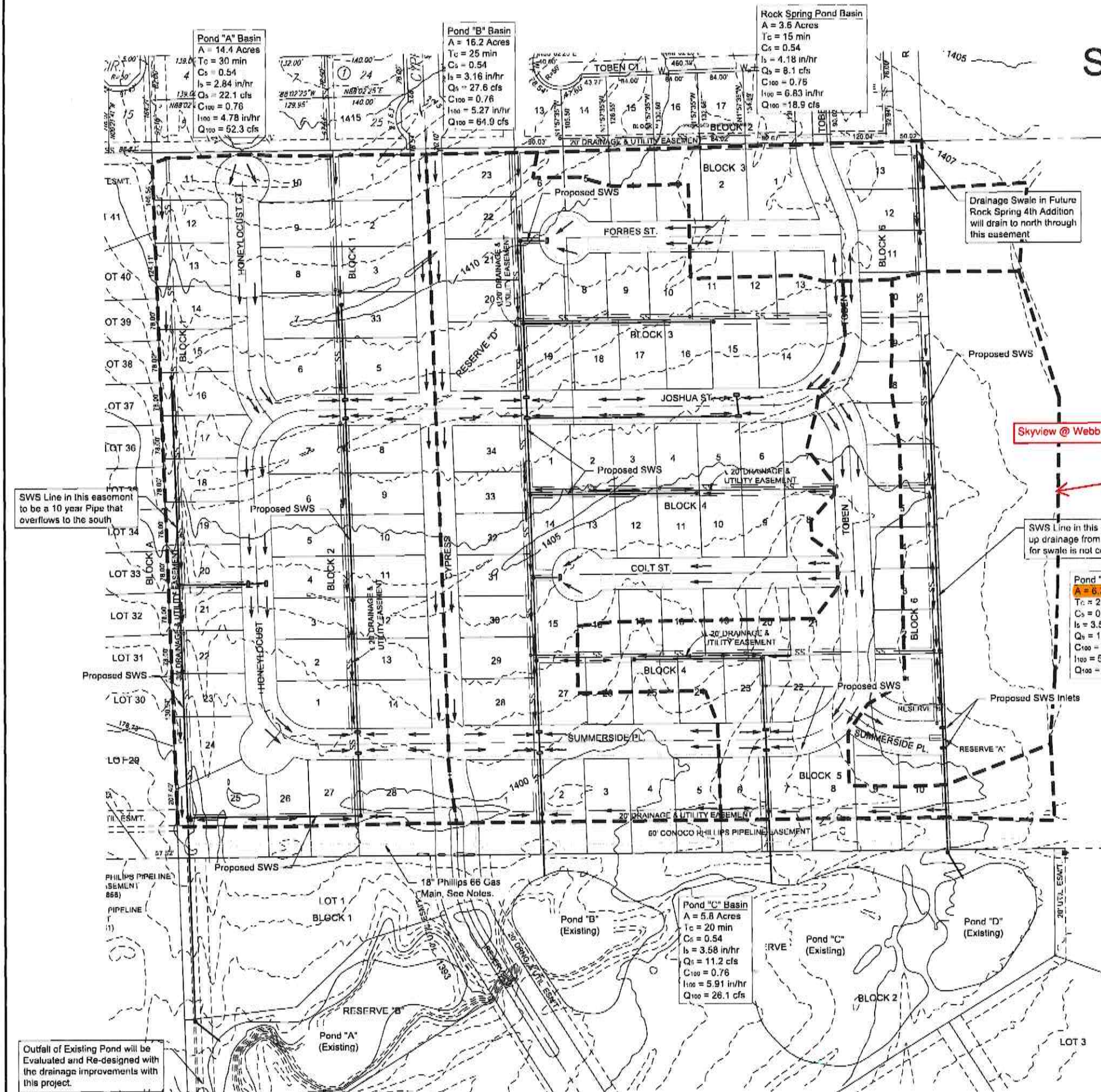
JOB NO.:
DATE:
DESIGNED BY:
DRAWN BY:

DATE IS ONE INCH ON
ORIGINAL DRAWING
IF NOT ONE INCH ON THIS SHEET,
ADJUST SCALE ACCORDINGLY

DRAWING NUMBER

SHEET
NUMBER

66



Pond "A" Basin
A = 14.4 Acres
Tc = 30 min
Cs = 0.54
Is = 2.84 in/hr
Qs = 22.1 cfs
C100 = 0.76
I100 = 4.78 in/hr
Q100 = 52.3 cfs

Pond "B" Basin
A = 16.2 Acres
Tc = 25 min
Cs = 0.54
Is = 3.16 in/hr
Qs = 27.6 cfs
C100 = 0.76
I100 = 5.27 in/hr
Q100 = 64.9 cfs

Rock Spring Pond Basin
A = 3.6 Acres
Tc = 15 min
Cs = 0.54
Is = 4.18 in/hr
Qs = 8.1 cfs
C100 = 0.76
I100 = 6.83 in/hr
Q100 = 18.9 cfs

Pond "D" Basin
A = 6.3 Acres
Tc = 20 min
Cs = 0.54
Is = 3.58 in/hr
Qs = 12.2 cfs
C100 = 0.76
I100 = 5.91 in/hr
Q100 = 28.3 cfs

Pond "C" Basin
A = 5.8 Acres
Tc = 20 min
Cs = 0.54
Is = 3.58 in/hr
Qs = 11.2 cfs
C100 = 0.76
I100 = 5.91 in/hr
Q100 = 26.1 cfs

SWS Line in this easement
to be a 10 year Pipe that
overflows to the south

Outfall of Existing Pond will be
evaluated and Re-designed with
this project.



CONCEPTUAL DRAINAGE MAP FOR
SKYVIEW AT WEBB ADDITION
BEL AIRE, KS

CONCEPTUAL DRAINAGE
PLAN

PROJECT NO. 2401010671

SCALE: 1"=80'

DRAWN: WAD DESIGNED: WAD CHECKED: KLA

DATE	NO.	REVISION	DATE
08/01/2024	001		

SHEET NO. 01 OF 01

67



LEGEND

- FLOW ARROW
- DRAINAGE AREAS
- EXISTING LIDAR CONTOURS
- EXIST. STORMWATER SEWER
- PROP. STORMWATER SEWER