



**AGENDA**  
**PLANNING COMMISSION**  
7651 E. Central Park Ave, Bel Aire, KS  
July 13, 2023 6:30 PM



**I. Call to Order**

**II. Roll Call**

James Schmidt \_\_\_\_ John Charleston \_\_\_\_ Edgar Salazar \_\_\_\_  
Phillip Jordan \_\_\_\_ Dee Roths \_\_\_\_ Heath Travnichek \_\_\_\_ Paul Matzek \_\_\_\_

**III. Pledge of Allegiance to the Flag**

**IV. Consent Agenda**

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

**Action:** Motion to approve the minutes of May 11, 2023.

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

**V. Old Business/New Business**

A. **ZON-23-01 - Rezoning approximately 64 from AG to M-1 Industrial at Southeast of K-254 and Rock Rd.**

**Open hearing**

**Close hearing**

**Action:** Motion to adopt the findings of fact of the staff (as presented/as amended by this Planning Commission) and recommend to the City Council approval to change the zoning district classification of the subject property from Agricultural District (AG) to Planning Unit Development - Industrial (M-1) based on such findings of fact.

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

B. **SD-23-04 Preliminary Plat. Proposed platting of approximately 96 acres within Sunflower Commerce Park 2nd Addition PUD.**

**Open Hearing**

**Close Hearing**

**Action:** Motion to (accept / deny / table) the preliminary plat for Sunflower Commerce Park 3rd addition (with / without conditions).

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

C. **SD-23-05. Sunflower Commerce Park 3rd Addition Final Plat - Request to plat approximately 96 acres in the Sunflower Commerce Park.**

**Action:** Motion to (recommend / deny / table) Sunflower Commerce Park 3rd Addition (as presented / with changes or conditions / without changes or conditions).

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

**VI. Next Meeting: Thursday, August 10 at 6:30 PM**

**Action:** Motion to (approve / deny / table) next meeting date: August 10, 2023 at 6:30 p.m.

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

**VII. Current Events**

**VIII. ADJOURNMENT**

**Action:** Motion to adjourn.

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



# MINUTES PLANNING COMMISSION

7651 E. Central Park Ave, Bel Aire, KS  
May 11, 2023 6:30 PM



## I. Call to Order

## II. Roll Call

James Schmidt, David Floyd, Phillip Jordan, Dee Roths and Paul Matzek were present. John Charleston and Heath Travnichuk were absent.

Also present were, Planning Commission Secretary, Jay Cook, and Code Enforcement Officer, Garrett Wichman.

## III. Pledge of Allegiance to the Flag

Chairman Schmidt led the Pledge of Allegiance.

## IV. Consent Agenda

### A. Approval of Minutes from Previous Meeting

**Motion:** Commissioner Roths made a motion to approve the minutes from April 13, 2023. Commission Jordan seconded the motion. *Motion Carried 5-0*

## V. Old Business/New Business

### A. ZON-23-01 - Rezoning approximately 64 acres from AG to M-1 Industrial at Southeast of K-254 and Rock Rd.

Chairman Schmidt opened the public hearing.

Representing the applicant was Phil Meyer with Baughman Company. The applicant is requesting to change the zoning of the parcel located at the southeast corner of Rock Rd and Hwy 254 in the city limits of Bel Aire from AG to M-1 Industrial. Phil explained that this is the last piece of land south of Hwy 254 to be zoned M-1. Phil stated there is no exact use for the location right now, but it is a site that Integra has looked at to expand their chip manufacturing business.

Chairman Schmidt closed the public hearing.

Several residents from the Heritage Hills subdivision in Kechi, KS spoke regarding the zoning change and concerns with traffic, lights, air quality, home values and possible environmental impacts of an industrial area. One of the main issues was the amount of additional traffic that would be present if a large industry moved into the area and the existing accidents and

possible future accidents in the area. One resident stated that it would make more sense to move the desired company to the east towards Webb Rd instead of Rock Rd. A resident wanted to ensure that the neighborhood would be in the process of all decisions made about Integra and requested that the Kechi residents in the Heritage Hills Subdivision be treated better than Bel Aire residents. One resident asked that a decision not be made during the meeting but wait until more information was available.

The Planning Commission allowed Phil Meyer from Baughman Company to speak to the concerns of the residents. He discussed the plating process and that most concerns would be taken care of during that time.

Chairman Schmidt Reopened the hearing and allowed members of the audience to ask questions. The commission fielded the questions and Chairman Schmidt stated that all the Planning Commission could do was make a recommendation to approve or deny to the Governing Body and that the Council made the final decision.

Chairman Schmidt closed the hearing again. Following the public hearing, the Planning Commission considered the evidence and discussed the following factors based on the Criteria for Review established in Section 5.2 (E) of the Zoning Regulations. A discussion was had on the factors commonly known as the Golden Factors. There were mixed reviews on the Golden Factors, some in favor of the zoning change and some opposed. Overall, the factors seemed to be divided evenly between recommendation and denial. Commissioner Jordan gave his reasonings on each of the Golden Factors with most being in favor of denial but a few being in favor of approval. Other commissioners stated that they believed the weight of some Golden Factors made them believe the change meets the criteria.

**Motion:** Commissioner Roths made a motion to recommend the request to re-zone property at the southeast corner of Hwy 254 and Rock Rd. containing approximately 64 acres from AG to M-1 Industrial use without changes or conditions. Chairman Schmidt seconded the motion.

***Motion carried 3-2.***

B. PUD-23-03 - Preliminary PUD for Dayton Freight Lines, INC in Sunflower Commerce Park Addition

Chairman Schmidt opened the public hearing.

Representing the applicant was Russ Henestofel of EMH&T. The applicant is requesting a Dayton Freight be allowed in Sunflower Commerce Park. Dayton Freight is looking to expand and the property in Lot 7 Block C of Sunflower Commerce Park addition was the proper size to have warehouse capabilities and also a space for self storage. The self-storage will be fully automated with a kiosk that allows for access. Russ stated that the square footage of the full build will be 30,000 that is expandable to 41,000 sq ft with 48 docks for freight. The operations will be a truck transfer that will have roughly 75 trucks per day when fully completed. Russ stated that it is not a 24-hour location and that most trucks will be in and out before night. One concern from Commissioner Roths was the lighting of the operation. Russ stated there will be lights along the wall to each dock but will have shields and should shine directly down to reduce light pollution.

Chairman Schmidt closed the public hearing.

The Planning Commission felt that the presentation provided, and the documents presented, were sufficient and did not have excessive amounts of discussion. There was some discussion of lights and the plans to keep the lights on site.

**Motion:** Commissioner Paul Matzek made a motion to accept the Preliminary PUD for Dayton Freight Lines, INC in Sunflower Commerce Park Addition as presented without changes or conditions. *Motion carried 5-0.*

- C. PUD-23-02 - Amending Zoning Districts in Tierra Verde South Addition PUD to include R-5 and R-6 Zoning

Chairman Schmidt opened the public hearing.

Representing the applicant was Phil Meyer with Baughman Company. The applicant is requesting allowing R-5 and R-6 residential in the existing Tierra Verde South Addition PUD that is currently a C-2 PUD. The request is to provide more options for development. Phil stated that the development has sat relatively vacant for a long time and the ability to do a some mixed used will benefit with the ability for variety. There is not a specific user for the properties.

The Commission allowed for citizen concern. Chuck Robinson spoke on his concern of R-6 being close to the Sawmill Creek Development that is west of Tierra Verde. He also stated that he was concerned with the possibility of a through road from Skragg St to access the property. His desire was for the Commission to consider the impact on Sawmill Creek. The next individual to speak was Keith Fort, the vice president of the HOA in Sawmill Creek. His concern was also the possibility of apartments or multi-family housing close to Sawmill Creek and the additional crime that could come with multi-family housing. He was also concerned about the increased traffic if Blade and Skragg Streets became through streets.

Chairman Schmidt closed the public hearing.

The Commission discussed the request and the possibility of selecting which lots would allow R-6 and which could be R-5 and make sure that the berm and trees remain to separate the two developments. Lot 3, the lot that is closest to Sawmill Creek, is the lot that would need special attention. Commissioner Floyd offered allowing R-4 in Lot 3 to make single family homes but taking the more intensive residential uses allowed. They discussed the the possibility of making a motion to allow the change but to keep one lot coherent to the existing PUD.

**Motion:** Commissioner Jordan made a motion to recommend changing the Tierra Verde South Addition PUD to include R-5 and R-6 multi-family zoning with the condition that R-6 not be allowed in Lot 3. Commissioner Floyd seconded the motion. *Motion Carried 5-0.*

## VI. Next Meeting: Thursday, June 8 at 6:30 PM

**Motion:** Chairman Schmidt made a motion to approve the next meeting date of Thursday, June 8, 2023 at 6:30 p.m. Commissioner Jordan seconded the motion. *Motion Carried 5-0*

## VIII. ADJOURNMENT

**Motion:** Chairman Schmidt made a motion to adjourn. Commissioner Roths seconded the motion. ***Motion Carried 5-0***

# STAFF REPORT

## STAFF COMMUNICATION

Section V, Item A.

FOR MEETING OF	7/13/2023
CITY COUNCIL	
INFORMATION ONLY	

DATE: 07/06/2023

TO: Bel Aire Planning Commission

FROM: Jay Cook

RE: Agenda

### SUMMARY:

**ZON-23-01. Proposed re-zoning approximately 63+ acres zoned Agricultural District (AG) to Planned Unit Development - Industrial District (M-1). The current use is farm ground.**

#### **General location:**

- Southeast corner of Hwy 254 and Rock Rd. (Location Map included)

#### **Applicant/Agent:**

- Property Owner: Webb254, LLC, Steve Barrett (Managing Member)
- Agent: Phil Meyer, Baughman Company, PA

#### **History:**

- The 63+ acres was annexed into the City of Bel Aire on May 22, 2003, via Ordinance No. 392, and was zoned Agricultural District (AG). In accordance with Bel Aire City Code Chapter 18, Article 7, Section 18.7.0, "the Agricultural District may serve as a 'holding zone' for land where future urban expansion is possible, but not yet appropriate due to the unavailability of urban level facilities and services. Property zoned AG for 'holding zone' purposes may be used for certain commercial and industrial special uses..."

#### **Discussion:**

- A zone change has been requested from the Agricultural District (AG) to the Planned Unit Development – Industrial District (M-1)
  - The Planned Unit Development - Industrial District (M-1) is intended to encourage innovation in commercial and industrial development, through designs allowing for a more efficient use of land, incorporation of new technologies in urban land development, and incorporation of a greater variety and flexibility in type, design, and layout of structures.
  - Use Regulations. No building, structure, land or premises shall be used, and no building or structure shall hereafter be erected, constructed, reconstructed, moved or altered except in conformance with those uses provided for below.
    - Permitted uses: The following uses shall be permitted by right in the Planned Unit Development - Industrial District (M-1), subject to all applicable development and performance standards:
      - Commercial office and retail uses pursuant to a Planned Unit Development.
      - Manufacturing and industrial uses pursuant to a Planned Unit Development.

- The City of Bel Aire, Kansas (the “City”) published notice of the p in *The Ark Valley News* on June 22, 2023 and mailed notices to the property owners within the notification area as prescribed by statute and Bel Aire City Code. Because the zoning change impacts property located adjacent to City limits, the notification area was expanded to 1000ft to said properties outside of the Bel Aire City limits.

### Legal Considerations:

- Chapter 18, Article 5, Section 18.5.2 of the Bel Aire City Code (relating to Zoning Regulations) provides guidelines for matters which may be considered when approving or disapproving a zone change request. The Planning Commission may find that not all factors will be relevant to this zone change request. Matters that are determined by the Planning Commission to be important will be the basis for the Planning Commission's recommendation. In order to properly make a recommendation to the City Council, the Planning Commission should make specific and substantiated findings supporting its recommendation.

### Findings of Fact

**The following are the rezoning factors the Planning Commission should consider, a brief explanation of each factor, and staff’s opinion on findings for each factor.**

- 1. CHARACTER OF THE NEIGHBORHOOD:** *(Factual description of the application area and surrounding property as to land usage, density, intensity, general condition, etc.)*
  - a. The subject property is on the north edge of the current City limits and development area.
  - b. The subject property is the last piece of four lots between Rock and Webb Rd, which other three (3) parcels have already been zoned M-1 for commercial/industrial purposes.
  - c. Currently, the neighborhood is characterized by agricultural, institutional, commercial, industrial, mixed-use, and residential multi-family but is a good prospect for large mixed-use due to its peripheral location in the City limits.
  - d. The subject property is a logical placement for an Industrial PUD due to its proximity to a major highway (Hwy 254) and the arterial Rock Rd.
- 2. ZONING AND USES OF PROPERTIES NEARBY:** *(Factual description of surrounding property as to existing zoning and land uses.)*

Direction/Area	Zoning Classification(s)	Land Use(s)
North/Sedgwick County	Agriculture County zoning	Farming/Ranch Use
South/Bel Aire	C-1 “Neighborhood commercial, office and retail, R-3 “Single-family residential” R-5 “Garden and patio homes, townhouses and condominiums”	Apartments, office, condos, Northeast Magnet School
East/Bel Aire	M-1 “Planned Unit Development – Industrial”	Vacant
West Northwest/Kechi	R-1 “Single-family residential”, C-3 “Heavy commercial”, I-1 “Industrial”	Single-family, Northpoint Centre Commercial, KDOT



3. **SUITABILITY OF THE SUBJECT PROPERTY FOR THE USES TO WHICH IT HAS BEEN RESTRICTED:** *(How is the property currently zoned and what uses are allowed on the property? Are there uses suitable given surrounding zoning and site criteria? Are the current allowed uses the only ones that might be appropriate for the property?)*
- a. The property is currently zoned Agricultural District (AG) which is intended to maintain and enhance agricultural operations and preserve agricultural lands utilized for crop production or the raising of livestock.
  - b. The “holding zone” for newly annexed land in the City is Agricultural and this parcel has been given that zoning classification since annexation.
  - c. While the subject property continues to be suitable for AG zoning, the opportunity for development through a PUD or other zoning classification would provide development opportunities and growth opportunities for the city.
  - d. In the Jobs Focus Scenario of Bel Aire growth delineated in the Master Growth Plan adopted by the City, the area between Rock and Webb along Hwy 254 was planned with the potential for large-scale mixed use or commercial.
  - e. The subject property is proximate to existing development, has suitable topography for development, and is located in an area where infrastructure and services are available to be extended to support development.
  - f. The subject property is a logical placement for an Industrial PUD due to its proximity to a major highway (Hwy 254) and the arterial Rock Rd.
4. **EXTENT TO WHICH REMOVAL OF THE RESTRICTIONS WILL DETRIMENTALLY AFFECT NEARBY PROPERTY:** *[Can the uses allowed in the requested district by good neighbors to existing development? **This is a subjective question.** The focus should be on facts, not fears, and should be based on issues that zoning can address (e.g., allowed uses, minimum lot sizes, height, setbacks, traffic, etc.)]*
- a. The proposed planned development is located along the Hwy 254 corridor where such uses are likely and beneficial. Site development standards such as screening and landscaping requirements will mitigate detrimental effects from planned development on nearby residential or other uses, both required or proposed.
  - b. Traffic generation will be likely with the zoning change, but studies and engineering are currently underway along Hwy 254, Rock Rd., and Webb Rd. to mitigate negative impact of added traffic to surrounding developments and to ensure the safest, most effective route to any other development.
  - c. The Planned Unit Development - Industrial District (M-1) requires a screening and buffering plan per the Zoning Regulations that will benefit properties west and south of the subject property. The PUD also gives staff the opportunity to review plats and plans before any building commences to ensure other properties are not negatively affected by the development.
5. **LENGTH OF TIME THE SUBJECT PROPERTY HAS REMAINED VACANT AS ZONED:** *(Factual information, but its importance may be somewhat subjective. A property may be vacant because the current zoning is unsuitable, but there may be other reasons not related to zoning. Some examples might be a glut of available property of the same zoning district, financing problems, land speculation, fragmented ownership, lack of available public services, or other development problems.)*

- a. The property is currently vacant and has been so since annexed in 2003.
- b. The City owned the subject property for 20 years with no legitimate offers for purchase. During this time, the land was available for purchase but remained vacant.

**6. RELATIVE GAIN TO THE PUBLIC HEALTH, SAFETY, AND WELFARE BY DESTRUCTION OF VALUE OF THE APPLICANT'S PROPERTY AS COMPARED TO THE HARDSHIP ON OTHER INDIVIDUAL LANDOWNERS:** *(The protection of public health, safety, and welfare is the primary basis for zoning. The relationship between the property owner's right to use and obtain value from their property and the City's responsibility to its citizens should be weighed.)*

- a. The proposed rezoning to a PUD will be developed in accordance with the City's development standards that will mitigate any potential hazards to the public health, safety, and welfare.
- b. If successfully developed into an industrial project, the City will gain a significant number of local, high-paying jobs which will attract additional residents and promote surrounding development of other commercial, retail, and residential development. The result is potentially a material increase in the tax base, city services, and quality of life in the City.
- c. Staff cannot anticipate the effects on property values. If developed, surrounding property values may increase significantly from the economic activity. Decrease of property values for residential property immediately adjacent to an industrial site is also possible.
- d. If the zone change is disapproved, the value of the applicant's property will presumably be diminished because the PUD request will not be allowed.

**7. CONFORMANCE WITH THE COMPREHENSIVE PLAN:** *(Does the request agree with the adopted plan recommendations? If not, is the plan out-of-date or are there mitigating circumstances which speak to the nonconformity?)*

- a. While the Comprehensive Development plan is somewhat dated (not reflecting surrounding property subsequently zoned M-1 PUD), the vision map adopted by the Governing Body in 2014 nonetheless has the subject property as a potential commercial zone with surrounding mixed use. Increasing the intensity level of the subject property to M-1 PUD would not be unreasonable or create burden for other possible development trends of the City.
- b. The following are aspects of the Comprehensive Development plan that support the zoning change.
- c. Goal 1: Land should be developed within the corporate boundaries which continue the high quality of life for the citizens of Bel Aire and to produce efficient and effective delivery of public services to the growing community.  
  - Objective 1: Encourage congruent land uses that are compatible and developed in a lowest-impact method to adjacent properties.
  - Recommendation b. Focus higher-impact developments on the peripheral of the city.
- d. Goal 4: The City must support economic development and diversification to ensure a stable and healthy financial growing community supports the development through the subsequent objectives:

Objective 2: Maximize revenue generated from developments which the most return for the investment and land use.

Recommendation b. Ensure location of development is planned in an orderly process (a PUD would ensure this type of development)

Recommendation c. Ensure zoning and building policies reflects progression of development.

Objective 3: Move from sole residential community to a full-service community with diverse city services. The inclusion of possible large-scale development would encourage the development of other services (i.e., desirable businesses to follow).

**8. PROPERTY OWNER OPINIONS:** *The opinions of other property owners may be considered as one element of a decision in regard to the amendment associated with a single property, however, a decision either in support of or against any such rezoning may not be based upon a plebiscite of the neighbors.*

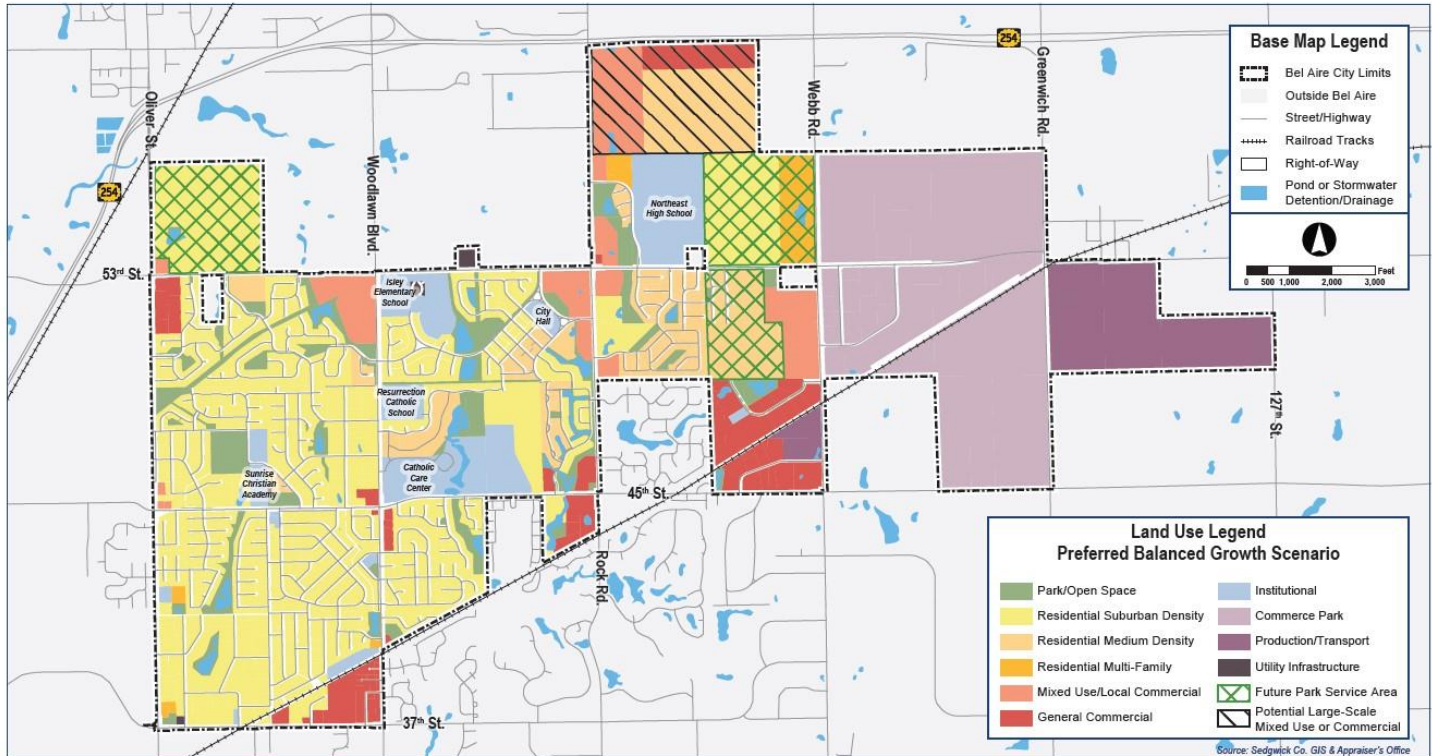
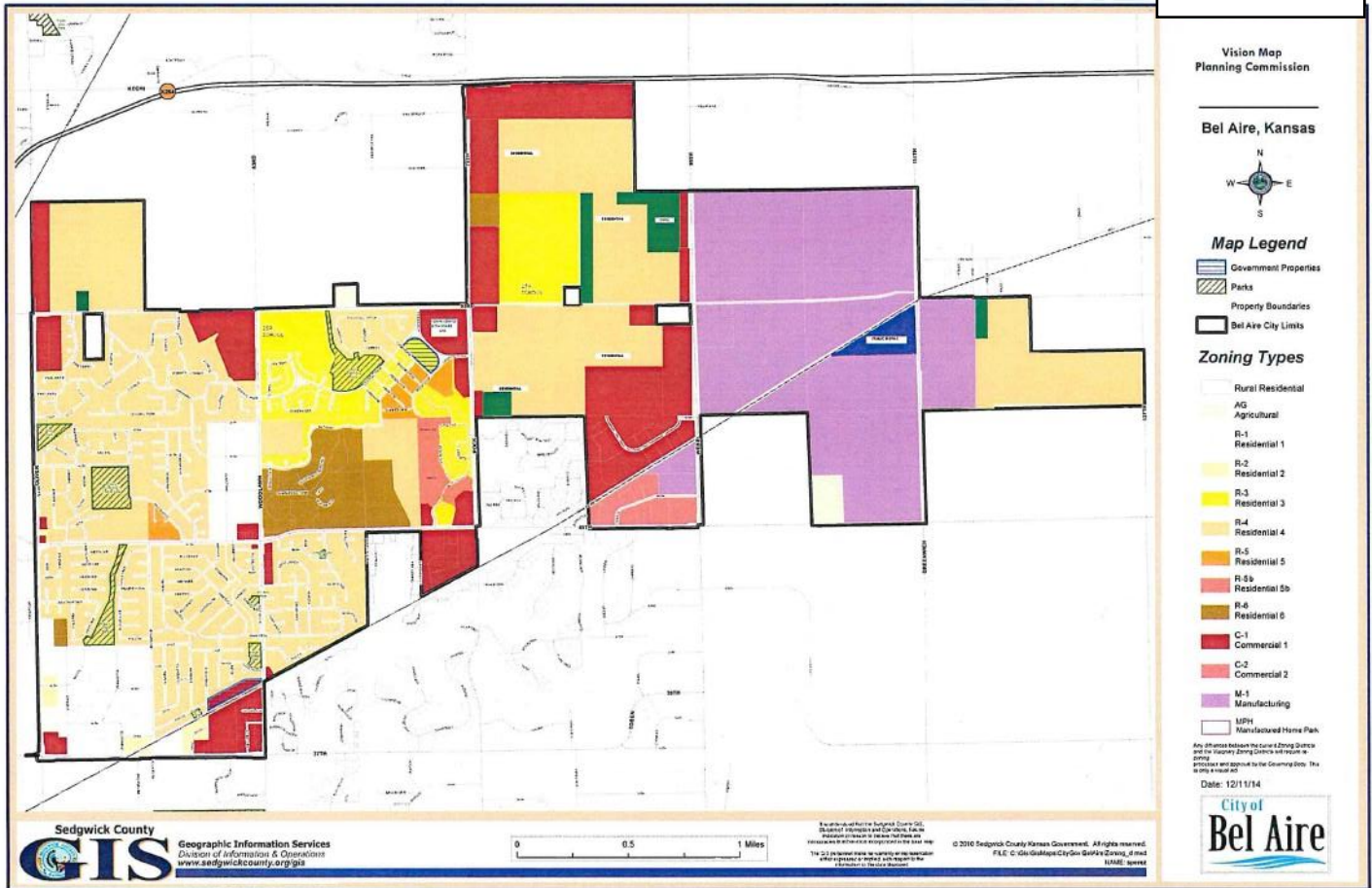
- a. An initial public hearing held prematurely on May 11, 2023 produced some public opinion (mostly residences west of Rock Road) opposed to the rezoning. Cited concerns included traffic, safety, lighting and property values. Subsequently, a protest petition from some property owners was filed on May 24, 2023 which addresses some of the factors differently than staff. The Planning Commission has been provided a copy of this petition.
- b. While residential property owners on the west side of Rock Road have offered opposition, staff believes most concerns can be properly addressed in the Planned Unit Development and Site Plan review.

**9. RECOMMENDATION OF PROFESSIONAL STAFF:** *[Should be based on the evidence presented, the factors, adopted plans and policies, and other technical reports (e.g., Capital Improvement Programs, facility master plans, etc.) which speak to the topic and staff's best professional judgement.]*

- a. Based on the preceding findings, staff recommends approval of the zone change request.

#### **RECOMMENDED MOTION:**

- I move to adopt the findings of fact of the staff *[as presented/as amended by this Planning Commission]* and recommend to the City Council approval to change the zoning district classification of the subject property from Agricultural District (AG) to Planned Unit Development - Industrial District (M-1) based on such findings of fact.
- *Attached Vision Map: Bel Aire Comprehensive Development Plan (2014)*
- *Attached Future Land Use Preferred Balanced Growth Scenario: Bel Aire Master Growth Plan (2018)*



## **ZONING CHANGE APPLICATION CITY OF BEL AIRE, KANSAS**

An application to change a land use of a property falls under the City of Bel Aire zoning regulations titled "Zoning District Change". A site plan is required as part of every zoning change application submitted to the City. This document will be used for meetings and public hearings regarding your request and should be neat, legible, well labeled, and drawn to scale. Submit the site plan to:

City Hall  
7651 E Central Park Ave  
Bel Aire, Kansas 67226  
Attention: City Administrator

The site plan must contain the following elements:

1. **Sheet Size:** The site plan should be no larger than 11" x 17" and no smaller than 8 ½" x 11". Site plans for larger projects (greater than 6 acres), may be larger, with the approval of City Staff.
2. **Title:** A brief description of the zoning change.
3. **Applicant Name:** Name of the applicant and the agent who prepared the drawing, if applicable.
4. **North Arrow:** Indicate the north direction with respect to the project, Lot, or structure.
5. **Scale:** The scale should be adequate to portray the project, Lot, or structure on the sheet size required. For example, a Lot that is 70 feet by 100 feet can adequately be portrayed at a scale of 1" = 20' (in inch equals 20 feet) on an 11" x 17" sheet of paper. The scale should not be smaller than 1" = 20' and 1" = 50' for larger properties.
6. **Dimensions:** In addition to adequate scale representation, all key features (lot, buildings, driveways, etc.) on the site plan shall have dimensions in feet noted for all sides.
7. **Legal Description:** Legal description of Lot(s) or parcels requiring a zoning change. This description can be in the form of Lots and Blocks.
8. **Existing Conditions:** Indicate all structures and features as they exist on the property. These should be drawn to scale, as described above, and shall include, but not be limited to:
  - All structures and buildings
  - Parking Spaces
  - Fences
  - Significant trees or stands of trees
  - Other landscaping



- Floodplains
- Water area or features
- Significant topographical features
- Utilities, above and below ground
- Drainage patterns

9. All required zoning setbacks and easements: Using a dashed line, indicate all required zoning setbacks and utility, drainage, or other easements relative to the project, Lot(s), or structure.

10. All roads/streets adjacent to the property and access points off of those roads: Indicate all roads/streets, including the rights-of-way that surround or intersect the property, including alleys. Indicate all points of access (driveways) from the streets to the project, Lot (s), or structure. Indicate how each road/street is developed, e.g. paved, dirt, undeveloped.

11. Surrounding structures and uses if appropriate: Indicate surrounding uses and zoning as they apply to the request.

12. Modifications by the zoning change: Indicate any modifications to the existing structures or features that will result if the zoning change request is approved. If these modifications or additions are extensive, a second site drawing might be necessary to clarify the changes. These modifications or new features may include, but are not limited to:

- Buildings
- Structures
- Parking areas
- Vehicular drives
- Pedestrian walks
- Location and height of light fixtures
- Location of trash receptacles and loading areas
- Landscaped areas

13. An application shall be accompanied by a current abstractor's certificate containing a legal description of the area in the application as well as the name and address of the owner, and shall include the names and mailing addresses (with zip codes) of all property owners within the prescribed distance measured from the perimeter of the application area.

14. An application for zoning change shall be accompanied by the appropriate filing fee, (\$500.00 plus publication) and is payable to the City of Bel Aire.

**APPLICATION**

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

☒ Change Zoning Districts: From: AG to M-1

☐ Amendments to Change Zoning Districts \_\_\_\_\_

**City of Bel Aire Planning Commission**

☐ Approved ☐ Rejected

Name of owner Webb254, LLC (Steve Barrett)

Address 1720 N. Webb Rd, Ste 110, Wichita, KS 67206 Telephone (316) 641-3268

Agent representing the owner Baughman Company, P.A. (Philip J. Meyer, L.A.)

Address 315 Ellis St, Wichita, KS 67211 Telephone (316) 262-7271

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

2. The application area contains 63.52 +/- acres.

3. This property is located at (address) 8325 E. 61st St N, Bel Aire which is generally  
located at (relation to nearest streets) southeast of K-254 and Rock Rd.

4. The particular reason for seeking reclassification:

To allow future development of a Planned Industrial District

5. County control number: PIN Nos. 00540931 and 30015276

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 Webb254, LLC (Steve Barrett) Phone (316) 641-3268  
Address 1720 N. Webb Rd, Ste 110, Wichita, KS Zip Code 67206

Agent Baughman Company, P.A. (Philip J. Meyer, L.A.) Phone (316) 262-7271  
Address 315 Ellis St, Wichita, KS Zip Code 67211

2. Applicant n/a Phone \_\_\_\_\_  
Address \_\_\_\_\_ Zip Code \_\_\_\_\_

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

3. Applicant n/a 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.  
WEBB254, LLC

BAUGHMAN COMPANY, P.A.

x  
Applicant's Signature

Steve Barrett (Managing Member) BY

Philip J. Meyer 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.

May 28<sup>th</sup> 2004

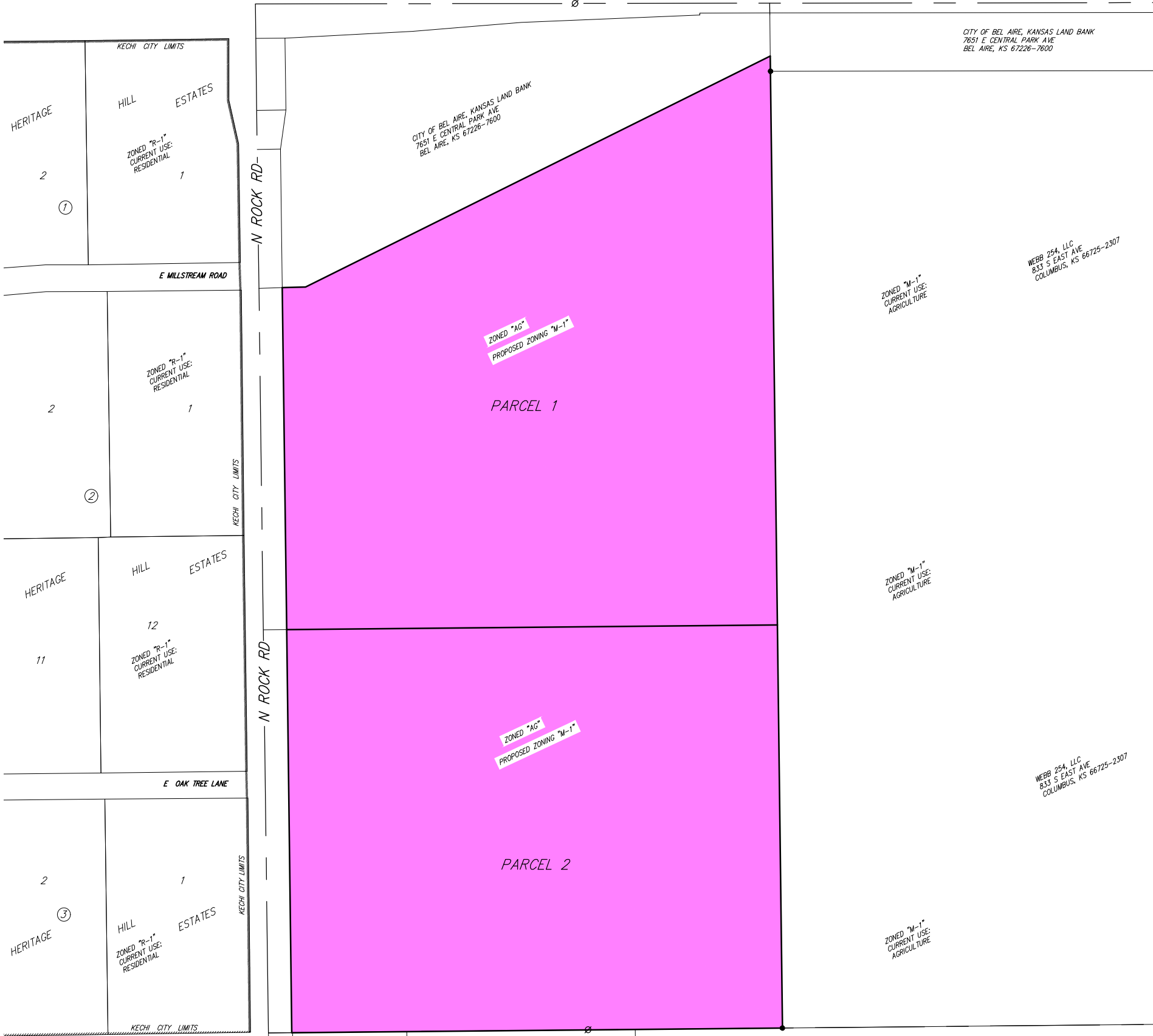
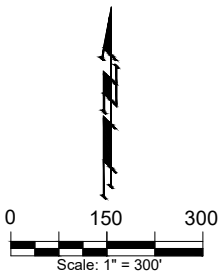


ZONING EXHIBIT

# WEBB 254

BEL AIRE, SEDGWICK COUNTY, KANSAS

K254 HIGHWAY



Legal Description

Parcel 1

That part of the West Half (W/2) of the Northwest Quarter (NW/4) of Sec. 17, Township 26 South, Range 2 East of the 6th P.M., Sedgwick County, Kansas, EXCEPT that part described as beginning at the Northwest Corner of said Northwest Quarter; thence South along the West line of said Northwest Quarter, 731.00 feet; thence East, parallel with the North line of said Northwest Quarter, 120.00 feet; thence Northeasterly to a point on the East line of said West Half, said point being 175.00 feet South of the Northeast Corner of said West Half; thence North along said East line, 175.00 feet to said Northeast corner; thence West along said North line to the place of beginning, AND EXCEPT the West 50.00 feet; ALSO EXCEPT that portion of said West Half Commencing at the Southwest corner of said Northwest Quarter; THENCE N89°27'14"E, coincident with the south line of said Northwest Quarter, a distance of 60 feet for a Point of Beginning; THENCE N00°43'51"W, coincident with the East Right-of-Way of Rock Road as described in document titled "Easement for Right-of-Way" recorded in the office of the Sedgwick County Register of Deeds as DOC.#/FLM-PG: 29201718, a distance of 1035.76 feet; THENCE N89°27'14"E, parallel with the south line of said Northwest Quarter, a distance of 1261.88 feet, to the east line of said West Half; THENCE S00°43'13"E, coincident with the east line of said West Half, a distance of 1035.75 feet, to the south line of said Northwest Quarter; THENCE S89°27'14"W, coincident with the south line of said Northwest Quarter, a distance of 1261.69 feet, to the point of beginning. Subject to any road rights of way of record.

Parcel 2

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NOTE:  
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INDICATES AREA OF  
= LEGAL DESCRIPTION TO  
BE ZONED "M-1"



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

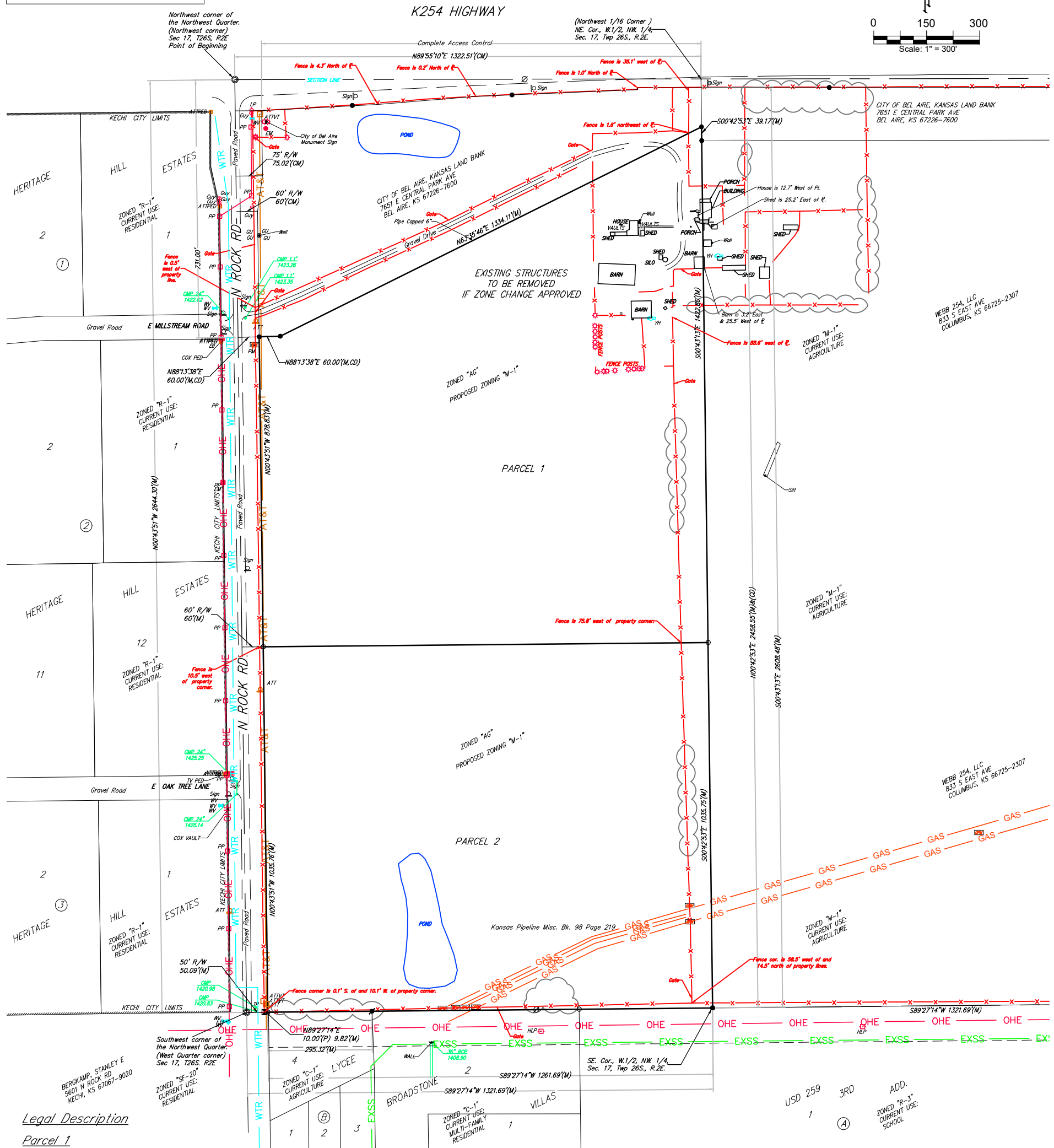
June 13, 2023

ZONING EXHIBIT

# WEBB 254 SITE PLAN

BEL AIRE, SEDGWICK COUNTY, KANSAS

PAGE 1:  
EXISTING STRUCTURES & BUILDINGS  
FENCES  
UTILITIES, ABOVE AND BELOW GROUND



Legal Description

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- ATT = A.T.&T. Marker
- ATTVT = A.T.&T. Telephone Vault
- PP = Power Pole
- Guy = Guy Anchor
- EB = Electric Box
- HLP = High Line Pole
- PP = Power Pole
- GMK = Gas Marker
- GPM = Gas Pipeline Marker
- MB = Mail Box
- TP = Telephone Pole
- Sign = Sign
- WV = Water Valve
- WMK = Water Marker
- YH = Yard Hydrant(Spigot)
- FH = Fire Hydrant
- WM = Water Meter
- = Fence Post

- GAS = Gas Line
- OHE = Overhead Electric Line
- EXSS = Sanitary Sewer Line
- SWS = Stormwater Sewer Line
- AT&T = Telephone Line
- WTR = Water Line
- = Fence
- = Tree Drip Line

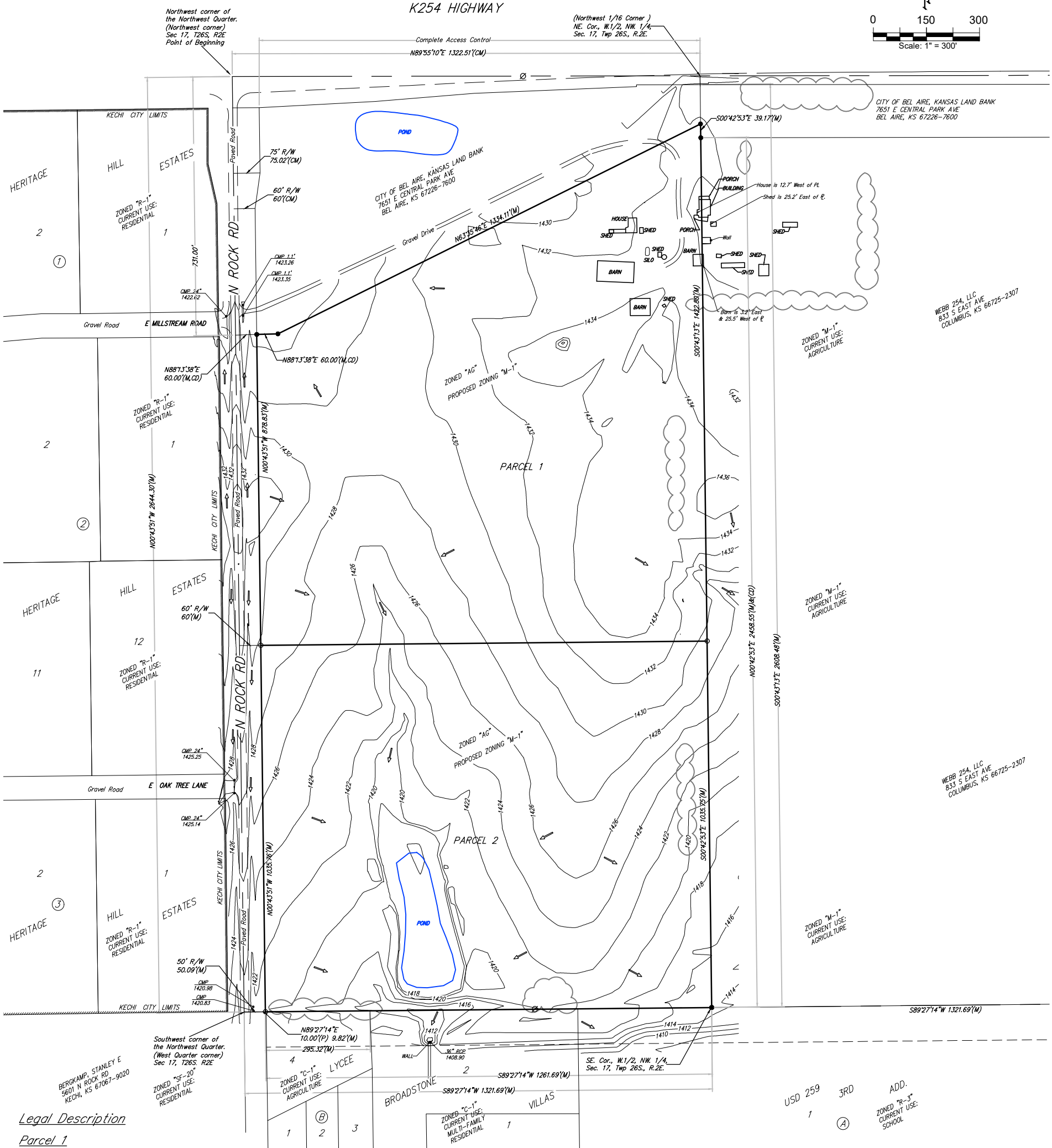
F:\Planning\Zoning\Barrett - K254 & Webb\_Rock\_ZC\_Zoning Exhibit.dwg

ZONING EXHIBIT

# WEBB 254 SITE PLAN

BEL AIRE, SEDGWICK COUNTY, KANSAS

PAGE 2:  
DRAINAGE PATTERNS  
WATER AREA OR FEATURES  
SIGNIFICANT TREES OR STANDS OF TREES



### Legal Description

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





## OWNERSHIP LIST

PROPERTY DESCRIPTION		PROPERTY OWNER
<p>The W/2 of the NW/4, EXC part deeded to State for Hwy; &amp; EXC that part of W/2 of NW/4 begin 60' E of SW corner of NW/4, th. N 1,035.76'; th. E 1,261.88' to the E line of W/2; th. S 1,035.75'; th. W 1,261.69' to begin; &amp; EXC that part of W/2 of NW/4 begin at NW corner thereof, th. S 731'; th. E 120'; th. NEly to point on E line of W/2, being 175' S of NE corner of W/2; th. N 175'; th. W to p.o.b.; &amp; EXC for road on the W, 17-26-2E</p> <p>AND</p> <p>That part of the W/2 of NW/4 begin 60' E of SW corner of NW/4, th. N 1,035.76'; th. E 1,261.88' to the E line of W/2; th. S 1,035.75'; th. W 1,261.69' to begin, 17-26-2E</p> <p><b>Subject Property</b></p>		<p>Webb254, LLC (Prior-DEV Properties, LLC) 833 S. East Ave. Columbus, KS 66725</p>
<p>That part of the W/2 of NW/4 begin at NW corner thereof, th. S 731'; th. E 120'; th. NEly to point on E line of W/2, being 175' S of NE corner of W/2; th. N 175'; th. W to p.o.b., 17-26-2E</p> <p>AND</p> <p>The N 175' of the E/2 of the NW/4, EXC for the road on the N, 17-26-2E</p>		<p>The City of Bel Aire, Kansas, Land Bank 7651 E. Central Park Ave. Bel Aire, KS 67226</p>
<p>The E/2 of the NW/4, EXC the N 175' thereof; &amp; EXC for road on the N, 17-26-2E</p>		<p>Webb254, LLC 833 S. East Ave. Columbus, KS 66725</p>
<p>Lot 1, Blk A, EXC the N 1,320' of the E 1,320' thereof</p> <p>AND</p> <p>The N 1,320' of the E 1,320' of Lot 1, Blk A</p>	USD 259 3rd Addition	<p>Unified School District No. 259 903 S. Edgemoor Wichita, KS 67218</p>



Lot 2	Broadstone Villas	The City of Bel Aire 7651 E. Central Park Ave. Bel Aire, KS 67226
Lot 4, Blk B	Lycee Addition	Gregory Hiser 9860 E. 21st St. Wichita, KS 67206
The N 34 Acres of the E/2 of the SE/4, EXC for the road; & The E 660' of the N 1,400' of the W/2 of the SE/4, 18-26-2E		Stanley E. Bergkamp 5601 N. Rock Rd. Kechi, KS 67067
Lot 1, Blk 1, EXC that part begin at NE corner of said Lot, point being on the Sly r.o.w. line of existing Hwy; th. W 75.75'; th. SWly 293.51'; th. NEly 291.09'; th. Ely 75.17' to the E line of Lot 1; th. N 24.11' to begin; & EXC part taken in Cond Case #95C-1132	Heritage Hill Estates	Larry W. & Melinda J. Weis 7900 E. Mill Stream Rd. Kechi, KS 67067
That part of Lot 1, Blk 1, begin at NE corner of said Lot, point being on the Sly r.o.w. line of existing Hwy; th. W 75.75'; th. SWly 293.51'; th. NEly 291.09'; th. Ely 75.17' to the E line of Lot 1; th. N 24.11' to begin	"	Secretary of Transportation of the State of Kansas 700 SW Harrison, Fl. 14 Topeka, KS 66603
Lot 2, Blk 1, EXC part taken in Cond Case #95C-1132	"	Suzanne R. Hawley & Gary C. Hawley 7730 E. Mill Stream Rd. Kechi, KS 67067
Lot 3, Blk 1, EXC part deeded to State for Hwy	"	Ha Dinh Nguyen & Chuc Thi Hoang 7620 E. Mill Stream Rd. Kechi, KS 67067
Lot 1, Blk 2	"	Steven R. & Michelle McCray 7901 E. Mill Stream Rd. Kechi, KS 67067
Lot 2, Blk 2	"	Cara L. Sherlock Trust 7735 E. Mill Stream Rd. Kechi, KS 67067




Lot 3, Blk 2	"	Brent & Catherine Frack 7625 E. Mill Stream Rd. Kechi, KS 67067
Lot 10, Blk 2	"	L. Ryan Hendricks & Amy M. Hendricks 7620 E. Oak Tree Ln. Kechi, KS 67067
Lot 11, Blk 2	"	Merlin F. & Delores L. Marshall 7730 E. Oak Tree Ln. Kechi, KS 67067
Lot 12, Blk 2	"	Jessica Conkling & Richard Conkling 7900 E. Oak Tree Ln. Kechi, KS 67067
Lot 1, Blk 3	"	Jerry L. & Donnis L. McPhaul 7901 E. Oak Tree Ln. Kechi, KS 67067
Lot 2, Blk 3	"	Dean A. & Anne M. Kuckelman 7735 E. Oak Tree Ln. Kechi, KS 67067
Lot 3, Blk 3	"	John M. Dunham 7625 E. Oak Tree Ln. Kechi, KS 67067



We hereby certify the foregoing to be a true and correct list of the property owners of the herein before described tracts and lots as shown by the last deed of record filed in the Office of the Register of Deeds, Sedgwick County, Kansas, on the 31st day of May, 2023, at 7:00 A.M.

## SECURITY 1<sup>ST</sup> TITLE

By:   
\_\_\_\_\_  
LICENSED ABSTRACTER

The Above list shows property owners within either a 200 foot radius or a 1,000 foot radius of the below described tracts. No certification is made as to the relation of any of the tracts and lots described herein within the city limits of Bel Aire.

### Parcel 1:

That part of the West Half (W/2) of the Northwest Quarter (NW/4) of Section 17, Township 26 South, Range 2 East of the 6th P.M., Sedgwick County, Kansas, EXCEPT that part described as: Beginning at the Northwest Corner of said Northwest Quarter; thence South along the West line of said Northwest Quarter, 731.00 feet; thence East, parallel with the North line of said Northwest Quarter, 120.00 feet; thence Northeasterly to a point on the East line of said West Half, said point being 175.00 feet South of the Northeast Corner of said West Half; thence North along said East line, 175.00 feet to said Northeast corner; thence West along said North line to the place of beginning, AND EXCEPT the West 50.00 feet; ALSO EXCEPT that portion of said West Half Commencing at the Southwest corner of said Northwest Quarter; THENCE N89°27'14"E, coincident with the south line of said Northwest Quarter, a distance of 60 feet for a Point of Beginning; THENCE N00°43'51"W, coincident with the East Right-of-Way of Rock Road as described in document titled "Easement for Right-of-Way" recorded in the office of the Sedgwick County Register of Deeds as DOC.#/FLM-PG: 29201718, a distance of 1,035.76 feet; THENCE N89°27'14"E, parallel with the south line of said Northwest Quarter, a distance of 1,261.88 feet, to the east line of said West Half; THENCE S00°43'13"E, coincident with the east line of said West Half, a distance of 1,035.75 feet, to the south line of said Northwest Quarter; THENCE S89°27'14"W, coincident with the south line of said Northwest Quarter, a distance of 1,261.69 feet, to the point of beginning. Subject to any road rights of way of record.

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Order: OE004529

KJK



## City of Bel Aire

**STAFF REPORT****DATE: 07/07/2023**

**TO: Bel Aire Planning Commission**  
**FROM: Jay Cook**  
**RE: Agenda**

**STAFF COMMUNICATION**

FOR MEETING OF	7/13/2023
CITY COUNCIL	
INFORMATION ONLY	

**SUMMARY:**

**SD-23-04.** Preliminary Plat of approximately 96 acres in Sunflower Commerce Park 2<sup>nd</sup>. The development is labeled Sunflower Commerce Park 3<sup>rd</sup>.

The city advertised the Public Hearing in Ark Valley Newspaper on May 18<sup>th</sup>, 2023.

**Applicant/Agent:**

- Applicant: Michael Le, Bayside Development
- Agent: Jake Vasa, SEH, Inc

**Background Information:**

- The 96-acre tract is located in platted Sunflower Commerce Park 2<sup>nd</sup> Addition plat.
- The property is currently vacant and the applicant desires to subdivide the parcel for the opportunity for future business growth in Bel Aire through manufacturing and warehouses.
- The land was platted for Epic Sports and future growth of that business if the land options were exercised; total acreage of the plat is around 245 acres.
- The process started in 2016 and was completed in 2018. Floodplain, Evergy power lines, pipeline easements were some of the items the city worked through to complete the platting process.
- The Covenants from the Sunflower Commerce Park is the binding design document; the PUD page two has the basic overall PUD rules.

**Discussion:**

- Evergy has been contacted by staff. In addition to requiring easements within the replatted boundaries, they have provided rules for the transmission easement along the rear of the property:
- The identified KG&E easement is a private easement and shall not be used as a Utility easement.
- Other easements may abut Evergy easements but not overlap.
- Evergy Transmission will not allow an excavation of fill within the easement without deeper analysis. Even after analysis the proposed changes may not be granted.

- Everygy retains the right to use the to the entire Easement. This includes moving\placing poles anywhere needed to meet future design criteria.
- Above grade objects within the easement cannot exceed 10 feet above current grade.
- Equipment operating in the Easement cannot exceed 14 ft above current grade – this includes but is not limited to any lifting or articulating booms, dump trucks dozers.
- Spoils cannot be stored in Easement.
- Any costs occurred in the modification of the line, structures or easement will be the responsibility of the requestor.
- Onegas didn't request any additional easements currently. The did provide the nearest location; south side of Industry Dr and there is a line at N Toler Dr.
- **The city engineer will contact the civil engineer directly with any item not covered with this process.**

This is a preliminary plat and will need to meet the code section below with contents listed:

- Streets and sidewalks, showing the location, right-of-way, width, names and approximate grades thereof. The preliminary plat shall show the relationship of all streets and sidewalks to any projected streets and sidewalks shown or to any related Comprehensive Plan proposal or, if none proposed, then as determined by the Planning Commission.
- Street names which do not duplicate any heretofore used in the City or its environs, unless the street is an extension of or in line with an already named street, in which event that name shall be used. Appropriate prefixes and suffixes which provide relative direction and type of street should accompany such names. Street names shall be subject to the approval of the Planning Commission and follow the applicable City's or County's Street Naming and Property Numbering Policy, if adopted. Property numbers are assigned by the City or County depending upon the agreed upon jurisdictional policy.
- Easements showing width and purpose such as for utilities, drainage, screening, open space, pedestrian ways, and alleys.
- Location and type of utilities to be installed.
- Lots showing approximate dimensions, minimum lot sizes and proposed lot numbers and block letters or numbers.
- Sites, if any, to be allocated for development with other than single-family dwellings or to be dedicated or reserved for park, recreation area, open space or other public or private purposes.
- Proposed building setback lines, if any, but not less than applicable zoning regulations. The setback should be measured from the existing or proposed street right-of-way, whichever is a greater distance.

### **Recommended Motion:**

Approve the preliminary plat of Sunflower Commerce Park 3<sup>rd</sup> addition subject to Planning Commission discussion and authorize the applicant to proceed with final plat.

## APPLICATION

This form **MUST** be completed and filed at City Hall, Bel Aire, Kansas, 6751 E Central Park, Bel Aire, Kansas 67226. AN INCOMPLETE APPLICATION CANNOT BE ACCEPTED. Check the appropriate box below for type of application being submitted. A separate application and filing fee is required for each application. A preapplication conference with City Staff is recommended before filing this application.

- 
- ☐ Change Zoning Districts: From: \_\_\_\_\_ to \_\_\_\_\_  
☐ Amendments to Change Zoning Districts \_\_\_\_\_  
☐ Preliminary PUD \_\_\_\_\_     ☒ Preliminary PUD with plat/ zoning  
☐ Final PUD                                     ☐ Final PUD with plat/ zoning

**City of Bel Aire Planning Commission**

☐ Approved ☐ Rejected

Comments to City Council

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**City of Bel Aire Council**

☐ Approved ☐ Rejected

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Name of owner MICHAEL LE (BAYSIDE DEVELOPMENT, LLC)

Address 3819 N TOBEN STREET, WICHITA, KS 67226 Telephone 316.761.5705 / lou@aircapitol.net

Agent representing the owner SEH INC - JAKE VASA

Address 15750 DODGE RD SUITE 304, OMAHA, NE, 68118 Telephone 402.480.4096 / jvasa@sehinc.com

1. The application area is legally described as Lot(s) 2; Block(s) A,  
SUNFLOWER COMMERCE PARK 2ND Addition, Bel Aire, Kansas. If appropriate, a metes and  
bounds description may be attached.

2. The application area contains 95.7 acres.

3. This property is located at (address) 53RD AND GREENWICH STREETS which is generally  
located at (relation to nearest streets) 53RD AND GREENWICH STREETS.

4. County control  
number: 30009745

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.

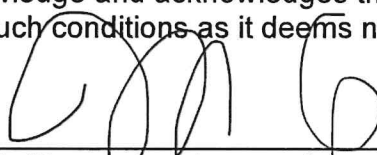
1. Applicant Michael Le (Bayside Development, LLC) Phone 316-761-5705  
Address 3819 N Toben St, Wichita, KS Zip Code 67226

Agent Jake Vasa—SEH INC Phone 402-480-4096  
Address 15750 Dodge Rd Suite 304, Omaha, NE Zip Code 68118

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.

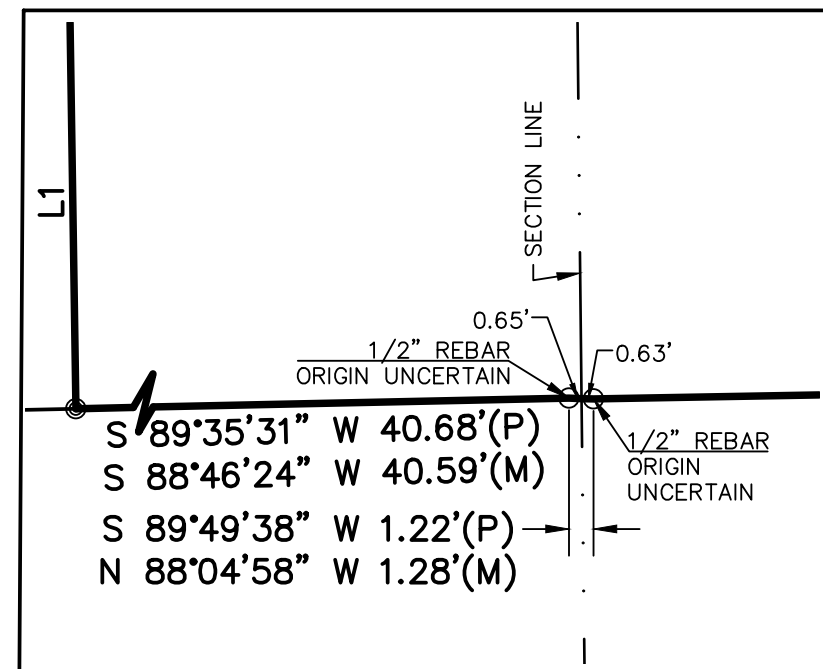
  
Applicant's Signature (Michael Le)

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.





DETAIL "A"  
SCALE: 1" = 10'

LINE & CURVE TABLE	
#	BEARING & DISTANCE
L1	N 00°07'47" W 90.00'(P) N 00°53'01" W 90.07'(M)
C1	L=50.43' R=48.00' CB=S 60°46'43" E CD=48.14'
C2	L=187.65' R=97.00' CB=S 86°06'02" E CD=159.73'

## RECORD DESCRIPTION (DOC#/FLM-PG: 29775209):

LOT 2, BLOCK A, SUNFLOWER COMMERCE PARK 2ND, AN ADDITION TO BEL  
AIRE, SEDGWICK COUNTY, KANSAS.

PUD REGULATIONS:

THE SUNFLOWER COMMERCE PARK 3RD ADDITION, A REPLAT OF LOT 2, BLOCK A SUNFLOWER COMMERCE PARK 2ND ADDITION INTO 8 LOTS AND 2 RESERVES CONFORMS TO THE STANDARDS AND ZONING IN PLACE ON THE PROPERTY, FROM THE ORIGINAL PUD PLAT OF SUNFLOWER COMMERCE PARK 2ND ADDITION. NO WAIVERS OR VARIANCES ARE ANTICIPATED ON THIS REPLAT. ALL SUBMITTALS REQUIRED THROUGH BUILDING PERMIT WILL BE PRESENTED AT SUCH TIME THE LOTS DEVELOP.

DATUM BENCHMARK:

DATUM IS U.S. SURVEY FEET AND REFERS TO NAVD88 DATUM DERIVED FROM CONNECTIONS TO THE SEDGWICK COUNTY NTRIP NETWORK. ORTHOMETRIC HEIGHT WAS DETERMINED USING THE GEOID 18 MODEL.

**BENCHMARKS:**

BM #4: PLATTED BENCHMARK #4, PER SUNFLOWER COMMERCE PARK  
2ND ADDITION, CHISELED SQUARE ON THE NORTH OF OF A  
REINFORCED CONCRETE BOX HALF MILE WEST OF GREENWICH ROAD ON  
53RD STREET NORTH.

ELEV=1409.01

BM #64: CHISELED "X" ON THE SOUTH SIDE OF UTILITY POLE  
CONCRETE PAD, 135'± EAST OF NW CORNER OF LOT 2, BLOCK A  
SUNFLOWER COMMERCE PARK 2ND ADDITION.

ELEV=1392.35

BM #65: CHISELED SQUARE WITH "X" SET ON WEST OF UTILITY POLE  
CONCRETE PAD, 50'± SE OF NE CORNER OF LOT 2, BLOCK A,  
SUNFLOWER COMMERCE PARK 2ND ADDITION.

ELEV=1394.07

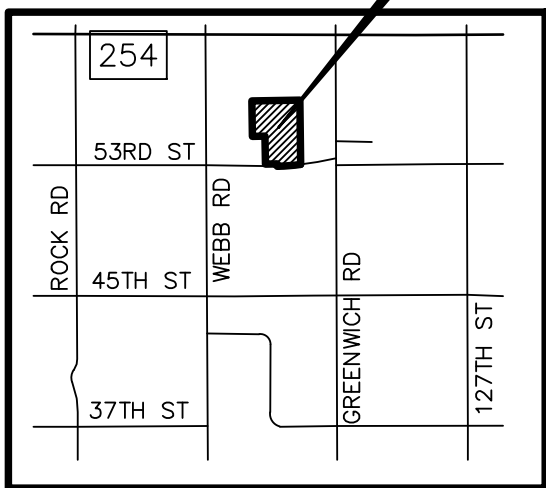
FLOOD STATEMENT:

THE ACCURACY OF ANY FLOOD HAZARD DATA SHOWN HEREON IS SUBJECT TO MAP SCALE UNCERTAINTY AND TO ANY OTHER UNCERTAINTY IN LOCATION OR ELEVATION ON THE REFERENCED FLOOD INSURANCE RATE MAP. THE SURVEYED PROPERTY LIES WITHIN AREA OF MINIMAL FLOOD HAZARD "X" & AREA WITHOUT BASE FLOOD ELEVATION "A" AS SAID PROPERTY PLOTS BY SCALE ON THE FLOOD INSURANCE RATE MAP NUMBER 20173C0240G WITH AN EFFECTIVE DATE OF DECEMBER 22, 2016.

TOTAL NUMBER OF LOTS: 8  
GROSS ACREAGE: 95.7± ACRES























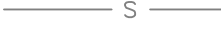





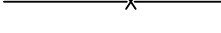




**APPLICANT:**  
MICHAEL LE  
BAYSIDE DEVELOPMENT, LLC  
3819 N. TOBEN  
WICHITA, KANSAS 67226

### PROJECT LOCATION



### LOCATION MAP

### LEGEND

- |   |   |
|---|---|
|    | SECTION CORNER MONUMENT FOUND                                   |
|    | 1/2"x24" REBAR W/KVE CLS-20<br>YELLOW CAP SET                   |
|    | MONUMENT FOUND  |
|    | 1/2" REBAR W/"ARMSTRONG LS-780" CA<br>P SET                     |
|    | PLATTED BEARING AND DISTANCE PER<br>SUNFLOWER COMMERCE PARK 2ND |
|    | MEASURED BEARING AND DISTANCE                                   |
|    | CALCULATED DISTANCE   |
|    | UTILITY POLE  |
|    | UTILITY POLE W/LIGHT  |
|    | UTILITY POLE W/TRANSFORMER AND LIGHT                            |
|    | GUY ANCHOR  |
|    | OVERHEAD UTILITY LINE (# OF LINES)                              |
|    | TELEPHONE PEDESTAL  |
|   | UNDERGROUND TELEPHONE LINE                                      |
|  | UNDERGROUND FIBER OPTIC CABLE LINE                              |
|  | UNDERGROUND CABLE TV LINE                                       |
|  | WATER METER   |
|  | WATER TEST STATION  |
|  | WATER VALVE   |
|  | FIRE HYDRANT  |
|  | UNDERGROUND WATER LINE  |
|  | SANITARY SEWER MANHOLE  |
|  | SANITARY SEWER LINE   |
|  | BUSH  |
|  | CONIFEROUS TREE - SIZE  |
|  | DECIDUOUS TREE - SIZE   |
|  | DRIP LINE   |
|  | STREET SIGN   |
|  | BARBWIRE FENCE  |
|  | WIRE FENCE  |
|  | 1' CONTOUR INTERVAL   |
|  | EDGE OF ASPHALT TO EDGE OF ASPHALT                              |
|  | COMPLETE ACCESS CONTROL   |

UNDERGROUND UTILITY STATEMENT:

WITH REGARD TO UNDERGROUND UTILITIES, INFORMATION FROM THE SOURCES LISTED HEREON WILL BE COMBINED WITH OBSERVED EVIDENCE OF UTILITIES PURSUANT TO SECTION 5.5.1.V OF THE MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS DRAWINGS. WHERE THERE IS A DISCREPANCY BETWEEN THE INFORMATION PROVIDED, HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY, AND RELIABLY DEPICTED. IN ADDITION, IN SOME JURISDICTIONS, 811 OR OTHER SIMILAR UTILITY LOCATE REQUESTS FROM SURVEYORS MAY BE IGNORED OR RESULT IN AN INCOMPLETE RESPONSE. WHERE ADDITIONAL OR DIFFERENT INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION MAY BE NECESSARY.



PRELIMINARY PLAT  
SUNFLOWER COMMERCE PARK 3RD  
BEL AIRE, SEDGWICK COUNTY, KS.

EMPORIA, SUITE 100  
KANSAS 67202  
(316) 440-4304  
com | www.kveng.com

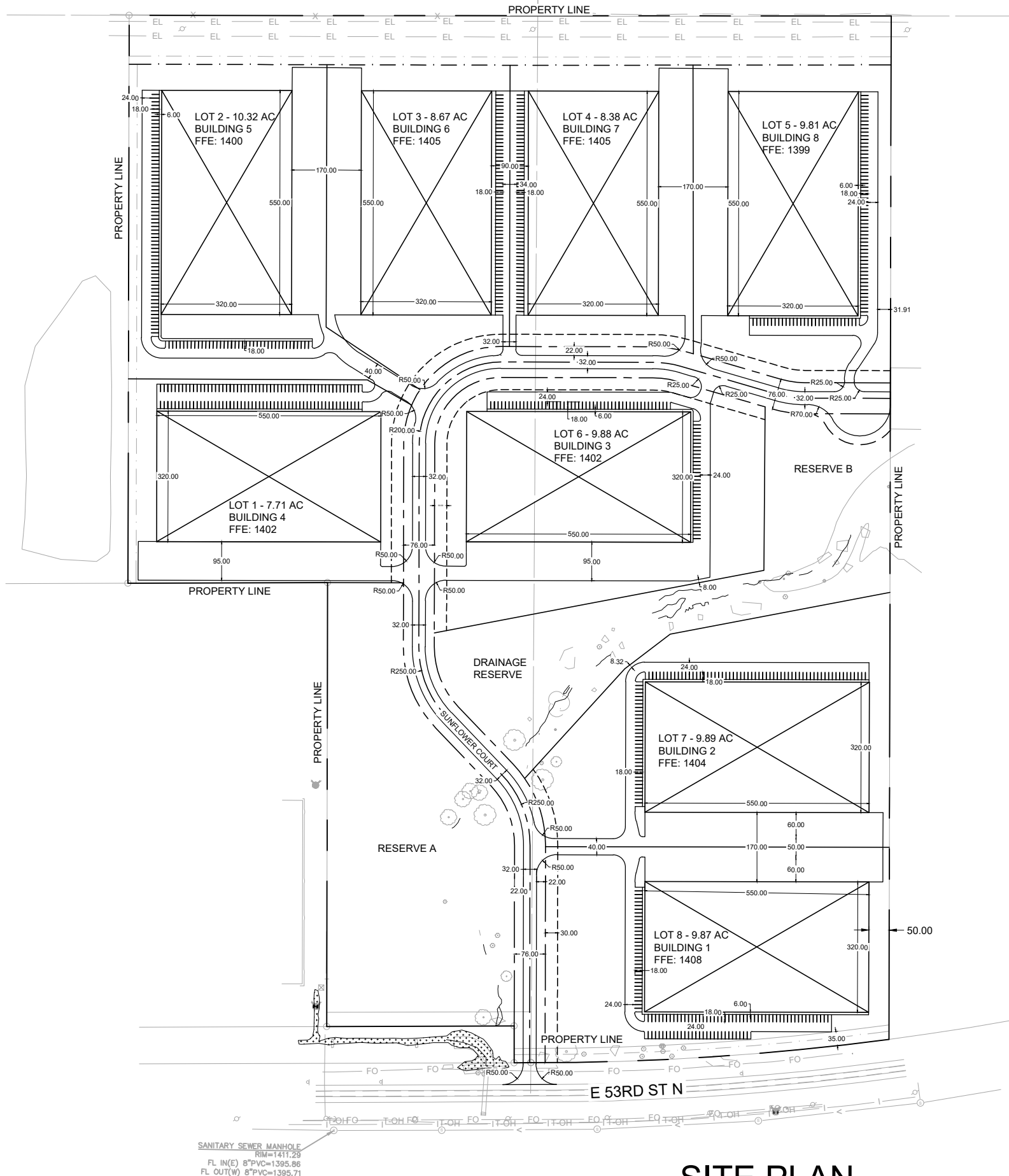
PROJECT NO.	G23S2566
DRAWN BY	AL
CHECKED BY	TCH
CFN	2566PRLM
SHEET	1 OF 1

DATE PREPARED:  
JUNE 6, 2023

KAW VALLEY ENGINEERING, INC., IS AUTHORIZED TO OFFER SURVEYING SERVICES BY  
KANSAS STATE CERTIFICATE OF AUTHORIZATION NO. LS-20. EXPIRES 12/31/24



Save: 5/12/2023 4:05 PM akrejci Plot: 5/12/2023 4:07 PM X:\AE\A\NRCC\172061\5-final-dsgn\5-1-drawings\10-Civil\cad\dwg\sheet\AC172061\_SP.dwg



SITE PLAN

# SUNFLOWER COMMERCE PARK 3RD ADDITION

Section V, Item B.

PROJECT DATA TABLE	
LEGAL	LOT 2, BLOCK A - SUNFLOWER COMMERCE PARK 2ND
SPECIFICATIONS	CITY OF BEL AIRE
PROJECT AREA	95.69 ACRES
OWNER	AIR CAPITOL CONSTRUCTION
	5841 N PROSPECT, PARK CITY KS 67204
PROJECT COORDINATION	CITY OF BEL AIRE
ENGINEER / PREPARER	SEDGWICK COUNTY
	JAKE VASA, PE - SEH INC.
	15750 DODGE RD SUITE 304, OMAHA, NEBRASKA 68118
SURVEYOR	TRENTON C. HEINEN, PLS 1707 - KAW VALLEY ENGINEERING
	200 N. EMPORIA AVE. SUITE 100 WICHITA, KS 67202

GENERAL SITE NOTES:

- EXISTING SITE ZONING IS INDUSTRIAL (M-1). THE PROPOSED ZONING WILL BE INDUSTRIAL (M-1) PLANNED INDUSTRIAL.
- PROPOSED RIGHT OF WAY (ROW) WIDTH SHALL BE 76 FEET.
- PROPOSED ROADWAY IS CLASSIFIED AS A 'LOCAL' STREET. PROPOSED ROADWAY WIDTH SHALL BE 32 FEET, WITH 3 FEET SHOULDERS.
- SANITARY SEWER PIPES SHALL BE 8" UNLESS SHOWN OTHERWISE.
- WATER MAIN PIPES SHALL BE 8" UNLESS SHOWN OTHERWISE.
- ACCESS TO 53RD STREET WILL BE LIMITED TO ONE ACCES, WITH CONTROLLED ACCESS IN ALL OTHER LOCATIONS ALONG 53RD STREET.
- DRAINAGE FROM THE PROPOSED SUBDIVISION WILL BE DIRECTED EITHER OFF SITE OR TO A PROPOSED DETENTION BASIN FOR THIS PROJECT. DRAINAGE DETENTION BASIN REQUIREMENTS WILL MEET THE CITY OF BEL AIRE REGULATIONS.
- GRADING OPERATIONS AND EROSION CONTROL MEASURES WILL FOLLOW THE KANSAS DEPT. OF HEALTH AND ENVIRONMENT STANDARDS AND GUIDELINES.
- ROADWAY INTERSECTION ANGLES ARE BETWEEN 80 AND 90 DEGREES.
- STOPPING SIGHT DISTANCE FOR ALL HORIZONTAL AND VERTICAL CURVES ARE 200' OR GREATER.
- CURB RADII AT INTERSECTIONS ARE 50' UNLESS NOTED OTHERWISE.
- INTERSECTIONS ARE OFFSET (JOGGED) GREATER THAN 150'.
- RESERVE AREAS ARE INTENDED TO BE MAINTAINED BY EITHER THE PROPERTY OWNER OR THE CITY OF BEL AIRE, AS CALLED OUT ON THE PLAT.
- THERE ARE NATURAL STREAMS LOCATED ON THIS SITE. THE STREAMS WILL EITHER BE PROTECTED OR NOT DISTURBED WITH THE DEVELOPMENT, OR A NATIONWIDE PERMIT (39) WILL BE APPLIED FOR TO MAKE ANY DISTRUBANCES.
- STORM SEWER SHALL BE DESIGNED TO CARRY THE 5 YEAR STORM.
- FIRE HYDRANTS SHALL BE PLACED NOT LESS THAN 500 FEET FROM THE NEAREST HYDRANT.
- NO SITE SCREENING OR BUFFER YARDS ARE REQUIRED FOR THIS DEVELOPMENT.

SEH Project	AC172061	Rev. #	Revision Issue Description	Date	Rev. #	Revision Issue Description	Date
Drawn By	AKK	.			.		
Designed By	AKK	.			.		
Checked By	--	.			.		



SUNFLOWER COMMERCE PARK 3RD  
ADDITION  
BEL AIRE, KANSAS

SITE PLAN  
53RD & GREENWICH

City of Bel Aire

STAFF REPORT

DATE: 07/07/2023

TO: Bel Aire Planning Commission  
FROM: Jay Cook  
RE: Agenda

STAFF COMMUNICATION	
FOR MEETING OF	7/13/2023
CITY COUNCIL	
INFORMATION ONLY	

SUMMARY:

**SD-23-04.** Final Plat of approximately 96 acres in Sunflower Commerce Park 2<sup>nd</sup>. The development is labeled Sunflower Commerce Park 3<sup>rd</sup>.

**Applicant/Agent:**

- Applicant: Michael Le, Bayside Development
- Agent: Jake Vasa, SEH, Inc

**Background Information:**

- The 96-acre tract is located in platted Sunflower Commerce Park 2<sup>nd</sup> Addition plat.
- The property is currently vacant and the applicant desires to subdivide the parcel for the opportunity for future business growth in Bel Aire through manufacturing and warehouses.
- The land was platted for Epic Sports and future growth of that business if the land options were exercised; total acreage of the plat is around 245 acres.
- The process started in 2016 and was completed in 2018. Floodplain, Evergy power lines, pipeline easements were some of the items the city worked through to complete the platting process.
- The Covenants from the Sunflower Commerce Park is the binding design document; the PUD page two has the basic overall PUD rules.

**Discussion:**

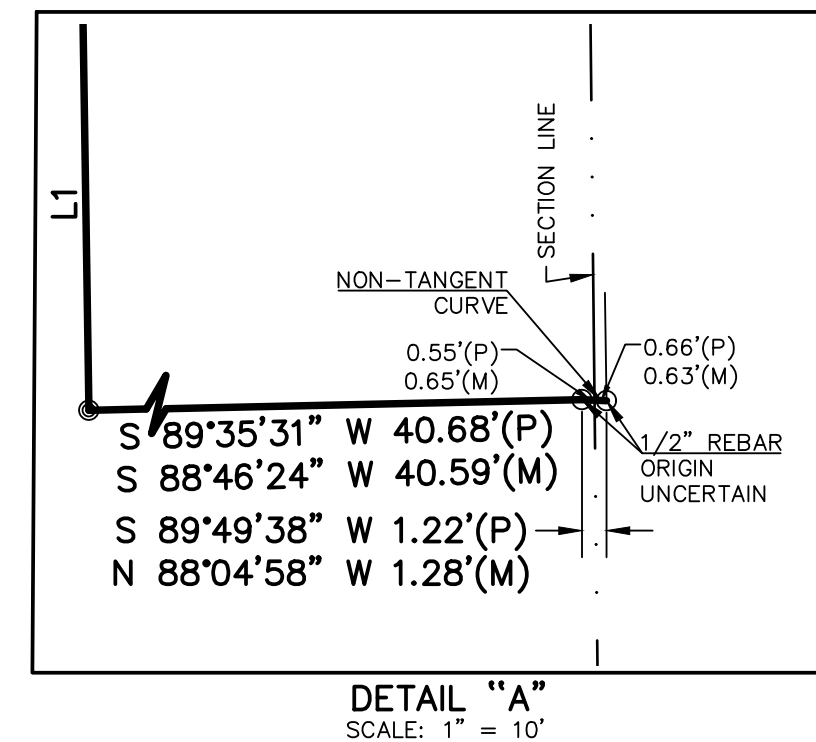
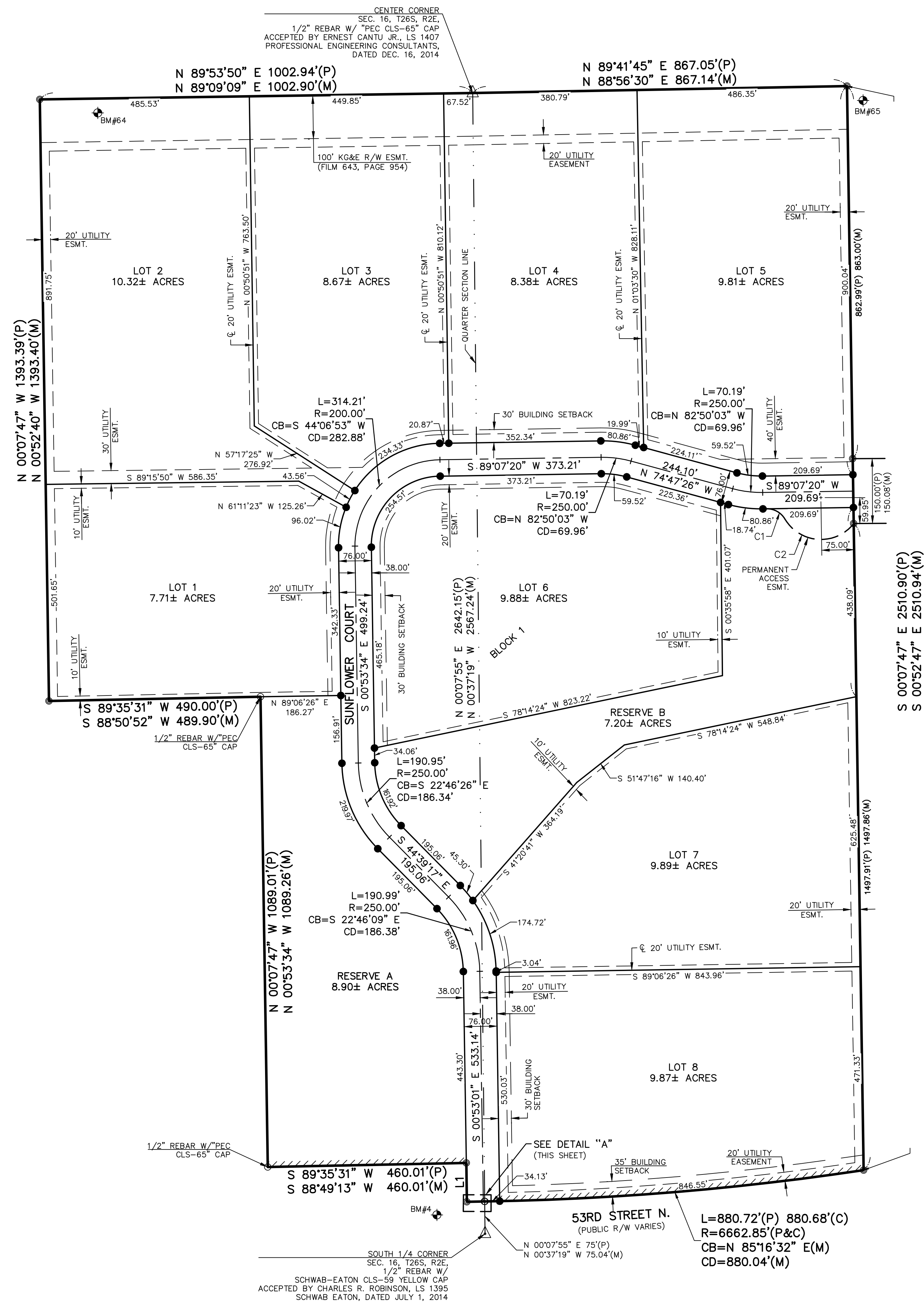
- Staff has reviewed the final play for the Sunflower Commerce Park 3<sup>rd</sup> addition.
- Any conditions or comments placed on the preliminary plat should be corrected before the final plat is approved and sent to City Council.
- The language of the PUD is included in the final plat as presented.
- Easements are clearly marked with Reserve A and B for drainage.
- Floodplain notated as required by City Code.
- **The city engineer will contact the civil engineer directly with any item not covered with this process.**



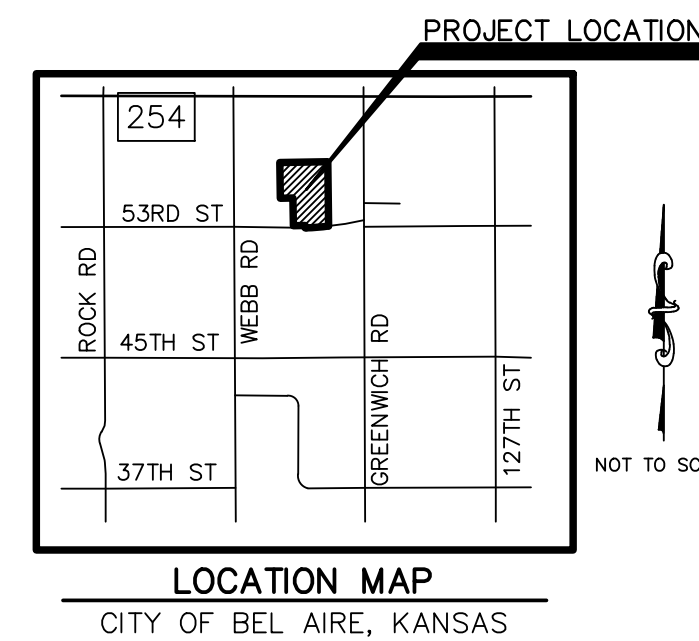
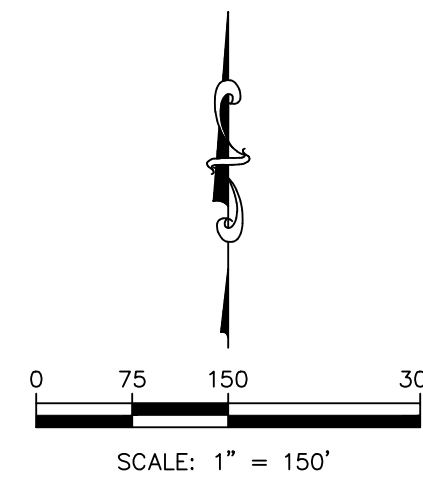
**Recommended Motion:**

Approve the final plat of Sunflower Commerce Park 3<sup>rd</sup> addition subject to Planning Commission discussion and submit to governing body for approval and acceptance of streets and other public ways, service and utility easements.

FINAL PLAT  
**SUNFLOWER COMMERCE PARK 3RD ADDITION**  
 A REPLAT OF LOT 2, BLOCK A, SUNFLOWER COMMERCE PARK 2ND ADDITION,  
 BEL AIRE, SEDGWICK COUNTY, KANSAS



LINE & CURVE TABLE	
L1	N 00°07'47" W 90.00'(P) N 00°53'01" W 90.07'(M)
C1	L=50.43' R=48.00' CB=S 60°46'43" E CD=48.14'
C2	L=187.65' R=97.00' CB=S 86°06'02" E CD=159.73'



#### LEGEND

- △ SECTION CORNER MONUMENT FOUND
- 1/2"x24" REBAR W/KVE CLS-20 YELLOW CAP SET
- MONUMENT FOUND, ORIGIN UNCERTAIN
- ◉ 1/2" REBAR W/"ARMSTRONG LS-780" CAP
- (P) PLATTED BEARING AND DISTANCE PER SUNFLOWER COMMERCE PARK 2ND ADDITION
- (M) MEASURED BEARING AND DISTANCE
- ⬢ BENCHMARK LOCATION
- /// COMPLETE ACCESS CONTROL

#### DATUM BENCHMARK:

DATUM IS U.S. SURVEY FEET AND REFERS TO NAVD88 DATUM DERIVED FROM CONNECTIONS TO THE SEDGWICK COUNTY NTRIP NETWORK. ORTHOMETRIC HEIGHT WAS DETERMINED USING THE GEOID 18 MODEL.

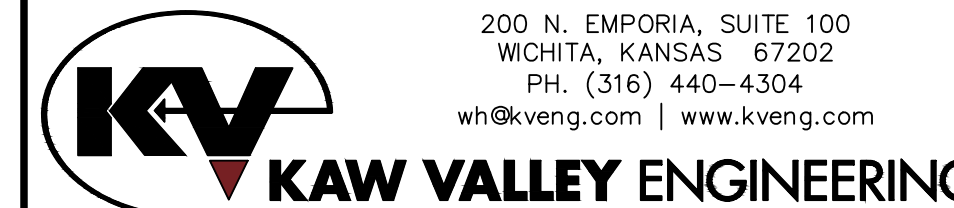
#### BENCHMARKS:

BM #4: PLATTED BENCHMARK #4, PER SUNFLOWER COMMERCE PARK 2ND ADDITION; CHISELED SQUARE ON THE NORTH OF A REINFORCED CONCRETE BOX, HALF MILE WEST OF GREENWICH ROAD ON 53RD STREET NORTH.  
ELEV=1409.01

BM #64: CHISELED "X" ON THE SOUTH SIDE OF UTILITY POLE CONCRETE PAD, 135± EAST OF THE NORTHWEST CORNER OF LOT 2, BLOCK A, SUNFLOWER COMMERCE PARK 2ND ADDITION.  
ELEV=1392.35

BM #65: CHISELED SQUARE WITH "X" SET ON WEST OF UTILITY POLE CONCRETE PAD, 50± SOUTHEAST OF THE NORTHEAST CORNER OF LOT 2, BLOCK A, SUNFLOWER COMMERCE PARK 2ND ADDITION.  
ELEV=1394.07

DATE OF PREPARATION: JUNE 28, 2023



FINAL PLAT  
 SUNFLOWER COMMERCE PARK 3RD  
 BEL AIRE, SEDGWICK COUNTY, KS.

KAW VALLEY ENGINEERING, INC. IS AUTHORIZED TO OFFER SURVEYING SERVICES BY KANSAS STATE CERTIFICATE OF AUTHORIZATION NO. LS-20. EXPIRES 12/31/24

PROJECT NO.  
C23S2566  
 DRAWN BY  
AL  
 CHECKED BY  
TCH  
 OFN  
2566PLAT  
 SHEET  
1 OF 2



FINAL PLAT  
**SUNFLOWER COMMERCE PARK 3RD ADDITION**  
A REPLAT OF LOT 2, BLOCK A, SUNFLOWER COMMERCE PARK 2ND ADDITION,  
BEL AIRE, SEDGWICK COUNTY, KANSAS

**RECORD DESCRIPTION (DOC#/FLM-PG: 29775209):**

LOT 2, BLOCK A, SUNFLOWER COMMERCE PARK 2ND, AN ADDITION TO BEL AIRE, SEDGWICK COUNTY, KANSAS.

**OWNER'S CERTIFICATE AND DEDICATION**

STATE OF KANSAS }  
COUNTY OF SEDGWICK } SS

THIS IS TO CERTIFY THAT THE UNDERSIGNED OWNER(S) OF THE LAND DESCRIBED IN THE LAND SURVEYOR'S DESCRIPTION HAVE CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED ON THE ACCOMPANYING PLAT INTO LOTS, BLOCKS, A STREET, AND RESERVES UNDER THE NAME OF "SUNFLOWER COMMERCE PARK 3RD ADDITION", A REPLAT OF LOT 2, BLOCK A, SUNFLOWER COMMERCE PARK 2ND ADDITION, CITY OF BEL AIRE, SEDGWICK COUNTY, KANSAS. THAT ALL HIGHWAYS, STREETS, EASEMENTS, AND PUBLIC SITES AS DENOTED ON THE PLAT ARE HEREBY DEDICATED TO AND FOR THE USE OF THE PUBLIC FOR THE LIMITED PURPOSE OF CONSTRUCTING, OPERATING, MAINTAINING, AND REPAIRING PUBLIC IMPROVEMENTS AND FRANCHISE UTILITIES WITHIN THE CITY OF BEL AIRE; AND FURTHER THAT THE LAND CONTAINED HEREIN IS HELD AND SHALL BE CONVEYED SUBJECT TO ANY APPLICABLE RESTRICTIONS, RESERVATIONS AND COVENANTS NOW ON FILE OR HEREAFTER FILED IN THE OFFICE OF THE REGISTER OF DEEDS OF SEDGWICK COUNTY, KANSAS.

RESERVES "A" AND "B" ARE HEREBY RESERVED FOR OPEN SPACE, LANDSCAPING, ENTRY MONUMENTS, SIDEWALKS, DRAINAGE, DRAINAGE STRUCTURES AND FLOOD PROTECTION. ANY UTILITIES SHALL BE CONFINED TO EASEMENTS CREATED BY SEPARATE DOCUMENT. OWNER HEREBY COVENANTS AND AGREES FOR SUCH OWNER AND OWNER'S GRANTEEES, DEVISEES, SUCCESSORS AND ASSIGNS, (1) THAT NO HUMAN HABITAT OR OTHER CONSTRUCTION MAY BE BUILT IN SAID RESERVES AND THAT NO OBSTRUCTION SHALL BE PLACED THEREIN; (2) THAT NO LEVEE OR ANY FILL, CHANGE OF GRADE, CREATION OF CHANNELS OR OTHER WORK SHALL BE CONSTRUCTED EXCEPT WITH THE APPROVAL OF THE KANSAS STATE BOARD OF AGRICULTURE, DIVISION OF WATER RESOURCES IN ACCORDANCE WITH KSA 24-126; AND (3) THAT SAID RESERVES SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS' ASSOCIATION UNTIL SUCH TIME AS THE GOVERNING BODY EXERCISING JURISDICTION UNDER 82A-301 ELECTS TO ASSUME RESPONSIBILITY FOR, MAINTENANCE OF AND IMPROVEMENTS TO DRAINAGE.

NO PRIVATE DRAINAGE SYSTEMS SHALL BE LOCATED WITHIN PUBLIC DRAINAGE EASEMENTS UNLESS A RESIDENTIAL DRAINAGE RELIEF PERMIT IS OBTAINED FROM THE CITY OF BEL AIRE PUBLIC WORKS & UTILITIES DEPARTMENT.

A MASTER DRAINAGE PLAN HAS BEEN DEVELOPED FOR THIS PLAT. ALL DRAINAGE EASEMENTS, RIGHTS-OF-WAY, AND RESERVES SHALL REMAIN AT ESTABLISHED GRADES (UNLESS MODIFIED WITH THE APPROVAL OF THE CITY ENGINEER) AND SHALL BE UNOBSTRUCTED TO ALLOW FOR THE CONVEYANCE OF STORMWATER IN ACCORDANCE WITH THE STORMWATER MANUAL. THE MAINTENANCE OF ALL DRAINAGEWAYS AND DRAINAGE FACILITIES IN BACKYARD DRAINAGE EASEMENTS AND RESERVES SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER, AND SHALL BE ENFORCED BY THE HOMEOWNERS' ASSOCIATION AND BE PROVIDED FOR IN THE HOMEOWNERS' ASSOCIATION COVENANTS. LOT GRADING PLAN CERTIFICATE PERTAINING TO SUCH OWNER'S LOT TO ANY PERSON INSTALLING A LAWN, LANDSCAPING, FENCING, OR OTHER IMPROVEMENTS OR STRUCTURES AND REQUIRE THEM TO MAINTAIN THE GRADE LEVELS SHOWN ON THE INDIVIDUAL LOT GRADING PLAN CERTIFICATE.

PLAT IS SHOWN TO BE LOCATED IN ZONE "X" AREA OF MINIMAL FLOOD HAZARD & A PORTION IN ZONE "A" AREA WITHOUT BASE FLOOD ELEVATION, AS SAID PROPERTY PLOTS BY SCALE ON THE FLOOD INSURANCE RATE MAP NUMBER 20173C0240G. FEMA FLOODPLAIN AND REGULATORY FLOODWAY BOUNDARIES ARE SUBJECT TO PERIODIC CHANGE, AND SUCH CHANGE MAY AFFECT THE INTENDED LAND USE WITHIN THE SUBDIVISION.

ALL STREETS, ARE HEREBY DEDICATED TO AND FOR THE USE OF THE PUBLIC AND ALL ACCESS CONTROLS ARE HEREBY DEDICATED TO THE CITY OF BEL AIRE.

NAME: \_\_\_\_\_  
TITLE: \_\_\_\_\_  
COMPANY: \_\_\_\_\_  
DATE SIGNED: \_\_\_\_\_

**MORTGAGE HOLDER**

THE CONSENT OF THE MORTGAGE HOLDER IN THE FOLLOWING FORM FOR AN INDIVIDUAL CAPACITY OR MODIFIED IF A REPRESENTATIVE CAPACITY:

THE \_\_\_\_\_ (NAME OF INSTITUTION) BY \_\_\_\_\_  
(NAME & TITLE OF OFFICER), HOLDERS OF A MORTGAGE ON THE ABOVE DESCRIBED PROPERTY DO HEREBY CONSENT TO THE PLAT OF SUNFLOWER COMMERCE PARK 3RD ADDITION, CITY OF BEL AIRE, SEDGWICK COUNTY, KANSAS.

\_\_\_\_\_  
(NAME OF INSTITUTION  
& LOCATION)  
\_\_\_\_\_  
(NAME AND TITLE)

**NOTARY CERTIFICATE**

STATE OF KANSAS }  
COUNTY OF SEDGWICK } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_,  
BY \_\_\_\_\_ (PRINTED NAME) ON BEHALF OF \_\_\_\_\_  
INSTITUTION/COMPANY).

\_\_\_\_\_, NOTARY PUBLIC

MY COMMISSION EXPIRES: \_\_\_\_\_.

**PUD REGULATIONS:**

THE SUNFLOWER COMMERCE PARK 3RD ADDITION, A REPLAT OF LOT 2, BLOCK A, SUNFLOWER COMMERCE PARK 2ND ADDITION INTO 8 LOTS AND 2 RESERVES CONFORMS TO THE STANDARDS AND ZONING IN PLACE ON THE PROPERTY FROM THE ORIGINAL PUD PLAT OF SUNFLOWER COMMERCE PARK 2ND ADDITION. NO WAIVERS OR VARIANCES ARE ANTICIPATED ON THIS REPLAT. ALL SUBMITTALS AS REQUIRED THROUGH THE CITY OF BEL AIRE AND SEDGWICK COUNTY PERMITTING SHALL BE ENFORCED AND PRESENTED AT SUCH TIME THE LOTS DEVELOP.

**COUNTY SURVEYOR CERTIFICATE**

THIS PLAT HAS BEEN REVIEWED IN ACCORDANCE WITH K.S.A.  
58-2005 ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
TRICIA L. ROBELLO, P.S. #1246  
DEPUTY COUNTY SURVEYOR  
SEDGWICK COUNTY, KS.

**PLANNING COMMISSION CERTIFICATE**

STATE OF KANSAS }  
COUNTY OF SEDGWICK } SS

THIS PLAT OF "SUNFLOWER COMMERCE PARK 3RD ADDITION", HAS BEEN SUBMITTED TO AND APPROVED BY THE BEL AIRE PLANNING COMMISSION, BEL AIRE, KANSAS, WITH THE RECOMMENDATION THAT MUCH AT BE APPROVED AS PROPOSED.  
DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

AT THE DIRECTION OF THE BEL AIRE PLANNING COMMISSION.

\_\_\_\_\_, CHAIRPERSON  
JAMES SCHMIDT

ATTEST: \_\_\_\_\_, SECRETARY  
JAY COOK

**CITY ATTORNEY CERTIFICATE**

THE TITLE EVIDENCE OF THE LAND INCLUDED IN THIS PLAT HAS BEEN REVIEWED BY ME AND THIS PLAT IS APPROVED PURSUANT TO THE PROVISIONS OF K.S.A. 12-401.

DATE SIGNED: \_\_\_\_\_  
\_\_\_\_\_, CITY ATTORNEY  
MARIA SCHROCK

**GOVERNING BODY CERTIFICATE**

STATE OF KANSAS }  
COUNTY OF SEDGWICK } SS

THE DEDICATIONS SHOWN ON THIS PLAT, IF ANY, ARE HEREBY ACCEPTED BY THE GOVERNING BODY OF THE CITY OF BEL AIRE, KANSAS ON \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

AT THE DIRECTION OF THE BEL AIRE CITY COUNCIL.

\_\_\_\_\_, MAYOR  
JIM BENAGE

ATTEST: \_\_\_\_\_, CITY CLERK  
MELISSA KREHBIEL

**TRANSFER RECORD**

ENTERED ON TRANSFER RECORD THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_, COUNTY CLERK  
KELLY B. ARNOLD

**REGISTER OF DEEDS CERTIFICATE**

STATE OF KANSAS }  
COUNTY OF SEDGWICK } SS

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE REGISTER OF DEEDS OFFICE, AT \_\_\_\_\_, M.  
ON \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.


\_\_\_\_\_, REGISTER OF DEEDS  
TONYA E. BUCKINGHAM  
\_\_\_\_\_, DEPUTY  
KENLY ZEHRING

**SURVEYOR'S CERTIFICATION:**

I, TRENTON C. HEINEN, DO HEREBY CERTIFY THAT I AM A DULY LICENSED AND REGISTERED PROFESSIONAL SURVEYOR IN THE STATE OF KANSAS, WITH EXPERIENCE AND PROFICIENCY IN LAND SURVEYING; THAT THE HERETOFORE DESCRIBED PROPERTY WAS SURVEYED AND SUBDIVIDED BY ME OR UNDER MY DIRECT SUPERVISION; THAT ALL SUBDIVISION REGULATIONS OF WICHITA HAVE BEEN COMPLIED WITH IN THE PREPARATION OF THIS PLAT; THAT THIS PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE KANSAS MINIMUM STANDARDS FOR BOUNDARY SURVEYS, AND THAT ALL THE MONUMENTS SHOWN HEREIN ACTUALLY EXIST AND THEIR POSITIONS ARE CORRECTLY SHOWN TO THE BEST OF MY KNOWLEDGE AND BELIEF. GIVEN UNDER MY HAND AND SEAL AT WICHITA, KANSAS, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

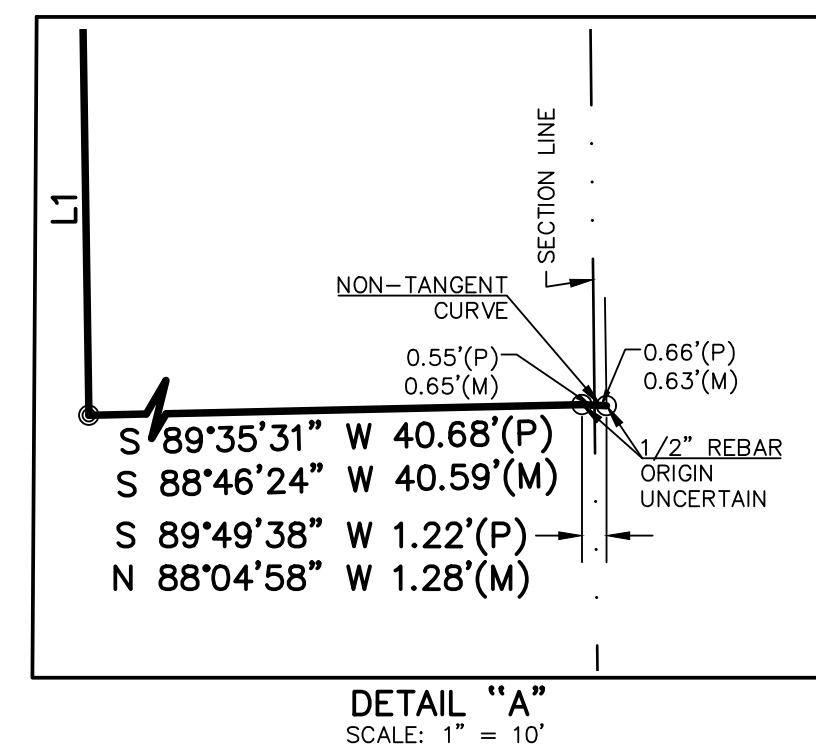
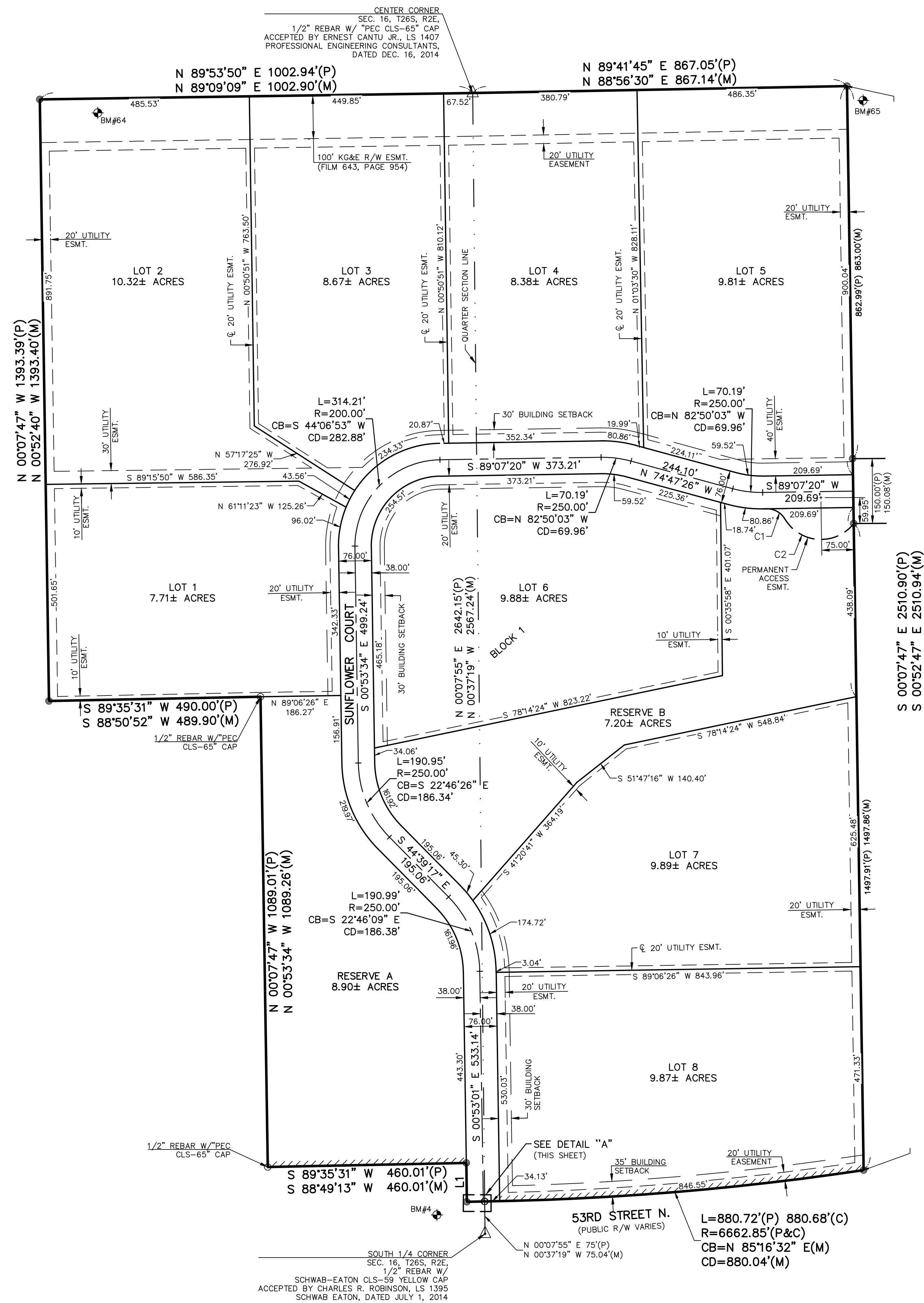
DATE OF SURVEY: MARCH 10, 2023

DATE OF PREPARATION: JUNE 28, 2023

		200 N. EMPORIA, SUITE 100 WICHITA, KANSAS 67202 PH. (316) 440-4304 wh@kveng.com   www.kveng.com	PROJECT NO. <b>G23S2566</b>
			DRAWN BY <b>AL</b>
			CHECKED BY <b>TCH</b>
			DATE <b>2566PLAT</b>
FINAL PLAT SUNFLOWER COMMERCE PARK 3RD, BEL AIRE, SEDGWICK COUNTY, KS.		2 OF 2	
KAW VALLEY ENGINEERING, INC., IS AUTHORIZED TO OFFER SURVEYING SERVICES BY KANSAS STATE CERTIFICATE OF AUTHORIZATION NO. LS-20. EXPIRES 12/31/24			



PLANNED UNIT DEVELOPMENT (PUD)  
**SUNFLOWER COMMERCE PARK 3RD ADDITION**  
 A REPLAT OF LOT 2, BLOCK A, SUNFLOWER COMMERCE PARK 2ND ADDITION,  
 BEL AIRE, SEDGWICK COUNTY, KANSAS



LINE & CURVE TABLE	
L1	N 00°07'47" W 90.00'(P) N 00°53'01" W 90.07'(M)
C1	L=50.43' R=48.00' CB=S 60°46'43" E CD=48.14'
C2	L=187.65' R=97.00' CB=S 86°06'02" E CD=159.73'

**PUD REGULATIONS:**

THE SUNFLOWER COMMERCE PARK 3RD ADDITION, A REPLAT OF LOT 2, BLOCK A, SUNFLOWER COMMERCE PARK 2ND ADDITION INTO 8 LOTS AND 2 RESERVES CONFORMS TO THE STANDARDS AND ZONING IN PLACE ON THE PROPERTY, FROM THE ORIGINAL PUD PLAT OF SUNFLOWER COMMERCE PARK 2ND ADDITION. NO WAIVERS OR VARIANCES ARE ANTICIPATED ON THIS REPLAT. ALL SUBMITTALS AS REQUIRED THROUGH THE CITY OF BEL AIRE AND SEDGWICK COUNTY PERMITTING SHALL BE ENFORCED AND PRESENTED AT SUCH TIME THE LOTS DEVELOP.

**DATUM BENCHMARK:**

DATUM IS U.S. SURVEY FEET AND REFERS TO NAVD88 DATUM DERIVED FROM CONNECTIONS TO THE SEDGWICK COUNTY NTRIP NETWORK. ORTHOMETRIC HEIGHT WAS DETERMINED USING THE GEOID 18 MODEL.

**BENCHMARKS:**

BM #4: PLATTED BENCHMARK #4, PER SUNFLOWER COMMERCE PARK 2ND ADDITION, CHISELED SQUARE ON THE NORTH OF A REINFORCED CONCRETE BOX, HALF MILE WEST OF GREENWICH ROAD ON 53RD STREET NORTH.

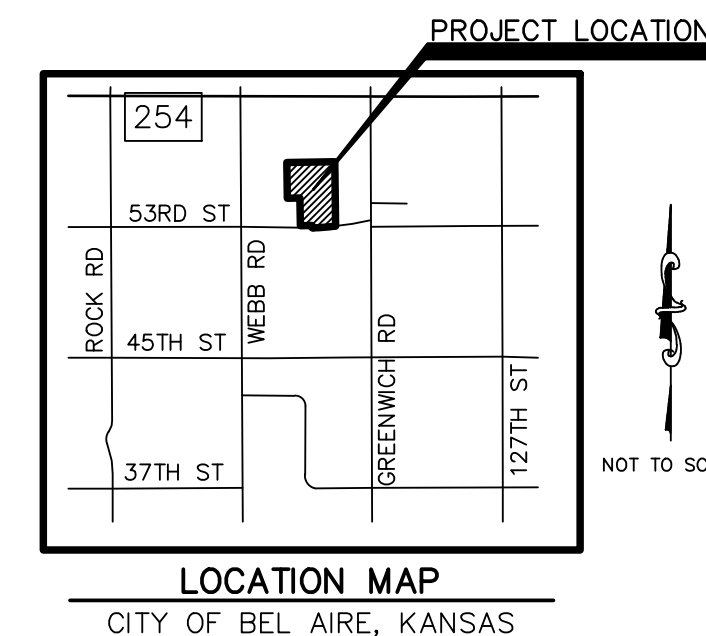
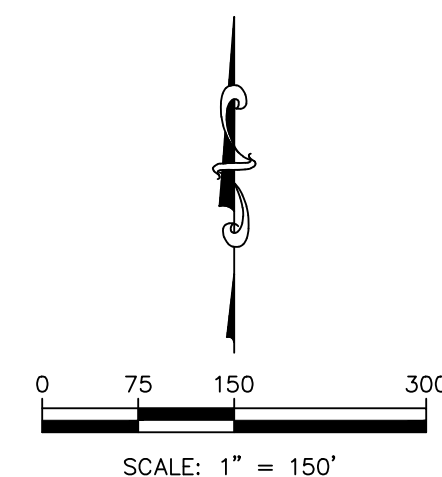
ELEV=1409.01

BM #64: CHISELED "X" ON THE SOUTH SIDE OF UTILITY POLE CONCRETE PAD, 135'± EAST OF THE NORTHWEST CORNER OF LOT 2, BLOCK A, SUNFLOWER COMMERCE PARK 2ND ADDITION.

ELEV=1392.35

BM #65: CHISELED SQUARE WITH "X" SET ON WEST OF UTILITY POLE CONCRETE PAD, 50'± SOUTHEAST OF THE NORTHEAST CORNER OF LOT 2, BLOCK A, SUNFLOWER COMMERCE PARK 2ND ADDITION.

ELEV=1394.07



**LEGEND**

- △ SECTION CORNER MONUMENT FOUND
- MONUMENT FOUND, ORIGIN UNCERTAIN
- ◉ 1/2" REBAR W/"ARMSTRONG LS-780" CAP
- (P) PLATTED BEARING AND DISTANCE PER SUNFLOWER COMMERCE PARK 2ND ADDITION
- (M) MEASURED BEARING AND DISTANCE
- ⬢ BENCHMARK LOCATION
- /// COMPLETE ACCESS CONTROL

DATE OF PREPARATION: JUNE 29, 2023

PROJ. NO. G23S2566 DSN: TCH  
 CFN: 2566PUD DWN: AL

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**KAW VALLEY ENGINEERING**

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