AGENDA
CITY COUNCIL MEETING
7651 E. Central Park Ave, Bel Aire, KS
September 02, 2025 7:00 PM

City of Bel Aire

I. CALL TO ORDER: Mayor Jim Benage

II. ROLL CALL

Greg David ___ Tyler Dehn ___ Emily Hamburg ___
Tom Schmitz ___ John Welch ___

III. OPENING PRAYER: Father Terry Hedrick

IV. PLEDGE OF ALLEGIANCE TO THE AMERICAN FLAG

V. DETERMINE AGENDA ADDITIONS

VI. CONSENT AGENDA

A. Approval of Minutes of the August 19, 2025 City Council meeting.

Action: Motion to (approve / table / deny) the Consent Agenda as (listed / amended) and authorize the Mayor to sign.

Motion _____ Second _____ Vote _____

VII. DISCUSSION AND APPROVAL OF APPROPRIATIONS ORDINANCE

A. Consideration of Appropriations Ordinance No. 25-16 in the amount of $2,628,966.16.

Action: Motion to (approve / deny / table) Appropriations Ordinance No. 25-16.

Motion _____ Second _____ Vote _____

VIII. CITY REQUESTED APPEARANCES: None

IX. PUBLIC HEARINGS

A. Public Hearing regarding proposed property tax levy in excess of the Revenue Neutral Rate and adoption of Revenue Neutral Rate Resolution.

i. Action 1: Open the Public Hearing and receive public comment.

ii. Action 2: Motion to (approve/ deny / table) A Resolution of The City of Bel Aire, Kansas to Levy a Property Tax Rate Exceeding the Revenue Neutral Rate for the 2026 budget and authorize the Mayor to sign.

Motion _____ Second _____ Roll Call Vote:

Greg Davied _____ Tyler Dehn _____ Emily Hamburg _____

Tom Schmitz _____ John Welch _____

iii. Action: Motion to close the Public Hearing.

Motion _____ Second _____ Vote _____

B. Public Hearing regarding the 2026 City of Bel Aire Budget

i. Action 1: Open the Public Hearing and receive public comment.

ii. Action 2: Motion to close the Public Hearing.

Motion _____ Second _____ Vote _____

X. CITIZEN CONCERNS: *If you wish to speak, please fill out a "Request to Speak" card at the podium and give it to the City Clerk before the meeting begins. When you are called on by the Mayor, please go to the podium, speak into the microphone, and state your name and address before giving your comments. Please limit your comments to 3 minutes in the interest of time. If more time is needed, you may request an extension from the Mayor.*

XI. REPORTS

A. Council Member Reports
B. Mayor's Report
C. City Attorney Report
D. City Manager Report

XII. ORDINANCES, RESOLUTIONS AND FINAL ACTIONS

A. Consideration of Approving the 2026 City of Bel Aire Budget.

Action: Motion to (approve / deny / table) the 2026 City of Bel Aire Budget as (presented/ amended) and authorize all required signatures.

Motion _____ Second _____ Roll Call Vote:

Greg Davied _____ Tyler Dehn _____ Emily Hamburg _____

Tom Schmitz _____ John Welch ____

B. **Consideration of An Ordinance Levying Special Assessments On Certain Property To Pay The Costs Of Internal Improvements In The City Of Bel Aire, Kansas, As Previously Authorized By Resolution Nos. R-21-50, R-21-52, R-21-53, R-22-27, R-22-28, R-22-29, R-22-30, R-22-31, R-22-09, R-22-51, R-22-11, R-22-33, R-22-34, R-22-13, R-22-14, R-22-15 And R-22-16 Of The City; And Providing For The Collection Of Such Special Assessments.**

Action: Motion to (adopt / deny / table) An Ordinance Levying Special Assessments On Certain Property To Pay The Costs Of Internal Improvements In The City Of Bel Aire, Kansas, As Previously Authorized By Resolution Nos. R-21-50, R-21-52, R-21-53, R-22-27, R-22-28, R-22-29, R-22-30, R-22-31, R-22-09, R-22-51, R-22-11, R-22-33, R-22-34, R-22-13, R-22-14, R-22-15 And R-22-16 Of The City; And Providing For The Collection Of Such Special Assessments and authorize all required signatures.

Motion _____ Second _____ Vote _____

C. **Consideration of A Resolution Authorizing The Offering For Sale Of General Obligation Bonds, Series 2025A And General Obligation Temporary Notes, Series 2025B, Of The City Of Bel Aire, Kansas.**

Action: Motion to (accept / deny / table) A Resolution Authorizing The Offering For Sale Of General Obligation Bonds, Series 2025A And General Obligation Temporary Notes, Series 2025B, Of The City Of Bel Aire, Kansas and authorize all required signatures.

Motion _____ Second _____ Vote _____

D. **ZON-25-01: Consideration Of An Ordinance Approving The Recommendation Of The Bel Aire Planning Commission Recommending Approval Of A Zone Change Request From A Neighborhood Commercial, Office and Retail District "C-1" To A Planned Unit Development Residential District "R-PUD" (Lycee Addition R-PUD), Generally Located At The East Side Of Rock Road And ¼ Mile North Of 53rd Street North, Bel Aire, Sedgwick County, Kansas.**

Action: Please choose one of the following (3) options, in accordance with K.S.A. 12-756(b).

1. Motion to Approve the findings of fact and recommendation of the Planning Commission for ZON-25-01, Adopt the Ordinance as Presented, and authorize the Mayor to sign. (simple majority, 4 votes required)

2. Motion to Override the findings of fact and recommendation of the Planning Commission for ZON-25-01, Adopt alternate findings, Disapprove the zone change request and Ordinance. (2/3 majority, 4 votes required)

3. Motion to return the findings of fact and recommendation of the Planning Commission for ZON-25-01 to the Planning Commission for further consideration, with a statement specifying the basis for failure to Approve or Disapprove, the statement is; _____. (simple majority, 4 votes required)

Motion _____ Second _____ Roll Call Vote:

Greg David _____ Tyler Dehn _____ Emily Hamburg _____

Tom Schmitz _____ John Welch _____ Mayor Jim Benage _____

E. Consideration Of An Ordinance Approving The Recommendation Of The Bel Aire Planning Commission Recommending Approval Of The Bel Aire 2035 Comprehensive Plan for Bel Aire, Kansas.

Action: Please choose one of the following (3) options, in accordance with K.S.A. 12-747(b).

1. Motion to Approve the recommendation of the Planning Commission, Adopt the Ordinance Approving the Bel Aire 2035 Comprehensive Plan, and authorize the Mayor to sign. (simple majority, 4 votes required)

2. Motion to Override the recommendation of the Planning Commission and Disapprove the Bel Aire 2035 Comprehensive Plan. (2/3 majority, 4 votes required)

3. Motion to return the recommendation of the Planning Commission for Approval of the Bel Aire 2035 Comprehensive Plan to the Planning Commission for further consideration, with a statement specifying the basis for failure to Approve or Disapprove, the statement is; _____. (simple majority, 4 votes required)

Motion _____ Second _____ Roll Call Vote:

Greg David _____ Tyler Dehn _____ Emily Hamburg _____

Tom Schmitz _____ John Welch _____ Mayor Jim Benage _____

F. Consideration of An Ordinance Designating the Bel Aire Planning Commission as the Bel Aire Board of Zoning Appeals.

Action: Motion to (Adopt / Deny / Table) An Ordinance Designating the Planning Commission as the Board of Zoning Appeals and authorize the Mayor to sign.

Motion _____ Second _____ Vote _____

G. Consideration of a Resolution Amending the Bylaws of the Bel Aire Planning Commission.

Action: Motion to (Adopt / Deny / Table) A Resolution Amending the Bylaws of the Planning Commission (As Presented / As Amended) and authorize the Mayor to sign.

Motion _____ Second _____ Vote _____

H. Consideration of A Resolution Establishing the City of Bel Aire Sidewalk Reimbursement Program for Fiscal Year 2025.

Action: Motion to (Adopt / Deny / Table) A Resolution Establishing The Sidewalk Reimbursement Program (As Presented / As Amended) with funds not to exceed $15,000, and authorize the Mayor to sign.

Motion _____ Second _____ Vote _____

I. **Consideration of An Ordinance Amending Current Water Drought/Emergency Restrictions to Comply with Wichita's New Permanent Water Restrictions Ordinance Adopted on August, 26, 2025 and to be Implemented on September 15, 2025.**

Action: Motion to (Adopt / Deny / Table) An Ordinance Establishing Permanent Watering Restrictions (As Presented / As Amended) and authorize the Mayor to sign.

Motion _____ Second _____ Vote _____

J. **Consideration of An Amendment To The Municipal Water Conservation Plan to Comply with Wichita's New Permanent Water Restrictions Ordinance Adopted on August, 26, 2025 and to be Implemented on September 15, 2025.**

Action: Motion to (Approve / Deny / Table) Amendment No. 1 to the Municipal Water Conservation Plan (As Presented / As Amended), authorize the Mayor to sign, and authorize City Manager to submit this amendment to the City of Wichita.

Motion _____ Second _____ Vote _____

XIII. EXECUTIVE SESSION

Action: Motion to go into executive session for the sole purpose of discussion the subject of: (_____), pursuant to the KSA 75-4319 exception for: (_____). Invite the City Manager and the City Attorney. The meeting will be for a period of (__) minutes, and the open meeting will resume in City Council Chambers at (_____) PM.

Motion _____ Second _____ Vote _____

XIV. DISCUSSION AND FUTURE ISSUES

A. **City Council Workshop - September 9, 2025 at 7:00 p.m.**

XV. ADJOURNMENT

Action: Motion to adjourn.

Motion _____ Second _____ Vote _____

Additional Attachments:

A. City Manager's Report - September 2, 2025

Notice

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

MINUTES
CITY COUNCIL MEETING
7651 E. Central Park Ave, Bel Aire, KS
August 19, 2025 7:00 PM

I. CALL TO ORDER: Mayor Jim Benage called the meeting to order at 7:00 p.m.

II. ROLL CALL

Councilmembers Greg Davied, Emily Hamburg, Tom Schmitz, and John Welch were present. Councilmember Tyler Dehn was absent.

Also present were City Manager Ted Henry, City Attorney Maria Schrock, City Engineer Anne Stephens, Director of Finance Barry Smith, City Clerk Melissa Krehbiel, and City Financial Advisor Adam Pope of Columbia Capital Management. City Bond Counsel Kevin Cowan of Gilmore & Bell, PA participated in the meeting via videoconference.

III. OPENING PRAYER: Father Andrew Labenz provided the opening prayer.

IV. PLEDGE OF ALLEGIANCE TO THE AMERICAN FLAG

Mayor Benage led the pledge of allegiance.

V. DETERMINE AGENDA ADDITIONS: There were no additions.

VI. CONSENT AGENDA

A. Approval of Minutes of the August 5, 2025 City Council meeting.

MOTION: Councilmember Welch moved to approve the Consent Agenda as listed and authorize the Mayor to sign. Councilmember Davied seconded the motion. ***Motion carried 4-0.***

VII. DISCUSSION AND APPROVAL OF APPROPRIATIONS ORDINANCE

A. Consideration of Appropriations Ordinance No. 25-15 in the amount of $701,665.49.

MOTION: Councilmember Davied moved to approve Appropriations Ordinance No. 25-15. Councilmember Schmitz seconded the motion. ***Motion carried 4-0.***

VIII. CITY REQUESTED APPEARANCES

A. Jesse Miller - Sedgwick County Fire District 1 Steering Committee

Jesse Miller gave a brief update on topics discussed by the steering committee and took questions from the Council.

B. Tara Laughlin, Allen, Gibbs & Houlik, L.C - Annual Audit Presentation

Tara Laughlin presented the annual audit report and took questions from the Council.

IX. PUBLIC HEARING

A. Public Hearing Regarding Special Assessments: The purpose of the public hearing is to hear any and all written or oral objections to the respective assessments considered in the Ordinance Levying Special Assessments on the agenda.

Diana Arrington, 5349 Pinecrest Ct N, spoke to the Council. She said her mother is the owner of the home. They were shocked when they received the notification. They purchased the homes about 1 year ago, and were told at closing that specials would be about $25,000 per property. However the specials in the notice are about 21.25 percent more than that. She has lived in many states and has never purchased a home in any state where specials come due after the purchase. She has lived in the neighborhood for about a year and has seen that the road and sewer system need improvements. She is concerned about the neighborhood becoming a place just for investors; Bel Aire has gotten a bad reputation for having multifamily subdivisions that are primarily rentals and she would like to see the Council address this.

Bob Janzen, 5110 N. Remington, spoke to the Council. He asked how many lots are sharing the cost? Is this spread out over all the phases? How many properties will that entail? Will they be multi- family? He was told it would be single family. If the northern piece is not part of the assessment, are they allowed to use the main road? What will the interest rate be? He asked if a lot that the developer donated to the City will be made into a common area.

Adam Pope with Columbia Capital Management, addressed some of Mr. Janzen's questions. Mayor Benage suggested that Mr. Janzen contact City staff after the meeting to further address his questions.

Julie Moore, 5326 N Pinecrest St, said she did not receive a letter and found out about the special assessment notices from her neighborhood Facebook page. She wanted to know why she did not receive a letter and if her property would be included in the special assessment.

William Kelly, 5328 N. Pinecrest, said he received a letter, but many of his neighbors did not. He runs a Facebook page for Chapel Landing. He questioned if the cost of the road was appropriate for the size, and who would share the costs.

Mayor Benage encouraged speakers to contact City staff after the meeting to address their specific questions.

MOTION: Councilmember Hamburg moved to close the public hearing. Councilmember Welch seconded the motion. ***Motion carried 4-0.***

X. CITIZEN CONCERNS

Bruce Roepke, 4300 N Rushwood Cir, said he is participating in the Great Cycle Challenge to raise money for fighting kids' cancer. They are always looking for more riders and more sponsors. He asked interested people to please support the fundraiser.

XI. REPORTS

A. Council Member Reports

Councilmember Schmitz reported on recent repairs to culverts next to Woodlawn and thanked City staff.

Councilmember Hamburg reported she attended Planning Commission to hear about the comprehensive plan.

B. Mayor's Report

Mayor Benage noted that a Regional Water Summit will be held by the Wichita Regional Economic Area Partnership (REAP) in Newton on September 4th. The Wichita Area Municipal Planning Organization (WAMPO) is looking for volunteers for the annual bicycle and pedestrian count; volunteers can sign up on the WAMPO website. Residents can also take the Safe Routes to School survey on the WAMPO website.

Mayor Benage reported on the latest meetings of REAP, WAMPO, the K-254 Corridor Development Association, and the Bel Aire Utility Advisory Committee. He also met with city staff and representatives from the South Central Kansas Economic Development District (SCKEDD) about their home weatherization program. Interested homeowners can apply on the SCKEDD website to receive help with weatherization.

Mayor Benage noted that the City of Wichita is considering an Ordinance that would introduce a permanent water restriction of three days per week for wholesale water customers, such as Bel Aire. If it is approved, Bel Aire would be required to revise the Municipal Water Conservation Plan. Mayor Benage has requested a meeting with Wichita and the wholesale water customers.

C. City Attorney Report

City Attorney Maria Schrock reported on a recent Attorney General guidance regarding fees for records requested under the Kansas Open Records Act (KORA).

D. City Manager Report

City Manager Ted Henry briefly reported on upcoming City Council agenda topics and anticipated completion dates for several City construction projects. He also reported on employee longevity; about thirty percent of the City's workforce has been employed by the City for over 10 years**.** Regarding upcoming events, he reminded everyone that the next Park Cleanup will be held on August 30th at Alley Park; National Night Out will be held at City Hall on September 20th from 4 p.m.to 8 p.m.; and Fall Festival will be held at the Recreation Center on October 18th from 10 a.m. to 2 p.m.

XII. ORDINANCES, RESOLUTIONS AND FINAL ACTIONS

A. Consideration of An Ordinance Levying Special Assessments On Certain Property To Pay The Costs Of Internal Improvements In The City Of Bel Aire, Kansas, As Previously Authorized By Resolution Nos. R-21-50, R-21-52, R-21-53, R-22-27, R-22-28, R-22-29, R-22-30, R-22-31, R-22-09, R-22-51, R-22-11, R-22-33, R-22-34, R-22-13, R-22-14, R-22-15 And R-22-16 Of The City; And Providing For The Collection Of Such Special Assessments.

The Council discussed the comments from some homeowners who stated that they or their neighbors did not receive notification letters. City staff noted that the letters were sent to the owners of record, which were listed in Sedgwick County GIS records. The Council instructed the Bond Counsel and City staff to research the issue and attempt to notify the homeowners who did not receive the letter.

MOTION: Councilmember Welch moved to table Item XII.A. Councilmember Hamburg seconded the motion. Discussion followed.

MODIFIED MOTION: Councilmember Welch moved to table Item XII.A until such time as [City staff] have found who did not get notified and they have been notified, or September 2nd, whichever comes first. Councilmember Hamburg seconded the motion. ***Motion carried 4-0.***

EXECUTIVE SESSION (Item XIII. A.)

MOTION: Councilmember Welch moved to recess into executive session to discuss with legal counsel and receive legal advice related to pending litigation. The discussion will be pursuant to K.S.A. 75- 4319 (b)(2) for legal consultation with Neil Gosch, which would be deemed privileged in the attorney-client relationship. Invite the City Manager, City Engineer, City Attorney, and Katherine Chlumsky. The meeting will be for a period of 45 minutes, and the open meeting will resume in City Council Chambers at 9:15 p.m. Councilmember Davied seconded the motion. ***Motion carried 4-0.***

The Council then recessed for executive session. At 9:16 p.m., Mayor Benage called the meeting to back to order in open session and stated that no binding action had been taken.

B. Consideration of A Resolution Of The Governing Body Of The City Of Bel Aire, Kansas, Setting The Date, Time, And Place For A Public Hearing Regarding The City's Intent To Levy A Property Tax Exceeding The Revenue Neutral Rate.

MOTION: Councilmember Welch moved to accept A Resolution Of The Governing Body Of The City Of Bel Aire, Kansas, Setting The Date, Time, And Place For A Public Hearing Regarding The City's Intent To Levy A Property Tax Exceeding The Revenue Neutral Rate, and authorize the Mayor to sign. Councilmember Davied seconded the motion. ***Motion carried 4-0.***

C. Consideration of a Contract with SEH for Engineering Services related to construction on Sunflower Commerce Park Phase 2.

MOTION: Councilmember Davied moved to accept the contract SEH for Engineering Services related to construction on Sunflower Commerce Park Phase 2 in the amount not to exceed $245,500 and authorize the Mayor to sign. Councilmember Schmitz seconded the motion. ***Motion carried 4-0.***

D. Consideration of Amendment No. 1 To Agreement For Professional Engineering Services between the City of Bel Aire, Kansas and Garver, LLC for professional engineering services for RCB replacement project at 45th and Oliver.

MOTION: Councilmember Welch moved to accept Amendment No. 1 To Agreement For Professional Engineering Services between the City of Bel Aire, Kansas and Garver, LLC for professional engineering services for RCB replacement project at 45th and Oliver and authorize the Mayor to sign. Councilmember Schmitz seconded the motion. ***Motion carried 4-0.***

E. Consideration of Change Order No. 1 to the Contract with Dondlinger & Sons Construction for the 45th and Oliver Bridge Project.

MOTION: Councilmember Davied moved to accept Change Order No. 1 to the Contract with Dondlinger & Sons Construction for the 45th and Oliver Bridge Project, in the amount not to exceed $14,828.00 and authorize the Mayor to sign. Councilmember Schmitz seconded the motion. ***Motion carried 3-1,*** with Councilmember Welch voting against the motion.

F. Consideration of Change Order No. 2 to the Contract for Paving Improvements to serve Chapel Landing 5th Phase 1, in the amount not to exceed $12,500.00.

MOTION: Councilmember Welch moved to approve Change Order No. 2 to the Contract for Paving Improvements to serve Chapel Landing 5th Phase 1, in the amount not to exceed $12,500.00 and authorize the Mayor to sign. Councilmember Schmitz seconded the motion. ***Motion carried 4-0.***

G. Consideration of electing three (3) Voting Delegates to the League of Kansas Municipalities Annual Business Meeting and Convention of Voting Delegates on Saturday, October 11, 2025.

MOTION: Councilmember Welch moved to elect Jim Benage, Emily Hamburg, and Tom Schmitz as Bel Aire Voting Delegates to the League of Kansas Municipalities Annual Business Meeting and Convention of Voting Delegates on Saturday, October 11, 2025. Councilmember Davied seconded the motion. ***Motion carried 4-0.***

H. Consideration of electing three (3) alternate voting delegates to the League of Kansas Municipalities Annual Business Meeting and Convention of Voting Delegates on Saturday, October 11, 2025.

MOTION: Councilmember Hamburg moved to elect Maria Schrock and Councilmember Tyler Dehn as Bel Aire Alternate Voting Delegates to the League of Kansas Municipalities Annual Business Meeting and Convention of Voting Delegates on Saturday, October 11, 2025. Councilmember Schmitz seconded the motion. ***Motion carried 4-0.***

XIII. EXECUTIVE SESSION

A. Executive Session: *This item was addressed earlier in the meeting, after Agenda Item XII.A.* (*page 4 of these Minutes).*

XIV. DISCUSSION AND FUTURE ISSUES

City Manager Ted Henry noted the delay in processing Agenda Item XII D was from the administrative side, not legal, and staff is working to prevent such delays. The City Council may consider changes to the purchasing policy in the future. No action was taken by the Council.

XV. ADJOURNMENT

MOTION: Councilmember Welch moved to adjourn. Councilmember Davied seconded the motion. ***Motion carried 4-0.***

Approved by the City Council this _____ day of _____, 2025.

_____
Jim Benage, Mayor

ATTEST:

_____
Melissa Krehbiel, City Clerk

City of Bel Aire, KS

AP ORDINANCE
By Vendor DBA

Payment Dates 8/13/2025 - 8/26/2025

Vendor DBA	Description (Item)	Post Date	Payment Date	Project Account Key	Amount
Vendor DBA: 2935 -					
AMBER PEREZ	RESTITUTION	08/11/2025	08/18/2025		36.43
AMBER PEREZ	RESTITUTION	08/14/2025	08/18/2025		36.44
				Vendor DBA 2935 - AMBER PEREZ Total:	**72.87**
Vendor DBA: 0145 -					
APAC KANSAS INC.	2025 BEL AIRE STREET REPAIR	08/21/2025	08/22/2025		846,502.90
				Vendor DBA 0145 - APAC KANSAS INC. Total:	**846,502.90**
Vendor DBA: 0055 - ARK VALLEY NEWS					
ARK VALLEY NEWS	PUBLICATIONS	08/20/2025	08/22/2025		99.84
ARK VALLEY NEWS	BREEZE AD	08/20/2025	08/22/2025		500.00
ARK VALLEY NEWS	PUBLICATIONS	08/13/2025	08/18/2025		241.00
ARK VALLEY NEWS	PUBLICATIONS	08/13/2025	08/18/2025		40.00
				Vendor DBA 0055 - ARK VALLEY NEWS Total:	**880.84**
Vendor DBA: 2483 -					
ARMSCOR CARTRIDGE INC	AMMUNITION	08/11/2025	08/18/2025		2,870.00
				Vendor DBA 2483 - ARMSCOR CARTRIDGE INC Total:	**2,870.00**
Vendor DBA: 2110 -					
AXON ENTERPRISES, INC	TASERS/EQUIP	08/13/2025	08/18/2025		7,531.30
				Vendor DBA 2110 - AXON ENTERPRISES, INC Total:	**7,531.30**
Vendor DBA: 0174 -					
BANK OF NEW YORK MELLON ...	08/25 O&M/DEBT SVC	08/15/2025	08/15/2025		49,021.42
BANK OF NEW YORK MELLON ...	08/25 O&M/DEBT SVC	08/15/2025	08/15/2025		40,632.89
				Vendor DBA 0174 - BANK OF NEW YORK MELLON TRUST Total:	**89,654.31**
Vendor DBA: 1486 -					
BLUE CROSS & BLUE SHIELD O...	09/25 HEALTH INSURANCE	08/25/2025	08/19/2025		51,080.70
BLUE CROSS & BLUE SHIELD O...	09/25 TY'S HEALTH INSURANCE	08/25/2025	08/19/2025		1,474.81
BLUE CROSS & BLUE SHIELD O...	09/25 HEALTH INSURANCE	08/25/2025	08/19/2025		3,063.02
BLUE CROSS & BLUE SHIELD O...	09/25 HEALTH INSURANCE	08/25/2025	08/19/2025		6,770.88
BLUE CROSS & BLUE SHIELD O...	09/25 HEALTH INSURANCE	08/25/2025	08/19/2025		5,627.28
				Vendor DBA 1486 - BLUE CROSS & BLUE SHIELD OF KS Total:	**68,016.69**
Vendor DBA: 2650 -					
BURNS & MCDONNELL ENGIN...	ENGINEERING SERVICES	08/21/2025	08/22/2025		1,712.93
				Vendor DBA 2650 - BURNS & MCDONNELL ENGINEERING Total:	**1,712.93**
Vendor DBA: 0170 -					
CHISHOLM CREEK UTILITY AU...	07/25 CCUA CONTINGENCY	08/11/2025	08/18/2025		3,000.00
CHISHOLM CREEK UTILITY AU...	07/25 CCUA CONTINGENCY	08/11/2025	08/18/2025		2,820.00
				Vendor DBA 0170 - CHISHOLM CREEK UTILITY AUTH. Total:	**5,820.00**
Vendor DBA: T1110 -					
COMPLETE KEY AND LOCK	LOCK & KEYS-REPAIR/REPLACE	08/19/2025	08/22/2025		295.00
				Vendor DBA T1110 - COMPLETE KEY AND LOCK Total:	**295.00**
Vendor DBA: 2062 -					
CORE & MAIN LP	WATER METER SUPPLIES	08/19/2025	08/22/2025		1,467.18
				Vendor DBA 2062 - CORE & MAIN LP Total:	**1,467.18**
Vendor DBA: 0050 -					
COX COMMUNICATIONS, INC	INTERNET/PHONE SVC-WAT	08/15/2025	08/15/2025		154.95
COX COMMUNICATIONS, INC	INTERNET/PHONE SERVICE	08/25/2025	08/16/2025		71.42
COX COMMUNICATIONS, INC	INTERNET/PHONE SERVICE	08/25/2025	08/16/2025		26.78
COX COMMUNICATIONS, INC	INTERNET/PHONE SERVICE	08/25/2025	08/16/2025		26.78
COX COMMUNICATIONS, INC	INTERNET/PHONE SERVICE	08/25/2025	08/16/2025		53.56
COX COMMUNICATIONS, INC	INTERNET/PHONE SERVICE	08/25/2025	08/16/2025		357.09
COX COMMUNICATIONS, INC	INTERNET/PHONE SERVICE	08/25/2025	08/16/2025		89.27

AP ORDINANCE **Payment Da** **25**

Vendor DBA	Description (Item)	Post Date	Payment Date	Project Account Key	Amount
COX COMMUNICATIONS, INC	INTERNET/PHONE SERVICE	08/25/2025	08/16/2025		89.27
COX COMMUNICATIONS, INC	INTERNET/PHONE SERVICE	08/25/2025	08/16/2025		89.27
COX COMMUNICATIONS, INC	INTERNET/PHONE SERVICE	08/25/2025	08/16/2025		89.27
COX COMMUNICATIONS, INC	INTERNET/PHONE SVC-PW	08/25/2025	08/16/2025		63.66
COX COMMUNICATIONS, INC	INTERNET/PHONE SVC-PW	08/25/2025	08/16/2025		63.66
COX COMMUNICATIONS, INC	INTERNET/PHONE SVC-PW	08/25/2025	08/16/2025		63.67
COX COMMUNICATIONS, INC	INTERNET/PHONE SVC-PW	08/25/2025	08/16/2025		63.66
COX COMMUNICATIONS, INC	INTERNET/PHONE SVC-REC	08/25/2025	08/16/2025		193.69
				Vendor DBA 0050 - COX COMMUNICATIONS, INC Total:	**1,496.00**
Vendor DBA: 0291 - CUMMINS SALES & SERVICE					
CUMMINS SALES & SERVICE	GENERATOR MAINTENANCE	08/11/2025	08/18/2025		5,495.34
				Vendor DBA 0291 - CUMMINS SALES & SERVICE Total:	**5,495.34**
Vendor DBA: 1746 -					
DARRELL ATTEBERRY	PER DIEM: IAFCI CONFERENCE	08/22/2025	08/25/2025		205.40
				Vendor DBA 1746 - DARRELL ATTEBERRY Total:	**205.40**
Vendor DBA: 0214 -					
DIGITAL OFFICE SYSTEMS - DOS	PD COPIER OVERAGE	08/13/2025	08/18/2025		43.55
				Vendor DBA 0214 - DIGITAL OFFICE SYSTEMS - DOS Total:	**43.55**
Vendor DBA: 2367 -					
DOLLAR GENERAL #21238	RESTITUTION	08/11/2025	08/18/2025		22.85
DOLLAR GENERAL #21238	RESTITUTION	08/11/2025	08/18/2025		10.00
				Vendor DBA 2367 - DOLLAR GENERAL #21238 Total:	**32.85**
Vendor DBA: 0429 -					
DONDLINGER & SONS CONST...	53RD ST. BOX REPLACEMENT	08/21/2025	08/22/2025		70,250.60
DONDLINGER & SONS CONST...	53RD ST. BOX REPLACEMENT	08/21/2025	08/22/2025		51,847.20
				Vendor DBA 0429 - DONDLINGER & SONS CONSTRUCTION Total:	**122,097.80**
Vendor DBA: 1846 -					
ELLIOTT ELECTRIC SUPPLY	STREET BULBS	08/13/2025	08/18/2025		532.20
				Vendor DBA 1846 - ELLIOTT ELECTRIC SUPPLY Total:	**532.20**
Vendor DBA: 1802 -					
EMPOWER RETIREMENT 457	457 CITY MANAGER	08/14/2025	08/14/2025		540.00
EMPOWER RETIREMENT 457	457 EMP VOLUNTARY	08/14/2025	08/14/2025		612.00
				Vendor DBA 1802 - EMPOWER RETIREMENT 457 Total:	**1,152.00**
Vendor DBA: 0046 -					
EVERGY KANSAS CENTRAL INC	CP STREET LIGHTS	08/15/2025	08/14/2025		8,436.17
EVERGY KANSAS CENTRAL INC	STR SIGNS/CROSSWALKS	08/25/2025	08/18/2025		30.16
EVERGY KANSAS CENTRAL INC	STR SIGNS/CROSSWALKS	08/25/2025	08/18/2025		55.86
				Vendor DBA 0046 - EVERGY KANSAS CENTRAL INC Total:	**8,522.19**
Vendor DBA: 0587 - FEDEX EXPRESS					
FEDEX EXPRESS	WATER SAMPLES	08/19/2025	08/22/2025		61.74
				Vendor DBA 0587 - FEDEX EXPRESS Total:	**61.74**
Vendor DBA: 2686 -					
FELIX'S LANDSCAPING-IRRIGAT..	IRRIGATION REPAIR	08/14/2025	08/18/2025		2,020.00
				Vendor DBA 2686 - FELIX'S LANDSCAPING-IRRIGATION Total:	**2,020.00**
Vendor DBA: 0010 -					
FICA/FEDERAL W/H	SOCIAL SECURITY/FICA	08/14/2025	08/14/2025		12,998.40
FICA/FEDERAL W/H	SOCIAL SECURITY/FICA	08/14/2025	08/14/2025		292.84
FICA/FEDERAL W/H	SOCIAL SECURITY/FICA	08/14/2025	08/14/2025		1,317.34
FICA/FEDERAL W/H	SOCIAL SECURITY/FICA	08/14/2025	08/14/2025		1,513.00
FICA/FEDERAL W/H	FEDERAL W/H TAXES	08/14/2025	08/14/2025		7,559.99
FICA/FEDERAL W/H	FEDERAL W/H TAXES	08/14/2025	08/14/2025		148.12
FICA/FEDERAL W/H	FEDERAL W/H TAXES	08/14/2025	08/14/2025		597.66
FICA/FEDERAL W/H	FEDERAL W/H TAXES	08/14/2025	08/14/2025		1,017.25
FICA/FEDERAL W/H	MEDICARE/FICA	08/14/2025	08/14/2025		3,039.94
FICA/FEDERAL W/H	MEDICARE/FICA	08/14/2025	08/14/2025		68.48
FICA/FEDERAL W/H	MEDICARE/FICA	08/14/2025	08/14/2025		308.16

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Vendor DBA	Description (Item)	Post Date	Payment Date	Project Account Key	Amount
FICA/FEDERAL W/H	MEDICARE/FICA	08/14/2025	08/14/2025		353.76
				Vendor DBA 0010 - FICA/FEDERAL W/H Total:	**29,214.94**
Vendor DBA: 0068 -					
GALLS, LLC	PD SUPPLIES	08/19/2025	08/22/2025		30.99
GALLS, LLC	PD SUPPLIES	08/19/2025	08/22/2025		42.99
GALLS, LLC	PD SUPPLIES	08/19/2025	08/22/2025		86.00
GALLS, LLC	UNIFORMS	08/19/2025	08/22/2025		243.82
GALLS, LLC	UNIFORMS	08/19/2025	08/22/2025		342.63
GALLS, LLC	PD SUPPLIES	08/19/2025	08/22/2025		87.71
GALLS, LLC	UNIFORMS	08/19/2025	08/22/2025		65.55
GALLS, LLC	UNIFORMS	08/19/2025	08/22/2025		169.10
GALLS, LLC	UNIFORMS	08/19/2025	08/22/2025		251.64
GALLS, LLC	UNIFORMS	08/19/2025	08/22/2025		578.22
GALLS, LLC	PD SUPPLIES	08/19/2025	08/22/2025		22.95
GALLS, LLC	PD SUPPLIES	08/19/2025	08/22/2025		130.15
				Vendor DBA 0068 - GALLS, LLC Total:	**2,051.75**
Vendor DBA: 2081 -					
GARVER	SUNFLOWER COMMERCE PAR...	08/13/2025	08/18/2025		544.00
				Vendor DBA 2081 - GARVER Total:	**544.00**
Vendor DBA: 2599 - HALL'S CULLIGAN WATER					
HALL'S CULLIGAN WATER	WATER SERVICE - PD	08/19/2025	08/22/2025		29.50
HALL'S CULLIGAN WATER	WATER SERVICE-CH	08/19/2025	08/22/2025		47.50
HALL'S CULLIGAN WATER	WATER SERVICE - PW	08/19/2025	08/22/2025		9.70
HALL'S CULLIGAN WATER	WATER SERVICE - PW	08/19/2025	08/22/2025		9.70
HALL'S CULLIGAN WATER	WATER SERVICE - PW	08/19/2025	08/22/2025		9.70
HALL'S CULLIGAN WATER	WATER SERVICE - PW	08/19/2025	08/22/2025		9.70
				Vendor DBA 2599 - HALL'S CULLIGAN WATER Total:	**115.80**
Vendor DBA: 0241 -					
HAWKS INTER-STATE PESTMA...	CH-HAWKS PEST CONTROL	08/14/2025	08/18/2025		102.76
HAWKS INTER-STATE PESTMA...	REC-HAWKS PEST CONTROL	08/19/2025	08/22/2025		87.76
				Vendor DBA 0241 - HAWKS INTER-STATE PESTMASTERS Total:	**190.52**
Vendor DBA: 2582 -					
IMAGINE IT INC	COMPUTER SUPPORT SERVICE	08/20/2025	08/22/2025		328.09
IMAGINE IT INC	COMPUTER SUPPORT SERVICE	08/20/2025	08/22/2025		165.73
IMAGINE IT INC	COMPUTER SUPPORT SERVICE	08/20/2025	08/22/2025		497.20
IMAGINE IT INC	COMPUTER SUPPORT SERVICE	08/20/2025	08/22/2025		497.20
IMAGINE IT INC	COMPUTER SUPPORT SERVICE	08/20/2025	08/22/2025		165.73
IMAGINE IT INC	COMPUTER SUPPORT SERVICE	08/20/2025	08/22/2025		328.09
IMAGINE IT INC	COMPUTER SUPPORT SERVICE	08/20/2025	08/22/2025		2,827.65
IMAGINE IT INC	COMPUTER SUPPORT SERVICE	08/20/2025	08/22/2025		662.94
IMAGINE IT INC	COMPUTER SUPPORT SERVICE	08/20/2025	08/22/2025		328.09
IMAGINE IT INC	COMPUTER SUPPORT SERVICE	08/20/2025	08/22/2025		828.67
IMAGINE IT INC	COMPUTER SUPPORT SERVICE	08/20/2025	08/22/2025		165.73
IMAGINE IT INC	COMPUTER SUPPORT SERVICE	08/20/2025	08/22/2025		828.67
IMAGINE IT INC	COMPUTER SUPPORT SERVICE	08/20/2025	08/22/2025		832.06
				Vendor DBA 2582 - IMAGINE IT INC Total:	**8,455.85**
Vendor DBA: 2715 -					
INFOSEND INC	UTILITY LATE NOTICES	08/14/2025	08/18/2025		184.11
INFOSEND INC	UTILITY LATE NOTICES	08/14/2025	08/18/2025		184.11
				Vendor DBA 2715 - INFOSEND INC Total:	**368.22**
Vendor DBA: 2099 -					
JAMES BENAGE	APR-JUNE'25 MILEAGE/MEAL ...	08/18/2025	08/18/2025		372.50
				Vendor DBA 2099 - JAMES BENAGE Total:	**372.50**
Vendor DBA: 2237 -					
JOSEPH TRUMBULL	PER DIEM: IAFCI CONFERENCE	08/22/2025	08/25/2025		318.40
				Vendor DBA 2237 - JOSEPH TRUMBULL Total:	**318.40**

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Vendor DBA	Description (Item)	Post Date	Payment Date	Project Account Key	Amount
Vendor DBA: 0196 -					
K P E R S	KP&F	08/14/2025	08/14/2025		11,917.80
K P E R S	KPERS 1	08/14/2025	08/14/2025		930.14
K P E R S	KPERS 1	08/14/2025	08/14/2025		421.56
K P E R S	KPERS 1	08/14/2025	08/14/2025		367.36
K P E R S	KPERS 1	08/14/2025	08/14/2025		395.60
K P E R S	KPERS 2	08/14/2025	08/14/2025		1,996.35
K P E R S	KPERS 2	08/14/2025	08/14/2025		450.55
K P E R S	KPERS 3	08/14/2025	08/14/2025		6,997.00
K P E R S	KPERS 3	08/14/2025	08/14/2025		1,033.22
K P E R S	KPERS 3	08/14/2025	08/14/2025		1,643.39
				Vendor DBA 0196 - K P E R S Total:	**26,152.97**
Vendor DBA: 0197 -					
KANSAS DEPT OF REVENUE	KS STATE W/H	08/14/2025	08/14/2025		4,905.02
KANSAS DEPT OF REVENUE	KS STATE W/H	08/14/2025	08/14/2025		88.01
KANSAS DEPT OF REVENUE	KS STATE W/H	08/14/2025	08/14/2025		458.56
KANSAS DEPT OF REVENUE	KS STATE W/H	08/14/2025	08/14/2025		566.24
				Vendor DBA 0197 - KANSAS DEPT OF REVENUE Total:	**6,017.83**
Vendor DBA: 0274 -					
KANSAS GOLF & TURF, INC	MOW EQUIP REPAIR/MAINTE...	08/14/2025	08/18/2025		606.92
KANSAS GOLF & TURF, INC	MINOR EQUIPMENT	08/21/2025	08/22/2025		369.99
KANSAS GOLF & TURF, INC	MOW EQUIP REPAIR/MAINTE...	08/20/2025	08/22/2025		26.25
				Vendor DBA 0274 - KANSAS GOLF & TURF, INC Total:	**1,003.16**
Vendor DBA: 0076 - KANSAS PAVING					
KANSAS PAVING	CHAPEL LANDING 5TH-PH.1-P...	08/14/2025	08/18/2025	007-8882	329,565.60
KANSAS PAVING	CHAPEL LANDING 5TH-PH.1-P...	08/14/2025	08/18/2025	007-8883	4,116.60
KANSAS PAVING	PARKWOOD AVE. & 40TH ST. ...	08/14/2025	08/18/2025	010-8882	47,210.40
				Vendor DBA 0076 - KANSAS PAVING Total:	**380,892.60**
Vendor DBA: 0836 -					
KANZA CO-OPERATIVE ASSOC...	UNLEADED BULK FUEL	08/11/2025	08/18/2025		340.44
KANZA CO-OPERATIVE ASSOC...	DIESEL BULK FUEL	08/11/2025	08/18/2025		207.86
KANZA CO-OPERATIVE ASSOC...	UNLEADED BULK FUEL	08/11/2025	08/18/2025		340.43
KANZA CO-OPERATIVE ASSOC...	DIESEL BULK FUEL	08/11/2025	08/18/2025		207.86
KANZA CO-OPERATIVE ASSOC...	UNLEADED BULK FUEL	08/11/2025	08/18/2025		340.44
KANZA CO-OPERATIVE ASSOC...	UNLEADED BULK FUEL	08/11/2025	08/18/2025		340.43
KANZA CO-OPERATIVE ASSOC...	DIESEL BULK FUEL	08/11/2025	08/18/2025		207.85
KANZA CO-OPERATIVE ASSOC...	UNLEADED BULK FUEL	08/11/2025	08/18/2025		340.44
				Vendor DBA 0836 - KANZA CO-OPERATIVE ASSOCIATION Total:	**2,325.75**
Vendor DBA: 0179 -					
LEAGUE OF KS MUNICIPALITIES	TRAINING/CONFERENCES	08/21/2025	08/22/2025		275.00
LEAGUE OF KS MUNICIPALITIES	TRAINING/CONFERENCES	08/21/2025	08/22/2025		145.00
				Vendor DBA 0179 - LEAGUE OF KS MUNICIPALITIES Total:	**420.00**
Vendor DBA: 1029 -					
MCCULLOUGH EXCAVATION, ...	ARTHUR HEIGHTS ESTATES W...	08/26/2025	08/26/2025	012-8880	25,638.75
MCCULLOUGH EXCAVATION, ...	ARTHUR HEIGHTS ESTATES W...	08/21/2025	08/22/2025	012-8880	32,453.53
MCCULLOUGH EXCAVATION, ...	ARTHUR HEIGHTS ESTATES W...	08/21/2025	08/22/2025	012-8882	3,812.60
				Vendor DBA 1029 - MCCULLOUGH EXCAVATION, INC. Total:	**61,904.88**
Vendor DBA: 0494 -					
MIES CONSTRUCTION, INC	CHAPEL LANDING 6TH ADDITI...	08/21/2025	08/22/2025	004-8880	9,045.00
MIES CONSTRUCTION, INC	CHAPEL LANDING 6TH ADDITI...	08/21/2025	08/22/2025	004-8881	333,093.60
MIES CONSTRUCTION, INC	CHAPEL LANDING 6TH ADDITI...	08/21/2025	08/22/2025	004-8883	6,187.50
				Vendor DBA 0494 - MIES CONSTRUCTION, INC Total:	**348,326.10**
Vendor DBA: 1296 -					
MIKE JOHNSON SALES, INC.	MUNICIPAL COURT REMINDE...	08/14/2025	08/18/2025		259.13
				Vendor DBA 1296 - MIKE JOHNSON SALES, INC. Total:	**259.13**

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Vendor DBA	Description (Item)	Post Date	Payment Date	Project Account Key	Amount
Vendor DBA: 2395 -					
NORTHRIDGE SAND/NORTHRI...	HARD ROCK DELIVERED	08/13/2025	08/18/2025		23,497.60
			Vendor DBA 2395 - NORTHRIDGE SAND/NORTHRIDGE TRUCKING Total:		**23,497.60**
Vendor DBA: 2369 -					
PAYLOCITY CORPORATION	FSA EMPLOYEE EXPENSE	08/15/2025	08/15/2025		706.76
PAYLOCITY CORPORATION	FSA EMPLOYEE EXPENSE	08/22/2025	08/22/2025		104.07
				Vendor DBA 2369 - PAYLOCITY CORPORATION Total:	**810.83**
Vendor DBA: 2481 - PRADO CONSTRUCTION					
PRADO CONSTRUCTION	SKYVIEW 2ND ADD-WDS, SWS,..	08/21/2025	08/22/2025	006-8880	27,554.85
PRADO CONSTRUCTION	SKYVIEW 2ND ADD-WDS, SWS,..	08/21/2025	08/22/2025	006-8882	103,335.71
PRADO CONSTRUCTION	SKYVIEW 2ND ADDITION-WDS,..	08/21/2025	08/22/2025	006-8880	7,200.00
PRADO CONSTRUCTION	SKYVIEW 2ND ADDITION-WDS,..	08/21/2025	08/22/2025	006-8882	151,135.29
				Vendor DBA 2481 - PRADO CONSTRUCTION Total:	**289,225.85**
Vendor DBA: 2324 -					
PROFESSIONAL ENGINEERING...	NEW PW BLDG-OWNER REP	08/21/2025	08/22/2025	001-8891	13,409.42
				Vendor DBA 2324 - PROFESSIONAL ENGINEERING CONSU Total:	**13,409.42**
Vendor DBA: 2861 - PSYCHLOGIC					
PSYCHLOGIC	PRE-EMPLOYMENT PSYCH EV...	08/11/2025	08/18/2025		400.00
				Vendor DBA 2861 - PSYCHLOGIC Total:	**400.00**
Vendor DBA: 0105 -					
PUBLIC WORKS & UTILITIES	12,037,500 GAL 07/08/25-08/...	08/20/2025	08/22/2025		66,912.68
				Vendor DBA 0105 - PUBLIC WORKS & UTILITIES Total:	**66,912.68**
Vendor DBA: 0456 -					
QUILL	QUILL - OFFICE SUPPLIES	08/11/2025	08/18/2025		17.50
QUILL	QUILL - OFFICE SUPPLIES	08/11/2025	08/18/2025		30.65
QUILL	QUILL - OFFICE SUPPLIES	08/11/2025	08/18/2025		30.66
QUILL	QUILL - OFFICE SUPPLIES	08/11/2025	08/18/2025		30.66
QUILL	QUILL - OFFICE SUPPLIES	08/11/2025	08/18/2025		30.66
QUILL	QUILL - OFFICE SUPPLIES	08/11/2025	08/18/2025		30.66
QUILL	QUILL - OFFICE SUPPLIES	08/11/2025	08/18/2025		30.66
QUILL	QUILL - OFFICE SUPPLIES	08/11/2025	08/18/2025		28.04
QUILL	QUILL - OFFICE SUPPLIES	08/11/2025	08/18/2025		21.99
QUILL	QUILL - OFFICE SUPPLIES	08/21/2025	08/22/2025		43.99
QUILL	QUILL - OFFICE SUPPLIES	08/21/2025	08/22/2025		43.99
QUILL	QUILL - OFFICE SUPPLIES	08/21/2025	08/22/2025		43.99
QUILL	QUILL - OFFICE SUPPLIES	08/21/2025	08/22/2025		43.99
QUILL	QUILL - OFFICE SUPPLIES	08/21/2025	08/22/2025		43.99
				Vendor DBA 0456 - QUILL Total:	**471.43**
Vendor DBA: 1744 -					
ROBEY FOXX	PER DIEM: IAFCI CONFERENCE	08/22/2025	08/25/2025		205.40
				Vendor DBA 1744 - ROBEY FOXX Total:	**205.40**
Vendor DBA: 0441 -					
RUSTY ECK FORD	VEHICLE REPAIR/MAINT	08/14/2025	08/18/2025		1,110.35
RUSTY ECK FORD	VEHICLE REPAIR/MAINT	08/12/2025	08/18/2025		391.91
				Vendor DBA 0441 - RUSTY ECK FORD Total:	**1,502.26**
Vendor DBA: 0216 -					
SEDGWICK COUNTY DIV OF FI...	07/25 PRISONER HOUSING FE...	08/14/2025	08/18/2025		51.30
				Vendor DBA 0216 - SEDGWICK COUNTY DIV OF FINANCE Total:	**51.30**
Vendor DBA: 0752 -					
SEILER INSTRUMENT & MFG ...	CATALYST 10-TRIAL-1 MONTH	08/13/2025	08/18/2025		265.00
				Vendor DBA 0752 - SEILER INSTRUMENT & MFG CO INC Total:	**265.00**
Vendor DBA: 2994 -					
SHAUN COOK	CONNECTION FEES	08/19/2025	08/22/2025		50.00
				Vendor DBA 2994 - SHAUN COOK Total:	**50.00**
Vendor DBA: 1953 -					
SUMNERONE - SUMNER GRO...	SUMNER ONE PRINTING CHA...	08/13/2025	08/18/2025		113.79

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Vendor DBA	Description (Item)	Post Date	Payment Date	Project Account Key	Amount
SUMNERONE - SUMNER GRO...	SUMNER ONE PRINTING CHA...	08/13/2025	08/18/2025		113.79
SUMNERONE - SUMNER GRO...	SUMNER ONE PRINTING CHA...	08/20/2025	08/22/2025		79.20
				Vendor DBA 1953 - SUMNERONE - SUMNER GROUP INC Total:	**306.78**
Vendor DBA: 0297 -					
SUN LIFE & HEALTH INS CO	SUN LIFE VOLUNTARY AD&D/...	08/19/2025	08/19/2025		606.76
SUN LIFE & HEALTH INS CO	SUN LIFE VOLUNTARY AD&D/...	08/19/2025	08/19/2025		119.86
SUN LIFE & HEALTH INS CO	SUN LIFE VOLUNTARY AD&D/...	08/19/2025	08/19/2025		43.46
SUN LIFE & HEALTH INS CO	SUN LIFE VOLUNTARY AD&D/...	08/19/2025	08/19/2025		43.06
				Vendor DBA 0297 - SUN LIFE & HEALTH INS CO Total:	**813.14**
Vendor DBA: 0479 -					
TREE TOP NURSERY & LANDS...	CONTRACT MOWING	08/11/2025	08/18/2025		491.75
TREE TOP NURSERY & LANDS...	CONTRACT MOWING	08/11/2025	08/18/2025		1,040.00
				Vendor DBA 0479 - TREE TOP NURSERY & LANDSCAPE Total:	**1,531.75**
Vendor DBA: 2523 -					
TYLER LANGFORD	PER DIEM: IAFCI CONFERENCE	08/22/2025	08/25/2025		318.40
				Vendor DBA 2523 - TYLER LANGFORD Total:	**318.40**
Vendor DBA: 1496 - UNITED RENTALS					
UNITED RENTALS	PORTABLE PUMP	08/13/2025	08/18/2025		60,994.00
				Vendor DBA 1496 - UNITED RENTALS Total:	**60,994.00**
Vendor DBA: 2286 -					
UTILITY MAINTENANCE CONT...	WATER SERVICE INSTALL	08/19/2025	08/22/2025		36,750.00
				Vendor DBA 2286 - UTILITY MAINTENANCE CONTRACTOR Total:	**36,750.00**
Vendor DBA: 0102 - WHITE STAR MACHINERY & SPL					
WHITE STAR MACHINERY & SPL	MINOR EQUIP:TOOLS, ELECT	08/20/2025	08/22/2025		203.00
				Vendor DBA 0102 - WHITE STAR MACHINERY & SPL Total:	**203.00**
Vendor DBA: 1076 -					
WICHITA STATE UNIVERSITY	TRAINING/CONFERENCES	08/20/2025	08/22/2025		305.00
				Vendor DBA 1076 - WICHITA STATE UNIVERSITY Total:	**305.00**
Vendor DBA: 2791 -					
WORKSTEPS, INC	PRE-EMPLOYMENT SCREENING	08/14/2025	08/18/2025		75.00
				Vendor DBA 2791 - WORKSTEPS, INC Total:	**75.00**
				Grand Total:	**2,533,516.33**

Report Summary

Fund Summary

Fund	Payment Amount
100 - General Fund	137,198.77
200 - Special Street & Highway	885,084.17
320 - Capital Projects Fund 2	1,093,758.85
520 - Water Utility	170,898.31
530 - Sewer Utility	124,478.43
550 - Stormwater Utility	122,097.80
Grand Total:	**2,533,516.33**

Account Summary

Account Number	Account Name	Payment Amount
100-000-000-2014	FEDERAL TAX PAYABLE	7,559.99
100-000-000-2016	SOCIAL SECURITY PAYAB…	12,998.40
100-000-000-2018	MEDICARE PAYABLE	3,039.94
100-000-000-2020	STATE TAX PAYABLE	4,905.02
100-000-000-2022	KPERS 1 PAYABLE	930.14
100-000-000-2024	KPERS 2 PAYABLE	1,996.35
100-000-000-2026	KPERS 3 PAYABLE	6,997.00
100-000-000-2028	KP&F PAYABLE	11,917.80
100-000-000-2034	457 DEFERRED COMP P…	1,152.00
100-000-000-2048	MEDICAL INS PREMIUMS…	52,555.51
100-000-000-2060	VOLUNTARY LIFE PAYAB…	606.76
100-000-000-2062	FSA HEALTH PAYABLE	810.83
100-000-000-2090	COURT RESTITUTION PA…	105.72
100-100-110-6014	OFFICE SUPPLIES	72.03
100-100-110-6028	PUBLICATIONS/PRINTING	40.00
100-100-110-6046	TRAINING/CONFERENCES	305.00
100-100-110-7014	IT - MANAGED SERVICES	328.09
100-100-110-7046	COMMUNICATION SERV…	71.42
100-100-130-7014	IT - MANAGED SERVICES	165.73
100-100-130-7032	ENGINEERING SERVICES -..	544.00
100-100-140-6014	OFFICE SUPPLIES	43.99
100-100-140-6028	PUBLICATIONS/PRINTING	99.84
100-100-140-7014	IT - MANAGED SERVICES	497.20
100-100-150-6046	TRAINING/CONFERENCES	275.00
100-100-150-6048	HOTEL & TRAVEL	372.50
100-100-150-7046	COMMUNICATION SERV…	26.78
100-100-160-6028	PUBLICATIONS/PRINTING	500.00
100-100-160-7014	IT - MANAGED SERVICES	497.20
100-100-160-7046	COMMUNICATION SERV…	26.78
100-100-170-6014	OFFICE SUPPLIES	43.99
100-100-170-6046	TRAINING/CONFERENCES	145.00
100-100-170-7014	IT - MANAGED SERVICES	165.73
100-120-240-6014	OFFICE SUPPLIES	74.64
100-120-240-6028	PUBLICATIONS/PRINTING	259.13
100-120-240-7014	IT - MANAGED SERVICES	328.09
100-120-240-7046	COMMUNICATION SERV…	53.56
100-120-240-7064	INMATE HOUSING FEES	51.30
100-120-250-6020	IT - COMPUTERS AND E…	43.55
100-120-250-6040	UNIFORMS/CLOTHING	1,650.96
100-120-250-6048	HOTEL & TRAVEL	1,047.60
100-120-250-6300	POLICE SUPPLIES	10,802.09
100-120-250-6604	VEHICLE/EQUIP SUPPLIE…	1,110.35
100-120-250-7014	IT - MANAGED SERVICES	2,827.65
100-120-250-7024	CONTRACTUAL SERVICES	504.50
100-120-250-7046	COMMUNICATION SERV…	357.09
100-130-330-6014	OFFICE SUPPLIES	30.66
100-130-350-6006	IRRIGATION MAINT/REP…	2,020.00

Account Summary

Account Number	Account Name	Payment Amount
100-130-350-6014	OFFICE SUPPLIES	30.66
100-130-350-6028	PUBLICATIONS/PRINTING	79.20
100-130-350-6056	PETROLEUM PRODUCTS	340.44
100-130-350-7014	IT - MANAGED SERVICES	662.94
100-130-350-7024	CONTRACTUAL SERVICES	382.76
100-130-350-7046	COMMUNICATION SERV…	193.69
100-130-360-6028	PUBLICATIONS/PRINTING	241.00
100-130-360-7046	COMMUNICATION SERV…	89.27
100-150-510-6054	MINOR EQUIP: TOOLS,E…	572.99
100-150-510-6056	PETROLEUM PRODUCTS	548.29
100-150-510-6602	VEH/EQUIP REPAIRS & …	633.17
100-150-510-7014	IT - MANAGED SERVICES	328.09
100-150-510-7024	CONTRACTUAL SERVICES	9.70
100-150-510-7046	COMMUNICATION SERV…	63.66
100-160-610-6014	OFFICE SUPPLIES	74.65
100-160-610-7014	IT - MANAGED SERVICES	828.67
100-160-610-7046	COMMUNICATION SERV…	89.27
100-190-910-6014	OFFICE SUPPLIES	39.49
100-190-910-6602	VEH/EQUIP REPAIRS & …	391.91
100-190-910-7022	MOWING SERVICES	491.75
100-190-910-7024	CONTRACTUAL SVCS	150.26
200-000-000-2014	FEDERAL TAX PAYABLE	148.12
200-000-000-2016	SOCIAL SECURITY PAYAB…	292.84
200-000-000-2018	MEDICARE PAYABLE	68.48
200-000-000-2020	STATE TAX PAYABLE	88.01
200-000-000-2022	KPERS 1 PAYABLE	421.56
200-000-000-2048	MEDICAL INS PREMIUMS…	3,063.02
200-000-000-2060	VOLUNTARY LIFE PAYAB…	119.86
200-210-200-6056	PETROLEUM PRODUCTS	548.30
200-210-200-6800	GRAVEL STREET REPAIR…	23,497.60
200-210-200-7014	IT - MANAGED SERVICES	165.73
200-210-200-7022	MOWING SERVICES	1,040.00
200-210-200-7024	CONTRACTUAL SERVICES	9.70
200-210-200-7040	STREET LIGHTING	8,968.37
200-210-200-7046	COMMUNICATION SERV…	63.66
200-210-200-7048	UTILITIES	86.02
200-210-200-8014	STREET IMPROVEMENTS	846,502.90
320-320-320-8880	CONSTRUCTION - WATER	101,892.13
320-320-320-8881	CONSTRUCTION - SEWER	333,093.60
320-320-320-8882	CONSTRUCTION - PAVING	635,059.60
320-320-320-8883	CONSTRUCTION - DRAIN…	10,304.10
320-320-320-8891	OWNER'S REP	13,409.42
520-000-000-2014	FEDERAL TAX PAYABLE	597.66
520-000-000-2016	SOCIAL SECURITY PAYAB…	1,317.34
520-000-000-2018	MEDICARE PAYABLE	308.16
520-000-000-2020	STATE TAX PAYABLE	458.56
520-000-000-2022	KPERS 1 PAYABLE	367.36
520-000-000-2024	KPERS 2 PAYABLE	450.55
520-000-000-2026	KPERS 3 PAYABLE	1,033.22
520-000-000-2048	MEDICAL INS PREMIUMS…	6,770.88
520-000-000-2060	VOLUNTARY LIFE PAYAB…	43.46
520-210-520-4600	CONNECTION FEES	50.00
520-210-520-6014	OFFICE SUPPLIES	30.66
520-210-520-6026	POSTAGE	61.74
520-210-520-6028	PUBLICATIONS/PRINTING	297.90
520-210-520-6056	PETROLEUM PRODUCTS	548.28
520-210-520-6500	WATER SYSTEM SUPPLIES	1,467.18
520-210-520-6802	WATER SYSTEM MAINT/…	36,750.00

Account Summary

Account Number	Account Name	Payment Amount
520-210-520-7014	IT - MANAGED SERVICES	828.67
520-210-520-7024	CONTRACTUAL SERVICES	274.70
520-210-520-7046	COMMUNICATION SERV…	307.89
520-210-520-7058	WATER PURCHASED	66,912.68
520-210-520-7060	WATER TREATMENT OP…	52,021.42
530-000-000-2014	FEDERAL TAX PAYABLE	1,017.25
530-000-000-2016	SOCIAL SECURITY PAYAB…	1,513.00
530-000-000-2018	MEDICARE PAYABLE	353.76
530-000-000-2020	STATE TAX PAYABLE	566.24
530-000-000-2022	KPERS 1 PAYABLE	395.60
530-000-000-2026	KPERS 3 PAYABLE	1,643.39
530-000-000-2048	MEDICAL INS PREMIUMS…	5,627.28
530-000-000-2060	VOLUNTARY LIFE PAYAB…	43.06
530-210-530-6014	OFFICE SUPPLIES	30.66
530-210-530-6028	PUBLICATIONS	297.90
530-210-530-6056	PETROLEUM PRODUCTS	340.44
530-210-530-6806	LIFT STATION OPERATIO…	66,489.34
530-210-530-7014	IT - MANAGED SERVICES	832.06
530-210-530-7024	CONTRACTUAL SERVICES	9.70
530-210-530-7046	COMMUNICATION SERV…	152.93
530-210-530-7052	SEWER TREATMENT OP…	43,452.89
530-210-530-7800	ENGINEERING SERVICES	1,712.93
550-550-550-8018	DRAINAGE SYSTEM IMP…	122,097.80
	Grand Total:	**2,533,516.33**

Project Account Summary

Project Account Key	Payment Amount
None	1,439,757.48
001-8891	13,409.42
004-8880	9,045.00
004-8881	333,093.60
004-8883	6,187.50
006-8880	34,754.85
006-8882	254,471.00
007-8882	329,565.60
007-8883	4,116.60
010-8882	47,210.40
012-8880	58,092.28
012-8882	3,812.60
Grand Total:	**2,533,516.33**

City of Bel Aire, KS

Payroll Check Register
Report Summary

Pay Period: 7/26/2025-8/8/2025

Packet: PYPKT00188 - PY 7.26.25-8.8.25:PAID 8.14.25
Payroll Set: Payroll Set 01 - 01

Type	Count	Amount
Regular Checks	0	0.00
Manual Checks	0	0.00
Reversals	0	0.00
Voided Checks	0	0.00
Direct Deposits	82	95,449.83
Total	**82**	**95,449.83**

Approved 8/27/25
AP ORD 25-16 total Expenses: $2,628,966.16 Special Assessment Project Costs: $1,080,349.43

Barry Smith

City of Bel Aire, Kansas

STAFF REPORT

DATE: September 2, 2025

TO: Bel Aire City Council

FROM: Barry Smith, Finance Director

RE: Revenue Neutral Rate Hearing

SUMMARY:

Per state legislation, local units of government that intend to levy a tax rate in an amount greater than the amount of tax received the year prior, the entity must hold a RNR hearing.

The RNR is provided by the county clerk and sent to each local unit of government on or before June 15th of each year. The RNR is calculated by taking the total property taxes levied by the unit of local government for the prior year divided by the current estimated valuation of the local unit of government.

To exceed the RNR rate, each local unit of government must follow the following procedure:

1. Notify the county clerk by July 20th of the governing body's intent to exceed the revenue neutral rate. The notification must include the date, time, and location of the RNR hearing along with the total tax amount intended to be levied. (Bel Aire notified Sedgwick County on 7/17/25)

2. The RNR hearing must occur between August 20th and September 20th. (The RNR hearing for Bel Aire is scheduled for 9/2/25 at 7:00 pm located at City Hall)

3. At least 10 days in advance of the public hearing, the governing body shall publish notice of its proposed intent to exceed the RNR by publishing notice on the website of the governing body as well as in a weekly or daily newspaper of the county having general circulation therein. (Bel Aire published the RNR notice in the Ark Valley News and on the City website on 8/21/25)

4. A majority vote of the governing body, by the adoption of a resolution or ordinance to approve exceeding the revenue neutral rate, shall be required prior to adoption of a proposed budget that will result in a tax rate in excess of the RNR. Such vote of the governing body shall be conducted at the public hearing and on the same day as the commencement of the public hearing after the governing body has heard from interested taxpayers and shall be a roll call vote.

FINANCIAL CONSIDERATION:

The RNR for 2026 has been calculated at 36.760 mills.
The 2025 mill rate is 42.484
The proposed mill rate for the 2026 budget is 41.000 mills.

LEGAL IMPLICATIONS:

The RNR hearing is required by State law to be separate and prior to the also mandated Annual Budget Hearing.

State statute requires this resolution be approved by a roll call vote prior to the adoption of the annual budget.

The statute states “Such vote of the governing body shall be conducted at the public hearing and on the same day as the commencement of the hearing….” For that reason, in an abundance of caution, the vote will be taken during the RNR Public Hearing, ***after*** all interested taxpayers have been heard, and ***before*** the public hearing is closed.

2026

NOTICE OF HEARING TO EXCEED REVENUE NEUTRAL RATE AND BUDGET HEARING

The governing body of
CITY OF BEL AIRE
will meet on September 2, 2025 at 7:00 PM at City Hall for the purpose of hearing and
answering objections of taxpayers relating to the proposed use of all funds, the amount of ad valorem tax, and the Revenue Neutral Rate.
Detailed budget information is available at City Hall and will be available at this hearing.

BUDGET SUMMARY

Proposed Budget 2026 Expenditures and Amount of 2025 Ad Valorem Tax establish the maximum limits of the 2026 budget.
Estimated Tax Rate is subject to change depending on the final assessed valuation.

	Prior Year Actual for 2024		Current Year Estimate for 2025		Proposed Budget for 2026		
FUND	Expenditures	Actual Tax Rate*	Expenditures	Actual Tax Rate*	Budget Authority for Expenditures	Amount of 2025 Ad Valorem Tax	Proposed Estimated Tax Rate*
General	9,118,982	43.000	9,447,215	42.484	12,957,985	5,329,752	40.948
Debt Service							
Library							
Special Highway	372,194		1,368,695		1,694,373		
Water Utility	3,916,670		4,034,536		4,918,078		
Sewer Utility	2,609,077		3,340,380		4,896,463		
Bond & Interest	3,575,791		4,382,500		4,777,912		
Storm water Utility	68,329		410,000		330,000		
Solid Waste Utility	758,614		750,000		985,000		
Land Bank	720		5,000		5,000		
Non-Budgeted Funds-A	19,344,976						
Totals	39,765,353	43.000	23,738,326	42.484	30,564,811	5,329,752	40.948
						*Revenue Neutral Rate***	*36.760*
Less: Transfers	4,595,204		4,331,646		4,275,875		
Net Expenditure	35,170,149		19,406,680		26,288,936		
Total Tax Levied	4,370,516		4,784,700		xxxxxxxxxxxxxxxxxx		
Assessed Valuation	101,639,907		112,624,366		130,160,383		

Outstanding Indebtedness, January 1,	2023	2024	2025
G.O. Bonds	32,625,000	35,805,000	43,765,000
Revenue Bonds	14,755,000	13,560,000	12,335,000
Other	25,079,631	26,650,354	25,628,388
Lease Purchase Principal	0	0	0
Total	72,459,631	76,015,354	81,728,388

*Tax rates are expressed in mills

** *Revenue Neutral Rate as defined by KSA 79-2988*

Jim Benage
Official Title: Mayor

City of Bel Aire

FY2026 Revenue Neural Rate Hearing & Resolution to Exceed

Revenue Neutral Rate (RNR)

What is the Revenue Neutral Rate?

- The RNR is the tax rate (in mills) needed to generate the same property tax revenue in dollars as levied the previous tax year using the current tax year's total assessed valuation.

How is the RNR calculated?

$$\frac{\text{Last year's total property tax dollars levied}}{\text{This year's estimated total assessed valuation}}$$

City of Bel Aire

RNR - Frequently Asked Questions

I received an RNR notice in the mail. What is this?

- The notice received in the mail shows all the taxing jurisdictions your property is located within. Next to each jurisdiction, shows the amount of property taxes you paid to each jurisdiction in the current year compared to the proposed taxes for the following year.
- In Bel Aire you pay property taxes to the following jurisdictions
  - State of Kansas
  - Sedgwick County
  - Fire District 1
  - City of Bel Aire
  - South Central Kansas Library System
  - USD259 or USD375 (location dependent)
  - Whitewater River Watershed (location dependent)
- The City of Bel Aire only controls its portion of your property tax bill (About 27%)

City of Bel Aire

RNR – Frequently Asked Questions

What is the process to exceed the RNR?

- Notify the County Clerk of the City's intent to exceed the RNR by July 20th. (July 17th)
- Publish the RNR hearing notice on the City website and in a newspaper of general circulation within the county at least 10 days prior to the hearing. (Aug 21st)
- The RNR hearing must be scheduled between Aug 20th and Sep 20th. (Sep 2nd)
- Hold the RNR public hearing and allow all interested taxpayers an opportunity to provide comment. (Sep 2nd)
- Adopt a resolution to exceed the RNR with a roll call vote after all interested taxpayers have been heard, but before the hearing is closed. (Sep 2nd)

City of Bel Aire

RNR – Frequently Asked Questions

What is the RNR for Bel Aire and will Bel Aire exceed the RNR for the 2026 budget?

- The RNR for Bel Aire is 36.760 for the 2026 budget year.
- Yes, Bel Aire is a growing community, and growth requires increases in personnel, infrastructure, services, and maintenance costs. The cost for these items increase every year.

Will I pay more in property taxes if Bel Aire exceeds the RNR?

- Maybe. Your property taxes are determined by the value of your property and the amount of tax dollars levied by each taxing jurisdiction.

- The proposed tax dollars levied for the city portion of your property taxes in 2026 will reduce the current city mill levy by 1.536 mills (42.484 to 40.948). Because the City did not capture its total valuation growth, the amount of property taxes paid in 2026 may be less than 2025.

- The following slide is an example of a $250,000 home for 2026:

City of Bel Aire

FY25 City portion taxes on a $250,000 Home - $1,221.42

FY26 City portion taxes



Change in Appraised Value	2026 Appraised Value	2026 Taxes (City Portion)	Variance
0.00%	$250,000.00	$1,177.26	$ (44.1[illegible])
0.25%	$250,625.00	$1,180.20	$ (41.22)
0.50%	$251,250.00	$1,183.14	$ (38.28)
0.75%	$251,875.00	$1,186.08	$ (35.34)
1.00%	$252,500.00	$1,189.03	$ (32.39)
1.25%	$253,125.00	$1,191.97	$ (29.45)
1.50%	$253,750.00	$1,194.91	$ (26.51)
1.75%	$254,375.00	$1,197.86	$ (23.56)
2.00%	$255,000.00	$1,200.80	$ (20.62)
2.25%	$255,625.00	$1,203.74	$ (17.68)
2.50%	$256,250.00	$1,206.69	$ (14.73)
2.75%	$256,875.00	$1,209.63	$ (11.79)
3.00%	$257,500.00	$1,212.57	$ (8.85)
3.25%	$258,125.00	$1,215.52	$ (5.90)
3.75%	$259,375.00	$1,221.40	$ (0.02)
4.00%	$260,000.00	$1,224.35	$ 2.93
4.25%	$260,625.00	$1,227.29	$ 5.87
4.50%	$261,250.00	$1,230.23	$ 8.81
4.75%	$261,875.00	$1,233.17	$ 11.75
5.00%	$262,500.00	$1,236.12	$ 14.70
5.25%	$263,125.00	$1,239.06	$ 17.64
5.50%	$263,750.00	$1,242.00	$ 20.58
5.75%	$264,375.00	$1,244.95	$ 23.53
6.00%	$265,000.00	$1,247.89	$ 26.47

Next Steps

- Open the RNR public hearing.
- Allow all interested taxpayers the opportunity to provide comment.
- Consider a resolution to exceed the RNR for the 2026 budget year.
- Roll call vote to approve the resolution.
- Close the RNR Public Hearing.

City of Bel Aire

(Published at www.belaireks.gov on September, _____, 2025.)

RESOLUTION NO. _____

A RESOLUTION OF THE GOVERNING BODY OF THE CITY OF BEL AIRE, KANSAS TO EXCEED THE REVENUE NEUTRAL RATE IN ITS PROPERTY TAX LEVY FOR THE BUDGET YEAR OF 2026.

WHEREAS, the Governing Body of the City of Bel Aire is statutorily required within K.S.A. 79-2988 to provide a notice and hearing prior to exceeding the Revenue Neutral Rate; and

WHEREAS, the Sedgwick County Clerk was provided notice of the hearing on the Revenue Neutral Rate on the 17th day of July, 2025; and

WHEREAS, the Revenue Neutral Rate for budget year 2026 for the City of Bel Aire was calculated at 36.760 mills by the Sedgwick County Clerk; and

WHEREAS, the budget proposed by the Governing Body of the City of Bel Aire for budget year 2026, if approved, will require the levy of a property tax rate exceeding the Revenue Neutral Rate; and

WHEREAS, the Governing Body of the City of Bel Aire held a hearing on the 2nd of September, 2025 allowing all interested taxpayers an opportunity to be heard; and

WHEREAS, the Governing Body of the City of Bel Aire having heard testimony, still finds it necessary to exceed the Revenue Neutral Rate.

NOW, THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF BEL AIRE:

The City of Bel Aire shall levy a property tax rate exceeding the Revenue Neutral Rate of 36.760 mills for Budget Year 2026.

This resolution shall take effect and be in force immediately upon its adoption and shall remain in effect until future action is taken by the Governing Body.

Roll Call Vote

A Roll Call Vote of the Governing Body of the City of Bel Aire
to Levy a Property Tax Exceeding the Revenue Neutral Rate

Hearing to Exceed Revenue Neutral Rate held on September 2nd, 2025

RESOLUTION NO. _____

Governing Body Member	Yes	No	Absent
Councilmember Greg Davied			
Councilmember Emily Hamburg			
Councilmember Tyler Dehn			
Councilmember John Welch			
Councilmember Tom Schmitz			
TOTAL			

Certified:

_____
Dated this 2nd day of September, 2025

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PASSED, ADOPTED, AND APPROVED by the Governing Body of the City of Bel Aire, Kansas, on the 2nd day of September, 2025.

SIGNED by the Mayor on the _____ day of September, 2025.

CITY OF BEL AIRE, KANSAS

_____
Jim Benage, Mayor

ATTEST:

_____
Melissa Krehbiel, City Clerk

APPROVED AS TO FORM ONLY:

_____
Maria A. Schrock, City Attorney

City of Bel Aire, Kansas

STAFF REPORT

DATE: September 2, 2025

TO: Bel Aire City Council

FROM: Barry Smith, Finance Director

RE: 2026 Budget Hearing

SUMMARY:

Per state legislation, local units of government must hold a hearing for all interested taxpayers for the proposed budget. After all interested taxpayers have provided comment, the public hearing can be closed.

FINANCIAL CONSIDERATION:

The FY26 budget summary is provided in this item.

LEGAL IMPLICATIONS:

State statute requires the City to hold a public hearing prior to approving the 2026 annual budget.

City of Bel Aire

FY2026 Budget Hearing and Adoption

Core City Services



- Police
- Municipal Courts



- Construction and maintenance of City Streets
- Street sweeping
- Snow and ice removal
- Right-of-Way mowing



- Water production and distribution
- Sewer treatment and removal
- Stormwater drainage management
- Trash and recycling



- Planning
- Civil Engineering
- Building Permits & Inspection
- Enforcement of Local Ordinances
- Professional Licenses



- Parks
- Recreational Facilities
- Adult Education Programs
- Festivals & Events
- Green Space



- Civic Engagement
- Public Square



- Administration
- Finance
- Legal

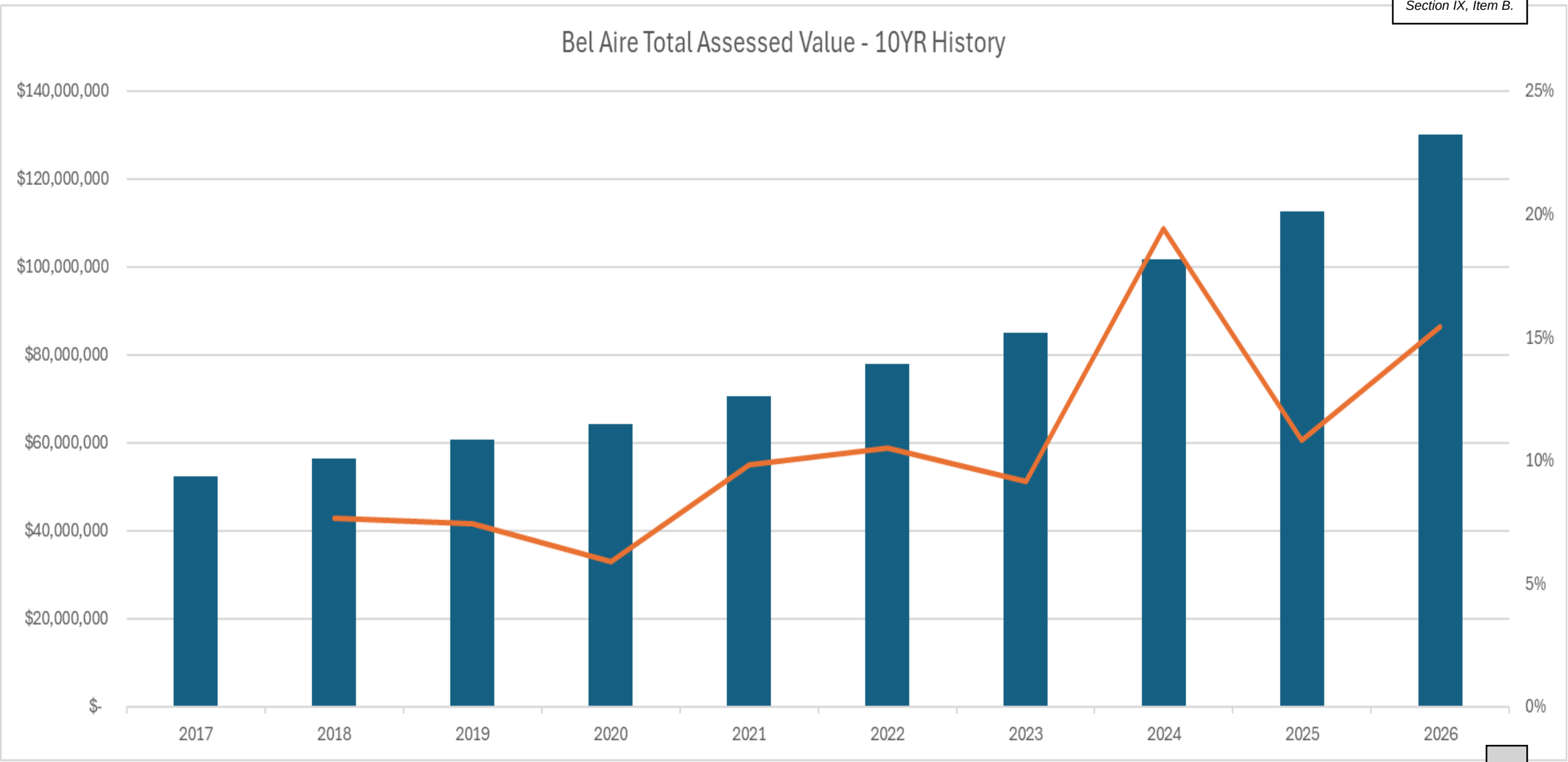


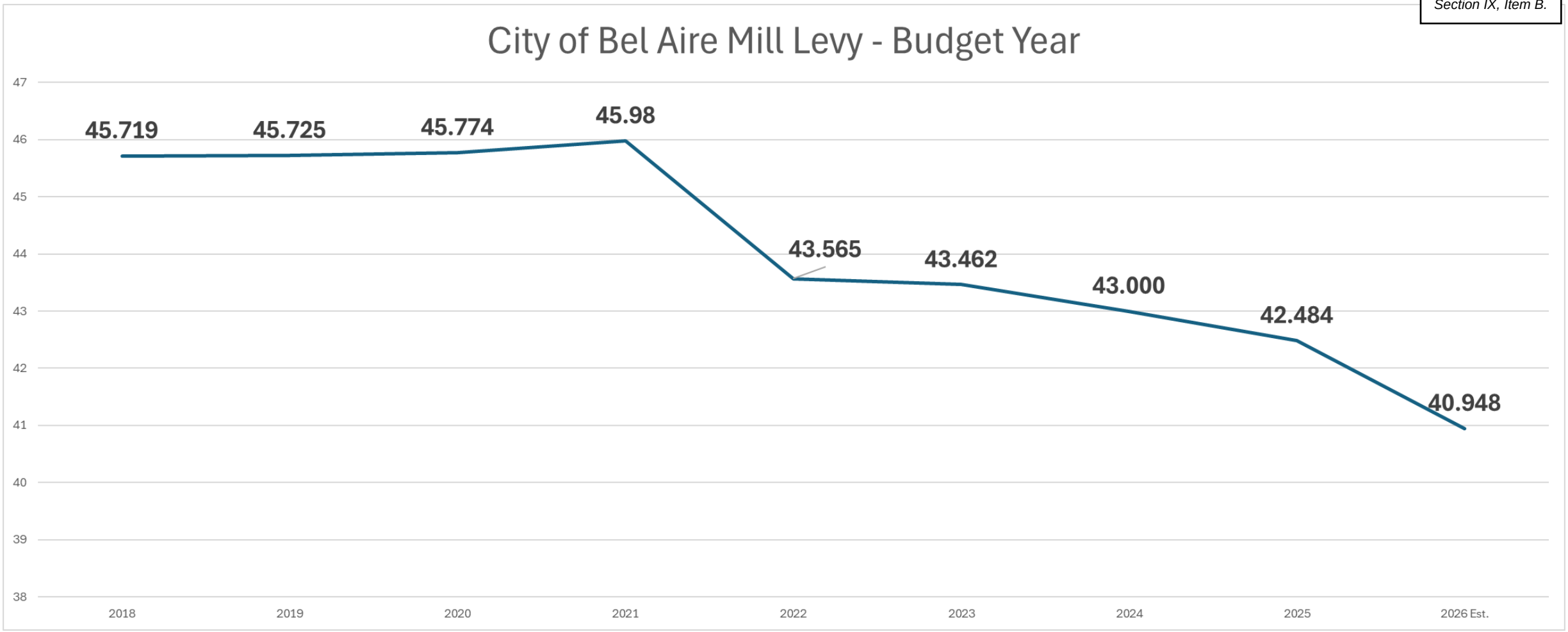







- ✓ insurance
- ✓ IT support (with necessary upgrades)
- ✓ utilities
- ✓ for audit, video storage, legal services, communication, cleaning
- ✓ for bldg. repairs, pest control, outsourced studies, outsourced engineering
- ✓ for rec instructors, mowing, code compliance, other
- ✓ fuel, vehicle repairs, maintenance
- ✓ agricultural supplies, trees, irrigation systems,
- ✓ office equipment, furnishings, supplies, postage, publications
- ✓ uniforms, safety equipment, training, memberships, police supplies
- ✓ special assessments (city hall, other), websites/advertising, grants
- ✓ events, recreational equipment, construction materials, other
- ✓ sidewalk program
- ✓ building upkeep (doors and awning replacements, parking lot repairs)


Bel Aire Total Assessed Value - 10YR History
$140,000,000
$120,000,000
$100,000,000
$80,000,000
$60,000,000
$40,000,000
$20,000,000
$-
25%
20%
15%
10%
5%
0%
2017
2018
2019
2020
2021
2022
2023
2024
2025
2026



5.032 (11%) decrease in the mill levy from 2021 to 2026 Est.

City of Bel Aire

City Mill Rate Comparison FY25/FY26

City	2025 Mill Rate	2026 Mill Rate Estimate	Difference
Mulvane	57.274	57.300	0.026
Valley Center	54.788	53.656	-1.132
Derby	46.068	44.998	-1.070
Andover	43.805	42.981	-0.824
Park City	43.402	42.902	-0.500
Maize	43.014	42.858	-0.156
Bel Aire	42.484	40.948	-1.536
Haysville	40.445	40.343	-0.102
Goddard	37.267	39.267	2.000
Wichita	32.743	32.316	-0.427

City of Bel Aire

Total Mill Rate Comparison FY25/FY26 – Property within Bel Aire/USD259

Organization	2025 Mill Rate	2026 Mill Rate Estimate	Difference
State of Kansas	1.500	1.500	0.000
Fire District 1	17.000	16.750	-0.250
Sedgwick County	28.701	27.881	-0.820
Bel Aire	42.484	40.948	-1.536
USD 259	15.876	17.887	2.011
USD 259 - SG	20.000	20.000	0.000
USD259 - SC	8.000	8.000	0.000
USD 259 - Bond	7.511	5.500	-2.011
SCK Library	1.160	1.160	0.000
Total	142.232	139.626	-2.606

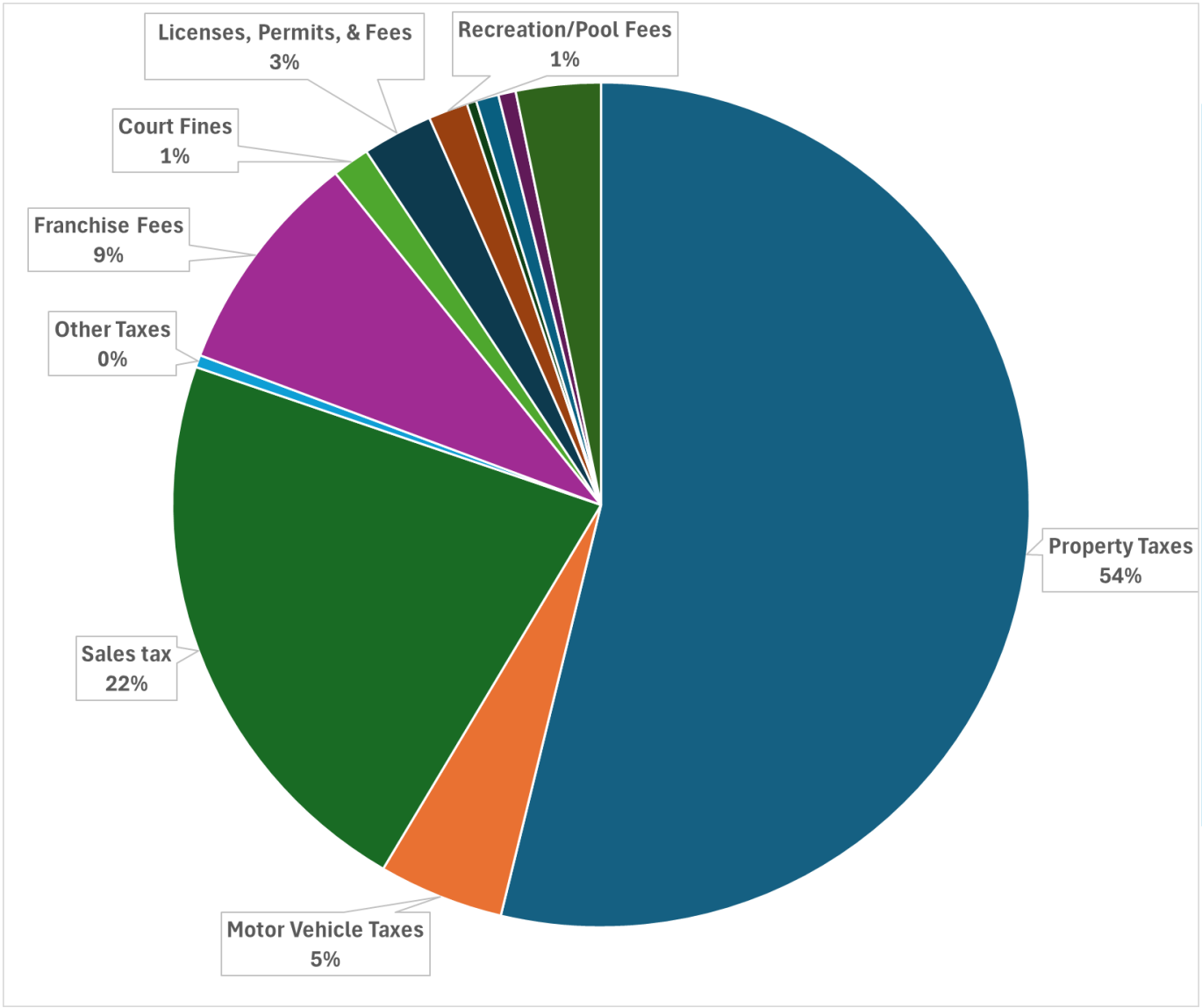
FY25 Total taxes on a $250,000 Home - $4,089.17

FY26 Total estimated taxes



Change in Appraised Value	2026 Appraised Value	2026 Taxes	Variance
0.00%	$250,000.00	$4,014.25	$
0.25%	$250,625.00	$4,024.28	$ (64.89)
0.50%	$251,250.00	$4,034.32	$ (54.85)
0.75%	$251,875.00	$4,044.35	$ (44.82)
1.00%	$252,500.00	$4,054.39	$ (34.78)
1.25%	$253,125.00	$4,064.43	$ (24.74)
1.50%	$253,750.00	$4,074.46	$ (14.71)
1.75%	$254,375.00	$4,084.50	$ (4.67)
2.00%	$255,000.00	$4,094.53	$ 5.36
2.25%	$255,625.00	$4,104.57	$ 15.40
2.50%	$256,250.00	$4,114.60	$ 25.43
2.75%	$256,875.00	$4,124.64	$ 35.47
3.00%	$257,500.00	$4,134.67	$ 45.50
3.25%	$258,125.00	$4,144.71	$ 55.54
3.75%	$259,375.00	$4,164.78	$ 75.61
4.00%	$260,000.00	$4,174.82	$ 85.65
4.25%	$260,625.00	$4,184.85	$ 95.68
4.50%	$261,250.00	$4,194.89	$ 105.72
4.75%	$261,875.00	$4,204.92	$ 115.75
5.00%	$262,500.00	$4,214.96	$ 125.79
5.25%	$263,125.00	$4,225.00	$ 135.83
5.50%	$263,750.00	$4,235.03	$ 145.86
5.75%	$264,375.00	$4,245.07	$ 155.90
6.00%	$265,000.00	$4,255.10	$ 165.93

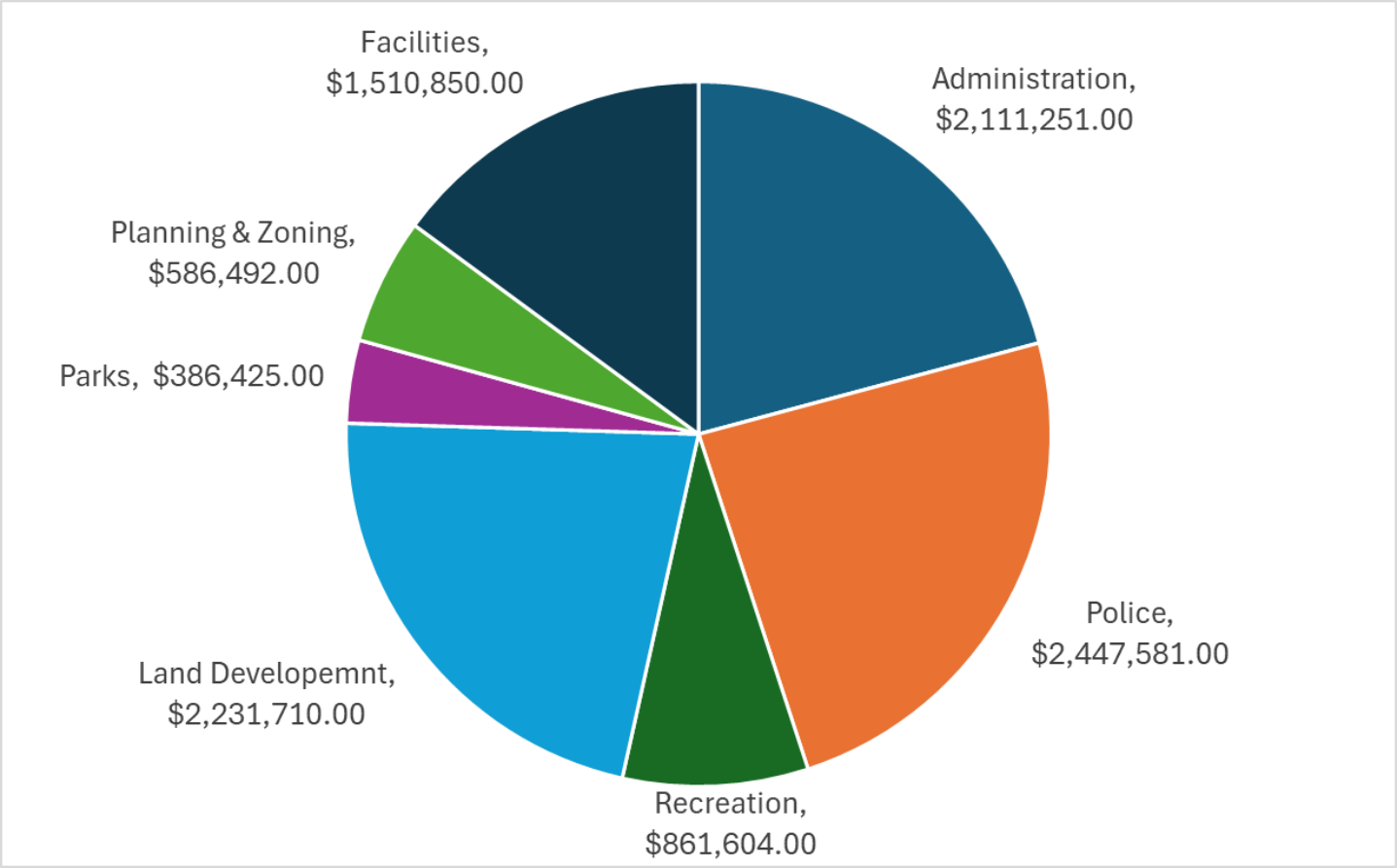
FY26 Budgeted Revenu
General Fund



Type	Budget	Percent
Property Taxes	$ 5,329,752.00	53.76%
Motor Vehicle Taxes	$ 468,547.00	4.73%
Sales tax	$ 2,162,125.00	21.81%
Other Taxes	$ 46,588.00	0.47%
Franchise Fees	$ 853,000.00	8.60%
Court Fines	$ 140,000.00	1.41%
Licenses, Permits, & Fees	$ 263,800.00	2.66%
Recreation/Pool Fees	$ 147,800.00	1.49%
Rents	$ 36,000.00	0.36%
Intergovernmental	$ 84,500.00	0.85%
Interest	$ 65,000.00	0.66%
Other	$ 317,000.00	3.20%
Total	$ 9,914,112.00	100%

City of Bel Aire

FY26 Budgeted General F
Expenditures by Department



Department	Budget	Percent
Administration	$ 2,111,251.00	20.8%
Police	$ 2,447,581.00	24.1%
Recreation	$ 861,604.00	8.5%
Land Developemnt	$ 2,231,710.00	22.0%
Parks	$ 386,425.00	3.8%
Planning & Zoning	$ 586,492.00	5.8%
Facilities	$ 1,510,850.00	14.9%
Total	$ 10,135,913.00	100%

City of Bel Aire

FY26 General Fund Highlights

Administration
- Advertising & Marketing - $20,000
- Engineering Services - $150,000
- Legal Services - $100,000

Human Resources
- Employee compensation and classification study - $10,000

Police
- Advertising & Marketing - $6,000
- Training Increase - $16,000
- Opioid Settlement - $25,000 for Livescan Fingerprint Machine

Pool
- Pool Repair and Maintenance. - $5,000 for unexpected repairs/maintenance
- Tile Work/Coping - $50,000

Recreation
- New Lawn Mower - $15,000
- Baseball Field Improvements - $10,000
- Outdoor Sports Area - $10,000
- Walking Trail Improvements - $10,000

Parks
- Maintaining $75,000 for park enhancements and equipment upgrades.

Planning & Zoning
- Zoning Code Update - $30,000

Transfers
- CIP Transfer - $415,000
- Equipment Reserve Transfer - $100,000
- Street Improvement Funds Transfer - $850,000

FY26 Remaining Fund Highlights

Water

- Maintained Water Tower Maintenance: $75,000
- Water Meter Replacement Program: $45,000 (New)
- Continue GIS Information Input: $10,000
- Increase in Liability Insurance for new PW Facility $5,000
- Maintained Wichita Water Purchase expense: $750,000
- Updated CCUA Operations and Debt Payments: $1,327,683
- Worked with PW to create a 10-Year Waterline Replacement Plan
    - 2026 Replacement Plan estimate: $933,600

Sewer

- New FTE – Maintenance/Work Orders/Annual Inspections etc. Wage/Benefits $96,000
- Chemicals: $120,000 – Chemical Injections at Lift Stations
- Wastewater system maintenance and repair: $80,000
- Updated CCUA Operations and Debt Payments: $1,848,065
    - Increased $500K for CCUA sewer expansion project. Will use some fund balance to cover a portion of this overage until debt services levels out in 2033*.
- Worked with PW to create a 10-Year Sewer CIP Plan

FY26 Remaining Fund Highlights

Solid Waste

- Maintain $100,000 Transfer to Streets

Streets

- 2026 Streets Maintenance Plan: $950,000
- Paved Street Repair $50,000
- Gravel Street Repair $15,000 General Use
  - $21,000 Hillcrest
- Snow & Ice removal: $35,000

Equipment Reserve

- Admin – Vehicle: $45,000
- PD - Responder w/ upfitting: $75,000
- PD - Drone: $15,000
- PW - UTV - $42,000
- PW - 37th St Lift Station Pump: $87,000
- PW - Mower Trailer: $10,000
- PW - Exmark Mower: $18,000
- PW - F550 Parks Truck with Plow/Spreader: $105,000
- All Dept - Computer Replacements: $46,000

Next Steps

- Open the 2026 Budget public hearing.
- Allow all interested taxpayers the opportunity to provide comment.
- Close the 2026 Budget Public Hearing.
- Move to next item: Adoption of the 2026 Budget
- Adopt the 2026 budget as presented
- All governing body members present must sign the budget certificate page

City of Bel Aire

CERTIFICATE

To the Clerk of SEDGWICK COUNTY, State of Kansas

We, the undersigned, officers of

CITY OF BEL AIRE

certify that: (1) the hearing mentioned in the attached publication was held;
(2) after the Budget Hearing this budget was duly approved and adopted as the maximum expenditures for the various funds for the year 2026; and
(3) the Amount(s) of 2025 Ad Valorem Tax are within statutory limitations.

			2026 Adopted Budget		
Table of Contents:		Page No.	Budget Authority for Expenditures	Amount of 2025 Ad Valorem Tax	Final Tax Rate (County Clerk's Use Only)
Allocation of MVT, RVT, and 16/20M Vehicle Tax		2			
Schedule of Transfers		3			
Statement of Indebtedness		4			
Statement of Lease-Purchases		5			
Fund	**K.S.A.**				
General	12-101a	6	12,957,985	5,329,752	
Debt Service	10-113				
Library	12-1220				
Special Highway		7	1,694,373		
Water Utility		7	4,918,078		
Sewer Utility		8	4,896,463		
Bond & Interest		8	4,777,912		
Storm water Utility		9	330,000		
Solid Waste Utility		9	985,000		
Land Bank		10	5,000		
		10			
Non-Budgeted Funds-A		11			
Totals		xxxxxx	30,564,811	5,329,752	
Budget Hearing Notice					County Clerk's Use Only
Combined Rate and Budget Hearing Notice		12			
RNR Hearing Notice					
Neighborhood Revitalization					Nov 1, 2025 Total Assessed Valuation

Revenue Neutral Rate	36.760
Does budget require a resolution to exceed the Revenue Neutral Rate?	**YES**

Assisted by: _____

Address: _____

Email: _____

Attest: _____, 2025

County Clerk

Governing Body

CPA Summary

Allocation of MV, RV, 16/20M, Commercial Vehicle, and Watercraft Tax Estimates

Budgeted Funds for 2025	Ad Valorem Levy Tax Year 2024	Allocation for Year 2026				
		MVT	RVT	16/20M Veh	Comm Veh	Watercraft
General	4,784,700	450,128	3,415	580	12,589	1,835
Debt Service						
Library						
TOTAL	4,784,700	450,128	3,415	580	12,589	1,835

County Treas Motor Vehicle Estimate	450,128				
County Treas Recreational Vehicle Estimate		3,415			
County Treas 16/20M Vehicle Estimate			580		
County Treas Commercial Vehicle Tax Estimate				12,589	
County Treas Watercraft Tax Estimate					1,835

Motor Vehicle Factor	0.09408				
Recreational Vehicle Factor		0.00071			
16/20M Vehicle Factor			0.00012		
Commercial Vehicle Factor				0.00263	
Watercraft Factor					0.00038

CITY OF BEL AIRE 2026

Schedule of Transfers

Expenditure Fund Transferred From:	Receipt Fund Transferred To:	Actual Amount for 2024	Current Amount for 2025	Proposed Amount for 2026	Transfers Authorized by Statute
General	Trustee Fund (PBC)			55,000	12-1, 118
General	Trustee Fund (PBC)			263,600	12-1, 118
General	Trustee Fund (PBC)			1,153,510	12-1, 118
General	Trustee Fund (PBC)	1,475,653	1,484,060		12-1, 118
General	Capital Improvement	415,000	415,000	415,000	12-1, 118
General	Equipment Reserve	100,000	100,000	100,000	12-1, 117
General	Special Highway	995,000	850,000	850,000	68-590
General	Bond & Interest	779,421	742,586	722,250	12-1, 118
Water	Bond & Interest	156,141	160,000	148,200	12-825d
Water	Equipment Reserve	150,000	150,000	150,000	12-825d
Sewer	Bond & Interest	173,989	180,000	168,315	12-825d
Sewer	Equipment Reserve	150,000	150,000	150,000	12-825d
Solid Waste	Special Highway	200,000	100,000	100,000	68-590
	Totals	4,595,204	4,331,646	4,275,875	
	Adjustments*				
	Adjusted Totals	4,595,204	4,331,646	4,275,875	

*Note: Adjustments are required only if the transfer is being made in 2025 and/or 2026 from a non-budgeted fund.

CITY OF BEL AIRE 2026

STATEMENT OF INDEBTEDNESS

Type of Debt	Date of Issue	Date of Retirement	Interest Rate %	Amount Issued	Beginning Amount Outstanding Jan 1, 2025	Date Due		Amount Due 2025		Amount Due 2026	
						Interest	Principal	Interest	Principal	Interest	Principal
General Obligation:											
SERIES 2014A	7/15/2014	10/1/2034	2.0-3.8	1,100,000	615,000	4/1 - 10/1	10/1	21,763	55,000	19,975	55,000
SERIES 2015A	4/29/2015	11/1/2027	2.0-2.5	5,390,000	950,000	5/1 - 11/1	11/1	22,188	310,000	15,213	315,000
SERIES 2015B	4/30/2015	11/1/2027	1.5-3.3	575,000	120,000	5/1 - 11/1	11/1	3,900	40,000	2,600	40,000
SERIES 2015D	10/1/2015	11/1/2036	2.0-3.0	3,960,000	2,580,000	5/1 - 11/1	11/1	83,138	190,000	78,625	195,000
SERIES 2015E	10/1/2015	11/1/2036	1.5-4.0	220,000	145,000	5/1 - 11/1	11/1	6,925	10,000	6,525	10,000
SERIES 2016A	11/22/2016	11/1/2037	2.0-4.0	2,820,000	1,770,000	5/1 - 11/1	11/1	53,950	160,000	50,750	160,000
SERIES 2017A	11/21/2017	11/1/2038	3.0-3.1	5,545,000	4,015,000	5/1/ - 11/1	11/1	121,050	280,000	112,650	290,000
SERIES 2019A	11/21/2019	11/1/2040	2.0-3.0	6,060,000	5,080,000	5/1/ - 11/1	11/1	119,210	265,000	111,260	270,000
SERIES 2019B	11/21/2019	11/1/2029	1.9-2.5	1,430,000	750,000	5/1/ - 11/1	11/1	17,655	145,000	14,538	145,000
SERIES 2020B	11/2/2020	11/1/2041	1.4-2.0	3,650,000	2,500,000	5/1/ - 11/1	11/1	46,745	295,000	40,845	305,000
SERIES 2021A	7/6/2021	11/1/2034	2.0-4.0	5,135,000	3,765,000	5/1/ - 11/1	11/1	126,250	515,000	105,650	520,000
SERIES 2021C	11/16/2021	11/1/2041	2.1-4.0	2,440,000	2,160,000	5/1/ - 11/1	11/1	60,406	95,000	56,606	100,000
SERIES 2022A	7/30/2022	11/1/2043	2.7-4.2	3,635,000	3,515,000	5/1/ - 11/1	11/1	140,918	125,000	135,919	130,000
SERIES 2023A	11/28/2023	11/1/2044	4.125-5.0	5,425,000	5,425,000	5/1 - 11/1	11/1	239,606	170,000	231,106	180,000
SERIES 2024A	11/24/2024	11/1/2045	4.0-5.0	10,375,000	10,375,000	5/1 - 11/1	11/1	422,742	0	455,650	325,000
Total G.O. Bonds					**43,765,000**			**1,486,446**	**2,655,000**	**1,437,912**	**3,040,000**
Revenue Bonds:											
PBC SERIES 2014A	12/18/2014	2/1/2030	2.0-4.0	3,050,000	1,415,000	2/1 - 8/1	2/1	52,300	215,000	43,600	220,000
PBC SERIES 2014B	12/18/2014	2/1/2030	2.0-4.6	1,120,000	475,000	2/1 - 8/1	2/1	18,890	75,000	15,890	75,000
PBC SERIES 2021	5/18/2021	5/1/2034	2.0-2.2	13,195,000	10,445,000	5/1 -11/1	5/1	202,760	955,000	183,510	970,000
Total Revenue Bonds					**12,335,000**			**273,950**	**1,245,000**	**243,000**	**1,265,000**
Other:											
GO TN SERIES 2022B	7/30/2022	12/1/2025	3.00	9,085,000	9,085,000	6/1 -12/1	12/1	272,550	9,085,000	0	0
GO TN SERIES 2023B	11/28/2023	12/1/2026	4.00	6,855,000	6,855,000	6/1-12/1	6/1-12-1	274,200	0	274,200	6,855,000
GO TN SERIES 2024B	11/28/2023	12/1/2026	3.13	8,975,000	8,975,000	6/1-12/1	6/1-12-1	283,585	0	280,469	0
2014 KPWSLF (WATER)	8/1/2014	2/1/2034	2.16	843,895	442,013	2/1-8/1	2/1-8/1	7,810	42,395	7,038	43,315
2014 KWPCRLF (SEWER)	9/1/2014	3/1/2034	2.12	535,980	271,375	3/1-9/1	3/1-9/1	4,953	26,074	4,463	26,629
2015 KDOT RAIL LOAN	10/1/2015	9/1/2025	2.00	465,247				231	30,784	0	0
Total Other					**25,628,388**			**843,329**	**9,184,252**	**566,170**	**6,924,945**
Total Indebtedness					**81,728,388**			**2,603,725**	**13,084,252**	**2,247,082**	**11,229,945**

CITY OF BEL AIRE 2026

FUND PAGE FOR FUNDS WITH A TAX LEVY

Adopted Budget **General**	Prior Year Actual for 2024	Current Year Estimate for 2025	Proposed Budget Year for 2026
Unencumbered Cash Balance Jan 1	3,157,119	3,379,372	3,043,873
Receipts:			
Ad Valorem Tax	4,313,394	4,784,700	xxxxxxxxxxxxxxxxxx
Delinquent Tax	52,344	20,174	20,534
Motor Vehicle Tax	497,949	430,000	450,128
Recreational Vehicle Tax	3,489	3,600	3,415
16/20M Vehicle Tax	866	600	580
Commercial Vehicle Tax	12,439	10,000	12,589
Watercraft Tax	1,559	2,354	1,835
Gross Earning (Intangible) Tax			0
Compensating Use Tax	366,002	370,000	373,322
Local Sales Tax	1,655,658	1,629,400	1,788,770
Franchise Tax	818,046	881,000	853,000
Court Fines	142,181	145,000	140,000
Licenses, Permits, and Fees	469,376	268,800	263,800
Recreation	160,346	130,500	147,300
Rents and note collections	36,241	36,000	36,000
Intergovernmental	124,883	73,000	84,500
Other	562,661	256,588	337,088
In Lieu of Taxes (IRB)			
Interest on Idle Funds	117,472	60,000	65,000
Neighborhood Revitalization Rebate			0
Miscellaneous	6,329	10,000	6,500
Does miscellaneous exceed 10% Total Rec			
Total Receipts	**9,341,235**	**9,111,716**	**4,584,360**
Resources Available:	**12,498,354**	**12,491,088**	**7,628,233**

FUND PAGE - GENERAL

Adopted Budget General	Prior Year Actual for 2024	Current Year Estimate for 2025	Proposed Budget Year for 2026
Resources Available:	12,498,354	12,491,088	7,628,233
Expenditures:			
100-Administration	1,767,848	1,641,269	2,111,250
120-Police/Municipal Court	1,882,585	2,263,625	2,447,581
130-REC/DayCamp/Pool/Seniors	556,148	675,125	806,605
140-Land Development	81,941	78,000	92,350
150-Parks & Grounds	342,477	336,200	386,425
160-Planning & Zoning	466,200	537,550	586,492
190-Facilities	256,709	323,800	145,850
0	0	0	0
Sub-Total detail page	5,353,908	5,855,569	6,576,554
Transfer To Trustee Fund (PBC)			55,000
Transfer To Trustee Fund (PBC)			263,600
Transfer To Trustee Fund (PBC)	1,475,653	1,484,060	1,153,510
Transfer To Capital Improvement	415,000	415,000	415,000
Transfer To Equipment Reserve	100,000	100,000	100,000
Transfer To Special Highway	995,000	850,000	850,000
Transfer To Bond & Interest	779,421	742,586	722,250
Cash Reserve (2026 column)			2,822,071
Miscellaneous			
Does miscellaneous exceed 10% Total Exp			
Total Expenditures	**9,118,982**	**9,447,215**	**12,957,985**
Unencumbered Cash Balance Dec 31	3,379,372	3,043,873	xxxxxxxxxxxxxxxxxx
2024/2025/2026 Budget Authority Amount:	11,530,715	12,062,343	12,957,985
		Non-Appropriated Balance	
		Total Expenditure/Non-Appr Balance	12,957,985
		Tax Required	5,329,752
	Delinquent Comp Rate:	0.0%	0
		Amount of 2025 Ad Valorem Tax	5,329,752

CPA Summary

Page No. 6a

CITY OF BEL AIRE 2026

Adopted Budget **General Fund - Detail Expenditures**	Prior Year Actual for 2024	Current Year Estimate for 2025	Proposed Budget Year for 2026
Expenditures:			
100-Administration			
Salaries	1,092,831	1,188,818	1,344,603
Contractual	548,656	304,850	640,115
Commodities	126,361	137,600	126,532
Capital Outlay		10,001	
Total	**1,767,848**	**1,641,269**	**2,111,250**
120-Police/Municipal Court			
Salaries	1,524,267	1,850,225	1,940,984
Contractual	224,883	235,600	289,390
Commodities	133,435	177,800	217,207
Capital Outlay			
Total	**1,882,585**	**2,263,625**	**2,447,581**
130-REC/DayCamp/Pool/Seniors			
Salaries	380,760	423,875	482,592
Contractual	105,295	92,050	123,963
Commodities	70,093	99,200	105,050
Capital Outlay		60,000	95,000
Total	**556,148**	**675,125**	**806,605**
140-Land Development			
Salaries			
Contractual			13,350
Commodities	81,941	78,000	79,000
Capital Outlay			
Total	**81,941**	**78,000**	**92,350**
150-Parks & Grounds			
Salaries	163,675	161,350	182,050
Contractual	25,553	37,000	58,920
Commodities	57,998	57,850	62,455
Capital Outlay	95,251	80,000	83,000
Total	**342,477**	**336,200**	**386,425**
160-Planning & Zoning			
Salaries	383,139	455,750	455,485
Contractual	65,032	55,000	105,307
Commodities	18,029	26,800	25,700
Capital Outlay			
Total	**466,200**	**537,550**	**586,492**
190-Facilities			
Salaries			
Contractual	200,097	261,000	133,600
Commodities	56,612	22,800	12,250
Capital Outlay		40,000	
Total	**256,709**	**323,800**	**145,850**

Salaries			
Contractual			
Commodities			
Capital Outlay			
Total	**0**	**0**	**0**

Page Total	**5,353,908**	**5,855,569**	**6,576,554**

(Note: Should agree with general sub-totals.)

CITY OF BEL AIRE 2026

FUND PAGE FOR FUNDS WITH NO TAX LEVY

Adopted Budget **Special Highway**	Prior Year Actual for 2024	Current Year Estimate for 2025	Proposed Budget Year for 2026
Unencumbered Cash Balance Jan 1	357,525	1,539,632	1,445,797
Receipts:			
State of Kansas Gas Tax	249,929	225,390	225,390
County Transfers Gas	109,372	99,470	99,470
Transfer from General	995,000	850,000	850,000
Transfer from Solid Waste	200,000	100,000	100,000
Interest on Idle Funds			
Miscellaneous			
Does miscellaneous exceed 10% Total Rec			
Total Receipts	**1,554,301**	**1,274,860**	**1,274,860**
Resources Available:	**1,911,826**	**2,814,492**	**2,720,657**
Expenditures:			
Salaries & Benefits	107,097	111,495	132,539
Commodities	173,888	164,700	169,200
Contractuals	91,209	137,500	187,634
Capital Outlay		955,000	955,000
Cash Reserve (2026 column)			250,000
Miscellaneous			
Does miscellaneous exceed 10% Total Exp			
Total Expenditures	**372,194**	**1,368,695**	**1,694,373**
Unencumbered Cash Balance Dec 31	1,539,632	1,445,797	1,026,284
2024/2025/2026 Budget Authority Amount:	1,487,259	1,562,906	1,694,373

Adopted Budget

Water Utility	Prior Year Actual for 2024	Current Year Estimate for 2025	Proposed Budget Year for 2026
Unencumbered Cash Balance Jan 1	2,394,632	2,350,459	2,359,359
Receipts:			
Utility Income	3,745,593	3,968,436	3,987,898
Interest on Idle Funds	88,156	65,000	65,000
Miscellaneous	38,748	10,000	10,000
Does miscellaneous exceed 10% Total Rec			
Total Receipts	**3,872,497**	**4,043,436**	**4,062,898**
Resources Available:	**6,267,129**	**6,393,895**	**6,422,257**
Expenditures:			
Salaries & Benefits	300,648	455,420	512,605
Contractual Obligations	2,130,971	2,490,000	2,444,258
Commodities	801,328	727,400	177,700
Capital Outlays	325,867		933,600
Debt Service	51,715	51,716	51,715
Transfers To Bond & Interest	156,141	160,000	148,200
Trasfers To Equipment Reserve	150,000	150,000	150,000
Cash Reserve (2026 column)			500,000
Miscellaneous			
Does miscellaneous exceed 10% Total Exp			
Total Expenditures	**3,916,670**	**4,034,536**	**4,918,078**
Unencumbered Cash Balance Dec 31	2,350,459	2,359,359	1,504,179
2024/2025/2026 Budget Authority Amount:	4,356,812	5,074,033	4,918,078

CPA Summary

CITY OF BEL AIRE 2026

FUND PAGE FOR FUNDS WITH NO TAX LEVY

Adopted Budget **Sewer Utility**	Prior Year Actual for 2024	Current Year Estimate for 2025	Proposed Budget Year for 2026
Unencumbered Cash Balance Jan 1	3,125,816	4,009,189	3,938,681
Receipts:			
Sewer Utility Income	3,368,629	3,194,872	3,282,963
Interest on Idle Funds	123,821	75,000	75,000
Miscellaneous			
Does miscellaneous exceed 10% Total Rec			
Total Receipts	**3,492,450**	**3,269,872**	**3,357,963**
Resources Available:	**6,618,266**	**7,279,061**	**7,296,644**
Expenditures:			
Salaries & Benefits	443,102	355,290	485,334
Contractual Obligations	1,653,047	1,722,400	2,166,575
Commodities	127,510	501,000	394,550
Capital Outlays	35,899	400,000	1,000,000
Debt Service	25,530	31,690	31,689
Transfers To Bond & Interest	173,989	180,000	168,315
Trasfers To Equipment Reserve	150,000	150,000	150,000
Cash Reserve (2026 column)			500,000
Miscellaneous			
Does miscellaneous exceed 10% Total Exp			
Total Expenditures	**2,609,077**	**3,340,380**	**4,896,463**
Unencumbered Cash Balance Dec 31	4,009,189	3,938,681	2,400,181
2024/2025/2026 Budget Authority Amount:	4,710,823	4,359,553	4,896,463

Adopted Budget

Bond & Interest	Prior Year Actual for 2024	Current Year Estimate for 2025	Proposed Budget Year for 2026
Unencumbered Cash Balance Jan 1	690,243	719,290	733,491
Receipts:			
Special Assessments	2,445,115	2,560,114	3,442,470
Delinquent Special Assessments		50,000	50,000
Bond Proceeds		664,001	
Transfers From General Fund	779,421	742,586	722,250
Transfer From Water	156,141	160,000	148,200
Transfer From Sewer	173,989	180,000	168,315
Interest on Idle Funds	50,172	40,000	40,000
Miscellaneous			
Does miscellaneous exceed 10% Total Rec			
Total Receipts	**3,604,838**	**4,396,701**	**4,571,235**
Resources Available:	**4,295,081**	**5,115,991**	**5,304,726**
Expenditures:			
Debt Service Principal	2,460,183	2,655,000	3,040,000
Debt Service Interest	1,115,608	1,727,500	1,437,912
Cash Reserve (2026 column)			300,000
Miscellaneous			
Does miscellaneous exceed 10% Total Exp			
Total Expenditures	**3,575,791**	**4,382,500**	**4,777,912**
Unencumbered Cash Balance Dec 31	719,290	733,491	526,814
2024/2025/2026 Budget Authority Amount:	3,736,830	4,382,500	4,777,912

CPA Summary

CITY OF BEL AIRE 2026

FUND PAGE FOR FUNDS WITH NO TAX LEVY

Adopted Budget **Storm water Utility**	Prior Year Actual for 2024	Current Year Estimate for 2025	Proposed Budget Year for 2026
Unencumbered Cash Balance Jan 1	485,488	541,740	231,240
Receipts:			
Storm Water Utility Income	108,606	98,500	98,500
Interest on Idle Funds	15,975	1,000	1,000
Miscellaneous			
Does miscellaneous exceed 10% Total Rec			
Total Receipts	**124,581**	**99,500**	**99,500**
Resources Available:	**610,069**	**641,240**	**330,740**
Expenditures:			
Contractuals	68,329	10,000	10,000
Capital Outlay		400,000	300,000
Cash Reserve (2026 column)			20,000
Miscellaneous			
Does miscellaneous exceed 10% Total Exp			
Total Expenditures	**68,329**	**410,000**	**330,000**
Unencumbered Cash Balance Dec 31	541,740	231,240	740
2024/2025/2026 Budget Authority Amount:	106,491	475,497	330,000

Adopted Budget

Solid Waste Utility	Prior Year Actual for 2024	Current Year Estimate for 2025	Proposed Budget Year for 2026
Unencumbered Cash Balance Jan 1	296,021	293,574	268,574
Receipts:			
Utility Income	756,167	725,000	760,000
Interest on Idle Funds			
Miscellaneous			
Does miscellaneous exceed 10% Total Rec			
Total Receipts	**756,167**	**725,000**	**760,000**
Resources Available:	**1,052,188**	**1,018,574**	**1,028,574**
Expenditures:			
Contractuals	558,614	650,000	660,000
Transfer to Special Streets and Highway	200,000	100,000	100,000
Cash Reserve (2026 column)			225,000
Miscellaneous			
Does miscellaneous exceed 10% Total Exp			
Total Expenditures	**758,614**	**750,000**	**985,000**
Unencumbered Cash Balance Dec 31	293,574	268,574	43,574
2024/2025/2026 Budget Authority Amount:	835,000	796,021	985,000

CPA Summary

CITY OF BEL AIRE 2026

FUND PAGE FOR FUNDS WITH NO TAX LEVY

Adopted Budget **Land Bank**	Prior Year Actual for 2024	Current Year Estimate for 2025	Proposed Budget Year for 2026
Unencumbered Cash Balance Jan 1	5,912,946	6,205,593	6,325,593
Receipts:			
Interest on Idle Funds	293,367	125,000	65,000
Miscellaneous			
Does miscellaneous exceed 10% Total Rec			
Total Receipts	**293,367**	**125,000**	**65,000**
Resources Available:	**6,206,313**	**6,330,593**	**6,390,593**
Expenditures:			
Special Assessments	720	5,000	5,000
Cash Reserve (2026 column)			
Miscellaneous			
Does miscellaneous exceed 10% Total Exp			
Total Expenditures	**720**	**5,000**	**5,000**
Unencumbered Cash Balance Dec 31	6,205,593	6,325,593	6,385,593
2024/2025/2026 Budget Authority Amount:	5,000	40,000	5,000

Adopted Budget

0	Prior Year Actual for 2024	Current Year Estimate for 2025	Proposed Budget Year for 2026
Unencumbered Cash Balance Jan 1		0	0
Receipts:			
Interest on Idle Funds			
Miscellaneous			
Does miscellaneous exceed 10% Total Rec			
Total Receipts	**0**	**0**	**0**
Resources Available:	**0**	**0**	**0**
Expenditures:			
Cash Reserve (2026 column)			
Miscellaneous			
Does miscellaneous exceed 10% Total Exp			
Total Expenditures	**0**	**0**	**0**
Unencumbered Cash Balance Dec 31	0	0	0
2024/2025/2026 Budget Authority Amount:	0	0	0

CPA Summary

0

NON-BUDGETED FUNDS (A)

2026

(Only the actual budget year for 2024 is reported)

Non-Budgeted Funds-A

(1) Fund Name:		(2) Fund Name:		(3) Fund Name:		(4) Fund Name:		(5) Fund Name:		
Capital Improvement Res		**Equipment Reserve**		**Capital Projects**		**Trustee (PBC)**		**Police Forfeiture**		
Unencumbered		Unencumbered		Unencumbered		Unencumbered		Unencumbered		Total
Cash Balance Jan 1	2,076,535	Cash Balance Jan 1	702,509	Cash Balance Jan 1	7,641,723	Cash Balance Jan 1	7,863	Cash Balance Jan 1	3,653	10,432,283
Receipts:		Receipts:		Receipts:		Receipts:		Receipts:		
Transfer In	415,000	Transfer from General	100,000	Bond Proceeds	8,975,000	Land Sales	55,960			
Intergovernmental	633,227	Transfer from Water	150,000	Bond Premiums	480,816	Transfers In From General	1,475,653			
Miscellaneous	109,661	Transfer from Sewer	150,000	Bond Discount	-61,658					
		Miscellaneous	15,724	Interest	251,043					
				Refunding Proceeds	9,908,699					
				Intergovernmental Rev	2,358,113					
Total Receipts	1,157,888	Total Receipts	415724	Total Receipts	21912013	Total Receipts	1531613	Total Receipts	0	25,017,238
Resources Available:	3,234,423	Resources Available:	1,118,233	Resources Available:	29,553,736	Resources Available:	1,539,476	Resources Available:	3,653	35,449,521
Expenditures:		Expenditures:		Expenditures:		Expenditures:		Expenditures:		
Capital Outlay	1,712,607	Capital Outlay	132,339	Capital Projects	5,228,843	Bond Principal	1,225,000			
				Temp Note Principal	9,850,000	Bond Interest	305,087			
				Temp Note Interest	585,972					
				Cost of Issuance	305,128					
Total Expenditures	1,712,607	Total Expenditures	132,339	Total Expenditures	15,969,943	Total Expenditures	1,530,087	Total Expenditures	0	19,344,976
Cash Balance Dec 31	1,521,816	Cash Balance Dec 31	985,894	Cash Balance Dec 31	13,583,793	Cash Balance Dec 31	9,389	Cash Balance Dec 31	3,653	**16,104,545** **
										16,104,545 **

**Note: These two block figures should agree.

CPA Summary

2026

NOTICE OF HEARING TO EXCEED REVENUE NEUTRAL RATE AND BUDGET HEARING

The governing body of
CITY OF BEL AIRE
will meet on September 2, 2025 at 7:00 PM at City Hall for the purpose of hearing and
answering objections of taxpayers relating to the proposed use of all funds, the amount of ad valorem tax, and the Revenue Neutral Rate.
Detailed budget information is available at City Hall and will be available at this hearing.

BUDGET SUMMARY

Proposed Budget 2026 Expenditures and Amount of 2025 Ad Valorem Tax establish the maximum limits of the 2026 budget.
Estimated Tax Rate is subject to change depending on the final assessed valuation.

	Prior Year Actual for 2024		Current Year Estimate for 2025		Proposed Budget for 2026		
FUND	Expenditures	Actual Tax Rate*	Expenditures	Actual Tax Rate*	Budget Authority for Expenditures	Amount of 2025 Ad Valorem Tax	Proposed Estimated Tax Rate*
General	9,118,982	43.000	9,447,215	42.484	12,957,985	5,329,752	40.948
Debt Service							
Library							
Special Highway	372,194		1,368,695		1,694,373		
Water Utility	3,916,670		4,034,536		4,918,078		
Sewer Utility	2,609,077		3,340,380		4,896,463		
Bond & Interest	3,575,791		4,382,500		4,777,912		
Storm water Utility	68,329		410,000		330,000		
Solid Waste Utility	758,614		750,000		985,000		
Land Bank	720		5,000		5,000		
Non-Budgeted Funds-A	19,344,976						
Totals	39,765,353	43.000	23,738,326	42.484	30,564,811	5,329,752	40.948
						*Revenue Neutral Rate***	*36.760*
Less: Transfers	4,595,204		4,331,646		4,275,875		
Net Expenditure	35,170,149		19,406,680		26,288,936		
Total Tax Levied	4,370,516		4,784,700		xxxxxxxxxxxxxxxxxx		
Assessed Valuation	101,639,907		112,624,366		130,160,383		

Outstanding Indebtedness, January 1,	2023	2024	2025
G.O. Bonds	32,625,000	35,805,000	43,765,000
Revenue Bonds	14,755,000	13,560,000	12,335,000
Other	25,079,631	26,650,354	25,628,388
Lease Purchase Principal	0	0	0
Total	72,459,631	76,015,354	81,728,388

*Tax rates are expressed in mills

*** Revenue Neutral Rate as defined by KSA 79-2988*

Jim Benage
Official Title: Mayor

City of Bel Aire, KS

Budget Report
Group Summary
For Fiscal: 2026 Period Ending: 08/31/2026

SubObjec…	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
Fund: 100 - General Fund						
Department: 000 - GENERAL						
Division: 000 - GENERAL						
40 - REVENUES	9,914,111.93	9,914,111.93	0.00	0.00	-9,914,111.93	100.00%
90 - EXPENSES - TRANSFERS	0.00	0.00	0.00	0.00	0.00	0.00%
Division: 000 - GENERAL Surplus (Deficit):	**9,914,111.93**	**9,914,111.93**	**0.00**	**0.00**	**-9,914,111.93**	**100.00%**
Department: 000 - GENERAL Surplus (Deficit):	**9,914,111.93**	**9,914,111.93**	**0.00**	**0.00**	**-9,914,111.93**	**100.00%**
Department: 100 - ADMINISTRATION						
Division: 110 - CITY MANAGER						
50 - EXPENSES - PERSONNEL	349,640.73	349,640.73	0.00	0.00	349,640.73	100.00%
60 - EXPENSES - COMMODITIES	35,495.00	35,495.00	0.00	0.00	35,495.00	100.00%
70 - EXPENSES - CONTRACTUAL	271,950.00	271,950.00	0.00	0.00	271,950.00	100.00%
80 - EXPENSES - CAPITAL PROJECTS	0.00	0.00	0.00	0.00	0.00	0.00%
Division: 110 - CITY MANAGER Total:	**657,085.73**	**657,085.73**	**0.00**	**0.00**	**657,085.73**	**100.00%**
Division: 130 - ENGINEERING						
50 - EXPENSES - PERSONNEL	144,918.60	144,918.60	0.00	0.00	144,918.60	100.00%
60 - EXPENSES - COMMODITIES	4,100.00	4,100.00	0.00	0.00	4,100.00	100.00%
70 - EXPENSES - CONTRACTUAL	124,720.00	124,720.00	0.00	0.00	124,720.00	100.00%
80 - EXPENSES - CAPITAL PROJECTS	0.00	0.00	0.00	0.00	0.00	0.00%
Division: 130 - ENGINEERING Total:	**273,738.60**	**273,738.60**	**0.00**	**0.00**	**273,738.60**	**100.00%**
Division: 140 - FINANCE						
50 - EXPENSES - PERSONNEL	345,884.49	345,884.49	0.00	0.00	345,884.49	100.00%
60 - EXPENSES - COMMODITIES	8,570.00	8,570.00	0.00	0.00	8,570.00	100.00%
70 - EXPENSES - CONTRACTUAL	95,882.00	95,882.00	0.00	0.00	95,882.00	100.00%
80 - EXPENSES - CAPITAL PROJECTS	0.00	0.00	0.00	0.00	0.00	0.00%
Division: 140 - FINANCE Total:	**450,336.49**	**450,336.49**	**0.00**	**0.00**	**450,336.49**	**100.00%**
Division: 150 - GOVERNING BODY						
50 - EXPENSES - PERSONNEL	22,696.50	22,696.50	0.00	0.00	22,696.50	100.00%
60 - EXPENSES - COMMODITIES	32,975.00	32,975.00	0.00	0.00	32,975.00	100.00%
70 - EXPENSES - CONTRACTUAL	32,500.00	32,500.00	0.00	0.00	32,500.00	100.00%
Division: 150 - GOVERNING BODY Total:	**88,171.50**	**88,171.50**	**0.00**	**0.00**	**88,171.50**	**100.00%**
Division: 160 - HUMAN RESOURCES						
50 - EXPENSES - PERSONNEL	288,940.56	288,940.56	0.00	0.00	288,940.56	100.00%
60 - EXPENSES - COMMODITIES	30,595.00	30,595.00	0.00	0.00	30,595.00	100.00%
70 - EXPENSES - CONTRACTUAL	45,480.00	45,480.00	0.00	0.00	45,480.00	100.00%
80 - EXPENSES - CAPITAL PROJECTS	0.00	0.00	0.00	0.00	0.00	0.00%
Division: 160 - HUMAN RESOURCES Total:	**365,015.56**	**365,015.56**	**0.00**	**0.00**	**365,015.56**	**100.00%**
Division: 170 - LEGAL						
50 - EXPENSES - PERSONNEL	192,522.58	192,522.58	0.00	0.00	192,522.58	100.00%
60 - EXPENSES - COMMODITIES	14,797.00	14,797.00	0.00	0.00	14,797.00	100.00%
70 - EXPENSES - CONTRACTUAL	69,583.00	69,583.00	0.00	0.00	69,583.00	100.00%
80 - EXPENSES - CAPITAL PROJECTS	0.00	0.00	0.00	0.00	0.00	0.00%
Division: 170 - LEGAL Total:	**276,902.58**	**276,902.58**	**0.00**	**0.00**	**276,902.58**	**100.00%**
Department: 100 - ADMINISTRATION Total:	**2,111,250.46**	**2,111,250.46**	**0.00**	**0.00**	**2,111,250.46**	**100.00%**
Department: 120 - POLICE						
Division: 240 - MUNICIPAL COURT						
50 - EXPENSES - PERSONNEL	119,757.75	119,757.75	0.00	0.00	119,757.75	100.00%
60 - EXPENSES - COMMODITIES	4,100.00	4,100.00	0.00	0.00	4,100.00	100.00%
70 - EXPENSES - CONTRACTUAL	79,445.00	79,445.00	0.00	0.00	79,445.00	100.00%

SubObjec...	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
Division: 240 - MUNICIPAL COURT Total:	**203,302.75**	**203,302.75**	**0.00**	**0.00**	**203,302.75**	**100.00%**
Division: 250 - POLICE						
50 - EXPENSES - PERSONNEL	1,821,226.06	1,821,226.06	0.00	0.00	1,821,226.06	100.00%
60 - EXPENSES - COMMODITIES	213,107.00	213,107.00	0.00	0.00	213,107.00	100.00%
70 - EXPENSES - CONTRACTUAL	209,945.00	209,945.00	0.00	0.00	209,945.00	100.00%
80 - EXPENSES - CAPITAL PROJECTS	0.00	0.00	0.00	0.00	0.00	0.00%
Division: 250 - POLICE Total:	**2,244,278.06**	**2,244,278.06**	**0.00**	**0.00**	**2,244,278.06**	**100.00%**
Department: 120 - POLICE Total:	**2,447,580.81**	**2,447,580.81**	**0.00**	**0.00**	**2,447,580.81**	**100.00%**
Department: 130 - RECREATION						
Division: 330 - POOL						
50 - EXPENSES - PERSONNEL	35,325.00	35,325.00	0.00	0.00	35,325.00	100.00%
60 - EXPENSES - COMMODITIES	20,100.00	20,100.00	0.00	0.00	20,100.00	100.00%
70 - EXPENSES - CONTRACTUAL	20,475.00	20,475.00	0.00	0.00	20,475.00	100.00%
80 - EXPENSES - CAPITAL PROJECTS	50,000.00	50,000.00	0.00	0.00	50,000.00	100.00%
90 - EXPENSES - TRANSFERS	55,000.00	55,000.00	0.00	0.00	55,000.00	100.00%
Division: 330 - POOL Total:	**180,900.00**	**180,900.00**	**0.00**	**0.00**	**180,900.00**	**100.00%**
Division: 340 - DAY CAMP						
50 - EXPENSES - PERSONNEL	20,200.00	20,200.00	0.00	0.00	20,200.00	100.00%
60 - EXPENSES - COMMODITIES	5,350.00	5,350.00	0.00	0.00	5,350.00	100.00%
70 - EXPENSES - CONTRACTUAL	2,150.00	2,150.00	0.00	0.00	2,150.00	100.00%
80 - EXPENSES - CAPITAL PROJECTS	0.00	0.00	0.00	0.00	0.00	0.00%
Division: 340 - DAY CAMP Total:	**27,700.00**	**27,700.00**	**0.00**	**0.00**	**27,700.00**	**100.00%**
Division: 350 - RECREATION						
50 - EXPENSES - PERSONNEL	358,574.71	358,574.71	0.00	0.00	358,574.71	100.00%
60 - EXPENSES - COMMODITIES	74,950.00	74,950.00	0.00	0.00	74,950.00	100.00%
70 - EXPENSES - CONTRACTUAL	86,163.00	86,163.00	0.00	0.00	86,163.00	100.00%
80 - EXPENSES - CAPITAL PROJECTS	45,000.00	45,000.00	0.00	0.00	45,000.00	100.00%
Division: 350 - RECREATION Total:	**564,687.71**	**564,687.71**	**0.00**	**0.00**	**564,687.71**	**100.00%**
Division: 360 - SENIOR SERVICES						
50 - EXPENSES - PERSONNEL	68,492.22	68,492.22	0.00	0.00	68,492.22	100.00%
60 - EXPENSES - COMMODITIES	4,650.00	4,650.00	0.00	0.00	4,650.00	100.00%
70 - EXPENSES - CONTRACTUAL	15,175.00	15,175.00	0.00	0.00	15,175.00	100.00%
80 - EXPENSES - CAPITAL PROJECTS	0.00	0.00	0.00	0.00	0.00	0.00%
Division: 360 - SENIOR SERVICES Total:	**88,317.22**	**88,317.22**	**0.00**	**0.00**	**88,317.22**	**100.00%**
Department: 130 - RECREATION Total:	**861,604.93**	**861,604.93**	**0.00**	**0.00**	**861,604.93**	**100.00%**
Department: 140 - LAND BANK						
Division: 440 - LAND DEVELOPMENT						
60 - EXPENSES - COMMODITIES	79,000.00	79,000.00	0.00	0.00	79,000.00	100.00%
70 - EXPENSES - CONTRACTUAL	13,350.00	13,350.00	0.00	0.00	13,350.00	100.00%
80 - EXPENSES - CAPITAL PROJECTS	0.00	0.00	0.00	0.00	0.00	0.00%
90 - EXPENSES - TRANSFERS	2,139,360.00	2,139,360.00	0.00	0.00	2,139,360.00	100.00%
Division: 440 - LAND DEVELOPMENT Total:	**2,231,710.00**	**2,231,710.00**	**0.00**	**0.00**	**2,231,710.00**	**100.00%**
Department: 140 - LAND BANK Total:	**2,231,710.00**	**2,231,710.00**	**0.00**	**0.00**	**2,231,710.00**	**100.00%**
Department: 150 - PARKS						
Division: 510 - PARKS						
50 - EXPENSES - PERSONNEL	182,050.16	182,050.16	0.00	0.00	182,050.16	100.00%
60 - EXPENSES - COMMODITIES	62,455.00	62,455.00	0.00	0.00	62,455.00	100.00%
70 - EXPENSES - CONTRACTUAL	58,920.00	58,920.00	0.00	0.00	58,920.00	100.00%
80 - EXPENSES - CAPITAL PROJECTS	83,000.00	83,000.00	0.00	0.00	83,000.00	100.00%
Division: 510 - PARKS Total:	**386,425.16**	**386,425.16**	**0.00**	**0.00**	**386,425.16**	**100.00%**
Department: 150 - PARKS Total:	**386,425.16**	**386,425.16**	**0.00**	**0.00**	**386,425.16**	**100.00%**
Department: 160 - PLANNING & ZONING						
Division: 610 - PLANNING & ZONING						
50 - EXPENSES - PERSONNEL	455,485.33	455,485.33	0.00	0.00	455,485.33	100.00%

SubObjec...	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
60 - EXPENSES - COMMODITIES	25,700.00	25,700.00	0.00	0.00	25,700.00	100.00%
70 - EXPENSES - CONTRACTUAL	105,307.00	105,307.00	0.00	0.00	105,307.00	100.00%
80 - EXPENSES - CAPITAL PROJECTS	0.00	0.00	0.00	0.00	0.00	0.00%
Division: 610 - PLANNING & ZONING Total:	**586,492.33**	**586,492.33**	**0.00**	**0.00**	**586,492.33**	**100.00%**
Department: 160 - PLANNING & ZONING Total:	**586,492.33**	**586,492.33**	**0.00**	**0.00**	**586,492.33**	**100.00%**
Department: 190 - FACILITIES						
Division: 910 - CITY HALL						
50 - EXPENSES - PERSONNEL	0.00	0.00	0.00	0.00	0.00	0.00%
60 - EXPENSES - COMMODITIES	12,250.00	12,250.00	0.00	0.00	12,250.00	100.00%
70 - EXPENSES - CONTRACTUAL	133,600.00	133,600.00	0.00	0.00	133,600.00	100.00%
80 - EXPENSES - CAPITAL PROJECTS	0.00	0.00	0.00	0.00	0.00	0.00%
90 - EXPENSES - TRANSFERS	1,365,000.00	1,365,000.00	0.00	0.00	1,365,000.00	100.00%
Division: 910 - CITY HALL Total:	**1,510,850.00**	**1,510,850.00**	**0.00**	**0.00**	**1,510,850.00**	**100.00%**
Department: 190 - FACILITIES Total:	**1,510,850.00**	**1,510,850.00**	**0.00**	**0.00**	**1,510,850.00**	**100.00%**
Total Revenues	**9,914,111.93**	**9,914,111.93**	**0.00**	**0.00**	**-9,914,111.93**	**100.00%**
Total Expenses	**10,135,913.69**	**10,135,913.69**	**0.00**	**0.00**	**10,135,913.69**	**100.00%**
Fund: 100 - General Fund Surplus (Deficit):	**-221,801.76**	**-221,801.76**	**0.00**	**0.00**	**221,801.76**	**100.00%**

Budget Report **For Fiscal: 2026 Per**

SubObjec...	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
Fund: 120 - COP & PBC Trustee Fund						
Department: 125 - COP & PBC TRUSTEE FUND						
Division: 065 - FUND 20 DEPT 43						
40 - REVENUES	263,600.00	263,600.00	0.00	0.00	-263,600.00	100.00%
80 - EXPENSES - CAPITAL PROJECTS	263,600.00	263,600.00	0.00	0.00	263,600.00	100.00%
90 - EXPENSES - TRANSFERS	0.00	0.00	0.00	0.00	0.00	0.00%
Division: 065 - FUND 20 DEPT 43 Surplus (Deficit):	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00%**
Division: 066 - FUND 20 DEPT 44						
40 - REVENUES	90,890.00	90,890.00	0.00	0.00	-90,890.00	100.00%
70 - EXPENSES - CONTRACTUAL	0.00	0.00	0.00	0.00	0.00	0.00%
80 - EXPENSES - CAPITAL PROJECTS	90,890.00	90,890.00	0.00	0.00	90,890.00	100.00%
90 - EXPENSES - TRANSFERS	0.00	0.00	0.00	0.00	0.00	0.00%
Division: 066 - FUND 20 DEPT 44 Surplus (Deficit):	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00%**
Division: 067 - FUND 20 DEPT 50						
40 - REVENUES	1,153,510.00	1,153,510.00	0.00	0.00	-1,153,510.00	100.00%
80 - EXPENSES - CAPITAL PROJECTS	1,153,510.00	1,153,510.00	0.00	0.00	1,153,510.00	100.00%
90 - EXPENSES - TRANSFERS	0.00	0.00	0.00	0.00	0.00	0.00%
Division: 067 - FUND 20 DEPT 50 Surplus (Deficit):	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00%**
Division: 125 - FUND 20 DEPT 00						
90 - EXPENSES - TRANSFERS	0.00	0.00	0.00	0.00	0.00	0.00%
Division: 125 - FUND 20 DEPT 00 Total:	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00%**
Department: 125 - COP & PBC TRUSTEE FUND Surplus (Deficit):	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00%**
Total Revenues	**1,508,000.00**	**1,508,000.00**	**0.00**	**0.00**	**-1,508,000.00**	**100.00%**
Total Expenses	**1,508,000.00**	**1,508,000.00**	**0.00**	**0.00**	**1,508,000.00**	**100.00%**
Fund: 120 - COP & PBC Trustee Fund Surplus (Deficit):	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00%**

Budget Report **For Fiscal: 2026 Per**

SubObjec…	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
Fund: 200 - Special Street & Highway						
Department: 210 - PUBLIC WORKS						
Division: 200 - STREETS						
40 - REVENUES	1,274,860.00	1,274,860.00	0.00	0.00	-1,274,860.00	100.00%
50 - EXPENSES - PERSONNEL	132,538.52	132,538.52	0.00	0.00	132,538.52	100.00%
60 - EXPENSES - COMMODITIES	169,200.00	169,200.00	0.00	0.00	169,200.00	100.00%
70 - EXPENSES - CONTRACTUAL	187,634.00	187,634.00	0.00	0.00	187,634.00	100.00%
80 - EXPENSES - CAPITAL PROJECTS	955,000.00	955,000.00	0.00	0.00	955,000.00	100.00%
90 - EXPENSES - TRANSFERS	0.00	0.00	0.00	0.00	0.00	0.00%
Division: 200 - STREETS Surplus (Deficit):	**-169,512.52**	**-169,512.52**	**0.00**	**0.00**	**169,512.52**	**100.00%**
Department: 210 - PUBLIC WORKS Surplus (Deficit):	**-169,512.52**	**-169,512.52**	**0.00**	**0.00**	**169,512.52**	**100.00%**
Total Revenues	**1,274,860.00**	**1,274,860.00**	**0.00**	**0.00**	**-1,274,860.00**	**100.00%**
Total Expenses	**1,444,372.52**	**1,444,372.52**	**0.00**	**0.00**	**1,444,372.52**	**100.00%**
Fund: 200 - Special Street & Highway Surplus (Deficit):	**-169,512.52**	**-169,512.52**	**0.00**	**0.00**	**169,512.52**	**100.00%**

Budget Report **For Fiscal: 2026 Per**

SubObjec…	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
Fund: 315 - Equipment Reserve						
Department: 315 - EQUIPMENT RESERVE						
Division: 315 - FUND 06 DEPT 00						
40 - REVENUES	400,000.00	400,000.00	0.00	0.00	-400,000.00	100.00%
60 - EXPENSES - COMMODITIES	0.00	0.00	0.00	0.00	0.00	0.00%
80 - EXPENSES - CAPITAL PROJECTS	443,000.00	443,000.00	0.00	0.00	443,000.00	100.00%
90 - EXPENSES - TRANSFERS	0.00	0.00	0.00	0.00	0.00	0.00%
Division: 315 - FUND 06 DEPT 00 Surplus (Deficit):	**-43,000.00**	**-43,000.00**	**0.00**	**0.00**	**43,000.00**	**100.00%**
Department: 315 - EQUIPMENT RESERVE Surplus (Deficit):	**-43,000.00**	**-43,000.00**	**0.00**	**0.00**	**43,000.00**	**100.00%**
Total Revenues	**400,000.00**	**400,000.00**	**0.00**	**0.00**	**-400,000.00**	**100.00%**
Total Expenses	**443,000.00**	**443,000.00**	**0.00**	**0.00**	**443,000.00**	**100.00%**
Fund: 315 - Equipment Reserve Surplus (Deficit):	**-43,000.00**	**-43,000.00**	**0.00**	**0.00**	**43,000.00**	**100.00%**

Budget Report **For Fiscal: 2026 Per**

SubObjec...	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
Fund: 400 - Land Bank Fund						
Department: 400 - LAND BANK						
Division: 400 - FUND 10 DEPT 00						
40 - REVENUES	65,000.00	65,000.00	0.00	0.00	-65,000.00	100.00%
60 - EXPENSES - COMMODITIES	5,000.00	5,000.00	0.00	0.00	5,000.00	100.00%
70 - EXPENSES - CONTRACTUAL	0.00	0.00	0.00	0.00	0.00	0.00%
80 - EXPENSES - CAPITAL PROJECTS	0.00	0.00	0.00	0.00	0.00	0.00%
90 - EXPENSES - TRANSFERS	0.00	0.00	0.00	0.00	0.00	0.00%
Division: 400 - FUND 10 DEPT 00 Surplus (Deficit):	**60,000.00**	**60,000.00**	**0.00**	**0.00**	**-60,000.00**	**100.00%**
Department: 400 - LAND BANK Surplus (Deficit):	**60,000.00**	**60,000.00**	**0.00**	**0.00**	**-60,000.00**	**100.00%**
Total Revenues	**65,000.00**	**65,000.00**	**0.00**	**0.00**	**-65,000.00**	**100.00%**
Total Expenses	**5,000.00**	**5,000.00**	**0.00**	**0.00**	**5,000.00**	**100.00%**
Fund: 400 - Land Bank Fund Surplus (Deficit):	**60,000.00**	**60,000.00**	**0.00**	**0.00**	**-60,000.00**	**100.00%**

SubObjec...	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
Fund: 410 - Bond & Interest						
Department: 410 - BOND AND INTEREST						
Division: 410 - FUND 08 DEPT 00						
40 - REVENUES	4,571,235.00	4,571,235.00	0.00	0.00	-4,571,235.00	100.00%
80 - EXPENSES - CAPITAL PROJECTS	4,477,912.00	4,477,912.00	0.00	0.00	4,477,912.00	100.00%
90 - EXPENSES - TRANSFERS	0.00	0.00	0.00	0.00	0.00	0.00%
Division: 410 - FUND 08 DEPT 00 Surplus (Deficit):	**93,323.00**	**93,323.00**	**0.00**	**0.00**	**-93,323.00**	**100.00%**
Department: 410 - BOND AND INTEREST Surplus (Deficit):	**93,323.00**	**93,323.00**	**0.00**	**0.00**	**-93,323.00**	**100.00%**
Total Revenues	**4,571,235.00**	**4,571,235.00**	**0.00**	**0.00**	**-4,571,235.00**	**100.00%**
Total Expenses	**4,477,912.00**	**4,477,912.00**	**0.00**	**0.00**	**4,477,912.00**	**100.00%**
Fund: 410 - Bond & Interest Surplus (Deficit):	**93,323.00**	**93,323.00**	**0.00**	**0.00**	**-93,323.00**	**100.00%**

Budget Report **For Fiscal: 2026 Per**

SubObjec…	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
Fund: 520 - Water Utility						
Department: 210 - PUBLIC WORKS						
Division: 520 - WATER						
40 - REVENUES	4,062,898.00	4,062,898.00	0.00	0.00	-4,062,898.00	100.00%
50 - EXPENSES - PERSONNEL	512,605.17	512,605.17	0.00	0.00	512,605.17	100.00%
60 - EXPENSES - COMMODITIES	177,700.00	177,700.00	0.00	0.00	177,700.00	100.00%
70 - EXPENSES - CONTRACTUAL	2,444,258.00	2,444,258.00	0.00	0.00	2,444,258.00	100.00%
80 - EXPENSES - CAPITAL PROJECTS	985,314.50	985,314.50	0.00	0.00	985,314.50	100.00%
90 - EXPENSES - TRANSFERS	298,200.00	298,200.00	0.00	0.00	298,200.00	100.00%
Division: 520 - WATER Surplus (Deficit):	**-355,179.67**	**-355,179.67**	**0.00**	**0.00**	**355,179.67**	**100.00%**
Department: 210 - PUBLIC WORKS Surplus (Deficit):	**-355,179.67**	**-355,179.67**	**0.00**	**0.00**	**355,179.67**	**100.00%**
Total Revenues	**4,062,898.00**	**4,062,898.00**	**0.00**	**0.00**	**-4,062,898.00**	**100.00%**
Total Expenses	**4,418,077.67**	**4,418,077.67**	**0.00**	**0.00**	**4,418,077.67**	**100.00%**
Fund: 520 - Water Utility Surplus (Deficit):	**-355,179.67**	**-355,179.67**	**0.00**	**0.00**	**355,179.67**	**100.00%**

Budget Report **For Fiscal: 2026 Per**

SubObjec…	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
Fund: 530 - Sewer Utility						
Department: 210 - PUBLIC WORKS						
Division: 530 - SEWER						
40 - REVENUES	3,357,963.00	3,357,963.00	0.00	0.00	-3,357,963.00	100.00%
50 - EXPENSES - PERSONNEL	485,333.95	485,333.95	0.00	0.00	485,333.95	100.00%
60 - EXPENSES - COMMODITIES	394,550.00	394,550.00	0.00	0.00	394,550.00	100.00%
70 - EXPENSES - CONTRACTUAL	2,166,575.00	2,166,575.00	0.00	0.00	2,166,575.00	100.00%
80 - EXPENSES - CAPITAL PROJECTS	1,031,689.44	1,031,689.44	0.00	0.00	1,031,689.44	100.00%
90 - EXPENSES - TRANSFERS	318,315.00	318,315.00	0.00	0.00	318,315.00	100.00%
Division: 530 - SEWER Surplus (Deficit):	**-1,038,500.39**	**-1,038,500.39**	**0.00**	**0.00**	**1,038,500.39**	**100.00%**
Department: 210 - PUBLIC WORKS Surplus (Deficit):	**-1,038,500.39**	**-1,038,500.39**	**0.00**	**0.00**	**1,038,500.39**	**100.00%**
Total Revenues	**3,357,963.00**	**3,357,963.00**	**0.00**	**0.00**	**-3,357,963.00**	**100.00%**
Total Expenses	**4,396,463.39**	**4,396,463.39**	**0.00**	**0.00**	**4,396,463.39**	**100.00%**
Fund: 530 - Sewer Utility Surplus (Deficit):	**-1,038,500.39**	**-1,038,500.39**	**0.00**	**0.00**	**1,038,500.39**	**100.00%**

Budget Report **For Fiscal: 2026 Per**

SubObjec...	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
Fund: 540 - Solid Waste Utility						
Department: 540 - SOLID WASTE						
Division: 540 - FUND 12 DEPT 00						
40 - REVENUES	760,000.00	760,000.00	0.00	0.00	-760,000.00	100.00%
70 - EXPENSES - CONTRACTUAL	660,000.00	660,000.00	0.00	0.00	660,000.00	100.00%
90 - EXPENSES - TRANSFERS	100,000.00	100,000.00	0.00	0.00	100,000.00	100.00%
Division: 540 - FUND 12 DEPT 00 Surplus (Deficit):	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00%**
Department: 540 - SOLID WASTE Surplus (Deficit):	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00%**
Total Revenues	**760,000.00**	**760,000.00**	**0.00**	**0.00**	**-760,000.00**	**100.00%**
Total Expenses	**760,000.00**	**760,000.00**	**0.00**	**0.00**	**760,000.00**	**100.00%**
Fund: 540 - Solid Waste Utility Surplus (Deficit):	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00%**

Budget Report **For Fiscal: 2026 Per**

SubObjec…	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
Fund: 550 - Stormwater Utility						
Department: 550 - STORMWATER						
Division: 550 - FUND 14 DEPT 00						
40 - REVENUES	99,500.00	99,500.00	0.00	0.00	-99,500.00	100.00%
70 - EXPENSES - CONTRACTUAL	10,000.00	10,000.00	0.00	0.00	10,000.00	100.00%
80 - EXPENSES - CAPITAL PROJECTS	300,000.00	300,000.00	0.00	0.00	300,000.00	100.00%
90 - EXPENSES - TRANSFERS	0.00	0.00	0.00	0.00	0.00	0.00%
Division: 550 - FUND 14 DEPT 00 Surplus (Deficit):	**-210,500.00**	**-210,500.00**	**0.00**	**0.00**	**210,500.00**	**100.00%**
Department: 550 - STORMWATER Surplus (Deficit):	**-210,500.00**	**-210,500.00**	**0.00**	**0.00**	**210,500.00**	**100.00%**
Total Revenues	**99,500.00**	**99,500.00**	**0.00**	**0.00**	**-99,500.00**	**100.00%**
Total Expenses	**310,000.00**	**310,000.00**	**0.00**	**0.00**	**310,000.00**	**100.00%**
Fund: 550 - Stormwater Utility Surplus (Deficit):	**-210,500.00**	**-210,500.00**	**0.00**	**0.00**	**210,500.00**	**100.00%**
Report Surplus (Deficit):	**-1,885,171.34**	**-1,885,171.34**	**0.00**	**0.00**	**1,885,171.34**	**100.00%**

Fund Summary

Fund	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)
100 - General Fund	-221,801.76	-221,801.76	0.00	0.00	221,801.76
120 - COP & PBC Trustee Fund	0.00	0.00	0.00	0.00	0.00
200 - Special Street & Highway	-169,512.52	-169,512.52	0.00	0.00	169,512.52
315 - Equipment Reserve	-43,000.00	-43,000.00	0.00	0.00	43,000.00
400 - Land Bank Fund	60,000.00	60,000.00	0.00	0.00	-60,000.00
410 - Bond & Interest	93,323.00	93,323.00	0.00	0.00	-93,323.00
520 - Water Utility	-355,179.67	-355,179.67	0.00	0.00	355,179.67
530 - Sewer Utility	-1,038,500.39	-1,038,500.39	0.00	0.00	1,038,500.39
540 - Solid Waste Utility	0.00	0.00	0.00	0.00	0.00
550 - Stormwater Utility	-210,500.00	-210,500.00	0.00	0.00	210,500.00
Report Surplus (Deficit):	**-1,885,171.34**	**-1,885,171.34**	**0.00**	**0.00**	**1,885,171.34**

City of Bel Aire, Kansas

STAFF REPORT

DATE: September 2, 2025

TO: Bel Aire City Council

FROM: Barry Smith, Finance Director

RE: 2026 Budget Adoption

SUMMARY:

After all necessary hearings and procedures regarding the 2026 budget have been completed, the governing body may now consider the 2026 budget for adoption. If approved, all governing body members present must sign the budget certificate page attached to this item.

FINANCIAL CONSIDERATION:

The FY26 budget summary and detailed state budget form is provided in this item.

LEGAL IMPLICATIONS:

State statute requires the City to adopt an annual budget.

CERTIFICATE

To the Clerk of SEDGWICK COUNTY, State of Kansas

We, the undersigned, officers of

CITY OF BEL AIRE

certify that: (1) the hearing mentioned in the attached publication was held;
(2) after the Budget Hearing this budget was duly approved and adopted as the maximum expenditures for the various funds for the year 2026; and
(3) the Amount(s) of 2025 Ad Valorem Tax are within statutory limitations.

			2026 Adopted Budget		
Table of Contents:		Page No.	Budget Authority for Expenditures	Amount of 2025 Ad Valorem Tax	Final Tax Rate (County Clerk's Use Only)
Allocation of MVT, RVT, and 16/20M Vehicle Tax		2			
Schedule of Transfers		3			
Statement of Indebtedness		4			
Statement of Lease-Purchases		5			
Fund	**K.S.A.**				
General	12-101a	6	12,957,985	5,329,752	
Debt Service	10-113				
Library	12-1220				
Special Highway		7	1,694,373		
Water Utility		7	4,918,078		
Sewer Utility		8	4,896,463		
Bond & Interest		8	4,777,912		
Storm water Utility		9	330,000		
Solid Waste Utility		9	985,000		
Land Bank		10	5,000		
		10			
Non-Budgeted Funds-A		11			
Totals		xxxxxx	30,564,811	5,329,752	
Budget Hearing Notice					County Clerk's Use Only
Combined Rate and Budget Hearing Notice		12			
RNR Hearing Notice					
Neighborhood Revitalization					Nov 1, 2025 Total Assessed Valuation

Revenue Neutral Rate	36.760
Does budget require a resolution to exceed the Revenue Neutral Rate?	**YES**

Assisted by: _____

Address: _____

Email: _____

Attest: _____, 2025

County Clerk

_____ _____

_____ _____

_____ _____

_____ _____

Governing Body

CPA Summary

Allocation of MV, RV, 16/20M, Commercial Vehicle, and Watercraft Tax Estimates

Budgeted Funds for 2025	Ad Valorem Levy Tax Year 2024	Allocation for Year 2026				
		MVT	RVT	16/20M Veh	Comm Veh	Watercraft
General	4,784,700	450,128	3,415	580	12,589	1,835
Debt Service						
Library						
TOTAL	4,784,700	450,128	3,415	580	12,589	1,835

County Treas Motor Vehicle Estimate	450,128				
County Treas Recreational Vehicle Estimate		3,415			
County Treas 16/20M Vehicle Estimate			580		
County Treas Commercial Vehicle Tax Estimate				12,589	
County Treas Watercraft Tax Estimate					1,835

Motor Vehicle Factor	0.09408				
Recreational Vehicle Factor		0.00071			
16/20M Vehicle Factor			0.00012		
Commercial Vehicle Factor				0.00263	
Watercraft Factor					0.00038

CITY OF BEL AIRE 2026

Schedule of Transfers

Expenditure Fund Transferred From:	Receipt Fund Transferred To:	Actual Amount for 2024	Current Amount for 2025	Proposed Amount for 2026	Transfers Authorized by Statute
General	Trustee Fund (PBC)			55,000	12-1, 118
General	Trustee Fund (PBC)			263,600	12-1, 118
General	Trustee Fund (PBC)			1,153,510	12-1, 118
General	Trustee Fund (PBC)	1,475,653	1,484,060		12-1, 118
General	Capital Improvement	415,000	415,000	415,000	12-1, 118
General	Equipment Reserve	100,000	100,000	100,000	12-1, 117
General	Special Highway	995,000	850,000	850,000	68-590
General	Bond & Interest	779,421	742,586	722,250	12-1, 118
Water	Bond & Interest	156,141	160,000	148,200	12-825d
Water	Equipment Reserve	150,000	150,000	150,000	12-825d
Sewer	Bond & Interest	173,989	180,000	168,315	12-825d
Sewer	Equipment Reserve	150,000	150,000	150,000	12-825d
Solid Waste	Special Highway	200,000	100,000	100,000	68-590
	Totals	4,595,204	4,331,646	4,275,875	
	Adjustments*				
	Adjusted Totals	4,595,204	4,331,646	4,275,875	

*Note: Adjustments are required only if the transfer is being made in 2025 and/or 2026 from a non-budgeted fund.

CITY OF BEL AIRE 2026

STATEMENT OF INDEBTEDNESS

Type of Debt	Date of Issue	Date of Retirement	Interest Rate %	Amount Issued	Beginning Amount Outstanding Jan 1, 2025	Date Due		Amount Due 2025		Amount Due 2026	
						Interest	Principal	Interest	Principal	Interest	Principal
General Obligation:											
SERIES 2014A	7/15/2014	10/1/2034	2.0-3.8	1,100,000	615,000	4/1 - 10/1	10/1	21,763	55,000	19,975	55,000
SERIES 2015A	4/29/2015	11/1/2027	2.0-2.5	5,390,000	950,000	5/1 - 11/1	11/1	22,188	310,000	15,213	315,000
SERIES 2015B	4/30/2015	11/1/2027	1.5-3.3	575,000	120,000	5/1 - 11/1	11/1	3,900	40,000	2,600	40,000
SERIES 2015D	10/1/2015	11/1/2036	2.0-3.0	3,960,000	2,580,000	5/1 - 11/1	11/1	83,138	190,000	78,625	195,000
SERIES 2015E	10/1/2015	11/1/2036	1.5-4.0	220,000	145,000	5/1 - 11/1	11/1	6,925	10,000	6,525	10,000
SERIES 2016A	11/22/2016	11/1/2037	2.0-4.0	2,820,000	1,770,000	5/1 - 11/1	11/1	53,950	160,000	50,750	160,000
SERIES 2017A	11/21/2017	11/1/2038	3.0-3.1	5,545,000	4,015,000	5/1/ - 11/1	11/1	121,050	280,000	112,650	290,000
SERIES 2019A	11/21/2019	11/1/2040	2.0-3.0	6,060,000	5,080,000	5/1/ - 11/1	11/1	119,210	265,000	111,260	270,000
SERIES 2019B	11/21/2019	11/1/2029	1.9-2.5	1,430,000	750,000	5/1/ - 11/1	11/1	17,655	145,000	14,538	145,000
SERIES 2020B	11/2/2020	11/1/2041	1.4-2.0	3,650,000	2,500,000	5/1/ - 11/1	11/1	46,745	295,000	40,845	305,000
SERIES 2021A	7/6/2021	11/1/2034	2.0-4.0	5,135,000	3,765,000	5/1/ - 11/1	11/1	126,250	515,000	105,650	520,000
SERIES 2021C	11/16/2021	11/1/2041	2.1-4.0	2,440,000	2,160,000	5/1/ - 11/1	11/1	60,406	95,000	56,606	100,000
SERIES 2022A	7/30/2022	11/1/2043	2.7-4.2	3,635,000	3,515,000	5/1/ - 11/1	11/1	140,918	125,000	135,919	130,000
SERIES 2023A	11/28/2023	11/1/2044	4.125-5.0	5,425,000	5,425,000	5/1 - 11/1	11/1	239,606	170,000	231,106	180,000
SERIES 2024A	11/24/2024	11/1/2045	4.0-5.0	10,375,000	10,375,000	5/1 - 11/1	11/1	422,742	0	455,650	325,000
Total G.O. Bonds					**43,765,000**			**1,486,446**	**2,655,000**	**1,437,912**	**3,040,000**
Revenue Bonds:											
PBC SERIES 2014A	12/18/2014	2/1/2030	2.0-4.0	3,050,000	1,415,000	2/1 - 8/1	2/1	52,300	215,000	43,600	220,000
PBC SERIES 2014B	12/18/2014	2/1/2030	2.0-4.6	1,120,000	475,000	2/1 - 8/1	2/1	18,890	75,000	15,890	75,000
PBC SERIES 2021	5/18/2021	5/1/2034	2.0-2.2	13,195,000	10,445,000	5/1 -11/1	5/1	202,760	955,000	183,510	970,000
Total Revenue Bonds					**12,335,000**			**273,950**	**1,245,000**	**243,000**	**1,265,000**
Other:											
GO TN SERIES 2022B	7/30/2022	12/1/2025	3.00	9,085,000	9,085,000	6/1 -12/1	12/1	272,550	9,085,000	0	0
GO TN SERIES 2023B	11/28/2023	12/1/2026	4.00	6,855,000	6,855,000	6/1-12/1	6/1-12-1	274,200	0	274,200	6,855,000
GO TN SERIES 2024B	11/28/2023	12/1/2026	3.13	8,975,000	8,975,000	6/1-12/1	6/1-12-1	283,585	0	280,469	0
2014 KPWSLF (WATER)	8/1/2014	2/1/2034	2.16	843,895	442,013	2/1-8/1	2/1-8/1	7,810	42,395	7,038	43,315
2014 KWPCRLF (SEWER)	9/1/2014	3/1/2034	2.12	535,980	271,375	3/1-9/1	3/1-9/1	4,953	26,074	4,463	26,629
2015 KDOT RAIL LOAN	10/1/2015	9/1/2025	2.00	465,247				231	30,784	0	0
Total Other					**25,628,388**			**843,329**	**9,184,252**	**566,170**	**6,924,945**
Total Indebtedness					**81,728,388**			**2,603,725**	**13,084,252**	**2,247,082**	**11,229,945**

CITY OF BEL AIRE 2026

FUND PAGE FOR FUNDS WITH A TAX LEVY

Adopted Budget **General**	Prior Year Actual for 2024	Current Year Estimate for 2025	Proposed Budget Year for 2026
Unencumbered Cash Balance Jan 1	3,157,119	3,379,372	3,043,873
Receipts:			
Ad Valorem Tax	4,313,394	4,784,700	xxxxxxxxxxxxxxxxxx
Delinquent Tax	52,344	20,174	20,534
Motor Vehicle Tax	497,949	430,000	450,128
Recreational Vehicle Tax	3,489	3,600	3,415
16/20M Vehicle Tax	866	600	580
Commercial Vehicle Tax	12,439	10,000	12,589
Watercraft Tax	1,559	2,354	1,835
Gross Earning (Intangible) Tax			0
Compensating Use Tax	366,002	370,000	373,322
Local Sales Tax	1,655,658	1,629,400	1,788,770
Franchise Tax	818,046	881,000	853,000
Court Fines	142,181	145,000	140,000
Licenses, Permits, and Fees	469,376	268,800	263,800
Recreation	160,346	130,500	147,300
Rents and note collections	36,241	36,000	36,000
Intergovernmental	124,883	73,000	84,500
Other	562,661	256,588	337,088
In Lieu of Taxes (IRB)			
Interest on Idle Funds	117,472	60,000	65,000
Neighborhood Revitalization Rebate			0
Miscellaneous	6,329	10,000	6,500
Does miscellaneous exceed 10% Total Rec			
Total Receipts	**9,341,235**	**9,111,716**	**4,584,360**
Resources Available:	**12,498,354**	**12,491,088**	**7,628,233**

FUND PAGE - GENERAL

Adopted Budget General	Prior Year Actual for 2024	Current Year Estimate for 2025	Proposed Budget Year for 2026
Resources Available:	12,498,354	12,491,088	7,628,233
Expenditures:			
100-Administration	1,767,848	1,641,269	2,111,250
120-Police/Municipal Court	1,882,585	2,263,625	2,447,581
130-REC/DayCamp/Pool/Seniors	556,148	675,125	806,605
140-Land Development	81,941	78,000	92,350
150-Parks & Grounds	342,477	336,200	386,425
160-Planning & Zoning	466,200	537,550	586,492
190-Facilities	256,709	323,800	145,850
0	0	0	0
Sub-Total detail page	5,353,908	5,855,569	6,576,554
Transfer To Trustee Fund (PBC)			55,000
Transfer To Trustee Fund (PBC)			263,600
Transfer To Trustee Fund (PBC)	1,475,653	1,484,060	1,153,510
Transfer To Capital Improvement	415,000	415,000	415,000
Transfer To Equipment Reserve	100,000	100,000	100,000
Transfer To Special Highway	995,000	850,000	850,000
Transfer To Bond & Interest	779,421	742,586	722,250
Cash Reserve (2026 column)			2,822,071
Miscellaneous			
Does miscellaneous exceed 10% Total Exp			
Total Expenditures	**9,118,982**	**9,447,215**	**12,957,985**
Unencumbered Cash Balance Dec 31	3,379,372	3,043,873	xxxxxxxxxxxxxxxxxx
2024/2025/2026 Budget Authority Amount:	11,530,715	12,062,343	12,957,985
		Non-Appropriated Balance	
		Total Expenditure/Non-Appr Balance	12,957,985
		Tax Required	5,329,752
	Delinquent Comp Rate:	0.0%	0
		Amount of 2025 Ad Valorem Tax	5,329,752

CPA Summary

Page No. 6a

CITY OF BEL AIRE 2026

Adopted Budget **General Fund - Detail Expenditures**	Prior Year Actual for 2024	Current Year Estimate for 2025	Proposed Budget Year for 2026
Expenditures:			
100-Administration			
Salaries	1,092,831	1,188,818	1,344,603
Contractual	548,656	304,850	640,115
Commodities	126,361	137,600	126,532
Capital Outlay		10,001	
Total	**1,767,848**	**1,641,269**	**2,111,250**
120-Police/Municipal Court			
Salaries	1,524,267	1,850,225	1,940,984
Contractual	224,883	235,600	289,390
Commodities	133,435	177,800	217,207
Capital Outlay			
Total	**1,882,585**	**2,263,625**	**2,447,581**
130-REC/DayCamp/Pool/Seniors			
Salaries	380,760	423,875	482,592
Contractual	105,295	92,050	123,963
Commodities	70,093	99,200	105,050
Capital Outlay		60,000	95,000
Total	**556,148**	**675,125**	**806,605**
140-Land Development			
Salaries			
Contractual			13,350
Commodities	81,941	78,000	79,000
Capital Outlay			
Total	**81,941**	**78,000**	**92,350**
150-Parks & Grounds			
Salaries	163,675	161,350	182,050
Contractual	25,553	37,000	58,920
Commodities	57,998	57,850	62,455
Capital Outlay	95,251	80,000	83,000
Total	**342,477**	**336,200**	**386,425**
160-Planning & Zoning			
Salaries	383,139	455,750	455,485
Contractual	65,032	55,000	105,307
Commodities	18,029	26,800	25,700
Capital Outlay			
Total	**466,200**	**537,550**	**586,492**
190-Facilities			
Salaries			
Contractual	200,097	261,000	133,600
Commodities	56,612	22,800	12,250
Capital Outlay		40,000	
Total	**256,709**	**323,800**	**145,850**

Salaries			
Contractual			
Commodities			
Capital Outlay			
Total	**0**	**0**	**0**

Page Total	**5,353,908**	**5,855,569**	**6,576,554**

(Note: Should agree with general sub-totals.)

CITY OF BEL AIRE 2026

FUND PAGE FOR FUNDS WITH NO TAX LEVY

Adopted Budget **Special Highway**	Prior Year Actual for 2024	Current Year Estimate for 2025	Proposed Budget Year for 2026
Unencumbered Cash Balance Jan 1	357,525	1,539,632	1,445,797
Receipts:			
State of Kansas Gas Tax	249,929	225,390	225,390
County Transfers Gas	109,372	99,470	99,470
Transfer from General	995,000	850,000	850,000
Transfer from Solid Waste	200,000	100,000	100,000
Interest on Idle Funds			
Miscellaneous			
Does miscellaneous exceed 10% Total Rec			
Total Receipts	**1,554,301**	**1,274,860**	**1,274,860**
Resources Available:	**1,911,826**	**2,814,492**	**2,720,657**
Expenditures:			
Salaries & Benefits	107,097	111,495	132,539
Commodities	173,888	164,700	169,200
Contractuals	91,209	137,500	187,634
Capital Outlay		955,000	955,000
Cash Reserve (2026 column)			250,000
Miscellaneous			
Does miscellaneous exceed 10% Total Exp			
Total Expenditures	**372,194**	**1,368,695**	**1,694,373**
Unencumbered Cash Balance Dec 31	1,539,632	1,445,797	1,026,284
2024/2025/2026 Budget Authority Amount:	1,487,259	1,562,906	1,694,373

Adopted Budget

Water Utility	Prior Year Actual for 2024	Current Year Estimate for 2025	Proposed Budget Year for 2026
Unencumbered Cash Balance Jan 1	2,394,632	2,350,459	2,359,359
Receipts:			
Utility Income	3,745,593	3,968,436	3,987,898
Interest on Idle Funds	88,156	65,000	65,000
Miscellaneous	38,748	10,000	10,000
Does miscellaneous exceed 10% Total Rec			
Total Receipts	**3,872,497**	**4,043,436**	**4,062,898**
Resources Available:	**6,267,129**	**6,393,895**	**6,422,257**
Expenditures:			
Salaries & Benefits	300,648	455,420	512,605
Contractual Obligations	2,130,971	2,490,000	2,444,258
Commodities	801,328	727,400	177,700
Capital Outlays	325,867		933,600
Debt Service	51,715	51,716	51,715
Transfers To Bond & Interest	156,141	160,000	148,200
Trasfers To Equipment Reserve	150,000	150,000	150,000
Cash Reserve (2026 column)			500,000
Miscellaneous			
Does miscellaneous exceed 10% Total Exp			
Total Expenditures	**3,916,670**	**4,034,536**	**4,918,078**
Unencumbered Cash Balance Dec 31	2,350,459	2,359,359	1,504,179
2024/2025/2026 Budget Authority Amount:	4,356,812	5,074,033	4,918,078

CPA Summary

CITY OF BEL AIRE 2026

FUND PAGE FOR FUNDS WITH NO TAX LEVY

Adopted Budget **Sewer Utility**	Prior Year Actual for 2024	Current Year Estimate for 2025	Proposed Budget Year for 2026
Unencumbered Cash Balance Jan 1	3,125,816	4,009,189	3,938,681
Receipts:			
Sewer Utility Income	3,368,629	3,194,872	3,282,963
Interest on Idle Funds	123,821	75,000	75,000
Miscellaneous			
Does miscellaneous exceed 10% Total Rec			
Total Receipts	**3,492,450**	**3,269,872**	**3,357,963**
Resources Available:	**6,618,266**	**7,279,061**	**7,296,644**
Expenditures:			
Salaries & Benefits	443,102	355,290	485,334
Contractual Obligations	1,653,047	1,722,400	2,166,575
Commodities	127,510	501,000	394,550
Capital Outlays	35,899	400,000	1,000,000
Debt Service	25,530	31,690	31,689
Transfers To Bond & Interest	173,989	180,000	168,315
Trasfers To Equipment Reserve	150,000	150,000	150,000
Cash Reserve (2026 column)			500,000
Miscellaneous			
Does miscellaneous exceed 10% Total Exp			
Total Expenditures	**2,609,077**	**3,340,380**	**4,896,463**
Unencumbered Cash Balance Dec 31	4,009,189	3,938,681	2,400,181
2024/2025/2026 Budget Authority Amount:	4,710,823	4,359,553	4,896,463

Adopted Budget

Bond & Interest	Prior Year Actual for 2024	Current Year Estimate for 2025	Proposed Budget Year for 2026
Unencumbered Cash Balance Jan 1	690,243	719,290	733,491
Receipts:			
Special Assessments	2,445,115	2,560,114	3,442,470
Delinquent Special Assessments		50,000	50,000
Bond Proceeds		664,001	
Transfers From General Fund	779,421	742,586	722,250
Transfer From Water	156,141	160,000	148,200
Transfer From Sewer	173,989	180,000	168,315
Interest on Idle Funds	50,172	40,000	40,000
Miscellaneous			
Does miscellaneous exceed 10% Total Rec			
Total Receipts	**3,604,838**	**4,396,701**	**4,571,235**
Resources Available:	**4,295,081**	**5,115,991**	**5,304,726**
Expenditures:			
Debt Service Principal	2,460,183	2,655,000	3,040,000
Debt Service Interest	1,115,608	1,727,500	1,437,912
Cash Reserve (2026 column)			300,000
Miscellaneous			
Does miscellaneous exceed 10% Total Exp			
Total Expenditures	**3,575,791**	**4,382,500**	**4,777,912**
Unencumbered Cash Balance Dec 31	719,290	733,491	526,814
2024/2025/2026 Budget Authority Amount:	3,736,830	4,382,500	4,777,912

CPA Summary

CITY OF BEL AIRE 2026

FUND PAGE FOR FUNDS WITH NO TAX LEVY

Adopted Budget **Storm water Utility**	Prior Year Actual for 2024	Current Year Estimate for 2025	Proposed Budget Year for 2026
Unencumbered Cash Balance Jan 1	485,488	541,740	231,240
Receipts:			
Storm Water Utility Income	108,606	98,500	98,500
Interest on Idle Funds	15,975	1,000	1,000
Miscellaneous			
Does miscellaneous exceed 10% Total Rec			
Total Receipts	**124,581**	**99,500**	**99,500**
Resources Available:	**610,069**	**641,240**	**330,740**
Expenditures:			
Contractuals	68,329	10,000	10,000
Capital Outlay		400,000	300,000
Cash Reserve (2026 column)			20,000
Miscellaneous			
Does miscellaneous exceed 10% Total Exp			
Total Expenditures	**68,329**	**410,000**	**330,000**
Unencumbered Cash Balance Dec 31	541,740	231,240	740
2024/2025/2026 Budget Authority Amount:	106,491	475,497	330,000

Adopted Budget

Solid Waste Utility	Prior Year Actual for 2024	Current Year Estimate for 2025	Proposed Budget Year for 2026
Unencumbered Cash Balance Jan 1	296,021	293,574	268,574
Receipts:			
Utility Income	756,167	725,000	760,000
Interest on Idle Funds			
Miscellaneous			
Does miscellaneous exceed 10% Total Rec			
Total Receipts	**756,167**	**725,000**	**760,000**
Resources Available:	**1,052,188**	**1,018,574**	**1,028,574**
Expenditures:			
Contractuals	558,614	650,000	660,000
Transfer to Special Streets and Highway	200,000	100,000	100,000
Cash Reserve (2026 column)			225,000
Miscellaneous			
Does miscellaneous exceed 10% Total Exp			
Total Expenditures	**758,614**	**750,000**	**985,000**
Unencumbered Cash Balance Dec 31	293,574	268,574	43,574
2024/2025/2026 Budget Authority Amount:	835,000	796,021	985,000

CPA Summary

CITY OF BEL AIRE 2026

FUND PAGE FOR FUNDS WITH NO TAX LEVY

Adopted Budget **Land Bank**	Prior Year Actual for 2024	Current Year Estimate for 2025	Proposed Budget Year for 2026
Unencumbered Cash Balance Jan 1	5,912,946	6,205,593	6,325,593
Receipts:			
Interest on Idle Funds	293,367	125,000	65,000
Miscellaneous			
Does miscellaneous exceed 10% Total Rec			
Total Receipts	**293,367**	**125,000**	**65,000**
Resources Available:	**6,206,313**	**6,330,593**	**6,390,593**
Expenditures:			
Special Assessments	720	5,000	5,000
Cash Reserve (2026 column)			
Miscellaneous			
Does miscellaneous exceed 10% Total Exp			
Total Expenditures	**720**	**5,000**	**5,000**
Unencumbered Cash Balance Dec 31	6,205,593	6,325,593	6,385,593
2024/2025/2026 Budget Authority Amount:	5,000	40,000	5,000

Adopted Budget

0	Prior Year Actual for 2024	Current Year Estimate for 2025	Proposed Budget Year for 2026
Unencumbered Cash Balance Jan 1		0	0
Receipts:			
Interest on Idle Funds			
Miscellaneous			
Does miscellaneous exceed 10% Total Rec			
Total Receipts	**0**	**0**	**0**
Resources Available:	**0**	**0**	**0**
Expenditures:			
Cash Reserve (2026 column)			
Miscellaneous			
Does miscellaneous exceed 10% Total Exp			
Total Expenditures	**0**	**0**	**0**
Unencumbered Cash Balance Dec 31	0	0	0
2024/2025/2026 Budget Authority Amount:	0	0	0

CPA Summary

0

NON-BUDGETED FUNDS (A)

2026

(Only the actual budget year for 2024 is reported)

Non-Budgeted Funds-A

(1) Fund Name:		(2) Fund Name:		(3) Fund Name:		(4) Fund Name:		(5) Fund Name:		
Capital Improvement Res		**Equipment Reserve**		**Capital Projects**		**Trustee (PBC)**		**Police Forfeiture**		
Unencumbered		Unencumbered		Unencumbered		Unencumbered		Unencumbered		Total
Cash Balance Jan 1	2,076,535	Cash Balance Jan 1	702,509	Cash Balance Jan 1	7,641,723	Cash Balance Jan 1	7,863	Cash Balance Jan 1	3,653	10,432,283
Receipts:		Receipts:		Receipts:		Receipts:		Receipts:		
Transfer In	415,000	Transfer from General	100,000	Bond Proceeds	8,975,000	Land Sales	55,960			
Intergovernmental	633,227	Transfer from Water	150,000	Bond Premiums	480,816	Transfers In From General	1,475,653			
Miscellaneous	109,661	Transfer from Sewer	150,000	Bond Discount	-61,658					
		Miscellaneous	15,724	Interest	251,043					
				Refunding Proceeds	9,908,699					
				Intergovernmental Rev	2,358,113					
Total Receipts	1,157,888	Total Receipts	415724	Total Receipts	21912013	Total Receipts	1531613	Total Receipts	0	25,017,238
Resources Available:	3,234,423	Resources Available:	1,118,233	Resources Available:	29,553,736	Resources Available:	1,539,476	Resources Available:	3,653	35,449,521
Expenditures:		Expenditures:		Expenditures:		Expenditures:		Expenditures:		
Capital Outlay	1,712,607	Capital Outlay	132,339	Capital Projects	5,228,843	Bond Principal	1,225,000			
				Temp Note Principal	9,850,000	Bond Interest	305,087			
				Temp Note Interest	585,972					
				Cost of Issuance	305,128					
Total Expenditures	1,712,607	Total Expenditures	132,339	Total Expenditures	15,969,943	Total Expenditures	1,530,087	Total Expenditures	0	19,344,976
Cash Balance Dec 31	1,521,816	Cash Balance Dec 31	985,894	Cash Balance Dec 31	13,583,793	Cash Balance Dec 31	9,389	Cash Balance Dec 31	3,653	**16,104,545** **
										16,104,545 **

**Note: These two block figures should agree.

CPA Summary

2026

NOTICE OF HEARING TO EXCEED REVENUE NEUTRAL RATE AND BUDGET HEARING

The governing body of
CITY OF BEL AIRE
will meet on September 2, 2025 at 7:00 PM at City Hall for the purpose of hearing and
answering objections of taxpayers relating to the proposed use of all funds, the amount of ad valorem tax, and the Revenue Neutral Rate.
Detailed budget information is available at City Hall and will be available at this hearing.

BUDGET SUMMARY

Proposed Budget 2026 Expenditures and Amount of 2025 Ad Valorem Tax establish the maximum limits of the 2026 budget.
Estimated Tax Rate is subject to change depending on the final assessed valuation.

	Prior Year Actual for 2024		Current Year Estimate for 2025		Proposed Budget for 2026		
FUND	Expenditures	Actual Tax Rate*	Expenditures	Actual Tax Rate*	Budget Authority for Expenditures	Amount of 2025 Ad Valorem Tax	Proposed Estimated Tax Rate*
General	9,118,982	43.000	9,447,215	42.484	12,957,985	5,329,752	40.948
Debt Service							
Library							
Special Highway	372,194		1,368,695		1,694,373		
Water Utility	3,916,670		4,034,536		4,918,078		
Sewer Utility	2,609,077		3,340,380		4,896,463		
Bond & Interest	3,575,791		4,382,500		4,777,912		
Storm water Utility	68,329		410,000		330,000		
Solid Waste Utility	758,614		750,000		985,000		
Land Bank	720		5,000		5,000		
Non-Budgeted Funds-A	19,344,976						
Totals	39,765,353	43.000	23,738,326	42.484	30,564,811	5,329,752	40.948
						*Revenue Neutral Rate***	*36.760*
Less: Transfers	4,595,204		4,331,646		4,275,875		
Net Expenditure	35,170,149		19,406,680		26,288,936		
Total Tax Levied	4,370,516		4,784,700		xxxxxxxxxxxxxxxxxx		
Assessed Valuation	101,639,907		112,624,366		130,160,383		

Outstanding Indebtedness, January 1,	2023	2024	2025
G.O. Bonds	32,625,000	35,805,000	43,765,000
Revenue Bonds	14,755,000	13,560,000	12,335,000
Other	25,079,631	26,650,354	25,628,388
Lease Purchase Principal	0	0	0
Total	72,459,631	76,015,354	81,728,388

*Tax rates are expressed in mills

** *Revenue Neutral Rate as defined by KSA 79-2988*

Jim Benage
Official Title: Mayor

Gilmore & Bell, P.C.
08/25/2025

**EXCERPT OF MINUTES OF A MEETING
OF THE GOVERNING BODY OF
THE CITY OF BEL AIRE, KANSAS
HELD ON SEPTEMBER 2, 2025**

The governing body met in regular session at the usual meeting place in the City at 7:00 P.M., the following members being present and participating, to-wit:

Absent:

The Mayor declared that a quorum was present and called the meeting to order.

* * * * * * * * * * * * * *

(Other Proceedings)

The governing body having held a public hearing on August 19, 2025, for the purpose of receiving written or oral objections and considering certain proposed assessments for the costs of certain internal improvements previously authorized by the governing body of the City, an Ordinance was presented entitled:

AN ORDINANCE LEVYING SPECIAL ASSESSMENTS ON CERTAIN PROPERTY TO PAY THE COSTS OF INTERNAL IMPROVEMENTS IN THE CITY OF BEL AIRE, KANSAS, AS PREVIOUSLY AUTHORIZED BY RESOLUTION NOS. R-21-50, R-21-52, R-21-53, R-22-27, R-22-28, R-22-29, R-22-30, R-22-31, R-22-09, R-22-51, R-22-11, R-22-33, R-22-34, R-22-13, R-22-14, R-22-15 and R-22-16 OF THE CITY; AND PROVIDING FOR THE COLLECTION OF SUCH SPECIAL ASSESSMENTS.

The Ordinance was considered and discussed, and on motion of Councilmember _____, seconded by Councilmember _____, the Ordinance was passed by the following vote:

Yea: _____.

Nay: _____.

The Mayor declared the Ordinance duly passed and the Ordinance was then numbered Ordinance No. [____], was signed and approved by the Mayor and attested by the City Clerk and the Ordinance was directed to be published one time in the official newspaper of the City. The City Clerk was further directed to cause a Notice of Assessment to be mailed to each and all of the known property owners affected thereby on the same date that the Ordinance is published.

[BALANCE OF THIS PAGE INTENTIONALLY LEFT BLANK]

CERTIFICATE

I hereby certify that the foregoing Excerpt of Minutes is a true and correct excerpt of the proceedings of the governing body of the City of Bel Aire, Kansas, held on the date stated therein, and that the official minutes of such proceedings are on file in my office.

(SEAL)

_____
City Clerk

Gilmore & Bell, P.C.
08/25/2025

(PUBLISHED ON THE CITY WEBSITE, WWW.BELAIREKS.GOV, ON SEPTEMBER 4, 2025)

ORDINANCE NO. [____]

AN ORDINANCE LEVYING SPECIAL ASSESSMENTS ON CERTAIN PROPERTY TO PAY THE COSTS OF INTERNAL IMPROVEMENTS IN THE CITY OF BEL AIRE, KANSAS, AS PREVIOUSLY AUTHORIZED BY RESOLUTION NOS. R-21-50, R-21-52, R-21-53, R-22-27, R-22-28, R-22-29, R-22-30, R-22-31, R-22-09, R-22-51, R-22-11, R-22-33, R-22-34, R-22-13, R-22-14, R-22-15 and R-22-16 OF THE CITY; AND PROVIDING FOR THE COLLECTION OF SUCH SPECIAL ASSESSMENTS.

WHEREAS, the governing body of the City of Bel Aire, Kansas (the "City") has previously authorized certain internal improvements (the "Improvements") to be constructed pursuant to K.S.A. 12-6a01 *et seq*. (the "Act"); and

WHEREAS, the governing body has conducted a public hearing in accordance with the Act and desires to levy assessments on certain property benefited by the construction of the Improvements.

NOW, THEREFORE, BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF BEL AIRE, KANSAS:

Section 1. Levy of Assessments. For the purpose of paying the costs of the following described Improvements:

Project No. 1 – Chapel Landing Addition Phase 2
Paving Improvements --Authorized by Resolution No. R-21-50

Project No. 2 – Chapel Landing Addition Phase 2
Sanitary Sewer Improvements – Authorized by Resolution No. R-21-51

Project No. 3 – Chapel Landing Addition Phase 2
Storm Water Drain Improvements – Authorized by Resolution No. R-21-52

Project No. 4 – Chapel Landing Addition Phase 2
Water Distribution Improvements – Authorized by Resolution No. R-21-53

Project No. 5 – Skyview at Block 49 Phase 2
Paving and Sidewalk Improvements – Authorized by Resolutions No. R-22-27 and R-22-29

Project No. 6 – Skyview at Block 49 Phase 2
Sanitary Sewer Improvements – Authorized by Resolution No. R-22-28

Project No. 7 – Skyview at Block 49 Phase 2
Storm Water Drain Improvements – Authorized by Resolution No. R-22-30

Project No. 8 – Skyview at Block 49 Phase 2
Water Distribution Improvements – Authorized by Resolution No. R-22-31

Project No. 9 – Bristol Hollows Addition Phase 2
Paving Improvements – Authorized by Resolution No. R-22-09

Project No. 10 – Bristol Hollows Addition Phase 2
Sanitary Sewer Improvements – Authorized by Resolution No. R-22-51

Project No. 11 – Bristol Hollows Addition Phase 2
Water Distribution Improvements – Authorized by Resolution No. R-22-11

Project No. 12 – Chapel Landing Addition and Homestead Senior Landing
Sanitary Sewer Main Improvements – Authorized by Resolution No. R-22-33

Project No. 13 – Chapel Landing Addition and Homestead Senior Landing
Sanitary Sewer Pump Station Improvements – Authorized by Resolution No. R-22-34

Project No. 14 – Cedar Pass Addition Phase 1
Paving Improvements – Authorized by Resolution No. R-22-13

Project No. 15 – Cedar Pass Addition Phase 1
Sanitary Sewer Improvements – Authorized by Resolution No. R-22-14

Project No. 16 – Cedar Pass Addition Phase 1
Drainage Improvements – Authorized by Resolution No. R-22-15

Project No. 17 – Cedar Pass Addition Phase 1
Water Distribution Improvements – Authorized by Resolution No. R-22-16

there are hereby levied and assessed the amounts (with such clerical or administrative amendments thereto as may be approved by the City Attorney) against the property described on ***Exhibit A*** attached hereto.

Section 2. Payment of Assessments. The amounts so levied and assessed in ***Section 1*** hereof shall be due and payable from and after the date of publication of this Ordinance. Such amounts may be paid in whole or in part within fifteen (15) days from the date of publication of this Ordinance.

Section 3. Notification. The City Clerk shall notify the owners of the properties described in ***Exhibit A*** attached hereto (insofar as known to the City Clerk) of the amounts of their respective assessments. The notice shall also state that unless such assessments are paid within fifteen (15) days from the date of publication of this Ordinance, bonds will be issued therefor, and the amount of such assessment will be collected in installments with interest.

Section 4. Certification. Any amount of special assessments not paid within the time prescribed in ***Section 2*** hereof shall be certified by the City Clerk to the Clerk of Sedgwick County, Kansas, in the same manner and at the same time as other taxes are certified and will be collected in twenty (20) annual installments, together with interest on such amounts at a rate not exceeding the maximum rate therefor as prescribed by the Act. Interest on the assessed amount remaining unpaid between the effective date of this Ordinance and the date the first installment is payable, but not less than the amount of interest due during the coming year on any outstanding bonds issued to finance the Improvements, shall be added

to the first installment. The interest for one year on all unpaid installments shall be added to each subsequent installment until paid.

Section 5. Effective Date. This Ordinance shall take effect and be in force from and after its passage, approval and publication of the Ordinance once in the official City newspaper.

[BALANCE OF THIS PAGE INTENTIONALLY LEFT BLANK]

PASSED by the governing body of the City on September 2, 2025 and signed and **APPROVED** by the Mayor.

(SEAL)

Mayor

ATTEST:

City Clerk

CERTIFICATE

I hereby certify that the foregoing is a true and correct copy of the original Ordinance; that the Ordinance was passed on September 2, 2025; that the record of the final vote on its passage is found on page ____ of journal and that the Ordinance was published on the City's website, www.belaireks.gov, as the official City newspaper, September 4, 2025.

DATED: September 4, 2025.

City Clerk

EXHIBIT A-1

Legal Description (Chapel Landing Addition Phase 2)	**Water Res. R-21-53**	**Sewer Res. R-21-51**	**Paving Res. R-21-50**	**Drainage Res. R-21-52**
Block E Lot 1	$8,002.01	$11,185.01	$20,032.04	$10,155.31
Block E Lot 2A	4,001.01	5,592.51	10,016.02	5,077.66
Block E Lot 2B	4,001.01	5,592.51	10,016.02	5,077.66
Block E Lot 3A	4,001.01	5,592.51	10,016.02	5,077.66
Block E Lot 3B	4,001.01	5,592.51	10,016.02	5,077.66
Block E Lot 4A	4,001.01	5,592.51	10,016.02	5,077.66
Block E Lot 4B	4,001.01	5,592.51	10,016.02	5,077.66
Block E Lot 5	8,002.01	11,185.01	20,032.04	10,155.31
Block E Lot 6A	4,001.01	5,592.51	10,016.02	5,077.66
Block E Lot 6B	4,001.01	5,592.51	10,016.02	5,077.66
Block E Lot 7A	4,001.01	5,592.51	10,016.02	5,077.66
Block E Lot 7B	4,001.01	5,592.51	10,016.02	5,077.66
Block E Lot 8	8,002.01	11,185.01	20,032.04	10,155.31
Block E Lot 9A	4,001.01	5,592.51	10,016.02	5,077.66
Block E Lot 9B	4,001.01	5,592.51	10,016.02	5,077.66
Block E Lot 10A	4,001.01	5,592.51	10,016.02	5,077.66
Block E Lot 10B	4,001.01	5,592.51	10,016.02	5,077.66
Block E Lot 11A	4,001.01	5,592.51	10,016.02	5,077.66
Block E Lot 11B	4,001.01	5,592.51	10,016.02	5,077.66
Block E Lot 12A	4,001.01	5,592.51	10,016.02	5,077.66
Block E Lot 12B	4,001.01	5,592.51	10,016.02	5,077.66
Block E Lot 13A	4,001.01	5,592.51	10,016.02	5,077.66
Block E Lot 13B	4,001.01	5,592.51	10,016.02	5,077.66
Block E Lot 14	8,002.01	11,185.01	20,032.04	10,155.31
Block E Lot 15	8,002.01	11,185.01	20,032.04	10,155.31
Block E Lot 16	8,002.01	11,185.01	20,032.04	10,155.31
Block F Lot 1	8,002.01	11,185.01	20,032.04	10,155.31
Block F Lot 2	8,002.01	11,185.01	20,032.04	10,155.31
Block F Lot 3	8,002.01	11,185.01	20,032.04	10,155.31
Block F Lot 4	8,002.01	11,185.01	20,032.04	10,155.31
Block F Lot 5A	4,001.01	5,592.51	10,016.02	5,077.66
Block F Lot 5B	4,001.01	5,592.51	10,016.02	5,077.66
Block F Lot 6A	4,001.01	5,592.51	10,016.02	5,077.66
Block F Lot 6B	4,001.01	5,592.51	10,016.02	5,077.66
Block F Lot 7	8,002.01	11,185.01	20,032.04	10,155.31
Block F Lot 8A	4,001.01	5,592.51	10,016.02	5,077.66
Block F Lot 8B	4,001.01	5,592.51	10,016.02	5,077.66
Block F Lot 9A	4,001.01	5,592.51	10,016.02	5,077.66
Block F Lot 9B	4,001.01	5,592.51	10,016.02	5,077.66
Block F Lot 10A	4,001.01	5,592.51	10,016.02	5,077.66

Block F Lot 10B	4,001.01	5,592.51	10,016.02	5,077.66
Block F Lot 11	8,002.01	11,185.01	20,032.04	10,155.31
Block F Lot 12	8,002.01	11,185.01	20,032.04	10,155.31
Block F Lot 13A	4,001.01	5,592.51	10,016.02	5,077.66
Block F Lot 13B	4,001.01	5,592.51	10,016.02	5,077.66
Block F Lot 14	8,002.01	11,185.01	20,032.04	10,155.31
Block F Lot 15	8,002.01	11,185.01	20,032.04	10,155.31
Block F Lot 16	8,002.01	11,185.01	20,032.04	10,155.31
Block F Lot 17	8,002.01	11,185.01	20,032.04	10,155.31
Block F Lot 18	8,002.01	11,185.01	20,032.04	10,155.31
Block F Lot 19	8,002.01	11,185.01	20,032.04	10,155.31
Block F Lot 20	8,002.01	11,185.01	20,032.04	10,155.31
Block F Lot 21A	4,001.01	5,592.51	10,016.02	5,077.66
Block F Lot 21B	4,001.01	5,592.51	10,016.02	5,077.66
Block F Lot 22	8,002.01	11,185.01	20,032.04	10,155.31
Block F Lot 23	8,002.01	11,185.01	20,032.04	10,155.31
Block F Lot 24A	4,001.01	5,592.51	10,016.02	5,077.66
Block F Lot 24B	4,001.01	5,592.51	10,016.02	5,077.66

Legal Description (Skyview at Block 49 Phase 2)	Water Res. R-22-31	Sewer Res. R-22-28	Paving/Sidewalk Res. R-22-27/R-22-29	Drainage Res. R-22-30
Block B Lot 1	0	0	0	$2,051.36
Block B Lot 2	0	0	0	2,051.36
Block B Lot 3	0	0	0	2,051.36
Block B Lot 4	0	0	0	2,051.36
Block B Lot 5	0	0	0	2,051.36
Block B Lot 6	0	0	0	2,051.36
Block B Lot 7	0	0	0	2,051.36
Block B Lot 8	0	0	0	2,051.36
Block B Lot 9	0	0	0	2,051.36
Block B Lot 10	0	0	0	2,051.36
Block B Lot 11	0	0	0	2,051.36
Block B Lot 12	0	0	0	2,051.36
Block B Lot 13	0	0	0	2,051.36
Block B Lot 14	0	0	0	2,051.36
Block B Lot 15	0	0	0	2,051.36
Block B Lot 16	0	0	0	2,051.36
Block B Lot 17	0	0	0	2,051.36
Block B Lot 18	0	0	0	2,051.36
Block B Lot 19	0	0	0	2,051.36
Block B Lot 20	0	0	0	2,051.36
Block B Lot 21	0	0	0	2,051.36
Block B Lot 22	0	0	0	2,051.36
Block B Lot 23	0	0	0	2,051.36
Block B Lot 24	0	0	0	2,051.36
Block B Lot 25	0	0	0	2,051.36
Block B Lot 26	0	0	0	2,051.36
Block B Lot 27	0	0	0	2,051.36
Block C Lot 1	0	0	0	2,051.36
Block C Lot 2	0	0	0	2,051.36
Block C Lot 3	0	0	0	2,051.36
Block C Lot 4	0	0	0	2,051.36
Block C Lot 5	0	0	0	2,051.36
Block C Lot 6	0	0	0	2,051.36
Block C Lot 7	0	0	0	2,051.36
Block C Lot 8	0	0	0	2,051.36
Block C Lot 9	0	0	0	2,051.36
Block C Lot 10	$3,878.05	0	$15,202.84	2,051.36
Block C Lot 11	0	0	0	2,051.36
Block C Lot 12	0	0	0	2,051.36
Block C Lot 13	0	0	0	2,051.36
Block C Lot 14	0	0	0	2,051.36

Block C Lot 15	0	0	0	2,051.36
Block C Lot 16	0	0	0	2,051.36
Block C Lot 17	0	0	0	2,051.36
Block C Lot 18	0	0	0	2,051.36
Block C Lot 19	0	0	0	6,681.56
Block C Lot 20	0	$7,539.51	0	6,681.56
Block C Lot 21	0	7,539.51	0	6,681.56
Block C Lot 22	0	7,539.51	0	6,681.56
Block C Lot 23	0	7,539.51	0	6,681.56
Block C Lot 24	0	7,539.51	0	6,681.56
Block C Lot 25	0	7,539.51	0	6,681.56
Block C Lot 26	0	7,539.51	0	6,681.56
Block C Lot 27	3,878.05	7,539.51	15,202.84	6,681.56
Block C Lot 28	3,878.05	7,539.51	15,202.84	6,681.56
Block C Lot 29	3,878.05	7,539.51	15,202.84	6,681.56
Block C Lot 30	3,878.05	7,539.51	15,202.84	6,681.56
Block C Lot 31	3,878.05	7,539.51	15,202.84	6,681.56
Block C Lot 32	3,878.05	7,539.51	15,202.84	6,681.56
Block C Lot 33	3,878.05	7,539.51	15,202.84	6,681.56
Block C Lot 34	3,878.05	7,539.51	15,202.84	6,681.56
Block C Lot 35	3,878.05	7,539.51	15,202.84	6,681.56
Block C Lot 36	3,878.05	0	15,202.84	6,681.56
Block D Lot 1	0	0	0	2,051.36
Block D Lot 2	0	0	0	2,051.36
Block D Lot 3	0	0	0	2,051.36
Block D Lot 4	0	0	0	2,051.36
Block D Lot 5	0	0	0	2,051.36
Block D Lot 6	3,878.05	7,539.51	15,202.84	6,681.56
Block D Lot 7	3,878.05	7,539.51	15,202.84	6,681.56
Block D Lot 8	3,878.05	7,539.51	15,202.84	6,681.56
Block D Lot 9	3,878.05	7,539.51	15,202.84	6,681.56
Block D Lot 10	3,878.05	7,539.51	15,202.84	6,681.56
Block D Lot 11	3,878.05	7,539.51	15,202.84	6,681.56
Block D Lot 12	3,878.05	7,539.51	15,202.84	6,681.56
Block D Lot 13	3,878.05	7,539.51	15,202.84	6,681.56
Block D Lot 14	0	0	0	0
Block D Lot 15	0	0	0	0
Block D Lot 16	0	0	0	0
Block D Lot 17	3,878.05	$7,539.51	15,202.84	6,681.56
Block D Lot 18	3,878.05	7,539.51	15,202.84	6,681.56
Block D Lot 19	3,878.05	7,539.51	15,202.84	6,681.56
Block D Lot 20	3,878.05	7,539.51	15,202.84	6,681.56
Block D Lot 21	3,878.05	7,539.51	15,202.84	6,681.56

Block D Lot 22	3,878.05	7,539.51	15,202.84	6,681.56
Block D Lot 23	3,878.05	7,539.51	15,202.84	6,681.56
Block D Lot 24	3,878.05	7,539.51	15,202.84	6,681.56
Block D Lot 25	3,878.05	0	15,202.84	6,681.56
Block A Lot 1	0	0	0	2,051.36
Block A Lot 2	0	0	0	2,051.36

Legal Description (Bristol Hollows Addition Phase 2)	Water Res. R-22-11	Sewer Res. R-22-51	Paving Res. R-22-09
Block A Lot 1	$5,412.55	0	$19,656.14
Block A Lot 2	5,412.55	0	19,656.14
Block A Lot 3	5,412.55	0	19,656.14
Block A Lot 4	5,412.55	0	19,656.14
Block A Lot 5	5,412.55	0	19,656.14
Block A Lot 6	5,412.55	0	19,656.14
Block A Lot 7	5,412.55	0	19,656.14
Block A Lot 8	5,412.55	0	19,656.14
Block A Lot 9	5,412.55	0	19,656.14
Block A Lot 10	5,412.55	0	19,656.14
Block A Lot 11	5,412.55	0	19,656.14
Block A Lot 12	5,412.55	0	19,656.14
Block A Lot 13	5,412.55	0	19,656.14
Block A Lot 14	5,412.55	0	19,656.14
Block A Lot 15A	2,706.27	0	9,828.07
Block A Lot 15B	2,706.27	0	9,828.07
Block A Lot 16A	2,706.27	0	9,828.07
Block A Lot 16B	2,706.27	0	9,828.07
Block A Lot 17A	2,706.27	0	9,828.07
Block A Lot 17B	2,706.27	0	9,828.07
Block A Lot 18A	2,706.27	0	9,828.07
Block A Lot 18B	2,706.27	0	9,828.07
Block A Lot 19A	2,706.27	0	9,828.07
Block A Lot 19B	2,706.27	0	9,828.07
Block B Lot 1	5,412.55	$13,991.17	19,656.14
Block B Lot 2A	2,706.27	6,995.59	9,828.07
Block B Lot 2B	2,706.27	6,995.59	9,828.07
Block B Lot 3A	2,706.27	6,995.59	9,828.07
Block B Lot 3B	2,706.27	6,995.59	9,828.07
Block B Lot 4A	2,706.27	6,995.59	9,828.07
Block B Lot 4B	2,706.27	6,995.59	9,828.07
Block B Lot 5A	2,706.27	6,995.59	9,828.07
Block B Lot 5B	2,706.27	6,995.59	9,828.07
Block B Lot 6A	2,706.27	6,995.59	9,828.07
Block B Lot 6B	2,706.27	6,995.59	9,828.07
Block B Lot 7A	2,706.27	6,995.59	9,828.07
Block B Lot 7B	2,706.27	6,995.59	9,828.07
Block B Lot 8A	2,706.27	6,995.59	9,828.07
Block B Lot 8B	2,706.27	6,995.59	9,828.07
Block B Lot 9A	2,706.27	6,995.59	9,828.07
Block B Lot 9B	2,706.27	6,995.59	9,828.07

Block B Lot 10A	2,706.27	6,995.59	9,828.07
Block B Lot 10B	2,706.27	6,995.59	9,828.07
Block B Lot 11A	2,706.27	6,995.59	9,828.07
Block B Lot 11B	2,706.27	6,995.59	9,828.07
Block B Lot 12A	2,706.27	6,995.59	9,828.07
Block B Lot 12B	2,706.27	6,995.59	9,828.07
Block B Lot 13A	2,706.27	6,995.59	9,828.07
Block B Lot 13B	2,706.27	6,995.59	9,828.07
Block B Lot 14A	2,706.27	6,995.59	9,828.07
Block B Lot 14B	2,706.27	6,995.59	9,828.07
Block B Lot 15A	2,706.27	6,995.59	9,828.07
Block B Lot 15B	2,706.27	6,995.59	9,828.07
Block B Lot 16A	2,706.27	6,995.59	9,828.07
Block B Lot 16B	2,706.27	6,995.59	9,828.07
Block B Lot 17A	2,706.27	6,995.59	9,828.07
Block B Lot 17B	2,706.27	6,995.59	9,828.07
Block B Lot 18A	2,706.27	6,995.59	9,828.07
Block B Lot 18B	2,706.27	6,995.59	9,828.07
Block B Lot 19A	2,706.27	6,995.59	9,828.07
Block B Lot 19B	2,706.27	6,995.59	9,828.07
Block B Lot 20A	2,706.27	6,995.59	9,828.07
Block B Lot 20B	2,706.27	6,995.59	9,828.07
Block B Lot 21A	2,706.27	6,995.59	9,828.07
Block B Lot 21B	2,706.27	6,995.59	9,828.07

Legal Description (Chapel Landing Addition and Homestead Senior Landing)	Sewer Main Res. R-22-33	Sewer Pump Station Res. R-22-34
Block E Lot 1	$1,473.71	$9,103.79
Block E Lot 2A	736.85	4,551.89
Block E Lot 2B	736.85	4,551.89
Block E Lot 3	1,473.71	9,103.79
Block E Lot 4A	736.85	4,551.89
Block E Lot 4B	736.85	4,551.89
Block E Lot 5	1,473.71	9,103.79
Block E Lot 6A	736.85	4,551.89
Block E Lot 6B	736.85	4,551.89
Block E Lot 7A	736.85	4,551.89
Block E Lot 7B	736.85	4,551.89
Block E Lot 8	1,473.71	9,103.79
Block E Lot 9A	736.85	4,551.89
Block E Lot 9B	736.85	4,551.89
Block E Lot 10A	736.85	4,551.89
Block E Lot 10B	736.85	4,551.89
Block E Lot 11	1,473.71	9,103.79
Block E Lot 12A	736.85	4,551.89
Block E Lot 12B	736.85	4,551.89
Block E Lot 13A	736.85	4,551.89
Block E Lot 13B	736.85	4,551.89
Block E Lot 14	1,473.71	9,103.79
Block E Lot 15	1,473.71	9,103.79
Block E Lot 16	1,473.71	9,103.79
Block F Lot 1	1,473.71	9,103.79
Block F Lot 2	1,473.71	9,103.79
Block F Lot 3	1,473.71	9,103.79
Block F Lot 4	1,473.71	9,103.79
Block F Lot 5A	736.85	4,551.89
Block F Lot 5B	736.85	4,551.89
Block F Lot 6A	736.85	4,551.89
Block F Lot 6B	736.85	4,551.89
Block F Lot 7	1,473.71	9,103.79
Block F Lot 8A	736.85	4,551.89
Block F Lot 8B	736.85	4,551.89
Block F Lot 9A	736.85	4,551.89
Block F Lot 9B	736.85	4,551.89
Block F Lot 10A	736.85	4,551.89
Block F Lot 10B	736.85	4,551.89

Block F Lot 11	1,473.71	9,103.79
Block F Lot 12	1,473.71	9,103.79
Block E Lot 13A	736.85	4,551.89
Block E Lot 13B	736.85	4,551.89
Block F Lot 14	1,473.71	9,103.79
Block F Lot 15	1,473.71	9,103.79
Block F Lot 16	1,473.71	9,103.79
Block F Lot 17	1,473.71	9,103.79
Block F Lot 18	1,473.71	9,103.79
Block F Lot 19	1,473.71	9,103.79
Block F Lot 20	1,473.71	9,103.79
Block F Lot 21A	736.85	4,551.89
Block F Lot 21B	736.85	4,551.89
Block F Lot 22	1,473.71	9,103.79
Block F Lot 23	1,473.71	9,103.79
Block F Lot 24A	736.85	4,551.89
Block F Lot 24B	736.85	4,551.89
Block A Lot 1A	5,652.00	34,915.06
Block A Lot 1B	28,937.83	178,762.44
Block A Lot 1C	27,306.95	168,687.73
Block A Lot 1D	26,525.75	163,861.88

Legal Description (Cedar Pass Addition Phase 1)	Water Res. R-22-16	Sewer Res. R-22-14	Paving Res. R-22-13	Drainage Res R-22-15
Block A Lot 1	0	0	0	$6,172.37
Block A Lot 2	0	0	0	6,172.37
Block A Lot 3	0	0	0	6,172.37
Block A Lot 4	0	0	0	6,172.37
Block A Lot 5	0	0	0	6,172.37
Block A Lot 6	0	0	0	6,172.37
Block A Lot 7	0	0	0	6,172.37
Block A Lot 8	0	0	0	6,172.37
Block A Lot 9	0	0	0	6,172.37
Block A Lot 10	0	0	0	6,172.37
Block A Lot 11	0	0	0	6,172.37
Block A Lot 12	0	0	0	6,172.37
Block A Lot 13	0	0	0	6,172.37
Block A Lot 14	0	0	0	6,172.37
Block A Lot 15	0	0	0	6,172.37
Block A Lot 16	0	0	0	6,172.37
Block A Lot 17	0	0	0	6,172.37
Block A Lot 18	0	0	0	6,172.37
Block A Lot 19	0	0	0	6,172.37
Block A Lot 20	0	0	0	6,172.37
Block A Lot 21	0	0	0	6,172.37
Block A Lot 22	0	0	0	6,172.37
Block A Lot 23	0	0	0	6,172.37
Block A Lot 24	0	0	0	6,172.37
Block A Lot 25	0	0	0	6,172.37
Block A Lot 26	0	0	0	6,172.37
Block A Lot 27	0	0	0	6,172.37
Block A Lot 28	0	0	0	6,172.37
Block A Lot 29	0	0	0	6,172.37
Block A Lot 30	0	0	0	6,172.37
Block A Lot 31	0	0	0	6,172.37
Block A Lot 32	0	0	0	6,172.37
Block A Lot 33	0	0	0	6,172.37
Block A Lot 34	0	0	0	6,172.37
Block A Lot 35	0	0	0	6,172.37
Block A Lot 36	0	0	0	6,172.37
Block A Lot 37	0	0	0	6,172.37
Block A Lot 38	0	0	0	6,172.37
Block A Lot 39	0	0	0	6,172.37
Block A Lot 40	0	0	0	6,172.37

Block A Lot 41	0	0	0	6,172.37
Block A Lot 42	0	0	0	6,172.37
Block A Lot 43	0	0	0	6,172.37
Block A Lot 44	0	0	0	6,172.37
Block A Lot 45	0	0	0	6,172.37
Block A Lot 46	0	0	0	6,172.37
Block A Lot 47	0	0	0	6,172.37
Block A Lot 48	0	0	0	6,172.37
Block A Lot 49	0	0	0	6,172.37
Block A Lot 50	0	0	0	6,172.37
Block A Lot 51	0	0	0	6,172.37
Block A Lot 52	0	0	0	6,172.37
Block A Lot 53	0	0	0	6,172.37
Block A Lot 54	0	0	0	6,172.37
Block A Lot 55	0	0	0	6,172.37
Block A Lot 56	0	0	0	6,172.37
Block A Lot 57	0	0	0	6,172.37
Block A Lot 58	0	0	0	6,172.37
Block A Lot 59	0	0	0	6,172.37
Block A Lot 60	0	0	0	6,172.37
Block A Lot 61	0	0	0	6,172.37
Block A Lot 62	0	0	0	6,172.37
Block A Lot 63	0	0	0	6,172.37
Block A Lot 64	0	0	0	6,172.37
Block A Lot 65	0	0	0	6,172.37
Block A Lot 66	0	0	0	6,172.37
Block A Lot 67	0	0	0	6,172.37
Block A Lot 68	0	0	0	6,172.37
Block A Lot 69	0	0	0	6,172.37
Block A Lot 70	0	0	0	6,172.37
Block A Lot 71	0	0	0	6,172.37
Block A Lot 72	0	0	0	6,172.37
Block A Lot 73	0	0	0	6,172.37
Block A Lot 74	0	0	0	6,172.37
Block A Lot 75	0	0	0	6,172.37
Block A Lot 76	0	0	0	6,172.37
Block A Lot 77	0	0	0	6,172.37
Block A Lot 78	0	0	0	6,172.37
Block A Lot 79	0	0	0	6,172.37
Block A Lot 80	0	0	0	6,172.37
Block A Lot 81	0	0	0	6,172.37
Block A Lot 82	0	0	0	6,172.37
Block B Lot 1	0	0	0	6,172.37

Block B Lot 2	0	0	0	6,172.37
Block B Lot 3	0	0	0	6,172.37
Block B Lot 4	0	0	0	6,172.37
Block B Lot 5	0	0	0	6,172.37
Block B Lot 6	0	0	0	6,172.37
Block B Lot 7	0	0	0	6,172.37
Block B Lot 8	0	$6,058.08	0	6,172.37
Block B Lot 9	0	6,058.08	0	6,172.37
Block B Lot 10	0	6,058.08	0	6,172.37
Block B Lot 11	0	6,058.08	0	6,172.37
Block B Lot 12	0	6,058.08	0	6,172.37
Block B Lot 13	0	6,058.08	0	6,172.37
Block B Lot 14	0	0	0	6,172.37
Block B Lot 15	0	0	0	6,172.37
Block B Lot 16	0	0	0	6,172.37
Block B Lot 17	0	0	0	6,172.37
Block B Lot 18	0	0	0	6,172.37
Block B Lot 19	0	0	0	6,172.37
Block B Lot 20	0	0	0	6,172.37
Block B Lot 21	0	0	0	6,172.37
Block B Lot 22	0	0	0	6,172.37
Block B Lot 23	0	0	0	6,172.37
Block B Lot 24	0	0	0	6,172.37
Block B Lot 25	0	0	0	6,172.37
Block B Lot 26	0	6,058.08	0	6,172.37
Block B Lot 27	0	6,058.08	0	6,172.37
Block B Lot 28	0	6,058.08	0	6,172.37
Block B Lot 29	0	6,058.08	0	6,172.37
Block B Lot 30	0	6,058.08	0	6,172.37
Block B Lot 31	0	6,058.08	0	6,172.37
Block B Lot 32	0	6,058.08	0	6,172.37
Block B Lot 33	0	6,058.08	0	6,172.37
Block B Lot 34	$6,381.08	6,058.08	$16,633.23	6,172.37
Block B Lot 35	6,381.08	6,058.08	16,633.23	6,172.37
Block B Lot 36	6,381.08	6,058.08	16,633.23	6,172.37
Block B Lot 37	6,381.08	6,058.08	16,633.23	6,172.37
Block B Lot 38	6,381.08	6,058.08	16,633.23	6,172.37
Block B Lot 39	6,381.08	6,058.08	16,633.23	6,172.37
Block B Lot 40	6,381.08	6,058.08	16,633.23	6,172.37
Block B Lot 41	6,381.08	6,058.08	16,633.23	6,172.37
Block B Lot 42	6,381.08	6,058.08	16,633.23	6,172.37
Block B Lot 43	6,381.08	6,058.08	16,633.23	6,172.37
Block B Lot 44	6,381.08	6,058.08	16,633.23	6,172.37

Block B Lot 45	6,381.08	6,058.08	16,633.23	6,172.37
Block B Lot 46	6,381.08	6,058.08	16,633.23	6,172.37
Block B Lot 47	6,381.08	6,058.08	16,633.23	6,172.37
Block B Lot 48	6,381.08	6,058.08	16,633.23	6,172.37
Block B Lot 49	6,381.08	6,058.08	16,633.23	6,172.37
Block B Lot 50	6,381.08	6,058.08	16,633.23	6,172.37
Block B Lot 51	6,381.08	6,058.08	16,633.23	6,172.37
Block B Lot 52	6,381.08	6,058.08	16,633.23	6,172.37
Block B Lot 53	6,381.08	6,058.08	16,633.23	6,172.37
Block B Lot 54	6,381.08	6,058.08	16,633.23	6,172.37
Block B Lot 55	6,381.08	6,058.08	16,633.23	6,172.37
Block B Lot 56	6,381.08	6,058.08	16,633.23	6,172.37
Block B Lot 57	6,381.08	6,058.08	16,633.23	6,172.37
Block B Lot 58	6,381.08	6,058.08	16,633.23	6,172.37
Block B Lot 59	6,381.08	6,058.08	16,633.23	6,172.37
Block B Lot 60	6,381.08	6,058.08	16,633.23	6,172.37
Block B Lot 61	6,381.08	6,058.08	16,633.23	6,172.37
Block B Lot 62	6,381.08	6,058.08	16,633.23	6,172.37
Block B Lot 63	6,381.08	6,058.08	16,633.23	6,172.37
Block C Lot 1	0	0	0	6,172.37
Block C Lot 2	0	0	0	6,172.37
Block C Lot 3	0	0	0	6,172.37
Block C Lot 4	0	0	0	6,172.37
Block C Lot 5	0	6,058.08	0	6,172.37
Block C Lot 6	6,381.08	6,058.08	16,633.23	6,172.37
Block C Lot 7	6,381.08	6,058.08	16,633.23	6,172.37
Block C Lot 8	6,381.08	6,058.08	16,633.23	6,172.37
Block C Lot 9	6,381.08	6,058.08	16,633.23	6,172.37
Block C Lot 10	6,381.08	6,058.08	16,633.23	6,172.37
Block C Lot 11	6,381.08	6,058.08	16,633.23	6,172.37
Block C Lot 12	6,381.08	6,058.08	16,633.23	6,172.37
Block C Lot 13	6,381.08	6,058.08	16,633.23	6,172.37
Block C Lot 14	6,381.08	6,058.08	16,633.23	6,172.37
Block C Lot 15	6,381.08	6,058.08	16,633.23	6,172.37
Block C Lot 16	6,381.08	6,058.08	16,633.23	6,172.37
Block C Lot 17	6,381.08	6,058.08	16,633.23	6,172.37
Block C Lot 18	6,381.08	6,058.08	16,633.23	6,172.37
Block C Lot 19	6,381.08	6,058.08	16,633.23	6,172.37
Block C Lot 20	6,381.08	6,058.08	16,633.23	6,172.37
Block C Lot 21	6,381.08	6,058.08	16,633.23	6,172.37
Block C Lot 22	6,381.08	6,058.08	16,633.23	6,172.37
Block C Lot 23	6,381.08	6,058.08	16,633.23	6,172.37
Block C Lot 24	6,381.08	6,058.08	16,633.23	6,172.37

Block C Lot 25	6,381.08	6,058.08	16,633.23	6,172.37
Block C Lot 26	6,381.08	6,058.08	16,633.23	6,172.37
Block C Lot 27	6,381.08	6,058.08	16,633.23	6,172.37
Block C Lot 28	6,381.08	6,058.08	16,633.23	6,172.37
Block C Lot 29	6,381.08	6,058.08	16,633.23	6,172.37
Block C Lot 30	6,381.08	6,058.08	16,633.23	6,172.37
Block C Lot 31	6,381.08	6,058.08	16,633.23	6,172.37
Block C Lot 32	6,381.08	6,058.08	16,633.23	6,172.37
Block C Lot 33	21,080.56	18,174.23	0	37,034.23
Block C Lot 34	28,168.96	24,232.31	0	49,378.98
Block C Lot 35	49,581.37	42,406.55	0	86,413.21

NOTICE OF ASSESSMENT

September 4, 2025
City of Bel Aire, Kansas

{NAME}
{ADDRESS}
{CITY} {STATE}, {ZIP}:

You are hereby notified, as owner of record of the property described as:

{PIN Number}, {SUBDIVISION NAME AND ADDITION}, {BLOCK AND LOT}

that pursuant to Ordinance No. _____ (the "Ordinance") of the City of Bel Aire, Kansas (the "City") there has been assessed against said property, the costs of certain internal improvements heretofore authorized by the governing body of the City (the "Improvements"). The description of the Improvements, the resolution number authorizing the same and the amount of assessment are set forth as:

{RESOLUTION}: {IMPROVEMENT NAME} {COST TO BE ASSESSED}
(REPEAT FOR EACH PROJECT BEING ASSESSED FOR THIS PROPERTY).

You may pay this assessment in whole or in part to the City Treasurer of the City by September 19, 2025, and if the amount is not paid within said time period, bonds will be issued therefor, and the balance of such assessment will be collected in twenty (20) annual installments, together with interest on such amounts remaining unpaid at a rate not exceeding the maximum rate therefor as prescribed by K.S.A. 12-6a01 *et seq.*, including K.S.A. 12-6a19. Interest accruing between the date set forth above and the date the first installment is payable, but not less than the amount of interest due during the coming year on any outstanding bonds issued to finance the Improvements, shall be added to the first installment. The interest for one year on all unpaid installments shall be added to each subsequent installment until paid.

Melissa Krehbiel, City Clerk

CERTIFICATE OF MAILING

STATE OF KANSAS)
) ss:
COUNTY OF SEDGWICK)

The undersigned, City Clerk of the City of Bel Aire, Kansas, does hereby certify that on September 4, 2025, the date on which Ordinance No. [____] (the "Ordinance") of the City was published, I caused to be mailed to the owners of the properties liable for the assessments set out in the Ordinance, at their last known post office addresses, a Notice of Assessment showing the respective assessments levied against their properties and stating the manner in which the assessments will be collected.

A sample copy of the form of such Notice of Assessment is attached hereto.

WITNESS my hand and seal as of September __, 2025.

(Seal)

Melissa Krehbiel, City Clerk

[attach sample copy of form]

CERTIFICATE OF CITY TREASURER

STATE OF KANSAS)
) ss:
COUNTY OF SEDGWICK)

The undersigned, City Treasurer of the City of Bel Aire, Kansas (the "City"), does hereby certify that within the time allowed by Ordinance No. [____] of the City for the payment of special assessments in cash, property owners specially assessed for the costs of certain internal improvements previously authorized by the governing body of the City, paid in cash the amounts set forth below:

Resolution No.	**Amount**
R-21-50	
R-21-52	
R-21-53	
R-22-27 and R-22-29	
R-22-28	
R-22-30	
R-22-31	
R-22-09	
R-22-51	
R-22-11	
R-22-33	
R-22-34	
R-22-13	
R-22-14	
R-22-15	
R-22-16	
TOTAL	***$_____***

WITNESS my hand on _____ ___, 2025.

_____
City Treasurer

Gilmore & Bell, P.C.
08/25/2025

**EXCERPT OF MINUTES OF A MEETING
OF THE CITY OF BEL AIRE OF
THE CITY OF BEL AIRE, KANSAS
HELD ON SEPTEMBER 2, 2025**

The Governing Body (the "Governing Body") met in regular session at the usual meeting place in the City at 7:00 p.m., the following members being present and participating, to-wit:

Absent:

The Mayor declared that a quorum was present and called the meeting to order.

* * * * * * * * * * * * * *

(Other Proceedings)

The matter of providing for the offering for sale of General Obligation Bonds, Series 2025A, and General Obligation Temporary Notes, Series 2025B, came on for consideration and was discussed.

Councilmember _____ presented and moved the adoption of a Resolution entitled:

A RESOLUTION AUTHORIZING THE OFFERING FOR SALE OF GENERAL OBLIGATION BONDS, SERIES 2025A AND GENERAL OBLIGATION TEMPORARY NOTES, SERIES 2025B, OF THE CITY OF BEL AIRE, KANSAS.

Councilmember _____ seconded the motion to adopt the Resolution. The Resolution was duly read and considered, and upon being put, the motion for the adoption of the Resolution was carried by the following vote of the Governing Body:

Aye: _____

Nay: _____

The Mayor declared the Resolution duly adopted by the Governing Body and the Clerk designated the same Resolution No. R-25-___.

* * * * * * * * * * * * * *

(Other Proceedings)

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CERTIFICATE

I hereby certify that the foregoing Excerpt of Minutes is a true and correct excerpt of the proceedings of the Governing Body of the City of Bel Aire, Kansas, held on the date stated therein, and that the official minutes of such proceedings are on file in my office.

(SEAL)

_____
Clerk

Gilmore & Bell, P.C.
08/25/2025

RESOLUTION NO. R-25-___

A RESOLUTION AUTHORIZING THE OFFERING FOR SALE OF GENERAL OBLIGATION BONDS, SERIES 2025A AND GENERAL OBLIGATION TEMPORARY NOTES, SERIES 2025B, OF THE CITY OF BEL AIRE, KANSAS.

WHEREAS, the City of Bel Aire, Kansas (the "Issuer"), pursuant to K.S.A. 12-6a01 *et seq*., has previously authorized certain improvements described as follows (collectively the "2025A Improvements"):

Project Description	**Ord./Res. No.**	**Authority (K.S.A.)**	**Amount**
Chapel Landing Addition Phase 2-- Paving Improvements	R-21-50	12-6a01 *et seq*.	$801,281.56
Chapel Landing Addition Phase 2—Sanitary Sewer Improvements	R-21-51	12-6a01 *et seq*.	447,400.51
Chapel Landing Addition Phase 2—Storm Water Drain Improvements	R-21-52	12-6a01 *et seq*.	406,212.56
Chapel Landing Addition Phase 2—Water Distribution Improvements	R-21-53	12-6a01 *et seq*.	320,080.42
Skyview at Block 49 Phase 2—Paving and Sidewalk Improvements	R-22-27 and R-22-29	12-6a01 *et seq*.	425,679.45
Skyview at Block 49 Phase 2—Sanitary Sewer Improvements	R-22-28	12-6a01 *et seq*.	213,564.38
Skyview at Block 49 Phase 2—Storm Water Drain Improvements	R-22-30	12-6a01 *et seq*.	340,531.19
Skyview at Block 49 Phase 2—Water Distribution Improvements	R-22-31	12-6a01 *et seq*.	93,485.45
Bristol Hollows Addition Phase 2—Paving Improvements	R-22-09	12-6a01 *et seq*.	786,245.75
Bristol Hollows Addition Phase 2—Sanitary Sewer Improvements	R-22-51	12-6a01 *et seq*.	293,814.61
Bristol Hollows Addition Phase 2—Water Distribution Improvements	R-22-11	12-6a01 *et seq*.	216,501.88
Chapel Landing Addition and Homestead Senior Landing—Sanitary Sewer Main Improvements	R-22-33	12-6a01 *et seq*.	147,370.88
Chapel Landing Addition and Homestead Senior Landing-- Sanitary Sewer Pump Station Improvements	R-22-34	12-6a01 *et seq*.	1,721,593.24
Cedar Pass Addition Phase 1—Paving Improvements	R-22-13	12-6a01 *et seq*.	948,093.96
Cedar Pass Addition Phase 1—Sanitary Sewer Improvements	R-22-14	12-6a01 *et seq*.	520,994.75
Cedar Pass Addition Phase 1—Drainage Improvements	R-22-15	12-6a01 *et seq*.	1,265,336.26

Cedar Pass Addition Phase 1—Water Distribution Improvements	R-22-16	12-6a01 *et seq.*	398,812.69
Total:			***$9,346,999.54***

WHEREAS, the Issuer desires to issue its general obligation bonds in order to permanently finance the costs of such Improvements and to retire the following temporary notes of the Issuer, which were issued to finance costs of the 2025A Improvements (the "Refunded Notes"):

Series	Dated Date	Maturity Date	Outstanding Amount	Redemption Amount	Redemption Date
2022B	September 27, 2022	December 1, 2025	$9,085,000	$9,085,000	November 1, 2025

; and

WHEREAS, the Issuer proposes to issue its general obligation bonds to pay costs of the 2025A Improvements and to retire the Refunded Notes; and

WHEREAS, pursuant to the provisions of the laws of the State of Kansas applicable thereto, by proceedings duly had, the governing body of the Issuer has previously authorized or will authorize certain internal improvements described as follows (collectively, the "2025B Improvements"):

Project Description	Res. No.	Authority (K.S.A.)	Estimated Cost*
Bel Aire Lakes Ph1 - Paving - 2025 TN	R-23-25	K.S.A. 12-6a01 *et seq.*	$2,150,000.00
Bel Aire Lakes Ph1 - Entrance - 2025 TN	R-25-31	K.S.A. 12-6a01 *et seq.*	495,000.00
Bel Aire Lakes Ph1- Sewer - 2025 TN	R-23-26		476,000.00
Bel Aire Lakes Ph1 - Water - 2025 TN	R-23-27	K.S.A. 12-6a01 *et seq.*	365,000.00
Chapel Landing 7th - Paving	R-24-22	K.S.A. 12-6a01 *et seq.*	596,000.00
Chapel Landing 7th - Sewer	R-24-23	K.S.A. 12-6a01 *et seq.*	755,000.00
Chapel Landing 7th - Storm Water	R-24-24	K.S.A. 12-6a01 *et seq.*	649,000.00
Chapel Landing 7th - Water	R-24-25	K.S.A. 12-6a01 *et seq.*	270,000.00
Skyview at Webb Phase 1 - Paving	R-25-12	K.S.A. 12-6a01 *et seq.*	800,000.00
Skyview at Webb Phase 1 - Sewer	R-25-13	K.S.A. 12-6a01 *et seq.*	446,000.00
Skyview at Webb Phase 1 - Stormwater	R-25-14	K.S.A. 12-6a01 *et seq.*	936,000.00
Skyview at Webb Phase 1 - Water	R-25-15	K.S.A. 12-6a01 *et seq.*	392,000.00
Sunflower Commerce Park 3rd Phase 2 - Paving	R-25-20	K.S.A. 12-6a01 *et seq.*	850,000.00
Sunflower Commerce Park 3rd Phase 2 - Sewer	R-25-21	K.S.A. 12-6a01 *et seq.*	1,900,000.00
Sunflower Commerce Park 3rd Phase 2 - Stormwater	R-25-22	K.S.A. 12-6a01 *et seq.*	350,000.00
Sunflower Commerce Park 3rd Phase 2 - Water	R-25-23	K.S.A. 12-6a01 *et seq.*	500,000.00

*Construction and engineering only; excludes temporary note interest and costs of issuance

; and

WHEREAS, the governing body of the Issuer is or will be authorized by law to issue general obligation bonds to pay costs of the 2025B Improvements; and

WHEREAS, it is necessary for the Issuer to provide cash funds (from time to time) to meet its obligations incurred in constructing the 2025B Improvements prior to the completion thereof and the issuance of the Issuer's general obligation bonds, and it is desirable and in the interest of the Issuer that such funds be raised by the issuance of temporary notes of the Issuer; and

WHEREAS, the Issuer proposes to issue its temporary notes to pay costs of the 2025B Improvements; and

WHEREAS, the Governing Body of the Issuer (the "Governing Body") has selected the firm of Columbia Capital Management, LLC, Merriam, Kansas (the "Municipal Advisor"), as municipal advisor for (a) one or more series of general obligation bonds of the Issuer to be issued to provide funds to pay the costs of the 2025A Improvements and retire the Refunded Notes, and (b) general obligation temporary notes to temporarily finance the 2025B Improvements; and

WHEREAS, the Issuer desires to authorize the Municipal Advisor to proceed with the offering for sale of said general obligation bonds and related activities; and

WHEREAS, one of the duties and responsibilities of the Issuer is to prepare and distribute a preliminary official statement relating to said general obligation bonds; and

WHEREAS, the Issuer desires to authorize the Municipal Advisor and Gilmore & Bell, P.C., Wichita, Kansas, the Issuer's bond counsel ("Bond Counsel"), in conjunction with the Clerk to proceed with the preparation and distribution of a preliminary official statement and notice of bond sale and to authorize the distribution thereof and all other preliminary action necessary to sell said general obligation bonds.

BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF BEL AIRE, KANSAS, AS FOLLOWS:

Section 1. There is hereby authorized to be offered for sale the Issuer's General Obligation Bonds, Series 2025A (the "Bonds") and General Obligation Temporary Notes, Series 2025B (the "Notes") described in the Notice of Sale, which is hereby approved in substantially the form presented to the Governing Body this date (the "Notice of Sale"). All proposals for the purchase of the Bonds and Notes (collectively, the "Obligations"), shall be delivered to the Governing Body at its meeting to be held on the sale date referenced in the Notice of Sale, at which meeting the Governing Body shall review such bids and award the sale of the Obligations or reject all proposals.

Section 2. The Mayor and Finance Director in conjunction with Municipal Advisor and Bond Counsel are hereby authorized to cause to be prepared a Preliminary Official Statement relating to the Bonds (the "Preliminary Official Statement"), and such officials and other representatives of the Issuer are hereby authorized to use such document in connection with the sale of the Bonds.

Section 3. The Clerk, in conjunction with the Municipal Advisor and Bond Counsel, is hereby authorized and directed to give notice of said bond sale by publishing a summary of the Notice of Bond Sale not less than 6 days before the date of the bond sale in a newspaper of general circulation in Sedgwick County, Kansas and the ***Kansas Register,*** and by distributing copies of the Notice of Sale and Preliminary Official Statement to prospective purchasers of the Obligations. Proposals for the purchase of the

Obligations shall be submitted upon the terms and conditions set forth in the Notice of Sale, and awarded or rejected in the manner set forth in the Notice of Sale.

Section 4. For the purpose of enabling the purchaser of the Obligations (the "Purchasers") to comply with the requirements of Rule 15c2-12 of the Securities and Exchange Commission (the "Rule"), the Mayor and Finance Director or other appropriate officers of the Issuer are hereby authorized: (a) to approve the form of the Preliminary Official Statement and to execute the "Certificate Deeming Preliminary Official Statement Final" in substantially the form attached hereto as ***Exhibit A*** as approval of the Preliminary Official Statement, such official's signature thereon being conclusive evidence of such official's and the Issuer's approval thereof; (b) covenant to provide continuous secondary market disclosure by annually transmitting certain financial information and operating data and other information necessary to comply with the Rule to the Municipal Securities Rulemaking Board; and (c) take such other actions or execute such other documents as such officers in their reasonable judgment deem necessary to enable the Purchaser to comply with the requirement of the Rule.

Section 5. The Issuer agrees to provide to the Purchaser within seven business days of the date of the sale of Obligations or within sufficient time to accompany any confirmation that requests payment from any customer of the Purchaser, whichever is earlier, sufficient copies of the final Official Statement to enable the Purchaser to comply with the requirements of the Rule and with the requirements of Rule G-32 of the Municipal Securities Rulemaking Board.

Section 6. The Mayor, Clerk, Finance Director and the other officers and representatives of the Issuer, the Municipal Advisor and Bond Counsel are hereby authorized and directed to take such other action as may be necessary to: (a) carry out the sale of the Obligations; (b) make provision for payment and/or redemption of the Refunded Notes from proceeds of the Bonds and other available funds; and (c) provide for notice of redemption of the Refunded Notes.

The transactions described in this Resolution may be conducted, and documents related to the Obligations may be sent, received, executed, and stored, by electronic means or transmissions. Copies, telecopies, electronic files and other reproductions of original executed documents (or documents executed by electronic means or transmissions) shall be deemed to be authentic and valid counterparts of such documents for all purposes, including the filing of any claim, action or suit in the appropriate court of law.

Section 7. This Resolution shall be in full force and effect from and after its adoption by the Governing Body.

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ADOPTED by the Governing Body on September 2, 2025.

(SEAL)

_____
Mayor

ATTEST:

_____
Clerk

EXHIBIT A

CERTIFICATE DEEMING
PRELIMINARY OFFICIAL STATEMENT FINAL

September ___, 2025

To:

Re: City of Bel Aire, Kansas, General Obligation Bonds, Series 2025A and General Obligation Temporary Notes, Series 2025B

The undersigned are the duly acting Mayor and Finance Director of the City of Bel Aire, Kansas (the "Issuer"), and are authorized to deliver this Certificate to the purchasers (the "Purchasers") of the above-referenced bonds and notes (the "Bonds" and "Notes") on behalf of the Issuer. The Issuer has previously caused to be delivered to the Purchasers copies of the Preliminary Official Statement (the "Preliminary Official Statement") relating to the Bonds and Notes.

For the purpose of enabling the Purchasers to comply with the requirements of Rule 15c2-12(b)(1) of the Securities and Exchange Commission (the "Rule"), the Issuer hereby deems the information regarding the Issuer contained in the Preliminary Official Statement to be final as of its date, except for the omission of such information as is permitted by the Rule, such as offering prices, interest rates, selling compensation, aggregate principal amount, principal per maturity, delivery dates, ratings, identity of the underwriters and other terms of the Bonds and Notes depending on such matters.

CITY OF BEL AIRE, KANSAS

By: _____
Title: Mayor

By: _____
Title: Finance Director

Gilmore & Bell, P.C.
08/25/2025

NOTICE OF SALE

$9,350,000*
CITY OF BEL AIRE, KANSAS
GENERAL OBLIGATION BONDS
SERIES 2025A

$12,000,000*
CITY OF BEL AIRE, KANSAS
GENERAL OBLIGATION TEMPORARY NOTES
SERIES 2025B

(GENERAL OBLIGATION BONDS PAYABLE
FROM UNLIMITED AD VALOREM TAXES)

Bids. Facsimile, email and electronic (as explained below) bids for the purchase of the above-referenced bonds (the "Bonds") and notes (the "Notes") of the City of Bel Aire, Kansas (the "Issuer") herein described will be received on behalf of the undersigned Clerk of the Issuer at the address hereinafter set forth in the case of email and facsimile bids, and via www.columbiacapitalauction.com (the "Columbia Capital Auction") in the case of electronic bids, until 9:30 A.M. applicable Central Time for the Bonds and 10:00 A.M., applicable Central Time for the Notes (the "Submittal Hours"), on

TUESDAY, OCTOBER 7, 2025

(the "Sale Date"). All bids will be publicly evaluated at said time and place and the award of the Bonds and Notes (jointly, the "Obligations") to the successful bidder or bidders (the "Successful Bidders") will be acted upon by the Governing Body of the Issuer (the "Governing Body") at its meeting to be held at 7:00 p.m. on the Sale Date. No oral or auction bids will be considered. Capitalized terms not otherwise defined herein shall have the meanings set forth in the hereinafter referenced Preliminary Official Statement relating to the Obligations.

Terms of the Bonds. The Bonds will consist of fully registered bonds in the denomination of $5,000 or any integral multiple thereof (the "Authorized Denomination"). The Bonds will be dated October 28, 2025 (the "Dated Date"), and will become due in principal installments on November 1 in the years as follows:

Year	Principal Amount*	Year	Principal Amount*
2027		2037	
2028		2038	
2029		2039	
2030		2040	
2031		2041	
2032		2042	
2033		2043	
2034		2044	
2035		2045	
2036		2046	

The Bonds will bear interest from the Dated Date at rates to be determined when the Bonds are sold as hereinafter provided, which interest will be payable semiannually on May 1 and November 1 in each year, beginning on May 1, 2026 (the "Bond Interest Payment Dates").

Terms of the Notes. The Notes will consist of fully registered notes in an Authorized Denomination. The Notes will be dated as of the Dated Date, and will become due as follows:

Stated Maturity (December 1)	**Principal Amount***
2028	$12,000,000

The Notes will bear interest from the Dated Date at rates to be determined when the Notes are sold as hereinafter provided, which interest will be payable semiannually on June 1 and December 1 in each year, beginning on June 1, 2026 (the "Note Interest Payment Dates," and, with the Bond Interest Payment Dates, jointly, the "Interest Payment Dates").

***Adjustment of Issue Size**. The Issuer reserves the right to increase or decrease the total principal amount of the Obligations or the schedule of principal payments described above, depending on the purchase price and interest rates bid and the offering prices specified by the Successful Bidder. The Successful Bidder may not withdraw its bid or change the interest rates bid as a result of any changes made to the principal amount of the Obligations or the schedule of principal payments as described herein. If there is an increase or decrease in the final aggregate principal amount of the Obligations or the schedule of principal payments as described above, the Issuer will notify the Successful Bidder by means of telephone, electronic or facsimile transmission, subsequently confirmed in writing, no later than 2:00 p.m. applicable Central Time, on the business day immediately following the Sale Date. The actual purchase price for the Obligations shall be calculated by applying the percentage of par value bid by the Successful Bidder against the final aggregate principal amount of the Obligations, as adjusted, plus accrued interest from the Dated Date to the Closing Date (as hereinafter defined).

Place of Payment. The principal of and interest on the Obligations will be payable in lawful money of the United States of America by check or draft of the Treasurer of the State of Kansas, Topeka, Kansas (the "Paying Agent" and "Bond Registrar"). The principal of each Bond will be payable at maturity or earlier redemption to the owner thereof whose name is on the registration books (the "Bond Register") of the Bond Registrar (the "Registered Owner") upon presentation and surrender at the principal office of the Paying Agent. Interest on each Bond will be payable to the Registered Owner of such Bond as of the fifteenth day (whether or not a business day) of the calendar month next preceding each Interest Payment Date (the "Record Date") (a) mailed by the Paying Agent to the address of such Registered Owner as shown on the Bond Register or at such other address as is furnished to the Paying Agent in writing by such Registered Owner; or (b) in the case of an interest payment to Cede & Co. or any Owner of $500,000 or more in aggregate principal amount of Obligations, by wire transfer to such Registered Owner upon written notice given to the Paying Agent by such Registered Owner, not less than 15 days prior to the Record Date for such interest, containing the wire transfer address to which such Registered Owner wishes to have such wire directed.

Bond Registration. The Obligations will be registered pursuant to a plan of registration approved by the Issuer and the Attorney General of the State of Kansas (the "State"). The Issuer will pay for the fees of the Bond Registrar for registration and transfer of the Obligations and will also pay for printing a reasonable supply of registered bond blanks. Any additional costs or fees that might be incurred in the secondary market, other than fees of the Bond Registrar, will be the responsibility of the Owners.

Book-Entry-Only System. The Depository Trust Company, New York, New York ("DTC"), will act as securities depository for the Obligations. The Obligations will initially be issued exclusively in "book entry" form and shall be initially registered in the name of Cede & Co., as the nominee of DTC and no beneficial owner will receive certificates representing their interests in the Obligations. During the term of the Obligations, so long as the book-entry-only system is continued, the Issuer will make payments of principal of, premium, if any, and interest on the Obligations to DTC or its nominee as the Registered Owner of the Obligations, DTC will make book-entry-only transfers among its participants and receive and transmit payment of principal of, premium, if any, and interest on the Obligations to its participants who shall be responsible for transmitting payments to beneficial owners of the Obligations in accordance with agreements between such participants and the beneficial owners. The Issuer will not be responsible for maintaining, supervising or reviewing the records maintained by DTC, its participants or persons acting through such participants. In the event that: (a) DTC determines not to continue to act as securities depository for the Obligations, or (b) the Issuer determines that continuation of the book-entry-only form of evidence and transfer of ownership of the Obligations would adversely affect the interests of the beneficial owners of the Obligations, the Issuer will discontinue the book-entry-only form of registration with DTC. If the Issuer fails to identify another qualified securities depository to replace DTC, the Issuer will cause to be authenticated and delivered to the beneficial owners replacement Obligations in the form of fully registered certificates. Reference is made to the Official Statement for further information regarding the book-entry-only system of registration of the Obligations and DTC.

Redemption of Obligations Prior to Maturity.

General. Whenever the Issuer is to select Obligations for the purpose of redemption, it will, in the case of Obligations in denominations greater than the minimum Authorized Denomination, if less than all of the Obligations then outstanding are to be called for redemption, treat each minimum Authorized Denomination of face value of each such fully registered Bond as though it were a separate Bond in the minimum Authorized Denomination.

Optional Redemption. At the option of the Issuer, Bonds maturing on November 1 in the years 2034, and thereafter, will be subject to redemption and payment prior to maturity on November 1, 2033, and thereafter, as a whole or in part (selection of maturities and the amount of Bonds of each maturity to be redeemed to be determined by the Issuer in such equitable manner as it may determine) at any time, at the redemption price of 100% (expressed as a percentage of the principal amount), plus accrued interest to the date of redemption.

At the option of the Issuer, the Notes will be subject to redemption and payment prior to their stated maturity on December 1, 2027, and thereafter, as a whole or in part (selection of the amount of Notes to be redeemed to be determined by the Issuer in such equitable manner as it may determine) at any time, at the redemption price of 100% (expressed as a percentage of the principal amount), plus accrued interest to the date of redemption.

Mandatory Redemption. A bidder may elect to have all or a portion of the Bonds scheduled to mature in consecutive years issued as term bonds (the "Term Bonds") scheduled to mature in the latest of said consecutive years and subject to mandatory redemption requirements consistent with the schedule of serial maturities set forth above, subject to the following conditions: (a) not less than all Bonds of the same serial maturity shall be converted to Term Bonds with mandatory redemption requirements; and (b) a bidder shall make such an election by completing the applicable paragraph on the Official Bid Form..

Notice and Effect of Call for Redemption. Unless waived by any owner of Obligations to be redeemed, if the Issuer shall call any Obligations for redemption and payment prior to the maturity thereof, the Issuer shall give written notice of its intention to call and pay said Obligations to the Bond Registrar

and the Successful Bidder. In addition, the Issuer shall cause the Bond Registrar to give written notice of redemption to the registered owners of said Obligations. Each of said written notices shall be deposited in United States first class mail not less than 30 days prior to the date fixed for redemption. All notices of redemption shall state the date of redemption, the redemption price, the Obligations to be redeemed, the place of surrender of Obligations so called for redemption and a statement of the effect of the redemption. The Issuer shall also give such additional notice as may be required by Kansas law or regulation of the Securities and Exchange Commission in effect as of the date of such notice. If any Bond be called for redemption and payment as aforesaid, all interest on such Bond shall cease from and after the date for which such call is made, provided funds are available for its payment at the price hereinbefore specified.

Authority, Purpose and Security. The Bonds are being issued pursuant to K.S.A. 12-6a01 *et seq.*, as amended, and an ordinance and a resolution adopted by the Governing Body (collectively the "Bond Resolution") for the purpose of paying costs of certain internal improvements (the "2025A Improvements") and retiring certain temporary notes of the Issuer. The Bonds shall be general obligations of the Issuer payable as to both principal and interest in part from special assessments levied upon the property benefited by the construction of the 2025A Improvements, and if not so paid, from ad valorem taxes which may be levied without limitation as to rate or amount upon all the taxable tangible property, real and personal, within the territorial limits of the Issuer. The full faith, credit and resources of the Issuer are irrevocably pledged for the prompt payment of the principal and interest on the Bonds as the same become due.

The Notes are being issued pursuant to K.S.A. 12-6a01 *et seq.,* and K.S.A. 10-123, all as amended, and the Note Resolution, for the purpose of financing the costs of certain internal improvements (the "2025B Improvements"). The Notes shall be general obligations of the Issuer payable as to both principal and interest in part from special assessments levied upon the property benefited by the construction of said 2025B Improvements or from the proceeds of general obligation bonds of the Issuer, and if not so paid, from ad valorem taxes which may be levied without limitation as to rate or amount upon all the taxable tangible property, real and personal, within the territorial limits of the Issuer. The full faith, credit and resources of the Issuer are irrevocably pledged for the prompt payment of the principal and interest on the Notes as the same become due.

Submission of Bids. Facsimile and email bids must be made on forms which may be procured from the Clerk or the Municipal Advisor and shall be addressed to the undersigned, and marked "Proposal for General Obligation Bonds, Series 2025A," or "Proposal for General Obligation Temporary Notes, Series 2025B". Facsimile bids should not be preceded by a cover sheet and should be sent only once to ***(913) 312-8053***. Email bids should be sent only once to the Municipal Advisor at ***apope@columbiacapital.com***. Confirmation of receipt of facsimile or email bids may be made by contacting the undersigned at the number listed below. Electronic bids via Columbia Capital Auction must be submitted in accordance with its Rules of Participation, as well as the provisions of this Notice of Sale. ***Any bid submitted shall include the initial offering prices to the public for each maturity of the Obligations***. If provisions of this Notice of Sale conflict with those of Columbia Capital Auction, this Notice of Sale shall control. Bids must be received prior to the Submittal Hour on the Sale Date accompanied by the Deposit (as hereinafter defined), which may be submitted separately. The Issuer and Municipal Advisor shall not be responsible for failure of the transmission or the receipt of any bid.

Columbia Capital Auction. Information about, registration to use and instructions for the electronic bidding services of Columbia Capital Auction may be obtained from Grant Street Group, at (412) 391-5555 x370.

Conditions of Bids--Bonds. Proposals will be received on the Bonds bearing such rate or rates of interest as may be specified by the bidders, subject to the following conditions: (a) the same rate shall apply to all Bonds of the same maturity year; (b) no interest rate may exceed a rate equal to the daily yield for the

10-year Treasury Bond published by ***THE BOND BUYER***, in New York, New York, on the Monday next preceding the day on which the Bonds are sold, plus 3%; and (c) no supplemental interest payments will be considered; (d) each interest rate specified shall be a multiple of 1/8 or 1/20 of 1%; and (e) no Bond maturing on or after November 1, 2032, may be reoffered at a price of less than 98.0% of the principal amount thereof. No bid for less than ***99%*** of the principal amount of the Bonds and accrued interest thereon to the date of delivery will be considered. Each bid shall specify the total interest cost (expressed in dollars) during the term of the Bonds on the basis of such bid, the discount, if any, the premium, if any, offered by the bidder, the net interest cost (expressed in dollars) on the basis of such bid, and an estimate of the TIC (as hereinafter defined) on the basis of such bid. Each bidder shall certify to the Issuer the correctness of the information contained on the Official Bid Form, and the Issuer will be entitled to rely on such certification. Each bidder agrees that, if it is awarded the Bonds, it will provide the certification described under the caption "Establishment of Issue Price" in this Notice.

Conditions of Bids--Notes. Proposals will be received on the Notes bearing such rate or rates of interest as may be specified by the bidders, subject to the following conditions: (a) the same rate shall apply to all Notes of the same maturity year; (b) no interest rate may exceed a rate equal to the daily yield for the 10-year Treasury Bond published by ***THE BOND BUYER***, in New York, New York, on the Monday next preceding the day on which the Notes are sold, plus 3%; (c) no supplemental interest payments will be considered; and (d) each interest rate specified shall be a multiple of 1/8 or 1/20 of 1%. No bid for less than ***99.0%*** of the principal amount of the Notes and accrued interest thereon to the date of delivery will be considered. Each bid shall specify the total interest cost (expressed in dollars) during the term of the Notes, as applicable, on the basis of such bid, the discount, if any, the premium, if any, offered by the bidder, the net interest cost (expressed in dollars) on the basis of such bid, and an estimate of the TIC (as hereinafter defined) on the basis of such bid. Each bidder shall certify to the Issuer the correctness of the information contained on the Official Bid Form, and the Issuer will be entitled to rely on such certification. Each bidder agrees that, if it is awarded the Notes, it will provide the certification described under the caption "Establishment of Issue Price" in this Notice.

Good Faith Deposit. To have its proposal considered for award, the lowest bidder is required to submit a good faith deposit in the amount of $187,000* for the Bonds and $240,000* for the Notes (each, a "Deposit"), payable to the order of the Issuer, in order to secure the Issuer from any loss resulting from the failure of the bidder to comply with the terms of its bid.

The Deposit may be submitted in any of the following forms:

(a) Certified or cashier's check drawn on a bank located in the United States of America; or

(b) wire transfer in Federal Reserve funds, immediately available for use by the Issuer to the following financial institution for benefit of the Issuer:

Bankers Bank of Kansas (Receiving Bank)
Stryv Bank (Beneficiary Bank)
ABA (Routing) #: 101104805
Account Number: 0110292 (STRYV) 543950 City of Bel Aire, Kansas
FBO/RE: Good Faith Proceeds, Series 2023AB, City of Bel Aire, Kansas
Contact Name and Phone Number at Bank: Mary Berry, 316-744-1293.

Contemporaneously with the submission of a wire transfer Deposit, such bidder shall send an email to the Financial Advisor at the email address set forth below, including the following information: (a) notification that a wire transfer has been made; (b) the amount of the wire transfer; and (c) return wire transfer instructions in the event such bid is unsuccessful. Good Faith checks submitted by unsuccessful

bidders will be returned; wire transfer Deposits submitted by unsuccessful bidders will not be accepted or shall be returned in the same manner received on the next business day following the Sale Date. The Issuer reserves the right to withhold reasonable charges for any fees or expenses incurred in returning a wire transfer Deposit. No interest on the Deposit will be paid by the Issuer. If a bid is accepted, the Deposit, or the proceeds thereof, will be held by the Issuer until the Successful Bidder has complied with all of the terms and conditions of this Notice at which time the amount of said Deposit shall be returned to the Successful Bidder or deducted from the purchase price at the option of the Issuer. If a bid is accepted but the Issuer fails to deliver Obligations to the Successful Bidder in accordance with the terms and conditions of this Notice, said Deposit, or the proceeds thereof, will be returned to the Successful Bidder. If a bid is accepted but the bidder defaults in the performance of any of the terms and conditions of this Notice, the proceeds of such Deposit will be retained by the Issuer as and for liquidated damages.

Basis of Award. Subject to the timely receipt of the Deposit set forth above, the award of each series of the Obligations will be made on the basis of the lowest true interest cost ("TIC"). TIC will be determined as follows: the TIC is the discount rate (expressed as a per annum percentage rate) which, when used in computing the present value of all payments of principal and interest to be paid on each series of Obligations, from the payment dates to the Dated Date, produces an amount equal to the price bid, including any adjustments for premium or discount, if any. Present value will be computed on the basis of semiannual compounding and a 360-day year of twelve 30-day months. Bidders are requested to provide a calculation of the TIC for each series of Obligations, as applicable, on the Official Bid Form, computed as specified herein on the basis of their respective bids, which shall be considered as informative only and not binding on either the bidder or the Issuer. The Issuer or its Financial Advisor will verify the TIC based on such bids. If there is any discrepancy between the TIC specified and the bid price and interest rates specified, the specified bid price and interest rates shall govern, and the TIC specified in the bid shall be adjusted accordingly. If two or more proper bids providing for identical amounts for the lowest TIC are received, the governing body of the Issuer will determine which bid, if any, will be accepted, and its determination is final.

The Issuer reserves the right to reject any and/or all bids and to waive any irregularities in a submitted bid. Any bid received after the Submittal Hour on the Sale Date will not be considered. Any disputes arising hereunder shall be governed by the laws of the State, and any party submitting a bid agrees to be subject to jurisdiction and venue of the federal and state courts within the State with regard to such dispute.

The Issuer's acceptance, including electronic acceptance through Columbia Capital Auction, of the Successful Bidder's proposal for the purchase of Obligations in accordance with this Notice of Sale shall constitute a bond purchase agreement between the Issuer and the Successful Bidder for purposes of the laws of the State and a contract between the Issuer and the Successful Bidder for the purposes of Rule 15c2-12 of the Securities and Exchange Commission (the "Rule") and Rule G-32 of the Municipal Securities Rulemaking Board ("Rule G-32"). The method of acceptance shall be determined solely by the Governing Body.

Ratings. The Bonds are rated "____ by S&P Global Ratings, a division of Standard & Poor's Financial Services LLC. The Notes are rated "_____" by S&P Global Ratings, a division of Standard & Poor's Financial Services LLC.

Optional Bond Insurance. The Issuer has **not** applied for any policy of municipal bond insurance with respect to the Obligations. If the Obligations qualify for municipal bond insurance, and any bidder desires to purchase such policy, such indication and the name of the desired insurer must be set forth on the bidder's Official Bid Form. The Issuer specifically reserves the right to reject any bid specifying municipal bond insurance, even though such bid may result in the lowest TIC to the Issuer.

If the Successful Bidder elects to purchase the Obligations with municipal bond insurance, certain rating agencies will assign their ratings to the Obligations with the understanding that upon delivery of the Obligations, a policy insuring the payment when due of the principal of and interest on the Obligations will be issued by such bond insurer. All costs associated with the purchase and issuance of such municipal bond insurance policy and associated ratings and expenses (other than any independent rating requested by the Issuer) shall be paid by the Successful Bidder. Failure of the municipal bond insurer to issue the policy after the award of the Obligations shall not constitute cause for failure or refusal by the Successful Bidder to accept delivery of the Obligations.

CUSIP Numbers. CUSIP identification numbers will be assigned and printed on the Obligations, but neither the failure to print such number on any Obligation nor any error with respect thereto shall constitute cause for failure or refusal by the purchaser thereof to accept delivery of and pay for the Obligations in accordance with the terms of this Notice. The Municipal Advisor will apply for CUSIP numbers pursuant to Rule G-34 implemented by the Municipal Securities Rulemaking Board. All expenses in relation to the assignment and printing of CUSIP numbers on the Obligations will be paid by the Issuer.

Delivery and Payment. The Issuer will pay for the preparation of the Obligations and will deliver the Obligations properly prepared, executed and registered without cost on or about **OCTOBER 28, 2025** (the "Closing Date"), to DTC for the account of the Successful Bidder or at such bank or trust company in the contiguous United States of America as may be specified by the Successful Bidder, or elsewhere at the expense of the Successful Bidder. The Successful Bidder will be furnished with a certified transcript of the proceedings evidencing the authorization and issuance of the Obligations and the usual closing documents, including a certificate that there is no litigation pending or threatened at the time of delivery of the Obligations affecting their validity and a certificate regarding the completeness and accuracy of the Official Statement. Payment for the Obligations shall be made in federal reserve funds, immediately available for use by the Issuer. The Issuer will deliver one Obligation of each maturity registered in the nominee name of DTC.

Establishment of Issue Price.

(a) In order to provide the Issuer with information necessary for compliance with Section 148 of the Internal Revenue Code of 1986, as amended, and the Treasury Regulations promulgated thereunder (collectively, the "Code"), the Successful Bidder will be required to assist the Issuer in establishing the "issue price" of the Bonds or Notes, as applicable, and complete, execute and deliver to the Issuer prior to the Closing Date, a written certification in a form acceptable to the Successful Bidder, the Issuer and Bond Counsel (the "Issue Price Certificate") containing the following for each maturity of the Bonds or Notes, as applicable (and if different interest rates apply within a maturity, to each separate CUSIP number within that maturity): (1) the interest rate; (2) the reasonably expected initial offering price to the "public" (as said term is used in Treasury Regulation Section 1.148-1(f) (the "Regulation")) or the sale price; and (3) pricing wires or equivalent communications supporting such offering or sale price. However, such Issue Price Certificate may indicate that the Successful Bidder has purchased the Bonds or Notes, as applicable, for its own account in a capacity other than as an underwriter or wholesaler, and currently has no intent to reoffer the Bonds or Notes, as applicable, for sale to the public. A specimen of the Issue Price Certificate is attached to this Notice. Any action to be taken or documentation to be received by the Issuer pursuant hereto may be taken or received by the Financial Advisor or Bond Counsel on behalf of the Issuer.

(b) The Issuer intends that the sale of the Bonds or Notes, as applicable, pursuant to this Notice shall constitute a "competitive sale" as defined in the Regulation. In support thereof: (1) the Issuer shall cause this Notice to be disseminated to potential bidders in a manner reasonably designed to reach potential bidders; (2) all bidders shall have an equal opportunity to submit a bid; (3) the Issuer reasonably expects

that it will receive bids from at least three bidders that have established industry reputations for underwriting municipal bonds such as the Bonds or Notes, as applicable; and (4) the Issuer anticipates awarding the sale of the Bonds or Notes, as applicable, to the bidder that provides a bid with the lowest TIC in accordance with the section hereof entitled "Basis of Award."

(c) Any bid submitted pursuant to this Notice shall be considered a firm offer for the purchase of the Bonds or Notes, as applicable, as specified therein. The Successful Bidder shall constitute an "underwriter" as said term is defined in the Regulation. By submitting its bid, the Successful Bidder confirms that it shall require any agreement among underwriters, a selling group agreement or other agreement to which it is a party relating to the initial sale of the Bonds or Notes, as applicable, to include provisions requiring compliance with provisions of the Code and the Regulation regarding the initial sale of the Bonds or Notes, as applicable.

(d) If all of the requirements of a "competitive sale" are not satisfied, the Issuer shall advise the Successful Bidder of such fact at the time of award of the sale of the Bonds or Notes, as applicable, to the Successful Bidder and the following provisions shall apply to the Bonds or Notes, as applicable. ***In such event, any bid submitted will not be subject to cancellation or withdrawal***. Within twenty-four (24) hours of the notice of award of the sale of the Bonds or Notes, as applicable, the Successful Bidder shall advise the Issuer if a "substantial amount" (as defined in the Regulation (10%)) of any maturity of the Bonds or Notes, as applicable (and if different interest rates apply within a maturity, to each separate CUSIP number within that maturity), has been sold to the public and the price at which such substantial amount was sold. The Issuer will treat such sale price as the "issue price" for such maturity, applied on a maturity-by-maturity basis. The Issuer will ***not*** require the Successful Bidder to comply with that portion of the Regulation commonly described as the "hold-the-offering-price" requirement for the remaining maturities, but the Successful Bidder may elect such option. If the Successful Bidder exercises such option, the Issuer will apply the initial offering price to the public provided in the bid as the issue price for such maturities. If the Successful Bidder does not exercise that option, it shall thereafter promptly provide the Issuer the prices at which a substantial amount of such maturities is sold to the public; provided such determination shall be made and the Issuer notified of such prices not later than three (3) business days prior to the Closing Date. ***Any change in the issue price of any of the Bonds or Notes, as applicable, after the Submittal Hours will not affect the purchase price for the Bonds or Notes, as applicable, submitted in the bid of the Successful Bidder***.

(e) This agreement by the Successful Bidder to provide such information will continue to apply after the Closing Time if: (a) the Issuer requests the information in connection with an audit or inquiry by the Internal Revenue Service (the "IRS") or the Securities and Exchange Commission (the "SEC") or (b) the information is required to be retained by the Issuer pursuant to future regulation or similar guidance from the IRS, the SEC or other federal or state regulatory authority.

Preliminary Official Statement and Official Statement. The Issuer has prepared an Official Statement dated September __, 2023, "deemed final" by the Issuer except for the omission of certain information as provided in Securities and Exchange Commission Rule 15c2-12, copies of which may be obtained from the Clerk or from the Municipal Advisor. Upon the sale of the Obligations, the Issuer will adopt the final Official Statement and will furnish the Successful Bidders, without cost, within seven business days of the acceptance of the Successful Bidders' proposals, with a sufficient number of copies thereof, which may be in electronic format, in order to comply with the requirements of Rule 15c2-12(3) and (4) of the Securities and Exchange Commission and Rule G-32 of the Municipal Securities Rulemaking Board (collectively the "Rules"). Additional copies may be ordered by the Successful Bidder at its expense. The Issuer's acceptance, including electronic acceptance through Columbia Capital Auction, of the Successful Bidders' proposals for the purchase of the Obligations in accordance with this Notice of Sale shall constitute contracts between the Issuer and the Successful Bidders for purposes of the Rules.

Continuing Disclosure. In the Bond Resolution and Note Resolution, the Issuer has covenanted to annually provide certain financial information and operating data and other information necessary to comply with the Rule, and to transmit the same to the Municipal Securities Rulemaking Board. This covenant is for the benefit of and is enforceable by any Registered Owner of the Obligations. For further information, reference is made to the caption "CONTINUING DISCLOSURE" in the Preliminary Official Statement.

Assessed Valuation and Indebtedness. The total assessed valuation of the taxable tangible property within the Issuer for the year 2024 is as follows:

Equalized Assessed Valuation of
Taxable Tangible Property .....
Tangible Valuation of Motor Vehicles.....
Equalized Assessed Tangible Valuation
for Computation of Bonded Debt Limitations .....

The total general obligation indebtedness of the Issuer as of the Dated Date, including the Obligations being sold, is $_____. Temporary notes in the principal amount of $9,085,000 will be retired out of proceeds of the Bonds and other available funds, which will reduce the outstanding general obligation indebtedness of the Issuer to $_____.

Legal Opinion. The Obligations will be sold subject to the approving legal opinion of GILMORE & BELL, P.C., WICHITA, KANSAS, Bond Counsel, which opinion will be furnished and paid for by the Issuer, will be printed on the Obligations, and will be delivered to the Successful Bidders when the Obligations are delivered. Said opinion will also include the opinion of Bond Counsel relating to the interest on the Obligations being excludable from gross income for federal income tax purposes, and the interest on the Obligations being exempt from income taxation by the State. Reference is made to the Preliminary Official Statement for further discussion of federal and State income tax matters relating to the interest on the Obligations.

Electronic Transactions. The transactions described herein may be conducted and related documents may be sent, received and stored by electronic means or transmissions. All bid documents, closing documents, certificates, ordinances, resolutions and related instruments may be executed by electronic means or transmissions. Copies, telecopies, electronic files and other reproductions of original executed documents (or documents executed by electronic means or transmissions) shall be deemed to be authentic and valid counterparts of such documents for all purposes, including the filing of any claim, action or suit in the appropriate court of law.

Additional Information. Additional information regarding the Obligations may be obtained from the undersigned or from the Municipal Advisor at the addresses set forth below:

DATED: September 2, 2025.

CITY OF BEL AIRE, KANSAS
By: Melissa Krehbiel, Clerk

Issuer Address:

7651 E. Central Park Ave.
Bel Aire, Kansas 67226
Attn: Melissa Krehbiel, Clerk
Phone No.: (316) 744-2451
Fax No.: (316) 744-3739
Email: mkrehbiel@belaireks.gov

Municipal Advisor – Facsimile and Email Bid and Good Faith Deposit Delivery Address:

Columbia Capital Management, LLC
6700 Antioch Rd., Suite 250
Merriam, Kansas 66204
Attn: Jeff White or Adam Pope
Fax No. (913) 312-8053
Email: jwhite@columbiacapital.com
Phone No. (913) 312-8077
Email: apope@columbiacapital.com
Phone No. (913) 312-8064

SUMMARY NOTICE OF SALE

$9,350,000*
CITY OF BEL AIRE, KANSAS
GENERAL OBLIGATION BONDS
SERIES 2025A

$12,000,000*
CITY OF BEL AIRE, KANSAS
GENERAL OBLIGATION TEMPORARY NOTES
SERIES 2025B

(GENERAL OBLIGATIONS PAYABLE FROM UNLIMITED AD VALOREM TAXES)

Bids. SUBJECT to the Notice of Sale dated September 2, 2025 (the "Notice"), facsimile, email and electronic bids will be received on behalf of the Clerk of the City of Bel Aire, Kansas (the "Issuer") in the case of facsimile or email bids, at the address set forth below, and in the case of electronic bids, via www.columbiacapitalauction.com (the "Columbia Capital Auction") until 9:30 A.M. applicable Central Time for the General Obligation Bonds, Series 2025A (the "Bonds"), and 10:00 A.M. applicable Central Time for the General Obligation Temporary Notes, Series 2025B, (the "Notes"), on **OCTOBER 7, 2025** for the purchase of the Bonds and Notes (collectively, the "Obligations"). No bid of less than ***99.0%*** of the principal amount of the Bonds, and no bid of less than ***99.0%*** of the principal amount of the Notes and accrued interest thereon to the date of delivery will be considered.

Obligation Details. The Obligations will consist of fully registered bonds and notes in the denomination of $5,000 or any integral multiple thereof. The Obligations will be dated October 28, 2025. The Bonds and will become due on November 1 in the years as follows:

Year	Principal Amount*	Year	Principal Amount*
2027		2037	
2028		2038	
2029		2039	
2030		2040	
2031		2041	
2032		2042	
2033		2043	
2034		2044	
2035		2045	
2036		2046	

* Subject to change, see the Notice

The Bonds will bear interest from the date thereof at rates to be determined when the Bonds are sold as hereinafter provided, which interest will be payable semiannually on May 1 and November 1 in each year, beginning on May 1, 2026.

The Notes will become due as follows:

Stated Maturity (December 1)	Principal Amount*
2028	$12,000,000

* Subject to change, see the Notice

The Notes will bear interest from the Dated Date at rates to be determined when the Notes are sold as hereinafter provided, which interest will be payable semiannually on June 1 and December 1 in each year, beginning on June 1, 2026.

Book-Entry-Only System. The Obligations shall be registered under a book-entry-only system administered through DTC.

Paying Agent and Bond Registrar. Treasurer of the State of Kansas, Topeka, Kansas.

Good Faith Deposit. Each bid shall be accompanied by a good faith deposit in the form of a cashier's or certified check drawn on a bank located in the United States of America, a qualified financial surety bond or a wire transfer in Federal Reserve funds immediately available for use by the Issuer in the amount of $187,000* for the Bonds and $240,000* for the Notes.

Delivery. The Issuer will pay for preparation of the Obligations and will deliver the same properly prepared, executed and registered without cost to the successful bidder on or about **October 7, 2025**, to DTC for the account of the successful bidder or at such bank or trust company in the contiguous United States of America as may be specified by the successful bidder, or elsewhere at the expense of the successful bidder.

Assessed Valuation and Indebtedness. The Equalized Assessed Tangible Valuation for Computation of Bonded Debt Limitations for the year 2025 is $_____. The total general obligation indebtedness of the Issuer as of the Dated Date, including the Obligations being sold, is $_____.

Approval of Bonds. The Obligations will be sold subject to the legal opinion of GILMORE & BELL, P.C., WICHITA, KANSAS, Bond Counsel to the Issuer, whose approving legal opinion as to the validity of the Obligations will be furnished and paid for by the Issuer, printed on the Obligations and delivered to the successful bidder as and when the Obligations are delivered.

Additional Information. Additional information regarding the Obligations may be obtained from the undersigned at the addresses set forth below:

DATED: September 2, 2025.

Issuer Address:

7651 E. Central Park Ave.
Bel Aire, Kansas 67226
Attn: Melissa Krehbiel, Clerk
Phone No.: (316) 744-2451
Fax No.: (316) 744-3739
Email: mkrehbiel@belaireks.gov

Municipal Advisor – Facsimile and Email Bid and Good Faith Deposit Delivery Address:

Columbia Capital Management, LLC
6700 Antioch Rd., Suite 250
Merriam, Kansas 66204
Attn: Jeff White or Adam Pope
Fax No. (913) 312-8053
Email: jwhite@columbiacapital.com
Phone No. (913) 312-8077
Email: apope@columbiacapital.com
Phone No. (913) 312-8064

KANSAS REGISTER

DOCUMENT NO. _____

(Above space for Register Office Use)

Submission Form
Municipal Bond Sale Notice
(K.S.A. 10-106 as amended)

TITLE OF DOCUMENT: SUMMARY NOTICE OF BOND SALE
Re: City of Bel Aire, Kansas, General Obligation Bonds, Series 2025A, Dated October 28, 2025.

NUMBER OF PAGES: [____] DESIRED PUBLICATION DATE: September 18, 2025

BILL TO: Melissa Krehbiel, Clerk
7651 E. Central Park Ave., Bel Aire, Kansas 67226

Please forward 1 Affidavit of Publication of same to Courtney McMillan, by email at cmcmillan@gilmorebell.com, and by mail at Gilmore & Bell, P.C., 100 North Main, Suite 800, Wichita, KS 67202 at your earliest opportunity.

Any questions regarding this document should be directed to:

NAME: _____ PHONE: (316) 267-2091

Certification

I hereby certify that I have reviewed the attached and herein described document, and that it conforms to all applicable ***Kansas Register*** publication guidelines. I further certify that submission of this item for publication in the ***Kansas Register*** is authorized by the municipality which has issued the notice.

_____
Authorized Signature

_____
Typed Name of Signer

_____
Position

TRANSMIT TO: Kansas Register; Secretary of State; State Capitol, Topeka, KS 66612
PHONE: (785) 296-3489; FAX: (785) 291-3051; EMAIL: kansasregister@sos.ks.gov

THIS SPACE FOR REGISTER OFFICE USE ONLY

OFFICIAL BID FORM

PROPOSAL FOR THE PURCHASE OF CITY OF BEL AIRE, KANSAS
GENERAL OBLIGATION BONDS, SERIES 2025A

TO: Melissa Krehbiel, Clerk
City of Bel Aire, Kansas

October 7, 2025

For $9,350,000* principal amount of General Obligation Bonds, Series 2025A, of the City of Bel Aire, Kansas (the "Issuer"), to be dated October 28, 2025, as described in the Notice of Sale dated September 2, 2025 (the "Notice"), said Bonds to bear interest as follows:

Stated Maturity November 1	Principal Amount*	Annual Rate of Interest	Initial Offering Price	Stated Maturity November 1	Principal Amount*	Annual Rate of Interest	Initial Offering Price
2027		_____%	_____%	2037		_____%	_____%
2028		_____%	_____%	2038		_____%	_____%
2029		_____%	_____%	2039		_____%	_____%
2030		_____%	_____%	2040		_____%	_____%
2031		_____%	_____%	2041		_____%	_____%
2032		_____%	_____%	2042		_____%	_____%
2033		_____%	_____%	2043		_____%	_____%
2034		_____%	_____%	2044		_____%	_____%
2035		_____%	_____%	2045		_____%	_____%
2036		_____%	_____%	2046		_____%	_____%

* Subject to change, see the Notice

the undersigned will pay the purchase price for the Bonds set forth below, plus accrued interest to the date of delivery.

Principal Amount $9,350,000*.00
Less Discount (not to exceed 1.0%) ..... -_____
Plus Premium (if any) ..... _____
Total Purchase Price ..... $_____
Total interest cost to maturity at the rates specified ..... $_____
Net interest cost (adjusted for Premium) ..... $_____
True Interest Cost ..... _____%

☐ The Bidder elects to purchase Municipal Bond Insurance from (circle one of the following): [AG] [BAM]

☐ The Bidder elects to have the following Term Bonds:

Maturity Date	Years	Amount*
November 1, ____	_____ to _____	$_____
November 1, ____	_____ to _____	$_____

*subject to mandatory redemption requirements in the amounts and at the times shown above.

This proposal is subject to all terms and conditions contained in the Notice, and if the undersigned is the Successful Bidder, the undersigned will comply with all of the provisions contained in the Notice. A cashier's or certified check or a wire transfer in the amount of $187,000* payable to the order of the Issuer, submitted in the manner set forth in the Notice accompanies this proposal as evidence of good faith. The acceptance of this proposal by the Issuer by execution below shall constitute a contract between the Issuer and the Successful Bidder for purposes of complying with Rule 15c2-12 of the Securities and Exchange Commission and a bond purchase agreement for purposes of the laws of the State of Kansas.

Submitted by: _____

(LIST ACCOUNT MEMBERS ON REVERSE)

By: _____
Telephone No. (_____) _____

ACCEPTANCE

Pursuant to action duly taken by the Governing Body of the Issuer the above proposal is hereby accepted on October 7, 2025.

Attest:

_____ Clerk

_____ Mayor

NOTE: No additions or alterations in the above proposal form shall be made, and any erasures may cause rejection of any bid. Facsimile bids may be filed with Columbia Capital Management, LLC, Fax No. (913) 312-8053, email bids may be sent to Columbia Capital Management, LLC at apope@columbiacapital.com, and electronic bids may be submitted via Columbia Capital Auction, at or prior to 9:30 A.M. applicable Central Time, on October 7, 2025. Any bid received after such time will not be accepted or shall be returned to the bidder.

OFFICIAL BID FORM

PROPOSAL FOR THE PURCHASE OF CITY OF BEL AIRE, KANSAS
GENERAL OBLIGATION TEMPORARY NOTES, SERIES 2023B

TO: Melissa Krehbiel, Clerk October 7, 2025
City of Bel Aire, Kansas

For $12,000,000* principal amount of General Obligation Temporary Notes, Series 2025B, of City of Bel Aire, Kansas, to be dated October 28, 2025, as described in your Notice of Sale dated September 2, 2025, said Notes to bear interest as follows:

Maturity **December 1**	**Principal Amount**	**Interest Rate**
2028	$12,000,000	_____%

the undersigned will pay the purchase price for the Notes set forth below, plus accrued interest to the date of delivery.

Principal Amount $12,000,000.00*
Less Discount (not to exceed 1.0%) ..... -_____
Plus Premium (if any) ..... _____
Total Purchase Price ..... $_____

Total interest cost to maturity at the rate(s) specified ..... $_____
Net interest cost (adjusted for Discount and/or Premium) ..... $_____
Average annual net interest rate ..... _____%
True Interest Cost ..... _____%

This proposal is subject to all terms and conditions contained in said Notice, and if the undersigned is the Successful Bidder, the undersigned will comply with all of the provisions contained in said Notice. A cashier's or certified check or a wire transfer in the amount of $240,000* payable to the order of the Issuer, submitted in the manner set forth in the Notice accompanies this proposal as evidence of good faith. The acceptance of this proposal by the Issuer shall constitute a contract between the Issuer and the Successful Bidder for purposes of complying with Rule 15c2-12 of the Securities and Exchange Commission.

Submitted by: _____

(LIST ACCOUNT MEMBERS ON REVERSE) By: _____
Telephone No. (_____)_____

ACCEPTANCE

Pursuant to action duly taken by the Governing Body of the City of Bel Aire, Kansas, the above proposal is hereby accepted on October 7, 2025.

Attest:

Clerk Mayor

NOTE: No additions or alterations in the above proposal form shall be made, and any erasures may cause rejection of any bid. Facsimile bids may be filed with Columbia Capital Management, LLC, Fax No. (913) 312-8053, email bids may be sent to Columbia Capital Management, LLC at apope@columbiacapital.com, and electronic bids may be submitted via Columbia Capital Auction at or prior to 10:00 A.M. applicable Central Time, on October 7, 2025. Any bid received after such time will not be accepted or shall be returned to the bidder.

(Published at www.belaireks.gov on September, _____ 2025.)

ORDINANCE NO. _____

AN ORDINANCE APPROVING THE RECOMMENDATION OF THE BEL AIRE PLANNING COMMISSION RECOMMENDING CHANGING THE ZONING DISTRICT OF CERTAIN LANDS LOCATED WITHIN THE CORPORATE CITY LIMITS OF THE CITY OF BEL AIRE, KANSAS UNDER THE AUTHORITY GRANTED BY THE ZONING REGULATIONS OF THE CITY.

WHEREAS, the Governing Body of the City of Bel Aire, Kansas (the "City") has received a recommendation from the Bel Aire Planning Commission for Case No. ZON-25-01; and

WHEREAS, the Governing Body finds proper notice was given and a public hearing was held for Case No. ZON-25-01 on August 14, 2025, all as provided by law and under authority and subject to the provisions of the Zoning Regulations of the City.

BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF BEL AIRE, KANSAS:

SECTION 1. The Governing Body adopts the recommendation of the Bel Aire Planning Commission and approves the zone change request from Neighborhood Commercial, Office and Retail District "C-1" to a Planned Unit Development Residential District "R-PUD" to create the Lycee Addition Planned Unit Development R-PUD (the "Lycee Addition R-PUD").

Lots 1, 2, and 3, Block B, will be zoned as Neighborhood Commercial, Office and Retail District "C-1" and Planned Unit Development, Commercial Office and Retail District "C-2."

Lot 4, Block B, will be zoned as Multi-Family District "R-6."

Legal Description

Lots 1, 2, 3, and 4, Block B, Lycee Addition, Bel Aire, Sedgwick County, Kansas.

General Description

East side of Rock Road and ¼ mile North of 53rd Street North, Bel Aire, Sedgwick County, Kansas
The Lycee Addition R-PUD is subject to the following restrictions, conditions or limitations, and such restrictions, conditions or limitations shall supersede any portion of the application in conflict therewith:

1. Landscape plan to be reviewed and approved by Zoning Administrator for Parcel 2 before any building permits are issued. In addition to street tree requirements, the Landscape Plan should include: increase of the proposed (8) ornamental trees on the interior of the lot where feasible and screening details for the trash enclosures.

SECTION 2. This Ordinance shall take effect and be in force from and after its adoption by the Governing Body of the City, approval by the Mayor, and publication once in the official city newspaper.

SECTION 3. The City Clerk will file this Ordinance with the Sedgwick County Register of Deeds.

[*Remainder of this page intentionally left blank*]

ADOPTED by the Governing Body of the City of Bel Aire, Kansas on this 2nd day of September, 2025.

SIGNED by the Mayor on this _____ day of September, 2025.

CITY OF BEL AIRE, KANSAS

_____

Jim Benage, Mayor

ATTEST:

_____

Melissa Krehbiel, City Clerk

APPROVED AS TO FORM:

_____

Maria A. Schrock, City Attorney

City of Bel Aire

STAFF REPORT

DATE: 08/25/2025

TO: Bel Aire City Council
FROM: Paula Downs
RE: ZON-25-01- Lycee Addition

STAFF COMMUNICATION

FOR MEETING OF	9/2/2025
CITY COUNCIL	
INFORMATION ONLY	

SUMMARY:

ZON-25-01 Proposed re-zoning of Lots 1, 2, 3, 4 Block B, Lycee Addition from Neighborhood Commercial, Office and Retail District "C-1" to a Planned Unit Development Residential District "R-PUD" to create the Lycee Addition Planned Unit Development R-PUD.

Legal Description:

Lots 1, 2, 3, and 4, Block B, Lycee Addition, Bel Aire, Sedgwick County, Kansas.

General Location:

East side of Rock Road and ¼ mile North of 53rd Street North, Bel Aire, Sedgwick County, Kansas

Background:

The city placed notification on the City of Bel Aire website as required by the city code on July 24, 2025. The affidavit of publication is in the packet. Notification by certified mail was provided to surrounding property owners on July 24, 2025.

Previous change in zoning had not been formally approved in the proper manner- a zoning case should have been filed, approved, and an Ordinance developed. The zoning change for this case needed to be a Planned Unit Development Residential District "R-PUD" which addresses the change in zoning and provides for an R-PUD Preliminary Plat document with PUD text vs. a separate PUD Agreement.

ZON-25-01 case confirms the proper process and zoning change case for clarity moving forward.

Case History:

1. **August 12, 2021- Planning Commission Meeting**

   Planning Commission was presented with a sketch plan for Lycee Addition. Commission provided comments to the applicant, and no binding action was taken.

   Sketch Plan included twelve (12) two-unit duplexes and a single living unit on Lots 1, 2, and 3 Block B. No sketch plan was provided or reviewed for Lot 4, Block B.

2. **September 16, 2021- Planning Commission Meeting**

   SD-21-01- Proposed Lycee Addition, platting approximately 13.15 acres of the C-1 Zoning District (down-zone hearing process not included)

   Application reflected that current zoning was C-1 and Applicant requested R-6 zoning for a portion of Lycee Addition. Review notes of the case stated that the "plat would require a zoning hearing and possible PUD overlay based on information relayed. R-6 Multi-Family, C-1 by right as the current zoning district, C-2 would require a PUD".

   Staff recommended conditionally approved the plat "if the rezoning matches the uses intended for the lot development. The uses of a multi-family with 800 s.f. per unit and 12 units per acres is R-6. It was noted that the hearing did not include the zoning district process.

   The Preliminary Plat was approved 3-0

3. **September 22, 2021 - Planning Commission Meeting**

   Special Meeting to review and ratify all action taken at the September 16 Planning Commission meeting due to lack of quorum to act.

   The Planning Commission ratified action taken on the item at the September 16, 2021, meeting.

4. **February 10, 2022- Planning Commission Meeting**

   SD-21-07- PUD and Proposed Final Platting of approximately 4.4 acres (Lycee)

   Application packet included an application to change zoning districts from C-1 to C-1, C-2 and R-6 with a PUD.

PUD Agreement defined the zoning districts with permitted uses and minimum building setbacks. The site would contain 13 buildings with each living unit having 1,000 to 1,500 s.f. of livable space. Maximum building height was set at a maximum of three stories. All other development elements would be in accordance with city code regulations. The application included conceptual elevations and floorplans.

Applicant presented and no others requested to speak. SD-21-07 was unanimously approved by the Planning Commission.

5. April 5, 2022- City Council Meeting

The Final Plat, PUD Agreement and Development Agreement appeared on the April 5, 2022, meeting agenda. The agreements were approved and signed.

The Zoning change was not formally approved via Ordinance.

The PUD agreement listed the zoning districts and set approved uses, setbacks and maximum building height. A zoning case was not heard.

PUD Agreement:

This agreement was signed by the Council President on April 5, 2022, and the developer on September 7, 2022. It was filed with the Register of Deeds on January 18, 2023. The agreement references the Lycee PUD and includes zoning information including permitted uses, setbacks and other bulk regulations. In addition, the agreement provides the traditional language related to drainage, lighting, sanitary sewer, etc. The PUD agreement included the conceptual site landscape plan prepared on February 2, 2022, conceptual elevation and floorplan and the conceptual elevation picture.

Developer's Agreement:

The agreement was signed by the Council President on April 5, 2022, and the developer on September 7, 2022. It was filed with the Register of Deeds on January 27, 2023. The agreement references the Lycee PUD and includes zoning information including permitted uses, setbacks and other bulk regulations. In addition, the agreement provides the traditional language for infrastructure developing and funding of public infrastructure.

The City Council approved the PUD and Development Agreement.

6. August 14, 2025- Planning Commission Meeting

ZON-25-01- Set out the following requests as referenced in the R-PUD Preliminary Plat text:

1. Parcel 1- Lot 4, Block B
    a. Permitted Uses: Small-scale retail businesses, retail activities conducted wholly indoors, office, restaurant with alcohol sales, food venues to include patio dining, drive-throughs, and temporary structures as approved by the Zoning Administrator.
        i. Restaurant and food venue uses are only permitted through the PUD process.
    b. Applicant has provided 2 street trees along Rock Road. With the 40' gas pipeline removed from the calculation, 3 trees are required.

2. Parcel 2- Lots 1, 2, 3, Block B
    a. Permitted Uses: Duplexes, multi-family, adult day-care, leasing office, playgrounds or community spaces, and accessory structure as approved by the Zoning Administrator.
        i. Playgrounds and community spaces are generally permitted as a conditional use in the R-6 District.
        ii. Day-care facilities are permitted only in the R-1 and R-4 districts.
    b. Not all residential districts in Bel Aire specify a maximum lot coverage. As currently drafted, the applicant has set forth a 65% lot coverage.
    c. The R-6 District includes a minimum lot area per dwelling unit of 3,630 sf. The applicant has proposed a minimum lot area per dwelling unit of 2,912 sf.
    d. Front and side setbacks meet or exceed minimum requirements. The proposed rear setback of 25' is less than the required 75', but if the 40' pipeline easement and 25' setback on Parcel 1 is included, separation of building between the parcels is acceptable.
    e. Landscaping review:
        i. Street trees provided meets minimum requirements
        ii. For multi-family projects, 1 interior lot tree is required per dwelling unit, which must be large deciduous trees or evergreen trees). 8 interior lot trees are provided.
    f. Parking lot illumination is required for all multi-family projects. Code prohibits parking lot illumination to be provided by building mounted fixtures. The applicant is requesting to only provide parking lot illumination with building mounted fixtures.

Planning Commission Discussion:

Applicant highlighted several key issues that changed from the previous case:

1. Maximum lot coverage for Parcel 2 is currently at 65%. Might want to make it 70% in case a sidewalk or something is required to be added. City zoning code sets the maximum lot coverage at 30%.

2. PUD Agreement #5- Uses within the parcels:
    a. Uses for the parcel have not changed
    b. C-2 and C-1 uses that include restaurant, food, etc. This hasn't changed
    c. Greg Hiser owns this lot and wants to continue along those lines. His idea was to build a wine bar.
    d. Greg Hiser's vision for housing on parcel 2 was single. professionals, however, the current plan is not directed this way.
2. PUD Agreement #7- Lighting
    a. Multiple units being built
    b. Don't want light poles
    c. Will use the buildings to light up areas
    d. Will require parking lot poles relief. Lighting will be on the buildings- garages to light up the parking lots
3. PUD Agreement #9- Landscaping
    a. Asking for a waiver from landscaping
    b. Parcel 1- will have two (2) street trees along Rock Rd. With power lines and the pipeline, it is difficult to install landscaping- have a very small landscape window.
    c. Parcel 2- will have five (5) street trees on Lycee and Rock Rd. seven (7) street trees with eight (8) ornamentals inside the interior of front door and parking areas. Asking for a waiver for other items listed in code.
4. PUD Agreement #12- Parking
    a. Parking will be based on the multi-family designation- two (2) spaces per living unit like the property to the East.
    b. The site offers 2.7 spaces per unit.
    c. This is viewed as multi-family because it is multiple units on one lot.

Applicant shared that the main difference now and before are the update of the unit styles and the three-plex and four-plex. There are now three (3) different types of units. Applicant confirmed that he will continue to own the units.

Commission had concerns about lighting on the site but were satisfied with the plan to utility building mounted lighting and controlling the angle and shade to not negatively affect each unit on site.

Commissioners discussed the lot coverage of 65% on the site, however, they felt that both parcels combined lot coverage percentage would be relatively low. The Secretary clarified that each parcel's lot coverage would be calculated individually, however, the Commission did not have concerns about the density due to the apartment complex to the East. They commented that this development was more "cutting-edge type development" and that it could influence other developments to "not just build duplexes".

During the public hearing three Kechi residents spoke. They all lived in a neighborhood on North Rock Road. Comments included concern about traffic on Rock Road, that the development were apartments or “section 8” housing. Applicant responded to concerns stating the development was not apartments or section 8 housing and that access to these units accessible from Lycee St. and not directly from Road Rd.

The Planning Commission approved the zone change with conditions recommended by staff to include:

1. Landscape plan is to be reviewed and approved by Zoning Administrator for Parcel 2 before any building permits are issued.
2. In addition to street tree requirements, the Plan shall include:
   - Increase of the proposed 8 ornamental trees on the interior of the lot where feasible.
   - Screening details for the trash enclosures.

Recommendations of permanent staff

Staff recommend approval of the application pending the outcome of City Council review.

MINUTES
PLANNING COMMISSION
7651 E. Central Park Ave, Bel Aire, KS
August 14, 2025, 6:30 PM

I. Call to Order: Chairman Phillip Jordan called the meeting to order at 6:30

II. Roll Call

Chairman Phillip Jordan and Commissioners Dee Roths, Paul Matzek and Brian Stuart were present. Commissioners Derek Faber and Brian Mackey were absent. Quorum was present.

Also present were Paula Downs, Secretary and Maria Schrock City Attorney.

III. Pledge of Allegiance to the American Flag

Chairman Phillip Jordan led the pledge of allegiance.

IV. Consent Agenda

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

No updates or changes were requested.

Motion: Commissioner Matzek moved to approve the meeting minutes of the June 12, 2025, meeting. Commissioner Stuart seconded the motion. ***Motion carried 4-0.***

V. Announcements: No announcements were made by staff.

VI. Old Business/New Business

A. Public Hearing on the Consideration of a Resolution to Adopt the Bel Aire 2035 Comprehensive Plan

Paula Downs, Secretary provided background information on the Comprehensive Plan to support Lance Onstott, PEC who will provide a more detailed presentation of the Comprehensive Plan.

The plan was initiated in 2023 through a long and thoughtful process that involved several workshops that included Planning Commission members. The plan was developed in four phases: Community Assessment; Community Engagement; Planning and Refine, Adopt & Implement. The draft document was developed from engagement and other information gathering that took place over the last year. The plan document is organized into three sections with appendices. Sections included: section one is a current visual representation of

the community; section two lays out six value statements and goals for each one; and section three includes plans and recommendations for future land use for the built environment. The final section of the plan are appendixes that provide details on the activities that occurred during the planning process.

The plan has good foundational information about the community, and it has set out design standards. It shows how we will look at the city moving forward and the engagement process that took place to prepare the plan.

Lance Onstott, PEC stated that state statute requires that the comprehensive plan have a public hearing, and the agenda item tonight is for the Planning Commission to approve and adopt the plan, by Resolution, for governing body approval by ordinance.

Lance provided highlights of the plan and is purpose:

- The comprehensive plan should represent the vision of the community for the next 10 years and be a record of the community's shared goals and desires. The plan is not an agreement on everything but reflects common themes so that the City can make informed decisions.
- The Appendices show what has happened in Bel Aire in the last 20 years: demographics, market-based land use, development patterns, and what is happening now and what is projected for the future.
- The plan primarily addresses the built environment or the physical part of the City.
- The City will use the comprehensive plan to make decisions on planning and zoning cases, budgets, staffing, and public safety.
- As things change the plan may need to be updated and by statute it will be reviewed every year.
- The plan was developed in stages starting with developing the community assessment on past and current information. The second phase was the engagement of the community, city leadership, and city staff. The final stage is the final draft plan being reviewed and approved.
- Three different "teams" were engaged in preparing this plan. The core team were staff that met regularly to review and provide comments on the plan. City leadership included the City Council and the Planning Commission in workshops to engage in the development of the plan. Stakeholders provided feedback during fall festival, workshops, focus groups and interviews. There should be no surprises in the plan.

Lance stated that the three primary sections of the plan include: introduction; value Statements/Goals; and land Use Framework. In addition, the appendices are good references on how the plan was developed. This section lists; resources, community engagement details, census and other data sources, and other City plans. All notes and summary information for the community engagement activities are also included. Those details support the information contained in the other sections of the plan.

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Lance stated that the values statements and goals were developed from the overarching themes that were heard during the engagement activities. For each value statement there are goals which are those things that are measurable to make sure we are making progress on the plan. There are six value statements:

- Economic Development- *Bel Aire's Non-Residential Environment Will Enhance The Quality Of Life For All Residents And Visitors Alike*
- Transportation- *Bel Aire's Transportation System Will Be Safe, Enhance The Aesthetic Appreciation of the City, and Provide Efficient Options For All Transportation Modes.*
- Parks and Recreation- *Bel Aire's Parks And Recreation System Will Provide First Class Spaces And Programming For All Ages And Abilities.*
- Community Identity and Character- *Bel Aire's Built Environment Will Communicate A Distinct Identity To Create Cohesion, Increase Community Pride, And Attract Residents, Businesses, And Visitors*
- Growth & Investment- *Bel Aire Will Concentrate On Sustainable Growth Through Smart Investments And Community Communication.*
- Housing- *Bel Aire Will Be A Destination Of Choice For People At All Stages Of Life.*
- Every decision made should be influenced by the value statements. If there is a policy change or a re-zoning application that is not furthering one of the value statements then it needs to be critically looked at. It organizes your decision making and staff recommendations and it will serve as a guide for private investment.

Lance discussed the Future Land-Use Map which shows where residential and commercial uses are in the City. The first level of assessment before projecting future growth patterns is to establish four key elements to create places. We want to create an identifiable space designed around the uses for that space. The four building blocks are: green spaces- designed park, programmed park, natural preserve; complete neighbors; corridors; and centers.

In addition to the building blocks there are place types. Place Types will represent each one of those building block key elements. There are ten place types used in the city. For each place type these elements are included: description, including a narrative of the place type to be used in a staff report; types of land uses that are appropriate in each place type; utilized existing zoning districts to determine where each district could be compatible with each place type; and images to further communicate what the place types are looking to do.

Lance highlighted three example place types. One place type is a traditional neighborhood. There are no place types in the plan that are exclusively single family or multi-family residential place types. The goal is to see various place elements like homes, churches, or a corner store to create a complete neighborhood environment. This is predominately the place type that the city's future land use map is using. Another place type is a neighborhood corridor which is based on based on the transportation corridor. The goal is to build corridors or streets to complement the neighborhood. There may be something that the neighborhood

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might need to quickly access like the corner store, bank or restaurant- these elements would be within the corridor. It is not an area that would have a mall. Centers are another place type. The corridor place type is going to buffer the neighborhood place type from a Center. Multiple centers in our place types - neighborhood center is typically at the intersection of multiple neighborhood corridors or hubs of activity. Scale changes with city neighborhoods, corridors and centers which may be denser with more activity.

Lance explained that the comprehensive plan gives guidance to private sector development so that they can determine if their development is compatible with the place type identified in the development area.

Lance clarified that the neighborhood traditional place type is the most common type in the city and can be seen on the map in light yellow; corridors are largely located along the arterial roadways; purple areas are for industrial or institutional areas, and the Rock Road corridor isolates higher uses.

The Planning Commission had several questions about the Comprehensive Plan:

- Does the comprehensive plan go across 254? The land use does in certain areas- place types are predicted through the city's area of influence or the extraterritorial jurisdiction. Rural neighborhood is housing that doesn't require public utilities such as a farm, five-acre subdivision, etc.
- What are the two or three things that are different between our previous plan and this plan? What two or three ways were you surprised at the input that maybe went in a different direction from the previous plan? Previous plan was in 2018- Master Growth Plan- it only looked at future land use and it didn't have any value statements. Major difference it used the traditional way of looking at land use such as single-family residential, etc. Development patterns were similar between the plans. Water and sewer plans were developed ahead of the comprehensive plan so that information could be used to assess costs of service and return on investment as the city continues to grow. The community had a desire for different modes of transportation-they want to safely move around our community without a vehicle. The city has good potential for off street trails utilizing the floodplain areas as pathways. Any future option for a rail to trail option could be utilized in the future if changes occur in the use of the railroad tracks. Trains will continue to use the tracks in the foreseeable future.
- Commission felt the plan was well put together graphically and it is user friendly so it can be used.
- Anything surprise you when meeting with the various groups? Alternative transportation was surprising across all groups. It not surprising to hear that there was confusion about the identity of the city. People expressed the need for grocery stores and restaurants, but don't really want to grow. Many people want the small-town feel, but also the large city services. City will need to navigate these needs.

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- Is the City lacking in services? Land use was analyzed, and the City is 90% primarily residential. 0.8% of land use in Bel Aire is currently commercial use.
- Comprehensive plan will help the city make decision on what and how to develop in the future. The plan is a 10-year plan
- Was there any discussion about working with or looking at the plans from Metropolitan Area Planning Commission (MAPC)? This wasn't assessed in detail but did look at where they are projecting employment and housing areas. Looked at Wichita Area Metropolitan Planning Organization's (WAMPO) transportation plan to influence the plan.
- Does Wichita have any plans for East of Bel Aire? Unknown currently. Generally, they will face the need for services in that area.
- It is surprising that Bel Aire has a high rate of not-for-profit land uses in the City.
- Some concern that when the Commission reviews a case, preliminary plat and final plat we may ask for a reduction in lots to allow for green space, which the Commission doesn't have the authority to do that, so there is no enforcement.
- If is shows up on the master plan for more green space, how does that get implemented or steered that way? One way is to review zoning and subdivision regulations, building codes and policies around funding developments to steer towards implementing this vision. Developers and designers are always looking at the codes, so the city needs to ensure that codes reflect what we want to see happen. The other way is how we encourage development patterns through policies- City might want to participate in funding developments in a different way if they utilize the comprehensive plan vision.

Commissioner Jordan opened the Public Hearing:

- Donnis McPhaul- 7901 E. Oaktree Lane, Kechi, KS 67067. On the land use map in the orange area- what is the street running east/west? There is no street on the top of the orange area. Rock road area says city neighborhood- where does it stop the city neighborhood north between 254 and 53rd St.? Where does the orange area stop? The area extends Northwest Magnet anything above that is outside of Bel Aire's jurisdiction. The Comprehensive Plan covers only what is in Bel Aire.
- Jerry Hamilton, 7200 E. Oak Tree Ln. Kechi, KS- When you talk about your identity people are starting to call Bel Aire "Duplex City". Stated that he believes that Bel Aire has enough duplexes.

Commissioner Jordan closed the Public Hearing

Commission Discussion- Steering development is outside what the Planning Commission can control, and this is what the City Council can determine. Codes could assist as the Planning Commission hears cases. When the Secretary provides a staff report, one of the criteria in the "Golden Factors" is how the case is evaluated against the comprehensive plan. The Planning Commission will see comments both on how the case fits and how it doesn't fit within the comprehensive plan. This is one of several criteria the case is evaluated against.

Motion: Commissioner Matzek moved to adopt the Resolution to Adopt the Bel Aire 2035 Comprehensive Plan as presented and recommend that the Governing Body approve the Plan by publication of an Ordinance per K.S.A. 12-747(b). Commissioner Roths seconded the motion. ***Motion carried 4-0.***

B. Consideration of an Ordinance to Amend the Bylaws of the Planning Commission

Paula Downs, Secretary stated that the Commission has seen the Bylaws a few times and all suggestions have been included in the document. The bylaws were shared with Mayor Benage, and he had a few suggestions that were changed in the document.

The following changes were made:

- Removed language on line 35- "such removal and" – only appointments will require the consent of the City Council.
- Line 42 - Added language for appointment- Policies and Procedures for Appointment and Removal of Members of the Planning Commission shall be in accordance with Ordinance 357.
- Line 178- update language-…..reasonable notice as to date, time, place, manner and purpose for the meeting shall be given by the chairperson to the Secretary at least five (5) business days before the meeting by hand delivery.
- Line 181- Commission members and the Governing Body shall be notified by the Secretary (vs. Chairperson), including all persons designated to receive agendas on a regular basis.
- City of Bel Aire official city newspaper is the city website.
- Language was added that said the Planning Commission will review every three years, but changes can be made at any time should updates need to be made.

City Attorney stated that the Planning Commission will approve a resolution per statute and not an ordinance as stated in the motion language.

Motion: Chairman Jordan moved to Adopt the Resolution to Amend the Bylaws of the Planning Commission As Presented and recommend that the Governing Body Approve the Amended Bylaws. Commissioner Matzek seconded the motion. ***Motion carried 4-0.***

C. Public Hearing on ZON-25-01: Zone change request in the City from a Neighborhood Commercial, Office and Retail District "C-1" to a Planned Unit Development Residential District "R-PUD" to create the Lycee Addition R-PUD, generally located at the East side of Rock Road and ¼ mile North of 53rd Street North, Bel Aire, Sedgwick County, Kansas

Chairman Jordan read the case checklist:

- Disqualification Declared & Quorum Determined- Chairman Jordan "let the record reflect that no one was disqualified".

- Chairman Jordan declared that proper notification was given.
- Ex parte communication- Chairman Jordan "let the record reflect no ex parte communication was received prior to the agenda item".

Paula Downs, Secretary, stated that the case was before Planning Commission previously and the overview of each time the case appeared at the Planning Commission and City Council is set out in the staff report. The final plat for Lycee appeared at the February 2022 Planning Commission meeting with a Planned Unit Development (PUD) agreement and updated site plan. Lycee appeared at the April 5, 2022, City Council meeting and the final plat, PUD and development agreements were approved.

Previous change in zoning had not been formally approved in the proper manner- a zoning case should have been filed and an Ordinance developed and approved. The change in zoning needed to be an R-PUD which addresses the change in zoning and provides for an R-PUD Preliminary Plat document with PUD language vs. a separate PUD Agreement.

The PUD agreement sets out Parcel 1, the commercial lot and Parcel 2, the R-6 residential lots. The general provisions set out how the area will be developed, and they have set out the relief from code they are seeking. On pages 3-4 of the staff report it sets out zoning relief they are seeking. It will have what the code requires and what the case is asking for. The applicant will further define the development and answer questions.

The staff report also includes the review criteria that staff are recommending with the key review criteria (Golden Factors) of 2, 5, 7, 8 and that the case be approved with conditions listed in review criteria 10.

Phil Meyer, Baughman & Company, owner's representative and Craig Sharp, applicant. Reviewed the R-PUD plat text. Mr. Meyer set out the following items to ensure the Planning Commission is clear on what they are asking for:

- Maximum lot coverage for Parcel 2 is currently at 65%. Might want to make it 70% in case a sidewalk or something is required to be added. City zoning code sets the maximum lot coverage at 30%.
- Site plan discussion for parcel 2:
    - Lot 1 Units:
        - garage is in the back
        - front doors face Rock Road
        - This housing is different from the previous plan from Greg Hiser
    - Lot 2 Units:
        - front doors face west
        - Garage and driveway up front
    - Lot 3:
        - No garages

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- PUD Agreement #5- Uses within the parcels:
    - Uses for the parcel have not changed
    - C-2 and C-1 uses that include restaurant, food, etc. This hasn't changed
    - Greg Hiser owns this lot and wants to continue along those lines. His idea was to build a wine bar.
    - Greg Hiser's vision for housing on parcel 2 was single. professionals, however, the current plan is not directed this way.
- PUD Agreement #7- Lighting
    - Multiple units being built
    - Don't want light poles
    - Will use the buildings to light up areas
    - Will require parking lot poles relief. Lighting will be on the buildings- garages to light up the parking lots
- PUD Agreement #9- Landscaping
    - Asking for a waiver from landscaping
    - Parcel 1- will have two (2) street trees along Rock Rd. With power lines and the pipeline, it is difficult to install landscaping- have a very small landscape window.
    - Parcel 2- will have five (5) street trees on Lycee and Rock Rd. seven (7) street trees with eight (8) ornamentals inside the interior of front door and parking areas. Asking for a waiver for other items listed in code.
- PUD Agreement #12- Parking
    - Parking will be based on the multi-family designation- two (2) spaces per living unit like the property to the East.
    - The site offers 2.7 spaces per unit.
    - This is viewed as multi-family because it is multiple units on one lot.
- Units:
    - Clarification: the site will have two (2) duplexes, and the rest are four-plexes. The prior plan were all duplexes.
    - Each unit is either two (2) or three (3) bedrooms
    - Four-plexes:
        - Lots 1 & 2 there is a tri-plex and two four-plexes.
        - Lot 3- is a quad-plex where the units are stacked- exterior steps for two (2) units on top and two (2) units on bottom.
    - There are no basements in the units.
    - Lots 1 and 2 are single units' side-by-side
    - Grass will be in the open units. Along Rock Rd., in front of the units could do more landscaping on the East, but there is a nice hedgerow and there are utilities in the easement
    - Greg Hiser still wants to do a wine bar on parcel 1- very small lot size of building and parking lot is very limited.

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Applicant shared that the main difference now and before are the update of the unit styles and the three-plex and four-plex. There are now three (3) different types of units. Applicant confirmed that he will continue to own the units.

The Planning Commission had concerns about the lighting for the site would come from building mounted fixtures which could shine light into units across from each other's windows. To prevent that, lighting is on the building would need to be aimed a different way. Commission asked applicant what kind of light will be shining on the unit across from each building. The applicant stated that building lighting can be angled and shaded so light can be controlled where it goes. Applicant stated that they can get better lighting on the building than on poles. Lighting will be placed on the ends of building, and they don't face windows, and they will all have garage lights and porch lights on the units. Heights and angles of lighting can be well controlled. Commission acknowledged that the 29th and Greenwich apartments have building lights and no poles and the complex is well-lit. Applicant shared that poles add more clutter to the site.

Planning Commission discussed the lot coverage percentage for the site. Applicant explained that parcel 1 has all the pipeline area in it. Commission discussed that if you take the whole PUD area (parcels 1 and 2), you won't be at a high lot coverage percentage- it would be approximately 43%. The Secretary stated that each lot is calculated individually or per parcel. The Secretary stated that the R-6 zoning district doesn't set out anything different lot coverage percentages between single-family and multi-family units. Lot coverage is calculation includes total lot size minus structures and pavement. Commission suggested that they might need to consider the entire area related to lot coverage

Commission stated that the site appears to be like an apartment complex that is broken up but done well.

Applicant confirmed that the square footage of the east units are 1170 s.f. and the rest of the units are in the 1450 s.f. range. Units in the middle have a one car garage and units on Rock Rd. have two-car garages. Updates on the R-PUD Preliminary Plat have been corrected and parcel 2 is 72,030 s.f. which creates the 65% lot coverage.

Chairman Jordan opened the public hearing:

- Carla Hamilton, 7200 E. Oak Tree Ln Kechi, KS- Comprehensive plan map was on the screen and Ms. Hamilton asked about the "orange" area-
    - Went from duplex to apartments now and we'll probably have playground and other stuff- is that right. Developer responded and stated there would be no playground
    - Don't know what it looks like- so is this Section 8 housing- is that what it is? Developer answered "no".
    - Do you have pictures of the development?- Developer didn't have pictures

    - What about the traffic on Rock Road- with school and existing apartment complex and with more apartments- are there any considerations on what is going to happen? Commission stated that the area is suited for this type of development. Development doesn't empty onto Rock Road directly
- Donnis McPhaul, 7901 E. Oak Tree Ln, Kechi, KS 67067
    - Where is this development in relation to Apartments? Development is West of the apartments.
    - How many tri-plexes and four-plexes are there? There are eight (8) four-plexes and two (2) three-plexes.
    - Where is the wine bar? Wine Bar location is on Rock Road North of the housing development.
    - Where is entrance to development? Entrance is off Lycee and not Rock Road.
- Jerry Hamilton, 7200 Oak Tree Ln, Kechi KS.
    - Is there a difference between single-family vs. multi-family zoning districts? Bel Aire has several types of zoning districts in the city.
    - Mr. Hamilton would like to see single family homes along Rock Rd.
    - There is an abundance of duplexes
    - It would be good to have single family homes around the school

Chairman Jordan closed the Public Hearing

With regards to written communications Chairman Jordan stated, "let the record reflect no written communications have been received".

Applicant had no final comments but did share that the price range of leasing the units are $1450 - $1600. The units are an urban feel, and they are also bigger than duplexes.

Commissioner Matzek stated that he was concerned about the nearby single family large lots with this development be near. He asked what the status of Integra is, and it was confirmed by the Secretary that there was currently no status on that project. Commissioner Matzek has concerns about Rock Road traffic with the higher density development. He further stated that commercial use is 0.8% in the City and this development is now taking away additional parcels for commercial development with this development getting closer to the City Center concept on our comprehensive plan.

Commissioner Roths stated that this is an upgrade, and this is a different style. It will influence other development to not just build duplexes. More cutting-edge type development.

Commissioners cited, from the staff report, Golden Factors: 1, 3, 6, 2, 5, 10 as criteria to support the case. There are conditions recommended by staff for landscaping and trash enclosures. Planning Commission would need to use motion language #2 "approved with modifications" to include recommendations listed within #10 of the staff report.

Chairman Jordan stated that the case will be forwarded to the Governing Body with the Planning Commission recommendation and a written summary of the hearing for consideration at their regular meeting on Tuesday, September 2, 2025. He further stated that protest petitions against the case may be received by the City Clerk for 14 days after tonight, August 28, 2025, at 4:30 p.m.

Motion: Commissioner Roths moved, 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 Neighborhood Commercial, Office and Retail District "C-1" to a Planned Unit Development Residential District "R-PUD" in ZON-25-01 be approved with modifications, based on findings: recommendation #10 listed in staff report, as recorded in the summary of this hearing. Chairman Phillip Jordan seconded the motion. ***Motion carried 4-0.***

D. **Overview of Zoning Case Script**

Maria Schrock, City Attorney, provided an overview of the Zoning Case Checklist.

Primary and crucial duty of PC is holding the public hearing. The hearing is not only provided to hear public comments, but also to satisfy Kansas statutes. When holding a public hearing it is important to be consistent each time. All elements included in the "script" or checklist is to ensure that we address each element of the state statute and that everyone in the room is informed of key items. The benefit of the checklist reminds us to let the record show that commissioners did not disqualify themselves. When we close the public hearing we are reflecting in the minutes that there is no further discussion from the public and it can be reflected in the minutes. This announcement about closing the hearing then lets the public know no additional comments can be made and the minutes are clear. The minutes of the meeting are forwarded to the governing body, and they are required to go back to the minutes and the minutes capture everything including all comments. They are the total record of everything that occurred, and all elements considered by the Commission to make good decisions. The checklist helps make sure that everything is included in the minutes and that they are a fair and accurate depiction of what occurred at the meeting. The checklist is 3 pages and includes all the required elements and in what order for the public hearing. It is not required that the chairperson go through the checklist, any Commissioner can read the checklist especially if there are multiple items that require the checklist on an agenda.

Lawsuits can be filed and having this checklist read into the minutes helps create a record of what happened during the meeting. Checklist makes sure we follow the statutes, especially for the public hearing. We are expanding the depth of the minutes and creating more detailed information about what happened during the meeting. Moving forward the Commission meeting minutes will be more in depth moving. This is a checklist and not a script because we don't want to give any indication that the Commission is being told how to vote or how to deliberate. This checklist doesn't contain any information related to that.

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Commission asked if they have to use the Golden Factors? The statute does not require the use of the Golden Factors. A case came through that provided a list of factors- state supreme case encouraged planning commissions to use these factors and add additional factors that may be unique to your community. The factors provide a consistent list of things we consider to be fair to every applicant so there is no appearance of being discriminatory or arbitrary. Not required but encouraged. Factors are a way for Commissioners to share their thinking about why they voted yes or no on a case.

Commission asked if they are we protected as Commissioners from lawsuits? The Planning Commission gets authority from Kansas statutes which is to abide by the zoning regulations and subdivision regulations that show that you are making decisions based on specific regulations. If a commissioner or the commission says that "I'm not going to abide by the regulations" that would indicate that they are operating outside the scope of their authority. Providing rationale of a decision is all that is required when making decisions on deviations from the codes.

Action: No action required; for discussion and review only.

E. Overview of Voting on Planning Commission Minutes

Maria Schrock, City Attorney, provided an overview of voting on Planning Commission minutes.

When you receive the agenda packet go through the minutes and confirm that it appears to be a fair and accurate depiction of what occurred during the meeting. Feel free to take notes during the meeting and compare them to the draft minutes and provide any updates. By voting to approve the minutes, the Commission is saying we've reviewed them, and they accurately reflect what occurred during the meeting. Minutes will be relied upon for actions. The Chairman, Vice Chairman or the Senior Commissioner may be the person signing the minutes after any given meeting. Commission is encouraged to keep notes and compare them to ensure accuracy.

Commission requested minutes to be provided earlier than the following month to recall and ensure their accuracy. Secretary will provide minutes within 10 days after the meeting. Commissioners then could provide updates prior to the next meeting via emails.

Action: No action required; for discussion and review only.

VII. Approval of the Next Meeting Date.

Commissioner Stuart will not be in attendance for the next meeting

Motion: Chairman Jordan moved to approve the date of the next meeting: September 11, 2025, at 6:30 p.m. Commissioner Matzek seconded the motion. ***Motion carried 4-0.***

VIII. Current Events

A. Upcoming Agenda Items:

Secretary shared that on September 2nd an Ordinance appointing the Planning Commission as the Board of Zoning Appeals will be on the City Council's agenda.

That approval will then result in bylaws being developed and shared with the Planning Commission. Bylaws will closely resemble the PC Bylaws.

1. Board of Zoning Appeals Bylaws
2. Board of Zoning Appeals- Types of Cases

B. Upcoming Events:

1. August 30 – Tree Board Park Clean-up | Alley Park 8-10 a.m.
2. September 1 – City Offices Closed for Labor Day
3. September 27 – Tree Board Park Clean-up |Bel Aire Rec Center 8-10 a.m.
4. October 4 – Fall Curbside Clean-Up

IX. Adjournment

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

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City of Bel Aire

STAFF REPORT

DATE: 08/14/2025

TO: Bel Aire Planning Commission
FROM: Paula Downs
RE: ZON-25-01- Lycee Addition

STAFF COMMUNICATION

FOR MEETING OF	8/14/2025
CITY COUNCIL	
INFORMATION ONLY	

SUMMARY:

ZON-25-01 Proposed re-zoning of Lots 1, 2, 3, 4 Block B, Lycee Addition from Neighborhood Commercial, Office and Retail District "C-1" to a Planned Unit Development Residential District "R-PUD" to create the Lycee Addition Planned Unit Development R-PUD.

Legal Description:

Lots 1, 2, 3, and 4, Block B, Lycee Addition, Bel Aire, Sedgwick County, Kansas.

General Location:

East side of Rock Road and ¼ mile North of 53rd Street North, Bel Aire, Sedgwick County, Kansas

Background:

The city placed notification on the City of Bel Aire website as required by the city code on July 24, 2025. The affidavit of publication is in the packet. Notification by certified mail was provided to surrounding property owners on July 24, 2025.

Case History:

1. **August 12, 2021- Planning Commission Meeting**

   Planning Commission was presented with a sketch plan for Lycee Addition. Commission provided comments to the applicant, and no binding action was taken.

   Sketch Plan included twelve (12) two-unit duplexes and a single living unit on Lots 1, 2, and 3 Block B. No sketch plan was provided or reviewed for Lot 4, Block B.

2. September 16, 2021- Planning Commission Meeting

SD-21-01- Proposed Lycee Addition, platting approximately 13.15 acres of the C-1 Zoning District (down-zone hearing process not included)

Application reflected that current zoning was C-1 and Applicant requested R-6 zoning for a portion of Lycee Addition. Review notes of the case stated that the "plat would require a zoning hearing and possible PUD overlay based on information relayed. R-6 Multi-Family, C-1 by right as the current zoning district, C-2 would require a PUD".

Staff recommended conditionally approved the plat "if the rezoning matches the uses intended for the lot development. The uses of a multi-family with 800 s.f. per unit and 12 units per acres is R-6. It was noted that the hearing did not include the zoning district process.

The Preliminary Plat was approved 3-0

3. **September 22, 2021 - Planning Commission Meeting**

Special Meeting to review and ratify all action taken at the September 16 Planning Commission meeting due to lack of quorum to act.

The Planning Commission ratified action taken on the item at the September 16, 2021, meeting.

4. February 10, 2022- Planning Commission Meeting

SD-21-07- PUD and Proposed Final Platting of approximately 4.4 acres (Lycee)

Application packet included an application to change zoning districts from C-1 to C-1, C-2 and R-6 with a PUD.

PUD Agreement defined the zoning districts with permitted uses and minimum building setbacks. The site would contain 13 buildings with each living unit having 1,000 to 1,500 s.f. of livable space. Maximum building height was set at a maximum of three stories. All other development elements would be in accordance with city code regulations. The application included conceptual elevations and floorplans.

Applicant presented and no others requested to speak. SD-21-07 was unanimously approved by the Planning Commission.

5. April 5, 2022- City Council Meeting

The Final Plat, PUD Agreement and Development Agreement appeared on the April 5, 2022, meeting agenda. The agreements were approved and signed.

The Zoning change was not formally approved via Ordinance.

The PUD agreement listed the zoning districts and set approved uses, setbacks and maximum building height. A zoning case was not heard.

PUD Agreement:

This agreement was signed by the Council President on April 5, 2022, and the developer on September 7, 2022. It was filed with the Register of Deeds on January 18, 2023. The agreement references the Lycee PUD and includes zoning information including permitted uses, setbacks and other bulk regulations. In addition, the agreement provides the traditional language related to drainage, lighting, sanitary sewer, etc. The PUD agreement included the conceptual site landscape plan prepared on February 2, 2022, conceptual elevation and floorplan and the conceptual elevation picture.

Developer's Agreement:

The agreement was signed by the Council President on April 5, 2022, and the developer on September 7, 2022. It was filed with the Register of Deeds on January 27, 2023. The agreement references the Lycee PUD and includes zoning information including permitted uses, setbacks and other bulk regulations. In addition, the agreement provides the traditional language for infrastructure developing and funding of public infrastructure.

The City Council approved the PUD and Development Agreement.

Current Discussion:

ZON-25-01- Sets out the following requests as referenced in the R-PUD Preliminary Plat text:

1. Parcel 1- Lot 4, Block B
    a. Permitted Uses: Small-scale retail businesses, retail activities conducted wholly indoors, office, restaurant with alcohol sales, food venues to include patio dining, drive-throughs, and temporary structures as approved by the Zoning Administrator.
        i. Restaurant and food venue uses are only permitted through the PUD process.
    b. Applicant has provided 2 street trees along Rock Road. With the 40' gas pipeline removed from the calculation, 3 trees are required.

2. Parcel 2- Lots 1, 2, 3, Block B
    a. Permitted Uses: Duplexes, multi-family, adult day-care, leasing office, playgrounds or community spaces, and accessory structure as approved by the Zoning Administrator.
        i. Playgrounds and community spaces are generally permitted as a conditional use in the R-6 District.
        ii. Day-care facilities are permitted only in the R-1 and R-4 districts.
    b. Not all residential districts in Bel Aire specify a maximum lot coverage. As currently drafted, the applicant has set forth a 40% maximum.
    c. The R-6 District includes a minimum lot area per dwelling unit of 3,630 sf. The applicant has proposed a minimum lot area per dwelling unit of 2,912 sf.

d. Front and side setbacks meet or exceed minimum requirements. The proposed rear setback of 25' is less than the required 75', but if the 40' pipeline easement and 25' setback on Parcel 1 is included, separation of building between the parcels is acceptable.
e. Landscaping review:
    i. Street trees provided meets minimum requirements
    ii. For multi-family projects, 1 interior lot tree is required per dwelling unit, which must be large deciduous trees or evergreen trees). 8 interior lot trees are provided.
f. Parking lot illumination is required for all multi-family projects. Code prohibits parking lot illumination to be provided by building mounted fixtures. The applicant is requesting to only provide parking lot illumination with building mounted fixtures.

Review Considerations:

1. **Character of the neighborhood**

   Building heights, density, setbacks, building materials, and paved surfaces are generally in conformance with existing improvements in the general area. Noise and general activity levels are expected to be similar to adjacent developments. Directly abutting the subject property to the west is Rock Road (arterial classification), with high traffic volume projected in the future.

2. **Zoning and uses of nearby properties**

   North: M-1 Planned Unit Development – Industrial District
   - Current Use: Undeveloped

   East: C-1 Neighborhood Commercial, Office, and Retail District
   - Current Use: Multi-Family (Apartment Buildings)

   South: C-1 Neighborhood Commercial, Office, and Retail District
   - Current Use: Undeveloped

   West: Sedgwick County Jurisdiction
   - Current Use: Undeveloped

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

   The property is suitable for its current R-6 zoning.

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

   No detrimental impacts on nearby property is expected.

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

   The property has remained undeveloped since originally zoned in 2021-2022.

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

   If the application is recommended for denial, no relative gain to the public is expected.

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

   The Master Growth Plan (2018) depicts the subject property as "Mixed Use/Local Commercial" which is in conformance with the applicant's request for both residential and commercial uses.

8. **Impact of the proposed development on community facilities**

   Existing sanitary sewer service is available to all lots within the PUD. Public water is available at the southeast corner of the PUD. Although a 60' access opening to Rock Road is currently platted, no access is depicted. No detrimental impact on utility or transportation systems is anticipated.

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)**

   Property Owners as of July 24, 2025, have been notified. City staff received a call from one property owner who wanted clarification on why they received a notification. Property owner did not express any concerns at that time. No other inquiries or feedback have been received from notified residents for the August 14, 2025, hearing.

10. **Recommendations of permanent staff**

    Key review criteria elements: 2, 5, 7, and 8.

    Staff recommend approval of the application pending the outcome of Planning Commission review and public hearing with the following condition:

    1. Landscape plan to be reviewed and approved by Zoning Administrator for Parcel 2 before any building permits are issued. In addition to street tree requirements, the Plan shall include:
       - Increase of the proposed 8 ornamental trees on the interior of the lot where feasible.
       - Screening details for the trash enclosures.

(Notification Posted on the City of Bel Aire Website, the designated official City newspaper for the City of Bel Aire on July 24, 2025)

OFFICIAL NOTICE OF ZONING HEARING

TO WHOM IT MAY CONCERN AND TO ALL PERSONS INTERESTED:

Notice is Hereby Given that on August 14, 2025, the City of Bel Aire Planning Commission will consider the following Zoning 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:

ZON-25-01. Proposed rezoning from C-1, C-2, R-6 to R-PUD Lycee Addition and R-PUD Preliminary Plat

Legal Description: Lots 1 -4, Block B- Lycee Addition, Bel Aire, Sedgwick County, Kansas.

General Location: Northeast corner of Lycee St. and N. Rock Road

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 _23_____ day of July 2025.

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



City of
Bel Aire

AFFIDAVIT OF PUBLICATION

State of Kansas, Sedgwick County, ss:

Melissa Krehbiel, City Clerk

Being first duly sworn, deposes and says:

That I, Melissa Krehbiel, City Clerk of the City of Bel Aire, Kansas, has published the attached notice on the City of Bel Aire website, www.belaireks.gov, which website is designated as the official City newspaper for the City of Bel Aire, Kansas by Charter Ordinance No. 25, effective August 6, 2024.

That the attached Notice of Zoning Hearing- ZON-25-01- Lycee Addition Proposed Re-Zoning from C-1, C-2, R-6 to R-PUD and Preliminary R-PUD platting is a true copy thereof and was published on such website beginning on the 24th day of July, 2025.

Melissa Krehbiel
Signature

SUBSCRIBED AND SWORN to before me this July 29th day of July, 2025.

(seal)

NOTARY PUBLIC - STATE OF KANSAS
MARI MCELHANEY
MY APPT. EXPIRES 9-4-27

Mari McElhaney
Notary Public

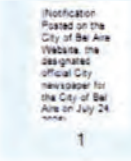
City of Bel Aire
Melissa Krehbiel – City Clerk
7651 East Central Park Avenue, Bel Aire, Kansas 67226
316-744-2451
www.belaireks.gov

portal.laserfiche.com/Portal/DocView.aspx?id=318204&repo=r-91639104

City of Bel Aire

Search in document

Zoning hearing 2025.08.14



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1 / 1 200% View images

(Notification Posted on the City of Bel Aire Website, the designated official City newspaper for the City of Bel Aire on July 24, 2025)

OFFICIAL NOTICE OF ZONING HEARING

TO WHOM IT MAY CONCERN AND TO ALL PERSONS INTERESTED:
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in the City Council Chamber at City Hall in Bel Aire, Kansas:

ZON-25-01. Proposed rezoning from C-1, C-2, R-6 to R-PUD Lycee Addition and R-PUD Preliminary Plat

Legal Description: Lots 1 -4, Block B- Lycee Addition, Bel Aire, Sedgwick County, Kansas.

General Location: Northeast corner of Lycee St. and N. Rock Road

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 _23_____ day of July 2025.

/s/ Paula L. Downs
Bel Aire Planning Commission Secretary
[image:]
Image1.png

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 by 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, 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-PUD

☐ Amendments to Change Zoning Districts _____

City of Bel Aire Planning Commission

☐ Approved ☐ Rejected

Name of owner _____

Address _____ Telephone _____

Agent representing the owner Baughman Company, P.A.

Address 315 S Ellis Ave, Wichita, KS Telephone _____

1. The application area is legally described as Lot(s) 1-4 ;Block(s) B , Lycee Addition, Bel Aire, Kansas. If appropriate, a metes and bounds description may be attached.

2. The application area contains 4.19± acres.

3. This property is located at (address) _____ which is generally located at (relation to nearest streets) northeast corner of Lycee St and N Rock Rd .

4. The particular reason for seeking reclassification:

To allow for the development of commercial and multi-family uses that do not match the bulk regulations for this type of development.

5. County control number: Pin Nos. 30021453, 30021454, 30021455, 30021456

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 Gregory Hiser Phone _____
   Address 9860 E 21st St N, Wichita, KS Zip Code 67206

   Agent Baughman Company, P.A. Phone 316-262-7271
   Address 315 S Ellis Ave, Wichita, KS Zip Code 67211

2. Applicant Blue Sky Ventures, LLC Phone _____
   Address 4006 N Hoover Ct, Wichita, KS Zip Code 67205

   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.

_____ BY _____
Applicant's Signature Authorized Agent (If Any)

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

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.

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2. Applicant Blue Sky Ventures, LLC Phone
   Address 4006 N Hoover Ct, Wichita, KS Zip Code 67205

   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 - Craig Sharp 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.

May 28th 2004

OWNERSHIP LIST

PROPERTY DESCRIPTION		PROPERTY OWNER
Lots 1, 2, & 3, Blk B **Part of Subject Property**	Lycee Addition to Bel Aire	Blue Sky Ventures, LLC 4006 N. Hoover Ct. Wichita, KS 67205
Lot 4, Blk B **Part of Subject Property**	"	Gregory Hiser 9860 E. 21st St. N. Wichita, KS 67206
Lot 1, Blk A AND Reserve A	"	City of Bel Aire 7651 E. Central Park Ave. Bel Aire, KS 67226
Lots 1 & 2	Broadstone Villas Addition	City of Bel Aire 7651 E. Central Park Ave. Bel Aire, KS 67226
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 E line of W/2; th. S 1,035.75'; th. W 1,261.69' to begin, 17-26-2E		Webb254, LLC 833 S. East Ave. Columbus, KS 66725
Lot 1, Blk 3	Heritage Hill Estates Addition	Jerry L. & Donnis L. McPhaul 7901 E. Oak Tree Ln. Kechi, KS 67067
The E/2 of SE/4, EXC the N 34 Acres thereof; & EXC for road, 18-26-2E		Linda L. Snook Revocable Trust 1200 S. 119th St. W. Wichita, KS 67235
The N 34 Acres of the E/2 of SE/4, EXC for road; & The E 660' of N 1,400' of W/2 of SE/4, 18-26-2E		Stanley E. Bergkamp 5601 N. Rock Rd. Kechi, KS 67067

Security 1st Title

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 3rd day of July, 2025, at 7:00 A.M.

SECURITY 1ST TITLE

By: _____

LICENSED ABSTRACTER

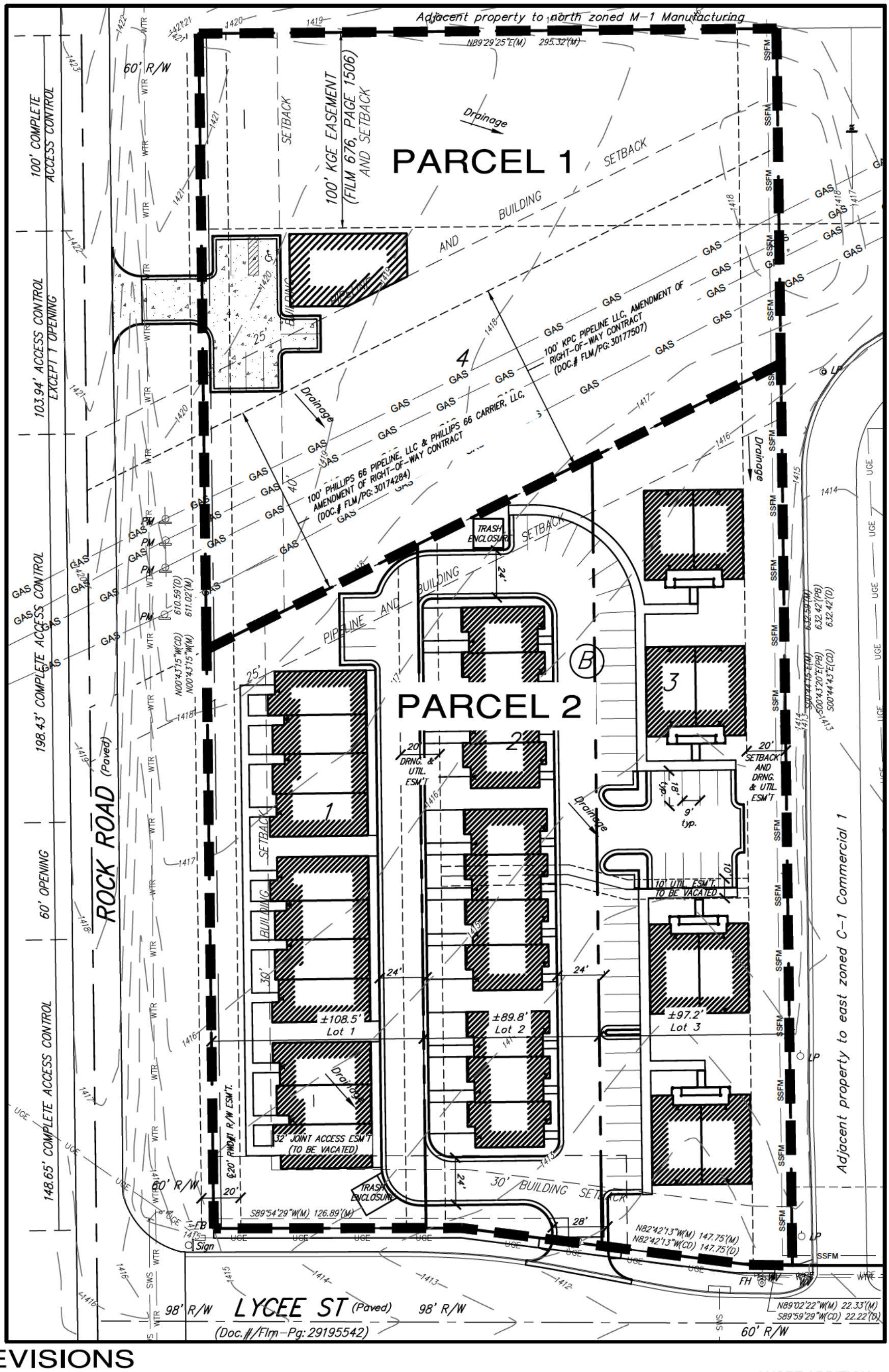
The Above list shows property owners within either a 200 foot radius or a 1,000 foot radius of the below described tracts. No certification is made as to the relation of any of the tracts and lots described herein within the city limits of Bel Aire and Kechi.

Lots 1, 2, 3, and 4, Block B, Lycee Addition to Bel Aire, Sedgwick County, Kansas.

Order: 3143031
KJK

LYCEE ADDITION

PLANNED UNIT DEVELOPMENT



REVISIONS

Planned Unit Development Filed: XX/XX/XXXX
Revised per staff comments:
Approved by Planning Commission:
Approved by City Council:
Revised per staff comments:
Approved by Planning Commission:
Approved by City Council:

LYCEE ADDITION
PLANNED UNIT DEVELOPMENT

Scale: 1"=50'

BAUGHMAN
315 S. Ellis, Wichita, KS 67211 (316) 262-7271
BaughmanCo.com

LYCEE ADDITION
PLANNED UNIT DEVELOPMENT

PARCEL 1 (Commercial) Lot 4

A.	Net Area:	71,822 sq. ft. ± or 1.65 acres ±
B.	Maximum Total Lot Coverage:	7,182 sq.ft. or 10%
C.	Maximum building height:	35 feet
D.	Setbacks:	As shown on plan.
E.	Access Points:	As shown on plan.
F.	Permitted Uses:	See General Provision #5.
G.	Parking:	See General Provision #13.

PARCEL 2 (Residential) Lots 1-3

A.	Net Area:	110,816 sq. ft. ± or 2.54 acres ±
B.	Maximum Total Lot Coverage:	44,326 sq.ft. or 40%
C.	Maximum building height:	35 feet
D.	Setbacks:	As shown on plan. No interior setbacks will be provided on common lot lines.
E.	Access Points:	As shown on plan.
F.	Permitted Uses:	See General Provision #5.
G.	Parking:	See General Provision #13.
H.	Min. distance between buildings:	10'
I.	Dwelling units per acre:	38 / 2.54 = 15 du/ac

GENERAL PROVISIONS:

1. Total Land Area: 182,638 sq.ft.± or 4.19 acres
   Total Gross Floor Area: 54,791.4 sq.ft.±

2. This Agreement establishes the terms and conditions for a Planned Unit Development zoning district. The requirements contained in this PUD are in lieu of any requirements contained in the zoning and subdivision regulations of the City and compliance with the terms and conditions of this PUD shall be deemed in compliance with the zoning and subdivision regulations of the City.

3. Installation of all improvements shall be in compliance with the requirements of all applicable federal, state and local legislation, including the Americans with Disabilities Act. All infrastructure improvements shall be detailed on a Planned Unit Development Site Plan, which delineates building locations, at the time each individual lot is developed. Said Planned Unit Development Site Plan (herein the "PUD Site Plan") shall be approved by Developer, Zoning Administrator, and City Engineer, attached hereto and made a part hereof, at the time each individual lot is developed.

4. All easements recorded on the face of the final plat of Lycee Addition to Bel Aire, Kansas shall remain in effect pursuant to this Planned Unit Development Agreement, except as noted to be vacated. The surface of such easements may be used by the owner(s) for driveways, parking and landscaping, as delineated on the PUD Site Plan at the time each individual lot is developed.

5. A. Parcel 1 shall be limited to the following uses: small scale retail businesses, retail activities conducted wholly indoors, office, C–2 uses that include restaurant with alcohol sales; food venues to include patio dining, drive–thrus, and temporary structures as approved by the zoning administrator. Accessory structures as approved by the zoning administrator. Special events permits approved by the zoning administrator and all C–1 uses permitted in Chapter 7 of the zoning code.

   B. Parcel 2 shall be limited to R–6 uses that include the following: duplexes, multi–family, adult day–care, leasing office, playgrounds or community spaces, and accessory structures as approved by the zoning administrator.

6. Signage shall be based on the standards of Chapter 17, Article 9 of the City Code (Sign Code), except an individual sign may be permitted up to 150 square feet in area. No LED, billboard, or off–site signs shall be permitted.

7. Parking lot illumination shall be provided by building mounted light fixtures. All lighting sources shall employ cutoff luminaries to minimize light trespass and shall be aimed or shielded away from neighboring properties.

8. Screening:

   A. All outside storage of trash and recycling storage containers shall be appropriately fenced and screened with fencing and screening methods and materials to blend in with the architectural design of the buildings and to reasonably hide the containers from ground view. Locations will be as shown on plan, including where shown in setbacks.

   B. Wood privacy fence materials may be allowed if such materials blend in with the architectural design elements of the buildings and adjacent sites and shall be of the same height of any existing but a minimum of six (6) feet in height. If screening exists on either side of a developing property line that meets or exceeds the standards of the zoning code, additional screening shall not be required.

   C. No screening shall be required between Parcel 1 and Parcel 2 of this PUD.

9. Landscaping shall be provided as follows. Parcel 1: 2 street trees along Rock Road. Parcel 2: 5 street trees along Lycee Street and 7 along Rock Road. Final location of street trees to be as approved by Bel Aire staff. 8 ornamental trees shall be provided on the interior of Parcel 2. Further landscape screening around the perimeter of the PUD or parking lot landscaping shall not be required.

10. The design layout shown on the plan illustrates only one development concept. Modifications to the location of improvements, building layout, and/or access locations may be permitted, provided they meet all requirements of this plan.

11. All applicable permits, licenses, inspections or change in use shall be obtained prior to occupancy.

12. Parking stalls and drives shall be located as shown as plan, including where shown in setbacks. Quantity of parking provided in Parcel 1 shall be in compliance with the Parking and Loading portion of the Zoning Regulations of the Bel Aire City Code. Quantity of parking provided in Parcel 2 shall follow the Multifamily designation in the off–street parking schedule provided in Chapter 18.9.10 of the Bel Aire City Code. This designation requires two (2) parking stalls per dwelling unit. This PUD proposes 2.7 parking stalls per dwelling unit in Parcel 2. Parking stall dimensions may be reduced to 9'x18'.

13. Upon full execution hereof and upon attachment of the PUD Site Plan, the Landscape and Drainage Plan and the Signage Plan, all approved as provided herein at the time each individual lot is developed, the terms and conditions of this PUD, as set forth herein, shall be binding upon the City and the Developer, their successors, representatives, trustees, and assigns.

14. A detailed site plan shall be submitted including parking, building elevations, landscaping, utility locations, signage, and street improvements, at the time the undeveloped portion of site is developed. The location of any additional buildings are indicated on the plan. Building additions to existing structures or parking improvements may be reviewed and approved administratively by the City.

PROJECT DESCRIPTION:

The Planned Unit Development allows a certain level of flexibility with site development regulations under a specific zoning district The intent of this PUD is to allow a moderate density residential development in addition to the modified C–2 zoning district.

LEGAL DESCRIPTION:

Lots 1–4, Block B, Lycee Addition,
Bel Aire, Sedgwick County.

APPLICANTS:

Greg Hiser
9860 E 21st N, Wichita, KS
Blue Sky Ventures, LLC
4006 N Hoover Ct, Wichita, KS

BAUGHMAN
315 S. Ellis, Wichita, KS 67211 (316) 262-7271
BaughmanCo.com

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Lycee Addition

August 12, 2021

Planning Commission Meeting

Agenda Documents:

- Agenda Packet
- Meeting Minutes

MINUTES
PLANNING COMMISSION
7651 E. Central Park Ave, Bel Aire, KS
August 12, 2021 6:30 PM

City of Bel Aire

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

II. Roll Call

Present were James Schmidt, David Floyd, John Charleston, and Dee Roths. Phillip Jordan and James Farner were absent.

Also present was Planning Commission Secretary Anne Stephens.

III. Pledge of Allegiance – Chairman Schmidt led the pledge of allegiance.

IV. Consent Agenda

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

MOTION: Chairman Schmidt moved to approve the minutes of July 15, 2021. Commissioner Roths seconded the motion. ***Motion carried 4-0.***

V. Old Business/New Business

A. **Review Sketch Plan for Lycee Addition**

Phil Meyer, Baughman, presented a preliminary plat and sketch plan on behalf of the Applicant for feedback from the Commission. In accordance with Bel Aire's subdivision regulations, the Commission provided comments to the Applicant regarding the sketch plan. No binding action was taken.

VI. Next meeting: September 16, 2021

MOTION: Chairman Schmidt moved to approve the next meeting date: September 16, 2021. Commissioner Roths seconded the motion. ***Motion carried 4-0.***

VII. Current Events

A. August 14th is National Night Out: The Commission briefly discussed upcoming events including National Night Out which will be held at City Hall on August 14th.

VIII. Adjournment

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

The meeting adjourned at 7:05 p.m.

AGENDA
PLANNING COMMISSION
7651 E. Central Park Ave, Bel Aire, KS
August 12, 2021 6:30 PM

City of Bel Aire

I. Call to Order

II. Roll Call

James Schmidt ____ David Floyd ____ Phillip Jordan ____

John Charleston____ James Farner ____ Dee Roths ____

III. Pledge of Allegiance

IV. Consent Agenda

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

Action: Motion to approve the minutes of July 15, 2021.

Motion _____ Second _____ Vote _____

V. Old Business/New Business

A. **Review Sketch Plan for Lycee Addition**

Action: No Action, review and provide comments to applicant

VI. Next meeting: September 16, 2021

A. **Action**: Motion to approve the next meeting date: September 16, 2021

Motion _____ Second _____ Vote _____

VII. Current Events

A. August 14th is National Night Out

VIII. Adjournment

Action: Motion to adjourn.

Motion _____ Second _____ Vote _____ Meeting adjourned Time_____

MINUTES
PLANNING COMMISSION
7651 E. Central Park Ave, Bel Aire, KS
July 15, 2021 6:30 PM

City of Bel Aire

I. Call to Order: Vice-Chairman David Floyd called the meeting to order at 6:30 p.m.

II. Roll Call:

Present were David Floyd, John Charleston, James Farner, and Dee Roths. James Schmidt and Philip Jordan were absent.

Planning Commission Secretary Anne Stephens was also present.

III. Pledge of Allegiance – Vice-Chairman David Floyd led the pledge of allegiance.

IV. Consent Agenda

A. Approval of Minutes from Previous Meeting

MOTION: Commissioner Roths moved to approve the minutes of June 10, 2021. Commissioner Charleston seconded the motion. ***Motion carried 4-0***.

V. Old Business/New Business

A. Vacation of a portion of right-of-way in Rock Spring Addition to Bel Aire, Kansas.

Vice-Chairman Floyd opened the public hearing. Will Clevenger, Garver, stood for questions from the Commission on behalf of the applicant. No others requested to speak and Vice-Chairman Floyd closed the public hearing.

Commissioners discussed the applications conformance with the zoning code. They noted that no private rights will be injured, nor any loss suffered if this vacation is approved. They also noted that legal notice of the public hearing was published in the newspaper, in accordance with the zoning code.

MOTION: Commissioner Roths moved to recommend the Vacation of the portion of land described without changes or conditions. Vice-Chairman Floyd seconded the motion. ***Motion carried 4-0.***

VI. Next Meeting: August 12, 2021

MOTION: Vice-Chairman Floyd moved to approve the date of August 12, 2021 at 6:30 p.m. for the next Planning Commission meeting. Commissioner Charleston seconded the motion. ***Motion carried 4-0.***

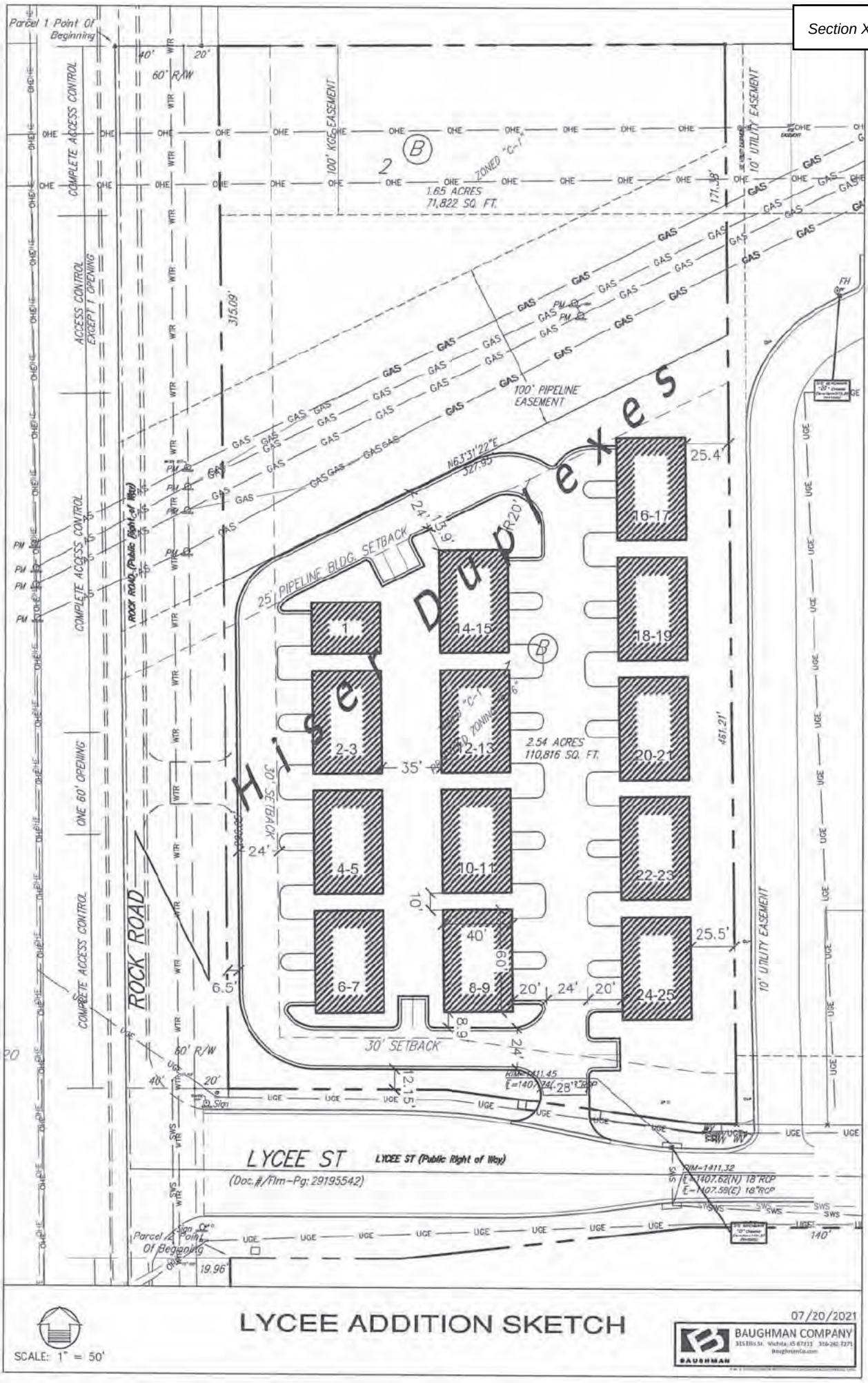
VII. Current Events:

Commissioners briefly discussed upcoming events including the Doggie Dip at the pool on August 9th, and National Night Out at City Hall on August 14th.

VIII. Adjournment

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

The meeting adjourned at 6:38 p.m.


Parcel 1 Point Of Beginning
60' R/W
100' KGE EASEMENT
10' UTILITY EASEMENT
COMPLETE ACCESS CONTROL
ACCESS CONTROL EXCEPT 1 OPENING
ZONED "C-1"
1.65 ACRES
71,822 SQ. FT.
315.09'
171.39'
100' PIPELINE EASEMENT
N63°31'22"E
327.95'
25' PIPELINE BLDG. SETBACK
Hiser Duplexes
R20'
24'
16-17
18-19
14-15
1
2-3
12-13
20-21
2.54 ACRES
110,816 SQ. FT.
461.21'
25.4'
35'
30' SETBACK
4-5
10-11
22-23
24'
10'
40'
109.60'
6-7
8-9
24-25
25.5'
20'
24'
20'
6.5'
ROCK ROAD
ROCK ROAD (Public Right of Way)
ONE 60' OPENING
COMPLETE ACCESS CONTROL
60' R/W
30' SETBACK
121.1'
RIM=1411.45
E=1407.24(S) 28" RCP
LYCEE ST
LYCEE ST (Public Right of Way)
(Doc.#/Flm-Pg: 29195542)
RIM=1411.32
E=1407.62(N) 18" RCP
E=1407.59(E) 18" RCP
140'
Parcel 2 Point Of Beginning
19.96'
LYCEE ADDITION SKETCH
SCALE: 1" = 50'
07/20/2021
BAUGHMAN COMPANY
315 Ellis St. Wichita, KS 67211 316-262-7271
BAUGHMAN

STAFF COMMUNICATION

FOR MEETING OF	8/12/21
CITY COUNCIL	
INFORMATION ONLY	

City of Bel Aire

STAFF REPORT

DATE: 08/05/2021

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

SUMMARY:

Lycee Sketch Plan:

The timing of notification wasn't met to add the preliminary plat to the agenda; sketch plan can be an item on the regular agenda as a way to provide feedback as larger cites use sub-committees prior to a hearing to approve.

Sketch Plan. A plan as required by a registered land surveyor to describe the precise location and dimension of lots, established easements, dedicate street rights-of-way, and otherwise describe property to be subdivided and requiring approval of the Planning Commission specified in K.S.A. 12-752.

The Planning Commission shall:
Review the sketch plans, when submitted, and forward comments to the potential subdivider whenever this responsibility is not otherwise performed by a Subdivision Committee.

https://www.betterontheedge.org/



Lycee Addition

September 16, 2021

Planning Commission Meeting

Agenda Documents:

- Agenda Packet
- Meeting Minutes

AGENDA
PLANNING COMMISSION
7651 E. Central Park Ave, Bel Aire, KS
September 16, 2021 6:30 PM

City of Bel Aire

I. Call to Order

II. Roll Call

James Schmidt ____ David Floyd ____ Phillip Jordan ____

John Charleston____ James Farner ____ Dee Roths ____

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 August 12, 2021.

Motion ____ Second ____ Vote ____

V. Old Business/New Business

A. **Revise the November meeting date on the 2021 Planning Commission meeting schedule. City Hall will be closed on November 11th for Veteran's Day.**

Action: Motion to (approve / deny / table) revising the 2021 Planning Commission meeting schedule to move the November meeting to (Thursday, November 4th / or Thursday, November 18th / or other date).

Motion ____ Second ____ Vote ____

B. **SD-20-01. Proposed Lycee Addition, platting approximately 13.15 acres of the C-1 Zoning District (down-zone hearing process not included).**

Open Hearing

Close Hearing

Action: Motion to (recommend / table / deny) the preliminary plat request (as presented / with or without changes or conditions).

Motion ____ Second ____ Vote_____

C. **V-21-02. Partial Access Control Vacation**

Open Hearing

Close Hearing

Action: Motion to (recommend / table / deny) the submitted portion of access control in up to two locations as described by metes and bounds (with / or without changes).

Motion ____ Second ____ Vote ____

D. **SD-21-02. Proposed Prairie Preserve Addition, platting approximately 50.3 acres of the R-1 Zoning District.**

Open Hearing

Close Hearing

Action: Motion to recommend the Preliminary Plat with or without changes, and/ or conditions, table, or deny.

Motion ____ Second ____ Vote_____

E. **CON-21-01. Property owner has requested to allow a private swimming pool in an R-5 residential zoning district.**

Open Hearing

Close Hearing

Action: Motion to table until the next meeting so that notification can be completed as required by city code.

Motion ____ Second ____ Vote_____

VI. Approval of the Date of the Next Meeting

A. **Next Meeting: October 14, 2021**

Action: Motion to approve the date of the next meeting: October 14, 2021

Motion ____ Second ____ Vote ____

VII. Current Events

A. Fall Festival - October 16th, 11 am to 2 pm at Bel Aire Rec Center, free admission

VIII. Adjournment

Action: Motion to adjourn.

Motion ____ Second ____ Vote ____ Time adjourned ____

Additional Attachments:

A. Planning Commission Staff Report - 9-16-2021

Public notice

(Published in The Ark Valley News on Aug. 19, 2021.)

OFFICIAL NOTICE OF ZONING HEARING

TO WHOM IT MAY CONCERN AND TO ALL PERSONS INTERESTED:

Notice is Hereby Given that on September 16, 2021 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:

Case No. SD/-20-01. Proposed Lycee Addition, platting approximately 13.15 acres of the C-1 Zoning District. (down-zone hearing process not included)

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

General Location: North Rock Road and Lycee 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 13th day of August, 2021.

/s/ Anne Stephens
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 19th day of August, 2021, with subsequent publications being made on the following dates:

_____, 2021 _____, 2021

_____, 2021 _____, 2021

_____, 2021 _____, 2021

_____

Subscribed and sworn to before me this 19th day of August, 2021.

_____
Notary Public

My commission expires _____.

Additional copies $ _____

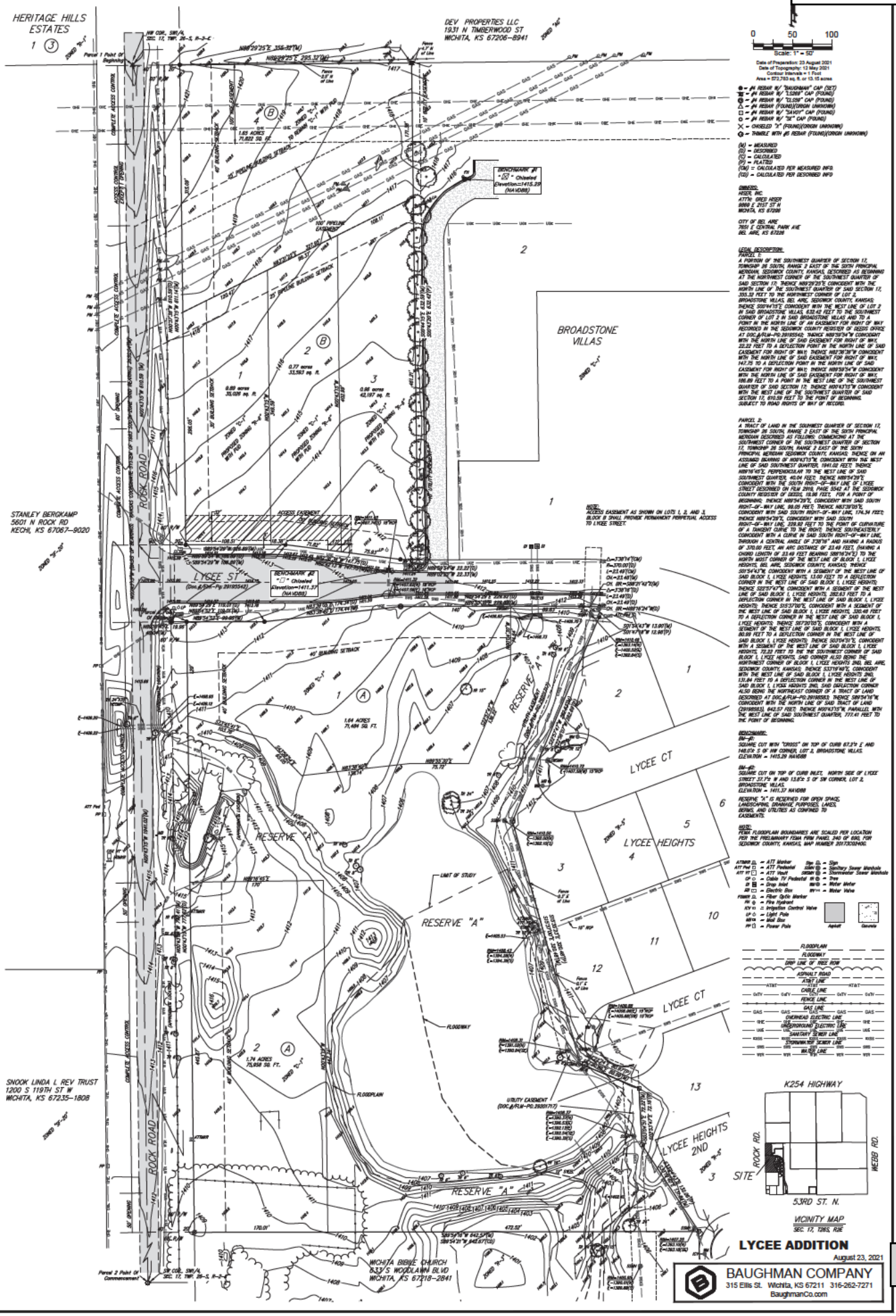
Printer's fee $ _____

LISA K. SWARTZ NOTARY PUBLIC COMMISSION EXPIRES 4/24/24 State of Kansas

PRELIMINARY PLAT

LYCEE ADDITION

BEL AIRE, SEDGWICK COUNTY, KANSAS



CITY OF BEL AIRE, KANSAS

File No. S/D 21-01

APPLICATION FOR PRELIMINARY PLAT APPROVAL

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

(AN INCOMPLETE APPLICATION CANNOT BE ACCEPTED)

Name of Subdivision: Lycee Addition

General Location: on the East side of Rock Road and approximately 1/4 mile north of 53rd St N

☒ Inside City ☐ To be Annexed ☐ Outside City

Name of Landowner: Gregory Hiser (additional Owner information attached)

Address: 9860 E. 21st St N, Wichita, KS 67206-3589 Phone: 316-841-2920

Name of Subdivider/Agent: Baughman Company, P.A. Attn: Philip Meyer

Address: 315 S Ellis St, Wichita, KS 67211 Phone: 316-262-7271

Name of (Engineer) (Land Planner): Same as Agent

Address: _____ Phone: _____

Name of Licensed Land Surveyor: Same as Agent

Address: _____ Phone: _____

Subdivision Information

1. Gross acreage of plat: 13.15 Acres
2. Total number of lots: 4
3. Proposed land use for an ☒ Urban-Type ☐ Rural Type Subdivision:
   a. ☐ Residential-Single-Family ☐ Duplex ☒X Multiple Family ☐ Manufactured/Mobile Home
   b. Commercial: X
   c. Industrial: _____
   d. Other: _____
4. Predominant minimum lot width: 120 Feet
5. Predominant minimum lot area: 71,484 Square Feet
6. Existing zoning: C-1 District
7. Proposed zoning: R-6 (for a portion) District
8. Source of water supply: City
9. Method of sewage disposal: City

10. Total lineal feet of new street 0 Feet

	Street Name	R/W Width	Lineal Feet
a.		Ft.	Ft.
b.		Ft.	Ft.
c.		Ft.	Ft.
d.		Ft.	Ft.
e.		Ft.	Ft.
f.		Ft.	Ft.
g.		Ft.	Ft.
h.		Ft.	Ft.

11. Proposed type of street surfacing n/a

12. Curb and gutter proposed: ☐ Yes ☒ No

13. Sidewalks proposed: ☐ Yes ☒ No If yes, where? _____

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

The landowner herein agrees to comply with the City Subdivision Regulations and all other related ordinances, resolutions, 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, County or Township to inspect the land as may be necessary for proper plat review.

Landowner	Date	Agent (If any)	Date
		[signature]	7/20/21

OFFICE USE ONLY

Prints of the Preliminary Plat received 15 (Number)

Vicinity map of existing and proposed street system received 15

Statement of financing and guaranteeing proposed improvements received _____

Preliminary drainage plan, if deemed necessary, received _____

This application was received by the Subdivision Administrator on 7.21.21, 20 21. It has been checked and found to be accompanied by the required information and the fee of $ 220.00 paid to the City Clerk.

[signature]
Subdivision Administrator

CITY OF BEL AIRE, KANSAS

File No. S/D _____-_____

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: Lycee Addition

General Location: _____

☒ Inside City ☐ To be Annexed ☐ Outside City

Name of Landowner: City of Bel Aire, Kansas

Address: 7651 E. Central Park Ave, Bel Aire, KS 67226 Phone: 316-744-2451

Name of Subdivider/Agent: Baughman Company, P.A. (Philip Meyer)

Address: 315 S. Ellis St., Wichita, KS 67211 Phone: 316-262-7271

Name of (Engineer) (Land Planner): Same as Agent

Address: _____ Phone: _____

Name of Licensed Land Surveyor: Same as Agent

Address: _____ Phone: _____

Subdivision Information

1. Gross acreage of plat: 13.15 Acres
2. Total number of lots: 4
3. Proposed land use for an ☒ Urban-Type ☐ Rural Type Subdivision:
   a. ☐ Residential-Single-Family ☐ Duplex ☒ Multiple Family ☐ Manufactured/Mobile Home
   b. Commercial: X
   c. Industrial: _____
   d. Other: _____
4. Predominant minimum lot width: 120 Feet
5. Predominant minimum lot area: 71,484 Square Feet
6. Existing zoning: C-1 District
7. Proposed zoning: R-6 (for a portion) District
8. Source of water supply: City
9. Method of sewage disposal: City

10. Total lineal feet of new street 0 Feet

	Street Name	R/W Width	Lineal Feet
a.		Ft.	Ft.
b.		Ft.	Ft.
c.		Ft.	Ft.
d.		Ft.	Ft.
e.		Ft.	Ft.
f.		Ft.	Ft.
g.		Ft.	Ft.
h.		Ft.	Ft.

11. Proposed type of street surfacing n/a

12. Curb and gutter proposed: ☐ Yes ☒ No

13. Sidewalks proposed: ☐ Yes ☒ No If yes, where? _____

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

The landowner herein agrees to comply with the City Subdivision Regulations and all other related ordinances, resolutions, 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, County or Township to inspect the land as may be necessary for proper plat review.

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 _____, 20____. It has been checked and found to be accompanied by the required information and the fee of $_____ paid to the City Clerk.

Subdivision Administrator

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

City of Bel Aire

LYCEE ADDITION SUBMITTAL REVIEW

Address of proposed project: Lycee Addition
This report is to document that on 9/2/21 the Zoning Administrator from the City of Bel Aire evaluated the above property plan for compliance of zoning and building requirements:

☐ SETBACKS	☐ ELEVATIONS
☒ EFFECTIVE CODE COMPLIANCE	☒ REQUIRED PLAN SUBMITTALS
☐ EROSION CONTROL	☒ EASEMENTS
☐ LANDSCAPE	☐ SCREENING
☐ STORM DRAINAGE	☒ NEIGHBORHOOD IMPACT
☐ ADA ACCESSIBLE	☐ UTILITIES TO BUILDING

The review of the above property plan has been:

☒ APPROVED, as noted

☐ DELAYED, as noted

☐ DENIED, as noted

DATE 9/2/21

Keith Price
REVIEWED BY

Comments: Sketch plan was reviewed by the planning commission in August.

- The Name "Lycee Addition" needs the word "Addition" removed to meet the city code, related to developments inside the corporate limits do not use this word.
- Utility providers have not all responded. The pipeline owners have not responded. Please reach out to those and relay any requests. Evergy has responded.
- This plat will also require a zoning hearing and possible PUD overlay based on information relayed. R-6 Multi-family, C-1 by right as the current zoning district, C-2 would require a PUD.
- Define the Road Road access openings to 60 ft. in width.
- Discuss the water and sewer access locations, are additional easements needed?

- http://www.egovlink.com/public_documents300/belaire/published_documents/Bel%20Aire%20City%20Code/CHAPT18-CODE%20Zoning%20Part-A%202015.pdf contains the Zoning Code. The landscape requirements in general, we have a master concept plan for the development.
- http://www.egovlink.com/belaire/docs/menu/home.asp contains the Public Works tab to find the city standards information.

STAFF COMMUNICATION

FOR MEETING OF	9/16/21
CITY COUNCIL	
INFORMATION ONLY	

City of Bel Aire

STAFF REPORT

DATE: 09/09/2021

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

SUMMARY:

Lycée Addition preliminary Plat, SD.21.01:

The hearing was published in the Ark Valley news per the city regulations; and primary utility companies were contacted. The developer has comments from Evergy. The city didn't receive comments back from any other provider, including the pipeline company. No comments were received from the public. City staff report is in the packet. Last month a sketch plat was reviewed at the city commission meeting.

History:
The city purchased the land in the early 2000's and has built in a vision of the area with the comprehensive plan and the 2018 Master development guide. This location has Rock Road a Bel Aire busy arterial as frontage and is near to the NE magnet high school and the Broad Stone apartments.

The property has many pipelines in easements and Evergy easements, making this property more difficult to develop. See the zoning review sent to the engineers.

Staff recommends conditionally approving the plat, if the rezoning matches the uses intended for the lot development. We have in the past required the PUD be a plat page for easy access to the special set of rules. The uses of a multi-family with 800 s.f. per unit and 12 units per acre is R-6. A bar or food outlet is a C-2 commercial use; Conditional uses can be granted in zoning districts that nearly meet the intent of the code but can be very limiting for other uses in the future. This hearing doesn't include the zoning district process.

A. After the Public Hearing is closed, the Planning Commission shall determine on the basis of all evidence before it, whether the preliminary plat generally meets the design standards and requirements of these regulations, the development plan of the City and the zoning regulations of the City, other applicable provisions of the ordinances of the City, or the applicable zoning regulations of the unincorporated area.
B. If the foregoing considerations are satisfied, the Planning Commission shall approve the preliminary plat. C. If the Planning Commission determines that the preliminary plat does not satisfy the requirements of these and other applicable Regulations it may suggest modifications so as to satisfy such violations, and if suggested modifications are made;

1. The subdivider may amend the preliminary plat so as to incorporate such modifications and re-submit the preliminary plat to the Planning Commission, which shall then grant its approval if such amendments satisfactorily incorporate the suggested modifications; or

2. The subdivider may reject the suggested modification or within the time allowed by the Planning Commission for such action, may refrain from taking any action thereon. In either event the preliminary plat shall be deemed to have been disapproved and the Planning Commission shall thereupon furnish the subdivider a written statement setting forth the reasons for disapproval of the preliminary plat.

D. If the Planning Commission determines that the preliminary plat does not satisfy the foregoing conditions, it shall disapprove the preliminary plat and immediately notify the subdivider of its action by furnishing the subdivider a written statement setting forth the reasons for disapproval of the preliminary plat.

E. The foregoing provisions to the contrary notwithstanding, the Planning Commission sh
disapprove the preliminary plat within 60 days from the date of filing of the preliminary plat or from the date the subdivider has submitted the last item of the required data, whichever date is later, unless such time is extended by mutual consent. If the preliminary plat is disapproved within 60 days thereafter, the Planning Commission shall furnish the subdivider a statement in writing setting forth the reasons for disapproval and specifying with particularity the aspects in which the proposed preliminary plat fails to conform to the requirements of these regulations.
F. The subdivider may appeal the disapproval of his preliminary plat to the Board of Zoning Appeals. Such appeal shall be made in writing and filed with the City Clerk within 60 days after the date the Planning Commission issues its statement setting forth its reasons for disapproval of the preliminary plat.
G. If the Planning Commission fails to approve or disapprove the preliminary plat within 60 days after the date such plat is filed or from the date the subdivider has filed the last item of required data, whichever date is later, then such preliminary plat shall be deemed to have been approved, unless the subdivider shall have consented in writing to extend or waive such time limitation.

V-21-02, Partial Access Control Vacation, Crossland Warehouse Project

The hearing was published in the Ark Valley news and property owners were mailed a notice of the hearing per the city regulations; and primary utility companies were contacted. Evergy had no concerns. No petition to stop the vacation was received; no other calls or contact was received.

History:
The original platting the city wanted total access control for the smaller lots along Webb Road to reduced private drives onto one of the City's arterial streets.
The developer had proposed 3 openings for 2 lots, (3 and 4), staff agrees the center approach has good merit, and the north approach if shared with lot 2 if needed would prevent the need to revisit this issue of the area. The speed limit for Webb is 55 mph.

3.04 DUTIES OF THE PLANNING COMMISSION

A. Review the sketch plans, when submitted, and forward comments to the potential subdivider whenever this responsibility is not otherwise performed by a Subdivision Committee.
B. Review and approve, approve conditionally or disapprove preliminary plats and lot splits.
C. Review and approve, approve conditionally or disapprove final plats and transmit the same to the Governing Body for their acceptance of dedications of streets, alleys and other public ways and sites.
D. **Make recommendations to the Governing Body <u>on vacations</u> of recorded plats, rights-of way, easements and other public reservations.**
E. Make such other determinations and decisions as may be required of the Commission from time to time by these regulations or applicable sections of the Kansas Statutes Annotated.

SD-21-02 (typo SD-20-02) Prairie Preserve

The hearing was published in the Ark Valley news per the city regulations; and primary utility companies were contacted. The developer has comments from Evergy. The city didn't receive comments back from any other provider, including the pipeline company. No comments were received from the public. City staff report is in the packet.
The newest revision of the plat is in your packet.
History:
The current plat is Chapel landing since 2008. The land was recently rezoning to R-1 by ordinance 669

CON-21-01 Private swimming pool in an R-5 zoning district:

The hearing was published in the Ark Valley news per the city regulations; the builder was waiting on the engineer to complete the initial process. The goal was to keep this on the agenda while the final

information develops. We expect more than one request from this neighborhood accessory structure.

History:

The city approved a conditional use for all of Rock Spring addition to allow a small shed in each yard to meet city code by Ordinance 576. There has been one private swimming pool in Rock Spring addition approved by conditional use process as well.

https://www.betterontheedge.org/



MINUTES
PLANNING COMMISSION
7651 E. Central Park Ave, Bel Aire, KS
September 16, 2021 6:30 PM

City of Bel Aire

I. Call to Order: Chairman Schmidt called the meeting to order.

II. Roll Call

Present were James Schmidt, David Floyd, and John Charleston. Phillip Jordan, James Farner, and Dee Roths were absent.

Also present were Planning Commission Secretary Anne Stephens and City Attorney Jacqueline Kelly.

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

IV. Consent Agenda

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

MOTION: Commissioner Floyd moved to approve the minutes of August 12, 2021. Commissioner Charleston seconded the motion. ***Motion carried 3-0.***

V. Old Business/New Business

A. **Revise the November meeting date on the 2021 Planning Commission meeting schedule. City Hall will be closed on November 11th for Veteran's Day.**

MOTION: Chairman Schmidt moved to approve revising the 2021 Planning Commission meeting schedule to move the November meeting to Thursday, November 4th. Commissioner Charleston seconded the motion. ***Motion carried 3-0.***

B. **SD-20-01. Proposed Lycee Addition, platting approximately 13.15 acres of the C-1 Zoning District (down-zone hearing process not included).**

Chairman Schmidt opened the public hearing. Phil Meyer, Baughman, represented the applicant and stood for questions from the Commission. No others requested to speak. Chairman Schmidt closed the public hearing.

Commissioners then discussed the plat.

MOTION: Commissioner Floyd moved to recommend the preliminary plat request as presented. Commissioner Charleston seconded the motion. ***Motion carried 3-0.***

C. **V-21-02. Partial Access Control Vacation**

Chairman Schmidt opened the public hearing. Scott Evans, MKEC, represented the applicant and stood for questions from the Commission. No others requested to speak. Chairman Schmidt then closed the public hearing.

The Commission discussed the vacation request with reference to the City Zoning Code.

MOTION: Chairman Schmidt moved to recommend the submitted portion of access control in up to two locations as described by metes and bounds. Commissioner Floyd seconded the motion. ***Motion carried 3-0.***

D. **SD-21-02. Proposed Prairie Preserve Addition, platting approximately 50.3 acres of the R-1 Zoning District.**

Chairman Schmidt opened the public hearing.

John Southerland, Towanda Land Company, represented the applicant and stood for questions from the Commission.

No others requested to speak on the matter, so Chairman Schmidt closed the public hearing. The Commission discussed the zoning request with reference to the 'golden factors' and the City Zoning Code.

MOTION: Commissioner Charleston moved to recommend the Preliminary Plat with the revision that the forcemain will be privately owned and maintained. Chairman Schmidt seconded the motion. ***Motion carried 3-0.***

E. **CON-21-01. Property owner has requested to allow a private swimming pool in an R-5 residential zoning district.**

Chairman Schmidt opened the public hearing for this matter. No one requested to speak, and the applicant was not in attendance. Chairman Schmidt closed the public hearing.

The item was requested to be tabled until the next meeting to allow notification to be completed as required by city code.

MOTION: Commissioner Floyd moved to table until the next meeting so that notification can be completed as required by city code. Commissioner Charleston seconded the motion. ***Motion carried 3-0.***

VI. Approval of the Date of the Next Meeting

A. **Next Meeting: October 14, 2021**

MOTION: Chairman Schmidt moved to approve the date of the next meeting: October 14, 2021. Commissioner Floyd seconded the motion. ***Motion carried 3-0.***

VII. Current Events

A. Fall Festival - October 16th, 11 am to 2 pm at Bel Aire Rec Center, free admission

Commissioners briefly discussed upcoming events, including Fall Festival. Duplexes may be discussed at the October Planning Commission meeting, if time allows.

VIII. Adjournment

MOTION: Chairman Schmidt moved to adjourn. Commissioner Charleston seconded the motion. ***Motion carried 3-0.***

The meeting adjourned at 7:36 p.m.

Lycee Addition

September 22, 2021

Planning Commission Meeting

Agenda Documents:

- Agenda Packet
- Meeting Minutes

AGENDA
PLANNING COMMISSION
SPECIAL MEETING

7651 E. Central Park Ave, Bel Aire, KS

September 22, 2021 12:00 p.m. Noon

City of Bel Aire

I. Call to Order

II. Roll Call

James Schmidt ____ David Floyd ____ Phillip Jordan ____

John Charleston____ James Farner ____ Dee Roths ____

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 September 16, 2021.

Motion ____ Second ____ Vote ____

V. Old Business/New Business

A. Review each voting action taken on September 16th Planning Commission Agenda.

B. Ratify all action taken on September 16th Planning Commission agenda.

Action: Motion to (Ratify/Not Ratify) all action taken on September 16th Planning Commission agenda.

Motion ____ Second ____ Vote_____

VIII. Adjournment

Action: Motion to adjourn.

Motion ____ Second ____ Vote ____ Time adjourned ____

MINUTES
PLANNING COMMISSION
7651 E. Central Park Ave, Bel Aire, KS
September 16, 2021 6:30 PM

City of Bel Aire

I. Call to Order: Chairman Schmidt called the meeting to order.

II. Roll Call

Present were James Schmidt, David Floyd, and John Charleston. Phillip Jordan, James Farner, and Dee Roths were absent.

Also present were Planning Commission Secretary Anne Stephens and City Attorney Jacqueline Kelly.

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

IV. Consent Agenda

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

MOTION: Commissioner Floyd moved to approve the minutes of August 12, 2021. Commissioner Charleston seconded the motion. ***Motion carried 3-0.***

V. Old Business/New Business

A. **Revise the November meeting date on the 2021 Planning Commission meeting schedule. City Hall will be closed on November 11th for Veteran's Day.**

MOTION: Chairman Schmidt moved to approve revising the 2021 Planning Commission meeting schedule to move the November meeting to Thursday, November 4th. Commissioner Charleston seconded the motion. ***Motion carried 3-0.***

B. **SD-20-01. Proposed Lycee Addition, platting approximately 13.15 acres of the C-1 Zoning District (down-zone hearing process not included).**

Chairman Schmidt opened the public hearing. Phil Meyer, Baughman, represented the applicant and stood for questions from the Commission. No others requested to speak. Chairman Schmidt closed the public hearing.

Commissioners then discussed the plat.

MOTION: Commissioner Floyd moved to recommend the preliminary plat request as presented. Commissioner Charleston seconded the motion. ***Motion carried 3-0.***

C. **V-21-02. Partial Access Control Vacation**

Chairman Schmidt opened the public hearing. Scott Evans, MKEC, represented the applicant and stood for questions from the Commission. No others requested to speak. Chairman Schmidt then closed the public hearing.

The Commission discussed the vacation request with reference to the City Zoning Code.

MOTION: Chairman Schmidt moved to recommend the submitted portion of access control in up to two locations as described by metes and bounds. Commissioner Floyd seconded the motion. ***Motion carried 3-0.***

D. **SD-21-02. Proposed Prairie Preserve Addition, platting approximately 50.3 acres of the R-1 Zoning District.**

Chairman Schmidt opened the public hearing.

John Southerland, Towanda Land Company, represented the applicant and stood for questions from the Commission.

No others requested to speak on the matter, so Chairman Schmidt closed the public hearing. The Commission discussed the zoning request with reference to the 'golden factors' and the City Zoning Code.

MOTION: Commissioner Charleston moved to recommend the Preliminary Plat with the revision that the forcemain will be privately owned and maintained. Chairman Schmidt seconded the motion. ***Motion carried 3-0.***

E. **CON-21-01. Property owner has requested to allow a private swimming pool in an R-5 residential zoning district.**

Chairman Schmidt opened the public hearing for this matter. No one requested to speak, and the applicant was not in attendance. Chairman Schmidt closed the public hearing.

The item was requested to be tabled until the next meeting to allow notification to be completed as required by city code.

MOTION: Commissioner Floyd moved to table until the next meeting so that notification can be completed as required by city code. Commissioner Charleston seconded the motion. ***Motion carried 3-0.***

VI. Approval of the Date of the Next Meeting

A. **Next Meeting: October 14, 2021**

MOTION: Chairman Schmidt moved to approve the date of the next meeting: October 14, 2021. Commissioner Floyd seconded the motion. ***Motion carried 3-0.***

VII. Current Events

A. Fall Festival - October 16th, 11 am to 2 pm at Bel Aire Rec Center, free admission

Commissioners briefly discussed upcoming events, including Fall Festival. Duplexes may be discussed at the October Planning Commission meeting, if time allows.

VIII. Adjournment

MOTION: Chairman Schmidt moved to adjourn. Commissioner Charleston seconded the motion. ***Motion carried 3-0.***

The meeting adjourned at 7:36 p.m.

AGENDA
PLANNING COMMISSION
7651 E. Central Park Ave, Bel Aire, KS
September 16, 2021 6:30 PM

City of Bel Aire

I. Call to Order

II. Roll Call

James Schmidt ____ David Floyd ____ Phillip Jordan ____

John Charleston____ James Farner ____ Dee Roths ____

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 August 12, 2021.

Motion ____ Second ____ Vote ____

V. Old Business/New Business

A. **Revise the November meeting date on the 2021 Planning Commission meeting schedule. City Hall will be closed on November 11th for Veteran's Day.**

Action: Motion to (approve / deny / table) revising the 2021 Planning Commission meeting schedule to move the November meeting to (Thursday, November 4th / or Thursday, November 18th / or other date).

Motion ____ Second ____ Vote ____

B. **SD-20-01. Proposed Lycee Addition, platting approximately 13.15 acres of the C-1 Zoning District (down-zone hearing process not included).**

Open Hearing

Close Hearing

Action: Motion to (recommend / table / deny) the preliminary plat request (as presented / with or without changes or conditions).

Motion ____ Second ____ Vote_____

C. **V-21-02. Partial Access Control Vacation**

Open Hearing

Close Hearing

Action: Motion to (recommend / table / deny) the submitted portion of access control in up to two locations as described by metes and bounds (with / or without changes).

Motion ____ Second ____ Vote ____

D. **SD-21-02. Proposed Prairie Preserve Addition, platting approximately 50.3 acres of the R-1 Zoning District.**

Open Hearing

Close Hearing

Action: Motion to recommend the Preliminary Plat with or without changes, and/ or conditions, table, or deny.

Motion ____ Second ____ Vote_____

E. **CON-21-01. Property owner has requested to allow a private swimming pool in an R-5 residential zoning district.**

Open Hearing

Close Hearing

Action: Motion to table until the next meeting so that notification can be completed as required by city code.

Motion ____ Second ____ Vote_____

VI. Approval of the Date of the Next Meeting

A. **Next Meeting: October 14, 2021**

Action: Motion to approve the date of the next meeting: October 14, 2021

Motion ____ Second ____ Vote ____

VII. Current Events

A. Fall Festival - October 16th, 11 am to 2 pm at Bel Aire Rec Center, free admission

VIII. Adjournment

Action: Motion to adjourn.

Motion ____ Second ____ Vote ____ Time adjourned ____

Additional Attachments:

A. Planning Commission Staff Report - 9-16-2021

MINUTES
PLANNING COMMISSION
7651 E. Central Park Ave, Bel Aire, KS
August 12, 2021 6:30 PM

City of Bel Aire

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

II. Roll Call

Present were James Schmidt, David Floyd, John Charleston, and Dee Roths. Phillip Jordan and James Farner were absent.

Also present was Planning Commission Secretary Anne Stephens.

III. Pledge of Allegiance – Chairman Schmidt led the pledge of allegiance.

IV. Consent Agenda

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

MOTION: Chairman Schmidt moved to approve the minutes of July 15, 2021. Commissioner Roths seconded the motion. ***Motion carried 4-0.***

V. Old Business/New Business

A. **Review Sketch Plan for Lycee Addition**

Phil Meyer, Baughman, presented a preliminary plat and sketch plan on behalf of the Applicant for feedback from the Commission. In accordance with Bel Aire's subdivision regulations, the Commission provided comments to the Applicant regarding the sketch plan. No binding action was taken.

VI. Next meeting: September 16, 2021

MOTION: Chairman Schmidt moved to approve the next meeting date: September 16, 2021. Commissioner Roths seconded the motion. ***Motion carried 4-0.***

VII. Current Events

A. August 14th is National Night Out: The Commission briefly discussed upcoming events including National Night Out which will be held at City Hall on August 14th.

VIII. Adjournment

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

The meeting adjourned at 7:05 p.m.

Public notice

(Published in The Ark Valley News on Aug. 19, 2021.)

OFFICIAL NOTICE OF ZONING HEARING

TO WHOM IT MAY CONCERN AND TO ALL PERSONS INTERESTED:

Notice is Hereby Given that on September 16, 2021 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:

Case No. SD/-20-01. Proposed Lycee Addition, platting approximately 13.15 acres of the C-1 Zoning District. (down-zone hearing process not included)

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

General Location: North Rock Road and Lycee 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 13th day of August, 2021.

/s/ Anne Stephens
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 19th day of August, 2021, with subsequent publications being made on the following dates:

_____, 2021 _____, 2021

_____, 2021 _____, 2021

_____, 2021 _____, 2021

Subscribed and sworn to before me this 19th day of August, 2021.

Notary Public

My commission expires

Additional copies

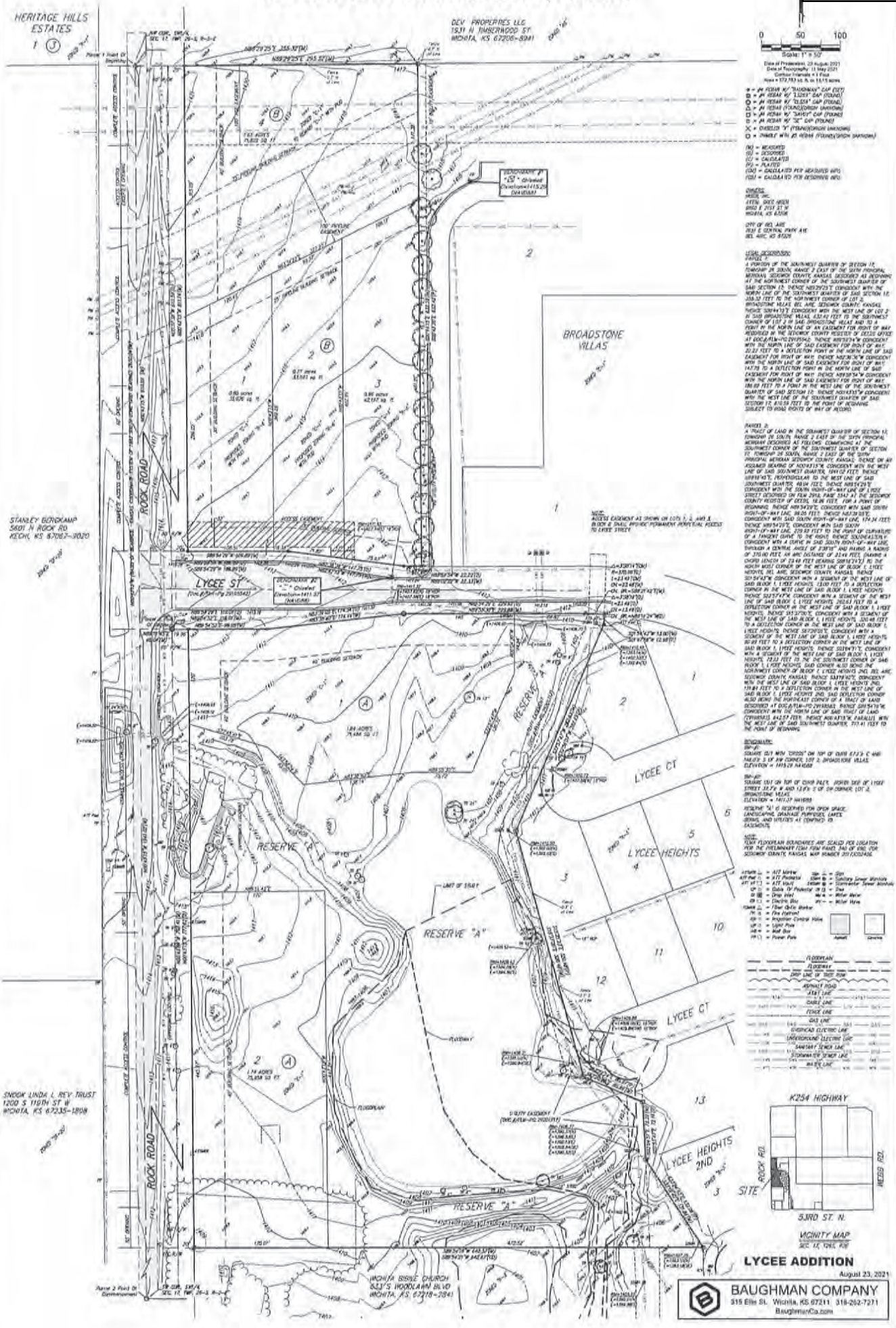
Printer's fee

LISA K. SWIRE NOTARY PUBLIC SOMMISSION EXPIRES 4/24/24 State of Kansas

PRELIMINARY PLAT

LYCEE ADDITION

BEL AIRE, SEDGWICK COUNTY, KANSAS



LYCEE ADDITION

August 23, 2021

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

CITY OF BEL AIRE, KANSAS

File No. S/D 21-01

APPLICATION FOR PRELIMINARY PLAT APPROVAL

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

(AN INCOMPLETE APPLICATION CANNOT BE ACCEPTED)

Name of Subdivision: Lycee Addition

General Location: on the East side of Rock Road and approximately 1/4 mile north of 53rd St N

☒ Inside City ☐ To be Annexed ☐ Outside City

Name of Landowner: Gregory Hiser (additional Owner information attached)

Address: 9860 E. 21st St N, Wichita, KS 67206-3589 Phone: 316-841-2920

Name of Subdivider/Agent: Baughman Company, P.A. Attn: Philip Meyer

Address: 315 S Ellis St, Wichita, KS 67211 Phone: 316-262-7271

Name of (Engineer) (Land Planner): Same as Agent

Address: _____ Phone: _____

Name of Licensed Land Surveyor: Same as Agent

Address: _____ Phone: _____

Subdivision Information

1. Gross acreage of plat: 13.15 Acres
2. Total number of lots: 4
3. Proposed land use for an ☒ Urban-Type ☐ Rural Type Subdivision:
   a. ☐ Residential-Single-Family ☐ Duplex ☒ Multiple Family ☐ Manufactured/Mobile Home
   b. Commercial: X
   c. Industrial: _____
   d. Other: _____
4. Predominant minimum lot width: 120 Feet
5. Predominant minimum lot area: 71,484 Square Feet
6. Existing zoning: C-1 District
7. Proposed zoning: R-6 (for a portion) District
8. Source of water supply: City
9. Method of sewage disposal: City

10. Total lineal feet of new street 0 Feet

	Street Name	R/W Width	Lineal Feet
a.		Ft.	Ft.
b.		Ft.	Ft.
c.		Ft.	Ft.
d.		Ft.	Ft.
e.		Ft.	Ft.
f.		Ft.	Ft.
g.		Ft.	Ft.
h.		Ft.	Ft.

11. Proposed type of street surfacing n/a

12. Curb and gutter proposed: ☐ Yes ☒ No

13. Sidewalks proposed: ☐ Yes ☒ No If yes, where? _____

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

The landowner herein agrees to comply with the City Subdivision Regulations and all other related ordinances, resolutions, 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, County or Township to inspect the land as may be necessary for proper plat review.

Landowner	Date	Agent (If any)	Date
		P Riggs J Meyer	7/20/21

OFFICE USE ONLY

Prints of the Preliminary Plat received 15 (Number)

Vicinity map of existing and proposed street system received 15

Statement of financing and guaranteeing proposed improvements received _____

Preliminary drainage plan, if deemed necessary, received _____

This application was received by the Subdivision Administrator on 7.21.21, 20 21. It has been checked and found to be accompanied by the required information and the fee of $ 220.00 paid to the City Clerk.

Subdivision Administrator

CITY OF BEL AIRE, KANSAS

File No. S/D _____-_____

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: Lycee Addition

General Location: _____

☒ Inside City ☐ To be Annexed ☐ Outside City

Name of Landowner: City of Bel Aire, Kansas

Address: 7651 E. Central Park Ave, Bel Aire, KS 67226 Phone: 316-744-2451

Name of Subdivider/Agent: Baughman Company, P.A. (Philip Meyer)

Address: 315 S. Ellis St., Wichita, KS 67211 Phone: 316-262-7271

Name of (Engineer) (Land Planner): Same as Agent

Address: _____ Phone: _____

Name of Licensed Land Surveyor: Same as Agent

Address: _____ Phone: _____

Subdivision Information

1. Gross acreage of plat: 13.15 Acres
2. Total number of lots: 4
3. Proposed land use for an ☒ Urban-Type ☐ Rural Type Subdivision:
   a. ☐ Residential-Single-Family ☐ Duplex ☒ Multiple Family ☐ Manufactured/Mobile Home
   b. Commercial: X
   c. Industrial: _____
   d. Other: _____
4. Predominant minimum lot width: 120 Feet
5. Predominant minimum lot area: 71,484 Square Feet
6. Existing zoning: C-1 District
7. Proposed zoning: R-6 (for a portion) District
8. Source of water supply: City
9. Method of sewage disposal: City

10. Total lineal feet of new street 0 Feet

	Street Name	R/W Width	Lineal Feet
a.		Ft.	Ft.
b.		Ft.	Ft.
c.		Ft.	Ft.
d.		Ft.	Ft.
e.		Ft.	Ft.
f.		Ft.	Ft.
g.		Ft.	Ft.
h.		Ft.	Ft.

11. Proposed type of street surfacing n/a

12. Curb and gutter proposed: ☐ Yes ☒ No

13. Sidewalks proposed: ☐ Yes ☒ No If yes, where? _____

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

The landowner herein agrees to comply with the City Subdivision Regulations and all other related ordinances, resolutions, 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, County or Township to inspect the land as may be necessary for proper plat review.

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 _____, 20____. It has been checked and found to be accompanied by the required information and the fee of $_____ paid to the City Clerk.

Subdivision Administrator

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

City of Bel Aire

LYCEE ADDITION SUBMITTAL REVIEW

Address of proposed project: Lycee Addition
This report is to document that on 9/2/21 the Zoning Administrator from the City of Bel Aire evaluated the above property plan for compliance of zoning and building requirements:

- ☐ SETBACKS
- ☐ ELEVATIONS
- ☐ EFFECTIVE CODE COMPLIANCE
- ☐ REQUIRED PLAN SUBMITTALS
- ☐ EROSION CONTROL
- ☐ EASEMENTS
- ☐ LANDSCAPE
- ☐ SCREENING
- ☐ STORM DRAINAGE
- ☐ NEIGHBORHOOD IMPACT
- ☐ ADA ACCESSIBLE
- ☐ UTILITIES TO BUILDING

The review of the above property plan has been:

- ☐ APPROVED, as noted
- ☐ DELAYED, as noted
- ☐ DENIED, as noted

DATE 9/2/21

Keith Price
REVIEWED BY

Comments: Sketch plan was reviewed by the planning commission in August.

- The Name "Lycee Addition" needs the word "Addition" removed to meet the city code, related to developments inside the corporate limits do not use this word.
- Utility providers have not all responded. The pipeline owners have not responded. Please reach out to those and relay any requests. Evergy has responded.
- This plat will also require a zoning hearing and possible PUD overlay based on information relayed. R-6 Multi-family, C-1 by right as the current zoning district, C-2 would require a PUD.
- Define the Road Road access openings to 60 ft. in width.
- Discuss the water and sewer access locations, are additional easements needed?

- http://www.egovlink.com/public_documents300/belaire/published_documents/Bel%20Aire%20City%20Code/CHAPT18-CODE%20Zoning%20Part-A%202015.pdf contains the Zoning Code. The landscape requirements in general, we have a master concept plan for the development.
- http://www.egovlink.com/belaire/docs/menu/home.asp contains the Public Works tab to find the city standards information.

ACCESS CONTROL DEDICATION

WHEREAS, City of Bel Aire, Kansas, Land Bank, as the owner of the below-described property, has petitioned the City of Bel Aire to vacate the platted access controls for the same per Vacation Order numbered **V-21-02**; and

WHEREAS, It is necessary to re-dedicate access controls for the below-described property; and

WHEREAS, City of Bel Aire, Kansas, Land Bank, wishes to do the same; and

That for and in consideration of the sum of One Dollar ($1.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, being the owners of the following described real estate, to-wit:

Lot 3, Block A, Sunflower Commerce Park, an addition to Bel Aire, Sedgwick County, Kansas.

Does hereby transfer and convey to the City of Bel Aire all abutters' right of access, ingress and egress to said property from or to Webb Road over and across the west line of the above-described property; provided, however, the following two (2) full movement openings shall be allowed:

One full movement opening being allowed within a **100**-foot length of the east right-of-way line of Webb Road, said **100**-foot length being centered **50**-foot each side of the following described POINT; COMMENCING at the northwest corner of said Lot 3, Block A, Sunflower Commerce Park, an Addition to Bel Aire, Sedgwick County, Kansas; thence south, **50.00** feet along the west line of said Lot 3 to The POINT. The sideline points of said **100**-foot full movement opening being measured perpendicular to said west line,

TOGETHER WITH,

One full movement opening being allowed within a **100**-foot length of the east right-of-way line of Webb Road, said **100**-foot length being centered **50**-foot each side of the following described POINT; COMMENCING at the southwest corner of said Lot 3, Block A, Sunflower Commerce Park, an Addition to Bel Aire, Sedgwick County, Kansas; thence north, **50.00** feet along the west line of said Lot 3 to The POINT. The sideline points of said **100**-foot full movement opening being measured perpendicular to said west line,

It is understood that this conveyance is a covenant running with the land prohibiting all subsequent owners thereof and all members of the public from ingressing or egressing upon said portion of Lot 3, Block A, EXCEPT for the aforementioned two (2) full movement openings described herein.

Executed this _____ day of _____, 2021.

City of Bel Aire, Kansas, Land Bank

By: _____

STATE OF KANSAS, SEDGWICK COUNTY, ss:

Be it remembered that on this _____ day of _____, 2021, before me a Notary Public in and for said State and County, , City of Bel Aire, Kansas, Land Bank, who is personally known to me to be the same person who executed the foregoing instrument of writing and duly acknowledged the execution of the same. In testimony whereof, I have hereunto set my hand and affixed my notarial seal the day and year above written.

(SEAL)

Notary Public:_____

My Appointment Expires:_____

APPROVED AS TO FORM:

_____
Jacqueline Kelly, City Attorney

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

VACATION SUBMITTAL REVIEW

Address of proposed project: Crossland Construction; Lots 3 and 4, SCP Addition
This report is to document that on 9/2/21 the Zoning Administrator from the City of Bel Aire evaluated the above property plan for compliance of zoning and building requirements:

- ☐ SETBACKS
- ☐ EFFECTIVE CODE COMPLIANCE
- ☐ EROSION CONTROL
- ☐ LANDSCAPE
- ☐ STORM DRAINAGE
- ☐ ADA ACCESSIBLE
- ☐ ELEVATIONS
- ☐ REQUIRED PLAN SUBMITTALS
- ☐ EASEMENTS
- ☐ SCREENING
- ☐ NEIGHBORHOOD IMPACT
- ☐ UTILITIES TO BUILDING

The review of the above property plan has been:

- ☐ APPROVED, as noted
- ☐ DELAYED, as noted
- ☐ DENIED, as noted

DATE 9/2/21

Keith Price
REVIEWED BY

Comments: City received the application and remittance with site plan and draft order.

- Access widths from a 55 MPH road should be set at 100 ft. with the drive lane meeting city standards.
- Staff would support the north drive if the access is 100 ft wide split equal on lot 2 at the dividing property line. From that having a shoefly shown on the new site plan as an option.
- Provide a revised Order and site plan by 9/3/21 to include distances from 53rd street and 50th St.
- Notification was completed, no concerns were voiced, or petitions received at this time.

- http://www.egovlink.com/public_documents300/belaire/published_documents/Bel%20Aire%20City%20Code/CHAPT18-CODE%20Zoning%20Part-A%202015.pdf contains the Zoning Code.

- http://www.egovlink.com/belaire/docs/menu/home.asp contains the Public Works tab to find the city standards information.

VACATION APPLICATION
CITY OF BEL AIRE, KANSAS

An application to vary the required building setback lines, vacate easements, streets, alleys or other public reservations falls under the Subdivision regulations of "vacation". A site plan is required as part of every vacation application submitted to City Hall, 7651 E. Central Park Ave, Bel Aire, Kansas 67226. Attention: City Administrator. This document will be used for meetings and public hearings regarding your request and should be neat, legible, well labeled, and drawn to scale. 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 Vacation.

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 by 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 Variance. 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 exact location

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 vacation: Indicate any modifications to the existing structures or features that will result if the Vacation request is approved. If these modifications or additions are extensive, a second site drawing might be necessary so as not be confused with the existing conditions. 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 Vacation shall be accompanied by the appropriate filing fee, ($100.00) 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 Ave., 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.

☐ Vacate building set back From: _____ to _____

☐ Vacate street or alley: _____

☐ Vacate utility easement _____

☑ Vacate other Access Controls

☐ Apply for Vacation in conjunction With a Conditional Use or Variance application.

City of Bel Aire Planning Commission

☐ Approved ☐ Rejected

Name of owner City of Bel Aire, Kansas, Land Bank

Address 7651 E Central Park Ave., Bel Aire KS 67226 Telephone 316-744-2451

Agent representing the owner MKEC Engineering, Inc. Attn: Joey Deneke

Address 411 N. Webb Rd. Telephone 316.684.9600

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

2. The application area contains 3.39 acres.

3. This property is located at (address) no address which is generally located at (relation to nearest streets) Webb Road and 53rd Street .

4. The particular hardship which would result if the particular requirements of these regulations were applied to the subject property:

We kindly request the approval of this vacation case. Due to recent development of the lots, various access points along Webb Road shall be anticipated and is needed for successful development. Complete access controls and two proposed access openings shall be defined per Access Control Dedication.

5. County control number: 30002013

6. NAMES OF OWNERS - An ownership list of the names, addresses and zip codes of the owners of record of real property abutting a street, alley, or easement including any segment remaining open, and owners on the opposite side of the street from the vacations of set back and access control, as well as all utility providers that are affected shall be provided.

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 City of Bel Aire, Kansas, Land Bank (Lot 3) Phone 316.744.2451
   Address 7651 E CENTRAL PARK AVE, BEL AIRE, KS Zip Code 67226-7600

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

2. Applicant Crossland Really (Attn: Mattie Crossland) (Contract Purchaser) Phone 620.429.1414
   Address 833 S. East Ave., Columbus, KS Zip Code 66725

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

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

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.

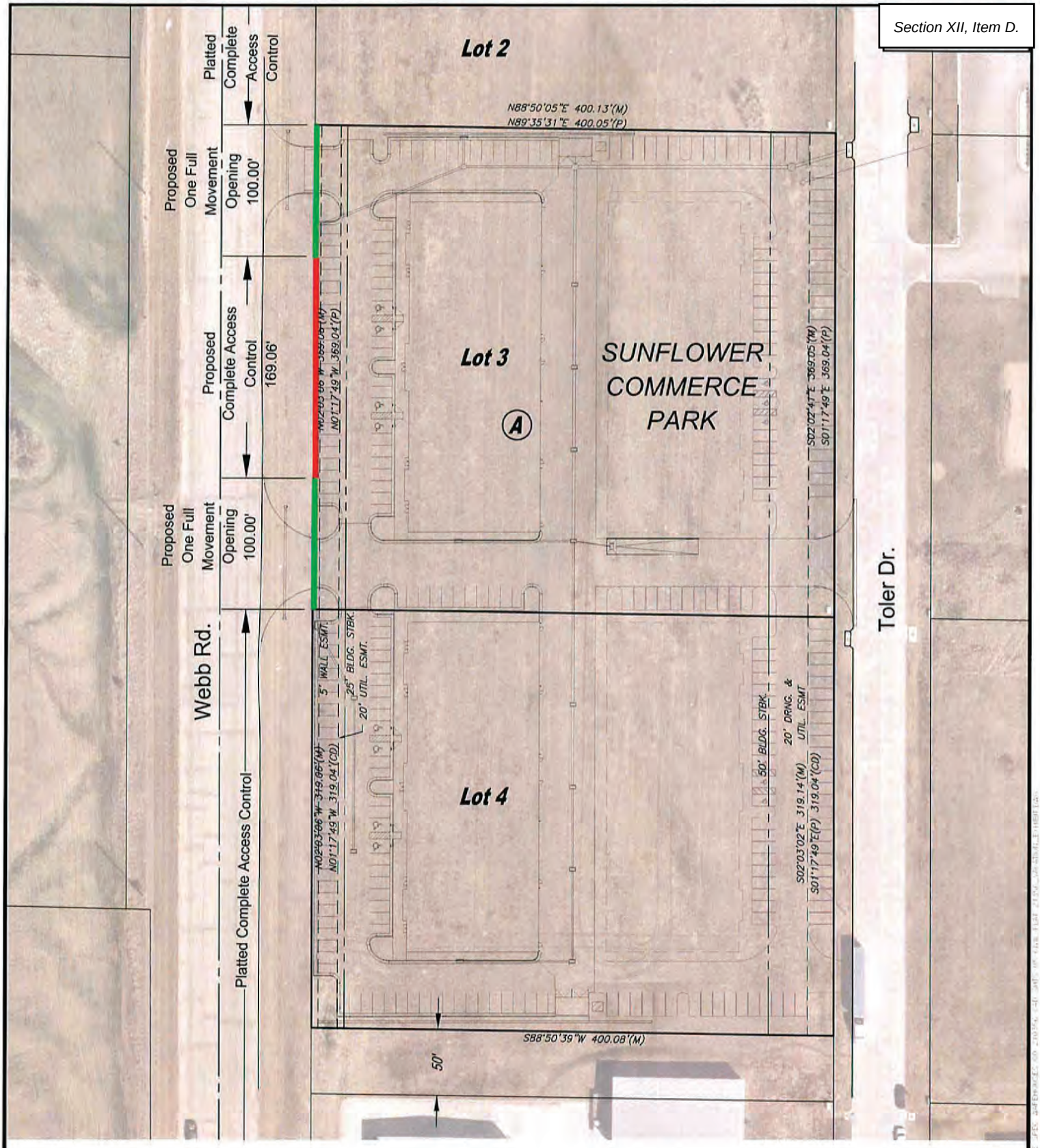
Crossland Realty (Attn: Mattie Crossland) (Contract Purchaser)

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.

DESCRIPTION OF
Proposed Vacation of Platted Access Controls
along Webb Road

Platted complete access controls along Webb Road abutting and adjoining Lot 3, Block A, Sunflower Commerce Park, an addition to Bel Aire, Sedgwick County, Kansas.



1"=100'

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MKEC Engineering
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www.mkec.com
These drawings and their contents, including, but not limited to, all concepts, designs, & ideas are the exclusive property of MKEC Engineering (MKEC), and may not be used or reproduced in any way without the express consent of MKEC.

MKEC
Wichita, KS • 316-684-9600

ACCESS CONTROL DEDICATION PROPERTY EXHIBIT SUNFLOWER COMMERCE PARK

PROJECT NO.	DATE	SHEET NO.
2101010356	SEPTEMBER 2021	1 O

DRAWN BY:	DESIGNED BY:	APPROVED BY:
JGD	BDL	BDL

Public notice

(Published in The Ark Valley News on Aug. 19, 2021.)

OFFICIAL NOTICE OF VACATION HEARING

TO WHOM IT MAY CONCERN AND TO ALL PERSONS INTERESTED:

Notice is Hereby Given that on September16, 2021, the City of Bel Aire Planning Commission will consider the following "vacating a portion of a platted right of way and wall easement" change as scheduled on the agenda starting at 6:30 p.m. in the council chamber at City Hall in Bel Aire, Kansas:

Case Numbers. V-21-02, partial Access Control Vacation

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

General Location: Webb Road and E 53rd St N

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 Governing Body may close the hearing, if approved under the City sub-division regulations, would be effectuated by ordinance or vacation order. The public hearing may be recessed and continued from time to time without notice.

DATED this 12th day of August, 2021.

/s/ Anne Stephens
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 19th day of August, 2021, with subsequent publications being made on the following dates:

_____, 2021 _____, 2021

_____, 2021 _____, 2021

_____, 2021 _____, 2021

Chris Strunk

Subscribed and sworn to before me this 19th day of August, 2021.

Notary Public

My commission expires

Additional copies $

Printer's fee $

NOTARY PUBLIC COMMISSION EXPIRES 4/24/24 State of Kansas

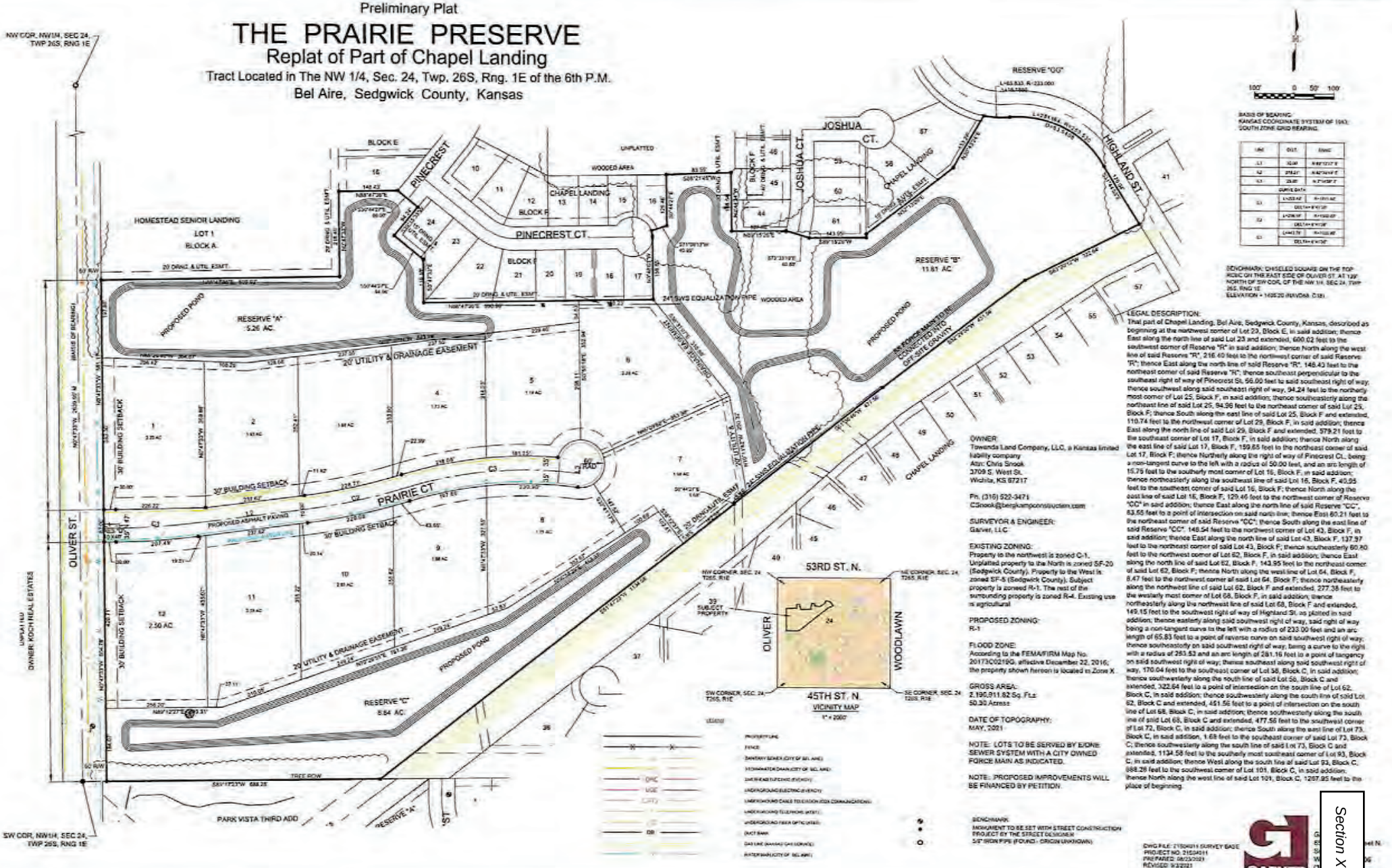
Preliminary Plat

THE PRAIRIE PRESERVE

Replat of Part of Chapel Landing

Tract Located in The NW 1/4, Sec. 24, Twp. 26S, Rng. 1E of the 6th P.M.

Bel Aire, Sedgwick County, Kansas



BASIS OF BEARING:
KANSAS COORDINATE SYSTEM OF 1983, SOUTH ZONE GRID BEARING.

LINE	DIST.	BEARING
L1	50.00'	N 88°15'23" E
L2	278.21'	N 42°34'44" E
L3	29.00'	N 2°14'58" E

CURVE DATA		
C1	L=423.42'	R=1511.50'
	DELTA= 8°01'05"	
C2	L=236.59'	R=1532.00'
	DELTA= 8°51'08"	
C3	L=440.79'	R=1532.00'
	DELTA= 8°14'00"	

BENCHMARK: CHISELED SQUARE ON THE TOP RIDGE ON THE EAST SIDE OF OLIVER ST. AT 129' NORTH OF SW COR. OF THE NW 1/4, SEC 24, T26S, RNG 1E
ELEVATION = 1426.20 (NAVD88, CB)

LEGAL DESCRIPTION:
That part of Chapel Landing, Bel Aire, Sedgwick County, Kansas, described as beginning at the northwest corner of Lot 23, Block E, in said addition; thence East along the north line of said Lot 23 and extended, 600.02 feet to the southwest corner of Reserve "R" in said addition; thence North along the west line of said Reserve "R", 216.40 feet to the northwest corner of said Reserve "R"; thence East along the north line of said Reserve "R", 148.43 feet to the northeast corner of said Reserve "R"; thence southeast perpendicular to the southeast right of way of Pinecrest St, 56.00 feet to said southeast right of way; thence southwest along said southeast right of way, 94.24 feet to the northerly most corner of Lot 25, Block F, in said addition; thence southeasterly along the northeast line of said Lot 25, 94.96 feet to the northeast corner of said Lot 25, Block F; thence South along the east line of said Lot 25, Block F and extended, 110.74 feet to the northwest corner of Lot 29, Block F, in said addition; thence East along the north line of said Lot 29, Block F and extended, 579.21 feet to the southeast corner of Lot 17, Block F, in said addition; thence North along the east line of said Lot 17, Block F, 159.85 feet to the northeast corner of said Lot 17, Block F; thence Northerly along the right of way of Pinecrest Ct., being a non-tangent curve to the left with a radius of 50.00 feet, and an arc length of 15.75 feet to the southerly most corner of Lot 16, Block F, in said addition; thence northeasterly along the southeast line of said Lot 16, Block F, 45.95 feet to the southeast corner of said Lot 16, Block F; thence North along the east line of said Lot 16, Block F, 129.46 feet to the northwest corner of Reserve "CC" in said addition; thence East along the north line of said Reserve "CC", 83.55 feet to a point of intersection on said north line; thence East 80.21 feet to the northeast corner of said Reserve "CC"; thence South along the east line of said Reserve "CC", 148.54 feet to the northwest corner of Lot 43, Block F, in said addition; thence East along the north line of said Lot 43, Block F, 137.97 feet to the northeast corner of said Lot 43, Block F; thence southeasterly 60.80 feet to the northwest corner of Lot 62, Block F, in said addition; thence East along the north line of said Lot 62, Block F, 143.95 feet to the northeast corner of said Lot 62, Block F; thence North along the west line of Lot 64, Block F, 8.47 feet to the northwest corner all said Lot 64, Block F; thence northeasterly along the northwest line of said Lot 62, Block F and extended, 277.38 feet to the westerly most corner of Lot 68, Block F, in said addition; thence northeasterly along the northwest line of said Lot 68, Block F and extended, 149.15 feet to the southwest right of way of Highland St. as platted in said addition; thence easterly along said southwest right of way, said right of way being a non-tangent curve to the left with a radius of 233.00 feet and an arc length of 65.83 feet to a point of reverse curve on said southwest right of way; thence southeastly on said southwest right of way, being a curve to the right with a radius of 293.52 and an arc length of 281.16 feet to a point of tangency on said southwest right of way; thence southeast along said southwest right of way, 170.04 feet to the southeast corner of Lot 56, Block C, in said addition; thence southwesterly along the south line of said Lot 56, Block C and extended, 322.64 feet to a point of intersection on the south line of Lot 62, Block C, in said addition; thence southwesterly along the south line of said Lot 62, Block C and extended, 451.56 feet to a point of intersection on the south line of Lot 68, Block C; in said addition; thence southwesterly along the south line of said Lot 68, Block C and extended, 477.56 feet to the southwest corner of Lot 72, Block C, in said addition; thence South along the east line of Lot 73, Block C, in said addition, 1.68 feet to the southeast corner of said Lot 73, Block C; thence southwesterly along the south line of said Lot 73, Block C and extended, 1134.58 feet to the southerly most southeast corner of Lot 93, Block C, in said addition; thence West along the south line of said Lot 93, Block C, 888.28 feet to the southwest corner of Lot 101, Block C, in said addition; thence North along the west line of said Lot 101, Block C, 1267.95 feet to the place of beginning.

OWNER
Towanda Land Company, LLC, a Kansas limited liability company
Attn: Chris Snook
3709 S. West St.
Wichita, KS 67217

Ph. (316) 522-3471
CSnook@bergkampconstruction.com

SURVEYOR & ENGINEER:
Garver, LLC

EXISTING ZONING:
Property to the northwest is zoned C-1. Unplatted property to the North is zoned SF-20 (Sedgwick County). Property to the West is zoned SF-5 (Sedgwick County). Subject property is zoned R-1. The rest of the surrounding property is zoned R-4. Existing use is agricultural

PROPOSED ZONING:
R-1

FLOOD ZONE:
According to the FEMA/FIRM Map No. 20173C0219D, effective December 22, 2016, the property shown hereon is located in Zone X

GROSS AREA:
2,190,911.82 Sq. Ft.±
50.30 Acres±

DATE OF TOPOGRAPHY:
MAY, 2021

NOTE: LOTS TO BE SERVED BY E/ONE SEWER SYSTEM WITH A CITY OWNED FORCE MAIN AS INDICATED.

NOTE: PROPOSED IMPROVEMENTS WILL BE FINANCED BY PETITION

BENCHMARK
MONUMENT TO BE SET WITH STREET CONSTRUCTION PROJECT BY THE STREET DESIGNER
3/8" IRON PIPE (FOUND) - ORIGIN UNKNOWN)

CWG FILE: 215040111 SURVEY BASE
PROJECT NO. 215040111
PREPARED: 06/23/2021
REVISED: 9/3/2021

GARVER

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

PRELIMINARY PLAT SUBMITTAL REVIEW

Address of proposed project: Prairie Reserve
This report is to document that on 9/2/21 the Zoning Administrator from the City of Bel Aire evaluated the above property plan for compliance of zoning and building requirements:

- ☐ SETBACKS
- ☐ EFFECTIVE CODE COMPLIANCE
- ☐ EROSION CONTROL
- ☐ LANDSCAPE
- ☐ STORM DRAINAGE
- ☐ ADA ACCESSIBLE
- ☐ ELEVATIONS
- ☐ REQUIRED PLAN SUBMITTALS
- ☒ EASEMENTS
- ☐ SCREENING
- ☒ NEIGHBORHOOD IMPACT
- ☐ UTILITIES TO BUILDING

The review of the above property plan has been:

- ☒ APPROVED, as noted
- ☐ DELAYED, as noted
- ☐ DENIED, as noted

DATE 9/2/21

Keith Price
REVIEWED BY

Comments:

- The Name "Reserve" is a defined word" please use something other than addition or reserve.
- Utility providers have not all responded. The pipeline owners have not responded. Please reach out to those and relay any requests. Evergy has responded.
- The cul-de-sac "Prarie" spelling ?
- The city code for the length of a cul-de-sac is 800'. We are waiting for the SCFD to respond related to any issues.
- There was discussion of a berm along Oliver, an easement (fence or berm), with access control from Oliver should be added to lots 1 and 12.

- http://www.egovlink.com/public_documents300/belaire/published_documents/Bel%20Aire%20City%20Code/CHAPT18-CODE%20Zoning%20Part-A%202015.pdf contains the Zoning Code. The landscape requirements in general, we have a master concept plan for the development.
- http://www.egovlink.com/belaire/docs/menu/home.asp contains the Public Works tab to find the city standards information.

Public notice

(Published in The Ark Valley News on Aug. 26, 2021.)

OFFICIAL NOTICE OF ZONING HEARING

TO WHOM IT MAY CONCERN AND TO ALL PERSONS INTERESTED:

Notice is Hereby Given that on September 16, 2021 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:

Case No. SD/-20-02. Proposed Prairie Reserve Addition, platting approximately 50.3 acres of the R-1 Zoning 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: N Oliver and E 53rd St N.

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 24 day of August, 2021.

/s/ Anne Stephens
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 26th day of August, 2021, with subsequent publications being made on the following dates:

_____, 2021 _____, 2021
_____, 2021 _____, 2021
_____, 2021 _____, 2021

Chris Strunk

Subscribed and sworn to before me this 26th day of August, 2021.

Notary Public

My commission expires _____

Additional copies $

Printer's fee $

Lisa K. Strunk NOTARY PUBLIC COMMISSION EXPIRES 4/24/24 State of Kansas

CITY OF BEL AIRE, KANSAS

File No. S/D 21 - 02

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 PRAIRIE RESERVE

General Location SOUTHEAST OF OLIVER & 53RD ST. N.

Inside City X To be Annexed ___

Name of Landowner TOWANDA LAND COMPANY, LLC

Address 3709 S. WEST ST., WICHITA, KS 67217 Phone ___

Name of Subdivider/Agent ___

Address ___ Phone ___

Name of (Engineer) (Land Planner) GARVER, LLC (ATTN: ERIC GLOVER)

Address 8535 E. 21ST ST. N., STE 130, WICHITA, KS 67206 Phone (316) 221-3028

Name of Registered Land Surveyor GARVER, LLC (ATTN: WILL CLEVENGER)

Address 8535 E. 21ST ST. N., STE 130, WICHITA, KS 67206 Phone (316) 221-3027

EJGlover@GarverUSA.com WKClevenger@GarverUSA.com

Subdivision Information

1. Gross acreage of plat 50.3 Acres
2. Total number of lots 12
3. Proposed land use:
   a. Residential-Single-Family X Duplex ___ Multiple-Family ___
      Manufactured/Mobile Home ___
   b. Commercial ___
   c. Industrial ___
   d. Other ___
4. Predominant minimum lot width 236 Feet
5. Predominant minimum lot area 1.7 ACRES ~~Square Feet~~
6. Existing zoning R-1 District
7. Proposed zoning R-1 District
8. Source of water supply PUBLIC
9. Method of sewage disposal PUBLIC

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10. Total lineal feet of new street 1,237 Feet

	Street Name	R/W Width	Lineal Feet
a.	PRAIRIE CT.	70 Ft.	Ft.
b.		Ft.	Ft.
c.		Ft.	Ft.
d.		Ft.	Ft.
e.		Ft.	Ft.

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

Landowner	Date	Agent (If any)	Date
	8-23-21		

OFFICE USE ONLY

Prints of the Preliminary Plat received 15 (Number)
Vicinity map of existing and proposed street system received 15
Statement of financing and guaranteeing proposed improvements received _____
Preliminary drainage plan, if deemed necessary, received _____

This application was received by the Subdivision Administrator on 8-23-21, ____. It has been checked and found to be accompanied by the required information and the fee of $ 380 paid to the City Clerk.

Subdivision Administrator

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All rights reserved.

Con-21-01

APPLICATION

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

BOARD OF ZONING APPEALS

☐ To vary applicable requirements in Sections 10-107c1 through 5 in conjunction with a Conditional Use Application.

☐ Conditions placed on permitted Conditional Use_____

_____

_____

_____

_____

_____

_____

_____

_____

☐ Security bond is required

☐ Approved ☐ Rejected

Name of owner Relph Const. INC

Address 8667 E Chris ST Telephone 316-993-4663

Agent representing the owner Relph Const INC.

Address 8667 Chris ST Telephone 316-993-4663

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

2. The application area contains 8,841 S.F. ~~acres~~.

Scanned with CamScanner

3. This property is located at (address) 8667 E. Chris St which is generally located at (relation to nearest streets) 53RD & Rock.

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

The EAST property LINE HAS A Hedgerow & the Lot to the West has a Drain in the adjoining BACK corner of the Lot.

Ralph Construction is Purchasing the Lot 2 Block 3 Next to this Lot 1, Block 3.

5. County control number:

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 Russell P. Ralph Phone 993-4663
Address 8550 N Parallel RD Towanda, KS Zip Code 67144

Agent Garver - Ken Lee Phone 316-258-3190
Address Zip Code

2. Applicant Phone
Address Zip Code

Agent Phone
Address Zip Code

3. Applicant Phone

Scanned with CamScanner

Address_____ Zip Code_____

Agent_____Phone_____
Address_____ Zip Code_____

4. Applicant_____Phone_____
Address_____ Zip Code_____

Agent_____Phone_____
Address_____ Zip Code_____

5. Applicant_____Phone_____
Address_____ Zip Code_____

Agent_____Phone_____
Address_____ Zip Code_____

6. Applicant_____Phone_____

Agent_____Phone_____
Address_____ Zip Code_____

7. Applicant_____Phone_____

Agent_____Phone_____
Address_____ Zip Code_____

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

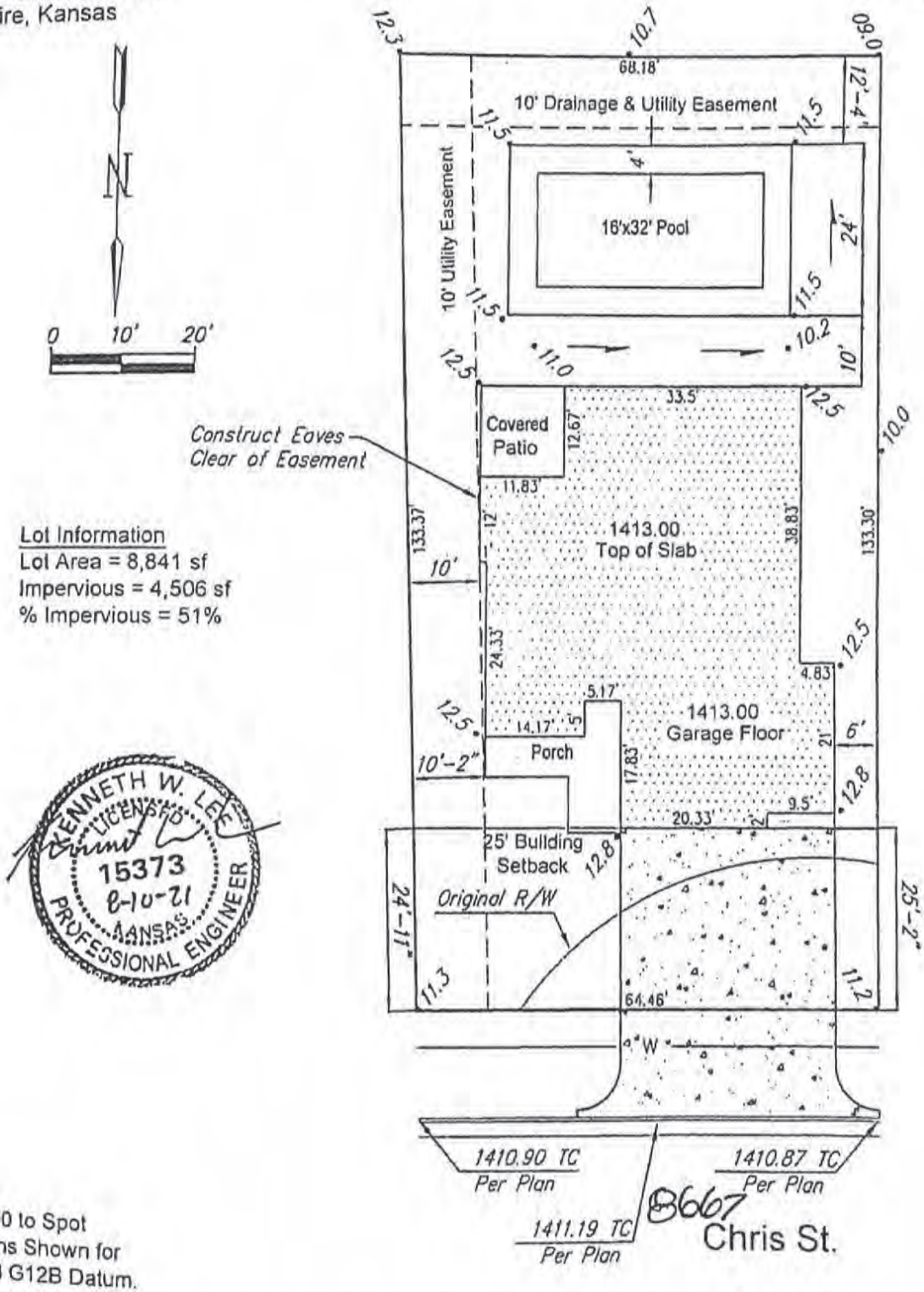
Applicant's Signature BY _____
Authorized Agent (If Any)

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.

Scanned with CamScanner

Lot 1, Block 3
Rock Spring Addition
Bel Aire, Kansas

21T419
Aug. 10, 2021



Lot Information
Lot Area = 8,841 sf
Impervious = 4,506 sf
% Impervious = 51%

KENNETH W. LEE
LICENSED
15373
8-10-21
KANSAS
PROFESSIONAL ENGINEER

Add 1400 to Spot Elevations Shown for NAVD88 G12B Datum.

© 2021 GARVER, LLC - THIS DOCUMENT, ALONG WITH THE IDEAS AND DESIGNS CONVEYED HEREIN, SHALL BE CONSIDERED INSTRUMENTS OF PROFESSIONAL SERVICE AND ARE PROPERTY OF GARVER, LLC AND USE, REPRODUCTION, OR DISTRIBUTION OF THIS DOCUMENT, ALONG WITH THE IDEAS AND DESIGN CONTAINED HEREIN, IS PROHIBITED UNLESS AUTHORIZED IN WRITING BY GARVER, LLC OR EXPLICITLY ALLOWED IN THE GOVERNING PROFESSIONAL SERVICES AGREEMENT FOR THIS WORK.

GARVER
8535 E. 21st St N, Suite 130
Wichita, KS 67206
(316) 264-8008

Relph Construction
8550 NW Parallel Street
Towanda, Kansas 67144

Lot 1, Block 3
Rock Spring Addition
Bel Aire, Kansas

FIGURE NUMBER

SHEET NUMBER 1 of 2

Scanned with CamScanner

Public notice

(Published in The Ark Valley News on Aug. 19, 2021.)

OFFICIAL NOTICE OF A CONDITIONAL USE PERMIT HEARING

TO WHOM IT MAY CONCERN AND TO ALL PERSONS INTERESTED:

Notice is Hereby Given that on September 16, 2021; the City of Bel Aire Planning Commission will review a Conditional Use Permit in the order of the agenda starting shortly after 6:30 p.m. in the Council Chamber at City Hall in Bel Aire, Kansas:

Case No. CON-21-01 Property owner has requested to allow a private swimming pool in an R-5 residential zoning district.

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

General Location: Chris St. and Pebblecreek St.

You may appear at this time either in person or by agent or attorney, if you so desire, and be heard on the matter. After hearing the views and wishes of all the persons interested in the case, the Planning Commission may close the hearing and consider a recommendation to the Governing Body, which, if approved under the City Zoning regulations, would be effectuated by ordinance. The public hearing may be recessed and continued from time to time without notice.

DATED this _16_ day of August, 2021.

/s/ Anne Stephens
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 19th day of August, 2021, with subsequent publications being made on the following dates:

_____, 2021 _____, 2021

_____, 2021 _____, 2021

_____, 2021 _____, 2021

CA

Subscribed and sworn to before me this 19th day of August, 2021.

LKS

Notary Public

My commission expires

Additional copies $

Printer's fee $

Lisa K Sumner NOTARY PUBLIC COMMISSION EXPIRES 4/24/24 State of Kansas

FOR MEETING OF	9/16/21
CITY COUNCIL	
INFORMATION ONLY	

City of Bel Aire

STAFF REPORT

DATE: 09/09/2021

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

SUMMARY:

Lycée Addition preliminary Plat, SD.21.01:

The hearing was published in the Ark Valley news per the city regulations; and primary utility companies were contacted. The developer has comments from Evergy. The city didn't receive comments back from any other provider, including the pipeline company. No comments were received from the public. City staff report is in the packet. Last month a sketch plat was reviewed at the city commission meeting.

History:
The city purchased the land in the early 2000's and has built in a vision of the area with the comprehensive plan and the 2018 Master development guide. This location has Rock Road a Bel Aire busy arterial as frontage and is near to the NE magnet high school and the Broad Stone apartments.

The property has many pipelines in easements and Evergy easements, making this property more difficult to develop. See the zoning review sent to the engineers.

Staff recommends conditionally approving the plat, if the rezoning matches the uses intended for the lot development. We have in the past required the PUD be a plat page for easy access to the special set of rules. The uses of a multi-family with 800 s.f. per unit and 12 units per acre is R-6. A bar or food outlet is a C-2 commercial use; Conditional uses can be granted in zoning districts that nearly meet the intent of the code but can be very limiting for other uses in the future. This hearing doesn't include the zoning district process.

A. After the Public Hearing is closed, the Planning Commission shall determine on the basis of all evidence before it, whether the preliminary plat generally meets the design standards and requirements of these regulations, the development plan of the City and the zoning regulations of the City, other applicable provisions of the ordinances of the City, or the applicable zoning regulations of the unincorporated area.
B. If the foregoing considerations are satisfied, the Planning Commission shall approve the preliminary plat. C. If the Planning Commission determines that the preliminary plat does not satisfy the requirements of these and other applicable Regulations it may suggest modifications so as to satisfy such violations, and if suggested modifications are made;

1. The subdivider may amend the preliminary plat so as to incorporate such modifications and re-submit the preliminary plat to the Planning Commission, which shall then grant its approval if such amendments satisfactorily incorporate the suggested modifications; or
2. The subdivider may reject the suggested modification or within the time allowed by the Planning Commission for such action, may refrain from taking any action thereon. In either event the preliminary plat shall be deemed to have been disapproved and the Planning Commission shall thereupon furnish the subdivider a written statement setting forth the reasons for disapproval of the preliminary plat.

D. If the Planning Commission determines that the preliminary plat does not satisfy the foregoing conditions, it shall disapprove the preliminary plat and immediately notify the subdivider of its action by furnishing the subdivider a written statement setting forth the reasons for disapproval of the preliminary plat.

E. The foregoing provisions to the contrary notwithstanding, the Planning Commission sh
disapprove the preliminary plat within 60 days from the date of filing of the preliminary plat or from the date the subdivider has submitted the last item of the required data, whichever date is later, unless such time is extended by mutual consent. If the preliminary plat is disapproved within 60 days thereafter, the Planning Commission shall furnish the subdivider a statement in writing setting forth the reasons for disapproval and specifying with particularity the aspects in which the proposed preliminary plat fails to conform to the requirements of these regulations.
F. The subdivider may appeal the disapproval of his preliminary plat to the Board of Zoning Appeals. Such appeal shall be made in writing and filed with the City Clerk within 60 days after the date the Planning Commission issues its statement setting forth its reasons for disapproval of the preliminary plat.
G. If the Planning Commission fails to approve or disapprove the preliminary plat within 60 days after the date such plat is filed or from the date the subdivider has filed the last item of required data, whichever date is later, then such preliminary plat shall be deemed to have been approved, unless the subdivider shall have consented in writing to extend or waive such time limitation.

V-21-02, Partial Access Control Vacation, Crossland Warehouse Project

The hearing was published in the Ark Valley news and property owners were mailed a notice of the hearing per the city regulations; and primary utility companies were contacted. Evergy had no concerns. No petition to stop the vacation was received; no other calls or contact was received.

History:
The original platting the city wanted total access control for the smaller lots along Webb Road to reduced private drives onto one of the City's arterial streets.
The developer had proposed 3 openings for 2 lots, (3 and 4), staff agrees the center approach has good merit, and the north approach if shared with lot 2 if needed would prevent the need to revisit this issue of the area. The speed limit for Webb is 55 mph.

3.04 DUTIES OF THE PLANNING COMMISSION

A. Review the sketch plans, when submitted, and forward comments to the potential subdivider whenever this responsibility is not otherwise performed by a Subdivision Committee.
B. Review and approve, approve conditionally or disapprove preliminary plats and lot splits.
C. Review and approve, approve conditionally or disapprove final plats and transmit the same to the Governing Body for their acceptance of dedications of streets, alleys and other public ways and sites.
D. **Make recommendations to the Governing Body <u>on vacations</u> of recorded plats, rights-of way, easements and other public reservations.**
E. Make such other determinations and decisions as may be required of the Commission from time to time by these regulations or applicable sections of the Kansas Statutes Annotated.

SD-21-02 (typo SD-20-02) Prairie Preserve

The hearing was published in the Ark Valley news per the city regulations; and primary utility companies were contacted. The developer has comments from Evergy. The city didn't receive comments back from any other provider, including the pipeline company. No comments were received from the public. City staff report is in the packet.
The newest revision of the plat is in your packet.
History:
The current plat is Chapel landing since 2008. The land was recently rezoning to R-1 by ordinance 669

CON-21-01 Private swimming pool in an R-5 zoning district:

The hearing was published in the Ark Valley news per the city regulations; the builder was waiting on the engineer to complete the initial process. The goal was to keep this on the agenda while the final

information develops. We expect more than one request from this neighborhood accessory structure.

History:

The city approved a conditional use for all of Rock Spring addition to allow a small shed in each yard to meet city code by Ordinance 576. There has been one private swimming pool in Rock Spring addition approved by conditional use process as well.

https://www.betterontheedge.org/



Lycee Addition

February 10, 2022

Planning Commission Meeting

Agenda Documents:

- Agenda Packet
- Meeting Minutes

AGENDA
PLANNING COMMISSION
7651 E. Central Park Ave, Bel Aire, KS
February 10, 2022 6:30 PM

City of Bel Aire

I. Call to Order

II. Roll Call

James Schmidt ____ John Charleston____ David Floyd ____

Phillip Jordan ____ Dee Roths ____ Heath Travnichek ____ Paul Matzek ____

III. Pledge of Allegiance to the American Flag

IV. Consent Agenda

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

Action: Motion to approve the minutes of December 16, 2021

Motion _____ Second _____ Vote _____

V. Old Business/New Business

A. **CASE No. ZON-21-04 Revised.** Proposed re-zoning of approximately 54.99 acres of R-4 Residential to R-5 Residential. (Chapel Landing 5th).

Open Hearing

Close Hearing

Action: To (recommend / table / deny) the rezoning request from R-4 Residential to R-5 Residential (with / without) changes, (and / or) conditions.

Motion _____ Second _____ Vote _____

CASE No. ZON-21-04 Revised. Proposed platting of approximately 54.99 acres of R-5 Residential (Chapel Landing 5th).

Open Hearing

Close Hearing

Action: To (recommend / table / deny) the Preliminary Plat of Chapel Landing 5th (with / without) changes, (and / or) conditions.

Motion _____ Second _____ Vote _____

B. **CASE No. SD-21-07.** PUD and proposed final platting and of approximately 4.4 acres (Lycee).

Open Hearing

Close Hearing

Action: To (recommend / table / deny) the Final Plat of Lycee (with / without) changes, (and / or) conditions.

Motion _____ Second _____ Vote _____

Action: To (recommend / table / deny) the PUD of Lycee (with / without) changes, (and / or) conditions.

Motion _____ Second _____ Vote _____

C. **CASE No. ZON-21-07.** Proposed re-zoning of approximately 3.3 acres of R-1- to R-4. (Chapel Landing 6th).

Open Hearing

Close Hearing

Action: To (recommend / table / deny) the request for rezoning from R-1- to R-4 (with / without) changes, (and / or) conditions.

Motion _____ Second _____ Vote _____

CASE No. ZON-21-07. Proposed platting of approximately 14.62 acres of R-4 (Chapel Landing 6th).

Open Hearing

Close Hearing

Action: To (recommend / table / deny) the Preliminary Plat of Chapel Landing 6th (with / without) changes, (and / or) conditions.

Motion _____ Second _____ Vote _____

D. **CASE No. SD-21-06.** Proposed platting of approximately 22.76 acres. (Skyview 2nd).

Open Hearing

Close Hearing

Action: To (recommend / table / deny) the Final Plat of Skyview 2nd (with / without) changes, (and / or) conditions.

Motion _____ Second _____ Vote _____

E. **CASE No. SD-21-04.** PUD and proposed platting and of approximately 12.44 acres (Skyview at Block 49 3rd).

Open Hearing

Close Hearing

Action: To (recommend / table / deny) the Final Plat of Skyview at Block 49 3rd (with / without) changes, (and / or) conditions.

Motion _____ Second _____ Vote _____

Action: To (recommend / table / deny) the PUD of Skyview at Block 49 3rd (with / without) changes, (and / or) conditions.

Motion _____ Second _____ Vote _____

F. **CASE No. CON-21-03. Property owner has requested to add an LED message board to an existing sign pole base in a utility easement in a C-1 commercial district.**

Open Hearing

Close Hearing

Action: Motion to recommend the Governing Body (approve / deny / table) passing conditional use ordinance for a sign (not contingent/contingent) upon a 60 day Planning Commission review on certain property zoned C-1 located within the corporate city limits of the City of Bel Aire, Kansas.

Motion _____ Second _____ Vote _____

G. **CASE No. CON-22-01**. Property owner has requested to allow a private swimming pool in an R-5 Residential zoning district.

Open Hearing

Close Hearing

Action: Motion to recommend the Governing Body (approve / deny / table) passing conditional use ordinance for a private swimming pool (not contingent/contingent) upon a 60 day Planning Commission review on certain property zoned R-5 Residential located within the corporate city limits of the City of Bel Aire, Kansas.

Motion _____ Second _____ Vote _____

H. **CASE No. CON-21-01.** Swimming pool in an R-5 Zoning District. The case has been withdrawn by the property owner. No action is required.

VI. Next Meeting: March 10, 2022

Action: Motion to approve the date of the next meeting: March 10, 2022 at 6:30 p.m.

Motion _____ Second _____ Vote _____

VII. Current Events

VIII. Adjournment.

Action: Motion to adjourn.

Motion _____ Second _____ Vote _____ Time adjourned _____

Additional Attachments:

A. Planning Commission Staff Report 02-10-2022

CITY OF BEL AIRE, KANSAS

File No. S/D 21 - 07

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: Lycee

General Location: on the East side of Rock Road and approximately 1/4 mile north of 53rd St N

☑ Inside City ☐ To be Annexed ☐ Outside City

Name of Landowner: Gregory Hiser (additional Owner information attached)

Address: 9860 E 21st St N, Wichita, KS 67206-3589 Phone: 316-841-2920

Name of Subdivider/Agent: Baughman Company, P.A. Attn: Philip J. Meyer, L.A.

Address: 315 S Ellis St, Wichita, KS 67211 Phone: 316-262-7271

Name of (Engineer) (Land Planner): Same as Agent

Address: 315 Ellis Wichita, KS 67211 Phone: 262-7271

Name of Registered Land Surveyor: Same as Agent

Address: _____ Phone: _____

Subdivision Information

1. (Select One) ☒ Final Plat of entire preliminary plat area
   - ☐ Final Plat of unit number _____ of ____ unit developments
   - ☐ Final Plat for small tract
   - ☐ Final Replat of original platted area
2. Gross acreage of plat: 13.15 +/- Acres
3. Total number of lots: 6
4. Proposed land use for an ☑ Urban-Type ☐ Rural Type Subdivision:
   a. Residential-Single-Family ☐ Duplex ☒ Multiple Family ☐ Manufactured/Mobile Home
   b. Commercial X
   c. Industrial
   d. Other

5. Predominant minimum lot width 90.2 Feet
6. Predominant minimum lot area 33,593 Square Feet
7. Existing zoning C-1 District
8. Proposed zoning C-1 and R-6 with a PUD District
9. Source of water supply City
10. Method of sewage disposal City
11. Total lineal feet of new street 0 Feet

	Street Name	R/W Width	Lineal Feet
a.		Ft.	Ft.
b.		Ft.	Ft.
c.		Ft.	Ft.
d.		Ft.	Ft.
e.		Ft.	Ft.
f.		Ft.	Ft.
g.		Ft.	Ft.
h.		Ft.	Ft.
i.		Ft.	Ft.
j.		Ft.	Ft.

12. Proposed type of street surfacing n/a
13. Curb and gutter proposed: ☐ Yes ☑ No
14. Sidewalks proposed: ☐ Yes ☑ No If yes, where?

15. Is any portion of the proposed subdivision located in an identified flood plain area?
☒ Yes No

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

Gregory Huser _____ Briggs J Meyer 12/17/21

Landowner Date Agent (If any) Date

OFFICE USE ONLY

Prints of the Final Plat received 15 (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 Petition

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 12.17.
20 21. It has been checked and found to be accompanied by the required information and the fee, if any, of $ 230 paid to the City Clerk.

_____
Subdivision Administrator

cc: Applicant

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: C-1 to 2 C-1 and R-6 with a PUD

☐ Amendments to Change Zoning Districts _____

City of Bel Aire Planning Commission

☐ Approved ☐ Rejected

Name of owner Gregory Hiser

Address 9860 E. 21st St N, Wichita, KS 67206 Telephone (316) 841-2920

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

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

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

2. The application area contains 4.40 +/- acres.

3. This property is located at (address) n/a which is generally located at (relation to nearest streets) East of Rock Road approx. 1/4 mile north of 53rd St N

4. The particular reason for seeking reclassification:

to allow development of duplexes on Lots 1, 2, and 3; and allow development of a restaurant with alcohol sales on Lot 4

5. County control number: 30015088

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 Gregory Hiser Phone 316-841-2920
   Address 9860 E 21st St N, Wichita, KS Zip Code 67206

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

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.

Gregory Hiser
Applicant's Signature GREGORY HISER 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 28th 2004

PLANNED UNIT DEVELOPMENT AGREEMENT CONCERNING THE DEVELOPMENT OF LYCEE ADDITION TO THE CITY OF BEL AIRE, KANSAS

THIS AGREEMENT is made and entered into by and between GREGORY HISER, hereinafter referred to as the "DEVELOPER" and the CITY OF BEL AIRE, KANSAS, hereinafter referred to as the "CITY."

WHEREAS, the Developer desires platting by the City of a tract of land more fully described below and herein referred to as LYCEE ADDITION to the City of Bel Aire, Kansas; and

WHEREAS, the City is willing to consider platting of said LYCEE ADDITION PUD Project;

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 certain financial, infrastructure and drainage conditions arising from the platting process which must be dealt with prior to final plat approval and as such, is a condition precedent to final consideration by the City of the Developer's request for approval of the final plat on a tract of land more fully described below and herein referred to as the LYCEE ADDITION PUD project to the City of Bel Aire, Kansas.

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

> A portion of the Southwest Quarter of Section 17, Township 26 South, Range 2 East of the Sixth Principal Meridian, Sedgwick County, Kansas, described as beginning at the Northwest corner of the Southwest Quarter of said Section 17; thence N89°32'56"E coincident with the north line of the Southwest Quarter of said Section 17, 355.32 feet to the northwest corner of Lot 2, Broadstone Villas, Bel Aire, Sedgwick County, Kansas; thence S00°39'06"E coincident with the west line of Lot 2 in said Broadstone Villas, 632.42 feet to the southwest corner of Lot 2 in said Broadstone Villas and to a point in the north line of an Easement for Right of Way recorded in the Sedgwick County Register of Deeds Office at DOC.#/FLM-PG:29195542; thence N89°59'54"W coincident with the north line of said Easement for Right of Way, 22.22 feet to a deflection point in the north line of said Easement for Right of Way; thence N82°36'36"W coincident with the north line of said Easement for Right of Way, 147.75 to a deflection point in the north line of said Easement for Right of Way; thence N89°59'54"W coincident with the north line of said Easement for Right of Way, 186.89 feet to a point in the west line of the Southwest Quarter of said Section 17; said point being 2039.45 feet north of the southwest corner of the Southwest Quarter of said Section 17; thence N00°37'38"W coincident with the west line of the Southwest Quarter of said Section 17, 610.59 feet to the point of beginning. Subject to road rights of way of record.

New legal description:
Lots 1, 2, 3, and 4, Block B, Lycee Addition, Bel Aire, Sedgwick County, Kansas.

PERMITTED USE.

The Lycee Addition to the City of Bel Aire, Kansas shall have the uses permitted in the "C-1" Neighborhood Commercial Office & Retail, "C-2" Planned Commercial and "R-6" Multi-Family District, as defined in the 2020 revised Bel Aire codified city code, including the following uses:

"C-1 and C-2" (Lot 4, Block B):

- Small scale retail businesses
- Retail activities conducted wholly indoors
- Office
- C-2 Uses- Restaurant with alcohol sales; food venues to include patio dining and temporary structures as approved by the City Manager.
- Accessory structure as approved by the City Manager.
- Special Events permits approved by the City Manager
- C-1 permitted uses as define in Chapter 7 zoning code – section 7.11 Neighborhood Commercial, Office Retail

The minimum building setback shall be forty feet (40') from adjacent public right-of-way property lines. There shall be a minimum building setback of ten feet (10') along adjoining lots, if such adjoining lots are not maintained in common ownership. No building shall be constructed within a public utility easement.

SITE: The proposed construction project for Lot 4, Block B, consists of one building with a total 3,200 sq. ft. with paved parking, with no current plans of future growth or additions. The PUD and the Zoning code will govern any future growth. Lot 4 shall honor all existing easements on the Lot including the rural water easement, pipeline easement and KG&E easement. Prior to any development, all lots shall be maintained in accordance with the municipal code of the City of Bel Aire. Approval of a site circulation and pedestrian plan by the Zoning Administrator is required for each phase of construction prior to the issuance of a building permit.

"R-6" (Lots 1, 2, and 3, Block B):

- Duplex
- Multi-Family
- Adult Day-care
- Leasing office
- Playgrounds or community spaces.
- Accessory structures as approved by the city manager.

The minimum building setback shall be thirty feet (30') from adjacent public right-of-way property lines. There shall be a minimum building setback of ten feet (10') along adjoining lots,

if such adjoining lots are not maintained in common ownership. No building shall be constructed within a public utility easement.

SITE: The proposed construction project for Lots 1, 2, and 3, Block B, consists of a maximum of thirteen (13) buildings with each living unit having 1,000 to 1,500 sq. ft. of livable space on the ground floor with a maximum total 37,500 sq. ft. allowed on the ground floor of the parcel with paved parking for each unit. Each living unit shall have a maximum height of three stories. There is no current plans of future growth or additions. The PUD and the Zoning code will govern any future growth. Lots 1, 2, and 3, shall honor all existing easements on the Lots including the rural water easement, and pipeline easement. Prior to any development, all lots shall be maintained in accordance with the municipal code of the City of Bel Aire. Approval of a site circulation and pedestrian plan by the Zoning Administrator is required for each phase of construction prior to the issuance of a building permit.

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 Lycee 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 Lycee 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.

LIGHTING. A Security and/or parking lighting plan shall be submitted to the City for approval and comply with the City zoning ordinance. Outdoor lighting sources shall employ cutoff luminaries to minimize light trespass and glare. Electric lines shall be installed underground. Wood poles will not be allowed.

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 Lycee 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 utility easement located along Rock Road and along south property line per the approved City Engineer's drawings on file for Lycee 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.

LANDSCAPING & SCREENING. The Developer shall submit and have approved by the City Manager, a "Landscape Plan" that is representative of the attached landscape concept plan. Landscaping to be provided as each phase of the Lycee Addition is developed. The "Landscaping Plan" shall show contours, utilities, size, and spread at planting, any type of ground cover, shrubs, and coordinate with the Drainage Plan and Site Plan for the project.

Planting of interior trees shall meet the City's ordinance. Any areas outside of the general boundaries of each development phase shall be planted to appropriate turf or ground cover adequate to prevent undue soil erosion and shall be maintained in accordance with applicable City ordinances. Any future Phases to be constructed shall have prior approval of building permits for that Phase, the Developer shall also submit and have approved by the City, detailed landscape plans for that Phase. Within all detailed landscape plans, ground mounted mechanical equipment and trash receptacles shall be screened from ground level view.

FENCING & SCREENING. All outside storage of trash and recycling storage containers shall be appropriately fenced and screened with fencing and screening methods and materials to blend in with the architectural design of the building and to reasonably hide the materials, trash and recycling storage containers from ground view and approved by the City. Wood privacy fence materials may be allowed if such materials blend in with the architectural design elements of the building and adjacent sites and shall be of the same height of any existing but a minimum of six (6') feet in height. If screening exists on either side of a developing property line that meets or exceeds the standards of the zoning code, additional

screening shall not be required. However, if at any time the existing screening fails to meet the requirements of the zoning code, compliance shall be attained by the property owners of the lot, or lots, in the PUD which fails to meet these requirements. Any plans for outside storage facilities shall comply with the applicable ordinances and zoning regulations of the City and be submitted in writing to the City for prior approval.

BUILDING CONSTRUCTION MATERIALS & TYPE. All building in the R-6 zoning district shall share uniform architectural character, color, texture, and the intent of the attached floor plan and building elevation. Building walls and roofs shall have a residential character and have predominately earth tone colors with brick or stone allowed as an accent material. Any variation of attached building elevations shall require the approval of the City Manager. All office/retail construction shall be designed utilizing materials that incorporate appropriate architectural and aesthetic elements as represented in the general guideline manual for the neighborhood commercial district and approved by the City.

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.

PARKING. A detailed parking plan shall be submitted to the City for approval. All handicap stalls shall be shown on the parking plan along with curbing in all parking areas and must meet with the City's Zoning Ordinance. Parking stalls shall be a minimum of nine feet (9') wide by eighteen (18') deep, with a two-foot (2') overhang if the front of the vehicle hangs into a six foot wide green space or six foot wide strip between parking stalls unless otherwise approved by the City.

ACCESS ROADWAY. All driveways shall be per city ordinance. One access entrance shall be allowed off Rock Road as per plat map for Lot 1; one joint access entrance shall be allowed off of Lycee St as per plat map for Lots 2 and 3; one access entrance shall be allowed off Rock Road as per plat map for Lot 4. Other access entrances off Rock Road may be approved by the City at the time of development of other lots. Lots 1, 2, and 3 shall have a cross lot agreement between lot owners for access. The width of all approaches shall be no less than twenty-four feet (24') and a maximum of thirty-five feet (35') unless otherwise approved by the City.

SIDEWALKS. Construction of a City sidewalk on the property line, or an approved alternative location, along Lycee St, to the east right-of-way line of Rock Road shall be required. The sidewalk must meet City and ADAAG standards. The property owner(s) as required by City Ordinance shall provide for the sidewalk maintenance and care.

PERMITS. No construction shall commence on any portion of the tract of land herein referred to Lycee Addition 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 Lycee 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.

PURPOSE. A specific purpose 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 Lycee 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. The City reserves the right to clarify any conflicts between this document and plat.

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.

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

_____
GREGORY HISER, DEVELOPER

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

ACKNOWLEDGEMENTS

BE IT KNOWN BY ALL PERSONS that on this _____ day of _____, 202__, before me, a Notary Public, came Gregory Hiser, who is known to me and who personally acknowledged execution of the foregoing Agreement concerning the LYCEE ADDITION PUD to the City of Bel Aire, Kansas.

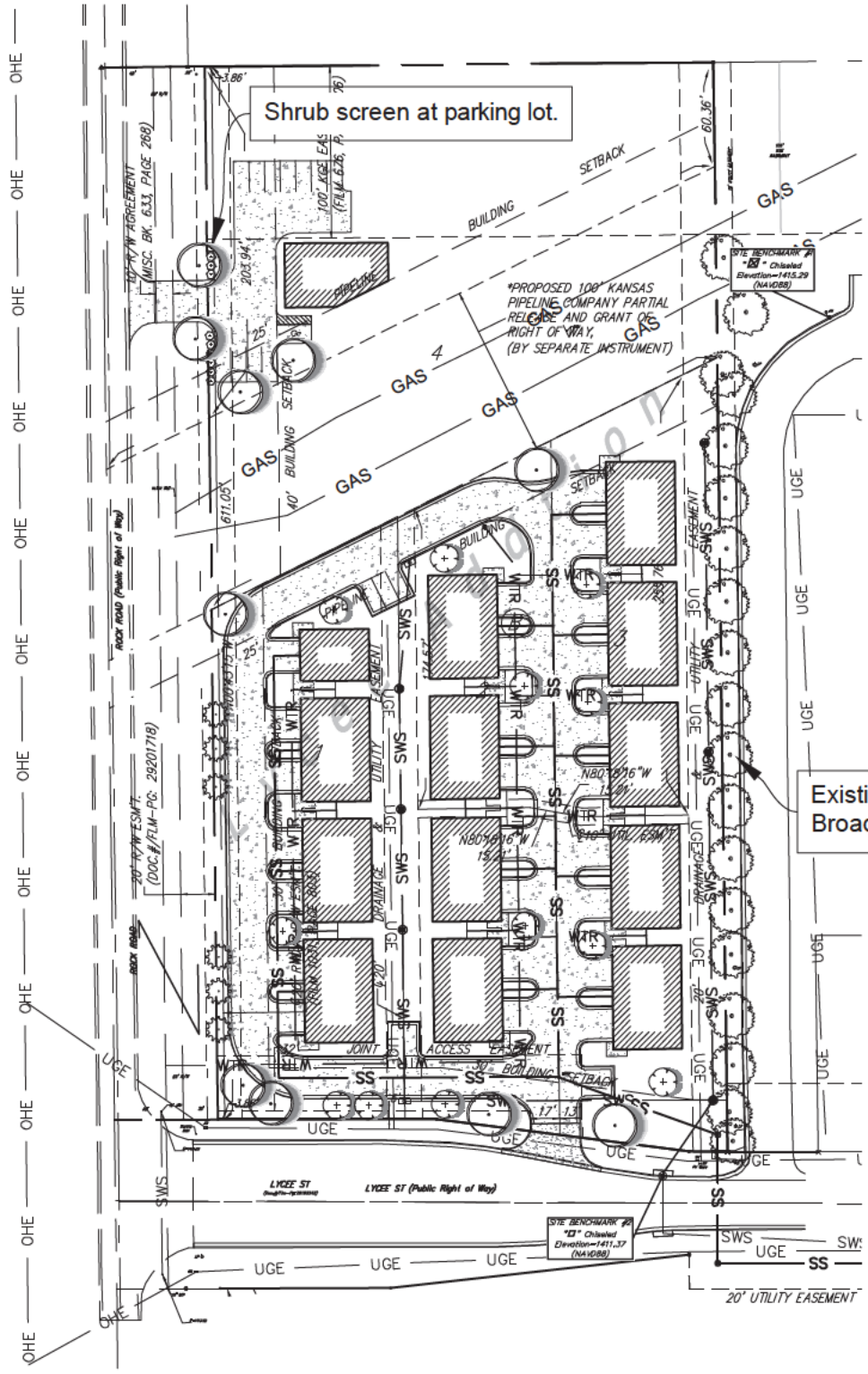
_____
NOTARY PUBLIC

My Appointment Expires: _____

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 forging Agreement Concerning the Development of LYCEE 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: _____



PLANT LEGEND

- Shrub
- Columnar evergreen tree
- Ornamental tree
- Shade tree

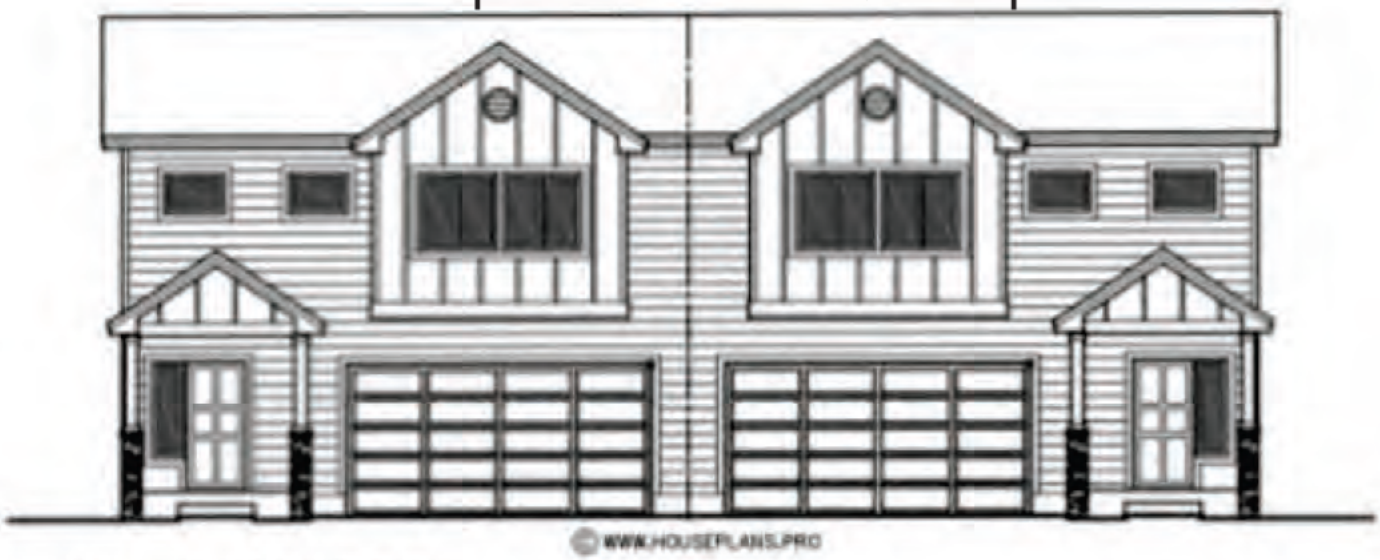
CONCEPTUAL SITE LANDSCAPE PLAN

SCALE 50 0 50

FEB. 02, 2022

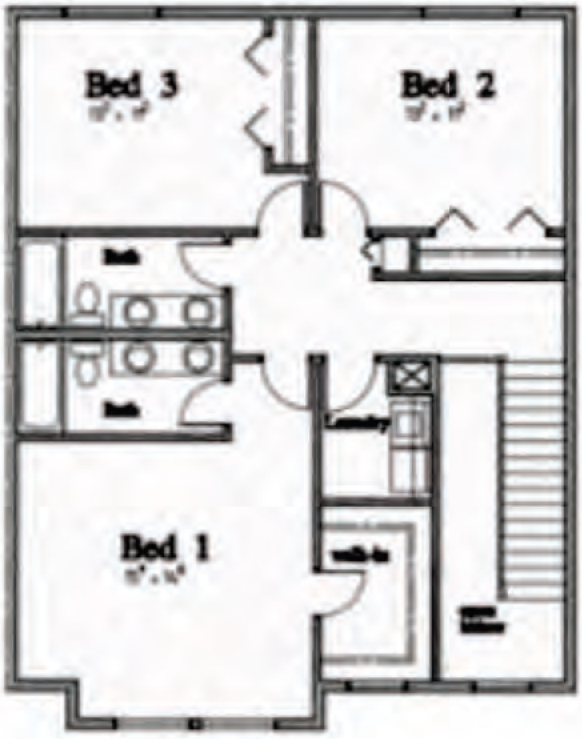
BAUGHMAN COMPANY
315 Ellis St. Wichita, KS 67211 316-262-7274
BaughmanCo.com

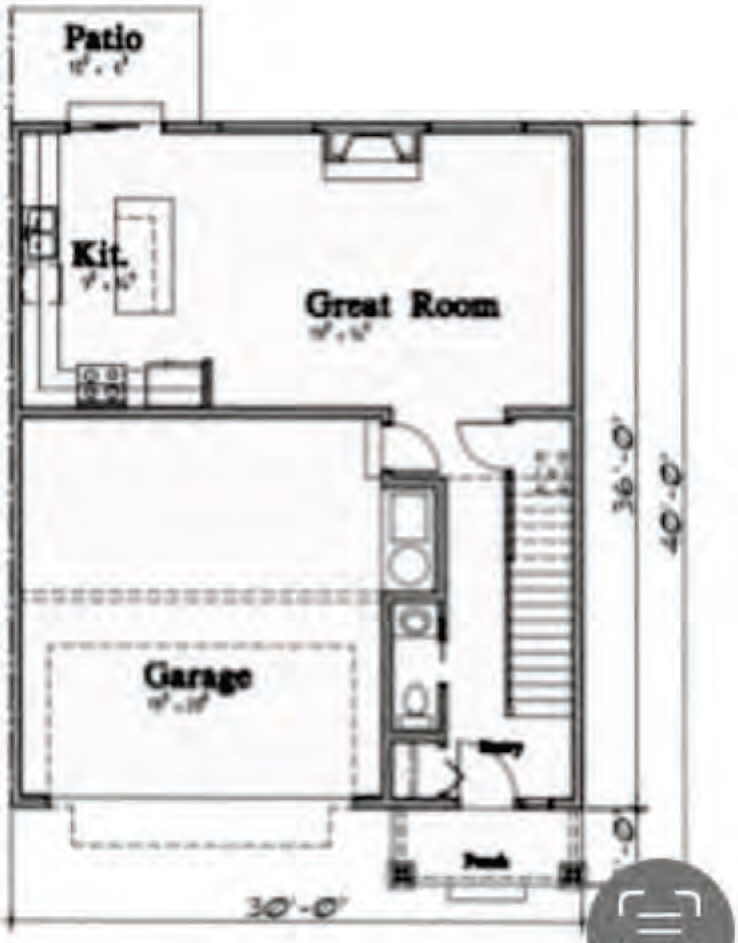
Lycee Addition
Conceptual Elevation & Floorplan



PLAN #D-638

MAIN FLR. 680 SQ. FT.
UPPER FLR. 983 SQ. FT.
TOTAL 1663 SQ. FT.
GARAGE 400 SQ. FT.






Lycee Addition
Conceptual Elevation

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

LYCEE ADDITION PUD SUBMITTAL REVIEW

Address of proposed project: Lycee Final plat, and PUD
This report is to document that on 2/2/22 the Zoning Administrator from the City of Bel Aire evaluated the above property plan for compliance of zoning and building requirements:

- ☐ SETBACKS
- ☐ ELEVATIONS
- ☒ EFFECTIVE CODE COMPLIANCE
- ☒ REQUIRED PLAN SUBMITTALS
- ☐ EROSION CONTROL
- ☒ EASEMENTS
- ☐ LANDSCAPE
- ☐ SCREENING
- ☐ STORM DRAINAGE
- ☒ NEIGHBORHOOD IMPACT
- ☐ ADA ACCESSIBLE
- ☐ UTILITIES TO BUILDING

The review of the above property plan has been:

- ☒ APPROVED, as noted
- ☐ DELAYED, as noted
- ☐ DENIED, as noted

DATE 2/2/22

Keith Price
REVIEWED BY

Comments: City staff conducted a meeting to discuss the plat and PUD. Provide the most updated version of the final plat in PDF form and paper form. The general information below still applied as of 2.2.22

- No additional easements were requested by Evergy or Onegas.
- The landscape plan is conceptual in nature, locations of trees would need to fit the final drainage plan and layout of the buildings.
- The architecture submittal is conceptual in nature, however the aesthetics and types of materials are near to what will be expected during construction based on the PUD agreement and site plan.
- The Plat isn't covered by the PUD completely so specific PUD plat language isn't required.
- The city engineer will contact you directly with any concerns related to the submittals.
- http://www.egovlink.com/public_documents300/belaire/published_documents/Bel%20Aire%20City%20Code/CHAPT18-CODE%20Zoning%20Part-A%202015.pdf contains the Zoning Code. The landscape requirements in general, we have a master concept plan for the development.

- http://www.egovlink.com/belaire/docs/menu/home.asp contains the Public Works tab to find the city standards information.

Public notice

(Published in The Ark Valley News on Dec. 23, 2021.)

OFFICIAL NOTICE OF ZONING HEARING

TO WHOM IT MAY CONCERN AND TO ALL PERSONS INTERESTED:

Notice is Hereby Given that on January 13, 2022 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:

ZON-21-06. Lycee Addition PUD, final plat, preliminary/final PUD and rezoning approximately 4.40 acres of the C-1 to C-1, C-2, R-6 zoning districts.

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

General Location: East of Rock Road approx. ¼ mile north of E. 53rd St.N.

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 _17_____ day of December, 2021.

/s/ Anne Stephens
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 23rd day of December, 2021, with subsequent publications being made on the following dates:

_____, 2021 _____, 2021

_____, 2021 _____, 2021

_____, 2021 _____, 2021

CLS

Subscribed and sworn to before me this 23rd day of December, 2021.

LKS

Notary Public

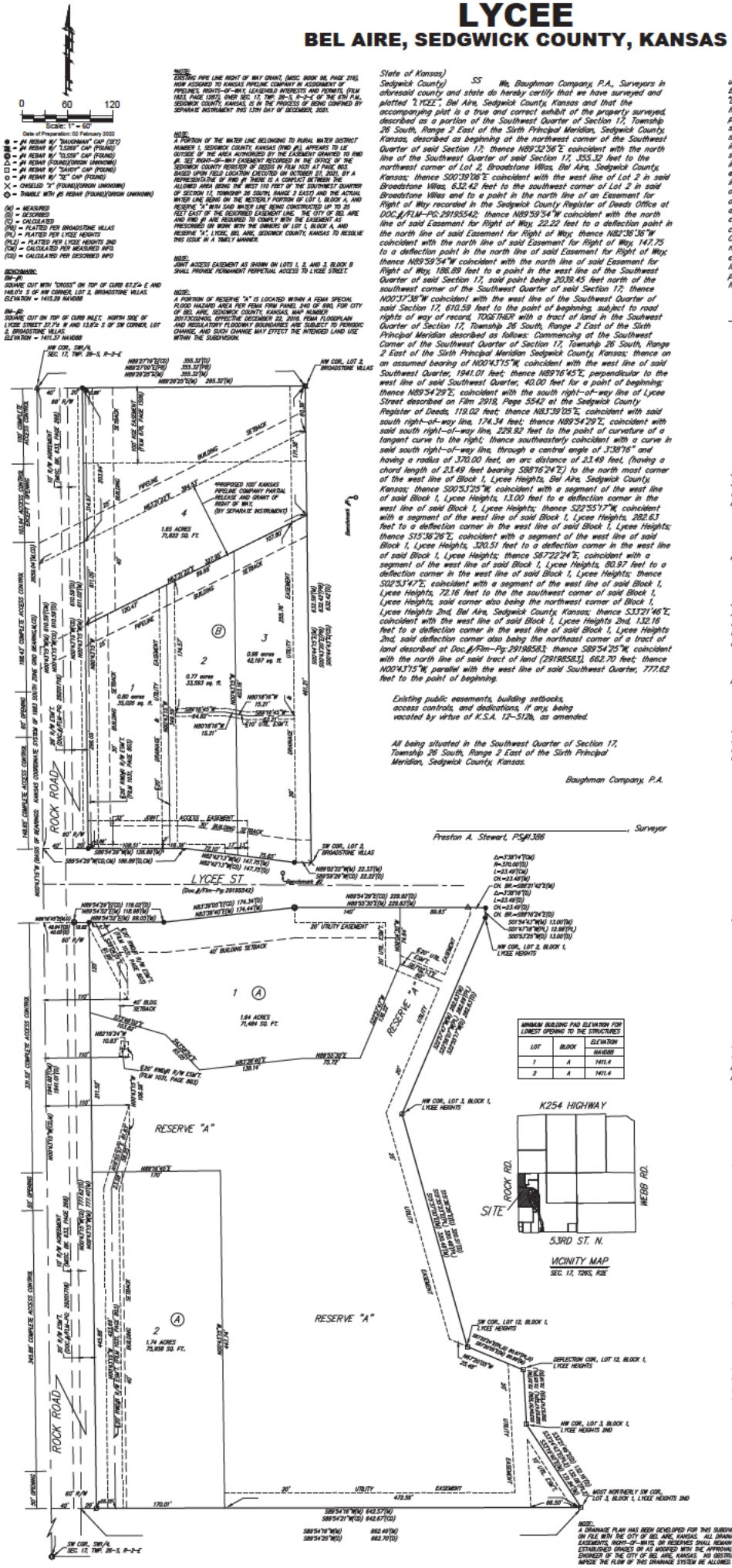
My commission expires _____.

Additional copies $_____

Printer's fee $_____

LISA K. STRUNK NOTARY PUBLIC COMMISSION EXPIRES 11/24/24 State of Kansas

LYCEE
BEL AIRE, SEDGWICK COUNTY, KANSAS


0
60
120
Scale: 1" = 60'
Date of Preparation: 02 February 2022
● = #4 REBAR W/ "BAUGHMAN" CAP (SET)
● = #4 REBAR W/ "LOSS" CAP (FOUND)
⊙ = #4 REBAR W/ "LS359" CAP (FOUND)
△ = #4 REBAR (FOUND)(ORIGIN UNKNOWN)
□ = #4 REBAR W/ "SAVOY" CAP (FOUND)
○ = #4 REBAR W/ "ZE" CAP (FOUND)
× = CHISELED "X" (FOUND)(ORIGIN UNKNOWN)
◇ = TRIANGLE WITH ø5 REBAR (FOUND)(ORIGIN UNKNOWN)
(M) = MEASURED
(D) = DESCRIBED
(C) = CALCULATED
(PBG) = PLATTED PER BROADSTONE VILLAS
(PLV) = PLATTED PER LYCEE HEIGHTS
(PLS) = PLATTED PER LYCEE HEIGHTS 2ND
(CM) = CALCULATED PER MEASURED INFO.
(CD) = CALCULATED PER DESCRIBED INFO
BENCHMARK:
BM#1:
SQUARE CUT WITH "CROSS" ON TOP OF CURB 67.2'± E AND 148.0'± S OF NW CORNER, LOT 2, BROADSTONE VILLAS.
ELEVATION = 1415.39 NAVD88
BM#2:
SQUARE CUT ON TOP OF CURB INLET, NORTH SIDE OF LYCEE STREET, 27.7'± W AND 13.5'± S OF SW CORNER, LOT 2, BROADSTONE VILLAS.
ELEVATION = 1411.37 NAVD88
NOTE:
EXISTING PIPE LINE RIGHT OF WAY GRANT, DATED, BOOK 88, PAGE 3110, NOW ASSIGNED TO KANSAS PIPELINE COMPANY IN ASSIGNMENT OF PIPELINES, RIGHTS-OF-WAY, LEASEHOLD INTERESTS AND PERMITS, (FILM 1683, PAGE 1287), OVER SEC. 17, TWP. 28-S, R-2-E OF THE 6TH P.M., SEDGWICK COUNTY, KANSAS, IS IN THE PROCESS OF BEING CONFIRMED BY SEPARATE INSTRUMENT THIS 13TH DAY OF DECEMBER, 2021.
NOTE:
A PORTION OF THE WATER LINE BELONGING TO RURAL WATER DISTRICT NUMBER 1, SEDGWICK COUNTY, KANSAS (RWD #1), APPEARS TO LIE OUTSIDE OF THE AREA AUTHORIZED BY THE EASEMENT GRANTED TO RWD #1. SEE RIGHT-OF-WAY EASEMENT RECORDED IN THE OFFICE OF THE SEDGWICK COUNTY REGISTER OF DEEDS IN FILM 1031 AT PAGE 803. BASED UPON FIELD LOCATION EXECUTED ON OCTOBER 23, 2020, BY A REPRESENTATIVE OF RWD #1, THERE IS A CONFLICT BETWEEN THE ALLOWED AREA BEING THE WEST 110 FEET OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 28 SOUTH, RANGE 2 EAST, AND THE ACTUAL WATER LINE BEING ON THE WESTERLY PORTION OF LOT 1, BLOCK A, AND RESERVE "A" WITH SAID WATER LINE BEING CONSTRUCTED UP TO 25 FEET EAST OF THE DESCRIBED EASEMENT LINE. THE CITY OF BEL AIRE AND RWD #1 ARE REQUIRED TO COMPLY WITH THE EASEMENT AS PRESCRIBED BY BOTH WITH THE OWNERS OF LOT 1, BLOCK A, AND RESERVE "A", LYCEE, BEL AIRE, SEDGWICK COUNTY, KANSAS TO RESOLVE THIS ISSUE IN A TIMELY MANNER.
NOTE:
JOINT ACCESS EASEMENT AS SHOWN ON LOTS 1, 2, AND 3, BLOCK B SHALL PROVIDE PERMANENT PERPETUAL ACCESS TO LYCEE STREET.
NOTE:
A PORTION OF RESERVE "A" IS LOCATED WITHIN A FEMA SPECIAL FLOOD HAZARD AREA PER FEMA FIRM PANEL 240 OF 690, FOR CITY OF BEL AIRE, SEDGWICK COUNTY, KANSAS, MAP NUMBER 20173C0240G, EFFECTIVE DECEMBER 22, 2016. FEMA FLOODPLAIN AND REGULATORY FLOODWAY BOUNDARIES ARE SUBJECT TO PERIODIC CHANGE, AND SUCH CHANGE MAY EFFECT THE INTENDED LAND USE WITHIN THE SUBDIVISION.
NW COR., SW¼, SEC. 17, TWP. 28-S, R-2-E
NW COR., LOT 2, BROADSTONE VILLAS
SW COR., LOT 2, BROADSTONE VILLAS
ROCK ROAD
LYCEE ST
(Doc.#/Fim-Pg 29135542)
RESERVE "A"
1 (A)
1.84 ACRES 79,484 SQ. FT.
2 (A)
1.74 ACRES 75,858 SQ. FT.
1 0.80 acres 35,028 sq. ft.
2 0.77 acres 33,593 sq. ft.
3 0.86 acres 42,197 sq. ft.
4 1.65 ACRES 71,833 SQ. FT.
(B)
*PROPOSED 100' KANSAS PIPELINE COMPANY PARTIAL RELEASE AND GRANT OF RIGHT OF WAY (BY SEPARATE INSTRUMENT)
SETBACK
BUILDING
PIPELINE
EASEMENT
UTILITY
DRAINAGE
ACCESS EASEMENT
20' UTILITY EASEMENT
40' BUILDING SETBACK
40' BLDG. SETBACK
30' BUILDING SETBACK
20' RWSD#1 R/W ESM'T. (FILM 1035, PAGE 803)
30' R/W ESM'T. (FILM 1035, PAGE 803)
100' COMPLETE ACCESS CONTROL
EXCEPT 1 DRIVE
150' COMPLETE ACCESS CONTROL
EXCEPT 1 DRIVE
150' JOINT ACCESS EASEMENT (FILM 1035, PAGE 1000)
150' COMPLETE ACCESS CONTROL
EXCEPT 1 DRIVE AND BOARDWALK

STAFF COMMUNICATION

FOR MEETING OF	2/10/22
CITY COUNCIL	
INFORMATION ONLY	

City of Bel Aire

STAFF REPORT

DATE: 02/04/2022

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

SUMMARY:

(A) ZON-21-04, Chapel Landing 5th, Rezoning and replat SD-21-05:

The city sent out notices again to property owners and placed an ad in the Ark Valley Newspaper announcing the February Planning Commission meeting to ensure that folks realized the zoning case date of the hearing specifically had moved.

Additional correspondence from a few neighbors to this project was received and is in your packet. The activity to date is summarized below, as this has been going on for many months.

The Applicant and Applicant's Agent met with City staff following the Planning Commission's delayed re-zoning request and asked that the zone change request be reconsidered by Planning Commission. The Applicant stated that the intended use of the project and the reasons for the requested change were miss-represented at an earlier meeting, and they would like the chance to fully explain their thoughts and reasons for the re-zoning request to an R-5.

The preliminary plat was revised with an added street access at Farmstead St and some other minor changes that reduced the number of lots and calm traffic. Many lots meet the standard of the R-4 lot size. The city has received some comments; two letters are in the packet. One person that dropped by wanted to have the land developed to reduce the number of people letting their dogs run free on the land behind her house that end up on her property to use it as dumping stop. She didn't want duplexes but was okay with housing. So directly to the Zoning Administrator's office only four different property owners have made contact in three months.

The following criteria shall be the basis for evaluation of the rezoning request in relation to the specific case being considered:

1. **The character of the neighborhood;**

   The subject property is platted and zoned R-4 with plattor's text for reduced side yard setbacks to 6', with restrictions.

2. **The zoning and uses of properties nearby**

   R-4, R-5, and R-1

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

City staff has compared this request to the approved Master growth Plan and agr
project rezoning request meets the preferred use.

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

   City staff no adverse effect is expected.

4. **The length of time the subject property has remained vacant as zoned;**

   The City hasn't rezoned this property since it was platted in 2008

5. **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 individual landowners;**

   No hardship is expected to be caused by the development.

6. **Recommendations of permanent staff;**

   Yes because 2018 Master Growth plan was approved by City Council.

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

   Yes the 2018 Master Growth plan

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

Planners ask questions related to type of housing, (this may have been answered by the developer during the previous meetings). Staff recommends the rezoning and preliminary plat. The city should have a developer's agreement provided and require covenants at the time of the final platting is ready for final approval by city council but is not required at this time.

(B) ZON-21-06 Lycee Addition PUD, final plat, preliminary/final PUD and rezoning approximately 4.40 acres of the C-1 to C-1, C-2, R-6 zoning districts:

The planning commission had approved the preliminary plat and sketch plan. City staff placed an ad in the ark valley newspaper and contacted property owners within the notification area. An updated ad was placed in the Ark Valley Newspaper to announce the new hearing date February 10th.
Staff has discussed this project with Linda Snook, and Donnis McPhaul, both on the notification list. Nothing negative has been stated; contact has been made to Donnis McPhaul as promised as the new revisions have been received, she indicated she would be in to view the changes.
The packet contains the PUD document, the final plat, concept drawings of the site and buildings.
Based on the PUD process listed below, staff can conditionally recommend approval.
Process. No property which has a zoning district classification which requires approval of a PUD may be developed or redeveloped without a preliminary PUD first having been submitted to and approved by the Planning Commission. The Planning Commission shall review the preliminary PUD to determine:

(C) ZON-21-07 Chapel Landing 6th, Rezoning approximately 3.3 acres of the R-1 zoned district and platting approximately 14.62 acres of the R-1 and R-4 use zoning district to allow two-family duplex use:

The planning commission had viewed a sketch plan last year regarding this area. City s ad in the ark valley newspaper and contacted property owners within the notification area. An updated ad was placed in the Ark Valley Newspaper to announce the new hearing date February 10th. The most recent plat revision is in the packet, easements have been added.
(see Chapel Landing 5th zoning 7 bullets for approval)
The city staff can conditionally recommend this based on the submittals.

(D) SD-21-06. Skyview at Block 49, 2nd Addition:

Platting and rezoning approximately 22.76 acres of the C-1 to R-5 residential use zoning district-Final plat. The case was readvertised for the February 10th meeting in the Ark Valley Newspaper, No one has inquired about the development to date. Evergy indicated easements requested for the preliminary hasn't been added; if not added on the final Evergy would need those to install their infrastructure. The most recent map submitted to the city will be included in the packet. The city staff can conditionally recommend this based on the submittals.

(E) SD-21-04. Skyview at Block 49, 3rd Addition:

Platting and rezoning approximately 12.44 acres of the AG Zoning District to be zoned to C-1 and C-2 Commercial uses. Final plat and PUD. The case was readvertised for the February 10th meeting, only that screening should be provided for the parking lot have been received to date.

The newest revisions are in your packet for the plat and site plan. The site plan does depict a concrete screening wall. Staff had asked to have the development connected to the city sidewalk system provided in the Tierra Verde South development; the developer has indicated that will be part of the improvements for the project. Staff can conditionally recommend the Final plat and PUD based on the process requirements below.

Process. No property which has a zoning district classification which requires approval of a PUD may be developed or redeveloped without a preliminary PUD first having been submitted to and approved by the Planning Commission. The Planning Commission shall review the preliminary PUD to determine:
a. satisfactory quality of design in the individual buildings;
b. satisfactory quality of design for the site;
c. appropriateness of the building or buildings to the intended use;
d. aesthetic appropriateness of the development to its surroundings.

(F) CON-21-03 Property owner has requested to add an LED message board to an existing sign pole base in an utility easement in a C-1 commercial district:

An ad was placed in the Ark Valley News as required and the property owners with 200 f.t. of the lot were mailed a certified letter with the hearing information. Only one caller within the notification area contacted the city, prior to the final packet completion. Below is the criteria to review the proposal. The city review is in the packet to the sign company. An updated ad was placed in the paper to announce the hearing date revision to February 10th.

The standard the city has used in the past has been 3000 nits or less during the evening (A measurement of the brightness of light. One nit is equal to one candela (one candlepower) per square meter ($1cd/m^2$). The sun at noon is rated at 1.6 billion nits.)

- One condition that should be placed on the sign pole located in the easement-a[illegible] Utility providers related to removing the sign or any part of the sign to include the power supply in the event of needing access to the easement based on receiving prior approval from the City and or an unperceived emergency requiring immediate access. (To be refined by the city legal department).

- If the building or sign use changes, the latest adopted zoning and building codes would apply, or the conditions within the agreement if addressed specifically.

- If the Evergy or Bel Aire public works department doesn't have any concerns, then staff would be in favor of conditionally approving using the sign pole for the new LED sign.

CONDITIONAL USE. A use which may be appropriate within a specific zoning district, but due to the nature of such use and the nature of the effected zoning district, must be approved by recommendation of the Planning Commission and action of the Governing Body. A conditional use runs with the land until the use of the land changes, as set forth within this Code.
General Standards for Consideration of Request. The objective of permitting specific conditional uses within a district is to provide adequate consideration of the conditions in terms of these Regulations to assure:
1. That proposed uses will not be contrary to the public interest.
2. That the spirit of the Code is observed.
3. That public safety and welfare is secured.
4. That substantially equal treatment under the law is preserved.
E. Criteria for Review. The following criteria arising out of the above listed standards, and any others applicable to any specific situation, shall be evaluated in terms of how such criteria relate to any specific case being considered and any stipulation as deemed appropriate by the Commission shall be incorporated into approval of a conditional use in association with the following concerns:
1. Access and traffic load and/or flow.
2. Noise, light and odor.
3. Screening.
4. Parking, refer to parking section.
5. Services (public utilities).
6. Public health and safety.
7. Adequacy of facility and lot size.
8. Signs.
9. Review by fire marshal for designation.
10. Other considerations as appropriate.

a. satisfactory quality of design in the individual buildings;
b. satisfactory quality of design for the site;
c. appropriateness of the building or buildings to the intended use;
d. aesthetic appropriateness of the development to its surroundings.

(G) CON-22-01 Private swimming pool in an R-5 zoning district:

The hearing was published in the Ark Valley Newspaper and property owners were notified per the city regulations. Only one caller had contacted the city inquiring why the city had sent the notice; no concern was voiced.

History:

The city approved a conditional use for all of Rock Spring addition to allow a small she to meet city code by Ordinance 576. There has been two private swimming pool in Rock Spring addition approved by conditional use process as well.

The city staff can conditionally recommend this based on the submittals in your packets.

(H)

CON-21-01 Swimming pool in an R-5 zoning district:

The case has been withdrawn. The new property owner will resubmit the application; once complete a different case number will start the new process. This just needs to be closed as an agenda item.

https://www.betterontheedge.org/



MINUTES
PLANNING COMMISSION
7651 E. Central Park Ave, Bel Aire, KS
February 10, 2022 6:30 PM

I. Call to Order: Chairman Schmidt called the meeting to order.

II. Roll Call

Present were James Schmidt, David Floyd, Phillip Jordan, Dee Roths, Heath Travnichek, and Paul Matzek. John Charleston was absent.

Also present were Planning Commission Secretary Anne Stephens and City Attorney Jacqueline Kelly.

III. Pledge of Allegiance to the American Flag

Chairman Schmidt led the pledge of allegiance.

IV. Consent Agenda

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

MOTION: Chairman Schmidt moved to approve the minutes of December 16, 2021. Commissioner Roths seconded the motion. ***Motion carried 6-0.***

MOTION: Chairman Schmidt moved to go into Executive Session for Attorney-Client privilege for 15 minutes. Commissioner Floyd seconded the motion. ***Motion carried 6-0***.

The Commission then adjourned to Executive Session. At 6:32 p.m. the Commission returned to the Council Chambers and Chairman Schmidt called the meeting back to order in open session.

V. Old Business/New Business

A. CASE No. ZON-21-04 Revised. Proposed re-zoning of approximately 54.99 acres of R-4 Residential to R-5 Residential. (Chapel Landing 5th).

Planning Commission reviewed Woodlawn 53, LLC's request to rezone property generally located one half mile south of 53rd Street N and one quarter-mile west of Woodlawn Boulevard in accordance with Article 5 of the City of Bel Aire's Zoning Regulations.

Ken Lee, Garver, presented the request on behalf of the applicant and stood for questions from the Commission.

Chairman Schmidt then opened the public hearing.

Marc Howell, 4849 N Glendale, spoke about his concerns regarding allowing more multi-family housing. There needs to be a good balance.

Kalen Hoffman, 5978 Forbes Ct, spoke about his concerns regarding the effect of changing zoning on the selling price of homes in the area.

David Moses, 5975 Forbes, asked that the rezoning request be denied. He stated that muti-family housing should not be allowed unless the request goes back before the Planning Commission.

Terri Moses, 5975 Forbes, spoke to the Commission. She is concerned about safety, quality of life, and a possible higher crime rate with denser housing.

Charles Kent, 6010 Forbes St, stated that he moved to Bel Aire from Myrtle Beach. When lots of smaller houses were built in Myrtle Beach, everything went down with denser properties.

Lynn Parker,5934 Forbes Ct, spoke to the Commission. She stated she objects to the proposed rezoning. She is disappointed with the way that Bel Aire is going with all the duplexes. Iron Gate was presented as an upscale neighborhood, but the developer has lost interest in upscale neighborhoods. He has built starter homes on prominent lots in the subdivision. She is also concerned that the pool will get overcrowded, and the cost of water is high.

Curtis Mader, 5048 E 49th St N, spoke about his concerns regarding the size and number of lots and the tone of the Commission's discussion.

Kyle Hart, 5990 Forbes CT, stated that he is opposed to the rezoning, primarily due to the lot size reductions.

Terry Cassady, 5957 Forbes, asked that the zone change and plat be denied, as well as the rest of the requests on the agenda tonight. Rezoning affects everyone's property values. She stated that there is no unmet need for duplexes in Bel Aire and A-list developers won't want to develop in Bel Aire due to the downhill nature of current development.

Lee Ann Gravenstein, 5978 Forbes Ct, spoke about her concerns regarding the value of her home and those of her neighbors. She stated that many people moved to Iron Gate because they liked the amenities. She would appreciate the Commission's support by protecting their investments.

Following the public hearing Planning Commission considered the evidence and discussed the following factors based on the Criteria for Review established in section 5.02 (D) of the Zoning Regulation. A significant amount of discussion circled around factors commonly known as the Golden Factors, below are notes of *some* of the Golden Factors discussion:

<u>Zoning uses of nearby property:</u>

- With the exception of the Prairie Preserve, all of the surrounding ground is currently zoned R-4. The current owners of the Prairie Preserve have sold this property with full understanding of its intended use.

Suitability of the property for the uses to which it is restricted:

- With the design of the Prairie Preserve, this parcel was not necessary and was sold to become part of Chapel Landing 6th. It is totally unsuitable to restrict the uses of this parcel to R-1 as it does not fit in with the current plan of development for Chapel Landing 6th.

MOTION: Chairman Schmidt moved to go into Executive Session for Attorney-Client privilege for 15 minutes to return at 8:37 p.m. Commissioner Floyd seconded the motion. ***Motion carried 6-0***.

At 8:22 p.m. the Commission adjourned for Executive Session. The Commission returned to the Council Chambers at 8:42 p.m. Chairman Schmidt called the meeting back to order in open session and continued discussion of the rezoning request.

MOTION: Commissioner Jordan moved to deny the rezoning request. Chairman Schmidt seconded the motion. ***Motion carried 5-1*** with Chairman Schmidt voting against the motion.

CASE No. ZON-21-04 Revised. Proposed platting of approximately 54.99 acres of R-5 Residential (Chapel Landing 5th).

Ken Lee, Garver, presented the plat and briefly reviewed the changes that had been made from the plat that was presented to the Planning Commission at a previous meeting.

Chairman Schmidt opened the public hearing at 9:07 p.m.

Curtis Mader,5048 E 49th St N, spoke regarding his concerns about the density of development.

David Moses, 5975 Forbes, spoke about his concerns regarding traffic in the area.

No others requested to speak. Chairman Schmidt closed the public hearing at 9:11 p.m., and commissioners continued with discussion of the plat.

MOTION: Commissioner Floyd moved to recommend the Preliminary Plat of Chapel Landing 5th (with the condition that all lots be brought into conformance with R-4 Residential Zoning District requirements. Commissioner Roths seconded the motion. ***Motion carried 7-0.***

B. **CASE No. SD-21-07.** PUD and proposed final platting and of approximately 4.4 acres (Lycee).

Chairman Schmidt opened the public hearing. Phil Meyer, Baughman Company, presented the final plat on behalf of the applicant and stood for questions from the Commission.

No others requested to speak. Chairman Schmidt closed the public hearing at 9:30 p.m. and commissioners continued with discussion of the plat and PUD.

MOTION: Commissioner Jordan moved to recommend the Final Plat of Lycee without changes or conditions. Commissioner Roths seconded the motion. ***Motion carried 6-0.***

MOTION: Commissioner Floyd moved to recommend the PUD of Lycee without changes, or conditions. Commissioner Jordan seconded the motion. ***Motion carried 6-0.***

C. **CASE No. ZON-21-07.** Proposed re-zoning of approximately 3.3 acres of R-1- to R-4. (Chapel Landing 6th).

Planning Commission reviewed TW Renovations, LLC's request to rezone property generally located about ¼ mile east of Oliver and ¼ mile south of 53rd in accordance with Article 5 of the City of Bel Aire's Zoning Regulations.

Chairman Schmidt opened the public hearing. Phil Meyer, Baughman Company, presented the rezoning request on behalf of the applicant and stood for questions from the Commission.

No others requested to speak. Chairman Schmidt closed the public hearing at 9:35 p.m.

Following the public hearing Planning Commission considered the evidence and discussed the following factors based on the Criteria for Review established in section 5.02 (D) of the Zoning Regulation. A significant amount of discussion circled around factors commonly known as the Golden Factors, below are notes of *some* of the Golden Factors discussion:

Zoning uses of nearby property:

- With the exception of the Prairie Preserve, all of the surrounding ground is currently zoned R-4. The current owners of the Prairie Preserve have sold this property with full understanding of its intended use.

Suitability of the property for the uses to which it is restricted:

- With the design of the Prairie Preserve, this parcel was not necessary and was sold to become part of Chapel Landing 6th. It is totally unsuitable to restrict the uses of this parcel to R-1 as it does not fit in with the current plan of development for Chapel Landing 6th.

MOTION: Commissioner Roths moved to recommend the request for rezoning from R-1- to R-4 without changes or conditions. Commissioner Jordan seconded the motion. ***Motion carried 6-0.***

CASE No. ZON-21-07. Proposed platting of approximately 14.62 acres of R-4 (Chapel Landing 6th).

Chairman Schmidt opened the public hearing. Phil Meyer, Baughman Company, presented the preliminary plat on behalf of the applicant and stood for questions from the Commission.

No others requested to speak. Chairman Schmidt closed the public hearing at 9:45 p.m. and commissioners continued with discussion of the preliminary plat

MOTION: Commissioner Roths moved to recommend the Preliminary Plat of Chapel Landing 6th as presented. Commissioner Jordan seconded the motion. ***Motion carried 6-0.***

D. **CASE No. SD-21-06.** Proposed platting of approximately 22.76 acres. (Skyview 2nd).

Chairman Schmidt opened the public hearing. Will Clevenger, Garver, presented the preliminary plat on behalf of the applicant and stood for questions from the Commission.

No others requested to speak. Chairman Schmidt closed the public hearing at 9:55 p.m. and commissioners continued with discussion of the preliminary plat.

MOTION: Chairman Schmidt moved to recommend Final Plat of Skyview 2nd without changes. Commissioner Floyd seconded the motion. ***Motion carried 6-0.***

E. **CASE No. SD-21-04.** PUD and proposed platting and of approximately 12.44 acres (Skyview at Block 49 3rd).

Chairman Schmidt opened the public hearing. Will Clevenger, Garver, presented the final plat and PUD on behalf of the applicant and stood for questions from the Commission.

No others requested to speak. Chairman Schmidt closed the public hearing at 9:58 p.m. and commissioners continued with discussion.

MOTION: Commissioner Jordan moved to recommend the Final Plat of Skyview at Block 49 3rd without changes or conditions. Commissioner Matzek seconded the motion. ***Motion carried 6-0.***

MOTION: Commissioner Jordan moved to recommend the PUD of Skyview at Block 49 3rd without changes or conditions. Commissioner Travnichek seconded the motion. ***Motion carried 6-0.***

F. **CASE No. CON-21-03. Property owner has requested to add an LED message board to an existing sign pole base in a utility easement in a C-1 commercial district.**

Chairman Schmidt opened the public hearing. Shane Hutchinson and Brent Grisemore, Nu Line Signs, presented the application on behalf of the applicant and stood for questions from the Commission.

No others requested to speak. Chairman Schmidt closed the public hearing at 10:10 p.m. and commissioners continued with discussion.

MOTION: Commissioner Jordan moved to recommend the Governing Body approve passing a conditional use ordinance for a sign contingent upon a 60-day Planning Commission review on certain property zoned C-1 located within the corporate city limits of the City of Bel Aire, Kansas. Commissioner Matzek seconded the motion. ***Motion carried 6-0.***

G. **CASE No. CON-22-01**. Property owner has requested to allow a private swimming pool in an R-5 Residential zoning district.

Chairman Schmidt opened the public hearing. No one requested to speak. Chairman Schmidt closed the public hearing and commissioners continued with discussion.

MOTION: Commissioner Schmidt moved to recommend the Governing Body approve passing a conditional use ordinance for a private swimming pool not contingent upon a 60-day Planning Commission review on certain property zoned R-5 Residential located within the corporate city limits of the City of Bel Aire, Kansas. Commissioner Jordan seconded the motion. ***Motion carried 6-0.***

H. **CASE No. CON-21-01.** Swimming pool in an R-5 Zoning District. The case has been withdrawn by the property owner. No action is required.

VI. Next Meeting: March 10, 2022

MOTION: Commissioner Floyd moved to approve the date of the next meeting: March 10, 2022 at 6:30 p.m. Chairman Schmidt seconded the motion. ***Motion carried 6-0.***

VII. Current Events

The Commission briefly discussed current events, including the Planning Commission training session planned for February 17th in the Community Room at City Hall.

VIII. Adjournment.

MOTION: Commissioner Floyd moved to adjourn. Commissioner Jordan seconded the motion. ***Motion carried 6-0.***

The meeting adjourned at 10:16 p.m.

Lycee Addition

April 5, 2022

City Council Meeting

Agenda Documents:

- Agenda Packet
- Meeting Minutes

AGENDA
CITY COUNCIL MEETING
7651 E. Central Park Ave, Bel Aire, KS
March 01, 2022 7:00 PM

City of Bel Aire

I. CALL TO ORDER: Mayor Jim Benage

II. ROLL CALL

Greg Davied ____ Dr. Joel Schroeder ____ Justin Smith ____
John Welch ____ Diane Wynn ____

III. OPENING PRAYER: Gary Green

IV. PLEDGE OF ALLEGIANCE TO THE AMERICAN FLAG

V. PROCLAMATION:

A. American Red Cross Month, March 2022

B. Severe Weather Awareness Week, March 7th—11th, 2022

VI. DETERMINE AGENDA ADDITIONS

VII. CONSENT AGENDA

A. Minutes of the February 15, 2022 City Council meeting.

B. Approve Bellino Fireworks Kansas, Inc to be located at 4552 N Woodlawn Blvd as qualifying for Fireworks Sales Permit pending Sedgwick County Fire Marshall inspection.

C. Approve Shocker Fireworks to be located at 4501 N Oliver as qualifying for Fireworks Sales Permit pending Sedgwick County Fire Marshall inspection.

D. Approve Waz Up Fireworks, LLC to be located at 9745 E 50th St N (Clinic In A Can) as qualifying for Fireworks Sales Permit pending Sedgwick County Fire Marshall inspection.

E. Approve Wholesale Fireworks Enterprises, LLC to be located at 6334 E Crestmark as qualifying for Fireworks Sales Permit pending Sedgwick County Fire Marshall inspection.

Action: Motion to (approve / table / deny) the Consent Agenda as (listed / amended) and authorize the Mayor to sign.

Motion _____ Second _____ Vote_____

VIII. DISCUSSION AND APPROVAL OF APPROPRIATIONS ORDINANCE

A. Consideration of Appropriations Ordinance 22-04 in the amount of $1,185,517.15.

Action: Motion to (approve / deny / table) Appropriations Ordinance 22-04.

Motion _____ Second _____ Vote _____

IX. CITY REQUESTED APPEARANCES

A. Slade Engstrom and Brett Letkowski, Transystems - KDOT TEAP Intersection Analysis, 53rd and Woodlawn, 53rd and Rock

B. Ken Lee, Garver - Gravel Road Paving Analysis and Potential Petition Amounts

C. Dakota Zimmerman and Eric Strecker, Garver - Woodlawn Reconstruction Progress Update

X. CITIZEN CONCERNS:

If you wish to speak, please fill out a "Request to Speak" card at the podium and give it to the City Clerk before the meeting begins. When you are called on by the Mayor, please go to the podium, speak into the microphone, and state your name and address before giving your comments. Please limit your comments to 3 minutes in the interest of time.

XI. REPORTS

A. Council Member Reports
B. Mayor's Report
C. City Attorney Report
D. City Manager Report

XII. ORDINANCES, RESOLUTIONS AND FINAL ACTIONS

A. Consideration of An Ordinance Changing the Zoning Classification from R-1 Estate Residential to R-4 Residential On Certain Property Located Within The Corporate City Limits of the City of Bel Aire, Kansas (Chapel Landing 6th).

Action: Motion to (accept / deny / table) An Ordinance Changing the Zoning Classification from R-1 Estate Residential to R-4 Residential On Certain Property Located Within The Corporate City Limits of the City of Bel Aire, Kansas (Chapel Landing 6th) and authorize the Mayor to sign.

Motion _____ Second _____ Vote _____

Jim Benage _____ Greg Davied_____ Dr. Joel Schroeder _____

Justin Smith _____ Diane Wynn _____ John Welch _____

B. **Consideration of accepting the recommendation of the Bel Aire Planning Commission and approving An Ordinance approving a conditional use (CON-21-03) on certain property in a C-1 Commercial zoning district. If approved, the applicant will be allowed to add an LED message board to an existing sign pole base located in a utility easement, contingent on a 60-day Planning Commission review. (LED Sign Woodlawn)**

Action: Motion to (accept / deny / table) approve An Ordinance Allowing A Conditional Use (CON-21-03) On Certain Property Zoned C-1 Located Within The Corporate City Limits Of The City Of Bel Aire, Kansas.

Motion _____ Second _____ Vote _____

Jim Benage _____ Greg Davied _____ Dr. Joel Schroeder _____

Justin Smith _____ Diane Wynn _____ John Welch _____

C. **Consideration of An Ordinance Approving A Conditional Use On Certain Property Zoned R-5 Located Within The Corporate City Limits of the City Of Bel Aire, Kansas (CON-22-01 - Private Pool on Chris St.).**

Action: Motion to (approve / deny / table) An Ordinance Approving A Conditional Use (CON-22-01) On Certain Property Zoned R-5 Located Within The Corporate City Limits of the City of Bel Aire, Kansas and authorize the Mayor to sign.

Motion _____ Second _____ Vote _____

Jim Benage _____ Greg Davied_____ Dr. Joel Schroeder _____

Justin Smith _____ Diane Wynn _____ John Welch _____

D. **Consideration of accepting the dedication of streets and other public ways, service and utility easements and land dedicated for public use as shown on the Final Plat of Skyview at Block 49 2nd.**

Action: Motion to (accept / deny / table) the dedications within the Final Plat for Skyview at Block 49 2nd and authorize all required signatures.

Motion _____ Second _____ Vote _____

Jim Benage _____ Greg Davied_____ Dr. Joel Schroeder _____

Justin Smith _____ Diane Wynn _____ John Welch _____

E. **Consideration of accepting the dedication of streets and other public ways, service and utility easements and land dedicated for public use as shown on the Final Plat of Skyview at Block 49 3rd with PUD overlay.**

Action: Motion to (accept / deny / table) the dedications within the Final Plat for Skyview at Block 49 3rd with PUD overlay and authorize all required signatures.

Motion _____ Second _____ Vote _____

Jim Benage _____ Greg Davied_____ Dr. Joel Schroeder _____

Justin Smith _____ Diane Wynn _____ John Welch _____

F. **Consideration of accepting the dedication of streets and other public ways, service and utility easements and land dedicated for public use as shown on the Final Plat of Lycee.**

Action: Motion to (accept / deny / table) the dedications within the Final Plat for Lycee and authorize all required signatures.

Motion _____ Second _____ Vote _____

Jim Benage _____ Greg Davied _____ Dr. Joel Schroeder _____

Justin Smith _____ Diane Wynn _____ John Welch _____

G. **Consideration of an Agreement for Professional Services with Garver for 47th Street Reconstruction in the amount of $19,537.50.**

Action: Motion to (approve / deny / table) an Agreement for Professional Services with Garver for the 47th Street Reconstruction in the amount of $19,537.50 and authorize the Mayor to sign.

Motion _____ Second _____ Vote _____

H. **Consideration of An Agreement with Skyview at Block 49, LLC Concerning The Development Of Skyview At Block 49 2nd Addition, Bel Aire, Sedgwick County, Kansas.**

Action: Motion to (approve/ deny / table) An Agreement Concerning The Development Of Skyview At Block 49 2nd Addition, Bel Aire, Sedgwick County, Kansas, and authorize the Mayor to sign.

Motion _____ Second _____ Vote _____

XIII. EXECUTIVE SESSION

Action: Motion to go into executive session for the sole purpose of discussion the subject of: (_____), pursuant to the KSA 75-4319 exception for: (_____). Invite the City Manager and the City Attorney. The meeting will be for a period of (__) minutes, and the open meeting will resume in City Council Chambers at (_____) PM.

Motion _____ Second _____ Vote _____

XIV. DISCUSSION AND FUTURE ISSUES

XV. ADJOURNMENT

Action: Motion to adjourn.

Motion _____ Second _____ Vote _____

Additional Attachments:

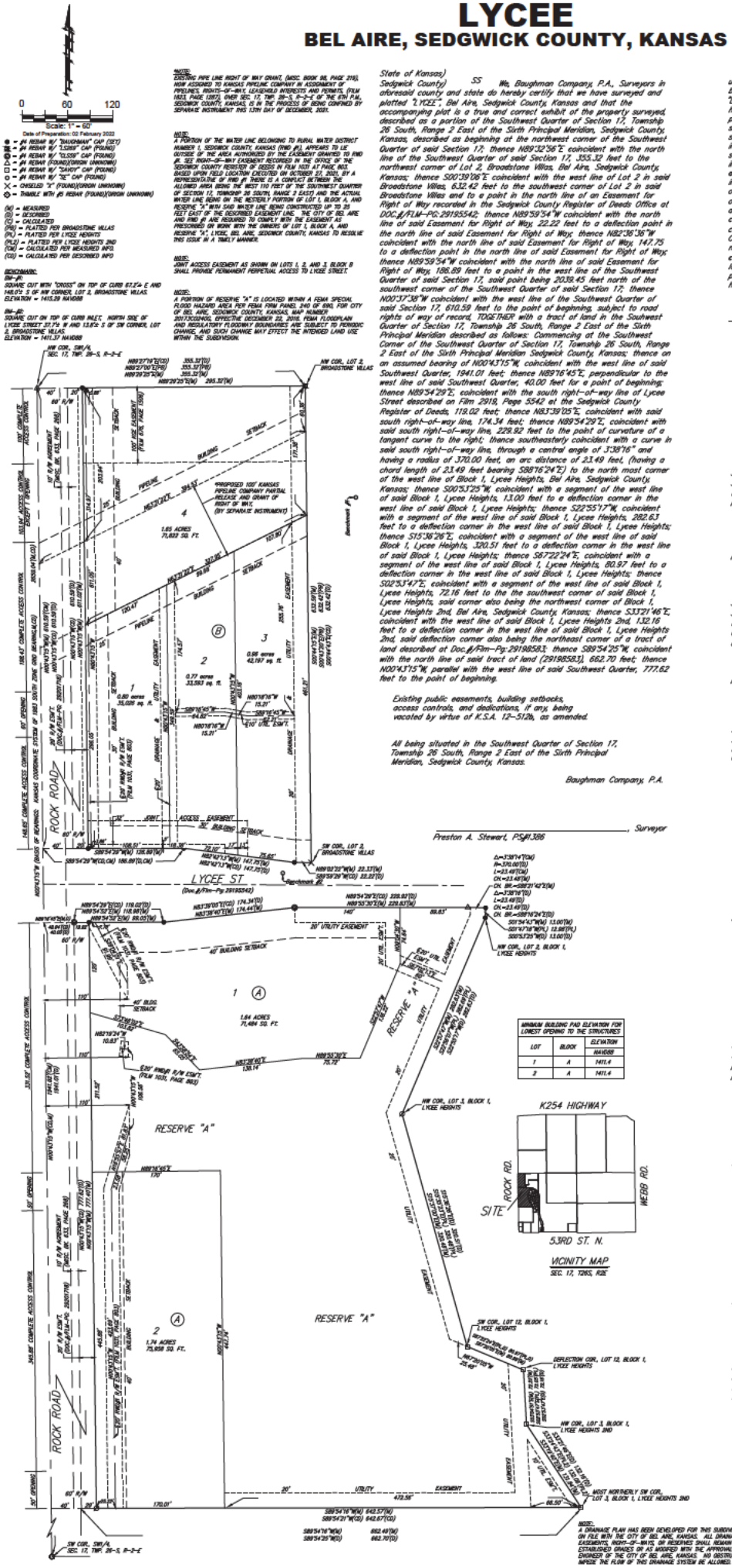
A. February 10th Planning Commission Meeting Report

B. Manager's Report - March 1, 2022

Notice

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

LYCEE
BEL AIRE, SEDGWICK COUNTY, KANSAS



State of Kansas)
Sedgwick County) SS

We, Baughman Company, P.A., Surveyors in aforesaid county and state do hereby certify that we have surveyed and platted "LYCEE", Bel Aire, Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed, described as a portion of the Southwest Quarter of Section 17, Township 28 South, Range 2 East of the Sixth Principal Meridian, Sedgwick County, Kansas; described as beginning at the northwest corner of the Southwest Quarter of said Section 17; thence N89°32'56"E coincident with the north line of the Southwest Quarter of said Section 17, 355.32 feet to the northwest corner of Lot 2, Broadstone Villas, Bel Aire, Sedgwick County, Kansas; thence S00°39'08"E coincident with the west line of Lot 2 in said Broadstone Villas, 632.42 feet to the southwest corner of Lot 2 in said Broadstone Villas and to a point in the north line of an Easement for Right of Way recorded in the Sedgwick County Register of Deeds Office at DOC.#/FILM-PG:29195542; thence N89°59'54"W coincident with the north line of said Easement for Right of Way, 22.22 feet to a deflection point in the north line of said Easement for Right of Way; thence N82°36'36"W coincident with the north line of said Easement for Right of Way, 147.75 to a deflection point in the north line of said Easement for Right of Way; thence N89°59'54"W coincident with the north line of said Easement for Right of Way, 186.89 feet to a point in the west line of the Southwest Quarter of said Section 17; said point being 2039.45 feet north of the southwest corner of the Southwest Quarter of said Section 17; thence N00°37'38"W coincident with the west line of the Southwest Quarter of said Section 17, 610.59 feet to the point of beginning, subject to road rights of way of record, TOGETHER with a tract of land in the Southwest Quarter of Section 17, Township 28 South, Range 2 East of the Sixth Principal Meridian described as follows: Commencing at the Southwest Corner of the Southwest Quarter of Section 17, Township 28 South, Range 2 East of the Sixth Principal Meridian Sedgwick County, Kansas; thence on an assumed bearing of N00°43'15"W, coincident with the west line of said Southwest Quarter, 1941.01 feet; thence N89°16'45"E, perpendicular to the west line of said Southwest Quarter, 40.00 feet for a point of beginning; thence N89°54'29"E, coincident with the south right-of-way line of Lycee Street described on Film 2919, Page 5542 at the Sedgwick County Register of Deeds, 119.02 feet; thence N83°39'05"E, coincident with said south right-of-way line, 174.34 feet; thence N89°54'29"E, coincident with said south right-of-way line, 228.92 feet to the point of curvature of a tangent curve to the right; thence southeasterly coincident with a curve in said south right-of-way line, through a central angle of 3°38'16" and having a radius of 370.00 feet, an arc distance of 23.49 feet, (having a chord length of 23.49 feet bearing S88°16'24"E) to the north most corner of the west line of Block 1, Lycee Heights, Bel Aire, Sedgwick County, Kansas; thence S00°53'25"W, coincident with a segment of the west line of said Block 1, Lycee Heights, 13.00 feet to a deflection corner in the west line of said Block 1, Lycee Heights; thence S22°55'17"W, coincident with a segment of the west line of said Block 1, Lycee Heights, 282.63 feet to a deflection corner in the west line of said Block 1, Lycee Heights; thence S15°36'26"E, coincident with a segment of the west line of said Block 1, Lycee Heights, 320.51 feet to a deflection corner in the west line of said Block 1, Lycee Heights; thence S87°22'24"E, coincident with a segment of the west line of said Block 1, Lycee Heights, 80.97 feet to a deflection corner in the west line of said Block 1, Lycee Heights; thence S02°53'47"E, coincident with a segment of the west line of said Block 1, Lycee Heights, 72.16 feet to the the southwest corner of said Block 1, Lycee Heights, said corner also being the northwest corner of Block 1, Lycee Heights 2nd, Bel Aire, Sedgwick County, Kansas; thence S33°21'46"E, coincident with the west line of said Block 1, Lycee Heights 2nd, 132.16 feet to a deflection corner in the west line of said Block 1, Lycee Heights 2nd, said deflection corner also being the northeast corner of a tract of land described at Doc.#/Fim-Pg:29198583; thence S89°54'25"W, coincident with the north line of said tract of land (29198583), 682.70 feet; thence N00°43'15"W, parallel with the west line of said Southwest Quarter, 777.62 feet to the point of beginning.

Existing public easements, building setbacks, access controls, and dedications, if any, being vacated by virtue of K.S.A. 12-512b, as amended.

All being situated in the Southwest Quarter of Section 17, Township 26 South, Range 2 East of the Sixth Principal Meridian, Sedgwick County, Kansas.

Baughman Company, P.A.

_____, Surveyor
Preston A. Stewart, PS#1386

Know all men by these presents that We, the undersigned owners, have caused the land in the surveyors certificate to be platted into Lots, Blocks, Streets, and a Reserve, to be known as "LYCEE", Bel Aire, Sedgwick County, Kansas. The joint access easement is hereby granted to the public as depicted on the face of the plat for permanent perpetual access to Lycee Street. The joint access easement shall be for driveway, ingress, and egress purposes and such easement shall not be used for parking purposes or utilized in any manner so as to impede or inconvenience the use of such easement for the purposes herein set forth. The utility easements are hereby granted to the public as indicated for the construction and maintenance of all public utilities. The drainage and utility easements are hereby granted to the public as indicated for drainage purposes and for the construction and maintenance of all public utilities. The streets are hereby dedicated to and for the use of the public. Reserve "A" is hereby reserved for open space, landscaping, drainage purposes, lakes, berms, sidewalks, recreational uses, utilities as confined to easements, and water lines and related appurtenances as confined to easement. Reserve "A" shall be owned and maintained by the City of Bel Aire. The Lots in Lycee, Bel Aire, Sedgwick County, Kansas may be subject to special assessments for any public improvements completed with Reserve "A". The Minimum Building Pad Elevations for the lowest opening to the structures shall be as indicated on the face of the plat. Access controls shall be as depicted on the face of the plat and are hereby granted to the City of Bel Aire, Kansas.

_____ _____
Greg Hiser Rebecca Hiser
a/k/a Gregory K. Hiser

City of Bel Aire, Kansas, a municipal corporation

Mayor
_____, City of Bel Aire
Jim Benage

ATTEST: _____, City Clerk
Melissa Krehbiel

State of Kansas)
Sedgwick County) SS

The foregoing instrument acknowledged before me, this _____day of _____, 2022, by Greg Hiser a/k/a Gregory K. Hiser and Rebecca Hiser, husband and wife.

_____, Notary Public

My App't. Exp. _____

State of Kansas)
Sedgwick County) SS

The foregoing instrument acknowledged before me, this _____day of _____, 2022, by Jim Benage, Mayor of the City of Bel Aire, Kansas, a municipal corporation, on behalf of the corporation.

_____, Notary Public

My App't. Exp. _____

State of Kansas)
Sedgwick County) SS

This plat of "LYCEE", Bel Aire, Sedgwick County, Kansas has been submitted to and approved by the Bel Aire Planning Commission, Bel Aire, Kansas.

Dated this _____day of _____, 2022.
Bel Aire Planning Commission

_____, Chairman
James Schmidt

_____, Secretary
Anne Stephens

This plat approved and all dedications shown hereon accepted by the City Council of the City of Bel Aire, Kansas, this _____day of _____, 2022.

_____, Mayor
Jim Benage

_____, City Clerk
Melissa Krehbiel

State of Kansas)
Sedgwick County) SS

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

_____, City Attorney
Jacqualine Kelly

Reviewed in accordance with K.S.A. 58-2005 on this _____day of _____, 2022.

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

Entered on transfer record this _____ day of _____, 2022.

_____, County Clerk
Kelly B. Arnold

State of Kansas)
Sedgwick County) SS

This is to certify that this plat has been filed for record in the office of the Register of Deeds, this _____day of _____, 2022 at _____ o'clock__M; and is duly recorded.

_____, Register of Deeds
Tonya Buckingham

_____, Deputy
Kenly Zehring

LYCEE

February 2, 2022

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

CITY OF BEL AIRE, KANSAS

File No. S/D 21-07

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: Lycee

General Location: on the East side of Rock Road and approximately 1/4 mile north of 53rd St N

☑ Inside City ☐ To be Annexed ☐ Outside City

Name of Landowner: Gregory Hiser (additional Owner information attached)

Address: 9860 E 21st St N, Wichita, KS 67206-3589 Phone: 316-841-2920

Name of Subdivider/Agent: Baughman Company, P.A. Attn: Philip J. Meyer, L.A.

Address: 315 S Ellis St, Wichita, KS 67211 Phone: 316-262-7271

Name of (Engineer) (Land Planner): Same as Agent

Address: 315 Ellis Wichita, KS 67211 Phone: 262-7271

Name of Registered Land Surveyor: Same as Agent

Address: _____ Phone: _____

Subdivision Information

1. (Select One) ☒ Final Plat of entire preliminary plat area
   - ☐ Final Plat of unit number _____ of ____ unit developments
   - ☐ Final Plat for small tract
   - ☐ Final Replat of original platted area
2. Gross acreage of plat: 13.15 +/- Acres
3. Total number of lots: 6
4. Proposed land use for an ☑ Urban-Type ☐ Rural Type Subdivision:
   a. Residential-Single-Family ☐ Duplex ☒ Multiple Family ☐ Manufactured/Mobile Home
   b. Commercial X
   c. Industrial _____
   d. Other _____

5. Predominant minimum lot width 90.2 Feet
6. Predominant minimum lot area 33,593 Square Feet
7. Existing zoning C-1 District
8. Proposed zoning C-1 and R-6 with a PUD District
9. Source of water supply City
10. Method of sewage disposal City
11. Total lineal feet of new street 0 Feet

	Street Name	R/W Width	Lineal Feet
a.		Ft.	Ft.
b.		Ft.	Ft.
c.		Ft.	Ft.
d.		Ft.	Ft.
e.		Ft.	Ft.
f.		Ft.	Ft.
g.		Ft.	Ft.
h.		Ft.	Ft.
i.		Ft.	Ft.
j.		Ft.	Ft.

12. Proposed type of street surfacing n/a
13. Curb and gutter proposed: ☐ Yes ☑ No
14. Sidewalks proposed: ☐ Yes ☑ No If yes, where?

15. Is any portion of the proposed subdivision located in an identified flood plain area?
☒ Yes No

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

Gregory Huser _____ Brigid J Myer 12/17/21

Landowner Date Agent (If any) Date

OFFICE USE ONLY

Prints of the Final Plat received 15 (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 Petition

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 12.17., 20 21. It has been checked and found to be accompanied by the required information and the fee, if any, of $ 230 paid to the City Clerk.

_____
Subdivision Administrator

cc: Applicant

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: C-1 to 2 C-1 and R-6 with a PUD

☐ Amendments to Change Zoning Districts _____

City of Bel Aire Planning Commission

☐ Approved ☐ Rejected

Name of owner Gregory Hiser

Address 9860 E. 21st St N, Wichita, KS 67206 Telephone (316) 841-2920

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

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

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

2. The application area contains 4.40 +/- acres.

3. This property is located at (address) n/a which is generally located at (relation to nearest streets) East of Rock Road approx. 1/4 mile north of 53rd St N

4. The particular reason for seeking reclassification:

to allow development of duplexes on Lots 1, 2, and 3; and allow development of a restaurant with alcohol sales on Lot 4

5. County control number: 30015088

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 Gregory Hiser Phone 316-841-2920
   Address 9860 E 21st St N, Wichita, KS Zip Code 67206

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

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.

Gregory Hiser
Applicant's Signature GREGORY HISER

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 28th 2004

PLANNED UNIT DEVELOPMENT AGREEMENT CONCERNING THE DEVELOPMENT OF LYCEE ADDITION TO THE CITY OF BEL AIRE, KANSAS

THIS AGREEMENT is made and entered into by and between GREGORY HISER, hereinafter referred to as the "DEVELOPER" and the CITY OF BEL AIRE, KANSAS, hereinafter referred to as the "CITY."

WHEREAS, the Developer desires platting by the City of a tract of land more fully described below and herein referred to as LYCEE ADDITION to the City of Bel Aire, Kansas; and

WHEREAS, the City is willing to consider platting of said LYCEE ADDITION PUD Project;

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 certain financial, infrastructure and drainage conditions arising from the platting process which must be dealt with prior to final plat approval and as such, is a condition precedent to final consideration by the City of the Developer's request for approval of the final plat on a tract of land more fully described below and herein referred to as the LYCEE ADDITION PUD project to the City of Bel Aire, Kansas.

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

> A portion of the Southwest Quarter of Section 17, Township 26 South, Range 2 East of the Sixth Principal Meridian, Sedgwick County, Kansas, described as beginning at the Northwest corner of the Southwest Quarter of said Section 17; thence N89°32'56"E coincident with the north line of the Southwest Quarter of said Section 17, 355.32 feet to the northwest corner of Lot 2, Broadstone Villas, Bel Aire, Sedgwick County, Kansas; thence S00°39'06"E coincident with the west line of Lot 2 in said Broadstone Villas, 632.42 feet to the southwest corner of Lot 2 in said Broadstone Villas and to a point in the north line of an Easement for Right of Way recorded in the Sedgwick County Register of Deeds Office at DOC.#/FLM-PG:29195542; thence N89°59'54"W coincident with the north line of said Easement for Right of Way, 22.22 feet to a deflection point in the north line of said Easement for Right of Way; thence N82°36'36"W coincident with the north line of said Easement for Right of Way, 147.75 to a deflection point in the north line of said Easement for Right of Way; thence N89°59'54"W coincident with the north line of said Easement for Right of Way, 186.89 feet to a point in the west line of the Southwest Quarter of said Section 17; said point being 2039.45 feet north of the southwest corner of the Southwest Quarter of said Section 17; thence N00°37'38"W coincident with the west line of the Southwest Quarter of said Section 17, 610.59 feet to the point of beginning. Subject to road rights of way of record.

New legal description:
Lots 1, 2, 3, and 4, Block B, Lycee Addition, Bel Aire, Sedgwick County, Kansas.

PERMITTED USE.

The Lycee Addition to the City of Bel Aire, Kansas shall have the uses permitted in the "C-1" Neighborhood Commercial Office & Retail, "C-2" Planned Commercial and "R-6" Multi-Family District, as defined in the 2020 revised Bel Aire codified city code, including the following uses:

"C-1 and C-2" (Lot 4, Block B):

- Small scale retail businesses
- Retail activities conducted wholly indoors
- Office
- C-2 Uses- Restaurant with alcohol sales; food venues to include patio dining and temporary structures as approved by the City Manager.
- Accessory structure as approved by the City Manager.
- Special Events permits approved by the City Manager
- C-1 permitted uses as define in Chapter 7 zoning code – section 7.11 Neighborhood Commercial, Office Retail

The minimum building setback shall be forty feet (40') from adjacent public right-of-way property lines. There shall be a minimum building setback of ten feet (10') along adjoining lots, if such adjoining lots are not maintained in common ownership. No building shall be constructed within a public utility easement.

SITE: The proposed construction project for Lot 4, Block B, consists of one building with a total 3,200 sq. ft. with paved parking, with no current plans of future growth or additions. The PUD and the Zoning code will govern any future growth. Lot 4 shall honor all existing easements on the Lot including the rural water easement, pipeline easement and KG&E easement. Prior to any development, all lots shall be maintained in accordance with the municipal code of the City of Bel Aire. Approval of a site circulation and pedestrian plan by the Zoning Administrator is required for each phase of construction prior to the issuance of a building permit.

"R-6" (Lots 1, 2, and 3, Block B):

- Duplex
- Multi-Family
- Adult Day-care
- Leasing office
- Playgrounds or community spaces.
- Accessory structures as approved by the city manager.

The minimum building setback shall be thirty feet (30') from adjacent public right-of-way property lines. There shall be a minimum building setback of ten feet (10') along adjoining lots,

if such adjoining lots are not maintained in common ownership. No building shall be constructed within a public utility easement.

SITE: The proposed construction project for Lots 1, 2, and 3, Block B, consists of a maximum of thirteen (13) buildings with each living unit having 1,000 to 1,500 sq. ft. of livable space on the ground floor with a maximum total 37,500 sq. ft. allowed on the ground floor of the parcel with paved parking for each unit. Each living unit shall have a maximum height of three stories. There is no current plans of future growth or additions. The PUD and the Zoning code will govern any future growth. Lots 1, 2, and 3, shall honor all existing easements on the Lots including the rural water easement, and pipeline easement. Prior to any development, all lots shall be maintained in accordance with the municipal code of the City of Bel Aire. Approval of a site circulation and pedestrian plan by the Zoning Administrator is required for each phase of construction prior to the issuance of a building permit.

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 Lycee 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 Lycee 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.

LIGHTING. A Security and/or parking lighting plan shall be submitted to the City for approval and comply with the City zoning ordinance. Outdoor lighting sources shall employ cutoff luminaries to minimize light trespass and glare. Electric lines shall be installed underground. Wood poles will not be allowed.

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 Lycee 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 utility easement located along Rock Road and along south property line per the approved City Engineer's drawings on file for Lycee 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.

LANDSCAPING & SCREENING. The Developer shall submit and have approved by the City Manager, a "Landscape Plan" that is representative of the attached landscape concept plan. Landscaping to be provided as each phase of the Lycee Addition is developed. The "Landscaping Plan" shall show contours, utilities, size, and spread at planting, any type of ground cover, shrubs, and coordinate with the Drainage Plan and Site Plan for the project.

Planting of interior trees shall meet the City's ordinance. Any areas outside of the general boundaries of each development phase shall be planted to appropriate turf or ground cover adequate to prevent undue soil erosion and shall be maintained in accordance with applicable City ordinances. Any future Phases to be constructed shall have prior approval of building permits for that Phase, the Developer shall also submit and have approved by the City, detailed landscape plans for that Phase. Within all detailed landscape plans, ground mounted mechanical equipment and trash receptacles shall be screened from ground level view.

FENCING & SCREENING. All outside storage of trash and recycling storage containers shall be appropriately fenced and screened with fencing and screening methods and materials to blend in with the architectural design of the building and to reasonably hide the materials, trash and recycling storage containers from ground view and approved by the City. Wood privacy fence materials may be allowed if such materials blend in with the architectural design elements of the building and adjacent sites and shall be of the same height of any existing but a minimum of six (6') feet in height. If screening exists on either side of a developing property line that meets or exceeds the standards of the zoning code, additional

screening shall not be required. However, if at any time the existing screening fails to meet the requirements of the zoning code, compliance shall be attained by the property owners of the lot, or lots, in the PUD which fails to meet these requirements. Any plans for outside storage facilities shall comply with the applicable ordinances and zoning regulations of the City and be submitted in writing to the City for prior approval.

BUILDING CONSTRUCTION MATERIALS & TYPE. All building in the R-6 zoning district shall share uniform architectural character, color, texture, and the intent of the attached floor plan and building elevation. Building walls and roofs shall have a residential character and have predominately earth tone colors with brick or stone allowed as an accent material. Any variation of attached building elevations shall require the approval of the City Manager. All office/retail construction shall be designed utilizing materials that incorporate appropriate architectural and aesthetic elements as represented in the general guideline manual for the neighborhood commercial district and approved by the City.

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.

PARKING. A detailed parking plan shall be submitted to the City for approval. All handicap stalls shall be shown on the parking plan along with curbing in all parking areas and must meet with the City's Zoning Ordinance. Parking stalls shall be a minimum of nine feet (9') wide by eighteen (18') deep, with a two-foot (2') overhang if the front of the vehicle hangs into a six foot wide green space or six foot wide strip between parking stalls unless otherwise approved by the City.

ACCESS ROADWAY. All driveways shall be per city ordinance. One access entrance shall be allowed off Rock Road as per plat map for Lot 1; one joint access entrance shall be allowed off of Lycee St as per plat map for Lots 2 and 3; one access entrance shall be allowed off Rock Road as per plat map for Lot 4. Other access entrances off Rock Road may be approved by the City at the time of development of other lots. Lots 1, 2, and 3 shall have a cross lot agreement between lot owners for access. The width of all approaches shall be no less than twenty-four feet (24') and a maximum of thirty-five feet (35') unless otherwise approved by the City.

SIDEWALKS. Construction of a City sidewalk on the property line, or an approved alternative location, along Lycee St, to the east right-of-way line of Rock Road shall be required. The sidewalk must meet City and ADAAG standards. The property owner(s) as required by City Ordinance shall provide for the sidewalk maintenance and care.

PERMITS. No construction shall commence on any portion of the tract of land herein referred to Lycee Addition 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 Lycee 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.

PURPOSE. A specific purpose 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 Lycee 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. The City reserves the right to clarify any conflicts between this document and plat.

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.

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

_____
GREGORY HISER, DEVELOPER

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

ACKNOWLEDGEMENTS

BE IT KNOWN BY ALL PERSONS that on this _____ day of _____, 202__, before me, a Notary Public, came Gregory Hiser, who is known to me and who personally acknowledged execution of the foregoing Agreement concerning the LYCEE ADDITION PUD to the City of Bel Aire, Kansas.

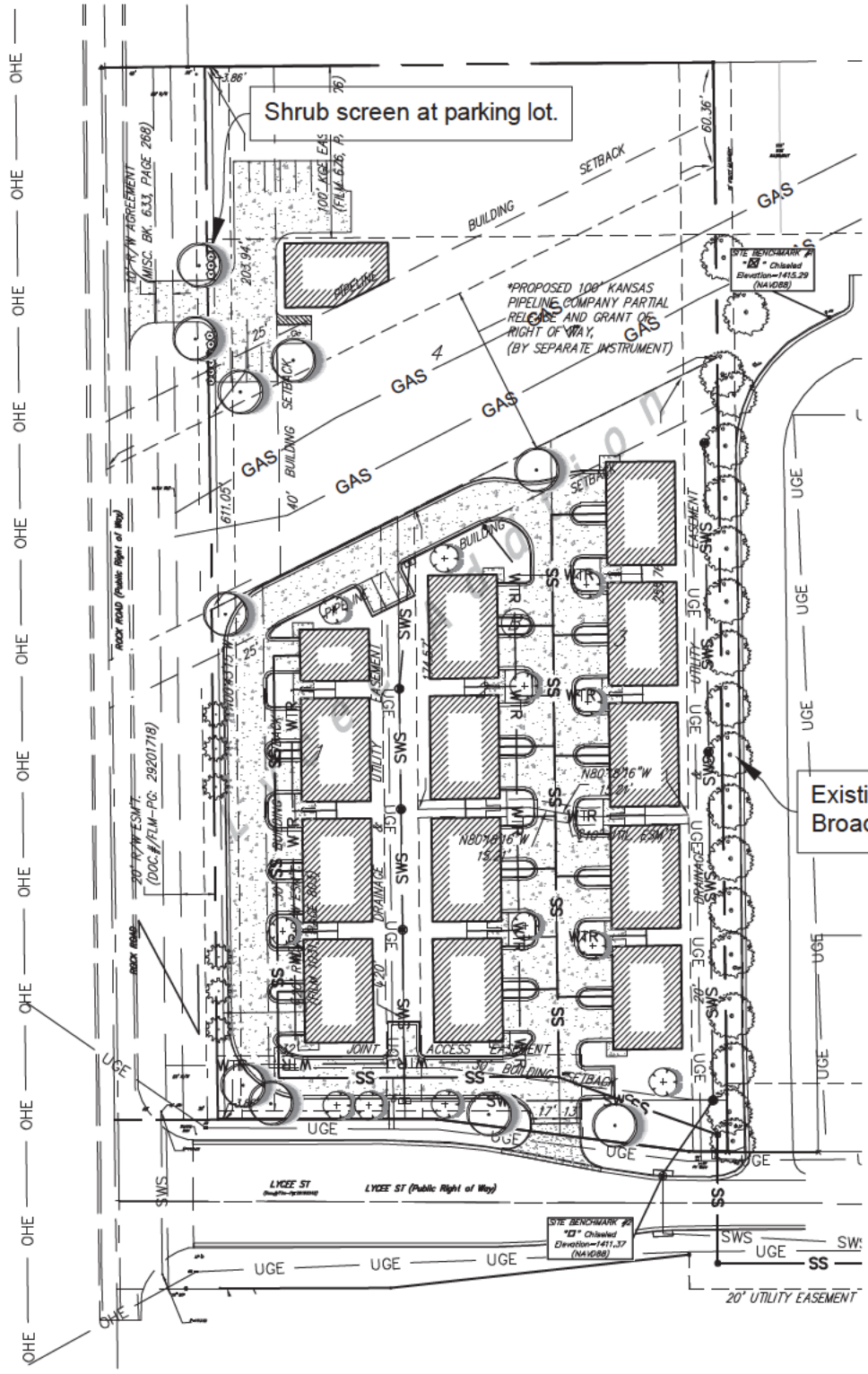
_____
NOTARY PUBLIC

My Appointment Expires: _____

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 forging Agreement Concerning the Development of LYCEE 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: _____



PLANT LEGEND

- Shrub
- Columnar evergreen tree
- Ornamental tree
- Shade tree

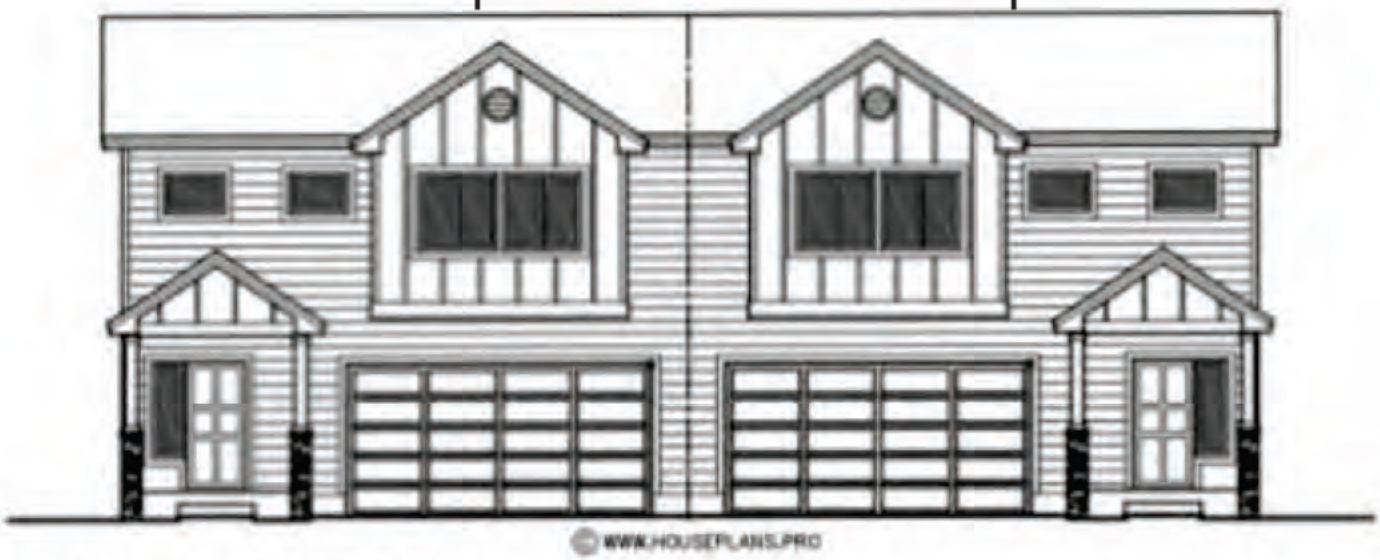
CONCEPTUAL SITE LANDSCAPE PLAN

SCALE 50 0 50

FEB. 02, 2022

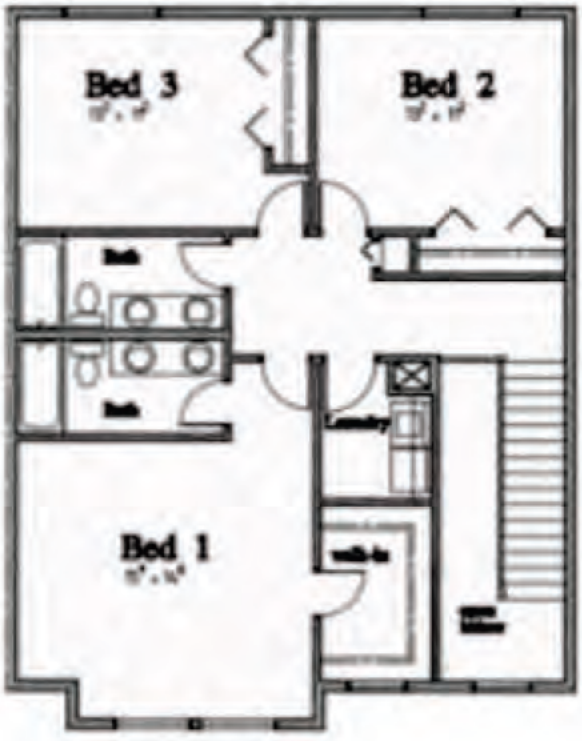
BAUGHMAN COMPANY
315 Ellis St. Wichita, KS 67211 316-262-7274
BaughmanCo.com

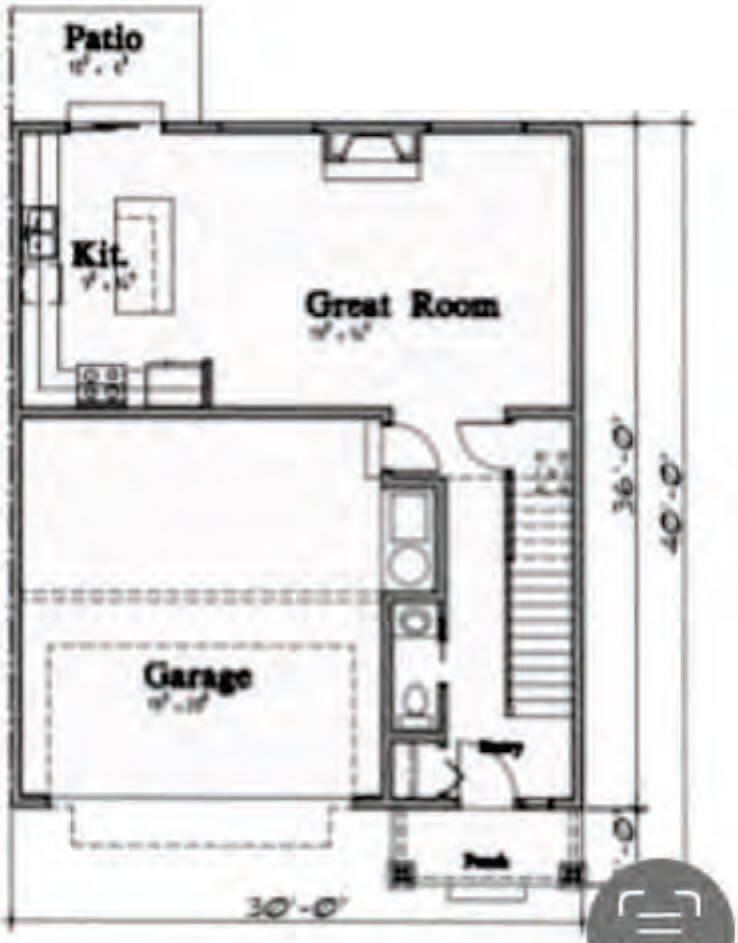
Lycee Addition
Conceptual Elevation & Floorplan



PLAN #D-638

MAIN FLR. 680 SQ. FT.
UPPER FLR. 983 SQ. FT.
TOTAL 1663 SQ. FT.
GARAGE 400 SQ. FT.






Lycee Addition
Conceptual Elevation

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

LYCEE ADDITION PUD SUBMITTAL REVIEW

Address of proposed project: Lycee Final plat, and PUD
This report is to document that on 2/2/22 the Zoning Administrator from the City of Bel Aire evaluated the above property plan for compliance of zoning and building requirements:

- ☐ SETBACKS
- ☐ ELEVATIONS
- ☒ EFFECTIVE CODE COMPLIANCE
- ☒ REQUIRED PLAN SUBMITTALS
- ☐ EROSION CONTROL
- ☒ EASEMENTS
- ☐ LANDSCAPE
- ☐ SCREENING
- ☐ STORM DRAINAGE
- ☒ NEIGHBORHOOD IMPACT
- ☐ ADA ACCESSIBLE
- ☐ UTILITIES TO BUILDING

The review of the above property plan has been:

- ☒ APPROVED, as noted
- ☐ DELAYED, as noted
- ☐ DENIED, as noted

DATE 2/2/22

Keith Price
REVIEWED BY

Comments: City staff conducted a meeting to discuss the plat and PUD. Provide the most updated version of the final plat in PDF form and paper form. The general information below still applied as of 2.2.22

- No additional easements were requested by Evergy or Onegas.
- The landscape plan is conceptual in nature, locations of trees would need to fit the final drainage plan and layout of the buildings.
- The architecture submittal is conceptual in nature, however the aesthetics and types of materials are near to what will be expected during construction based on the PUD agreement and site plan.
- The Plat isn't covered by the PUD completely so specific PUD plat language isn't required.
- The city engineer will contact you directly with any concerns related to the submittals.
- http://www.egovlink.com/public_documents300/belaire/published_documents/Bel%20Aire%20City%20Code/CHAPT18-CODE%20Zoning%20Part-A%202015.pdf contains the Zoning Code. The landscape requirements in general, we have a master concept plan for the development.

- http://www.egovlink.com/belaire/docs/menu/home.asp contains the Public Works tab to find the city standards information.

Public notice

(Published in The Ark Valley News on Dec. 23, 2021.)

OFFICIAL NOTICE OF ZONING HEARING

TO WHOM IT MAY CONCERN AND TO ALL PERSONS INTERESTED:

Notice is Hereby Given that on January 13, 2022 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:

ZON-21-06. Lycee Addition PUD, final plat, preliminary/final PUD and rezoning approximately 4.40 acres of the C-1 to C-1, C-2, R-6 zoning districts.

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

General Location: East of Rock Road approx. ¼ mile north of E. 53rd St.N.

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 _17_____ day of December, 2021.

/s/ Anne Stephens
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 23rd day of December, 2021, with subsequent publications being made on the following dates:

_____, 2021 _____, 2021

_____, 2021 _____, 2021

_____, 2021 _____, 2021

CS

Subscribed and sworn to before me this 23rd day of December, 2021.

LKS

Notary Public

My commission expires _____.

Additional copies $_____

Printer's fee $_____

LISA K. STRUNK NOTARY PUBLIC COMMISSION EXPIRES 11/24/24 State of Kansas

City of Bel Aire, Kansas

STAFF REPORT

DATE: February 21, 2022

TO: Governing Body, City Manager

FROM: Planning Commission

RE: February Planning Commission Meeting Report

ZON-21-04 Revised – Proposed re-zoning of approximately 54.99 acres of R-4 Residential to R-5 Residential (Chapel Landing 5th)

Planning Commission reviewed Woodlawn 53, LLC's request to rezone property generally located one half mile south of 53rd Street N and one quarter-mile west of Woodlawn Boulevard in accordance with Article 5 of the City of Bel Aire's Zoning Regulations. Planning Commission studied the material provided by the applicant. The Commission conducted a public hearing in relation to the application where interested parties and citizens were given the opportunity to be heard. Ten area residents spoke against the re-zone request. The majority of the comments centered around the loss of property values if the developer were allowed to rezone the area for a multi-family development. The residents were also concerned about the increased traffic volumes and the safety of the area – indicating that denser housing tends to bring higher crime rates. The residents were unhappy with what they felt was a "bait and switch" on the part of the developer – they bought into the area believing that the entire area would be an upscale community and now are very concerned that it is being downgraded and re-zoned for duplexes.

Following the comments from the residents, the agent for the applicant was given an opportunity to speak and provide commentary regarding the voiced concerns. The agent indicated that the developer was not planning on building duplexes on these lots, but was wanting to re-zone and re-plat for smaller lots. The agent also mentioned that in all of the covenants that were signed at lot closing by the current owners, there was a paragraph included that mentioned that duplexes were allowed in this development and no future notice to the current property owners needed to be given.

Following the public hearing Planning Commission considered the evidence and discussed the following factors based on the Criteria for Review established in section 5.02 (D) of the Zoning Regulation. A significant amount of discussion circled around factors commonly known as the Golden Factors, below are notes of *some* of the Golden Factors discussion:

Character of the neighborhood:

- The Planning Commission has tried to keep the more intense usage closer to the arterials. This request is contrary and not consistent with past decisions by potentially allowing a more intense usage further away from the arterial.

Zoning uses of nearby property:

- The requested zoning is more intense than the surrounding zoning. With the exception of the Prairie Preserve to the west, all of the surrounding zoning is at R-4.

Suitability of the property for the uses to which it is restricted:

- The requested use of the property is allowed within the current R-4 zoning. Commissioners were concerned about alternate uses that would be allowed under the R-5 zoning, but not allowed under the current R-4 zoning.

Having thoroughly reviewed the issue Planning Commission voted (by passing a 7-0 motion) to **recommend denial of the request to rezoning the property from R-4 Residential to R-5 Residential.**

***** **Following the Planning Commission meeting, the Developer contacted the Planning Commission Secretary to withdraw their request for a zone change to this parcel. Subsequently, the request will not be forwarded to Council for their consideration.** *****

ZON-21-04 Proposed preliminary plat for approximately 54.99 acres (Chapel Landing 5th).

Planning Commission reviewed Woodlawn 53, LLC's request to replat approximately 54.99 acres of R-4 Residential in accordance with Article 4 of the City of Bel Aire's Subdivision Regulations. The Commissioners studied the material provided by the applicant, including the proposed plat. The Commission conducted a public hearing on February 10, 2022 in relation to the application where interested parties and citizens were given the opportunity to be heard. Two citizens spoke at the public hearing. One was still concerned about the density of the proposed development and the other expressed his appreciation to the agent for listening to their concerns. Following the hearing, the Planning Commission considered the evidence and found that the plat complied with all provisions and applicable regulations and laws.

Having thoroughly reviewed the issue Planning Commission voted (by passing a 7-0 motion) to **approve the preliminary plat without changes.**

SD-21-07 Proposed Final Plat for approximately 13.15 acres (Lycee)

Planning Commission reviewed the City of Bel Aire and Greg Heiser's request to replat approximately 13.15 acres of R-6 Residential and C-1 Commercial in accordance with Article 4 of the City of Bel Aire Subdivision Regulations. The Commissioners studied the material provided by the applicant, including the proposed plat and other evidence presented by the representative for the applicant. The Commission conducted a public hearing on February 10, 2022 in relation to the application where interested parties and citizens were given the opportunity to be heard. There were no parties wishing to speak at the public hearing regarding this plat. Following the public hearing, the Planning Commission considered the evidence reviewed the report provided by permanent staff and found that the plat complied with all provisions and applicable regulations and laws.

Having thoroughly reviewed the issue, Planning Commission voted (by passing a 7-0 motion) to approve the final plat without changes and **recommends that the governing body accept the Developer's commitment to dedicate certain land within the plat for public purposes.**

SD-21-07 Proposed PUD for Lycee

Planning Commission reviewed Greg Heiser's request to apply a PUD Overlay to the property north of 53rd Street as contained in the plat for Lycee in accordance with Article 5 of the City of Bel Aire Subdivision Regulations. The Commissioners studied the material provided by the applicant, including the proposed PUD language. The Commission conducted a public hearing on February 10, 2022 in relation to the application where interested parties and citizens were given the opportunity to be heard. There were no parties wishing to speak at the public hearing regarding this plat. Following the hearing, the Planning Commission considered the evidence and found that the PUD complied with all provisions and applicable regulations and laws.

Having thoroughly reviewed the issue Planning Commission voted (by passing a7-0 motion) to **approve the PUD without changes.**

ZON-21-07 – Proposed re-zoning of approximately 3.3 acres zoned R-1 Estate Residential to R-4 Residential.

Planning Commission reviewed TW Renovations, LLC's request to rezone property generally located about ¼ mile east of Oliver and ¼ mile south of 53rd in accordance with Article 5 of the City of Bel Aire's Zoning Regulations. Planning Commission studied the material provided by the applicant. The Commission conducted a public hearing on February 10, 2022 in relation to the application where interested parties and citizens were given the opportunity to be heard. No interested parties, other than the agent for the applicant showed up to speak either for or against the proposed rezoning.

Following the public hearing Planning Commission considered the evidence and discussed the following factors based on the Criteria for Review established in section 5.02 (D) of the Zoning Regulation. A significant amount of discussion circled around factors commonly known as the Golden Factors, below are notes of *some* of the Golden Factors discussion:

Zoning uses of nearby property:

- With the exception of the Prairie Preserve, all of the surrounding ground is currently zoned R-4. The current owners of the Prairie Preserve have sold this property with full understanding of it's intended use.

Suitability of the property for the uses to which it is restricted:

- With the design of the Prairie Preserve, this parcel was not necessary and was sold to become part of Chapel Landing 6th. It is totally unsuitable to restrict the uses of this parcel to R-1 as it does not fit in with the current plan of development for Chapel Landing 6th.

Having thoroughly reviewed the issue Planning Commission voted (by passing a 7-0 motion) to **recommend rezoning of the property from R-1 Estate Residential to R-4 Residential.**

ZON-21-07 Proposed preliminary plat for approximately 14.62 acres (Chapel Landing 6th).

Planning Commission reviewed TW Renovation, LLC's request to replat approximately 14.62 acres of R-4 Residential in accordance with Article 4 of the City of Bel Aire's Subdivision Regulations. The Commissioners studied the material provided by the applicant, including the proposed plat. The

Commission conducted a public hearing on February 10, 2022 in relation to the application where interested parties and citizens were given the opportunity to be heard. No interested parties, other than the agent for the applicant showed up to speak either for or against the proposed preliminary plat. Following the hearing, the Planning Commission considered the evidence and found that the plat complied with all provisions and applicable regulations and laws.

Having thoroughly reviewed the issue Planning Commission voted (by passing a 7-0 motion) to **approve the preliminary plat without changes.**

SD-21-06 Proposed Final Plat for approximately 22.76 acres (Skyview at Block 49 2nd)

Planning Commission reviewed Block 49, LLC's request to replat approximately 22.76 acres of R-5 Residential in accordance with Article 4 of the City of Bel Aire Subdivision Regulations. The Commissioners studied the material provided by the applicant, including the proposed plat and other evidence presented by the representative for the applicant. The Commission conducted a public hearing on February 10, 2022 in relation to the application where interested parties and citizens were given the opportunity to be heard. There were no parties wishing to speak at the public hearing regarding this plat. Following the public hearing, the Planning Commission considered the evidence reviewed the report provided by permanent staff and found that the plat complied with all provisions and applicable regulations and laws.

Having thoroughly reviewed the issue, Planning Commission voted (by passing a 7-0 motion) to approve the final plat without changes and **recommends that the governing body accept the Developer's commitment to dedicate certain land within the plat for public purposes.**

SD-21-04 Proposed Final Plat for approximately 12.44 acres (Skyview at Block 49 3rd)

Planning Commission reviewed Block 49, LLC's request to replat approximately 12.44 acres of C-2 Commercial with PUD in accordance with Article 4 of the City of Bel Aire Subdivision Regulations. The Commissioners studied the material provided by the applicant, including the proposed plat and other evidence presented by the representative for the applicant. The Commission conducted a public hearing on February 10, 2022 in relation to the application where interested parties and citizens were given the opportunity to be heard. There were no parties wishing to speak at the public hearing regarding this plat. Following the public hearing, the Planning Commission considered the evidence reviewed the report provided by permanent staff and found that the plat complied with all provisions and applicable regulations and laws.

Having thoroughly reviewed the issue, Planning Commission voted (by passing a 7-0 motion) to approve the final plat without changes and **recommends that the governing body accept the Developer's commitment to dedicate certain land within the plat for public purposes.**

SD-21-04 Proposed PUD for Skyview at Block 49 3rd

Planning Commission reviewed Block 49, LLC's request to apply a PUD Overlay to the property contained in the Skyview at Block 49 3rd plat in accordance with Article 5 of the City of Bel Aire Subdivision Regulations. The Commissioners studied the material provided by the applicant, including the proposed PUD language. The Commission conducted a public hearing on February 10, 2022 in relation to the application where interested parties and citizens were given the opportunity to

be heard. There were no parties wishing to speak at the public hearing regarding this plat. Following the hearing, the Planning Commission considered the evidence and found that the PUD complied with all provisions and applicable regulations and laws.

Having thoroughly reviewed the issue Planning Commission voted (by passing a7-0 motion) to **approve the PUD without changes.**

CON-21-03 Conditional Use Permit request to add a LED Message Board to an existing sign pole base located in a utility easement in C-1 Commercial Zoning District.

Planning Commission reviewed a request to add a LED message board sign to an existing sign pole base, located in a utility easement, in C-1 Commercial Zoning District. The applicant was present and stood for questions from the Commissioners. The Commissioners found that there would be limited impact and appreciated the updating and upgrading to the new sign.

Having thoroughly reviewed the issue, Planning Commission voted (by passing a 7-0 motion) to **recommend that Council approve the LED Message Board in an C-1 Commercial zoning district contingent upon a 60 day review by Planning Commission.**

CON-22-01 Conditional Use Permit request for a proposed private swimming pool in R-5 Residential Zoning District.

Planning Commission reviewed a request for a private swimming pool in an R-5 Residential Zoning District. The Commissioners found that there would be limited impacts to the neighborhood.

Having thoroughly reviewed the issue, Planning Commission voted (by passing a 7-0 motion) to **recommend that Council approve the private swimming pool in an R-5 district as presented.**

MANAGERS REPORT

DATE: February 24, 2022
TO: Mayor Benage and City Council
FROM: Ty Lasher, City Manager
RE: March 1, 2022 Agenda

Proclamations (Item V)
March is American Red Cross Month. The Red Cross uses this month to honor and celebrate all the volunteers who support the mission of their organization. Local civic groups often host blood drives in Bel Aire. This proclamation supports the Red Cross in the great work they do.

Severe Weather Awareness Week is an initiative of the National Weather Service, Kansas Emergency Management and Sedgwick County Emergency Management to educate our citizens of the dangers associated with severe weather. This is an opportunity for Bel Aire to take part in the awareness of severe weather and encourage our citizens to be prepared as spring is quickly approaching.

Consent Agenda (Item VII)
Contains the minutes of the February 15th City Council meeting. In addition, four applications for permits to sell fireworks have been received and are on the agenda. Bel Aire codes allow four retail fireworks permits to be issued annually. All of the applicants are requesting permits to operate in the same locations as last year, and all of them have submitted the required paperwork.

Appropriations Ordinance (Item VIII)
This period includes $727,142.20 in bonded capital projects; listed on page 4. PD Car #37 has been up-fitted for $14,537.09 (page 4). Parts for PD's new laptops have arrived and have been paid; the laptops are still on order.

City Requested Appearances (Item IX)

TranSystems - The city received a TEAP grant from KDOT in 2021 to complete a safety study on the intersections of 53rd & Woodlawn as well as 53rd & Rock. The study is complete and TranSystems will be at the meeting to present their findings as well as share their recommendations. Any recommended improvements will be included in your March workshop covering street upgrades. Therefore, Council can ask questions of

TranSystems representatives today and be ready to discuss funding of any specific changes to these intersections at the March workshop.

Garver, Gravel Roads Study- Ken Lee will be here to present cost estimates for the gravel roads and an approximation of the special assessments.

Garver, Woodlawn Update – Dakota will be here to give his regular update on Woodlawn construction progress.

Rezoning Ordinance, Chapel Landing 6th (Item A)

At their February 10th meeting, Planning Commission reviewed TW Renovations, LLC's request to rezone property located about a quarter mile east of Oliver and a quarter mile south of 53rd Street. At the same meeting, Planning Commission held a public hearing where interested parties and citizens were given the opportunity to be heard. No interested parties, other than the agent for the applicant showed up to speak either for or against the rezoning. Following the public hearing Planning Commission studied the material provided by the applicant, considered the evidence and discussed the rezoning request in relation to the City's Zoning Regulations and the 'Golden Factors' of zoning. Having thoroughly reviewed the issue Planning Commission voted (by passing a 7-0 motion) to recommend rezoning of the property from R-1 Estate Residential to R-4 Residential. The zoning Ordinance now comes before Council for approval.

Conditional Use Ordinance for an LED sign (Item B)

On February 10th, Planning Commission reviewed a request to add an LED message board sign to an existing sign pole base, located in a utility easement, in C-1 Commercial Zoning District. The applicant was present and stood for questions from the Commissioners. The Commissioners found that there would be limited impact and appreciated the upgrade to the new sign. Planning Commission voted (by passing a 7-0 motion) to recommend that Council approve the LED Message Board contingent upon a 60-day review by Planning Commission. The Ordinance to approve the Conditional Use now comes before Council for approval.

Conditional Use Ordinance for a private pool (Item C)

Also on February 10th, Planning Commission reviewed a request for a private swimming pool in an R-5 Residential Zoning District. As part of the conditional use process, a notification of the hearing was published in the newspaper and notification letters were mailed to the surrounding property owners. The Commissioners found that there would be limited impacts to the neighborhood. Having thoroughly reviewed the issue, Planning Commission voted (by passing a 7-0 motion) to recommend that Council approve the private swimming pool as presented. The Ordinance to approve the Conditional Use now comes before Council for approval.

Dedications of Land for Public Purposes (Items D-F)

At their February 10th meeting, Planning Commission reviewed and approved three Final Plats: Lycee Addition, Skyview at Block 49 2nd, and Skyview at Block 49 3rd. A separate public hearing was conducted for each plat. Within each Final Plat, certain areas are designated for public purposes, such as easements, rights-of-way, and land for public use. These dedications by the Developer now come before Council for acceptance. In each case, Planning Commission recommends that Council accept the Developer's commitment to dedicate certain land within the plat for public purposes.

Skyview at Block 49 2nd (Item D)- Planning Commission reviewed Block 49, LLC's request to replat approximately 22.76 acres of R-5 Residential. There were no parties wishing to speak at the public hearing regarding this plat. Following the public hearing, the Planning Commission considered the evidence and reviewed the report provided by staff. Planning Commission voted (by passing a 7-0 motion) to approve the final plat without changes.

Skyview at Block 49 3rd (Item E) - Planning Commission reviewed Block 49, LLC's request to replat approximately 12.44 acres of C-2 Commercial with PUD. There were no parties wishing to speak at the public hearing regarding this plat. Following the public hearing, the Planning Commission considered the evidence and reviewed the report provided by staff. Planning Commission voted (by passing a 7-0 motion) to approve the final plat without changes.

Lycee Addition (Item F) - Planning Commission reviewed the City of Bel Aire and the Developer's request to replat approximately 13.15 acres of R-6 Residential and C-1 Commercial. No one spoke at the public hearing. Following the public hearing, the Planning Commission considered the evidence and reviewed the report provided by staff. Planning Commission voted (by passing a 7-0 motion) to approve the final plat without changes.

Agreement with Garver, 47th Street Reconstruction (Item G)

At the February 1st meeting, Council accepted the bid from Kansas Paving to reconstruct 47th Street. City staff typically provides construction observation services on projects that are funded through the Capital Improvement Reserve Fund. Construction observation is important to ensuring that the project gets constructed according to City standards. However, staff is currently working on several other projects and does not have enough time to properly observe the construction on this project. Staff recommends hiring a consultant to observe the construction. The City is currently working with Garver for construction observation on multiple projects. Their communication with both the Contractor, the City and interested citizens sets them apart from other firms. Staff reached out to Garver and requested a bid. The cost of the services will be paid for from the

Capital Improvement Reserve Fund. Staff recommends that Council accept the contract for Construction Observation Services from Garver in the amount not-to-exceed $19,537.50 for the 47th Street Reconstruction Project.

Development Agreement for Skyview 2nd at Block 49 (Item H)

For every new development without a PUD, the City requires a Development Agreement be negotiated and approved. This agreement spells out in writing the responsibilities of each party during construction and thereafter. The agreement is filed with the plat for future reference. Staff and the developer have agreed upon the language contained in this agreement and it is now ready for final approval by the City Council.

Executive Session (Item XIII)

Staff has no need for an Executive Session.

Discussion and Future Issues - March Workshop (Item XIV)

This month the workshop is planned for March 8th at 6:30 p.m.

MINUTES
CITY COUNCIL MEETING
7651 E. Central Park Ave, Bel Aire, KS
April 05, 2022 7:00 PM

I. CALL TO ORDER: Council President Justin Smith called the meeting to order at 7:00 p.m.

II. ROLL CALL

Present were Greg Davied, Justin Smith, and John Welch. Mayor Jim Benage joined the meeting by video conference. Diane Wynn was absent.

Also present were City Manager Ty Lasher, City Attorney Jacqueline Kelly, City Engineer Anne Stephens, City Clerk Melissa Krehbiel, and Bond Counsel Kevin Cowan of Gilmore & Bell, P.C.

III. OPENING PRAYER: Dr. Robert Lindsted provided the opening prayer.

IV. PLEDGE OF ALLEGIANCE TO THE AMERICAN FLAG

Council President Smith led the pledge of allegiance.

V. PROCLAMATION:

A. Luke Barnwell -Sunrise Christian Academy Men's Basketball Coach of the Year

B. Gradey Dick – Sunrise Christian Academy Men's Basketball Player of the Year

Luke Barnwell and Gradey Dick were recognized for their accomplishments. Council President Justin Smith read and signed the proclamations and presented a medal to Mr. Barnwell.

VI. DETERMINE AGENDA ADDITIONS: There were none.

VII. CONSENT AGENDA

A. Minutes of the March 15, 2022 City Council meeting.

MOTION: Councilmember Welch to approve the Consent Agenda as listed and authorize the Council President to sign. Councilmember Davied seconded the motion. ***Motion carried 3-0.***

VIII. DISCUSSION AND APPROVAL OF APPROPRIATIONS ORDINANCE

A. Consideration of approving Appropriations Ordinance 22-06 in the amount of $1,326,479.85.

MOTION: Councilmember Davied moved to approve Appropriations Ordinance 22-06. Councilmember Welch seconded. ***Motion carried 3-0.***

IX. CITY REQUESTED APPEARANCES: None

X. PUBLIC HEARING

A. IRB for Homestead Senior Residences, LLC - The purpose of the public hearing is to give property owners and other interested parties the opportunity to speak on the proposed Industrial Revenue Bond and associated exemption from ad valorem taxation of property constructed or purchased with the proceeds from the IRB for Homestead Senior Residences, LLC (Homestead Senior Landing).

Council President Smith opened the public hearing. No one spoke.

MOTION: Councilmember Welch moved to close the public hearing. Councilmember Davied seconded the motion. ***Motion carried 3-0.***

XI. CITIZEN CONCERNS: No one spoke.

XII. REPORTS

A. Council Member Reports

Councilmember Smith gave a brief report on the March 24th meeting of the Chisholm Creek Utility Authority (CCUA).

B. Mayor's Report-

- Mayor Benage reported that the City recently received the Tree City USA award for 2021. Thanks to Gary Northwall and the Tree Board for their work
- There are currently two openings on the Tree Board for volunteers. Applications are available on the City's website.
- Mayor Benage recently spoke with the City's auditor, Tara Laughlin of AGH.
- He attended the most recent CCUA meeting.
- On April 1st he attended the K-254 Corridor Development Association meeting. Mayor Benage gave a brief report of the meeting and recent progress on the K-254 Corridor Management Plan.
- Regarding the open City Council seat created by the resignation of Dr. Joel Schroeder, Mayor Benage reported that applications will be accepted through April 15th.
- A blood donation event will be held on Friday, April 8th at Sunrise Christian Academy. Citizens can sign up at www.redcrossblood.org, or call 1-800-Red-Cross.
- The League of Kansas Municipalities (LKM) will host the Governing Body Institute on April 29-30 in Manhattan.

- Mayor Benage read a letter from Councilmember Diane Wynn announcing her resignation effective May 1, 2022.

C. City Attorney Report

City Attorney Kelly briefly reported on current Legislative issues.

D. City Manager Report

City Manager Lasher reported on upcoming events:

- Saturday April 9th is Spring Fest at the Rec Center from 1-3 pm.
- Sunrise Christian Academy student volunteers will pick up trash on 53rd street on Friday, April 8th. Other volunteers are always welcome.
- April 30th is E-Recycle and Shred Day at City Hall.
- Also on April 30th, an Arbor Day celebration will be held in Central Park.

XIII. ORDINANCES, RESOLUTIONS AND FINAL ACTIONS

A. Consideration of A Resolution Of The Governing Body Of The City Of Bel Aire, Kansas Authorizing The Sale And Conveyance Of Certain Property To Sunflower Property Partners LLC.

MOTION: Council President Smith moved to approve A Resolution Of The Governing Body Of The City Of Bel Aire, Kansas Authorizing The Sale And Conveyance Of Certain Property To Sunflower Property Partners, LLC, and authorize the Council President to sign. Councilmember Welch seconded the motion. ***Motion carried 3-0.***

B. Consideration of A Resolution Of The Governing Body Of The City Of Bel Aire, Kansas Determining The Advisability Of Issuing Taxable Industrial Revenue Bonds For The Purpose Of Financing The Acquisition, Construction And Equipping Of A Commercial Facility To Be Located In The City; And Authorizing Execution Of Related Documents.

MOTION: Councilmember Davied moved to approve A Resolution Of The Governing Body Of The City Of Bel Aire, Kansas Determining The Advisability Of Issuing Taxable Industrial Revenue Bonds For The Purpose Of Financing The Acquisition, Construction And Equipping Of A Commercial Facility To Be Located In The City; And Authorizing Execution Of Related Documents and authorize the Council President to sign. Councilmember Welch seconded the motion. ***Motion carried 3-0.***

C. Consideration of purchasing a Compact Excavator for Public Works. The following quotes were received:

Bobcat	**$59,924.12**
John Deere	**$61,815.46**
Komatsu	**$74,000.00**

MOTION: Councilmember Welch moved to accept the quote from Bobcat at a cost of $59,924.12 for a new compact excavator and authorize the Council President to sign. Councilmember Davied seconded the motion. ***Motion carried 3-0.***

D. Consideration of accepting a bid to install streetlights in Central Park.

MOTION: Councilmember Welch moved to table the quote from Atlas Electric until the next meeting. Councilmember Davied seconded the motion. ***Motion carried 3-0.***

E. Consideration of An Ordinance Providing For The Erection Of Stop Signs At A Certain Intersection (Rock Road and 53rd Street North).

MOTION: Councilmember Welch moved to approve An Ordinance Providing For The Erection Of Stop Signs At A Certain Intersection; Specifying Particular Intersection (Rock Rd and 53rd Street North); And Providing For Penalties For The Violation Thereof, All Within The City Of Bel Aire, Sedgwick County, Kansas, and authorize the Council President to sign. Council President Smith seconded the motion.

Roll Call Vote:
Greg Davied– Aye Justin Smith– Aye Diane Wynn – [absent] John Welch- Aye
Motion carried 3-0.

F. Consideration of the Change Order Request from Pearson Construction for additional quantities of reinforcing steel and temporary pavement marking in the amount of $39,281.90.

Ken Lee, Garver, stood for questions from Council.

MOTION: Councilmember Welch moved to approve the Change Order Request from Pearson Construction in the amount of $39,281.90 for Woodlawn, 37th St N to 45th St N, and authorize the Council President to sign all related documents. Councilmember Davied seconded the motion. ***Motion carried 3-0.***

G. Consideration of accepting the dedication of streets and other public ways, service and utility easements and land dedicated for public use as shown on the Final Plat of Chapel Landing 5th.

MOTION: Councilmember Davied moved to accept the dedications within the Final Plat for Chapel Landing 5th and authorize all required signatures. Councilmember Welch seconded the motion.

Roll Call Vote:
Jim Benage – Aye Greg Davied– Aye
Justin Smith– Aye Diane Wynn – [absent] John Welch- Aye
Motion carried 4-0.

H. Consideration of An Agreement with Homestead Senior Residences Bel Aire, L.L.C., Concerning The Development Of Homestead Senior Landing, Bel Aire, Sedgwick County, Kansas

MOTION: Councilmember Davied moved to approve An Agreement Concerning The Development Of Homestead Senior Landing, Bel Aire, Sedgwick County, Kansas, and authorize the Council President to sign. Council President Smith seconded the motion. ***Motion carried 3-0.***

I. Consideration of approving a Planned Unit Development (PUD) Agreement for the development of Lycee

MOTION: Councilmember Welch moved to approve the Planned Unit Development Agreement for the development of Lycee, Bel Aire, Sedgwick County, Kansas and authorize the Council President to sign. Councilmember Davied seconded the motion.

Roll Call Vote:

Jim Benage – Aye	Greg Davied– Aye	
Justin Smith– Aye	Diane Wynn – [absent]	John Welch- Aye

Motion carried 4-0.

J. Consideration of An Agreement with Gregory Hiser Concerning The Development Of Lycee, Bel Aire, Sedgwick County, Kansas.

MOTION: Councilmember Davied moved to approve An Agreement Concerning The Development Of Lycee, Bel Aire, Sedgwick County, Kansas, and authorize the Council President to sign. Councilmember Welch seconded the motion. ***Motion carried 3-0.***

K. Consideration of confirming Mayor Benage's Appointment of Councilmember Justin Smith to the Bel Aire Public Building Commission. Justin will complete the term of Joel Schroeder who resigned as Councilmember.

MOTION: Councilmember Welch moved to confirm Mayor Benage's appointment of Councilmember Justin Smith to the Bel Aire Public Building Commission. Councilmember Davied seconded the motion. ***Motion carried 3-0.***

L. Consideration of confirming Mayor Benage's Re-Appointment of Gary Northwall to the Bel Aire Tree Board. The term is two years.

MOTION: Councilmember Davied moved to confirm Mayor Benage's re-appointment of Gary Northwall to the Bel Aire Tree Board. Council President Smith seconded the motion. ***Motion carried 3-0.***

XIV. EXECUTIVE SESSION: There was no need for an executive session.

XV. DISCUSSION AND FUTURE ISSUES

A. April 12 Workshop at 6:30 pm?

The Council briefly discussed the agenda for the City Council workshop, which will be held on April 12, 2022 at 6:30 p.m.

XVI. ADJOURNMENT

MOTION: Councilmember Welch moved to adjourn. Councilmember Davied seconded the motion. ***Motion carried 3-0.***

Approved by the City Council this 19th day of April, 2022.

Jim Benage, Mayor

ATTEST:

Melissa Krehbiel, City Clerk

(Published at www.belaireks.gov on September, _____ 2025.)

ORDINANCE NO. _____

AN ORDINANCE APPROVING THE BEL AIRE 2035 COMPREHENSIVE PLAN FOR BEL AIRE, KANSAS.

WHEREAS, pursuant to K.S.A. 12-747, et seq., the Bel Aire Planning Commission (hereinafter the "Commission") is authorized to make and amend a comprehensive plan for the Bel Aire planning area; and

WHEREAS, pursuant to the provision of K.S.A. 12-747, the Commission did publish notice on July 24, 2025 and, thereafter, held a public hearing on August 14, 2025 to consider the adoption of the Bel Aire 2035 Comprehensive Plan (hereinafter the "Plan"); and

WHEREAS, on August 14, 2025, the Commission approved a Resolution adopting the Plan. The resolution and a certified copy of the Plan has been submitted to the Governing Body of the City of Bel Aire, Kansas (hereinafter the "City") for its review, including any written presentations, maps, plats, charts, or other materials made a part of such Plan; and

WHEREAS, the Commission for the City has also submitted a written summary of the public hearing.

BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF BEL AIRE, KANSAS:

SECTION 1. Plan Approval. The Plan dated August 14, 2025, as adopted by the Commission, which is certified and on file in the office of the City Clerk, is hereby approved as the official comprehensive plan for the City.

SECTION 2. Repealer. Ordinances Nos. 256, 383, 462, 544, and 558 are repealed in its entirety. All other ordinances or parts of other ordinances in conflict herewith are repealed. However, any section of an existing ordinance not in conflict herewith is not repealed and remains in full force and effect.

SECTION 3. Distribution. An attested copy of the Plan shall be sent to all other taxing subdivisions in the planning area requesting a copy as required by K.S.A. 12-747(c).

SECTION 4. Annual Review. At least once a year, the Commission shall review or reconsider the Plan or any part thereof and may propose amendments, extensions or additions which shall be adopted in the same manner as the original comprehensive plan, as required by K.S.A. 12-747(d).

SECTION 5. Effective Date. This Ordinance shall take effect and be in force from and after its adoption by the Governing Body of the City, approval by the Mayor, and publication once in the official city newspaper.

[*Remainder of this page intentionally left blank*]

ADOPTED by the Governing Body of the City of Bel Aire, Kansas on this 2nd day of September, 2025.

SIGNED by the Mayor on this _____ day of September, 2025.

CITY OF BEL AIRE, KANSAS

_____

Jim Benage, Mayor

ATTEST:

_____

Melissa Krehbiel, City Clerk

APPROVED AS TO FORM:

_____

Maria A. Schrock, City Attorney

(Published at www.belaireks.gov on August, _____, 2025.)

RESOLUTION NO. _____

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BEL AIRE, KANSAS, CONCERNING THE ADOPTION OF THE BEL AIRE 2035 COMPREHENSIVE PLAN.

WHEREAS, pursuant to authority granted by statues of the State of Kansas, the Bel Aire Planning Commission (hereinafter the "Commission") was reestablished by the Governing Body of the City of Bel Aire, Kansas By Ordinance No. 195 and given authority to adopt a comprehensive plan for all of the City of Bel Aire (hereinafter the "City"); and

WHEREAS, pursuant to provisions of K.S.A. 12-747(a), the Commission did give notice by publication on the City Municipal Website on July 24, 2025 of a public hearing on the Bel Aire 2035 Comprensive Plan (hereinafter the "Plan") to be held on August 14, 2025; and

WHEREAS, the Commission heard all comments and remarks relating to the Plan and did give consideration to all statements.

BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF BEL AIRE, KANSAS, AS FOLLOWS:

Section 1. The Plan is hereby adopted as the official comprehensive plan for the City.

Section 2. In compliance with K.S.A. 12-747(b), the action of the Commission shall be provided to the Bel Aire Governing Body in the form of a certified copy of said Plan, this Resolution, and a written summary of the public hearing and, furthermore, to recommend that they approve the Plan by publication of an Ordinance as required by K.S.A. 12-747(b).

[*Remainder of this page intentionally left blank*]

ADOPTED by the Bel Aire Planning Commission on this 14th day of August, 2025.

SIGNED by the Presiding Officer on the 14th day of August, 2025.

_____

Philip Jordan, Chairperson

ATTEST:

_____

Paula Downs, Secretary

APPROVED AS TO FORM ONLY:

_____

Maria A. Schrock, City Attorney

City of Bel Aire

STAFF REPORT

DATE: 08/27/2025

TO: Bel Aire City Council
FROM: Paula Downs
RE: Bel Aire 2035 Comprehensive Plan

STAFF COMMUNICATION

FOR MEETING OF	9/2/2025
CITY COUNCIL	
INFORMATION ONLY	

SUMMARY: **Bel Aire 2035 Comprehensive Plan**

The city placed notification on the City of Bel Aire's website as required by city code. The affidavit of publication is provided. The comprehensive plan required notification of public hearing which was made on July 24, 2025.

Planning Commission approved the Comprehensive Plan Resolution at their August 14, 2025, meeting. The draft meeting minutes provide details of the discussion. Meeting minutes are included in the agenda packet.

Background:

In 2023, the City initiated a project to create a new comprehensive plan that descries a vision and framework for the community's development over the next 10 years. The document will serve as a roadmap for adopting new policies and initiatives that achieve its identified vision. The comprehensive plan will assist the City Council in making well-informed decisions regarding land use and capital improvements.

The plan will complement zoning regulations, development codes, capital improvement programs and other city processes.

August 14, 2025- Planning Commission Meeting

The Planning Commission were provided a brief overview of the planning process and overall organization of the planning document.

Planning Process:

Phase 1: Community Assessment
The first phase included a review of previous planning documents and policies, land use conditions, demographic trends, and local development opportunities and constraints.

Phase 2: Community Engagement
Although identified as a specific phase of the planning process, community engagement was carried out throughout the entire project calendar. A series of stakeholder group events and listening sessions, pop-up community events, and City leadership engagement were prioritized to ensure the planning vision created is reflective of diverse community voices.

Phase 3: Planning
Following the community assessment and initial phases of the community engagement process, considerable time and effort were invested to establish a community vision. Once the vision was identified, the planning team worked to develop community goals, policies, and strategies through
continued analysis and community dialogue.

Phase 4: Refine, Adopt, & Implement
During this phase, the final review of the plan occurred, followed by the official plan adoption process.

Plan Organization:

The Bel Aire 2035 Comprehensive Plan is organized into three sections and three appendices.

Section 1: Section explains how the Plan came to be, why it is necessary, and how it should be integrated into daily decisions. Of interest is the Community History visual.

Section 2: Describes the value statements and goals for the plan. Value Statements are as follows:

a. Bel Aire's Non-Residential Environment Will Enhance the Quality of Life for All Residents and Visitors Alike. Value includes seven (7) goals.
b. Bel Aire's transportation system will be safe, enhance the aesthetic appreciation of the City,
   and provide efficient options for all transportation modes. Value includes nine (9) goals.
c. Bel Aire's parks and recreation system will provide first class spaces and programming for
   all ages and abilities. Value includes six (6) goals.
d. Bel Aire's built environment will communicate a distinct identity to create cohesion, increase
   community pride, and attract residents, businesses, and visitors. Value includes eight (8) goals.
e. Bel Aire will concentrate on sustainable growth through smart investments and community communication. Value includes eight (8) goals.
f. Bel Aire will be a destination of choice for people at all stages of life. Value has six (6) goals.

Section 3: Provides the Plan's recommendations related to future land use and the built environment. This section delivers recommendations to guide Bel Aire as the City works to achieve this Plan's vision.

The Appendices cover detailed background information that was considered comprehensively to form the Plan. Appendix A is an in-depth assessment of the community that includes a snapshot of where the City is now. Appendix B summarizes relevant plans and studies that were evaluated during the development of the plan. Appendix C is a full recap of the community engagement events and findings.

The Planning Commission asked several questions and made comments about the plan which Lance Onstott, PEC, answered and responded to:

1. Does the comprehensive plan go across 254? The land use does in certain areas- place types are predicted through the city's area of influence or the extraterritorial jurisdiction. Rural neighborhood is housing that doesn't require public utilities such as a farm, five-acre subdivision, etc.
2. What are the two or three things that are different between our previous plan and this plan? What two or three ways were you surprised at the input that maybe went in a different direction from the previous plan? Previous plan was in 2018- Master Growth Plan- it only looked at future land use and it didn't have any value statements. Major difference it used the traditional way of looking at land use such as single-family residential, etc. Development patterns were similar between the plans. Water and sewer plans were developed ahead of the comprehensive plan so that information could be used to assess costs of service and return on investment as the city continues to grow. The community had a desire for different modes of transportation-they want to safely move around our community without a vehicle. The city has good potential for off street trails utilizing the floodplain areas as pathways. Any future option for a rail to trail option could be utilized in the future if changes occur in the use of the railroad tracks. Trains will continue to use the tracks in the foreseeable future.
3. Commission felt the plan was well put together graphically and it is user friendly so it can be used.
4. Anything surprise you when meeting with the various groups? Alternative transportation was surprising across all groups. It not surprising to hear that there was confusion about the identity of the city. People expressed the need for grocery stores and restaurants, but don't really want to grow. Many people want the small-town feel, but also the large city services. City will need to navigate these needs.
5. Is the City lacking in services? Land use was analyzed, and the City is 90% primarily residential. 0.8% of land use in Bel Aire is currently commercial use.
6. Comprehensive plan will help the city make decision on what and how to develop in the future. The plan is a 10-year plan
7. Was there any discussion about working with or looking at the plans from Metropolitan Area Planning Commission (MAPC)? This wasn't assessed in detail but did look at where they are projecting employment and housing areas. Looked at Wichita Area

Metropolitan Planning Organization's (WAMPO) transportation plan to influence the plan.

8. Does Wichita have any plans for East of Bel Aire? Unknown currently. Generally, they will face the need for services in that area.
9. It is surprising that Bel Aire has a high rate of not-for-profit land uses in the City.
10. Some concern that when the Commission reviews a case, preliminary plat and final plat we may ask for a reduction in lots to allow for green space, which the Commission doesn't have the authority to do that, so there is no enforcement.
11. If is shows up on the master plan for more green space, how does that get implemented or steered that way? One way is to review zoning and subdivision regulations, building codes and policies around funding developments to steer towards implementing this vision. Developers and designers are always looking at the codes, so the city needs to ensure that codes reflect what we want to see happen. The other way is how we encourage development patterns through policies- City might want to participate in funding developments in a different way if they utilize the comprehensive plan vision.

During the public hearing two Kechi residents spoke. They lived in a neighborhood on North Rock Road. One citizen asked what the Comprehensive Plan covers, and Lance Onstott responded that the plan only covers what is in Bel Aire. The other citizen commented that when talking about (city) identity that people are starting to call Bel Aire "duplex city" and they believe that Bel Aire has enough duplexes.

The Planning Commission moved to adopt the Resolution to Adopt the Bel Aire 20235 Comprehensive Plan as presented and recommend that the Governing Body approve the Plan by publication of an Ordinance per K.S.A. 12-747(b).

City Council Review:

The City Council has been involved in community engagement events and provided input into the plan. Current discussion is to provide any modifications to the plan you feel is appropriate.

Staff Recommendation:

Staff recommend that the comprehensive plan be approved with any appropriate modifications identified by the City Council.

MINUTES
PLANNING COMMISSION
7651 E. Central Park Ave, Bel Aire, KS
August 14, 2025, 6:30 PM

I. Call to Order: Chairman Phillip Jordan called the meeting to order at 6:30

II. Roll Call

Chairman Phillip Jordan and Commissioners Dee Roths, Paul Matzek and Brian Stuart were present. Commissioners Derek Faber and Brian Mackey were absent. Quorum was present.

Also present were Paula Downs, Secretary and Maria Schrock City Attorney.

III. Pledge of Allegiance to the American Flag

Chairman Phillip Jordan led the pledge of allegiance.

IV. Consent Agenda

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

No updates or changes were requested.

Motion: Commissioner Matzek moved to approve the meeting minutes of the June 12, 2025, meeting. Commissioner Stuart seconded the motion. ***Motion carried 4-0.***

V. Announcements: No announcements were made by staff.

VI. Old Business/New Business

A. Public Hearing on the Consideration of a Resolution to Adopt the Bel Aire 2035 Comprehensive Plan

Paula Downs, Secretary provided background information on the Comprehensive Plan to support Lance Onstott, PEC who will provide a more detailed presentation of the Comprehensive Plan.

The plan was initiated in 2023 through a long and thoughtful process that involved several workshops that included Planning Commission members. The plan was developed in four phases: Community Assessment; Community Engagement; Planning and Refine, Adopt & Implement. The draft document was developed from engagement and other information gathering that took place over the last year. The plan document is organized into three sections with appendices. Sections included: section one is a current visual representation of

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the community; section two lays out six value statements and goals for each one; and section three includes plans and recommendations for future land use for the built environment. The final section of the plan are appendixes that provide details on the activities that occurred during the planning process.

The plan has good foundational information about the community, and it has set out design standards. It shows how we will look at the city moving forward and the engagement process that took place to prepare the plan.

Lance Onstott, PEC stated that state statute requires that the comprehensive plan have a public hearing, and the agenda item tonight is for the Planning Commission to approve and adopt the plan, by Resolution, for governing body approval by ordinance.

Lance provided highlights of the plan and is purpose:

- The comprehensive plan should represent the vision of the community for the next 10 years and be a record of the community's shared goals and desires. The plan is not an agreement on everything but reflects common themes so that the City can make informed decisions.
- The Appendices show what has happened in Bel Aire in the last 20 years: demographics, market-based land use, development patterns, and what is happening now and what is projected for the future.
- The plan primarily addresses the built environment or the physical part of the City.
- The City will use the comprehensive plan to make decisions on planning and zoning cases, budgets, staffing, and public safety.
- As things change the plan may need to be updated and by statute it will be reviewed every year.
- The plan was developed in stages starting with developing the community assessment on past and current information. The second phase was the engagement of the community, city leadership, and city staff. The final stage is the final draft plan being reviewed and approved.
- Three different "teams" were engaged in preparing this plan. The core team were staff that met regularly to review and provide comments on the plan. City leadership included the City Council and the Planning Commission in workshops to engage in the development of the plan. Stakeholders provided feedback during fall festival, workshops, focus groups and interviews. There should be no surprises in the plan.

Lance stated that the three primary sections of the plan include: introduction; value Statements/Goals; and land Use Framework. In addition, the appendices are good references on how the plan was developed. This section lists; resources, community engagement details, census and other data sources, and other City plans. All notes and summary information for the community engagement activities are also included. Those details support the information contained in the other sections of the plan.

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Lance stated that the values statements and goals were developed from the overarching themes that were heard during the engagement activities. For each value statement there are goals which are those things that are measurable to make sure we are making progress on the plan. There are six value statements:

- Economic Development- *Bel Aire's Non-Residential Environment Will Enhance The Quality Of Life For All Residents And Visitors Alike*
- Transportation- *Bel Aire's Transportation System Will Be Safe, Enhance The Aesthetic Appreciation of the City, and Provide Efficient Options For All Transportation Modes.*
- Parks and Recreation- *Bel Aire's Parks And Recreation System Will Provide First Class Spaces And Programming For All Ages And Abilities.*
- Community Identity and Character- *Bel Aire's Built Environment Will Communicate A Distinct Identity To Create Cohesion, Increase Community Pride, And Attract Residents, Businesses, And Visitors*
- Growth & Investment- *Bel Aire Will Concentrate On Sustainable Growth Through Smart Investments And Community Communication.*
- Housing- *Bel Aire Will Be A Destination Of Choice For People At All Stages Of Life.*
- Every decision made should be influenced by the value statements. If there is a policy change or a re-zoning application that is not furthering one of the value statements then it needs to be critically looked at. It organizes your decision making and staff recommendations and it will serve as a guide for private investment.

Lance discussed the Future Land-Use Map which shows where residential and commercial uses are in the City. The first level of assessment before projecting future growth patterns is to establish four key elements to create places. We want to create an identifiable space designed around the uses for that space. The four building blocks are: green spaces- designed park, programmed park, natural preserve; complete neighbors; corridors; and centers.

In addition to the building blocks there are place types. Place Types will represent each one of those building block key elements. There are ten place types used in the city. For each place type these elements are included: description, including a narrative of the place type to be used in a staff report; types of land uses that are appropriate in each place type; utilized existing zoning districts to determine where each district could be compatible with each place type; and images to further communicate what the place types are looking to do.

Lance highlighted three example place types. One place type is a traditional neighborhood. There are no place types in the plan that are exclusively single family or multi-family residential place types. The goal is to see various place elements like homes, churches, or a corner store to create a complete neighborhood environment. This is predominately the place type that the city's future land use map is using. Another place type is a neighborhood corridor which is based on based on the transportation corridor. The goal is to build corridors or streets to complement the neighborhood. There may be something that the neighborhood

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might need to quickly access like the corner store, bank or restaurant- these elements would be within the corridor. It is not an area that would have a mall. Centers are another place type. The corridor place type is going to buffer the neighborhood place type from a Center. Multiple centers in our place types - neighborhood center is typically at the intersection of multiple neighborhood corridors or hubs of activity. Scale changes with city neighborhoods, corridors and centers which may be denser with more activity.

Lance explained that the comprehensive plan gives guidance to private sector development so that they can determine if their development is compatible with the place type identified in the development area.

Lance clarified that the neighborhood traditional place type is the most common type in the city and can be seen on the map in light yellow; corridors are largely located along the arterial roadways; purple areas are for industrial or institutional areas, and the Rock Road corridor isolates higher uses.

The Planning Commission had several questions about the Comprehensive Plan:

- Does the comprehensive plan go across 254? The land use does in certain areas- place types are predicted through the city's area of influence or the extraterritorial jurisdiction. Rural neighborhood is housing that doesn't require public utilities such as a farm, five-acre subdivision, etc.
- What are the two or three things that are different between our previous plan and this plan? What two or three ways were you surprised at the input that maybe went in a different direction from the previous plan? Previous plan was in 2018- Master Growth Plan- it only looked at future land use and it didn't have any value statements. Major difference it used the traditional way of looking at land use such as single-family residential, etc. Development patterns were similar between the plans. Water and sewer plans were developed ahead of the comprehensive plan so that information could be used to assess costs of service and return on investment as the city continues to grow. The community had a desire for different modes of transportation-they want to safely move around our community without a vehicle. The city has good potential for off street trails utilizing the floodplain areas as pathways. Any future option for a rail to trail option could be utilized in the future if changes occur in the use of the railroad tracks. Trains will continue to use the tracks in the foreseeable future.
- Commission felt the plan was well put together graphically and it is user friendly so it can be used.
- Anything surprise you when meeting with the various groups? Alternative transportation was surprising across all groups. It not surprising to hear that there was confusion about the identity of the city. People expressed the need for grocery stores and restaurants, but don't really want to grow. Many people want the small-town feel, but also the large city services. City will need to navigate these needs.

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- Is the City lacking in services? Land use was analyzed, and the City is 90% primarily residential. 0.8% of land use in Bel Aire is currently commercial use.
- Comprehensive plan will help the city make decision on what and how to develop in the future. The plan is a 10-year plan
- Was there any discussion about working with or looking at the plans from Metropolitan Area Planning Commission (MAPC)? This wasn't assessed in detail but did look at where they are projecting employment and housing areas. Looked at Wichita Area Metropolitan Planning Organization's (WAMPO) transportation plan to influence the plan.
- Does Wichita have any plans for East of Bel Aire? Unknown currently. Generally, they will face the need for services in that area.
- It is surprising that Bel Aire has a high rate of not-for-profit land uses in the City.
- Some concern that when the Commission reviews a case, preliminary plat and final plat we may ask for a reduction in lots to allow for green space, which the Commission doesn't have the authority to do that, so there is no enforcement.
- If is shows up on the master plan for more green space, how does that get implemented or steered that way? One way is to review zoning and subdivision regulations, building codes and policies around funding developments to steer towards implementing this vision. Developers and designers are always looking at the codes, so the city needs to ensure that codes reflect what we want to see happen. The other way is how we encourage development patterns through policies- City might want to participate in funding developments in a different way if they utilize the comprehensive plan vision.

Commissioner Jordan opened the Public Hearing:

- Donnis McPhaul- 7901 E. Oaktree Lane, Kechi, KS 67067. On the land use map in the orange area- what is the street running east/west? There is no street on the top of the orange area. Rock road area says city neighborhood- where does it stop the city neighborhood north between 254 and 53rd St.? Where does the orange area stop? The area extends Northwest Magnet anything above that is outside of Bel Aire's jurisdiction. The Comprehensive Plan covers only what is in Bel Aire.
- Jerry Hamilton, 7200 E. Oak Tree Ln. Kechi, KS- When you talk about your identity people are starting to call Bel Aire "Duplex City". Stated that he believes that Bel Aire has enough duplexes.

Commissioner Jordan closed the Public Hearing

Commission Discussion- Steering development is outside what the Planning Commission can control, and this is what the City Council can determine. Codes could assist as the Planning Commission hears cases. When the Secretary provides a staff report, one of the criteria in the "Golden Factors" is how the case is evaluated against the comprehensive plan. The Planning Commission will see comments both on how the case fits and how it doesn't fit within the comprehensive plan. This is one of several criteria the case is evaluated against.

Motion: Commissioner Matzek moved to adopt the Resolution to Adopt the Bel Aire 2035 Comprehensive Plan as presented and recommend that the Governing Body approve the Plan by publication of an Ordinance per K.S.A. 12-747(b). Commissioner Roths seconded the motion. ***Motion carried 4-0.***

B. Consideration of an Ordinance to Amend the Bylaws of the Planning Commission

Paula Downs, Secretary stated that the Commission has seen the Bylaws a few times and all suggestions have been included in the document. The bylaws were shared with Mayor Benage, and he had a few suggestions that were changed in the document.

The following changes were made:

- Removed language on line 35- "such removal and" – only appointments will require the consent of the City Council.
- Line 42 - Added language for appointment- Policies and Procedures for Appointment and Removal of Members of the Planning Commission shall be in accordance with Ordinance 357.
- Line 178- update language-…..reasonable notice as to date, time, place, manner and purpose for the meeting shall be given by the chairperson to the Secretary at least five (5) business days before the meeting by hand delivery.
- Line 181- Commission members and the Governing Body shall be notified by the Secretary (vs. Chairperson), including all persons designated to receive agendas on a regular basis.
- City of Bel Aire official city newspaper is the city website.
- Language was added that said the Planning Commission will review every three years, but changes can be made at any time should updates need to be made.

City Attorney stated that the Planning Commission will approve a resolution per statute and not an ordinance as stated in the motion language.

Motion: Chairman Jordan moved to Adopt the Resolution to Amend the Bylaws of the Planning Commission As Presented and recommend that the Governing Body Approve the Amended Bylaws. Commissioner Matzek seconded the motion. ***Motion carried 4-0.***

C. Public Hearing on ZON-25-01: Zone change request in the City from a Neighborhood Commercial, Office and Retail District "C-1" to a Planned Unit Development Residential District "R-PUD" to create the Lycee Addition R-PUD, generally located at the East side of Rock Road and ¼ mile North of 53rd Street North, Bel Aire, Sedgwick County, Kansas

Chairman Jordan read the case checklist:

- Disqualification Declared & Quorum Determined- Chairman Jordan "let the record reflect that no one was disqualified".

- Chairman Jordan declared that proper notification was given.
- Ex parte communication- Chairman Jordan "let the record reflect no ex parte communication was received prior to the agenda item".

Paula Downs, Secretary, stated that the case was before Planning Commission previously and the overview of each time the case appeared at the Planning Commission and City Council is set out in the staff report. The final plat for Lycee appeared at the February 2022 Planning Commission meeting with a Planned Unit Development (PUD) agreement and updated site plan. Lycee appeared at the April 5, 2022, City Council meeting and the final plat, PUD and development agreements were approved.

Previous change in zoning had not been formally approved in the proper manner- a zoning case should have been filed and an Ordinance developed and approved. The change in zoning needed to be an R-PUD which addresses the change in zoning and provides for an R-PUD Preliminary Plat document with PUD language vs. a separate PUD Agreement.

The PUD agreement sets out Parcel 1, the commercial lot and Parcel 2, the R-6 residential lots. The general provisions set out how the area will be developed, and they have set out the relief from code they are seeking. On pages 3-4 of the staff report it sets out zoning relief they are seeking. It will have what the code requires and what the case is asking for. The applicant will further define the development and answer questions.

The staff report also includes the review criteria that staff are recommending with the key review criteria (Golden Factors) of 2, 5, 7, 8 and that the case be approved with conditions listed in review criteria 10.

Phil Meyer, Baughman & Company, owner's representative and Craig Sharp, applicant. Reviewed the R-PUD plat text. Mr. Meyer set out the following items to ensure the Planning Commission is clear on what they are asking for:

- Maximum lot coverage for Parcel 2 is currently at 65%. Might want to make it 70% in case a sidewalk or something is required to be added. City zoning code sets the maximum lot coverage at 30%.
- Site plan discussion for parcel 2:
    - Lot 1 Units:
        - garage is in the back
        - front doors face Rock Road
        - This housing is different from the previous plan from Greg Hiser
    - Lot 2 Units:
        - front doors face west
        - Garage and driveway up front
    - Lot 3:
        - No garages

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- PUD Agreement #5- Uses within the parcels:
    - Uses for the parcel have not changed
    - C-2 and C-1 uses that include restaurant, food, etc. This hasn't changed
    - Greg Hiser owns this lot and wants to continue along those lines. His idea was to build a wine bar.
    - Greg Hiser's vision for housing on parcel 2 was single. professionals, however, the current plan is not directed this way.
- PUD Agreement #7- Lighting
    - Multiple units being built
    - Don't want light poles
    - Will use the buildings to light up areas
    - Will require parking lot poles relief. Lighting will be on the buildings- garages to light up the parking lots
- PUD Agreement #9- Landscaping
    - Asking for a waiver from landscaping
    - Parcel 1- will have two (2) street trees along Rock Rd. With power lines and the pipeline, it is difficult to install landscaping- have a very small landscape window.
    - Parcel 2- will have five (5) street trees on Lycee and Rock Rd. seven (7) street trees with eight (8) ornamentals inside the interior of front door and parking areas. Asking for a waiver for other items listed in code.
- PUD Agreement #12- Parking
    - Parking will be based on the multi-family designation- two (2) spaces per living unit like the property to the East.
    - The site offers 2.7 spaces per unit.
    - This is viewed as multi-family because it is multiple units on one lot.
- Units:
    - Clarification: the site will have two (2) duplexes, and the rest are four-plexes. The prior plan were all duplexes.
    - Each unit is either two (2) or three (3) bedrooms
    - Four-plexes:
        - Lots 1 & 2 there is a tri-plex and two four-plexes.
        - Lot 3- is a quad-plex where the units are stacked- exterior steps for two (2) units on top and two (2) units on bottom.
    - There are no basements in the units.
    - Lots 1 and 2 are single units' side-by-side
    - Grass will be in the open units. Along Rock Rd., in front of the units could do more landscaping on the East, but there is a nice hedgerow and there are utilities in the easement
    - Greg Hiser still wants to do a wine bar on parcel 1- very small lot size of building and parking lot is very limited.

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Applicant shared that the main difference now and before are the update of the unit styles and the three-plex and four-plex. There are now three (3) different types of units. Applicant confirmed that he will continue to own the units.

The Planning Commission had concerns about the lighting for the site would come from building mounted fixtures which could shine light into units across from each other's windows. To prevent that, lighting is on the building would need to be aimed a different way. Commission asked applicant what kind of light will be shining on the unit across from each building. The applicant stated that building lighting can be angled and shaded so light can be controlled where it goes. Applicant stated that they can get better lighting on the building than on poles. Lighting will be placed on the ends of building, and they don't face windows, and they will all have garage lights and porch lights on the units. Heights and angles of lighting can be well controlled. Commission acknowledged that the 29th and Greenwich apartments have building lights and no poles and the complex is well-lit. Applicant shared that poles add more clutter to the site.

Planning Commission discussed the lot coverage percentage for the site. Applicant explained that parcel 1 has all the pipeline area in it. Commission discussed that if you take the whole PUD area (parcels 1 and 2), you won't be at a high lot coverage percentage- it would be approximately 43%. The Secretary stated that each lot is calculated individually or per parcel. The Secretary stated that the R-6 zoning district doesn't set out anything different lot coverage percentages between single-family and multi-family units. Lot coverage is calculation includes total lot size minus structures and pavement. Commission suggested that they might need to consider the entire area related to lot coverage

Commission stated that the site appears to be like an apartment complex that is broken up but done well.

Applicant confirmed that the square footage of the east units are 1170 s.f. and the rest of the units are in the 1450 s.f. range. Units in the middle have a one car garage and units on Rock Rd. have two-car garages. Updates on the R-PUD Preliminary Plat have been corrected and parcel 2 is 72,030 s.f. which creates the 65% lot coverage.

Chairman Jordan opened the public hearing:

- Carla Hamilton, 7200 E. Oak Tree Ln Kechi, KS- Comprehensive plan map was on the screen and Ms. Hamilton asked about the "orange" area-
    - Went from duplex to apartments now and we'll probably have playground and other stuff- is that right. Developer responded and stated there would be no playground
    - Don't know what it looks like- so is this Section 8 housing- is that what it is? Developer answered "no".
    - Do you have pictures of the development?- Developer didn't have pictures

    - What about the traffic on Rock Road- with school and existing apartment complex and with more apartments- are there any considerations on what is going to happen? Commission stated that the area is suited for this type of development. Development doesn't empty onto Rock Road directly
- Donnis McPhaul, 7901 E. Oak Tree Ln, Kechi, KS 67067
    - Where is this development in relation to Apartments? Development is West of the apartments.
    - How many tri-plexes and four-plexes are there? There are eight (8) four-plexes and two (2) three-plexes.
    - Where is the wine bar? Wine Bar location is on Rock Road North of the housing development.
    - Where is entrance to development? Entrance is off Lycee and not Rock Road.
- Jerry Hamilton, 7200 Oak Tree Ln, Kechi KS.
    - Is there a difference between single-family vs. multi-family zoning districts? Bel Aire has several types of zoning districts in the city.
    - Mr. Hamilton would like to see single family homes along Rock Rd.
    - There is an abundance of duplexes
    - It would be good to have single family homes around the school

Chairman Jordan closed the Public Hearing

With regards to written communications Chairman Jordan stated, "let the record reflect no written communications have been received".

Applicant had no final comments but did share that the price range of leasing the units are $1450 - $1600. The units are an urban feel, and they are also bigger than duplexes.

Commissioner Matzek stated that he was concerned about the nearby single family large lots with this development be near. He asked what the status of Integra is, and it was confirmed by the Secretary that there was currently no status on that project. Commissioner Matzek has concerns about Rock Road traffic with the higher density development. He further stated that commercial use is 0.8% in the City and this development is now taking away additional parcels for commercial development with this development getting closer to the City Center concept on our comprehensive plan.

Commissioner Roths stated that this is an upgrade, and this is a different style. It will influence other development to not just build duplexes. More cutting-edge type development.

Commissioners cited, from the staff report, Golden Factors: 1, 3, 6, 2, 5, 10 as criteria to support the case. There are conditions recommended by staff for landscaping and trash enclosures. Planning Commission would need to use motion language #2 "approved with modifications" to include recommendations listed within #10 of the staff report.

Chairman Jordan stated that the case will be forwarded to the Governing Body with the Planning Commission recommendation and a written summary of the hearing for consideration at their regular meeting on Tuesday, September 2, 2025. He further stated that protest petitions against the case may be received by the City Clerk for 14 days after tonight, August 28, 2025, at 4:30 p.m.

Motion: Commissioner Roths moved, 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 Neighborhood Commercial, Office and Retail District "C-1" to a Planned Unit Development Residential District "R-PUD" in ZON-25-01 be approved with modifications, based on findings: recommendation #10 listed in staff report, as recorded in the summary of this hearing. Chairman Phillip Jordan seconded the motion. ***Motion carried 4-0.***

D. **Overview of Zoning Case Script**

Maria Schrock, City Attorney, provided an overview of the Zoning Case Checklist.

Primary and crucial duty of PC is holding the public hearing. The hearing is not only provided to hear public comments, but also to satisfy Kansas statutes. When holding a public hearing it is important to be consistent each time. All elements included in the "script" or checklist is to ensure that we address each element of the state statute and that everyone in the room is informed of key items. The benefit of the checklist reminds us to let the record show that commissioners did not disqualify themselves. When we close the public hearing we are reflecting in the minutes that there is no further discussion from the public and it can be reflected in the minutes. This announcement about closing the hearing then lets the public know no additional comments can be made and the minutes are clear. The minutes of the meeting are forwarded to the governing body, and they are required to go back to the minutes and the minutes capture everything including all comments. They are the total record of everything that occurred, and all elements considered by the Commission to make good decisions. The checklist helps make sure that everything is included in the minutes and that they are a fair and accurate depiction of what occurred at the meeting. The checklist is 3 pages and includes all the required elements and in what order for the public hearing. It is not required that the chairperson go through the checklist, any Commissioner can read the checklist especially if there are multiple items that require the checklist on an agenda.

Lawsuits can be filed and having this checklist read into the minutes helps create a record of what happened during the meeting. Checklist makes sure we follow the statutes, especially for the public hearing. We are expanding the depth of the minutes and creating more detailed information about what happened during the meeting. Moving forward the Commission meeting minutes will be more in depth moving. This is a checklist and not a script because we don't want to give any indication that the Commission is being told how to vote or how to deliberate. This checklist doesn't contain any information related to that.

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Commission asked if they have to use the Golden Factors? The statute does not require the use of the Golden Factors. A case came through that provided a list of factors- state supreme case encouraged planning commissions to use these factors and add additional factors that may be unique to your community. The factors provide a consistent list of things we consider to be fair to every applicant so there is no appearance of being discriminatory or arbitrary. Not required but encouraged. Factors are a way for Commissioners to share their thinking about why they voted yes or no on a case.

Commission asked if they are we protected as Commissioners from lawsuits? The Planning Commission gets authority from Kansas statutes which is to abide by the zoning regulations and subdivision regulations that show that you are making decisions based on specific regulations. If a commissioner or the commission says that "I'm not going to abide by the regulations" that would indicate that they are operating outside the scope of their authority. Providing rationale of a decision is all that is required when making decisions on deviations from the codes.

Action: No action required; for discussion and review only.

E. Overview of Voting on Planning Commission Minutes

Maria Schrock, City Attorney, provided an overview of voting on Planning Commission minutes.

When you receive the agenda packet go through the minutes and confirm that it appears to be a fair and accurate depiction of what occurred during the meeting. Feel free to take notes during the meeting and compare them to the draft minutes and provide any updates. By voting to approve the minutes, the Commission is saying we've reviewed them, and they accurately reflect what occurred during the meeting. Minutes will be relied upon for actions. The Chairman, Vice Chairman or the Senior Commissioner may be the person signing the minutes after any given meeting. Commission is encouraged to keep notes and compare them to ensure accuracy.

Commission requested minutes to be provided earlier than the following month to recall and ensure their accuracy. Secretary will provide minutes within 10 days after the meeting. Commissioners then could provide updates prior to the next meeting via emails.

Action: No action required; for discussion and review only.

VII. Approval of the Next Meeting Date.

Commissioner Stuart will not be in attendance for the next meeting

Motion: Chairman Jordan moved to approve the date of the next meeting: September 11, 2025, at 6:30 p.m. Commissioner Matzek seconded the motion. ***Motion carried 4-0.***

VIII. Current Events

A. Upcoming Agenda Items:

Secretary shared that on September 2nd an Ordinance appointing the Planning Commission as the Board of Zoning Appeals will be on the City Council's agenda.

That approval will then result in bylaws being developed and shared with the Planning Commission. Bylaws will closely resemble the PC Bylaws.

1. Board of Zoning Appeals Bylaws
2. Board of Zoning Appeals- Types of Cases

B. Upcoming Events:

1. August 30 – Tree Board Park Clean-up | Alley Park 8-10 a.m.
2. September 1 – City Offices Closed for Labor Day
3. September 27 – Tree Board Park Clean-up |Bel Aire Rec Center 8-10 a.m.
4. October 4 – Fall Curbside Clean-Up

IX. Adjournment

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

DRAFT

City of Bel Aire

STAFF REPORT

DATE: 08/08/2025

TO: Bel Aire Planning Commission
FROM: Paula Downs
RE: Bel Aire 2035 Comprehensive Plan

STAFF COMMUNICATION

FOR MEETING OF	8/14/2025
CITY COUNCIL	
INFORMATION ONLY	

SUMMARY: **Bel Aire 2035 Comprehensive Plan**

Background:

The city placed notification on the City of Bel Aire's website as required by city code. The affidavit of publication is provided. The comprehensive plan required notification of public hearing which was made on July 24, 2025.

In 2023, the City initiated a project to create a new comprehensive plan that descries a vision and framework for the community's development over the next 10 years. The document will serve as a roadmap for adopting new policies and initiatives that achieve its identified vision. The comprehensive plan will assist the City Council in making well-informed decisions regarding land use and capital improvements.

The plan will complement zoning regulations, development codes, capital improvement programs and other city processes.

Planning Process:

Phase 1: Community Assessment
The first phase included a review of previous planning documents and policies, land use conditions, demographic trends, and local development opportunities and constraints.

Phase 2: Community Engagement
Although identified as a specific phase of the planning process, community engagement was carried out throughout the entire project calendar.
A series of stakeholder group events and listening sessions, pop-up community events, and City leadership engagement were prioritized to ensure the planning vision created is reflective of diverse community voices.

Phase 3: Planning
Following the community assessment and initial phases of the community engagement process, considerable time and effort were invested to establish a community vision. Once the vision was identified, the planning team worked to develop community goals, policies, and strategies through continued analysis and community dialogue.

Phase 4: Refine, Adopt, & Implement
During this phase, the final review of the plan occurred, followed by the official plan adoption process.

Plan Organization:

The Bel Aire 2035 Comprehensive Plan is organized into three sections and three appendices.

Section 1: Section explains how the Plan came to be, why it is necessary, and how it should be integrated into daily decisions. Of interest is the Community History visual.

Section 2: Describes the value statements and goals for the Plan. Value Statements are as follows:

a. Bel Aire's Non-Residential Environment Will Enhance the Quality of Life for All Residents and Visitors Alike. Value includes seven (7) goals.
b. Bel Aire's transportation system will be safe, enhance the aesthetic appreciation of the City, and provide efficient options for all transportation modes. Value includes nine (9) goals.
c. Bel Aire's parks and recreation system will provide first class spaces and programming for all ages and abilities. Value includes six (6) goals.
d. Bel Aire's built environment will communicate a distinct identity to create cohesion, increase community pride, and attract residents, businesses, and visitors. Value includes eight (8) goals.
e. Bel Aire will concentrate on sustainable growth through smart investments and community communication. Value includes eight (8) goals.
f. Bel Aire will be a destination of choice for people at all stages of life. Value has six (6) goals.

Section 3: Provides the Plan's recommendations related to future land use and the built environment. This section delivers recommendations to guide Bel Aire as the City works to achieve this Plan's vision.

The **Appendices** cover detailed background information that was considered comprehensively to form the Plan.

Appendix A: An in-depth assessment of the community that includes a snapshot of where the City is now. It includes information on:

- Existing land use
- Existing Zoning
- Community facilities and services
- Parks and open space
- Transportation and mobility
- Environmental features
- Utilities
- Demographics
- Housing characteristics
- Property valuations
- Population characteristics; and
- Economic development profile.

Appendix B: Summaries of relevant plans and studies including:

- Comprehensive Development Plan Update 2014 – 2035
- Master Plan for Community Growth
- Parks Master Plan
- Bicycle and Pedestrian Plan
- Sewer Master Plan
- Water Master Plan
- Water and Wastewater Options Assessment- Phase 1; and
- Community Survey

Appendix C: A full recap of the community engagement events and findings

- Fall Festival Pop-Up Event (10.21.2023)
- City Leadership Work Session (05.14.2024)
- Stakeholder Session: Bel Aire Utility Advisory Committee (07.24.2024)
- Stakeholder Session: Bel Aire Tree Board (07.29.2024)
- Stakeholder Session: Bel Aire Seniors (08.16.2024)
- Stakeholder Session: Bel Aire Bike Walk (08.22.2024)
- Stakeholder Session: Bel Aire Lions Club (09.18.2024)
- Stakeholder Session: Bel Aire Chamber of Commerce (09.19.2024)
- City Leadership Work Session #2 (02.11.2025)
- City Leadership Work Session #3 (05.13.2025)

Planning Commission Review:

Planning Commission has been involved in community engagement events and provided input into the plan. Current discussion is to provide any modifications to the plan you feel is appropriate.

Staff Recommendation:

Staff recommend that the comprehensive plan be approved with any appropriate modifications identified by the Planning Commission.

(Notification Posted on the City of Bel Aire Website, the designated official City newspaper for the City of Bel Aire on July 24, 2025)

OFFICIAL NOTICE OF PUBLIC HEARING

TO WHOM IT MAY CONCERN AND TO ALL PERSONS INTERESTED:

Notice is Hereby Given that on August 14, 2025, the City of Bel Aire Planning Commission will consider the Bel Aire 2035 Comprehensive Plan in the order placed on the agenda after 6:30 p.m. in the City Council Chamber at City Hall in Bel Aire, Kansas:

Pursuant to Kansas Statute 12-747, the City of Bel Aire will hold a public hearing to discuss and receive input on the proposed Bel Aire 2035 Comprehensive Plan. This plan outlines the long-term vision for the growth and development of our community.

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 _23_____ day of July 2025.

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

City of
Bel Aire

AFFIDAVIT OF PUBLICATION

State of Kansas, Sedgwick County, ss:

Melissa Krehbiel, City Clerk

Being first duly sworn, deposes and says:

That I, Melissa Krehbiel, City Clerk of the City of Bel Aire, Kansas, has published the attached notice on the City of Bel Aire website, www.belaireks.gov, which website is designated as the official City newspaper for the City of Bel Aire, Kansas by Charter Ordinance No. 25, effective August 6, 2024.

That the attached Notice of Public Hearing- Bel Aire 2035 Comprehensive Plan is a true copy thereof and was published on such website beginning on the 24th day of July, 2025.

Melissa Krehbiel
Signature

SUBSCRIBED AND SWORN to before me this 29th day of July 2025.

(seal)

NOTARY PUBLIC - STATE OF KANSAS
MARI MCELHANEY
MY APPT. EXPIRES 9-4-27

Mari McElhaney
Notary Public

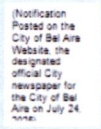
City of Bel Aire
Melissa Krehbiel – City Clerk
7651 East Central Park Avenue, Bel Aire, Kansas 67226
316-744-2451
www.belaireks.gov

portal.laserfiche.com/Portal/DocView.aspx?id=318205&repo=r-91639104

City of Bel Aire

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Public hearing 2025.08.14



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(Notification Posted on the City of Bel Aire Website, the designated official City newspaper for the City of Bel Aire on July 24, 2025)

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DATED this _23_____ day of July 2025.

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





BEL AIRE2035
COMPREHENSIVE PLAN

DRAFT





ACKNOWLEDGMENTS

Thank you to all participants in the planning process. Your time, technical expertise, and guidance was critical to the development of the Bel Aire 2035 Comprehensive Plan. Your investment in this plan is valued.



MAYOR AND CITY COUNCIL

Jim Benage, Mayor

Emily Hamburg, Council President

Greg Davied

Tyler Dehn

John Welch

Tom Schmitz

PLANNING COMMISSION

Phillip Jordan, Chairman

Deryk Faber, Vice Chairman

Edgar Salazar

Dee Roths

Paul Matzek

Brian Mackey

Brian Stuart

COMPREHENSIVE PLAN CORE TEAM (CPCT)

Ted Henry, City Manager

Paula Downs, Director of Community Development

CONSULTANT TEAM

Professional Engineering Consultants, P.A. (pec1.com)

PEC

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B-1 APPENDIX B - SUMMARY OF RELEVANT PLANS & STUDIES

C-1 APPENDIX C - COMMUNITY ENGAGEMENT SUMMARY



INTRODUCTION

In 2023, the City of Bel Aire embarked on the creation of a new comprehensive plan - a guiding document that describes a vision and framework for the community's development over the next 10 years. City leaders in Bel Aire recognized the importance of having a community-driven blueprint to help guide the future.



CONTEXT

The Bel Aire 2035 Comprehensive Plan is the result of considerable analysis and study of the community as it exists today, as well as significant collaboration, participation, and input from Bel Aire leaders and identified stakeholder groups throughout the planning process.

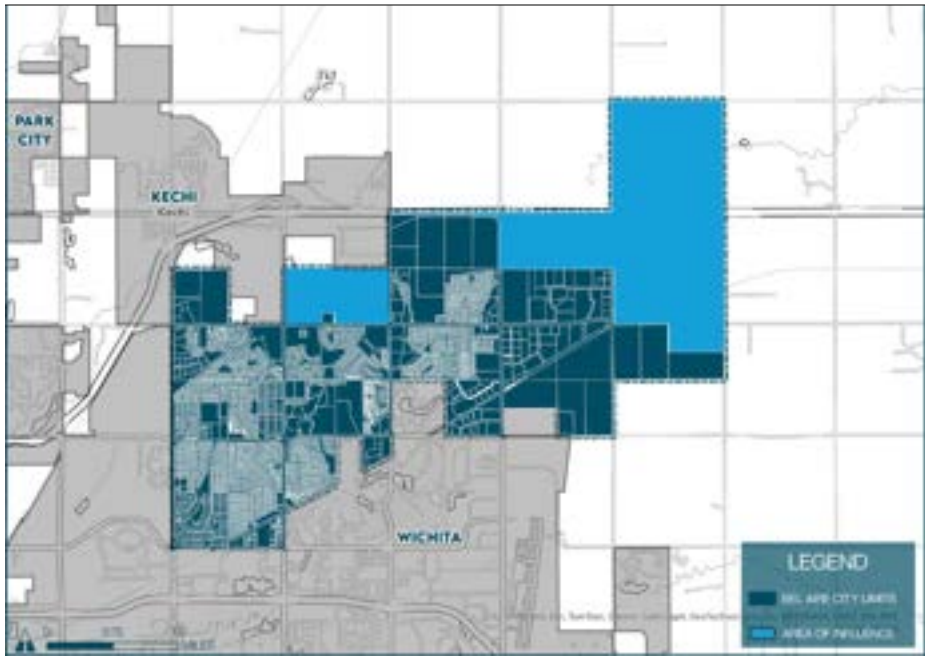
What is now the City of Bel Aire began originally as an improvement district close to Wichita, Kansas. Incorporated on November 26, 1980, Bel Aire is currently a city of the second class located in the northeastern portion of the Wichita Metropolitan Statistical Area (MSA) in Sedgwick County, Kansas. The City currently occupies approximately 6.4 square miles – or 4,091 acres – of land. Major regional roadways within proximity to Bel Aire include K-96, K-254, and I-135. The study limits for the Bel Aire 2035 Comprehensive Plan include the incorporated City limits and the land designed as the City's extraterritorial jurisdiction (ETJ), or as referenced by Sedgwick County, the "Area of Influence."

COMPREHENSIVE PLAN PURPOSE

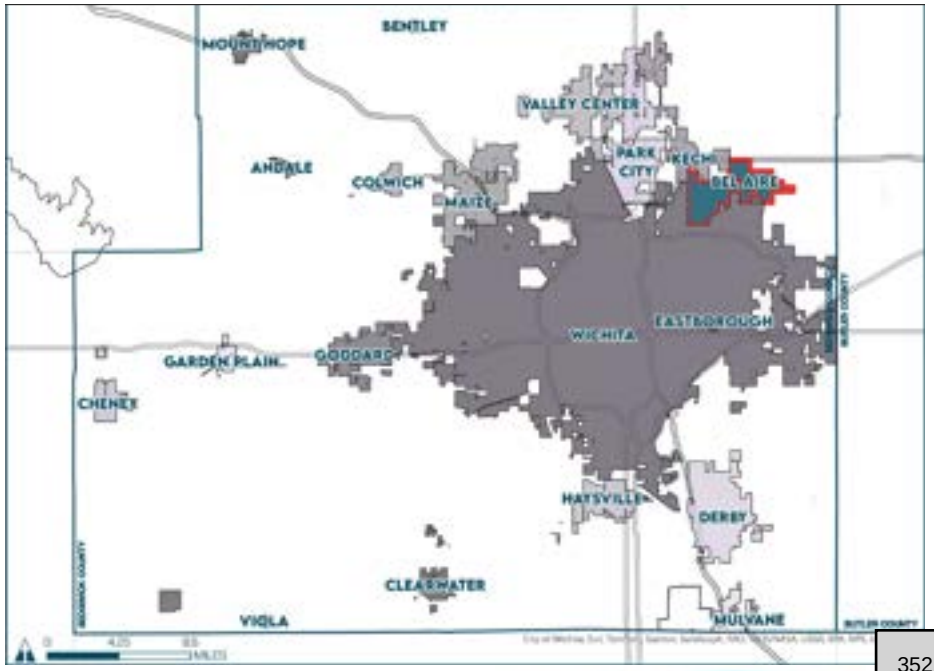
The updated comprehensive plan will serve as the City's roadmap for adopting new policies and initiatives that achieve its identified vision. Implementing these changes will require coordinated effort between city departments, residents, and other partners engaged throughout the planning process. The Bel Aire 2035 Comprehensive Plan will assist the City Council in making well-informed decisions regarding land use and capital improvements – decisions that will have long-lasting impacts on how Bel Aire grows and develops. Equally important, the Bel Aire 2035 Comprehensive Plan can help communicate the community's aspirations and goals to private sector investors, local institutions, businesses, and residents.

From a practical standpoint, the Bel Aire 2035 plan will serve as a playbook for local officials to understand the appropriate types of development and land uses in the City, realizing that each new development or redevelopment project creates a lasting impact on the City's design, built form, economic well-being, and quality of life.

MAP 1-1 - PLANNING AREA



MAP 1-2 - REGIONAL CONTEXT



It is important to note that a comprehensive plan does not replace zoning regulations, development codes, capital improvement programs, or other regulatory documents. Instead, the Bel Aire 2035 Comprehensive Plan will serve as the foundation for updates to those policy documents and implementation tools.

Comprehensive plans should be reviewed and revised regularly to respond to shifts in economic or demographic conditions, changes in state and federal law, the impacts of existing policies and past decisions, and new implementation tools or resources that would benefit the desired outcomes of the plan. At least once a year, the Planning Commission should review or reconsider the plan to comply with state statute and may propose amendments or updates. Without regular evaluation and monitoring of progress, the plan will lose its effectiveness in achieving and upholding the shared vision for Bel Aire.



In summary, the Bel Aire 2035 Comprehensive Plan serves several key purposes:

FUTURE VISION

This plan represents consensus on Bel Aire's desired long-term future. It is the fundamental guiding planning document for the City Council, Planning Commission & Board of Zoning Appeals, City departments, and other partner agencies and organizations.

LAND USE & GROWTH FRAMEWORK

This plan provides a land use and growth strategy that promotes the highest and best use of land while attempting to reduce land use conflicts. It aims to increase the benefits land can provide in terms of residential and employment opportunities, transportation options, recreation, and open space. These benefits should be sustainable so that current and future generations of residents and stakeholders can thrive in Bel Aire.

PUBLIC INVESTMENT GUIDE

The Bel Aire City Council and City departments should use this plan to guide decision-making regarding capital improvements and investments in community facilities and infrastructure. Other investments may involve specific area management and enhancement efforts (high-value corridors, neighborhoods, etc.), community design and placemaking initiatives, neighborhood conservation, arts and culture, and historic preservation. The City is also encouraged to seek grant opportunities and other funding sources at the regional, state, and federal levels.

PRIVATE INVESTMENT GUIDE

Developers, industries, entrepreneurs, and others interested in investing in Bel Aire can use this plan to gain insight on land use policies and development opportunities. This type of community stakeholder will view sound long-range community planning as critical to ensuring the viability, stability, and long-term success of their projects and investments in Bel Aire.

PLANNING PROCESS

Preparing the Bel Aire 2035 Comprehensive Plan involved a multiple phase planning process starting in 2023 and ending in Month 20XX.

PHASE 1: COMMUNITY ASSESSMENT

The first phase included a review of previous planning documents and policies, land use conditions, demographic trends, and local development opportunities and constraints.

PHASE 2: COMMUNITY ENGAGEMENT

Although identified as a specific phase of the planning process, community engagement was carried out throughout the entire project calendar. A series of stakeholder group events and listening sessions, pop-up community events, and City leadership engagement were prioritized to ensure the planning vision created is reflective of diverse community voices.

PHASE 3: PLANNING

Following the community assessment and initial phases of the community engagement process, considerable time and effort were invested to establish a community vision. Once the vision was identified, the planning team worked to develop community goals, policies, and strategies through continued analysis and community dialogue.

PHASE 4: REFINE, ADOPT, & IMPLEMENT

During this phase, the final review of the plan occurred, followed by the official plan adoption process.



PLAN ORGANIZATION

The Bel Aire 2035 Comprehensive Plan is organized into three sections and three appendices. The first section explains how the Plan came to be, why it is necessary, and how it should be integrated into daily decisions. Section 2 describes the value statements and goals for the Plan.

Section 3 provides the Plan's recommendations related to future land use and the built environment. This section delivers recommendations to guide Bel Aire as the City works to achieve this Plan's vision.

Lastly, the appendices cover detailed background information that was considered comprehensively to form the Plan. The three appendices include an in-depth assessment of the community (Appendix A), summaries of existing plans and studies (Appendix B), and a full recap of the community engagement events and findings (Appendix C).

INTRODUCTION

VALUE STATEMENTS & GOALS

LAND USE & GROWTH FRAMEWORK

APPENDIX A - COMMUNITY ASSESSMENT

APPENDIX B - SUMMARY OF RELEVANT PLANS & STUDIES

APPENDIX C - COMMUNITY ENGAGEMENT SUMMARY

COMMUNITY HISTORY

September 25, 1980
Bel Aire residents petitioned Sedgwick County to make their district a third-class city. It takes a unanimous vote of the commission to grant their request. Due to an intense hearing, the county commission delayed their decision.

November 26, 1980
The County received intense lobbying from both sides. Finally, by late November, they voted to allow Bel Aire to be formally incorporated as a city and the county adopted the official order of incorporation.

February 17, 1981
Bel Aire's first election! A total of 17 candidates sought 6 seats. Winners were Bill Cox, Charles Eaton, Delbert Hinkle, Geene Postlethwaite, and Patricia Morgan. Bill Brookhouser became Bel Aire's first Mayor.

September 2, 1981
Boundaries established.



October 3, 1981
Bel Aire holds first Celebration Day marking a time of hope and expectations.



March 1982
Bel Aire residents learned the shocking news: Sedgwick County District Judge Michael Corrigan overturned the county's decision to incorporate, arguing that county officials had not fully considered whether the decision was really in the area's best interest.

Bel Aire leaders vowed to fight for their city!



April 13, 1982
Bel Aire residents marched on Wichita's City Hall to show a united front against Wichita's objections against Bel Aire's incorporation.

October 22, 1982
The Kansas Supreme Court handed down the final judgement after two years of controversy. Deliberations had taken over a month.

WITH A VOTE OF 5-1: BEL AIRE'S INCORPORATION WAS LEGAL!

January 8, 1983
Growth plans that came to a standstill while the courts deliberated are moving ahead! Within the last three months, construction started on three major housing developments.

April 1983
Charles Eaton becomes mayor.



September 17, 1983
Proclaimed Bel Aire Family Affair Day by Mayor Eaton so that all citizens may once again join hands in unity and fill the streets with laughter.

April 1984
Johnston's Ye Olde Ice Cream Shoppe and golf pro shop opens on the southeast corner of 45th & Woodlawn.



October 1984
Proposed routing of K-96 is set to run through Bel Aire which would bisect Bel Aire in two places. Leaders felt this would change the identity of Bel Aire. In time, the location changed to cut to the south missing Bel Aire.

January 1985
Sunrise Bible Chapel on 45th Street between Woodlawn and Oliver was completed.

February 1985
City Hall, operating out of the basement of Sedgwick County Fire District #1 along Woodlawn, gets a computer system for a bid of $21,832.

New state law came into effect that designated a portion of the county sales tax to go directly to the county's subdivisions, including the individual cities. This new revenue source allowed Bel Aire to finance a number of needed improvements such as the establishment of a maintenance department and kicked off the search for a City Hall.

July 13, 1985
A leak in Bel Aire's main water line required Mayor Eaton to drive around town alerting residents with a bullhorn to stop using their sprinklers. Luckily the alert measure worked well but quickly spurred the need of a new process in alerting residents for the future.



December 1986
Bel Aire city offices have new home at the former Church of the Nazarene at 4551 N. Auburn.

April 1988
Arrangement made between Bel Aire and Wichita for a 20 year purchase of water from Wichita but retained the use of its own distribution and billing system.

February 1989
Catholic Diocese held a ceremony launching the construction of a massive complex called the Spiritual Life Center which includes housing for priests and facilities for various levels of senior lifestyles and care. It will be found spread out on 140 acres on the corner of Woodlawn and 45th St.



November 1990
Installation begins on school crossing signals on 45th St North.

1992
Developer K.C. "Buck" Alley and his wife donated over 6 acres north of 47th street to be a park. Now known as Alley Park.



1992
Resurrection School is established.

1993
Bel Aire approaches Wichita about annexing more territory due to growth. Wichita states water contract from 1987 does not allow Bel Aire to serve outside city boundaries.



October 7, 1994
Bel Aire Recreation Center opens and offers activities for both youth and seniors.

1994
Clarence Johnson begins airing city council meetings on cable channel 7. He would continue to air the meetings for the next 15 years.

April 13, 1996
Arbor Day celebration ensues with a planting in honor of the city's first police chief Milton Mills.

1997
Park City invited city leaders of Bel Aire, Kechi, and Valley Center to attend a special council meeting to discuss working together to develop a regional drinking water supply. There was no interest at that time and nothing developed.

April 1997
Bel Aire installed its latest council include Sharla Perry, Gary O'Neal, Mary Dicke, and Harold Smith.



March 1998
Harold Smith and Jim Dunning resigned from their positions. City Council president Lyle Ackerman assumed the role of mayor for the second time. The City decided to pursue the hiring of a full time city administrator. Tim Johnson, who was a resident of Bel Aire.

1998
The city experienced one of its biggest growth spurts, going from just over 1,800 in 1990 to over 5,500 by 1998.

1999
City dedicated Brookhouser Park in Willow Creek in honor of the city's first mayor.

April 1999
Gary O'Neal won mayoral race. Council members were Sharla Perry, Mary Dicke, Greg Mittman, Maurice Terrebonne, and Carolyn Marlier.

1980 - 1983 **1984 - 1990** **1991 - 1999**

2000
Richard Gale became the second full-time city administrator of Bel Aire.

2000
Bel Aire became the first city in Sedgwick County to provide curbside recycling.

2001
Chisholm Creek Utility Authority (CCUA) was born to provide municipal services to Park City and Bel Aire. This allowed Bel Aire to service outside city limits.

In pursuit to purchase a small parcel of land to construct a new water tower to the north, city leaders saw an opportunity to purchase land northeast of town for future development and to prevent the land from being taken by another entity such as Kechi or Wichita. The city decided to acquire 389 from the Tjaden family, from 53rd Street down to 45th Street west of Rock thus kicking off a scramble for land in Sedgwick County.

2002
The creation of Chisholm Creek Utility Development Authority, LLC by city and two private developers was made in order to quickly acquire land. It was later renamed Bel Aire Development Authority in 2004. With these efforts, Bel Aire was able to annex a total of 2,200 acres which tripled the City's land area and extended the city's boundairies to the far north and east of the original developments of the old improvement district.

June 2003
City develops 320 acre tract called Central Park containing 500 residential lots and several commercial tracts.

May 2004
City Hall at its new location in Central Park is complete.



March 2005
The City and Tree Board celebrated Arbor Day with planting 100 trees west of the bridge on Central Park Ave to Woodlawn

April 2005
New leaders emerged from elections. Brian Withrow became Mayor.

Richard Gale stepped down from city administrator. Barb Crouse filled his position until Alan Morris came in 2006.

April 2005
An emu was running loose at 45th & Rock Rd. With the assistance of Bel Aire Police, Sunrise staff was able to get it safely back in the pen. Although, it was later determined that the emu didn't belong to Sunrise and it was returned to the owner. Not only did it catch local attention but also the attention of national news media.

November 2005
Bel Aire became the first city in Sedgwick County to be smoke-free.

2000 - 2005

February 2006
First edition of the Bel Aire newspaper was released! Name still to be determined. By the next edition it was titled the Bel Aire Breeze.

February 2006
Bel Aire Development Authority LLC was dissolved by the City Council.

December 2006
Wickham industries opens their doors at their new home in Bel Aire sitting on 10.3 acres on the corner of 45th Street and Webb Rd.

March 2006
The water and sewer department was created.

Summer 2006
Bel Aire Central Park Community Pool opens.



2007
Harold Smith won mayoral race. Ty Lasher was hired as full-time city administrator.

September 2007
USD 259 district officials shared interest to build both a high school and elementary school in Bel Aire. There is some disagreement between USD 259 and USD 375 on altering school boundary lines.

May 2008
Catholic Care Center started a $2.5 million renovation to turn two wings into a 32-bed special Alzheimer's care unit. This wing would expand the Alzheimer care unit to a total of 72 beds.

July 2008
The Bel Aire Recreation Department has reached record numbers of baseball and softball teams with most of the credit due to the new youth field constructed in March.

July 28, 2008
School boundary dispute ends after year long dispute between Wichita and Circle school districts. The Circle school board denied Wichita's request to a boundary change and negotiations proved unsuccesful. The Wichita district did not want to take the matter to the state school board and create potential for a highly politicized decision.

August 2008
Bel Aire Area Chamber of Commerce is formed.

A 1% sales tax was put on the November 4th ballot that would allow a projected $140,000 per year to be used on new streets or reconstruction of new streets for a period of 10 years. It did not pass.

November 2008
Bel Aire gets a new website. The site features surveys and information about what is happening around Bel Aire.

2006 - 2008

January 2009
Leatherman's Dental opens at 3837 N Woodlawn. The first medical office in the city.



February 2009
Senior Patrol volunteer program begins. Larry Anderson and Ed Bole serve as first two senior patrol officers.

March 2009
Bel Aire selected a new city logo.

November 2009
After months of negotiations, Bel Aire City Council accepted a contract from USD 259 for the purchase of 140 acres at two locations along 53rd Street for $1.781 million.

March 2010
Ty Lasher, current City Administrator, shifted to City Manager which focused more of the day to day responsibilities of the city management from the mayor to Lasher.

September 2010
KaBoom! recognizes the city's efforts to encourage residents to play and is selected as a 2010 Playful City USA community. The City continued to receive this recognition each year until the program ended in 2017.



October 2010
New schools break ground in Bel Aire. USD 259's new K-8 school will be constructed on the southeast corner of 53rd Street and Woodlawn and the high school will be on the north east corner of 53rd and Rock Rd.

2011
Due to state budget cuts on education, USD 259 school boundaries changed; schools would no longer be new institutions but new homes to current schools relocated to the new locations. The high school will be the new home to Northeast Magnet High School and the K-8 school will serve Bel Aire students in kindergarten through 5th grade as well as students from Isely Traditional Magnet Elementary.

November 2011
Utility bills can now be e-mailed to residents if desired.

August 2012
Construction on schools completed and new school year begins for all schools in Bel Aire including Isely Elementary and Northeast Magnet High School.

November 5, 2012
Sunflower Commerce Park breaks ground! It would become the home to Century Manufacturing (2013), Buzzi Unicem USA (2013), Fed Ex (2015), Wichita Hoops (2014), Nordic Stone LLC (2016), SCKEDD (2016), Epic Sports (2017), and Empire Wall (2019).



2009 - 2012

February 2013
Century Manufacturing started operating in its new 36,000 square-foot facility in the Sunflower Commerce Park. It's the first tenant at the new commerce park.



April 2013
David Austin gets elected as Bel Aire's new mayor. Council includes Guy MacDonald, Peggy Sue O'Donnell, Ramona Becker and Betty Martine.

August 12, 2013
First Hot Dawgs Pool Party was hosted at the Central Park Community Pool. It was a success and continues to remain an annual event.

November 2013
Bel Aire received funding from the Kansas Department of Transportation for rail siding in the Sunflower Commerce Park. The rail siding, built off the main Union Pacific line running through the 800-acre park, will increase the shipping capabilities for manufacturing businesses.

April 11, 2014
Rock Ridge Family Medicine, at 53rd and Rock Rd, held a ribbon cutting ceremony at its new home in Bel Aire.





February 2015
New entry signs are to be installed at various locations throughout the City. The first one will be located at 37th and Woodlawn.

April 2015
City leaders toured the newly opened Broadstone Apartments complex in the 5600 block of North Lycee. The apartments include 48 units.

September 2015
The Adopt-A-Hydrant program, which allows homeowners the ability to get creative painting fire hydrants while also assuming the maintenance, gained momentum. A minion, dalmation, Batman, and WuShock popped up around town.



August 2016
The city is named one of the fastest-growing cities in Sedgwick County.

November 2017
Elections bring about big changes to city council with four new members taking office in January. Incoming Council members are Jeff Elshoff, Jeff Hawes, Justin Smith, and Jim Benage.

January 2018
New hours are established for City Hall in order to better serve customers.

April 16, 2019
City Council voted 4-1 in favor of a three-lane expansion of Woodlawn from the railroad tracks on Woodlawn to 45th with a signalized intersection at 45th St.

November 2019
Election once again brought changes. Jim Benage was elected as Mayor which created an open vacancy to be filled in 2020. Joel Schneider and Diane Wynn were elected alongside side current council members Justin Smith and Jeff Elshoff.

January 2020
Bel Aire kicks of 40th Anniversary with a celebration sharing a past to present exhibit, and presentation from Jay M. Price, author of "A City of the Future - The Story of Bel Aire, Kasnsas."

March 2020
The City adapts city services to make safety a priority as COVID-19 hits. The Spring Festival was canceled but Bel Aire Police Officers find a way to connect and spread cheer by delivering eggs door to door.





October 2020
A secure ballot drop box was installed by Sedgwick County at Bel Aire City Hall next to the city's utility drop off box. This is an additional way for voters to return their advance mail ballots.

November 17, 2020
City Manager Ty Lasher was presented the Buford Watson Jr. Award. This is the state's highest honor in the city and county management professions.

Febuary 2021
Clinic in a Can is moving to Bel Aire! Clinic in a Can transforms ordinary shipping containers into fully functioning medical facilities that can be transported and set up anywhere in the world.



July 2022
Catholic Care Center is expanding by adding a Senior Behavioral Health Hospital on its campus. The hospital is part of a $13 project which also includes renovations of the center's long-term care residence.

August 20, 2022
Ribbon cutting for new disc golf park in Alley Park was held.



November 9, 2022
A groundbreaking ceremony was held for a new senior housing complex located at the southeast corner of 53rd North and Oliver. Homestead Senior Living is constructing nine quad-plex buildings for a total of 36 units.

February 2023
Integra Technologies announced their plans to build a 1 million square foot building at the southeast corner of K254 and Rock Rd.

April 2023
Bel Aire recieves $4.7 million BASE 2.0 grant for infrastructure improvements to serve Sunflower Commerce Park.

2013 - 2019

2020 - 2023

VALUE STATEMENTS & GOALS

Section 2 describes the value statements and goals that set the tone for the City over the next 10 years.



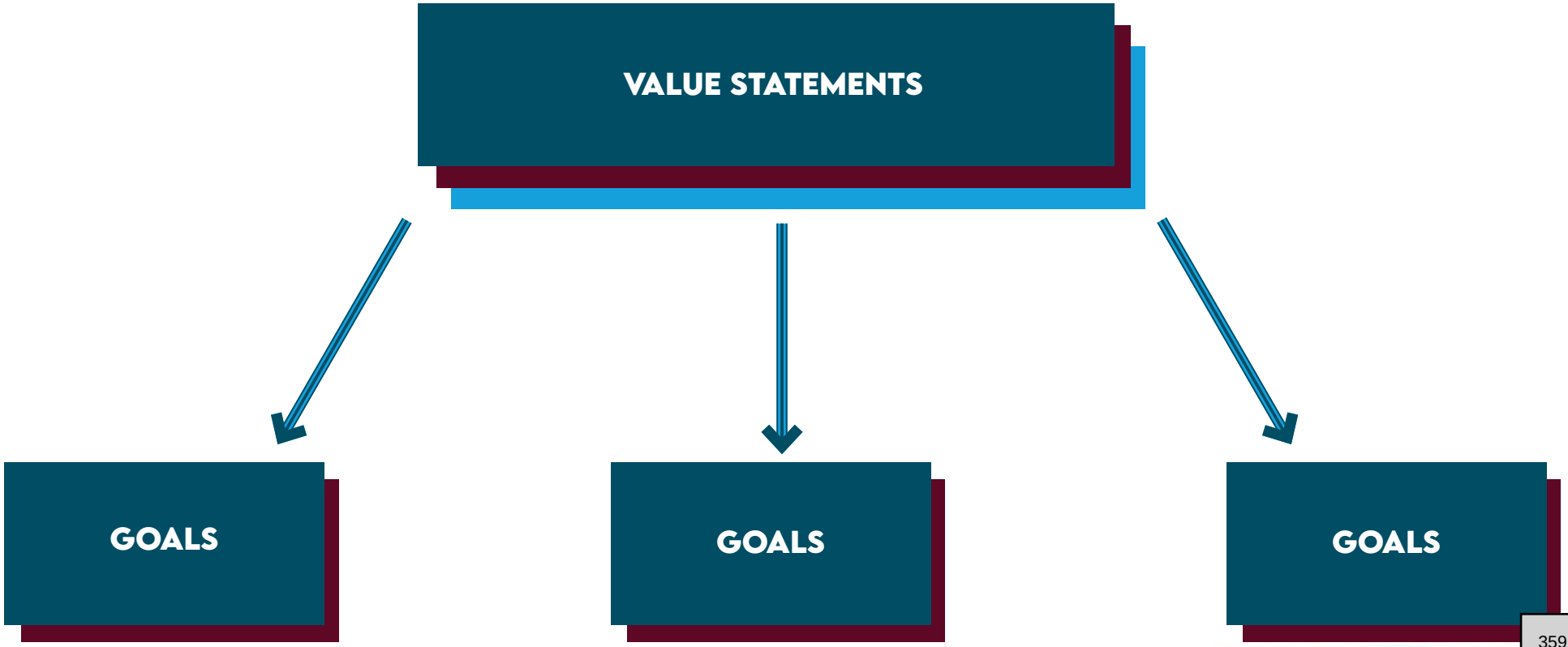
VALUE STATEMENTS & GOALS

Section 2 of this plan serves to summarize Bel Aire's standards and ethics - it represents the overarching ideals of the City. The following value statements were a result of the Community Engagement process, meaning they came from the stakeholders of Bel Aire themselves, and have been infused with planning expertise and key findings from the Community Assessment phase. They guide the goals this plan recommends. Using this framework allows this document to serve as a modern best-practice guidebook for Bel Aire, grounded in its own values.

As shown in Appendix C, this plan had extensive community engagement, interacting with stakeholders from Bel Aire at ten different events. While this provides a breadth of information, it does not address every individual opinion and does not claim to be all encompassing. This was taken into consideration when drafting the plan. While not without its shortcomings, the value statements and goals in this plan have been developed with and for the citizens of Bel Aire.

VALUE STATEMENTS express a common belief or principle found in Bel Aire. These ideas were often discussed at multiple different events and with gusto. They should be guiding principles that can aid future decisions in all aspects of the City. Bel Aire 2035 expresses six value statements for the City.

GOALS are target points that support each value statement. They are guard rails that can serve to orient action from the City. Goals in this plan are a mix of being intentionally broad to allow for creativity and flexibility while Bel Aire develops towards its values, and concrete and actionable steps Bel Aire can take to uphold its values.



ECONOMIC DEVELOPMENT

VALUE STATEMENT

BEL AIRE'S NON-RESIDENTIAL ENVIRONMENT WILL ENHANCE THE QUALITY OF LIFE FOR ALL RESIDENTS AND VISITORS ALIKE.



Currently, Bel Aire's population must leave the city limits to access most commercial amenities, be they practical things like groceries and clothing or entertainment and restaurants. Due to this situation, Bel Aire is not a common destination for residents of the larger Wichita metropolitan area. By adding in more local commercial options, residents will have opportunities to dine and shop close to home, and visitors will have a draw to come spend money in Bel Aire. This can also add to the character of the town, as well as stabilize the tax base by increasing the city's income in sales tax.

GOALS

1. Review internal regulatory processes with the goal of streamlining operations, i.e. applications, application processing, fees, internal reviews, etc., to ensure high levels of service for those wishing to do business in Bel Aire.
2. Review and amend adopted regulations to identify inconsistencies, improvements, and revisions. The focus of review should be on the incorporation of modern best practices for non-residential regulation tailored specifically to assist with the implementation of this Plan.
3. Support small/local business development.
4. Strengthen relationships and communication with regional development entities.
5. Explore a public-facing GIS portal providing access to accurate and relevant zoning and land use information.
6. Review and market economic development incentive policies and processes.
7. Continue to monitor and refine process coordination with the Metropolitan Area Building and Construction Department.

TRANSPORTATION

VALUE STATEMENT

BEL AIRE'S TRANSPORTATION SYSTEM WILL BE SAFE, ENHANCE THE AESTHETIC APPRECIATION OF THE CITY, AND PROVIDE EFFICIENT OPTIONS FOR ALL TRANSPORTATION MODES.



Bel Aire's street infrastructure is focused on vehicles, often leaving citizens without the option to ride a bike or walk to a destination. However, many of Bel Aire's streets are still two-lanes with ditches on either side. This is positive, as the city can intentionally plan for all mobility types as upgrades are made. Improving the ability to bicycle or walk in Bel Aire will improve the quality of life for all residents, especially children and those who are retired.

GOALS

1. Develop a transportation system master plan identifying key corridors, future vehicular and pedestrian connections, recommended regulation revisions, typical street sections, etc.
2. Consider the development and adoption of a Complete Streets Policy and related design guidelines.
3. Review and amend adopted regulations and standards related to sidewalk requirements both within neighborhoods and connecting neighborhoods.
4. Explore a multi-use pathway connection into regionally significant trail systems.
5. Explore public transportation options between Bel Aire and the surrounding communities.
6. Continue to implement existing pavement maintenance program, establish a regular interval of condition reassessment, and add sidewalks and pathways into the system.
7. Consider crash reduction, prevention, and mitigation in all transportation system projects – both vehicular and pedestrian.
8. Assess additional funding/revenue sources for transportation system improvements and maintenance.
9. Ensure that the City's desired land use goals are coordinated with transportation system improvements.

PARKS & RECREATION

VALUE STATEMENT

BEL AIRE'S PARKS AND RECREATION SYSTEM WILL PROVIDE FIRST CLASS SPACES AND PROGRAMMING FOR ALL AGES AND ABILITIES.



Throughout the engagement phase of this plan, Parks & Recreation was a top priority for many citizens. Bel Aire's current parks are well kept and serve the community but could be expanded. The recreation programming is very appreciated, especially amongst young families. A focus should be put towards maintaining and expanding the parks & recreation system, especially to include options for citizens of all physical abilities. Ideas for this include wheelchair accessible swings at the playground and including universal design principles into parks and playgrounds.

GOALS

1. Establish a Park, Recreation, and Trails Advisory Board.
2. Consider developing performance measures to assess parks and recreation levels of service, and plan improvements/additions accordingly.
3. Assess public dedication policies and regulations during development proposals related to parks, recreation, and open space.
4. Assess additional funding/revenue sources for parks and recreation system improvements and maintenance.
5. Monitor operation and maintenance budgets and staffing levels as parks and recreation assets/programs are added and/or improved.
6. Continue to audit existing spaces, facilities, equipment, and programs to ensure adequate accessibility for all ability levels.

COMMUNITY IDENTITY & CHARACTER

VALUE STATEMENT

BEL AIRE'S BUILT ENVIRONMENT WILL COMMUNICATE A DISTINCT IDENTITY TO CREATE COHESION, INCREASE COMMUNITY PRIDE, AND ATTRACT RESIDENTS, BUSINESSES, AND VISITORS.



An often-discussed topic during the engagement phase of the plan was Bel Aire's lack of a recognizable identity. Part of this conundrum can be solved through better aesthetic planning of city streets and streetscaping. This could include considering installing smaller, more ornamental streetlights or adding benches and trees along sidewalks. Small changes to the environment can make big differences in how people perceive the environment. The goal is for residents to know they are home when they cross the Bel Aire city limits, and for visitors to recognize they are no longer in Wichita.

GOALS

1. Evaluate public placemaking initiatives for projects of all scales.
2. Encourage placemaking projects during private development projects.
3. Encourage unique and differentiating right-of-way treatments along key corridors to enhance Bel Aire's sense of place.
4. Continue to develop and enhance signature events.
5. Encourage civic participation with community clean up days, community walks, etc.
6. Assess the City's marketing strategy and assets to ensure they align with the City's identity and goals.
7. Consider overlay districts and/or design guidelines within key corridors.
8. Consider cohesive enhancements at identified major gateways into the City.

GROWTH & INVESTMENT

VALUE STATEMENT

BEL AIRE WILL CONCENTRATE ON SUSTAINABLE GROWTH THROUGH SMART INVESTMENTS AND COMMUNITY COMMUNICATION.



The entire Wichita Metro Area will likely continue to grow over the next 15 years. Bel Aire will want to be a part of that growth in an efficient and sustainable way. The City can position itself to offer high quality experiences for developers and residents alike, but must be intentional in order to do so. Bel Aire can use planning best practices to ensure the City's money is being well-spent on maintenance and upgrades, as well as new development. Prioritizing public communication and transparency will aide in this process for both developers and citizens, building trust and excitement between the local government and its constituents.

GOALS

1. Develop and maintain a structured Capital Improvement Program, including a public-facing utility for the public to monitor progress.
2. Explore a public-facing GIS portal providing accurate utility and transportation information.
3. Review and plan for improvements set forth in the utility master plans adopted by the City.
4. Review smart growth principles, including a "return on investment" perspective, when considering infrastructure and utility improvements/ extensions and land use decisions.
5. Continue to assess and participate in regional issues related to water supply/treatment and sanitary sewer treatment.
6. Consider regulations and establish coordination with regional entities aimed at protection of Colonel James Jabara Airport.
7. Enhance efforts to ensure citizens are aware of public decision-making processes.
8. Foster relationships with USD 259 and USD 375 in order to enhance local educational opportunities.

HOUSING

VALUE STATEMENT

BEL AIRE WILL BE A DESTINATION OF CHOICE FOR PEOPLE AT ALL STAGES OF LIFE.



Retaining residents in Bel Aire over the next 15 years will largely hinge on housing. If a resident is able to rent or purchase a starter home in town, move into a larger home as their family expands, and then downsize during retirement, Bel Aire will have served them well. The City can proactively take steps to ensure that missing pieces of housing stock are incentivized and eventually built to keep residents in Bel Aire. Exploring multiple density options, including the "missing middle" is typically a net positive for resident retention, and can improve housing affordability without compromising quality.

GOALS

1. Review internal regulatory processes with the goal of streamlining operations, i.e. applications, application processing, fees, internal reviews, etc., to ensure high levels of service for those wishing to do develop housing in Bel Aire.

2. Review and amend adopted regulations to identify inconsistencies, improvements, and revisions. The focus of review should be on the incorporation of modern best practices for housing regulation tailored specifically to assist with the implementation of this Plan.

3. Promote multiple housing types and densities of housing to ensure residents at all stages of life can remain in Bel Aire.

4. Support and encourage the maintenance and redevelopment of underutilized and/or deteriorating existing neighborhoods.

5. Foster the creation of a local and incremental development community that is responsive to local housing needs, i.e. accessory dwelling unit policies, renovation programs, regulation reform, public education, permitting process, etc.

6. Explore amending or redoing the zoning code, especially as it pertains to residential development, to ensure best practices are in place for the City, the developer, and the citizens.

LAND USE & GROWTH FRAMEWORK

The Future Land Use Map is a critical component of every comprehensive plan. This section outlines the framework that builds Bel Aire's future land use plan, using a place-based approach.

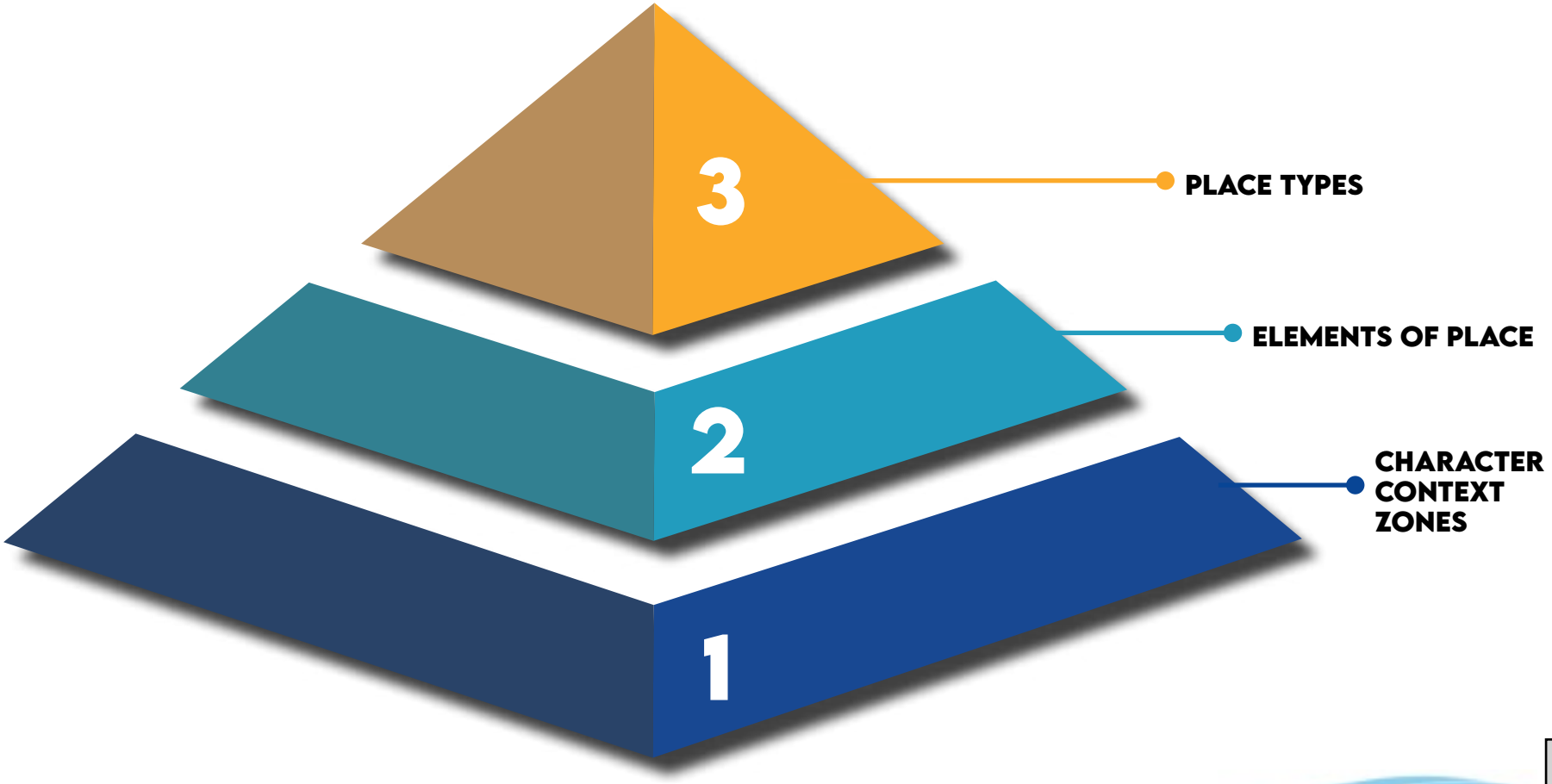


PLACED BASED APPROACH

Communities are more than just a location or spot on a map. Communities are a unique collection of qualities and characteristics – visual, cultural, natural, and social – that provide meaning, purpose, and identity. This sense of "place" is what makes our physical environment valuable. Places have a strong identity and character that is felt by residents and visitors. A focus on place creation is a way to shape the future of communities by focusing on the look and feel of the built environment as opposed to focusing only on land uses.

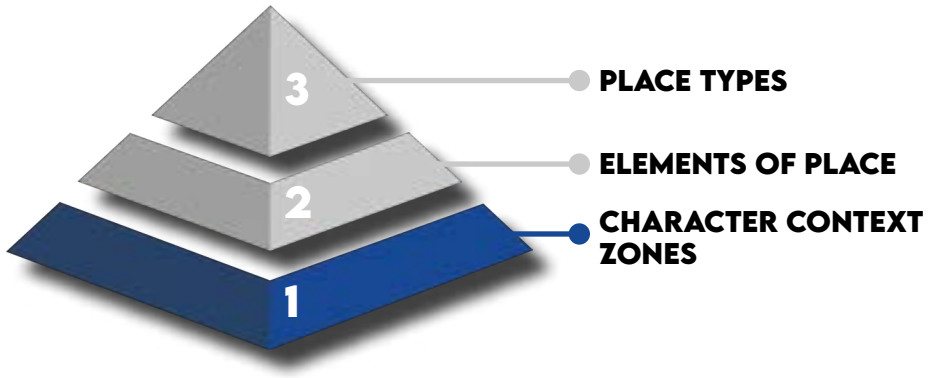
This Plan's approach to future built environment planning utilizes a "place-based approach" for land use and development patterns. The emphasis for this approach is that future physical development will be based on character of the built environment and site design rather than exclusively relying on general or specific use of land. A traditional land use map that separates uses does not consider the complex fabric of a community. A traditional land use map can result in less flexibility restricting a community's ability to adapt as local trends shift and new local patterns emerge and evolve over time, which can lead to inefficient and undesirable community development patterns. Utilizing this place-based approach allows development to occur in conformance with the community's vision over time as opposed to a particular moment in time.

Three levels of analysis are utilized in our place-based approach:



CHARACTER CONTEXT ZONES

The overarching principle behind Character Context Zones is that development should differ depending on the surrounding context. For example, in a more rural setting, there is more natural open space. In a suburban setting, there are similar amounts of open space, built space, and transportation infrastructure. Lastly, in an urban setting, built space is the predominant experience. The figure below illustrates this concept. Character Context Zones are used as our initial tool for the place-based approach to future growth and development within a community. These zones identify the general development character for large areas of the City. The three Character Context Zones that are utilized during the development process for the Future Land Use Map are Rural, Suburban, and Urban and are depicted on Map 3-1.



RURAL



The **RURAL** context zone has mostly **open space** with limited amounts of **built space** and **driving space**

SUBURBAN



The **SUBURBAN** context zone has an even amount of **open space**, **built space**, and **driving space**

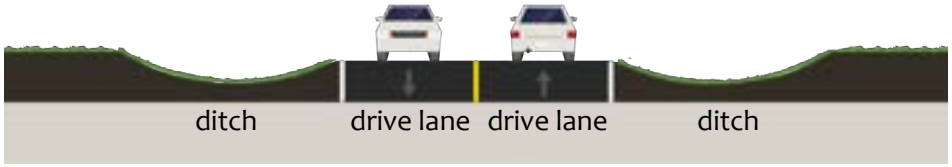
URBAN



The **URBAN** context zone has mostly **built space** with limited amounts of **driving space** and **open space**

RURAL CONTEXT ZONE

In the Rural Context Zone there is not a significant amount of development. Primarily, supported land uses include farming and agricultural land, natural open space, and low-density development. It is not anticipated that infrastructure such as potable water and sanitary sewer are currently available or will be extended in the future. These areas are likely served by rural roadway cross sections (ditch drainage, no sidewalks, etc.).



Rural road section providing two lanes and ditch drainage.



The Rural Context Zone has low density development and agricultural uses.



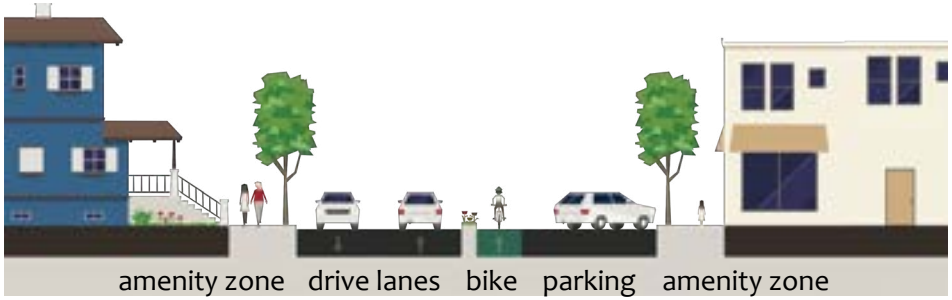
Rural homes have plenty of open space.



Rural areas may contain Parks and Recreation space in the form of trails or natural preservation areas.

SUBURBAN CONTEXT ZONE

The Suburban Context Zone reflects a built environment that consists of residential neighborhoods of various density, supportive non-residential centers, and areas supporting light industrial and employment services. Areas throughout the community identified as suburban are typically segmented in specific and separate land uses and focus on transitions between development types. Nonetheless, the Suburban Context Zone should look to promote quality of life elements such as walkability and placemaking efforts like the Urban Context Zone just at different scales and intensities.



A typical suburban road section should provide adequate space for pedestrians, cyclists, and vehicles with some level of streetscaping.



A suburban context zone has connected streets and a mix of uses.



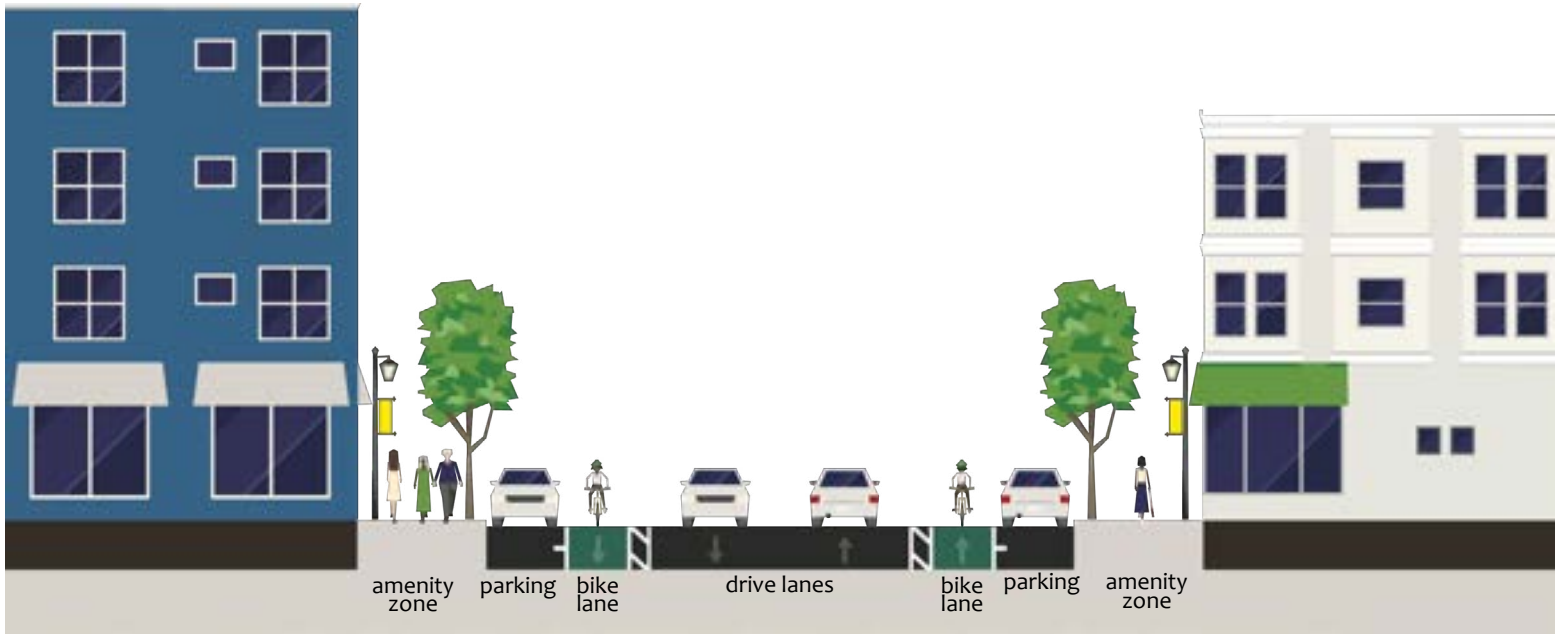
Suburban context zones have diverse housing.



Parks and Recreation assets in the Suburban Context Zone can be programmed pools, parks, or open green space.

URBAN CONTEXT ZONE

The Urban Context Zone focuses on areas of the community that can support higher density development patterns. The Urban Context Zone aims to create balance when combining land uses within an area, a specific development site, or building. Additionally, the Urban Context Zone promotes quality of life elements such as walkability and placemaking efforts by putting people at the center of the design.



An Urban street section provides narrow driving lanes, protected pedestrian and cycling infrastructure, on street parking, and more intense streetscaping and amenity design.



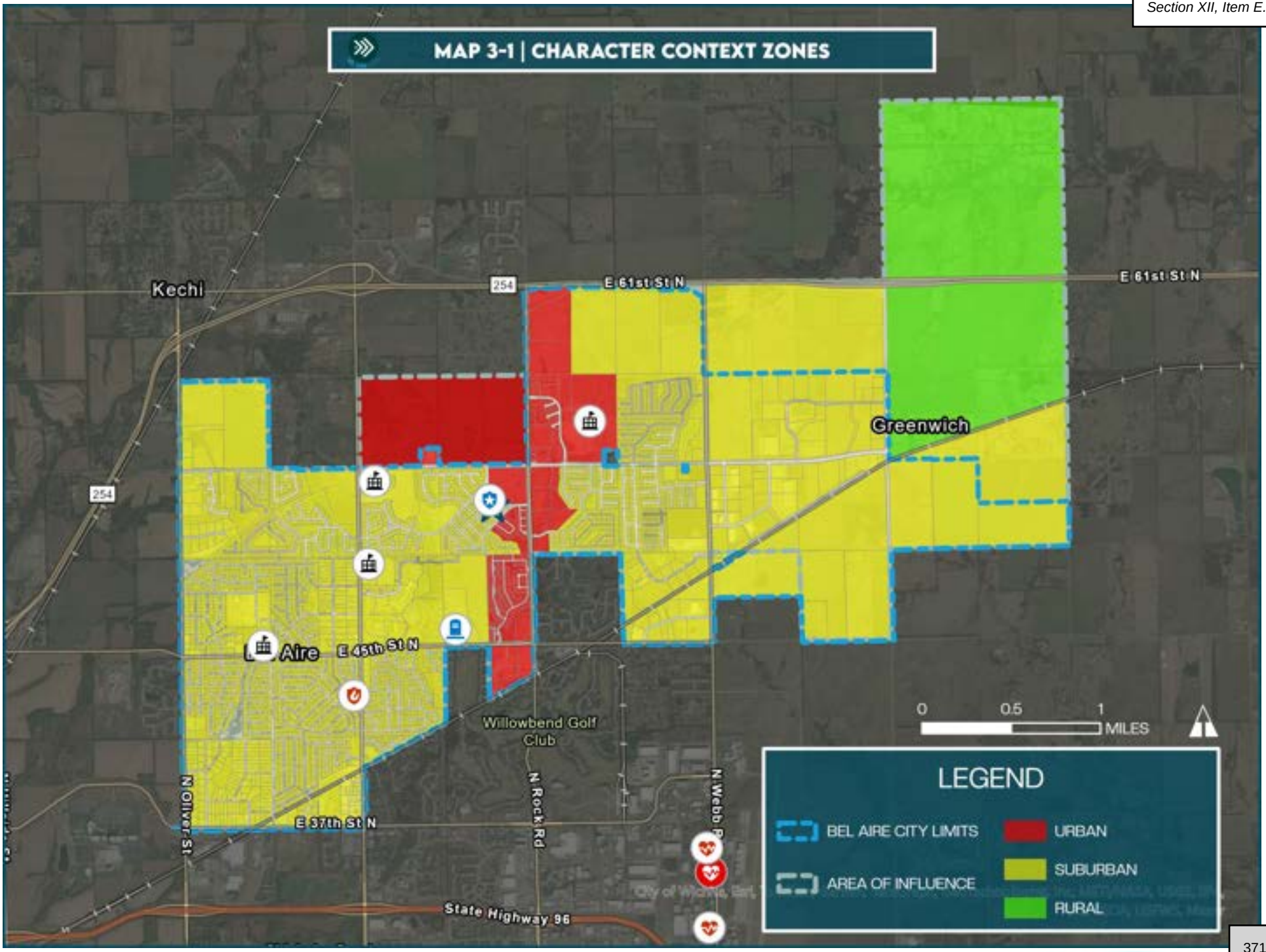
The Urban Context Zone includes higher density, connected street networks, and keeps major transportation corridors on the edge of the district.



Mixed use is common in both Suburban and Urban context zones, however more so in the Urban Context Zone where buildings are generally taller.

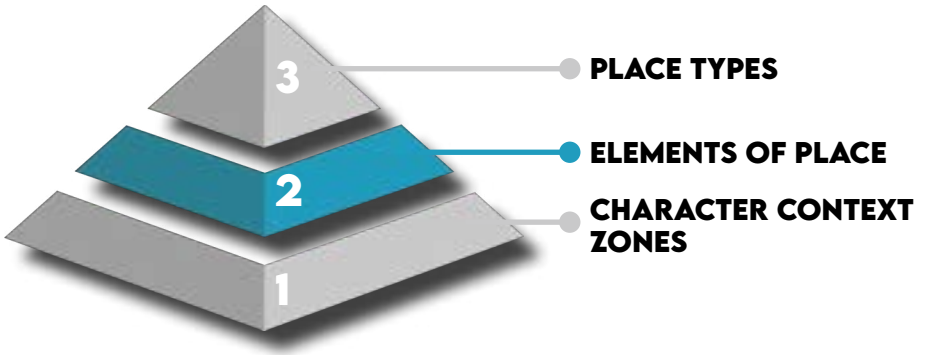


Urban Parks and Recreation assets are often located near city centers or important civic landmarks.


MAP 3-1 | CHARACTER CONTEXT ZONES
Kechi
254
E 61st St N
E 61st St N
Greenwich
254
Aire
E 45th St N
Willowbend Golf Club
N Oliver St
E 37th St N
N Rock Rd
N Webb R
State Highway 96
0
0.5
1
MILES
LEGEND
BEL AIRE CITY LIMITS
AREA OF INFLUENCE
URBAN
SUBURBAN
RURAL

ELEMENTS OF PLACE

Whether our focus is rural, suburban, or urban, our goal is the creation of places. For places to be created, certain elements must exist. The elements may be utilized in different scales and intensities but are nonetheless present in each Context Character Zone. We utilize four major elements of place: Green Spaces, Corridors, Complete Neighborhoods, and Centers. With few exceptions, each element will be represented in each context zone and will contain multiple place types.



GREEN SPACES





Green spaces are undeveloped land preserved for environmental and/or recreational benefit. Green spaces may have conditions making them unsuitable for development or they may be undeveloped due to intentional preservation. These may include areas of elevated flood risk, those containing natural monuments, or areas of ecological significance. Depending on context, green spaces can be completely undeveloped (preserved) or can be developed as park and recreation assets.

CORRIDORS





Corridors provide for the movement of people and goods within and outside of the city, including streets, roads, highways, rail lines, and trails. They connect areas and destinations within a community. Corridors are represented at various scales and can reflect varying forms of development based on the surrounding context. These can be oriented towards cars, freight, pedestrians or cyclists, but the most successful corridors are designed for multiple travel types.

CENTERS





Centers are a critical mass of activity ranging in scale and intensity based on the surrounding context. These can include urban city centers, employment or educational campuses, and even rural coops.

COMPLETE NEIGHBORHOODS





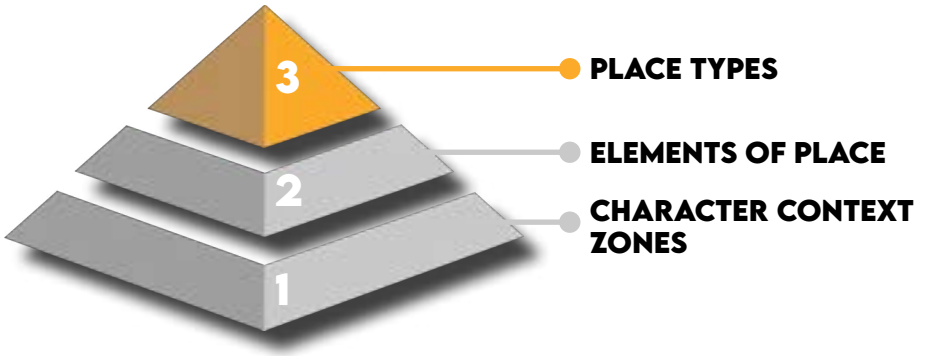
A complete neighborhood is a residentially focused area with safe and convenient access to daily needs. Complete neighborhoods are connected internally and externally and can include various scales and forms of residential development. Community, recreation, and green spaces are embedded in the neighborhood.

PLACE TYPES

The third and final level of analysis in the place-based approach utilizes 'place types'. Place types describe and illustrate the desired character to guide future growth and development. Place types organize future patterns for a community, set a desired community fabric, promote a competitive environment, and encourage greater land use diversity. The place type framework builds on the idea of establishing unique and desirable places that are essential to a complete community that is harmonious, inviting, and resilient. Place types are not necessarily concerned with the specific use of each parcel in a community, but rather focus on collective uses for areas with the overall ambition to establish places.

This Plan's approach identifies and describes 10 place types within the community that, together, accommodate a full range of land use types. Each place type includes the following attributes:

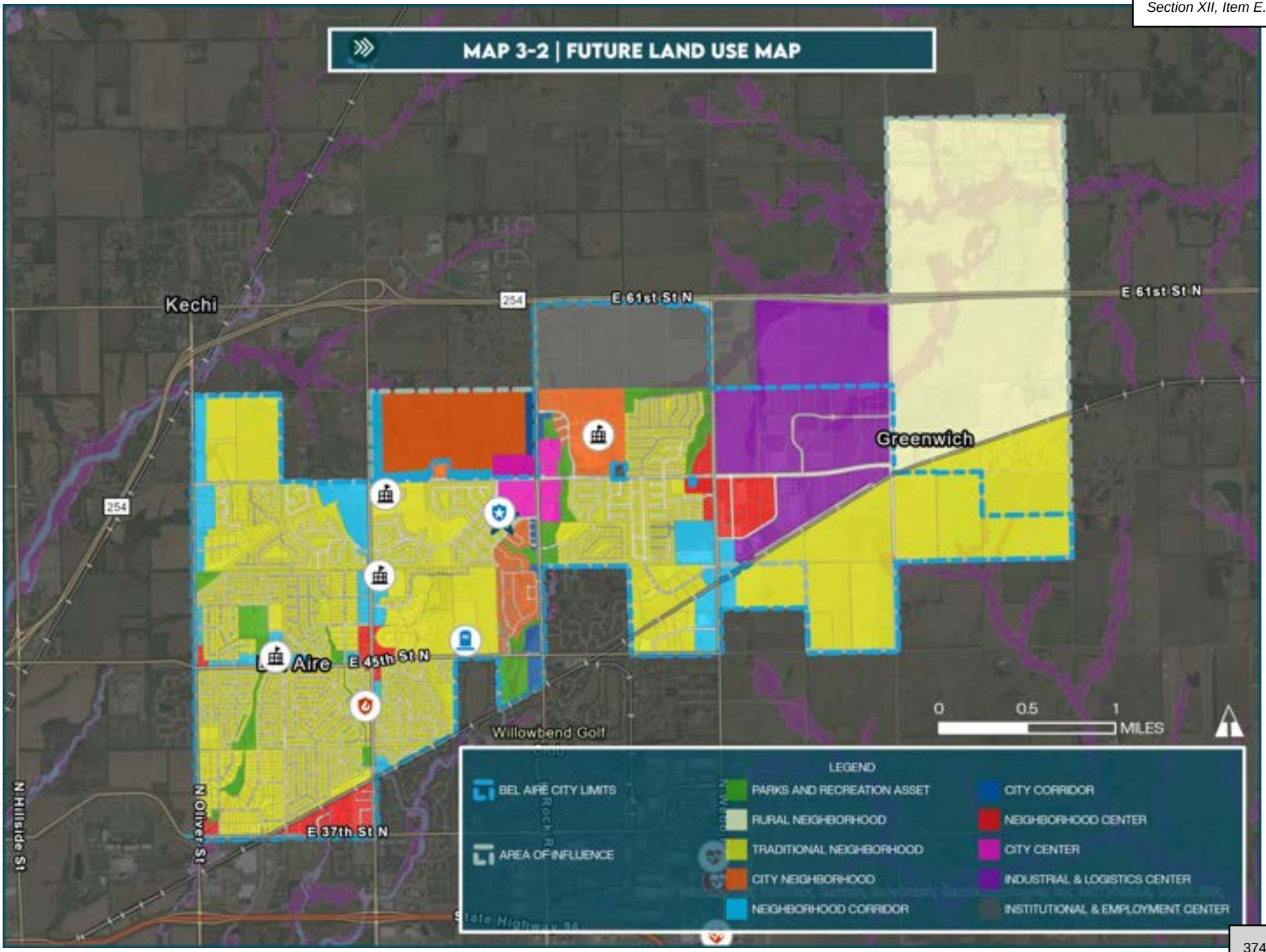
- **Land Uses** are a list of land uses appropriate within the place type. This list is representative only, and the community may determine that additional land uses, similar in nature, may be compatible with the place type designation.
- **Existing Bel Aire Zoning Districts** identifies Bel Aire's existing zoning districts that may support some or all of the identified land uses.
- **Development Considerations** are intended to guide development in a manner that is consistent with the character of the place type.



PLACE TYPES

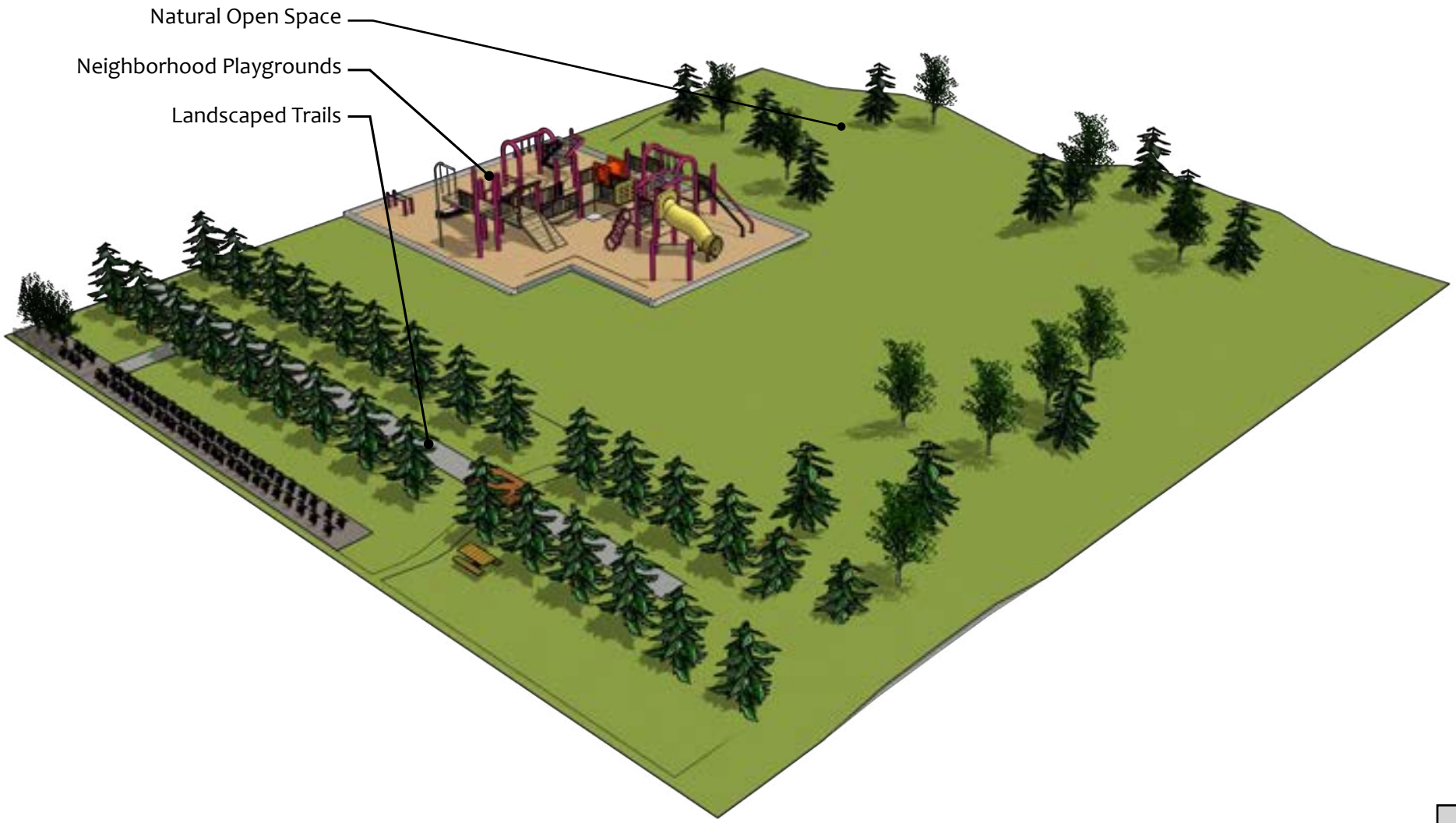
1. Parks & Recreation Asset
2. Rural Neighborhood
3. Traditional Neighborhood
4. City Neighborhood
5. Neighborhood Corridor
6. City Corridor
7. Neighborhood Center
8. Industry & Logistics Center
9. Institutional & Employment Center
10. City Center

	RURAL	SUBURBAN	URBAN
GREEN SPACES	Parks & Recreation Asset	Parks & Recreation Asset	Parks & Recreation Asset
CORRIDORS	-	Neighborhood Corridor	City Corridor
COMPLETE NEIGHBORHOODS	Rural Neighborhood	Traditional Neighborhood	City Neighborhood
CENTERS	Industry & Logistics Center	Neighborhood Center Institutional & Employment Center Industry & Logistics Center	City Center Institutional & Employment Center


MAP 3-2 | FUTURE LAND USE MAP
Kechi
254
E 61st St N
E 61st St N
Greenwich
254
Bel Aire
E 45th St N
Willowbend Golf
N Hillside St
N Oliver St
E 37th St N
State Highway 96
0
0.5
1
MILES
LEGEND
BEL AIRE CITY LIMITS
AREA OF INFLUENCE
PARKS AND RECREATION ASSET
RURAL NEIGHBORHOOD
TRADITIONAL NEIGHBORHOOD
CITY NEIGHBORHOOD
NEIGHBORHOOD CORRIDOR
CITY CORRIDOR
NEIGHBORHOOD CENTER
CITY CENTER
INDUSTRIAL & LOGISTICS CENTER
INSTITUTIONAL & EMPLOYMENT CENTER

PARKS & RECREATION ASSET

Parks & Recreation Assets represent land dedicated to parkland, including neighborhood, community, and regional facilities, as well as cemeteries, passive open space, and land utilized for sports, active play, and recreational uses. Supportive uses, such as small-scale commercial, may be compatible depending on the context.



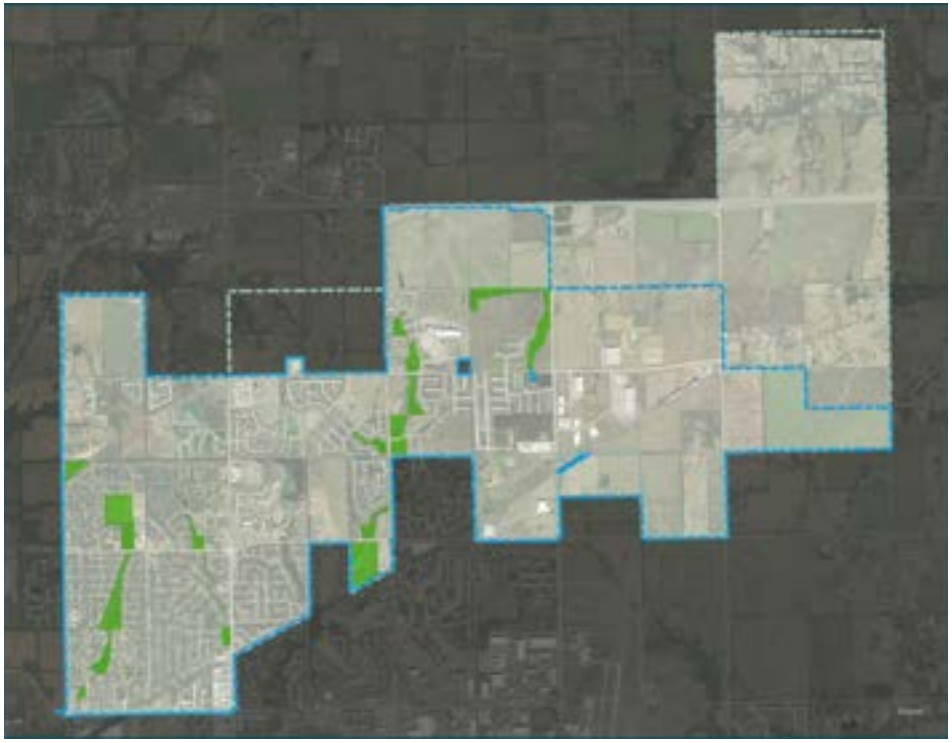
LAND USES

- Agritainment
- Open Space/Conservation
- Rewilding
- Vertical Agriculture/Greenhouses
- Neighborhood Commercial
- Community/Recreation Centers
- Civic/Cultural Facilities
- Golf Courses
- Pocket/Neighborhood Parks
- Community/Regional Parks

ZONING DISTRICTS

- Rural Residential
- Estate Residential (R-1)
- Single-Family Residential (R-2, R-3, and R-4)
- Garden and Patio Homes, Townhouses, and Condominiums (R-5)
- Single Family/Zero Lot Line Residential (R-5b/ZLL)
- Multi-Family District (R-6)
- Manufactured Home Park (MHP)
- Planned Unit Development Residential (R-PUD)
- Neighborhood Commercial, Office and Retail (C-1)
- Planned Unit Development - Commercial Office and Retail (C-2)

PARKS & RECREATION ASSETS IN BEL AIRE



DEVELOPMENT CONSIDERATIONS

Parks and Recreation assets are easily accessible and streets leading to these places will encourage safe access for all users, especially those walking and biking. It is important that adjacent residential developments and educational facilities have deliberate connections to Parks and Recreation Assets. Depending on the scale and intensity of the Park and Recreation Asset, access needs may vary between arterial, collector, or local street. Parking needs will also vary depending on the scale of use and the site's traffic levels. Typical buildings in this place type includes recreation facilities, shelters, restroom and locker room facilities, maintenance buildings, and small-scale accessory commercial such as concession stands. Active uses and structures are located to provide minimal impact to sensitive environmental features.

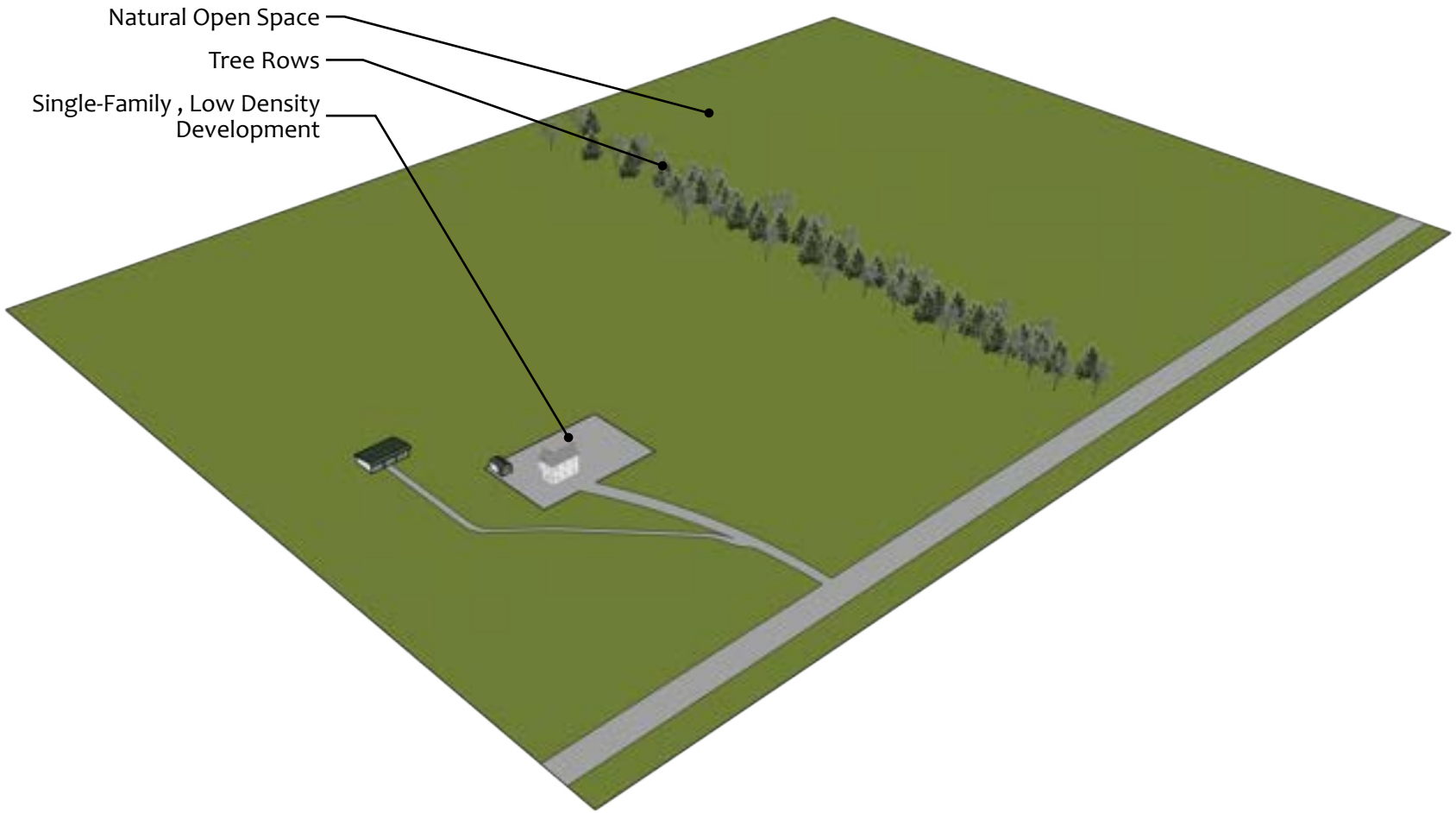
PRECEDENT IMAGERY





RURAL NEIGHBORHOOD

Rural Neighborhoods contains low-density residential land with large lot sizes, sometimes spread between agricultural land uses. There are vast open spaces with various geographical assets, including prairie, creeks, rivers and forest land. There is limited infrastructure utility infrastructure. Connectivity to the City exists on arterial roads, with few collector and local roads.



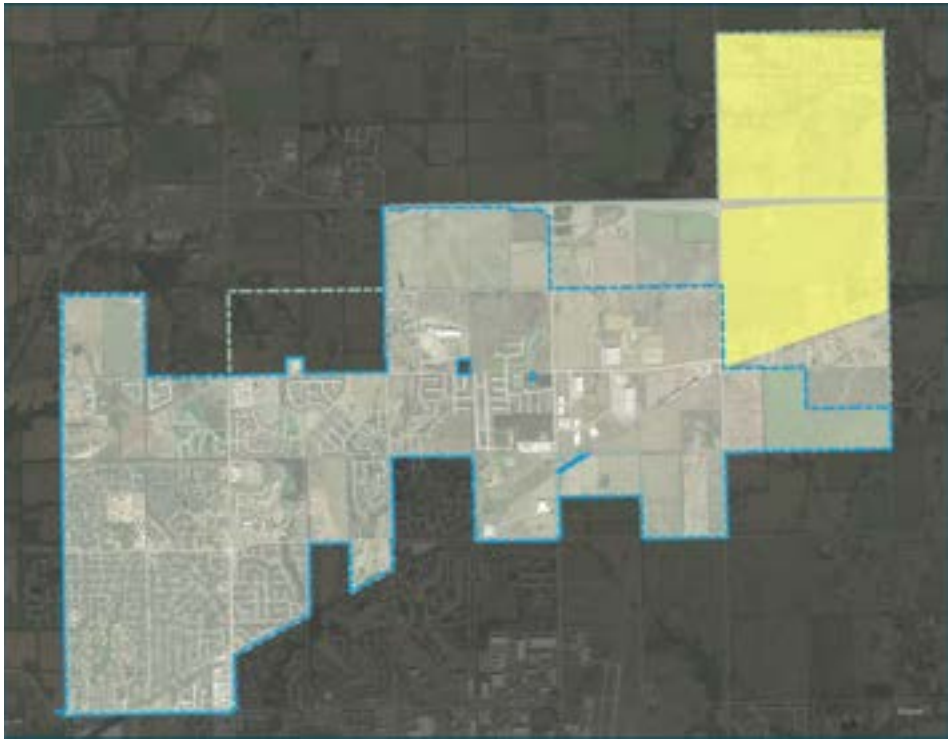
LAND USES

- Agriculture
- Agritainment
- Open Space/Conservation
- Rewilding
- Neighborhood/Community Gardens
- Greenhouses
- Single-Family Residential
- Small-Scale/Start-Up Commercial
- Religious Assemblies
- Golf Courses
- Pocket/Neighborhood Parks
- Community/Regional Parks
- Public Safety

ZONING DISTRICTS

- Agricultural
- Rural Residential
- Estate Residential (R-1)
- Manufactured Home Park (MHP)

RURAL NEIGHBORHOODS IN BEL AIRE



DEVELOPMENT CONSIDERATIONS

Development is not typically significant within the Rural Neighborhood place type and open space is substantial. It is not anticipated that infrastructure such as potable water and sanitary sewer are currently available or will be extended in the future, so uses are generally served by on-site water and sewer. These areas are likely served by rural roadway cross sections with open ditches and limited pedestrian infrastructure.

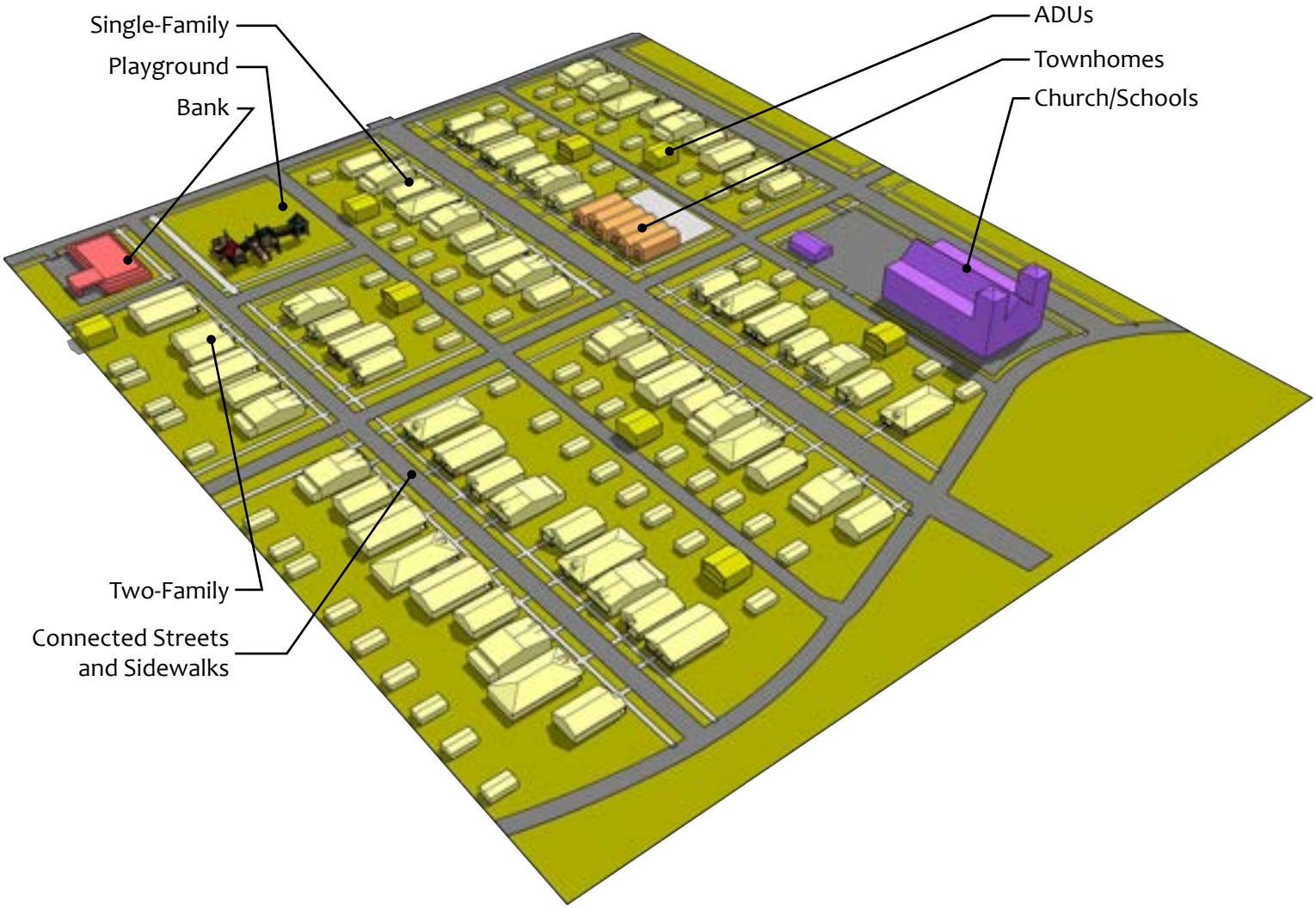
PRECEDENT IMAGERY





TRADITIONAL NEIGHBORHOOD

This place type is generally where most people live, and provides local access to goods and services, reducing lengthy commute times, and promoting walkability. It consists predominantly of residential dwellings. All types of dwelling units exist, including the single-family, the occasional townhouse, two-family, accessory dwelling unit, and small multi-family structures. Neighborhood parks, schools, commercial uses, and churches are dispersed throughout to serve nearby residents. These neighborhoods can follow a gridded block pattern or curvilinear streets and are well connected internally with sidewalks and trails.



PRECEDENT IMAGERY







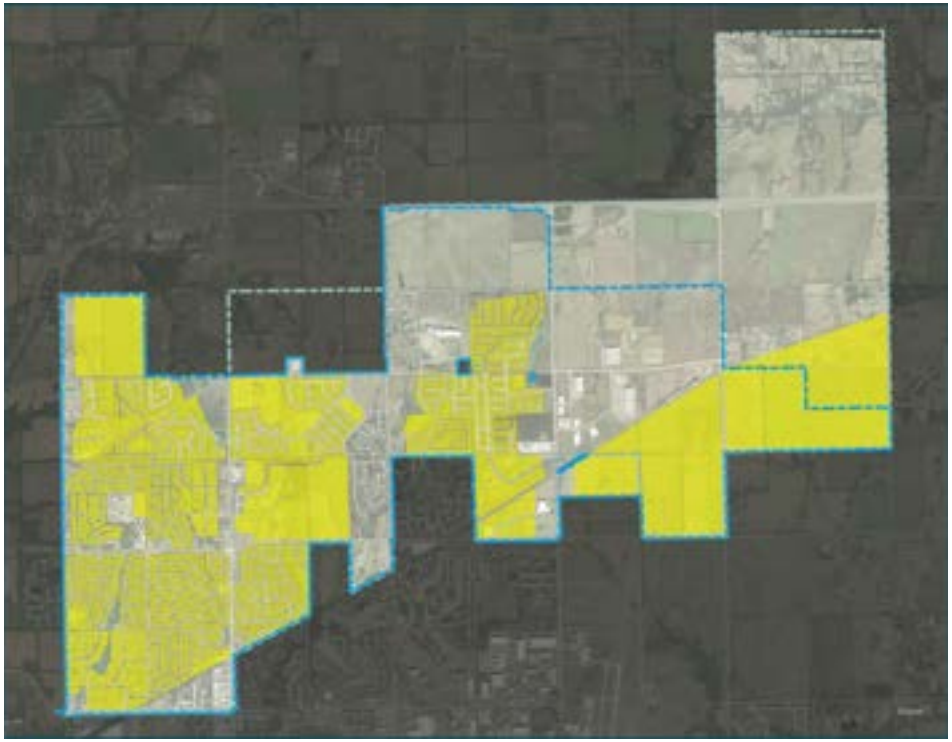
LAND USES

- Open Space/Conservation
- Neighborhood/Community Gardens
- Single-Family Residential (Detached)
- Single-Family Residential (Attached)
- Multi-Family Residential (Low-Rise)
- Vertical or Horizontal Mixed-Use
- Neighborhood Commercial
- Small-Scale/Start-Up Commercial
- Primary Education
- Higher Education
- Religious Assemblies
- Community/Recreation Centers
- Civic/Cultural Facilities
- Pocket/Neighborhood Parks

ZONING DISTRICTS

- Single Family Residential (R-2, R-3, R-4)
- Garden and Patio Homes, Townhouses, and Condominiums (R-5)
- Single Family/Zero Lot Line Residential (R-5b/ZLL)
- Multi-Family District (R-6)
- Manufactured Home Park (MHP)
- Planned Unit Development Residential (R-PUD)
- Neighborhood Commercial, Office, and Retail (C-1)
- Planned Unit Development Commercial Office and Retail (C-2)

TRADITIONAL NEIGHBORHOODS IN BEL AIRE

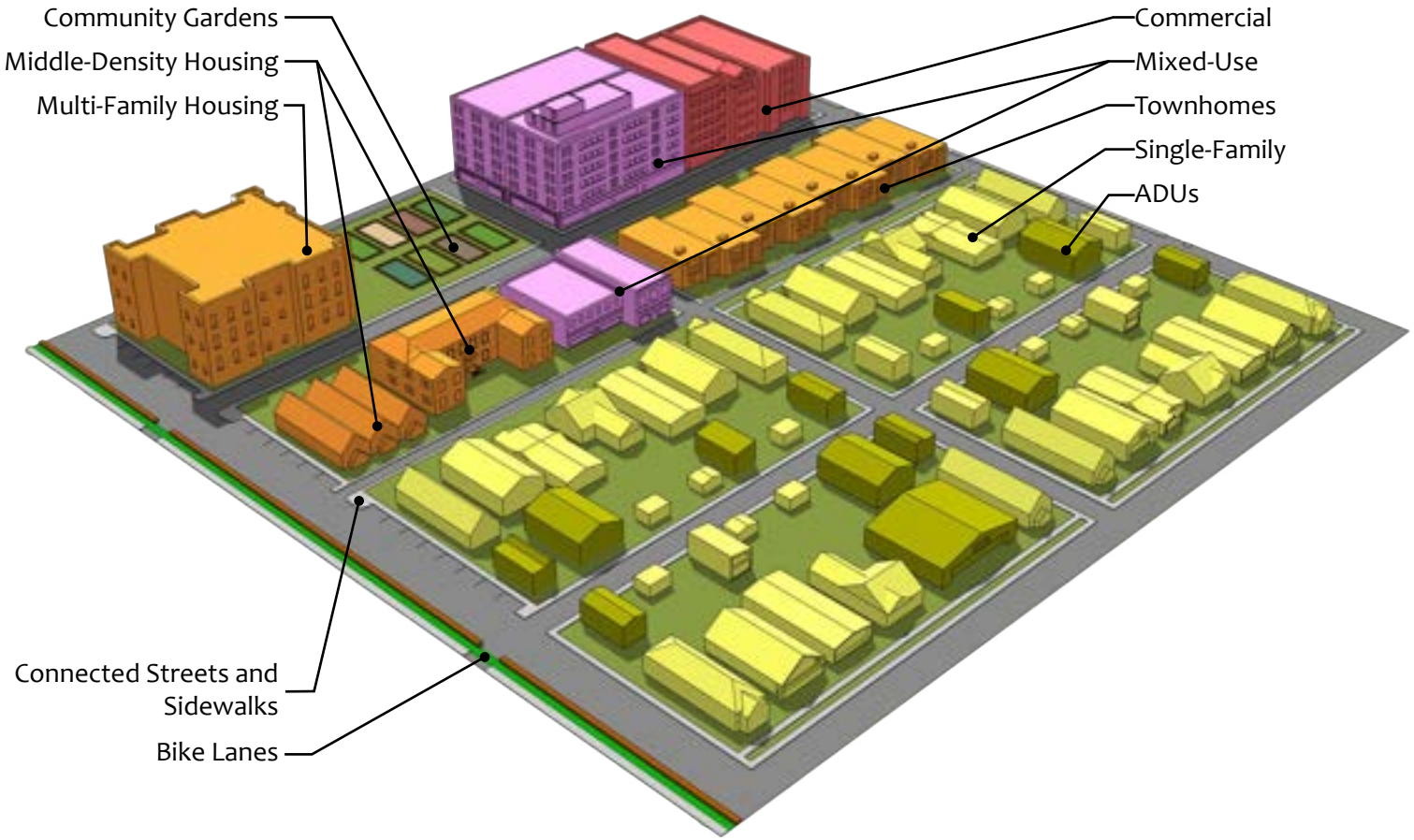


DEVELOPMENT CONSIDERATIONS

Community character and the compatibility of adjacent land uses are important considerations in the Traditional Neighborhood place type. Many of the individual neighborhoods in this place type have unifying characteristics. Higher intensity commercial or industrial uses should be buffered from Traditional Neighborhoods whenever possible. In this place type, detached single-family dwellings have relatively uniform setbacks. Front yards and tree-lined sidewalks are found between residences and the street, and individual back yards are commonly found for each residence. As such, private yards are typical open spaces in this place type, but small parks and recreation facilities are also important features. Single-family detached dwelling units are of various forms, i.e. alley-loaded, detached garages, etc. Accessory dwelling units are allowable. Attached single-family dwelling types in Traditional Neighborhoods are architecturally consistent with the surrounding neighborhood and are generally located along busier streets. It is not uncommon for neighborhood design to include on-street parking and/or small common parking lots throughout to mitigate off-street parking requirements. The typical building height for all structures is two stories or less. Traditional Neighborhoods have a well-connected local street network that provides safe access for all users. Routes to parks, schools, and other community amenities are prioritized, especially for pedestrians and cyclists.

CITY NEIGHBORHOOD

City Neighborhoods are typically characterized by a diverse range of residential housing types and supportive commercial uses. The place type includes single-family, multi-family, and mixed-use dwelling types (i.e. buildings with ground floor non-residential uses and residential uses on subsequent floors). Neighborhood retail and office uses are integrated into the neighborhood fabric. Most of these neighborhoods will follow a gridded block pattern with alleys, tree-lined streets, and a well-connected sidewalk network that allows residents to walk to neighborhood amenities.



PRECEDENT IMAGERY







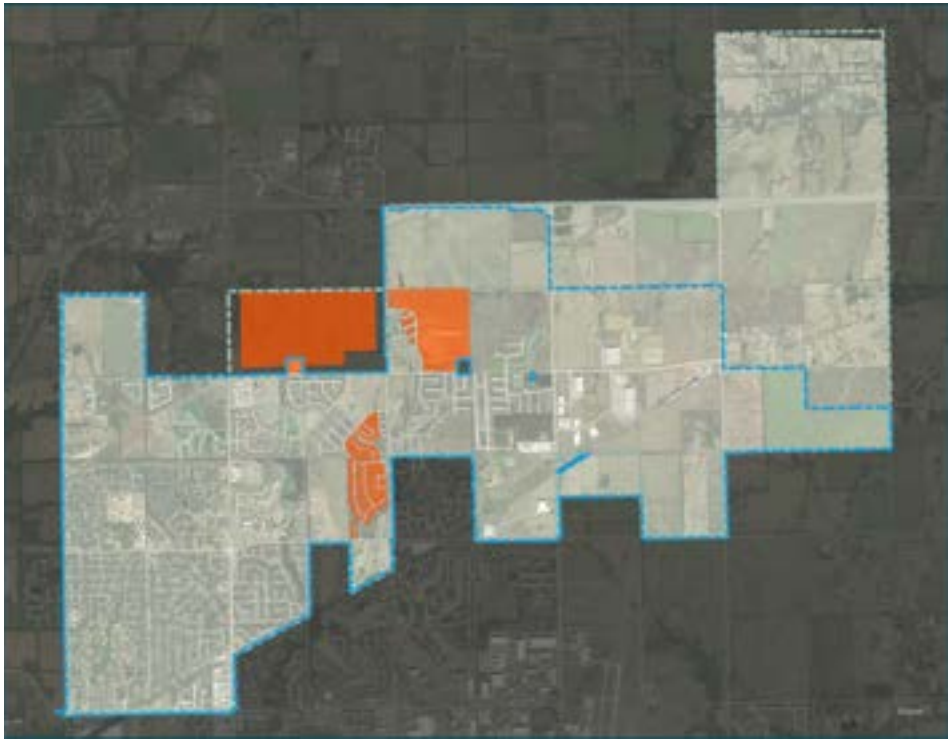
LAND USES

- Open Space/Conservation
- Neighborhood/Community Gardens
- Single-Family Residential (Detached)
- Single-Family Residential (Attached)
- Multi-Family Residential (Low-Rise)
- Multi-Family Residential (Mid-Rise)
- Vertical or Horizontal Mixed-Use
- Neighborhood Commercial
- Small-Scale/Start-Up Commercial
- Primary Education
- Higher Education
- Religious Assemblies
- Community/Recreation Centers
- Civic/Cultural Facilities
- Pocket/Neighborhood Parks
- Public Safety

ZONING DISTRICTS

- Single-Family Residential (R-4)
- Garden and Patio Homes, Townhouses, and Condominiums (R-5)
- Single Family/Zero Lot Line Residential (R-5b/ZLL)
- Multi-Family District (R-6)
- Manufactured Home Park (MHP)
- Planned Unit Development Residential (R-PUD)
- Neighborhood Commercial, Office and Retail (C-1)

CITY NEIGHBORHOODS IN BEL AIRE



It should be noted that while the **uses** present in the C-1 zoning district are applicable in the City Neighborhood place type, the **regulations** in this zoning district do not fit the place type. For instance, the minimum building setback in C-1 is forty (40) feet from the street right-of-way, which is not compatible with the City Neighborhood place type. Similar situations may occur throughout the place types.

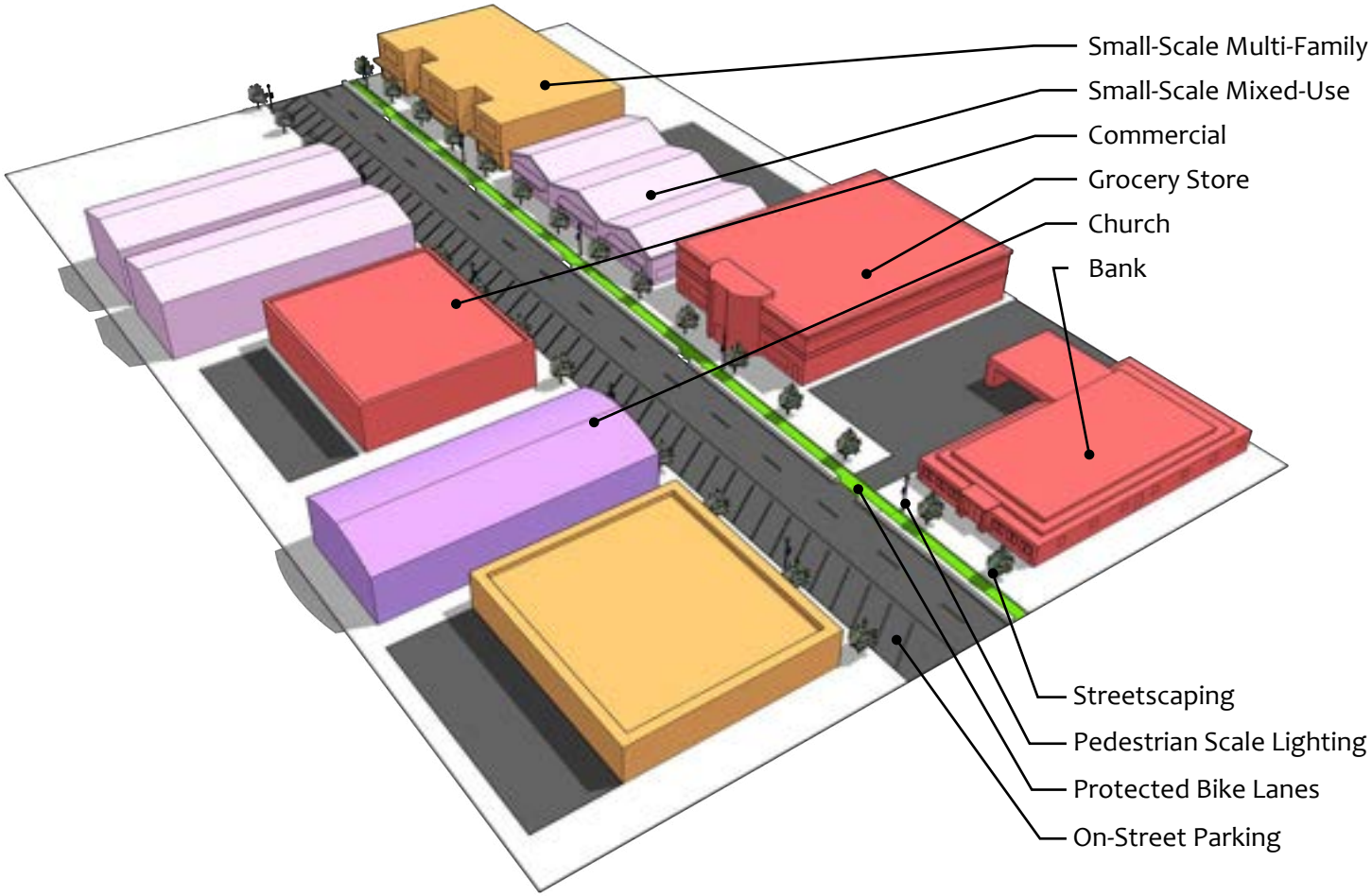
DEVELOPMENT CONSIDERATIONS

City Neighborhoods typically serve as a transition between lower density development and higher intensity commercial or mixed-use centers. The street network is well-connected and designed to support multiple modes of travel. Shade trees and wider sidewalks make walking in City Neighborhoods attractive and enjoyable. Buildings typically have smaller setbacks than in the Traditional Neighborhood, and are typically less than two stories, though some three- to five-story buildings may exist. Taller multifamily buildings are located along busier streets, with shorter residential buildings on local streets. Private front and back yards are provided for detached single-family or two-family dwellings. Multi-family dwellings are served by common open space provided for individual developments. Public open spaces such as parks and recreation facilities and natural open space are important features in City Neighborhoods. On-street parking is oftentimes appropriate and encouraged to minimize surface parking lots. When off-street parking is deemed necessary, surface parking lots should be screened from the street by being located behind buildings.

NEIGHBORHOOD CORRIDOR

Generally, this place type has a linear configuration as it is located along major streets. Businesses along Neighborhood Corridors tend to have similar uses as found in Neighborhood Centers but have different access and connectivity concerns. The mixture of uses includes local-serving small-scale commercial, small-scale mixed-use, single-family residential, and low-rise multi-family residential. Neighborhood Corridors should aim to be walkable in nature by providing safe and comfortable pedestrian and bicycle connectivity. Amenities such as sidewalks, benches, pedestrian-scale lighting, and landscaping should be emphasized to accommodate non-vehicular traffic within the corridor. Restaurants, small shops, and local services are commonplace in this place type. Office uses are compatible within this place type as well.

Neighborhood Corridors are typically smaller in overall size, and scale compared with City Corridors and oftentimes extend short distances from street intersections. Neighborhood Corridors often serve as buffers between land uses of varying intensities.



PRECEDENT IMAGERY







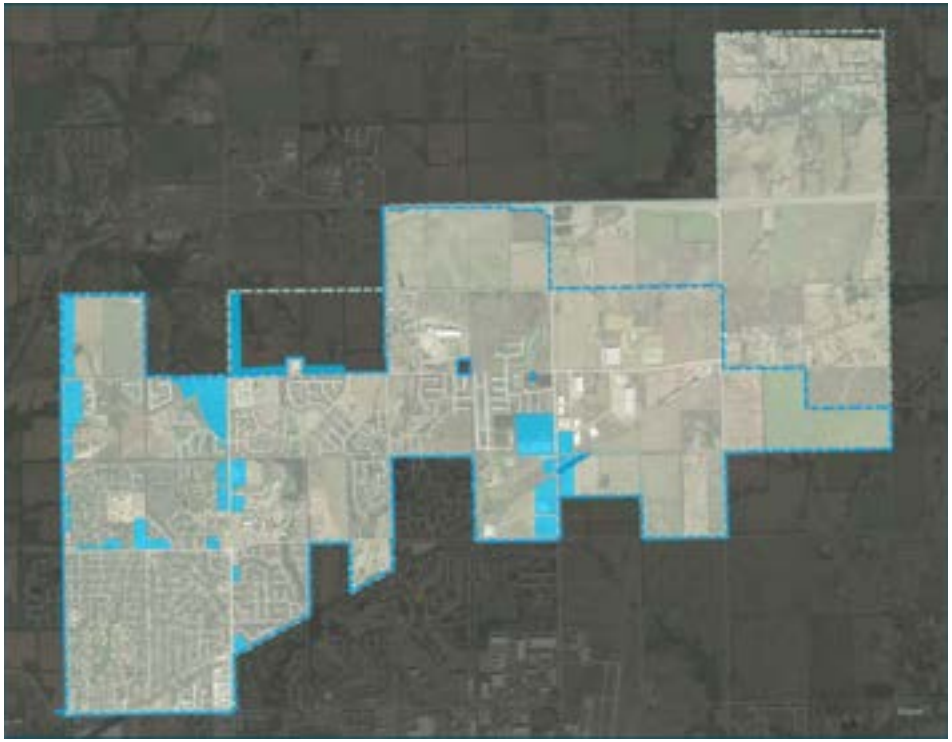
LAND USES

- Open Space/Conservation
- Neighborhood/Community Gardens
- Single-Family Residential (Detached)
- Single-Family Residential (Attached)
- Multi-Family Residential (Low-Rise)
- Vertical or Horizontal Mixed-Use
- Neighborhood Commercial
- Small-Scale/Start-Up Commercial
- Primary Education
- Higher Education
- Religious Assemblies
- Community/Recreation Centers
- Civic/Cultural Facilities
- Pocket/Neighborhood Parks
- Community/Regional Parks
- Public Safety

ZONING DISTRICTS

- Single Family Residential (R-2, R-3, R-4)
- Garden and Patio Homes, Townhouses, and Condominiums (R-5)
- Single Family/ Zero Lot Line Residential (R-5b, ZLL)
- Planned Unit Development Residential (R-PUD)
- Neighborhood Commercial, Office and Retail (C-1)

NEIGHBORHOOD CORRIDORS IN BEL AIRE



DEVELOPMENT CONSIDERATIONS

Often serving as a transition to other place types, an important element of this place type is a walkable, landscaped right-of-way that balances vehicular, bicycle, and pedestrian design elements. While uses and sites are generally automobile-oriented, streets are designed to calm traffic in order to accommodate safe and comfortable travel by all modes of transportation. Sidewalks on both sides of the street with landscape buffers are common, as well as mid-block crossings. Neighborhood Corridors typically include low-rise structures oriented to the street, arranged in short two- to four-block spans amongst single-family residential (detached and attached) and low-rise multi-family residential. The typical building height is two or fewer stories. Some sites may include accessory drive through facilities and gas pumps. Landscaping along Neighborhood Corridors provides an attractive public realm by softening street edges. Off-street parking is recommended to be screened from the street by being located behind buildings.

CITY CORRIDOR

City Corridors are generally found along a community's busiest streets and provide for a range of activities. City Corridors look to leverage the economic potential of traffic (all modes) and help to minimize land use incompatibilities by containing a variety of uses in manageable areas. Amenities such as sidewalks, benches, pedestrian-scale lighting, and landscaping should be emphasized to accommodate non-vehicular traffic within the corridor.

City Corridors accommodate a wide range of commercial and mixed-uses, such as retail, restaurants, mixed-use, service, employment, and multi-family residential uses. Commercial uses of varying types and intensities, including uses that serve and draw users from a larger region are appropriate. Smaller commercial businesses can also be located within a City Corridor. Mixed-use development, both vertical and horizontal, and institutional uses can be suitable in this place type as well.



PRECEDENT IMAGERY







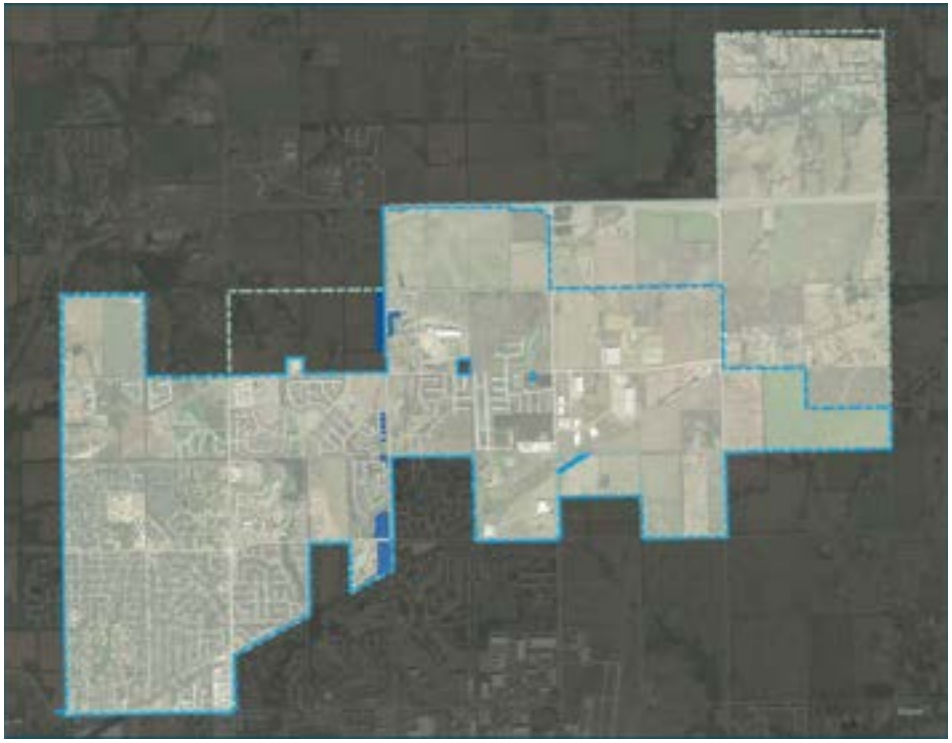
LAND USES

- Multi-Family Residential (Low Rise)
- Multi-Family Residential (Mid Rise)
- Vertical or Horizontal Mixed Use
- Regional/Destination Commercial
- Hotels/Lodging
- Office/Business Park/Flex
- Primary Education
- Higher Education
- Religious Assemblies
- Entertainment
- Community/Recreation Centers
- Civic/Cultural Facilities
- Pocket/Neighborhood Park
- Community/Regional Park
- Public Safety

ZONING DISTRICTS

- Single Family Residential (R-4)
- Garden and Patio Homes, Townhouses, and Condominiums (R-5)
- Single Family/ Zero Lot Line Residential (R-5b, ZLL)
- Multi-Family (R-6)
- Planned Unit Development - Commercial, Office, and Retail (C-1)

CITY CORRIDORS IN BEL AIRE



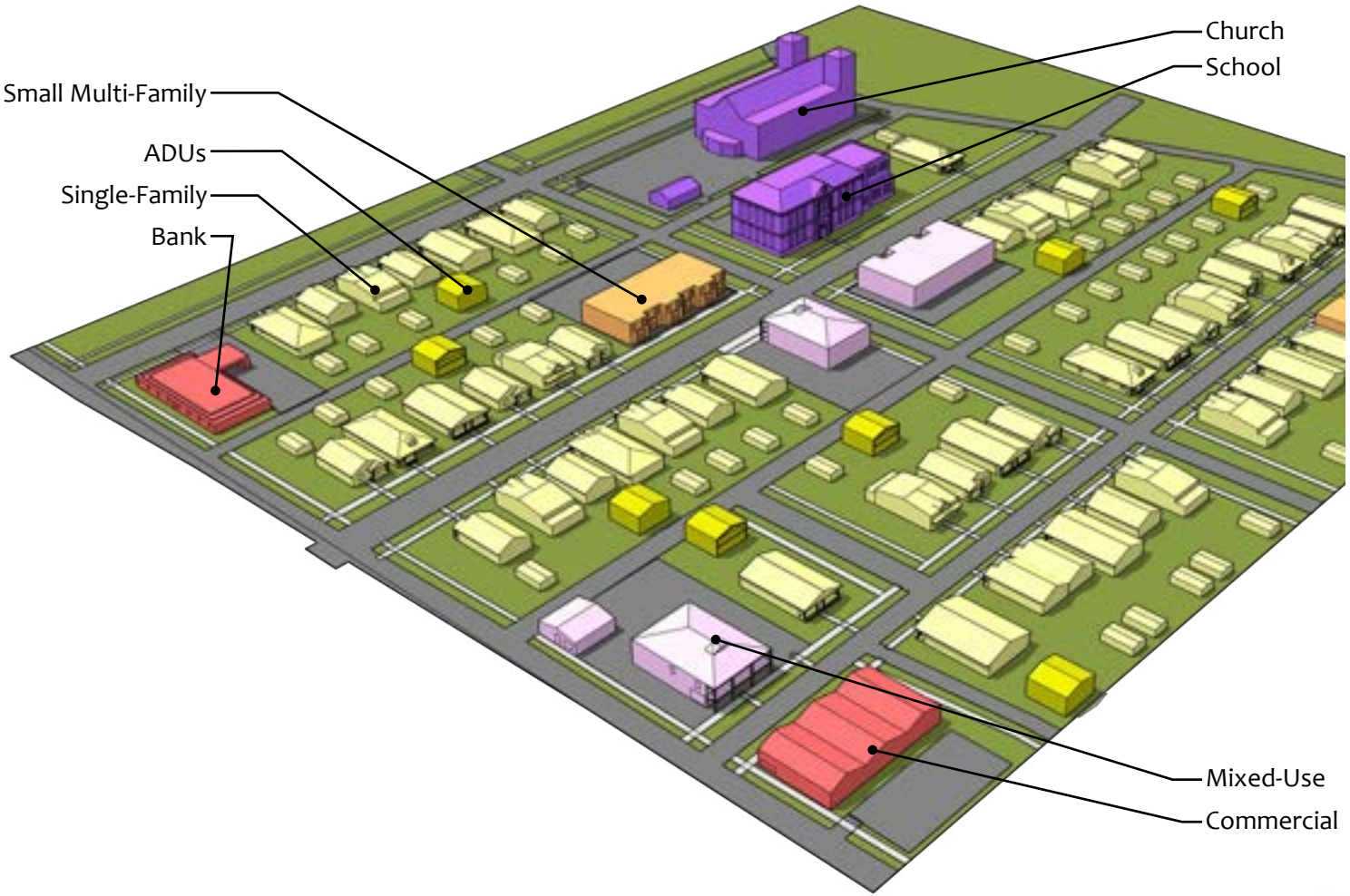
DEVELOPMENT CONSIDERATIONS

City Corridors should focus on infill development and redevelopment that promotes the City as a destination as they often shape the first impression of the City. Special attention should be given to consistent streetscaping, signage, and development standards. Commercial buildings are located toward the front of properties along City Corridors, when possible, to showcase community character and business vitality, instead of parking lots. Structures and lot sizes are typically larger than those in a Neighborhood Corridor. Buildings may be up to five stories but are largely dependent on compatibility with adjacent land uses and step down when near lower density residential uses. Where possible, ground floor, street-facing facades have storefront doors and windows that provide interest for pedestrians, and parking lots are screened from the street with trees and landscaping buffers. Drive-through facilities (e.g., fast food, banks, etc.) are often located along City Corridors, but special attention should be given to design that mitigates nuisances to surrounding property owners, including vehicle stacking/idling, speakers/noise, headlights, on-site circulation, and ingress and egress. Open space within a City Corridor is typically provided by common public areas or institutional uses. Existing curb cuts along the primary street are consolidated to alleviate traffic congestion and reduce conflicts with pedestrians. Whenever possible, cross-access easements, and shared parking should be utilized to make it easy to travel from business to business along a City Corridor without needing to use the actual street network. While City Corridors are auto oriented in nature, such major arterial streets should be equitable in that they also provide opportunities for safe walking and cycling to jobs and nearby destinations. Sidewalks are wide, to promote pedestrian activity, and leave adequate space for lighting and street trees. Crosswalks are located at all major intersections although mid-block crossings are appropriate in certain instances. Uses here can generate noise, light, and traffic. Special consideration should be given to the compatibility of uses along a City Corridor when adjacent to residential uses. In this case, buffering and landscaping should be utilized to minimize land use conflicts.

NEIGHBORHOOD CENTER

Typically found at intersections of two or more streets, Neighborhood Centers provide places that have a pedestrian-friendly focal point of neighborhood activity where nearby residents can access most of their daily needs within a relatively comfortable distance. Businesses capable of attracting visitors from a larger region are better suited in other place types, such as the City Center, as they can generate undesired traffic. This place type is characterized by low-rise commercial, residential, civic/institutional, and mixed-use structures in a pedestrian-oriented environment.

Neighborhood Centers may also include community institutions such as schools, community centers, and other civic/cultural facilities. These centers provide opportunities for smaller-scale, mixed-use buildings that include retail and service uses on the ground floor with residential or office uses on the upper floor(s). Retail centers are limited within the place type. Neighborhood Center uses should be compatible with the adjacent residential areas and contribute to neighborhood character, viability, and attractiveness.



PRECEDENT IMAGERY







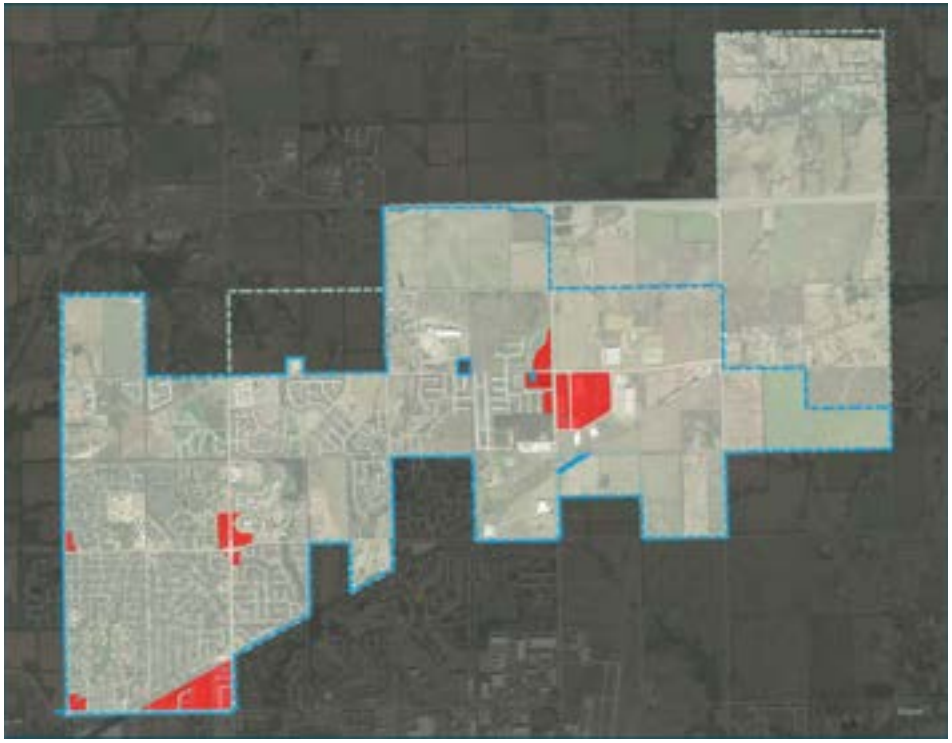
LAND USES

- Open Space/Conservation
- Neighborhood/Community Gardens
- Single-Family Residential (Detached)
- Single-Family Residential (Attached)
- Multi-Family Residential (Low-Rise)
- Vertical or Horizontal Mixed Use
- Community/Lifestyle Commercial
- Neighborhood Commercial
- Small/Start-Up Commercial
- Primary Education
- Higher Education
- Religious Assemblies
- Entertainment
- Community/Recreation Centers
- Civic/Cultural Facilities
- Pocket/Neighborhood Parks
- Public Safety

ZONING DISTRICTS

- Single Family Residential (R-2, R-3, R-4)
- Garden and Patio Homes, Townhouses, and Condominiums (R-5)
- Single Family/ Zero Lot Line Residential (R-5b, ZLL)
- Multi-Family (R-6)
- Planned Unit Development Residential (R-PUD)
- Neighborhood Commercial, Office and Retail (C-1)
- Planned Unit Development Commercial, Office and Retail (C-2)

NEIGHBORHOOD CENTERS IN BEL AIRE



DEVELOPMENT CONSIDERATIONS

Careful attention should be given to potential land use conflicts with adjacent areas as Neighborhood Centers are oftentimes nestled within residential uses. Because of the mix of uses within a Neighborhood Center, buffering and screening should be considered when desired uses are deemed in conflict with existing adjacent uses. Neighborhood Centers should be easily and directly accessible from nearby neighborhoods to encourage non-vehicular transportation and to support the concept of a complete neighborhood. The street network should be designed to encourage slow speeds and provide ample pedestrian facilities. Street trees and other pedestrian focused amenities should be prioritized, i.e. pedestrian scale lighting, furnishings, etc. Buildings should emphasize transparency at the ground level in order to support a vibrant pedestrian environment. This place type will oftentimes include improved open spaces such as plazas, patios, and courtyards that offering welcoming effects. It is also encouraged to brand Neighborhood Centers uniquely to further emphasize a sense of place.

CITY CENTER

City Centers are designated along key corridors, seeking to leverage transportation systems and economic development potential. They oftentimes draw users from multiple neighborhoods and surrounding areas – becoming a regional destination. This place type provides a concentration of primarily commercial activity in a well-connected, walkable environment to provide access to goods, services, dining, entertainment, and residential variety. Some multi-family and office space may be appropriate in this place type. Most commonly, City Centers include larger-scale tenants, restaurants, commercial retailers, mixed-use developments, and office uses. Adjacent uses could include various scales of mixed-use buildings and denser residential uses with appropriate pedestrian connectivity.

This place type is often centered around a community anchor, such as a large employer and/or community or regional shopping center. This is a diverse place type where a higher mixture of uses exists. Housing may be found in this place type, likely as a complementary use for area employers.



PRECEDENT IMAGERY







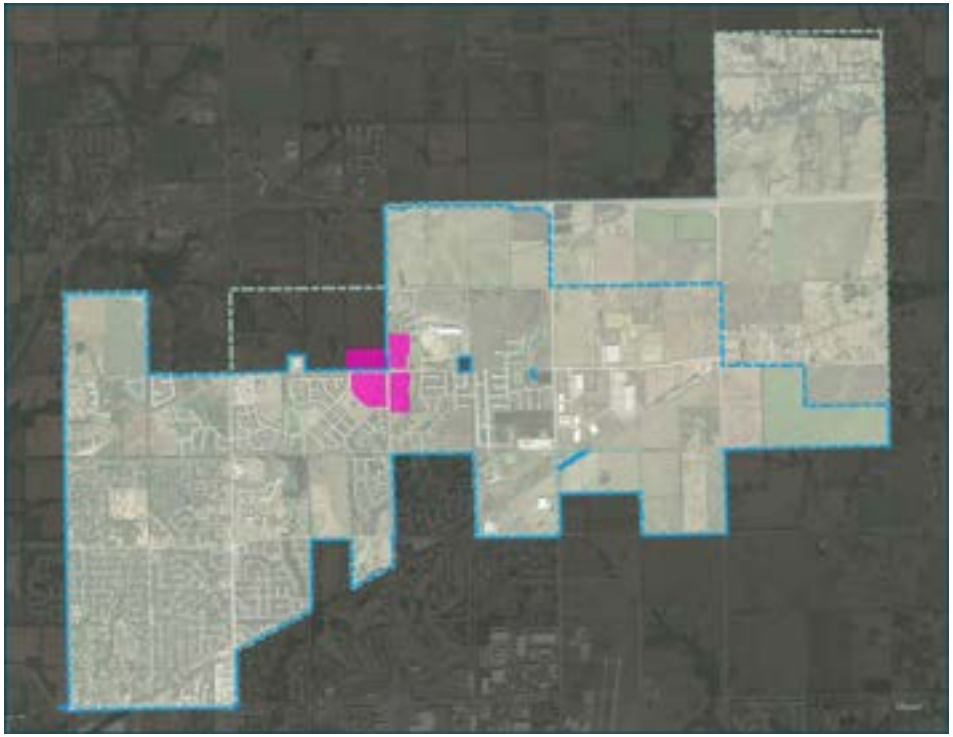
LAND USES

- Single-Family Residential (Detached/Attached)
- Multi-Family Residential (Low-/ Mid-Rise)
- Vertical or Horizontal Mixed-Use
- Regional/Destination Commercial
- Medical Campus/Hospital
- Hotels/Lodging
- Office/Business Park/Flex
- Light Industrial
- Education
- Religious Assemblies
- Entertainment
- Community/Recreation Centers
- Civic/Cultural Facilities
- Parks
- Public Safety

ZONING DISTRICTS

- Single Family/ Zero Lot Line Residential (R-5b, ZLL)
- Multi-family (R-6)
- Planned Unit Development Residential (R-PUD)
- Planned Unit Development Commercial Office and Retail (C-2)

CITY CENTERS IN BEL AIRE

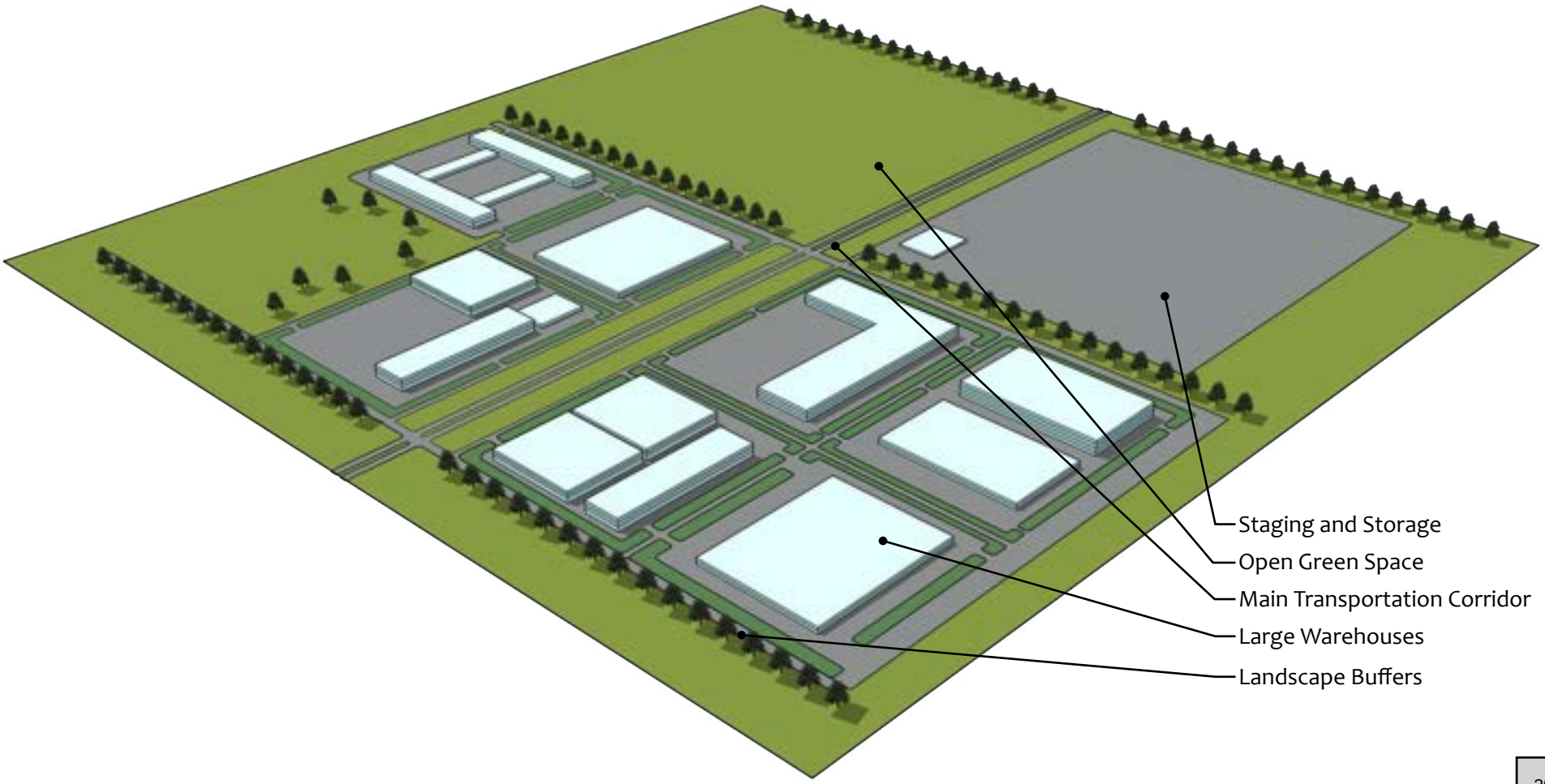


DEVELOPMENT CONSIDERATIONS

City Centers are busy areas, and where they abut more traditional residential uses, buffering should be implemented to help protect the city's neighborhoods. City Centers are typically located at or near key intersections or on major arterials with easy access and direct connections to nearby residential neighborhoods. With a well-connected street network with small blocks and walkable connections between destinations, this place type fosters a "park once" environment. As such, shared parking arrangements, on-street parking, and structured parking are desirable to ensure that surface parking lots do not dominate the environment. Further, strategic siting of transit mobility assets should be prioritized. These strategies can reduce overall vehicle trips and vehicle trip lengths. The typical structure in Bel Aire's City Center is less than five stories, and buildings are designed with an active ground floor to support a vibrant pedestrian environment. Ground floors have a high degree of transparency provided by large windows and glass doors on storefronts. Special attention to activating the first "16 Feet" should be prioritized – 16 feet out from a building facade and 16 feet from the ground up. Public open space is a key feature of City Centers- plazas, patios, centrally located parks, parklets, and natural open spaces are common. Private open space is minimal in City Centers. Regular street trees and pedestrian improvements such as benches and patio seating are commonplace. Street design should place pedestrian experience and safety above vehicular speed, street capacity, and driver delay.

INDUSTRY & LOGISTICS CENTER

These centers contribute to the local and regional economy by accommodating places of employment for a range of uses related to logistics, production, research, distribution, and manufacturing. They oftentimes have direct connections to regional transportation assets making it easier to draw employees and distribute products. This place type is usually characterized by large-scale, single-story buildings. Parcels are generally large with buildings located on the interior of the site, surrounded by service areas, parking, and buffers to provide transitions to adjacent uses.



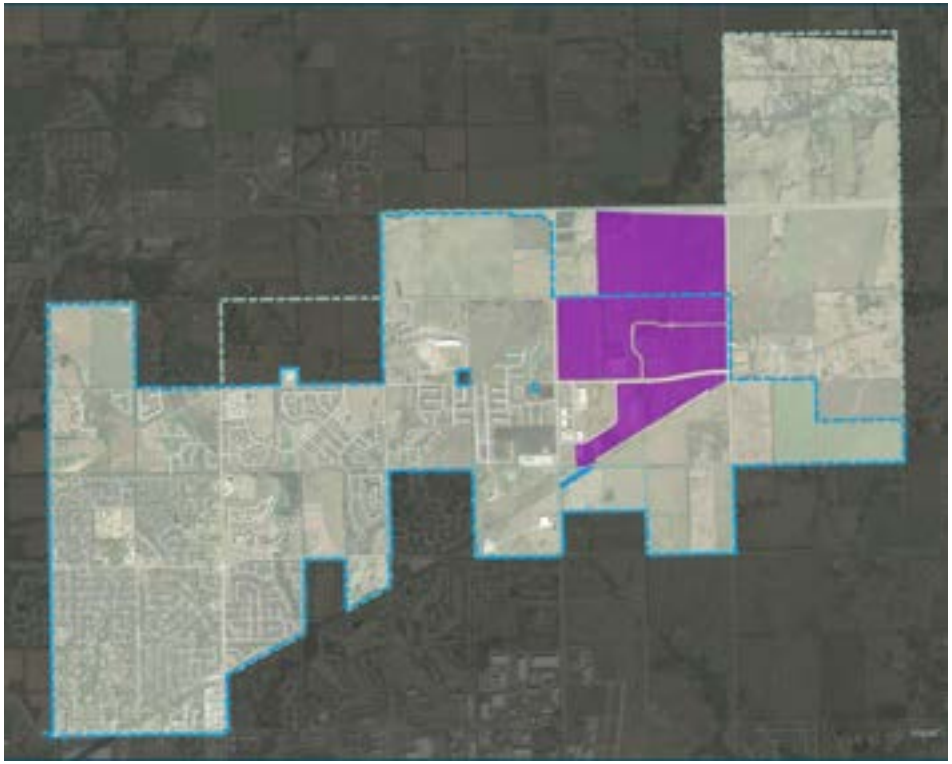
LAND USES

- Open Space/Conservation
- Community/Lifestyle Commercial
- Medical Campus/Hospital
- Light Industrial
- Heavy Industrial/Manufacturing
- Public Safety

ZONING DISTRICTS

- Planned Unit Development Industrial District (M-1)
- Neighborhood Commercial, Office and Retail (C-1)
- Planned Unit Development Commercial Office and Retail (C-2)

INDUSTRY & LOGISTICS CENTERS IN BEL AIRE



DEVELOPMENT CONSIDERATIONS

This place type can host an intense mixture of land uses. Where Industry & Logistics Centers are adjacent to more traditional residential uses, separation should be maximized, and buffering emphasized. The typical structure is a high-bay, single-story building although they can range widely in size and scale depending on their use. Long, continuous buildings are often found in this place type as opposed to other place types. Street design should accommodate large trucks, but accommodation for non-vehicular street users should be provided. Where feasible, freight/truck routes should be separated from other transportation users. If transit service is available, mobility hubs should be provided to accommodate pick-up and drop-off areas, bike parking, and rideshare options.

PRECEDENT IMAGERY

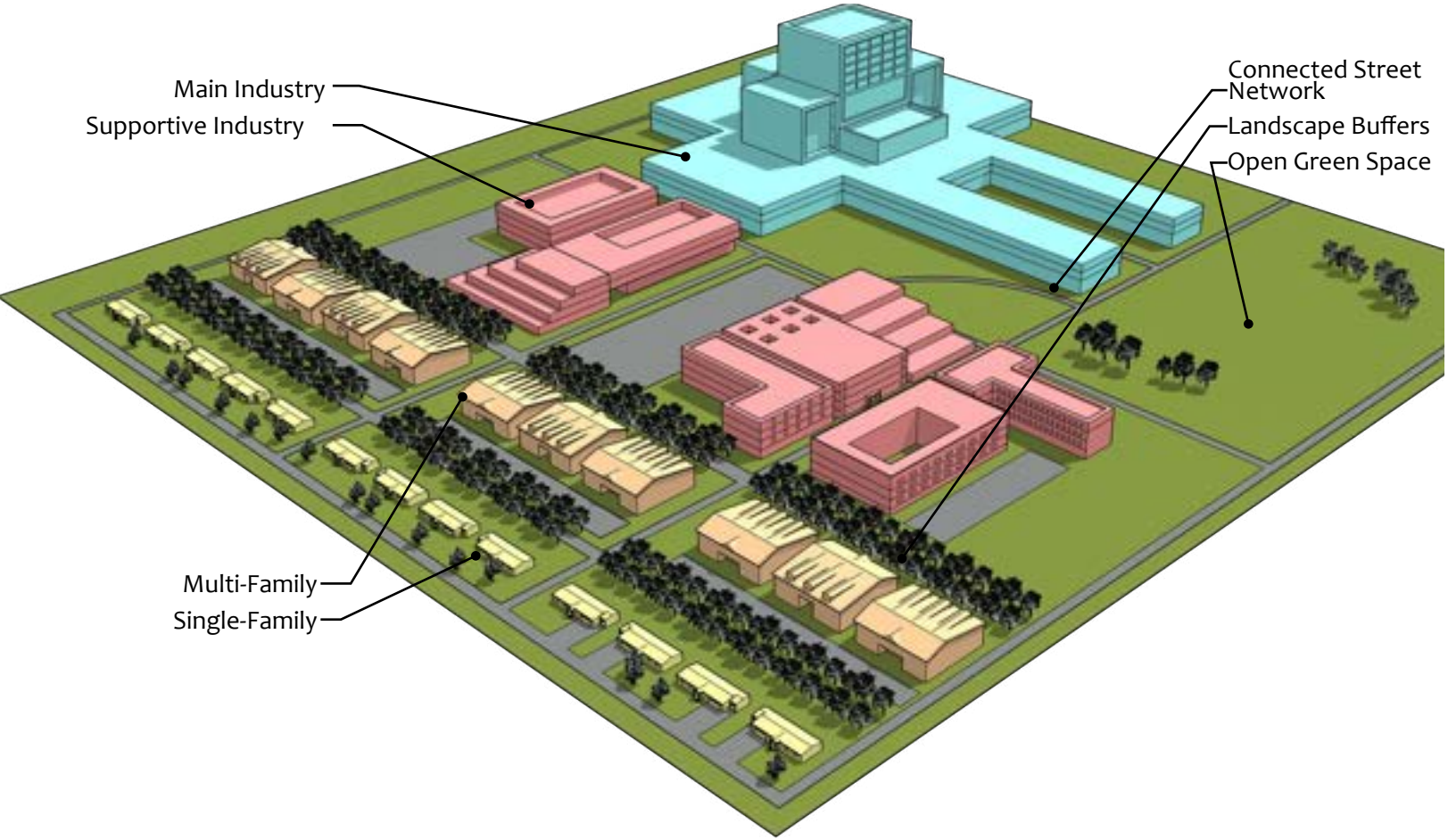




INSTITUTIONAL & EMPLOYMENT CENTER

Institutional & Employment Centers contribute to a community's economic vitality by providing mixed-use places that oftentimes include offices, business parks, educational facilities, and complementary retail and dining uses. Light manufacturing, offices, studios, medical facilities, research facilities, and restaurants are examples of appropriate uses. Given the variety of uses in the place type, buildings and uses must be carefully integrated.

These centers can attract a significant number of employees and visitors from outside of the community. They oftentimes have direct connections to regional transportation assets making it easier to draw employees and visitors from throughout the greater area. While access to main transportation assets is needed by large employers, portions of roadway frontage along these areas may be utilized by smaller retailers or service providers. Green space may be limited within this center but should be incorporated as a softening effect to enhance the overall attractiveness and vitality of an area.



PRECEDENT IMAGERY







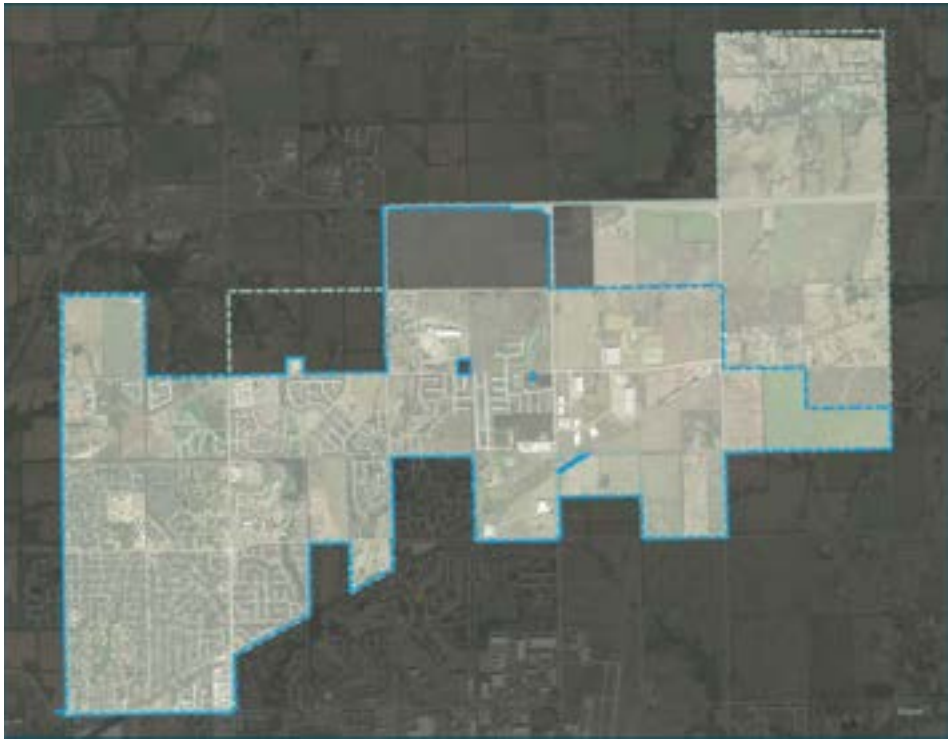
LAND USES

- Community/Lifestyle Commercial
- Medical Campus/Hospital
- Hotels/Lodging
- Office/Business Park/Flex
- Light Industrial
- Higher Education
- Public Safety

ZONING DISTRICTS

- Garden and Patio Homes, Townhouses, and Condominiums (R-5)
- Multi-Family (R-6)
- Neighborhood Commercial, Office and Retail (C-1)
- Planned Unit Development Commercial, Office, and Retail (C-2)
- Planned Unit Development Industrial (M-1)

INSTITUTIONAL & EMPLOYMENT CENTERS IN BEL AIRE



DEVELOPMENT CONSIDERATIONS

Like the Industry & Logistics Center, Institutional & Employment Centers can host an intense mixture of land use. Therefore, consideration should be given to the land use compatibility with adjacent areas. Where Institutional & Employment Centers abut residential uses, buffering should be implemented to help protect the city's neighborhoods. Buildings range widely in size and scale depending on their context and use. The typical building is not more than two stories, though some taller buildings may be present. Parking lot screening and on-site landscaping are important in establishing the high-quality and attractive character of the area. Special attention should be given to design that promotes the unique character of the center. The street network within this place type is well-connected to serve all travel modes, while accommodating large trucks on busier streets and direct access to commercial sites. Transit accommodation should be provided. Commercial traffic traveling through Institutional & Employment Centers should utilize routes that do not impact adjacent neighborhoods. Because of this place type's ability to draw visitors regionally, surface parking should be carefully designed as to not dominate the built environment; for example, structured parking and/or shared parking should be encouraged. Open space within this place type is typically provided by common public areas or institutional uses. Improved open spaces are typically recreational facilities, picnic areas, walking trails, patios, and courtyards provided on individual sites. Natural buffers are often used to separate large sites and buffer uses deemed to be in conflict.

APPENDIX A - COMMUNITY ASSESSMENT

Understanding where a community is now is a critical first step in developing a road map for where it wants to go. Every community has its share of strengths, weaknesses, challenges, and opportunities. This section is vital to help Bel Aire become a "city of the future with respect for its past."



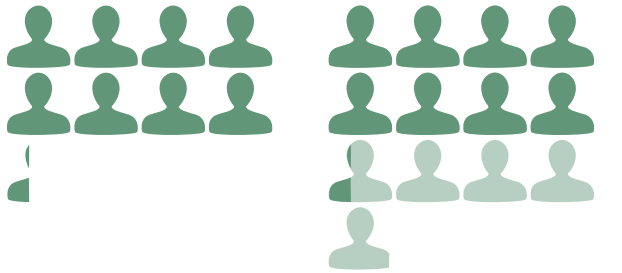
INTRODUCTION

This section of the Bel Aire 2035 Comprehensive Plan provides an inventory and assessment of the existing conditions at the time of this plan's development. The information contained within this appendix is intended to function as a snapshot of where the City is now. The data collected and analysis done in developing this information also serve as a foundation for the goals and strategies recommended throughout.

The data provided in this appendix is primarily derived from the U.S. Census Bureau. The U.S. Census Bureau primarily collects data through two programs: decennial surveys conducted at the start of each decade, and the American Community Survey (ACS) which is conducted annually. ACS information is provided in 1-year and rolling 5-year estimates. Information from the decennial census is generally considered to be more robust while ACS information fills the gaps in between. Some information is only obtainable in one or the other program, as the data collected through the two varies. Additional information was also collected through ESRI Business Analyst.

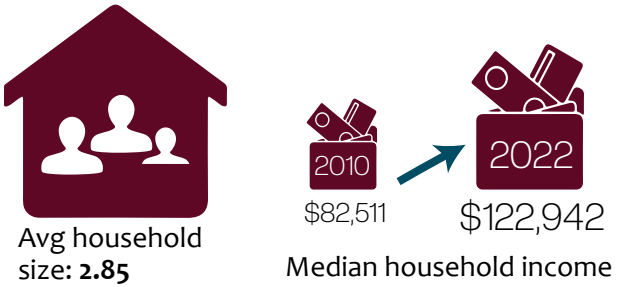
To the right is a brief snapshot of the City of Bel Aire followed by detailed analysis on the following pages.

POPULATION



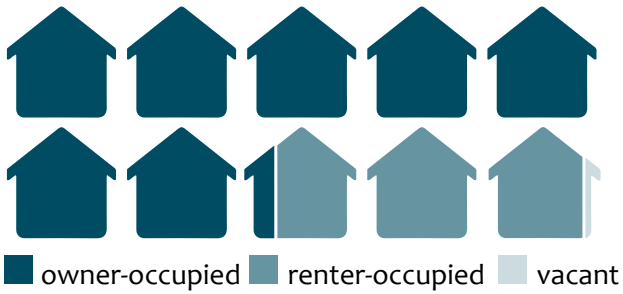
8,341 people live in Bel aire, 4,109 males and 4,232 females. The population is **expected to reach 13,165** by 2050.

HOUSEHOLDS



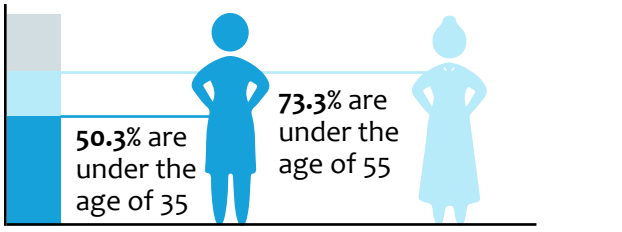
Median household income in Bel Aire has **increased 49%** from 2010. There are 2,911 households with annual household retail expenditures expected to be **$28,487.**

HOME VALUE



The median owner-occupied home value is **$187,350.** **77%** of Bel Aire's housing units are owner-occupied, **21.8%** are renter-occupied, and **1.3%** are vacant.

AGE



The median age of Bel Aire residents is **34.7.**

EXISTING LAND USE

Bel Aire occupies approximately 6.4 square miles – or 4,091 acres – of land. The major north-south streets are Oliver Street, Woodlawn Boulevard, Rock Road, Webb Road, and Greenwich Road. The major east-west streets are 37th Street, 45th Street, and 53rd Street. K-96 is just south of the existing City limits, and the City's northern and western limits are within proximity of K-254.

As graphically depicted in Map A-1 and in table form below, the dominant land use in Bel Aire is vacant, open space, and/or agriculture. Translated, this communicates that **61.4% of all property in the City remains undeveloped.** The areas that are largely developed are concentrated north of 37th Street, one-half mile south of 53rd Street, and between Oliver Street and Woodlawn Boulevard.

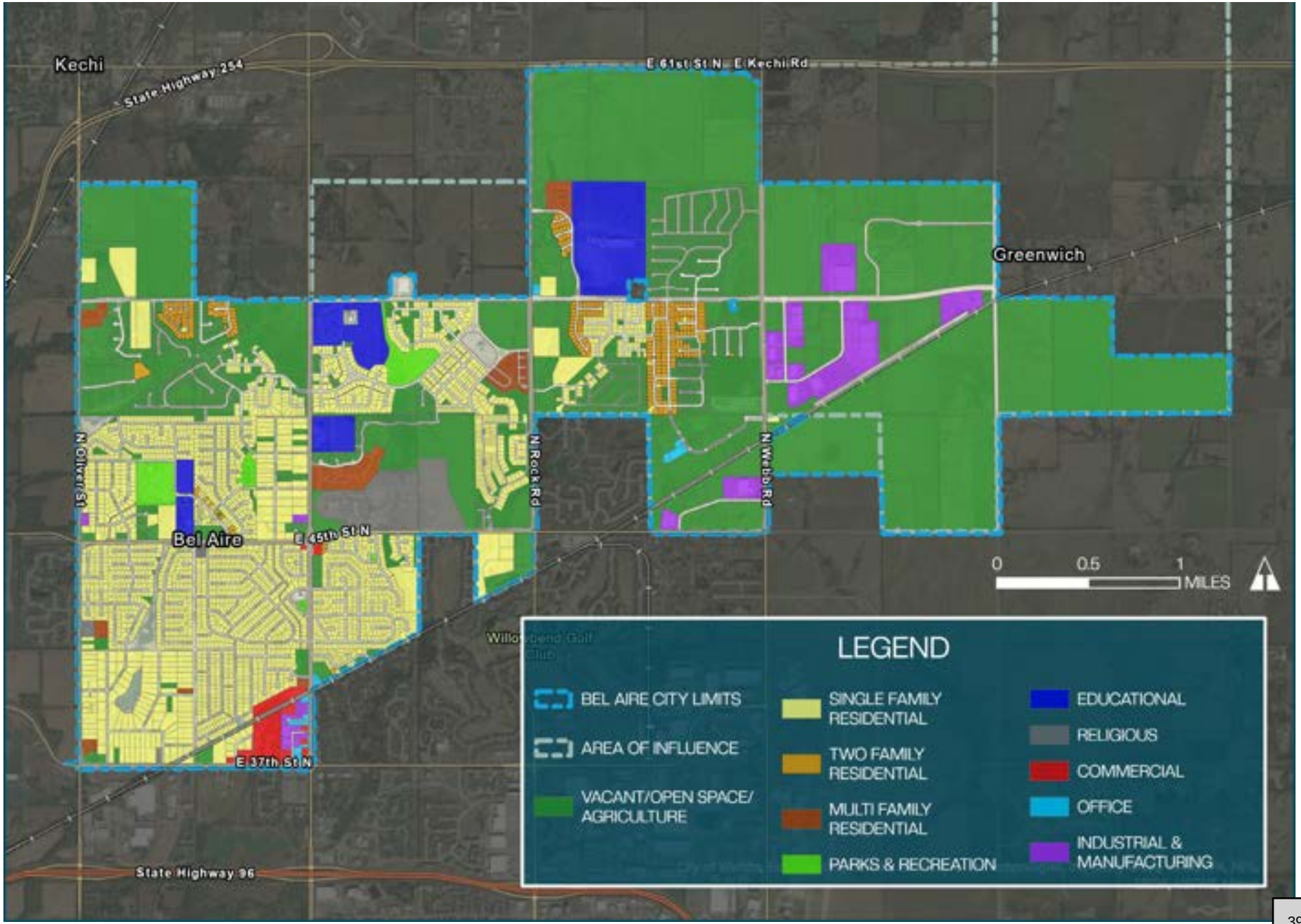
Bel Aire has a relatively small percentage (0.8%) of land developed for commercial use. Most commercial uses are concentrated on the northeast corner of the 37th Street and Woodlawn Boulevard intersection. A small number of industrial and manufacturing uses are also located at the intersection, though the majority are in the northeast area of the City near the intersection of 53rd Street and Webb Road. Residential uses are dominantly single and two-family uses, with a small allocation of multi-family uses.

LAND USE	TOTAL ACREAGE	%
Vacant/Open Space/Agriculture	2510.5	61.4%
Single Family Residential	951.9	23.3%
Educational	171.4	4.2%
Industrial & Manufacturing	124.8	3.1%
Religious	90.7	2.2%
Two Family Residential	77.8	1.9%
Multi Family Residential	57.4	1.4%
Parks & Recreation	47.0	1.1%
Commercial	33.3	0.8%
Other	17.8	0.4%
Office	9.0	0.2%

Key Findings

All communities are unique, so there are no recognized standards to determine what precise mix of land uses in a community are considered healthy. However, land use data can provide useful insights into community behaviors and market trends. **The low percentage of land within the City in commercial use is indicative of a population that is finding their shopping, dining, medical, commercial services, and office needs in other communities.** Furthermore, this percentage can also indicate that the critical mass of residential uses has not been met to satisfy the private sector selection criteria for non-residential development within the City. **Approximately 61.4% of land being undeveloped is significantly higher than other similar communities.** Although many factors may explain why each tract of land is not currently developed and whether these tracts of land can ultimately be developed, this result would initially indicate that the existing City limits has sufficient availability for new development. The lack of any substantial industrial and manufacturing uses further demonstrates that **the City is primarily a place to live, with residents commuting to other communities for their daily needs.**

MAP A-1 - EXISTING LAND USE



EXISTING ZONING

Zoning is the primary tool used by communities to regulate development. Zoning codes typically address what can be built, where it can be built, and how. **The standards in a community's zoning code are one of, if not the, central elements that determine the composition of the built environment in any given community.** As such, a well-organized and thought-out zoning code is a crucial component to the look and feel of a community.

Each property within the city limits has a zoning district classification, which determines what types of uses are permitted, the process (if any) required to permit them, and the general layout of how the property must be developed. The entirety of the City of Bel Aire is zoned as one of the "base districts" found within the regulations. **There are currently fourteen districts described in the Zoning Regulations, though only eleven are in active use at this time.** The table below depicts the current districts by acreage and percent of the land area they apply to.

ZONING DISTRICT	TOTAL ACREAGE	%
M-1 Planned Unit Development – Industrial	1811.9	28.6%
R-4 Single-Family Residential	1747.9	27.6%
R-5 Garden & Patio Homes, Townhouses, and Condominiums	568.3	9.0%
AG Agricultural	520.9	8.2%
R-3 Single-Family Residential	492.7	7.8%
R-1 Estate Residential	377.9	6.0%
C-1 Neighborhood Commercial, Office, and Retail	311.8	4.9%
R-6 Multi-Family	230.8	3.6%
C-2 Planned Unit Development – Commercial Office and Retail	195.7	3.1%
R-5B Single-Family / Zero Lot Line Residential	43.1	0.7%
R-2 Single-Family Residential	26.8	0.4%
Rural Residential	0	0%
Manufactured Home Park	0	0%
Planned Unit Development - Residential	0	0%

The following is a summary of the Articles that comprise the current Zoning Ordinance:

Article 1. General Provisions

This article lays out the purpose of the Zoning Regulations and states the role that zoning plays in relation to other chapters of the city code and adopted plans and policies.

Article 2. Interpretation, Construction & Definitions

Provides the rules for interpretation of standards and terminology contained within the Zoning Regulations. Clarifies how to handle conflicting provisions, use of tenses, vesting rights, and other details. Contains a list of terms found within the Zoning Regulations along with a brief description/ definition for each.

Article 3. Administration and Enforcement

Establishes and outlines the powers and duties of the Zoning Administrator, Planning Commission, and Board of Zoning Appeals. Provides the framework for identifying and addressing violations to the standards found within the Zoning Regulations.

Article 4. Permits and Certificates of Occupancy

This Article establishes the relationship between the standards, processes, and provisions of the Zoning and Subdivision Regulations with Building Code standards, processes, and provisions.

Article 5. Amendment Process, Conditional Use, Special Use, Appeals to BZA, Variances

States the review and approval standards for: zoning code amendments, zoning map amendments, conditional uses, special uses, appeals of administrative decisions, and variances.

Article 6. Zoning Districts – General Regulations, Accessory Use, Setbacks, Height Restrictions

Lays out the zoning districts included in the Code, how they apply to the zoning map for the city, how the Zoning Regulations apply to newly annexed land, and general requirements broadly applicable to zoning across the city. Also contains overall provisions for: accessory uses, accessory structures, setbacks, height restrictions, and performance standards.

Article 7. Zoning Districts
Lists and provides standards for the fourteen zoning districts currently contained within the Zoning Regulations. This article differentiates what uses are permitted in each district, if conditional or special use considerations are required for certain uses with that district, density and dimensional standards for development in each district, and references to other Articles relevant to the district.

Article 8. Home Occupations, Non-Conforming Uses, Temporary Zoning and Planned Unit Development
Provides standards pertaining to the classification, review process, and approval criteria for the indicated subjects.

Article 9. Parking and Loading
Covers topics such as: location, design, maintenance, surfacing materials, calculation standards, and required amount of parking spaces. Parking is primarily assessed based on the zoning code classification for the use associated with a development.

Article 10. Landscaping and Screening
Describes the application and review criteria for landscaped areas associated with development activity. Provides standards related to review processes and application requirements, street trees, perimeter landscaping, planting standards and material requirements, interior landscaping within parking areas, building facade/foundation landscaping, maintenance requirements, screening requirements, and exceptions.

Article 11. Floodplain Zoning
Provides standards and restrictions pertaining to the review and approval of development activity proposed for areas encumbered by FEMA mapped regulatory floodplain and floodway areas.

Chapter 19 – Subdivision Regulations
Incorporated by reference to the Zoning Regulations. Governs the applicability, application requirements, review standards, and overall process related to land divisions within the City of Bel Aire.

What is the difference between zoning and land use?

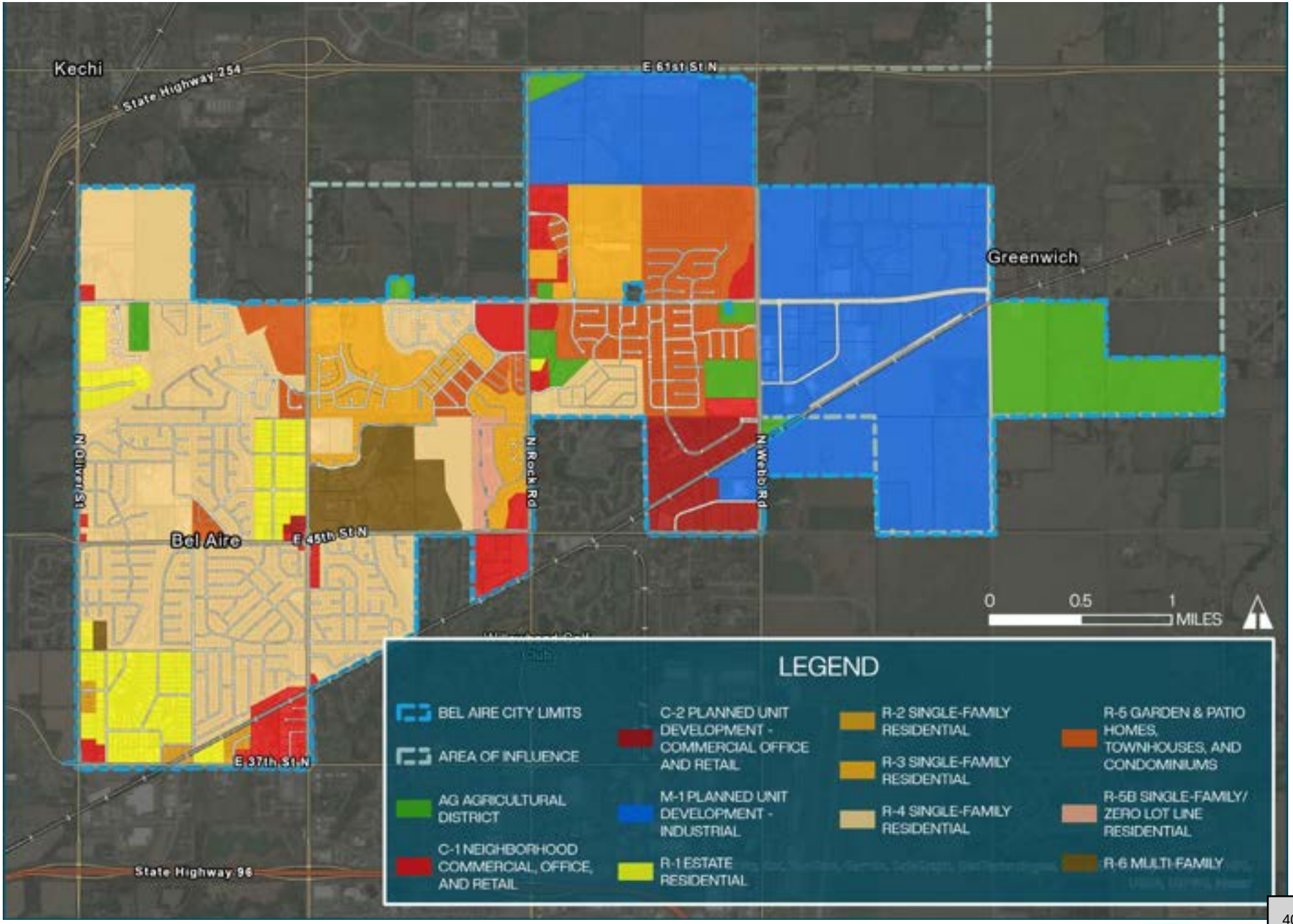
Zoning districts specifically define and regulate what kinds of uses are allowed on specific parcels and outline the City's development requirements.

Land uses reflect the current or desired development pattern in each area.

Key Findings

55.1% of the City is currently zoned residential, 8.0% commercial, 28.6% industrial, and 8.2% agricultural. Commercially zoned nodes are located near 37th Street and Woodlawn Boulevard, adjacent to Rock Road near 45th Street and 53rd Street, and 45th Street and Webb Road. The most intense zoning (industrial) is dominant north of 45th Street and east of Webb Road, with additional property zoned for industrial uses abutting K-254 between Rock Road and Webb Road. Single-family residential is dominant west of Woodlawn Boulevard. Of the approximately 3,487 acres of the City in residential zoning, approximately 77.1% are single-family only, 6.6% are multi-family only, and 16.3% are R-5 which permits various residential uses. The only substantial multi-family residential zoning is at the northeast corner of 45th Street and Woodlawn Boulevard, which is accounted for by the Catholic Care Center. **South and east of Northeast Magnet High School is the dominant area for R-5, which permits townhouses, garden/patio homes, and condominiums.** It should also be noted that the City does not have a specific zoning designation for parks or recreational uses. Parks are currently either located in areas zoned AG Agricultural or within another base zoning district. **Three existing zoning districts are not currently evident anywhere in the City:** 1) Rural Residential District, 2) Manufactured Home Park, and 3) Planned Unit Development – Residential.

MAP A-2- EXISTING ZONING



EXISTING COMMUNITY FACILITIES AND SERVICES

SCHOOLS

Bel Aire does not have a unified school district that exclusively serves its residents. The City is served by two school districts: Wichita Unified School District 259 and Circle Unified School District 375. Sunrise Christian Academy and Resurrection Catholic School are also located in Bel Aire. Isely Traditional Magnet Elementary School and Northeast Magnet High School, both USD 259 facilities, are located within the Bel Aire City limits. USD 259's Stucky Middle School is also located near Bel Aire at 45th Street and Oliver Street. The nearest USD 375 school is Circle Greenwich Elementary which is located near 29th Street and Greenwich Road.

PUBLIC FACILITIES

Bel Aire City Hall is located at 7651 E. Central Park Avenue and houses many City departments, including the Bel Aire Police Department. Bel Aire does not operate a fire department but is served by Sedgwick County Fire Station 37 located south of 45th Street along Woodlawn Boulevard. Hospital and health services exist near Bel Aire north of K-96 along Webb Road. Sedgwick County EMS Post 15 is located at 3575 N. Webb Road and provides emergency medical services to Bel Aire in addition to Fire Station 37.

Key Findings

With exception to the Bel Aire Police Department, **fire protection and rescue, health and medical services, and education available to Bel Aire residents are all provided by other municipal and private entities.** The lack of a unified school district specific to Bel Aire may be a disadvantage when compared with other suburban communities within the Wichita Metropolitan Statistical Area. Although detailed analysis of level of service provided by each of these community facilities transcends the scope of this plan, generally, leaders at the city, county, and school district levels should remain diligent in continuously assessing their ability to maintain services levels as the population, geography, and demographics of the community change.



MAP A-3 - COMMUNITY FACILITIES & SERVICES



EXISTING PARKS & OPEN SPACE

Parks, open space, and recreational areas are a primary contributor to the quality of life for citizens of any community. This section provides an inventory of the existing parks within the City of Bel Aire and categorizes them based on size and the amenities they provide. This section draws from currently available data and maps, as well as the City's Parks Master Plan.

There are seven officially designated public parks in Bel Aire, listed in the table below. This report does not provide an inventory or assessment of private parks, such as those that may be owned, operated, and/or maintained by a homeowner's association or a part of a larger development complex. 61 acres of parks within the City of Bel Aire were identified and classified based on the system outlined below. The parameters outlined here are best used as a general reference – for example, a Neighborhood Park is not strictly limited to 10 acres or less and some may be slightly larger.

NAME	ACRES	AMENITIES	CLASSIFICATION
Denise Park	0.7	Playground, gazebo	Pocket
Bel Aire Park	1.3	Covered picnic area, playground, tennis court, basketball court, walking paths, benches	Neighborhood
Eagle Lake Park	13.0	Sand volleyball, playground, covered picnic area, trails, pond, green/ open space	Community
Bel Aire Recreation Center Park	19.9	Recreation center, ballfields, soccer/football fields, playground, green/ open space	Community
Alley Park	5.9	Disk golf course, pond, green/open space	Neighborhood
Central Park Avenue Park	19.7	City pool, playground, pond, trails, benches, green/open space	Community
Brookhouser Park	0.5	Playground, covered picnic area, walking path	Pocket

Pocket Parks

- Up to 1 acre
- One amenity (playground, tennis court, passive recreation, etc.)
- No or limited green space
- No dedicated parking
- Intended to serve a single purpose or accessory to primary land use

Neighborhood Parks

- 1 to 10 acres
- One or more amenities
- Some amount of green space
- Limited dedicated parking
- Intended to serve the surrounding neighborhood

Community Parks

- 10 to 50 acres
- Multiple amenities
- Notable amount of green space
- Dedicated parking
- Intended to serve the community at large either through scale or specialty

Regional Parks

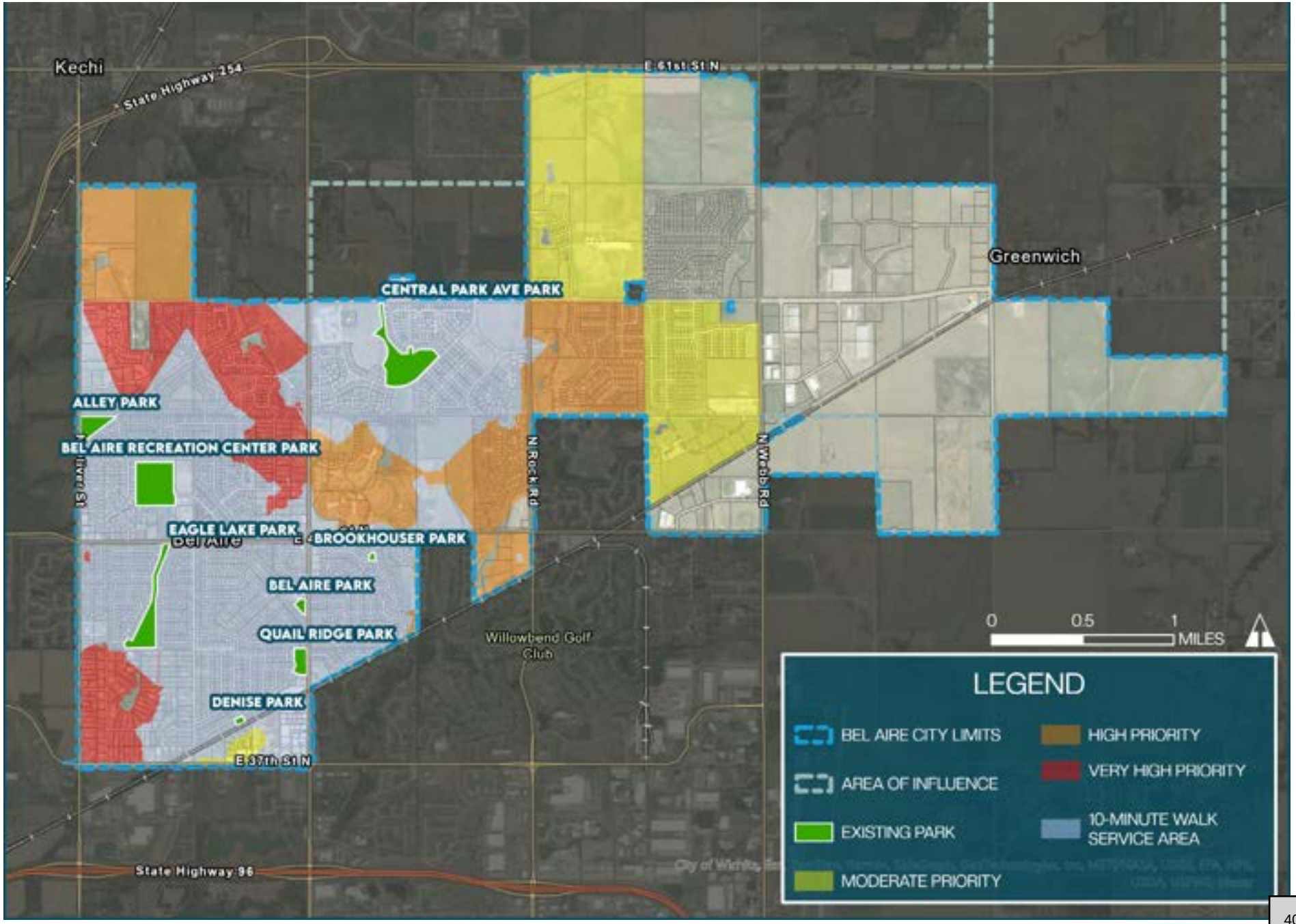
- 50+ acres
- Many amenities or a regionally significant amount of one or more amenities
- Substantial green space
- Intended to draw from outside of the community

Key Findings

The City of Bel Aire provides approximately **61 acres of public park to its residents and visitors.** Park offerings include walking space, open green space, sport courts, a disc golf course, and playgrounds. According to ParkServe, the **areas of very high priority for additional parks are south of 53rd Street and east of Oliver Street, and near the northeast corner of Oliver Street and 37th Street.**

All the officially recognized parks are located west of Rock Road. According to ParkServe, the Trust for Public Land's park access mapping tool, **67% of Bel Aire residents live within a 10-minute walk of a park.** See Map A-4 Existing Park Needs for ParkServe's recommended priority areas for new parks.

MAP A-4 - EXISTING PARK NEEDS



TRANSPORTATION & MOBILITY

STREETS

The City's roadway network largely represents a modern hierarchical system, inclusive of roadways clearly identified with functional classifications of arterial, collector, and local. Arterials and major collector roadways are located at section lines, no minor collectors were identified, and local roadways provide direct access from the arterials and major collectors to individual properties. Local roadways generally represent a modern organization characterized by curvilinear circulation patterns and cul-de-sacs, as opposed to the more traditional organization of local roadways which are grid-based in organization. The modern curvilinear organization of local roadways funnels vehicular and non-vehicular traffic to higher classification roadways, such as arterials and major collectors. **This creates commuting patterns that limit route choice, which induces higher vehicular traffic volumes on arterials and major collectors. It can also have the effect of limiting non-vehicular movement within a city by creating an environment that attempts to mix high-speed vehicular traffic with pedestrians.**

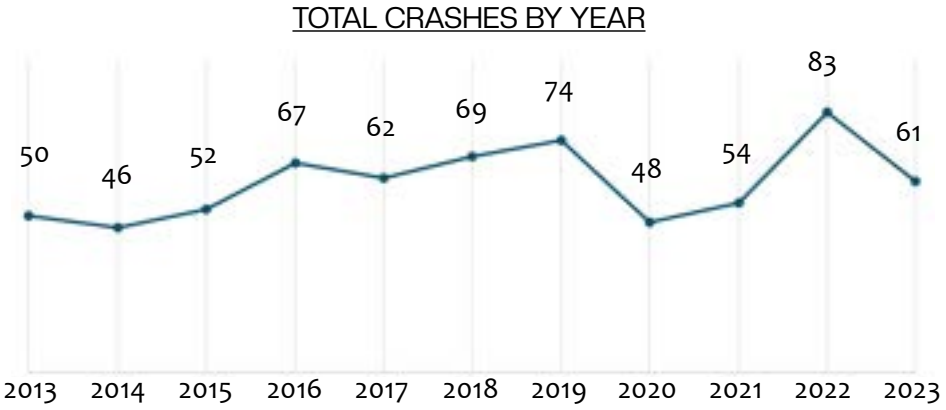
Two primary regional east-west access roadways in proximity to Bel Aire include K-254 (north of Bel Aire) and K-96 (south of Bel Aire). For regional north-south commuting, convenient access to I-135, located just west of Bel Aire, is also provided.

Traffic volumes, depicted in Map A-6 using Annual Average Daily Traffic (AADT) provided by the Wichita Area Metropolitan Planning Organization (WAMPO), represents minor volumes for much of the City. **By a significant margin, the roadway segment with the highest volume is the portion of Woodlawn Boulevard from 37th Street to 45th Street: 13,845 AADT near 37th Street and 10,896 near 45th Street.** No other segment within or directly abutting the City exceeds 6,025 AADT. Traffic volumes adjacent to Bel Aire on K-254 are approximately 12,900 AADT, and south of Bel Aire along K-96 are approximately 59,300 AADT.

CRASHES

Traffic crash data from 2013-2023 provided by the Kansas Department of Transportation was analyzed. As Bel Aire's roadway network organization represents a modern hierarchical design, one may expect higher crash incidence along primary roadways, such as arterials and collectors based on traffic volumes. As depicted in Map A-7 Traffic Crashes (2013-2023) this expectation is realized, with the **highest rate of crash incidence at the intersections of 45th Street and Woodlawn Boulevard, 45th Street and Oliver Street, 53rd Street and Rock Road, and 37th Street and Oliver Street.** The roadway segment with the highest crash incidence rate is along **Woodlawn Boulevard between 37th Street and 45th Street.**

Between 2013 and 2023, 666 traffic crashes occurred within Bel Aire. Although detailed analysis of the circumstance of these crashes transcends the scope of this plan, a cursory presentation of this data is as follows:



CRASH SEVERITY	#
Property Damage Only	494
Injury	172
Fatal	0

SIDEWALKS & TRAILS

According to existing data provided by the Wichita Area Metropolitan Planning Organization (WAMPO), there is approximately 30.83 miles of sidewalk in the City. **The majority of these are in the developed areas west of Rock Road.** Sidewalks are typically located within the street right-of-way. According to data available currently, the total length of road miles for all Arterial, Collector, and Local streets (does not include highways) is 138.26 miles. Based on these measurements, **the total length of sidewalks is approximately 22.3% of the length of roadway miles.**

The only known officially recognized trails within Bel Aire are: Central Avenue Park Trail, Retirement Community Trail, and Eagle Lake Park Trail. **The trails in these areas combined have a total length of 3.87 miles.** This measurement is based on existing, publicly available data and may not account for informal trail systems or others that may not have been accounted for in previous assessments.

Key Findings

The hierarchical organization of the City's roadway network, with characteristic curvilinear local streets and cul-de-sacs is a common built environment experience in modern suburban communities. This contrasts with communities that depict a more conventional grid pattern of roadway organization. **The roadway organization evident in Bel Aire is prone to encourage vehicular traffic over other mode types - primarily pedestrian and bicycle.** With arterials and collector roadways representing the few available through movement options, **these roadway classifications tend to focus on providing maximum capacity at higher speeds, which makes the creation of desirable places as a community development objective difficult.** With the current traffic volumes, and even if substantial growth in volumes is realized, very few roadway expansion projects are expected. **Investments in the roadway network should focus on Complete Street improvements, stroad identification/conversion, and rehabilitation/maintenance.** Further analysis of the requirements set forth in City policy should be conducted to ensure that the City's requirements are reflective of long-range transportation and mobility objectives.

What is the difference between a street and a road?

What is a Stroad?

Roads are efficient connections between two places. They focus on higher speeds with limited access.

Streets are instrumental in the creation of places. A properly designed street will have slower speeds, dedicated space for non-vehicular users, and embrace the complexity that all desirable places exhibit.

Stroads are street/road hybrids. Stroads do not move vehicles efficiently, and they do not participate in the creation of desirable places.



STREET



ROAD

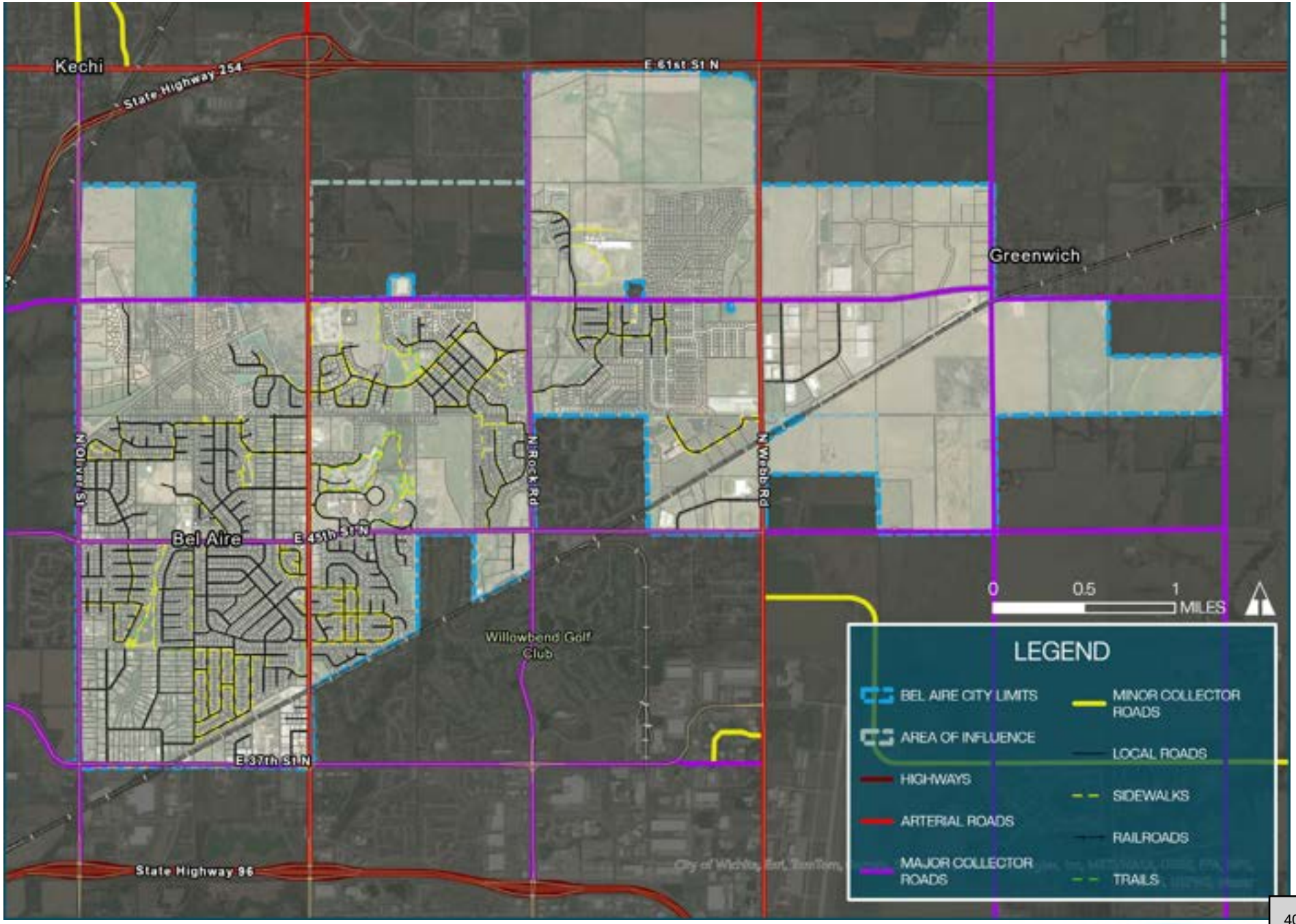


STROAD

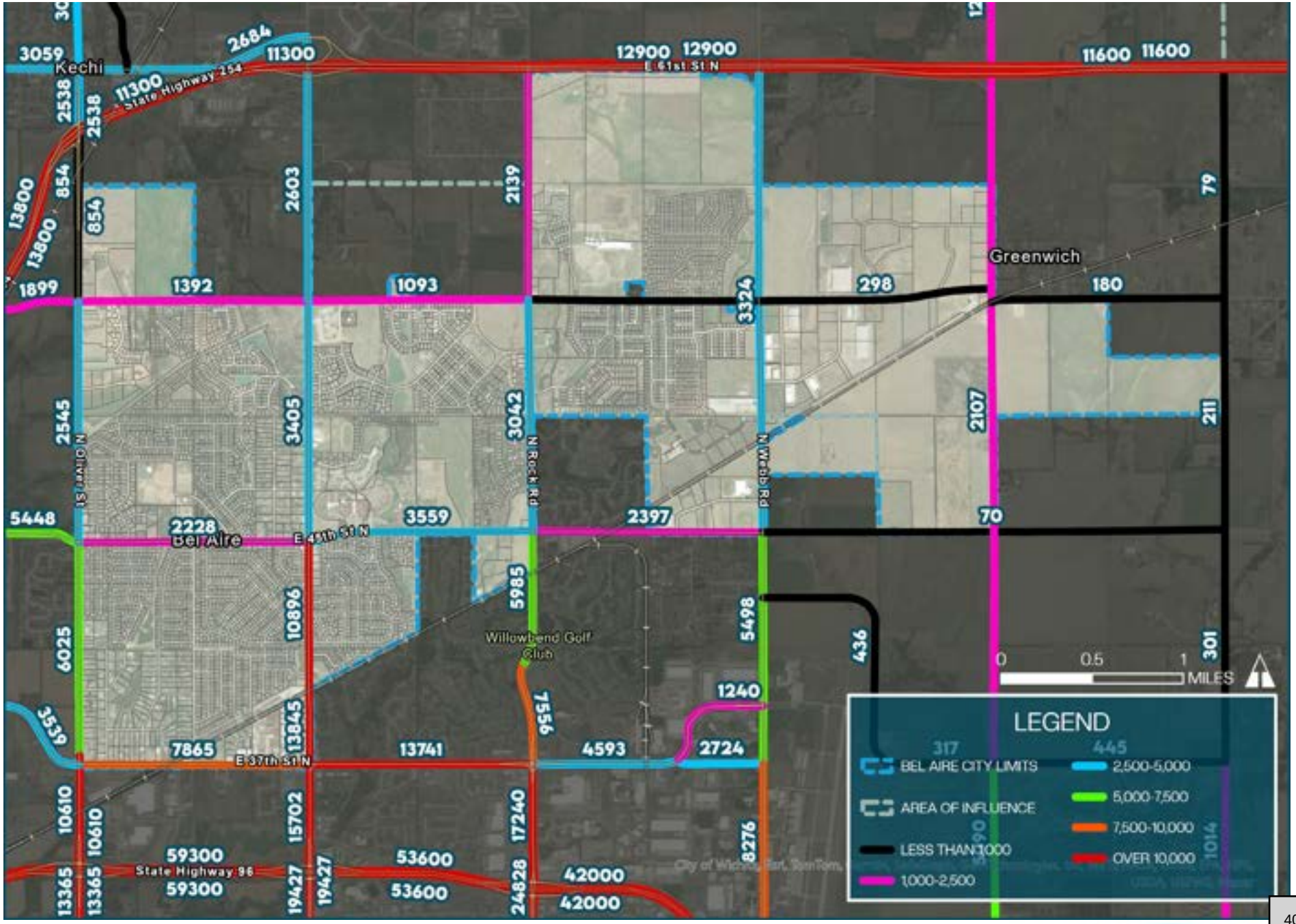
Street	Road
Slow Traffic	Limit Access
Prioritize people over vehicle throughput	Prioritize vehicle throughput over access
Vital in the creation of productive places	Connects productive places
Embraces complexity	Embraces simplicity

Source: adapted from Marohn, Charles L., Jr., "Confessions of a Recovering Engineer: Transportation For a Strong Town", John Wiley & Sons, Inc., 2021.

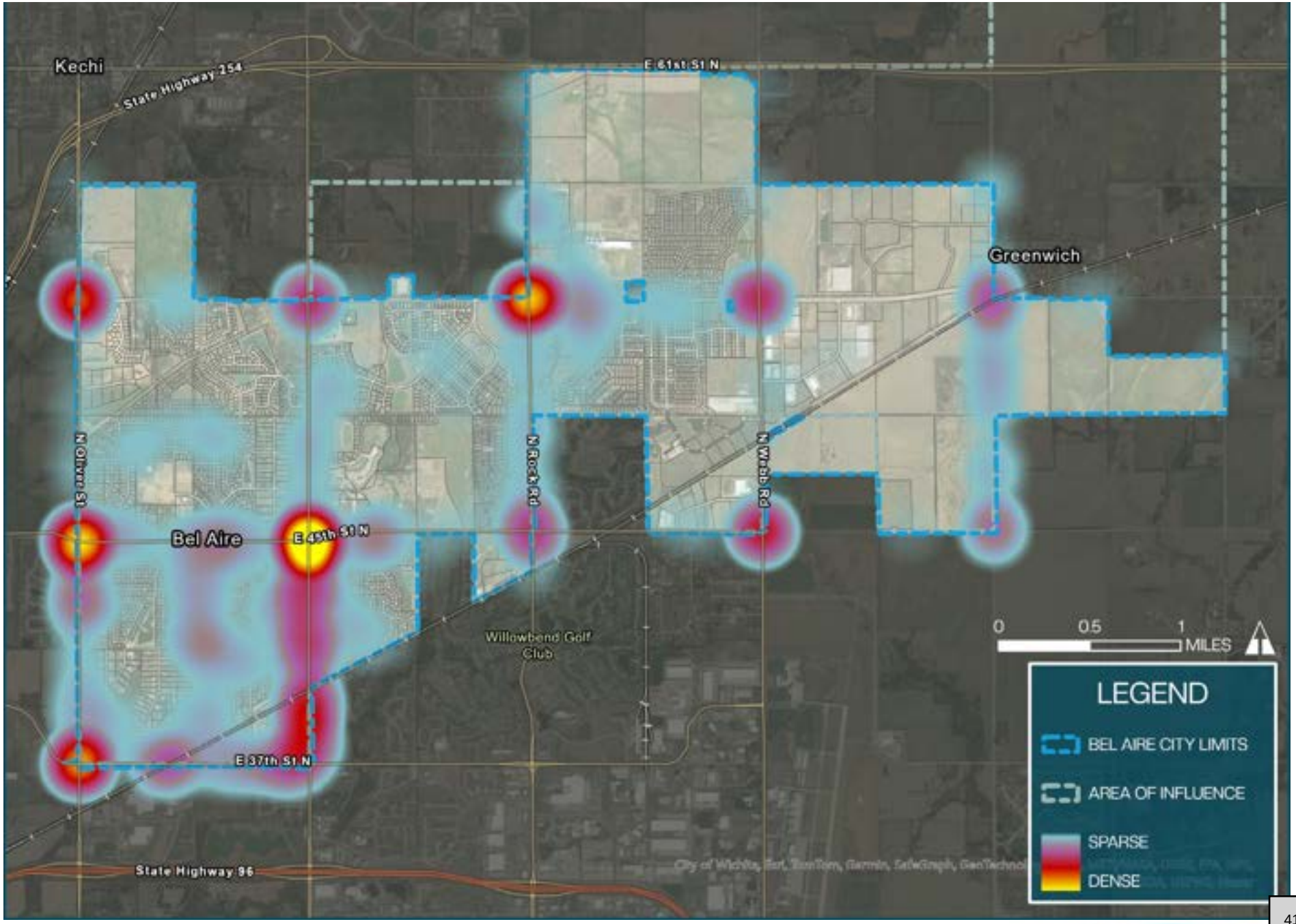
MAP A-5 - TRANSPORTATION & MOBILITY



MAP A-6 - TRAFFIC VOLUME



MAP A-7 - TRAFFIC CRASHES (2013-2023)



EXISTING ENVIRONMENTAL FEATURES

The natural environment is a critical consideration for future community planning efforts for multiple reasons, including its impact on potential development areas, natural hazard risk mitigation, the efficiency of ecological services, and more. This subsection of the plan briefly describes the environmental features of Bel Aire and the existing risks and opportunities associated with the natural landscape of the area. The existing natural features within the City are illustrated in Map A-8. There are several natural water features and associated flood risks throughout the area.

FLOODWAYS & FLOODPLAINS

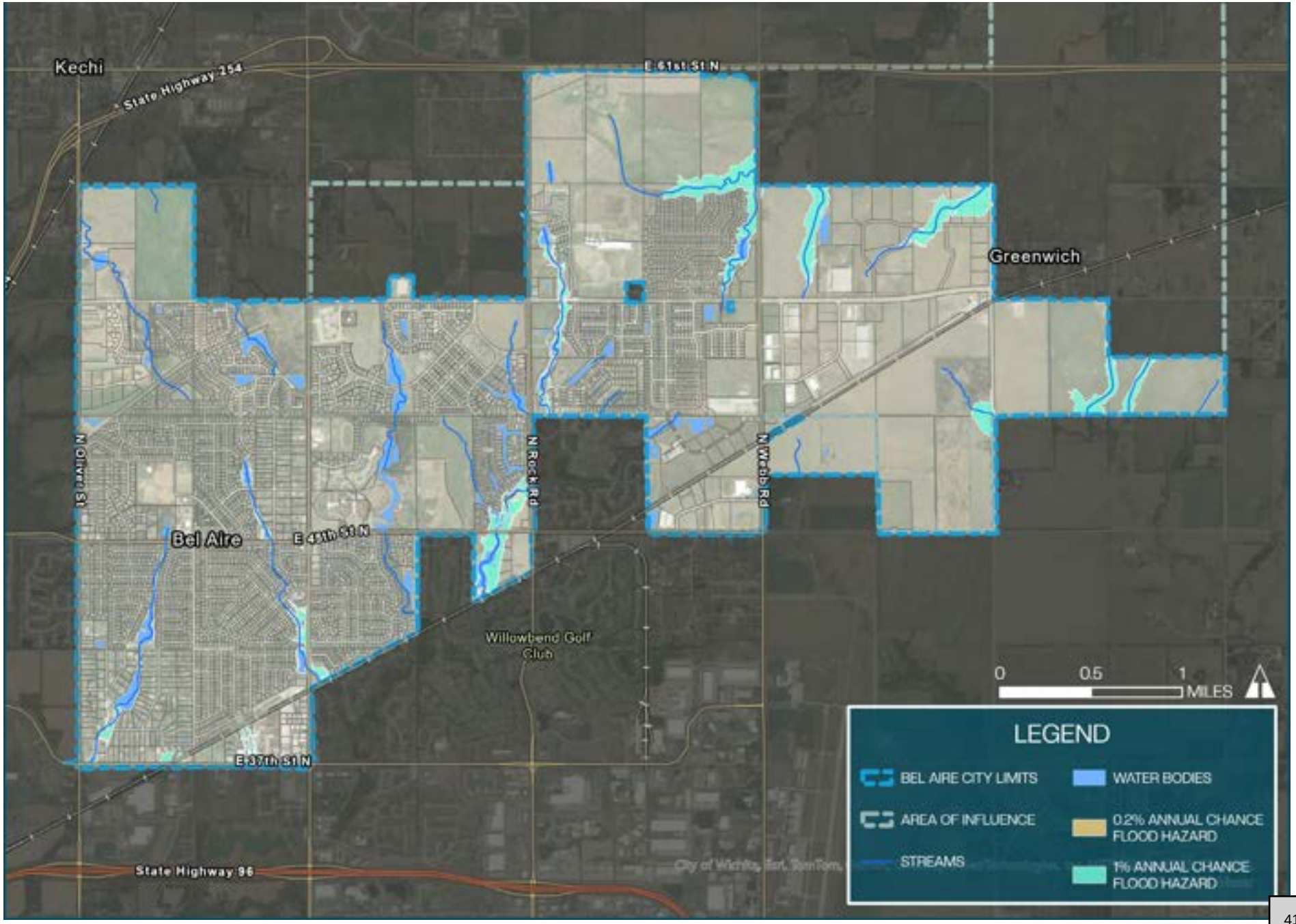
Flood risk has been mapped throughout the City by the Federal Emergency Management Agency's (FEMA) National Flood Insurance Program (NFIP). FEMA typically identifies flood-prone areas through detailed hydrologic and hydraulic modeling and occasionally through approximate methods to assist with planning, management, and risk assessment within watersheds. A floodplain is comprised of two parts: the Regulatory Floodway and Floodplain Fringe. Regulatory floodways are defined by the NFIP as the channel of a watercourse that must be reserved to discharge the determined base flood without cumulatively increasing the water surface elevation more than a designated height. The floodway fringe is the remaining portion of the floodplain. FEMA and State of Kansas regulations allow communities to allow development in the floodway fringe when certain requirements are met.

Based on FEMA's assessments, floodplains with identified floodways are present within the City. Areas of increased flood risk predominantly are arranged north-south and are present regularly east-west. The identified flood hazard zones are predominantly encumbered by the 1% Annual Chance Flood Hazard Zone, although a relatively small amount of property is within the 0.5% Annual Chance Flood Hazard Zone. Areas near Rock Road and 45th Street, as well as northeast corners of Bel Aire are in the 1% Annual Chance Flood Hazard Zone. The 1% and 0.5% annual flood zones are often referred to as "100 year" and "500 year" flood zones. This is misleading - the 0.1% flood zone indicates that each year, there is a 1% chance for a flood of that magnitude, as opposed to a flood only happening once in 100 years. Theoretically, a "100 year flood" can happen in back to back years.

Key Findings

The floodplain evident within the City undoubtedly impacts development, redevelopment, and overall land uses in the future. These waterbodies and their surrounding properties can act as neighborhood attractions and amenities in addition to serving drainage, biodiversity, and ecological uses. The City needs to continue to ensure that local development policies are reflective of the desired long-term impacts on these areas. **In addition to their impacts on land uses, consideration of these natural features should also be reflected when planning for future transportation improvements.**

MAP A-8 - ENVIRONMENTAL FEATURES



EXISTING UTILITIES

The City of Bel Aire owns and operates its municipal waterworks utility and sanitary sewer utility systems, including treatment facilities owned and operated through the Chisholm Creek Utility Authority, **under an Interlocal Cooperation Agreement with the City of Park City, Kansas.** As a contracting member of the Authority, the City of Bel Aire receives certain water and sewer services from the Authority. Water is also obtained through a contract with the City of Wichita. The City completed master plans for both water and sanitary sewer utilities in 2023. Further information from both master plans is available in Appendix C: Summary of Relevant Plans & Studies.

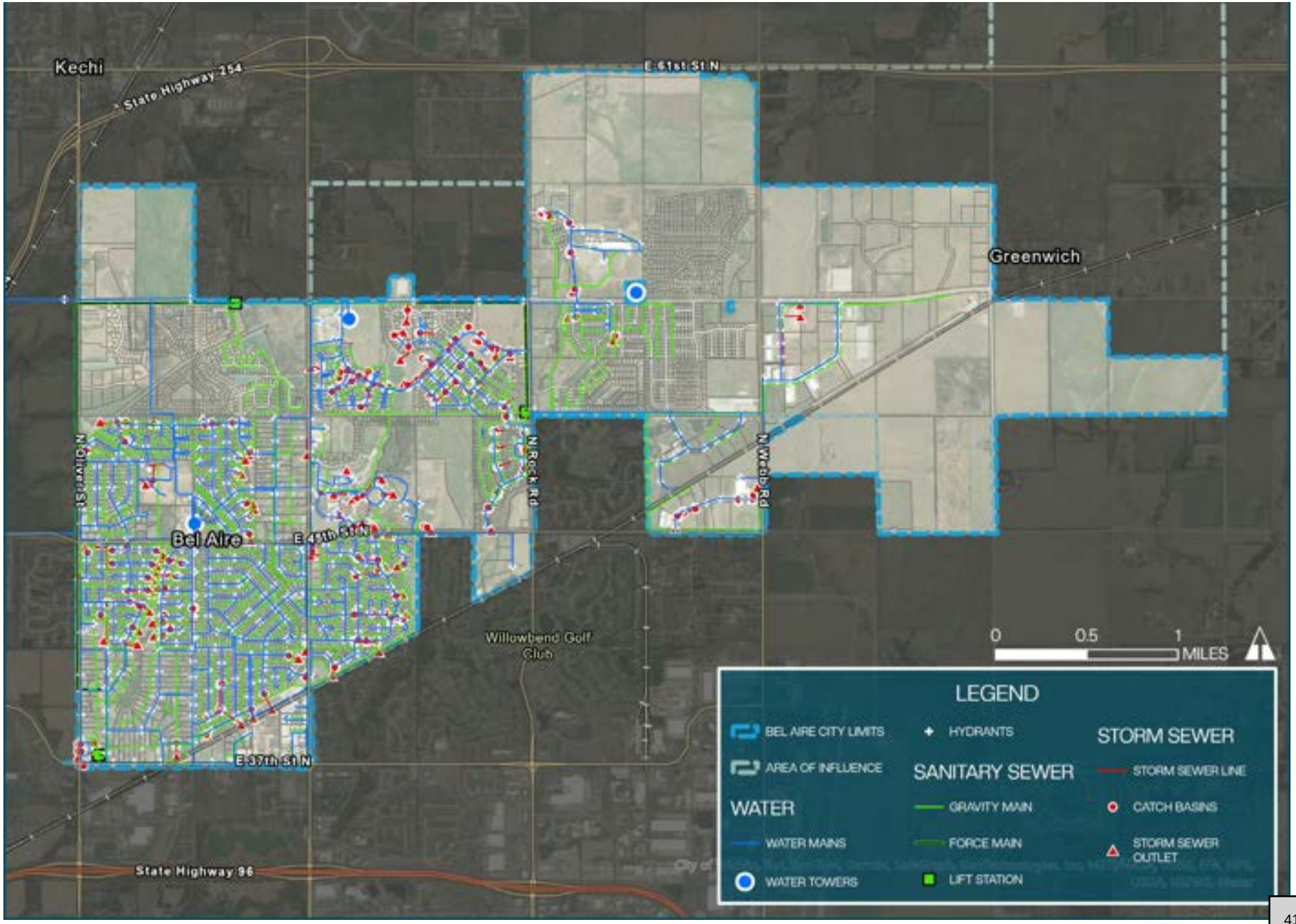
The City of Bel Aire holds a Municipal Separate Storm Sewer System (MS4) Permit issued by the State of Kansas for the Environmental Protection Agency (EPA). **The City maintains a Stormwater Management Plan that outlines the measures the City will take to reduce the discharge of pollutants, protect water quality, and satisfy the appropriate water quality requirements and goals of the Clean Water Act and the City's National Pollutant Discharge Elimination System (NPDES) Permit.**

Natural gas, electric, and telecommunications services are provided by private utility companies operating under local franchise agreements. Evergy supplies electricity within the City. Kansas Gas Service is the local natural gas provider. AT&T and Cox Communications provide local internet, telephone, and cable services.

Key Findings

Detailed analysis of the waterworks utility and sanitary sewer utility systems were completed in 2023. Further information from both master plans, as applicable to the scope of this Plan, is contained in Appendix C: Summary of Relevant Plans & Studies. **Generally, the City should continue assessing the level of operational service of its sanitary sewer collection, wastewater treatment, potable water production and distribution, and stormwater/drainage management facilities.**

MAP A-9 - INFRASTRUCTURE & UTILITIES



DEMOGRAPHICS

HISTORIC & CURRENT POPULATION

The tables below show the raw population numbers for Bel Aire and the other Wichita Metropolitan Statistical Area communities, and the rates of population change over time based on U.S. Census Bureau data. Generally, population growth for all the nearby surrounding communities consistently outpaces growth rates found at the national, state, and county levels. **In addition to consistently greater growth in general, many communities have had one or more ten year periods in which the population has more than doubled.**

According to the 2020 Decennial Census, the City of Bel Aire had a population of 8,262. The most recent U.S. Census Bureau population for the City (2022) is **8,341.** Comparing the 2022 estimate to the 2010 Decennial Census, the City has grown an estimated **23.2%**, representing **1,572** additional residents.

Comparing the data presented in the tables below, it seems evident that Bel Aire exists in a geographic context that, for any number of reasons, exhibits **a consistently robust and extremely resilient population growth rate for a century or more.**

YEAR	BEL AIRE	ANDOVER	DERBY	GODDARD	HAYSVILLE	KECHI	MAIZE	PARK CITY	VALLEY CENTER	WICHITA
1990	3,695	4,204	14,691	1,804	8,364	517	1,520	5,054	3,624	304,017
2000	5,836	6,698	17,807	2,037	8,502	1,038	1,868	5,814	4,883	346,753
2010	6,769	11,791	22,158	4,344	10,826	1,909	3,420	7,297	6,822	382,368
2020	8,262	14,892	25,625	5,084	11,262	2,217	5,735	8,333	7,340	397,532
CHANGE	4,567	10,688	10,934	3,280	2,898	1,700	4,215	3,279	3,716	93,515

YEAR	BEL AIRE	ANDOVER	DERBY	GODDARD	HAYSVILLE	KECHI	MAIZE	PARK CITY	VALLEY CENTER	WICHITA
1990	-	50.1%	50.1%	26.4%	4.5%	79.5%	17.5%	33.8%	9.8%	8.9%
2000	57.9%	59.3%	21.2%	12.9%	1.6%	100.8%	22.9%	15.0%	34.7%	14.1%
2010	16.0%	76.0%	24.4%	113.3%	27.3%	83.9%	83.1%	25.5%	39.7%	10.3%
2020	22.1%	26.3%	15.6%	17.0%	4.0%	16.1%	67.7%	14.2%	7.6%	4.0%
ANNUAL AVERAGE	3.2%	5.3%	2.8%	4.2%	0.9%	7.0%	4.8%	2.2%	2.3%	0.9%

POPULATION FORECAST

Understanding the population growth potential of Bel Aire is a key factor in planning for the City's future. Five different projection methodologies were used to forecast the future population totals for the City, including The Wichita Area Metropolitan Planning Organization's (WAMPO) population forecast.

1. The Linear Regression methodology is a trend extrapolation technique that projects future values as a straight-line trend using raw population growth in the City since 2010.
2. The Bel Aire Annual Growth Rate methodology averages the annual growth rates year over year (since 2010) for the City and applies that average each year into the future. **Since 2010, the average annual growth rate for Bel Aire was 2.0%.**
3. The Sedgwick County Annual Growth Rate methodology uses the annual growth rates year over year (since 2010) for the entire County and applies that average to future years. **Since 2010, the average annual growth rate for Sedgwick County was 0.6%.**
4. The Sedgwick County Decennial Growth Rate methodology uses the 10-year growth rates (since 1920) from the entire County and applies that average to future years. **Since 1920, the average decennial growth rate for Sedgwick County was 21.2%.**
5. WAMPO's projection uses a standard population age-cohort survival model including net migration trends, building permits, & economic growth. It is bounded by a regional total-population constraint.

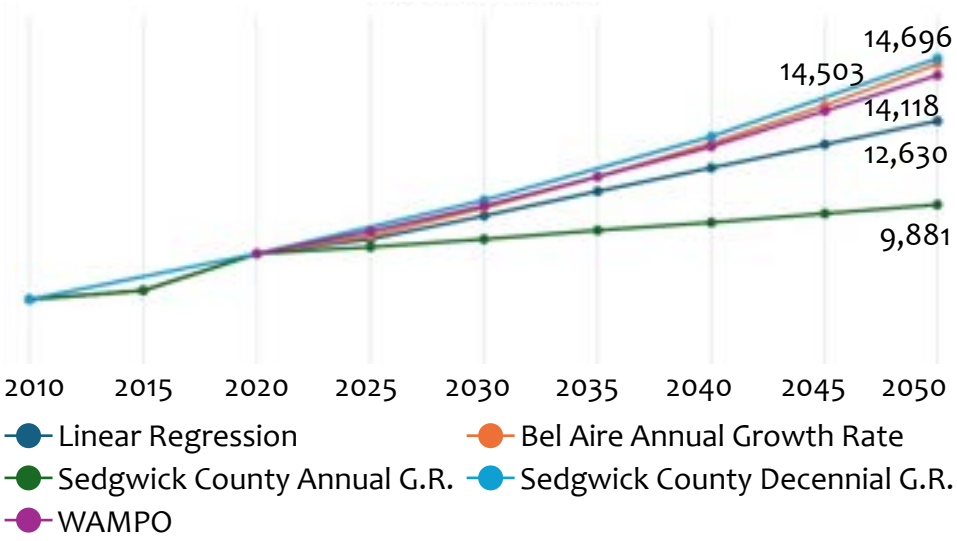
These results return a forecasted 2050 population **between 9,881 and 14,696.** The average result is **13,165,** which is an increase of **59.3%** from the population reflected during the 2020 Census (2.0% annually). If realized, this represents an annual population growth of approximately **165 people.**

While these figures are useful in projecting a possible future population for the community, **they come with certain caveats.** Many factors impact population changes, including but not limited to economic trends, development projects, migration rates, and birth/death rates.

AGE & SEX

Compared with the City's 2010 population of 6,583, Bel Aire has experienced a population increase of **1,758 or 26.7%.** Change by age group is presented in the following table. In terms of total count, the population increase is most represented by age groups 5 years or younger, 25-29, and 15-19. These three age cohorts represent **65.9%** of the total population increase from 2010-2022.

POPULATION FORECASTS



METHOD	2010	2015	2020	2025	2030	2035	2040	2045	2050
Linear Regression	6,769	7,059	8,262	8,746	9,523	10,300	11,076	11,853	12,630
Bel Aire Annual Growth Rate	6,769	7,059	8,262	8,850	9,769	10,783	11,903	13,139	14,503
Sedgwick County Annual Growth Rate	6,769	7,059	8,262	8,494	8,755	9,024	9,301	9,586	9,881
Sedgwick County Decennial Growth Rate	6,769	-	8,262	-	10,011	-	12,129	-	14,696
WAMPO	-	-	8,262	8,995	9,822	10,787	11,788	12,951	14,118

AGE GROUP	2010 POPULATION	2022 POPULATION	CHANGE (#)	CHANGE (%)
Under 5 years	454	875	421	92.6%
5 to 9 years	750	449	-301	-40.2%
10 to 14 years	540	529	-11	-2.0%
15 to 19 years	323	671	348	108.0%
20 to 24 years	309	581	272	87.8%
25 to 29 years	290	679	389	134.4%
30 to 34 years	533	408	-125	-23.5%
35 to 39 years	500	700	200	39.9%
40 to 44 years	487	376	-111	-22.8%
45 to 49 years	362	405	43	11.9%
50 to 54 years	434	440	6	1.3%
55 to 59 years	500	703	203	40.5%
60 to 64 years	323	392	69	21.5%
65 to 69 years	112	311	199	177.9%
70 to 74 years	191	320	129	67.6%
75 to 79 years	165	263	98	59.8%
80 to 84 years	171	121	-50	-29.3%
85 +	138	118	-20	-14.6%
TOTAL	6,583	8,341	1,758	26.7%
MEDIAN AGE	35.8	34.7	-1.1	-3.1%

Approximately 50.7% of the population of Bel Aire is female and 49.3% is male. H**alf of the population is under the age of 35 (50.3%) and three-quarters is under the age of 55 (73.3%).** In general, the age and sex distribution within the City of Bel Aire is very similar to the average of the comparison cities (where 49.3% of the total population is under the age of 35 and 73.7% is under the age of 55).

As shown in the population pyramids on the following page, certain age groups make up a noticeably larger share of the population than others. These include males under 5 years old, between 15 and 19 years old, between 35 to 39, and between 55 to 59 years old; and females between 25 to 29 years old, 35 to 39 years old, and 55 to 59 years old.

RACE & ETHNICITY

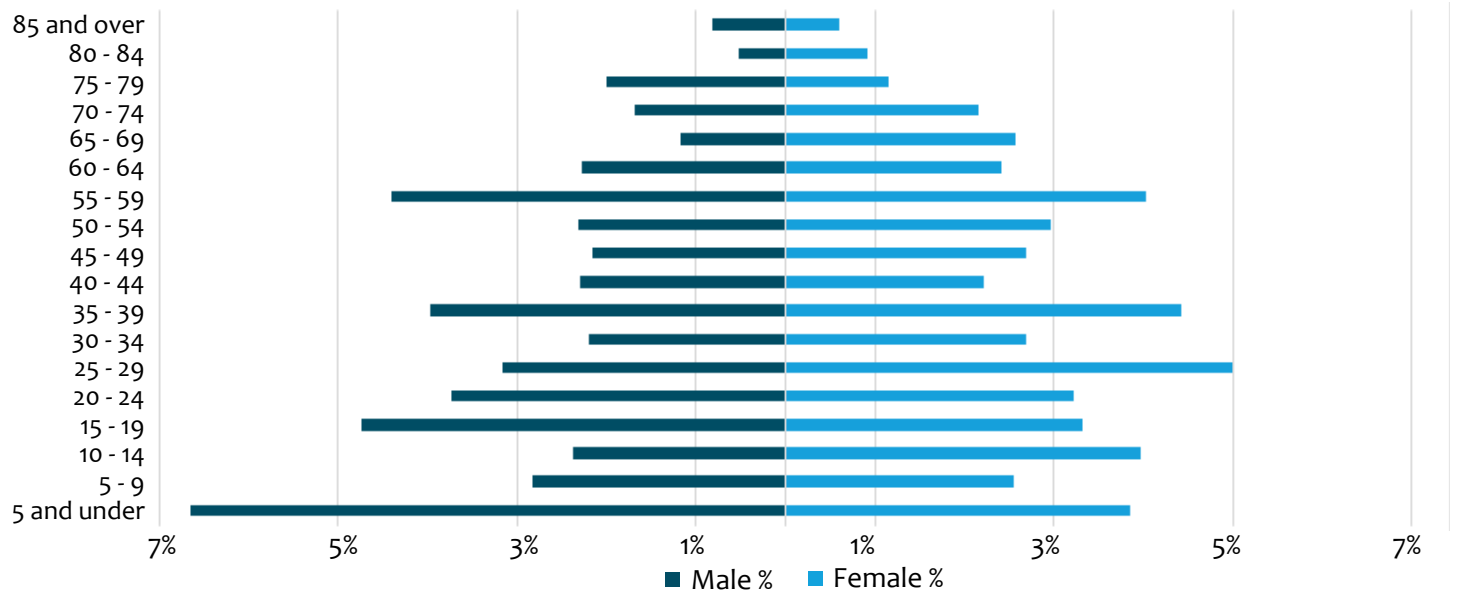
The majority of Bel Aire's population identifies as one race (90.4%), and white alone (73.4%). When compared to the average racial and ethnic composition of the Wichita MSA, Bel Aire has notable differences in several categories.

There is a noticeably higher proportion of Bel Aire residents that identify as Black or African American alone, Asian alone, and two or more races than in the Wichita MSA. There is also a noticeably lower proportion of the population identifying as White alone, and some other race alone.

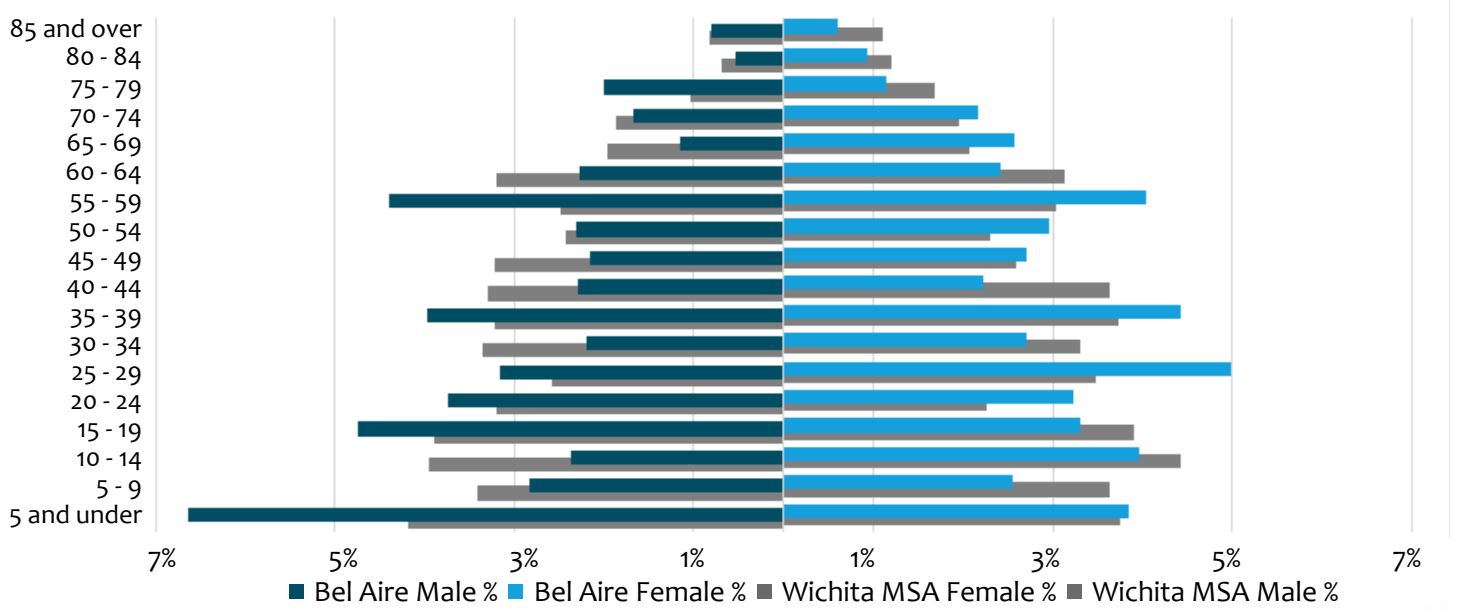
In terms of ethnic diversity, Bel Aire has a similar yet slightly higher rate of Hispanic or Latino citizens than found throughout the Wichita MSA. Generally, the same findings are evident when comparing Bel Aire to the State of Kansas.

RACE (2022)	BEL AIRE	WICHITA MSA	KANSAS
White Alone	73.4%	83.5%	79.8%
Black or African American Alone	10.1%	3.4%	5.6%
Native Indian & Alaska Native Alone	0.0%	0.5%	0.7%
Asian Alone	5.9%	2.7%	3.0%
Native Hawaiian & Other Pacific Islander Alone	0.0%	0.3%	0.1%
Some Other Race	1.0%	2.8%	3.5%
Two or More Races	9.6%	6.8%	7.3%
ETHNICITY	**BEL AIRE**	**WICHITA MSA**	**KANSAS**
Hispanic or Latino	12.6%	10.3%	12.6%
Not Hispanic or Latino	87.4%	89.7%	87.4%

2022 BEL AIRE POPULATION



2022 BEL AIRE vs. WICHITA POPULATION



HOUSEHOLD INCOME

The median income for households in Bel Aire for 2022 was **$91,979,** which is higher than the median for the Wichita MSA ($82,268) and the State of Kansas ($69,747).

CATEGORY	2022 BEL AIRE	2022 WICHITA MSA	2022 KANSAS
Household Income	$91,979	$82,268	$69,747
Family Income	$109,438	$93,817	$89,535
Married-couple Family Income	$114,450	$103,769	$102,812
Nonfamily Households	$41,908	$49,512	$40,520

EDUCATIONAL ATTAINMENT

The figures provided in the table show the educational attainment of Bel Aire residents aged 25 and older. Bel Aire outperforms the Wichita MSA average for high school graduates and higher, in particular for residents with a bachelor's degree or higher. **Nearly all of Bel Aire's residents have a high school diploma, and more than half have a bachelor's degree or higher.**

LEVEL	2022 BEL AIRE	2022 WICHITA MSA	2022 KANSAS
Less than 9th Grade	2.6%	2.3%	3.5%
9th to 12th grade, no diploma	0.3%	3.6%	4.7%
High school graduate (includes equivalency)	10.7%	25.3%	25.7%
Some college, no degree	22.9%	23.5%	22.5%
Associate degree	10.2%	9.6%	8.9%
Bachelor's degree	35.7%	22.1%	21.7%
Graduate or professional degree	17.7%	13.6%	13.0%
High school graduate or higher	97.1%	94.1%	91.8%
Bachelor's degree or higher	53.3%	35.7%	34.7%

Key Findings

Since 1990, the City of Bel Aire has experienced a **population growth of approximately 3.2% each year.** Excluding Wichita, this ranks 5th out of 9 comparison communities located within the Wichita MSA. Since 2010, the annual growth rate has slowed to approximately 2.0%. After averaging the results of multiple forecasting methodologies, this Plan will utilize an **expected 2050 population of 12,927,** which represents an increase of 56.5% from the 2020 Decennial Census population. This translates to an expected annual growth rate of approximately 1.9%.

Regarding racial composition, **although most Bel Aire residents identify as White Alone, the City exhibits a greater representation of other groups when compared with other Wichita MSA communities and the State of Kansas.** Regarding ethnic composition, Bel Aire has more residents that identify as Hispanic or Latino than neighboring communities and correlates closely with statewide data.

Household incomes compare favorably to neighboring communities and to the State of Kansas. This correlates with Bel Aire residents' educational attainment which also outpaces the same comparison geographies.

HOUSING CHARACTERISTICS

OCCUPANCY

Bel Aire added **648 total housing units between 2010 and 2022,** which represents an annual average of 54. Of this increase, 190 units are owner-occupied and 450 are renter-occupied units. Bel Aire boasts a very low **vacancy rate for housing units at 1.3%,** noticeably outperforming the Wichita MSA average. Of the cities included in the comparison, only Kechi and Maize exhibit lower rates of vacancy. Even with the growth of renter-occupied units, Bel Aire continues to exhibit **a higher proportion of owner occupied housing units than found on average in the surrounding area.**

HOUSING UNITS	2022 COUNT	2022 % OF TOTAL	CHANGE SINCE 2010	WICHITA MSA % OF TOTAL
Occupied Units	2,911	98.7%	+28.2%	95.0%
Owner Occupied Units	2,269	77.0%	+9.1%	68.0%
Renter Occupied Units	642	21.8%	+234.4%	27.0%
Vacant Units	37	1.3%	+26.7%	5.0%

HOUSING COSTS

The data provided in the table below, outside of the Median Contract Rent figures, pertains to owner-occupied units with a mortgage. The U.S. Census Bureau collects this financial data based on housing with and without a mortgage. There are approximately half as many housing units categorized as owner-occupied without a mortgage than with a mortgage.

The median housing value of owner-occupied units with a mortgage is slightly lower than the average of the Wichita MSA, but median household income is greater and monthly median housing costs are nearly identical. **This results in lower housing costs relative to income when compared to the Wichita MSA average.** It is also worth noting that none of the comparison cities outperformed Bel Aire in this measure.

Median contract rent is somewhat higher in Bel Aire than in the Wichita MSA. Of these communities, the contract rent ranges from $671 at the low end (Valley Center) to $1,368 at the high end (Kechi).

Compared with 2010 data, **median housing values in Bel Aire have increased 25.2% compared with 49.0% in the Wichita MSA.** This contrasts with the same comparison for median household income. Bel Aire incomes have increased **49.0%** compared to Wichita MSA incomes that have decreased 7.8%. Median monthly housing costs have increased in Bel Aire and the Wichita MSA, but the increase is less in Bel Aire **(+15.8%)** than what is exhibited throughout the Wichita MSA (+24.9%). **Taken together, these culminate in a 4.4% decrease in household income dedicated to housing costs for Bel Aire residents (19.9% in 2010 to 15.5% in 2022), which exceeds the evident statewide decrease of 2.1%.**

	2010 BEL AIRE	2022 BEL AIRE	2022 WICHITA MSA	2022 KANSAS
Median Housing Value	$150,900	$188,900	$200,600	$212,300
Median Household Income	$82,526	$122,942	$102,167	$103,083
Median Monthly Housing Costs	$1,370	$1,586	$1,596	$1,580
% Housing Cost of Income	19.9%	15.5%	18.9%	18.4%
Median Contract Rent	$1,009	$1,167	$997	$767

HOUSEHOLD COMPOSITION & SIZE

Family households comprise a much higher proportion of total households than non-family households in Bel Aire. Notably, the City experienced a **3.1% increase in non-family households between 2010 and 2022.** Even with this growth in non-family households, **Bel Aire still exhibits family household proportions that exceed the Wichita MSA and State of Kansas.**

	2010 BEL AIRE	2022 BEL AIRE	2022 WICHITA MSA	2022 KANSAS
Total Households	2,271	2,911	187,238	1,148,635
Average Size	2.86	2.85	2.75	2.48
Family Households	1,775	2,185	116,662	732,890
Average Size	3.31	3.31	3.22	3.10
% of Total	78.2%	75.1%	73.1%	63.8%
Non-Family Households	496	726	70,576	415,745
Average Size	1.16	1.36	1.22	1.24
% of Total	21.8%	24.9%	27.0%	36.2%

Key Findings

Total housing units in Bel Aire increased by 648 **(+25.2%)** between 2010 and 2022. Of these additional 648 units, 450 **(69.4%)** are renter-occupied. Even with this growth of renter-occupied units, the proportion of owner-occupied still exceeds the proportions exhibited throughout the Wichita MSA and State of Kansas. **Notably, the amount of vacant housing units in Bel Aire (1.3%) compares favorably to the rate of vacant housing in the surrounding communities (5.0%).**

Both median housing value and median household incomes have increased since 2010, which is also evident at both the state and national levels. Increasing housing values without commensurate increases to incomes can present housing affordability concerns as a higher percentage of a household's income must to dedicated to housing costs. **For Bel Aire, a 4.4% decrease in the percent of income dedicated to housing was evident from 2010 to 2022. This is a positive trend.**

Of the 640 new households in Bel Aire, 410 are family households, and 230 are non-family households. As of 2022, approximately 24.9% of all households in Bel Aire are classified as non-family compared with 21.8% in 2010. For 2022, 27.0% of all Wichita MSA households are non-family, and 36.2% of all Kansas households are non-family. **Bel Aire has a greater share of family households than the surrounding area and State of Kansas.**

PROPERTY VALUATIONS

To assess property valuations in Bel Aire, this Plan utilities a "Taxable Value-Per-Acre" measure. Traditional assessments of property valuations will typically only factor in one measure: the total taxable valuation of a property as determined by an appraisers' office. T**he value-per-acre approach uses two metrics: the total taxable valuation of a property and the size of the property.** Metaphorically, this approach is analogous to assessing a vehicle's fuel efficiency using miles per gallon as opposed to miles per tank. Instead of assessing a vehicle's fuel efficiency, **we are attempting to assess the financial productivity of each acre within the City.**

The central idea of this approach is that property forms the critical commodity in any community, and infrastructure like roads and utilities are linear expenditures. By looking at a taxable value-per-acre analysis, **we can better understand the economic costs and rewards of a community's built environment.** For example, we can compare two existing Bel Aire neighborhoods.

Each individual property depicted on Map A-10 Taxable Value Per Acre is associated with a vertical bar representing its individual taxable value per acre. The light blue indicates a taxable value per acre between $100,001 and $200,000, and the dark blue indicates a taxable value per acre less than $50,000. Assuming a similar amount of waterlines, sanitary sewer collection mains, pavement, and drainage facilities are required to serve each neighborhood, we can assume the City's cost to maintain these services for both neighborhoods is similar. **Where the neighborhoods begin to differentiate is the revenue generated to fund the operation and maintenance of these services.** With a significantly higher taxable value per acre in the Willow Point and Eagle Lake Additions, we might conclude that the property tax revenue generated in this neighborhood (approximately $480,000 annually) has a higher probability of meeting the City's costs in providing public services. With such a low taxable value per acre in the Aurora Park Addition, we might conclude that there is a high probability that the tax revenue generated (approximately $115,000) is insufficient to cover the City's costs, **which means that public services in this neighborhood are being subsidized by property tax revenue from elsewhere in the community, or by non-property tax revenue all together.** Although every community is unique in the public services they provide, and the revenue sources that fund these services, this preliminary assessment aims to simply introduce the concept of economic productivity and how this measure can be greatly impacted by the decisions communities make regarding their built environment.

	# OF PROPERTIES*	TOTAL VALUATION	AVERAGE VALUATION	TOTAL ANNUAL PROPERTY TAX**	AVERAGE ANNUAL PROPERTY TAX
Willow Point & Eagle Lake	425	$97,121,760	$228,522	$480,267	$1,130
Aurora Park	125	$23,225,640	$185,805	$114,851	$919

*RESIDENTIAL PROPERTIES ONLY

** CALCULATED USING 43.000 MILL LEVY



Bel Aire Heights Garden Addition. Photo Courtesy of Google Street View.



Courtyards at Elk Creek Addition. Photo Courtesy of Google Street View.

The table below depicts the **top 10 properties** in terms of taxable value per acre. **All ten are single-family condominium units zoned R-5 Garden & Patio Homes, Townhouses, and Condominiums located in the Bel Aire Heights Garden Home Addition near 45th Street and Edgemoor Drive.**

Acknowledging the Bel Aire Heights Garden Addition (pictured at left) is a unique development consisting of taxable lots substantially consisting of only each condominium structure with the remainder of the development held in ownership by the Bel Aire Townhouse Owners' Association, which is not taxed, the following table depicts the top 10 properties in terms of taxable value per acre that are not single-family condominiums. **All the commercial properties are located along the Woodlawn corridor** between 37th Street and 45th Street. The five residential properties are **zero lot line courtyard style single-family properties zoned R-5B Single-Family / Zero Lot Line Residential** within the Courtyards at Elk Creek Addition located near 45th Street and Rock Road (pictured at left).

ADDRESS	TYPE	TAXABLE VALUE	SIZE (AC.)	SIZE (SF.)	TAXABLE VALUE-PER-ACRE
4831 N. Hedgerow Ct.	Residential	$238,300	0.0379	1,651	$723,087
4807 N. Hedgerow Ct.	Residential	$231,700	0.03845	1,675	$693,004
4721 N. Hedgerow Ct.	Residential	$239,200	0.0397	1,730	$692,897
4711 N. Hedgerow Ct.	Residential	$255,900	0.04354	1,897	$675,907
4809 N. Hedgerow Ct.	Residential	$241,800	0.0417	1,817	$666,835
4709 N. Hedgerow Ct.	Residential	$242,300	0.04277	1,863	$651,508
4703 N. Hedgerow Ct.	Residential	$245,600	0.04379	1,908	$644,987
4827 N. Hedgerow Ct.	Residential	$232,100	0.04283	1,866	$623,208
4819 N. Hedgerow Ct.	Residential	$282,000	0.05267	2,295	$615,721
4805 N. Hedgerow Ct.	Residential	$240,100	0.04576	1,994	$603,409

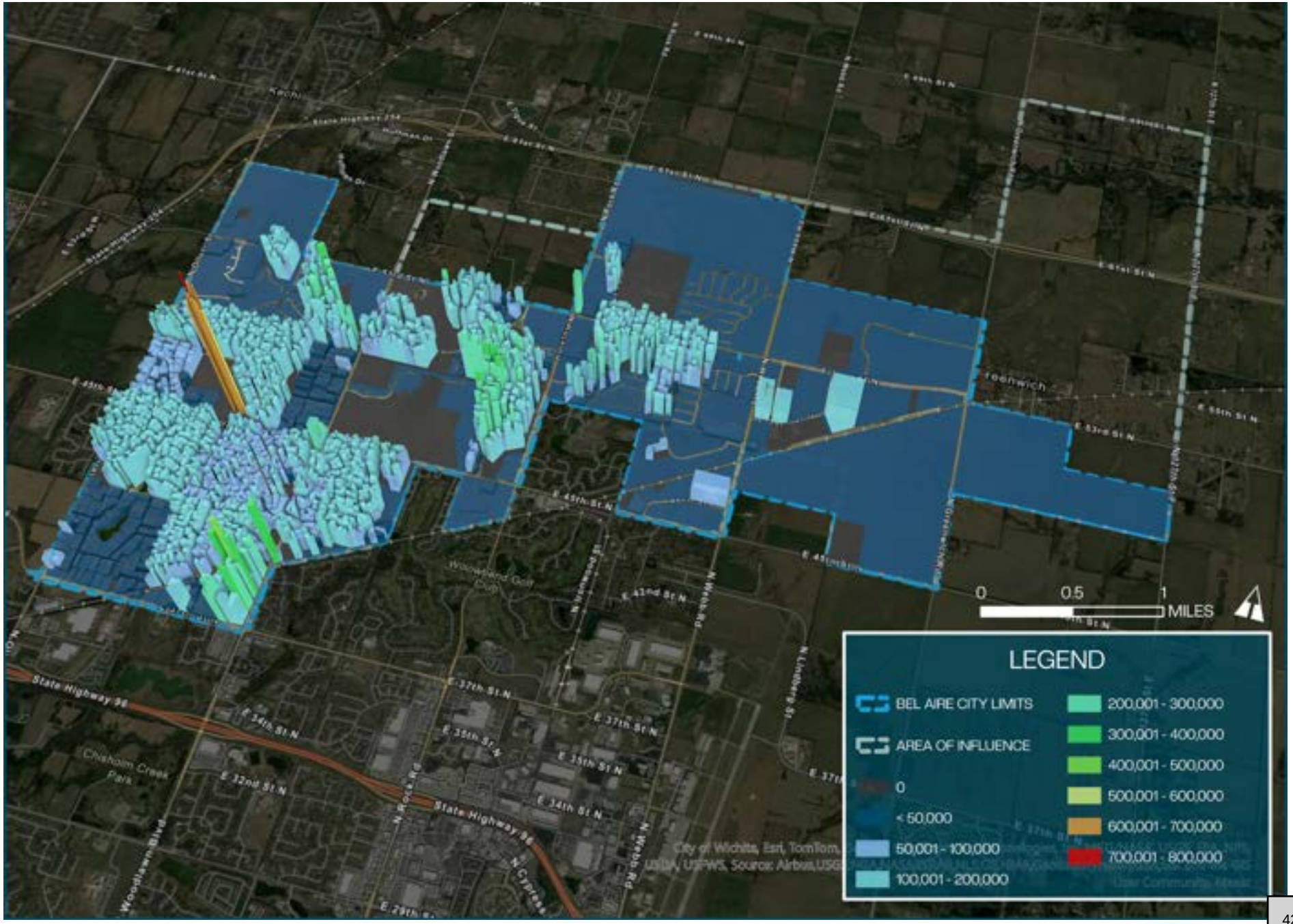
ADDRESS	TYPE	TAXABLE VALUE	SIZE (AC.)	SIZE (SF.)	TAXABLE VALUE-PER-ACRE
3955 N. Woodlawn Ct.	Commercial	$547,760	0.27902	12,154	$490,789
3951 N. Woodlawn Blvd.	Commercial	$499,530	0.31994	13,937	$390,333
4100 N. Woodlawn Blvd.	Commercial	$955,480	0.6135	26,724	$389,356
3967 N. Woodlawn Ct.	Commercial	$554,900	0.41808	18,212	$353,581
4928 N. Prestwick Ave.	Residential	$405,500	0.13453	5,860	$346,636
4936 N. Prestwick Ave.	Residential	$391,300	0.13384	5,830	$336,222
4979 N. Prestwick Ave.	Residential	$493,760	0.17059	7,431	$332,862
3839 N. Woodlawn Blvd.	Commercial	$423,600	0.32801	14,289	$322,856
4925 N. Indian Oak St.	Residential	$394,800	0.14435	6,288	$314,534
4867 N. Prestwick Ave.	Residential	$439,900	0.16514	7,194	$305,710

Key Findings

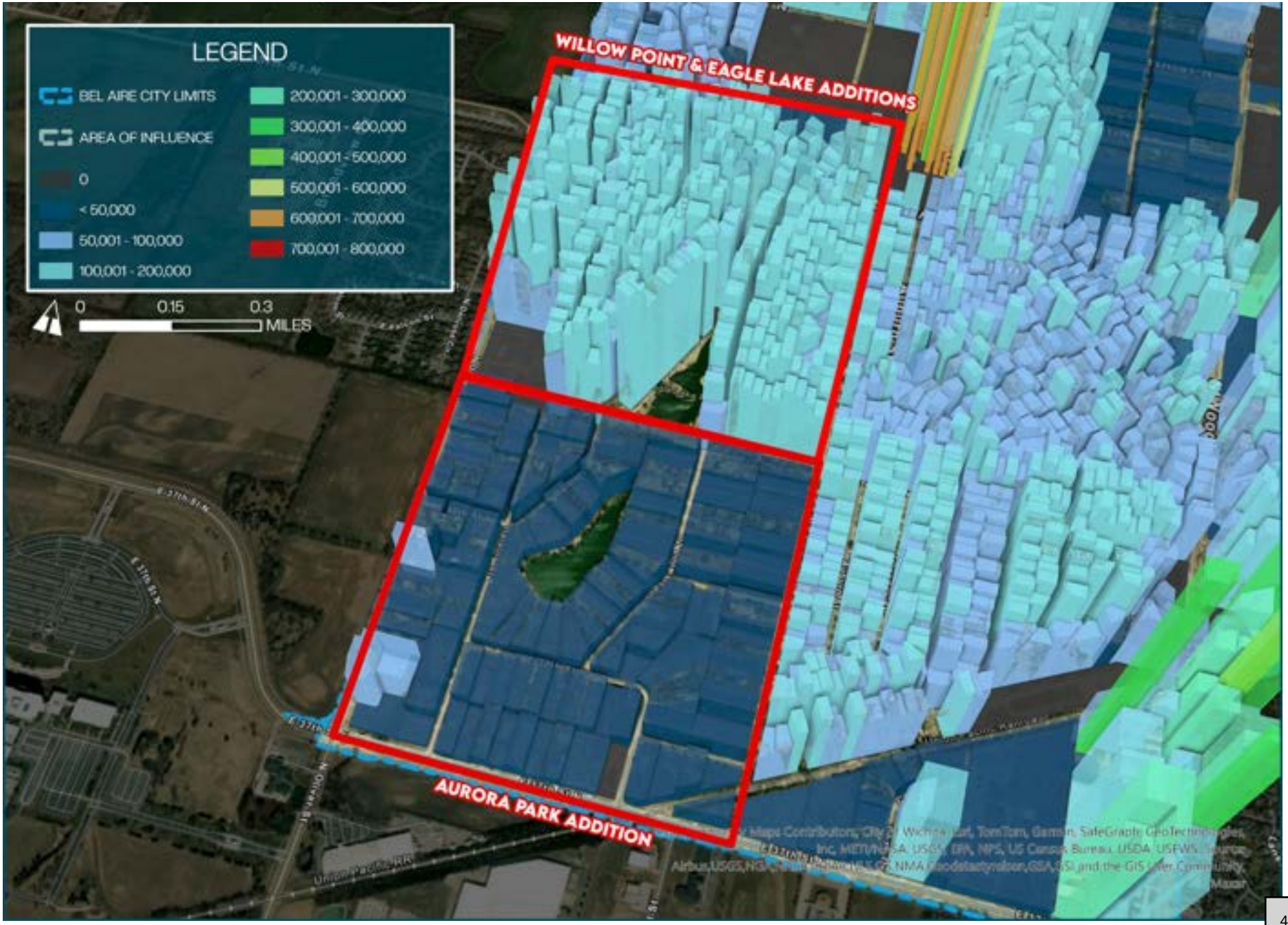
Approximately 431 acres of property within Bel Aire currently generates no property tax revenue, which represents approximately 25.4% of all property in the City. Another 506 acres (29.8%) have a taxable value per acre of less than $50,000. Together, of the approximately 1,700 acres of property within the current City limits, approximately **55.1% have a taxable value per acre between $0 - $50,000.** Generally, the lower the taxable value per acre within a community, **the higher property tax rates need to be to fund public services.** Conversely, other revenue sources such as **public utility rates, sales taxes, and impact fees on new development can be important revenue sources to consider,** ensuring the City has sufficient revenue to meet the level of service expected by residents.

This type of analysis also provides the opportunity for the City to **strategically target project funding** to areas of the City that are its most productive, or in other words, areas of the City that create the most community wealth. The areas of the City that currently produce the most community wealth are **along the Woodlawn corridor between 37th Street and 45th Street and the neighborhoods near Isely Traditional Magnet Elementary School and Northeast Magnet High School. The most unproductive areas of the City are represented by undeveloped properties that have public services currently available.** Assuming operations and maintenance services are being funded in these areas currently, the City should **prioritize getting these properties into a productive land use** to ensure sufficient revenue generation to continue funding services without subsidizing from other areas of the City, increasing property tax rates, and/or exploring alternate funding sources. **Lastly, development proposals for currently undeveloped properties should be assessed using the taxable value per acre measure** to assess whether the proposed development generates sufficient revenue to account for life-cycle operations and maintenance costs associated with the required public services. Building this capacity to assess development proposals from a "Return on Investment" perspective should be developed.

MAP A-10 - TAXABLE VALUE PER ACRE



MAP A-11 - TAXABLE VALUE PER ACRE COMPARISON



PSYCHOGRAPHICS

Psychographics are a way to categorize and describe groups of people based on a blending of factors that contribute to their lifestyle characteristics, especially as they relate to their spending tendencies. This type of categorization considers factors such as spending power, values, interests, social class, geographic location, age, educational attainment, and more. This system provides a way to describe groups of people in ways that consider more than just Census derived demographic, income, and housing data.

The categories, descriptions, and traits indicated in this section are taken from the ESRI developed Tapestry Segmentation system. The top 3 segments for Bel Aire are provided below.

WORKDAY DRIVE	IN STYLE	COMFORTABLE EMPTY NESTERS
51.2% of households	36.0% of households	12.2% of households
Workday Drive is an affluent, family-oriented market with a country flavor. Residents are partial to new housing away from the bustle of the city but close enough to commute to professional job centers. Life in this suburban wilderness offsets the hectic pace of two working parents with growing children. They favor time-saving devices, like banking online or housekeeping services, and family -oriented pursuits.	In Style denizens embrace an urban lifestyle that includes support of the arts, travel, and extensive reading. They are connected and make full use of the advantages of mobile devices. Professional couples or single households without children, they have the time to focus on their homes and their interests. The population is slightly older and already planning for their retirement.	Residents in this large, growing segment are older, with nearly half of all householders aged 55 or older; many still live in the suburbs where they grew up. Most are professionals working in government, health care, or manufacturing. These Baby Boomers are earning a comfortable living and benefiting from years of prudent investing and saving. Their net worth is well above average. Many are enjoying the transition from child rearing to retirement. They value their health and financial well-being.
• Education: 40.5% college graduates; more than 72% with some college education. • High labor force participation rate at 71%; two out of three households include two plus workers. • Connected, with a host of wireless devices – anything than enables convenience, like banking, paying bills, or even shopping online. • Well insured and invested in a range of funds, from savings accounts or bonds to stocks. • Carry a higher level of debt, including first and second mortgages and auto loans.	• College educated: 48% are graduates; 77% with some college education. • Higher labor force participating rate is at 67% with proportionately more two-worker households. • Median household income of $73,000 reveals an affluent market with income supplemented by investments and a substantial net worth. • Connected and knowledgeable, they carry smartphones and use many of the features. • Attentive to price, they use coupons, especially mobile coupons.	• Education: 36% college graduates; nearly 68% with some college education. • Average labor force participation at 61%. • Most households' income from wages or salaries, but a third also draw income from investments and retirement. • Comfortable Empty Nesters residents physically and financially active. • Prefer eating at home instead of dining out. • Home maintenance a priority among these homeowners.
• Average Household Size: 2.97 • Median Age: 37.0 • Median Household Income: $90,500	• Average Household Size: 2.35 • Median Age: 42.0 • Median Household Income: $73,000	• Average Household Size: 2.52 • Median Age: 48.0 • Median Household Income: $75,000





LifeMode Group: Family Landscapes

Workday Drive

4A

Households: 3,541,300

Average Household Size: 2.97

Median Age: 37.0

Median Household Income: $90,500

WHO ARE WE?

Workday Drive is an affluent, family-oriented market with a country flavor. Residents are partial to new housing away from the bustle of the city but close enough to commute to professional job centers. Life in this suburban wilderness offsets the hectic pace of two working parents with growing children. They favor time-saving devices, like banking online or housekeeping services, and family-oriented pursuits.

OUR NEIGHBORHOOD

- *Workday Drive* residents prefer the suburban periphery of metropolitan areas.
- Predominantly single family, homes are in newer neighborhoods, 34% built in the 1990s (Index 236), 31% built since 2000.
- Owner-occupied homes have high rate of mortgages at 68% (Index 164) and low rate vacancy at 4%.
- Median home value is $257,400.
- Most households are married couples with children; average household size is 2.97.
- Most households have two or three vehicles; long travel time to work including a disproportionate number commuting from a different county (Index 132).

SOCIOECONOMIC TRAITS

- Education: 40.5% college graduates; more than 72% with some college education.
- High labor force participation rate at 71%; two out of three households include two plus workers (Index 124).
- Connected, with a host of wireless devices —anything that enables convenience, like banking, paying bills, or even shopping online.
- Well insured and invested in a range of funds, from savings accounts or bonds to stocks.
- Carry a higher level of debt, including first (Index 149) and second mortgages (Index 154) and auto loans (Index 149).

TAPESTRY SEGMENTATION
esri.com/tapestry

Note: The index represents the ratio of the segment rate to the US rate multiplied by 100. Consumer preferences are estimated from data by MRI-Simmons.

4A

LifeMode Group: Family Landscapes

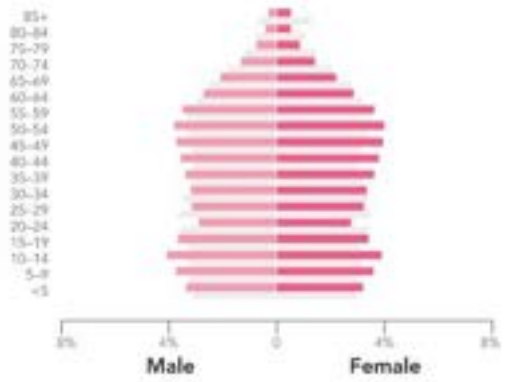
Workday Drive

TAPESTRY SEGMENTATION
esri.com/tapestry

AGE BY SEX

Median Age: 37.0 US: 38.2

= Indicates US



RACE AND ETHNICITY

The Diversity Index summarizes racial and ethnic diversity. The index shows the likelihood that two persons, chosen at random from the same area, belong to different race or ethnic groups. The index ranges from 0 (no diversity) to 100 (complete diversity).

Diversity Index: 50.8 US: 64.0



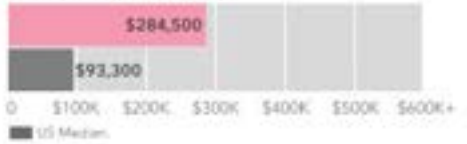
INCOME AND NET WORTH

Net worth measures total household assets (homes, vehicles, investments, etc.) less any debts, secured (e.g., mortgages) or unsecured (credit cards). Household income and net worth are estimated by Esri.

Median Household Income

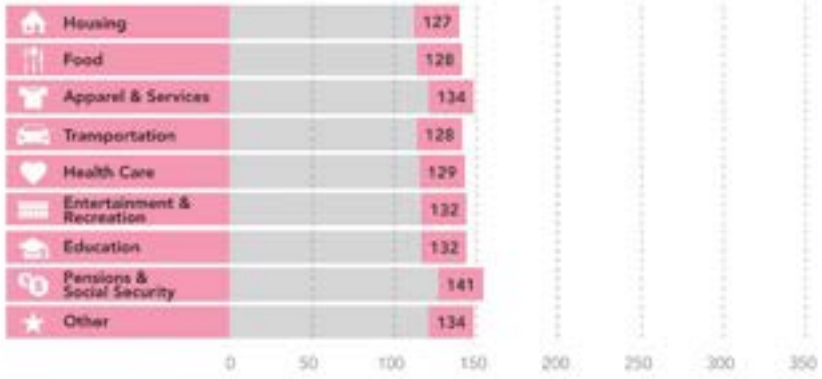


Median Net Worth



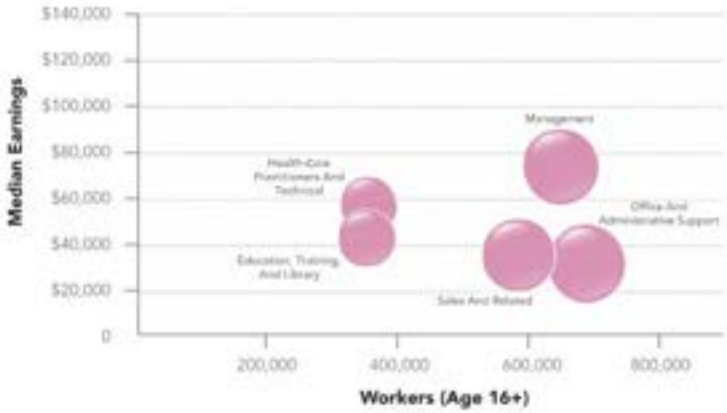
AVERAGE HOUSEHOLD BUDGET INDEX

The index compares the average amount spent in this market's household budgets for housing, food, apparel, etc., to the average amount spent by all US households. An index of 100 is average. An index of 120 shows that average spending by consumers in this market is 20 percent above the national average. Consumer expenditures are estimated by Esri.



OCCUPATION BY EARNINGS

The five occupations with the highest number of workers in the market are displayed by median earnings. Data from the Census Bureau's American Community Survey.



4A

LifeMode Group: Family Landscapes

Workday Drive

TAPESTRY SEGMENTATION
esri.com/tapestry

MARKET PROFILE

(Consumer preferences are estimated from data by MRI-Simmons.)

- Most households own at least two vehicles; the most popular types are minivans and SUVs.
- Family-oriented purchases and activities dominate, like four plus televisions (Index 154), movie purchases or rentals, children's apparel and toys, and visits to theme parks or zoos.
- Outdoor activities and sports are characteristic of life in the suburban periphery. They attend sporting events, as well as participate in them like bicycling, jogging, golfing, and boating.
- Home maintenance services are frequently contracted, but these families also like their gardens and own the tools for minor upkeep, like lawn mowers, trimmers, and blowers.

HOUSING

Median home value is displayed for markets that are primarily owner occupied; average rent is shown for renter-occupied markets. Tenure and home value are estimated by Esri. Housing type and average rent are from the Census Bureau's American Community Survey.

Typical Housing:
Single Family

Median Value:
$257,400
US Median: $207,300



POPULATION CHARACTERISTICS

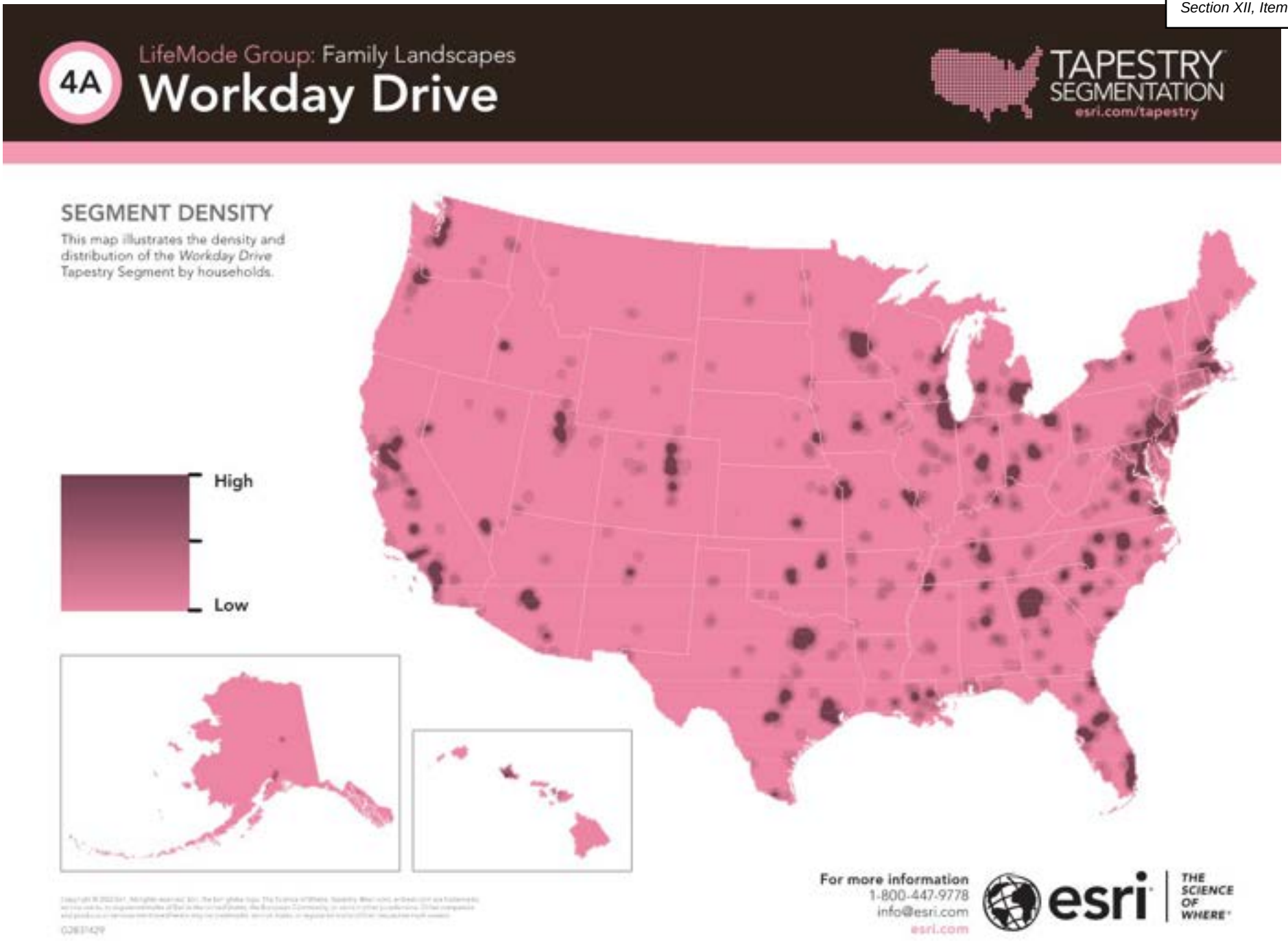
Total population, average annual population change since Census 2010, and average density (population per square mile) are displayed for the market relative to the size and change among all Tapestry markets. Data estimated by Esri.



ESRI INDEXES

Esri developed three indexes to display average household wealth, socioeconomic status, and housing affordability for the market relative to US standards.




4A
LifeMode Group: Family Landscapes
Workday Drive
TAPESTRY SEGMENTATION
esri.com/tapestry
SEGMENT DENSITY
This map illustrates the density and distribution of the Workday Drive Tapestry Segment by households.
High
Low
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THE SCIENCE OF WHERE





LifeMode Group: GenXurban

Comfortable Empty Nesters

5A

Households: 3,024,200

Average Household Size: 2.52

Median Age: 48.0

Median Household Income: $75,000

WHO ARE WE?

Residents in this large, growing segment are older, with nearly half of all householders aged 55 or older; many still live in the suburbs where they grew up. Most are professionals working in government, health care, or manufacturing. These Baby Boomers are earning a comfortable living and benefitting from years of prudent investing and saving. Their net worth is well above average (Index 314). Many are enjoying the transition from child rearing to retirement. They value their health and financial well-being.

OUR NEIGHBORHOOD

- Married couples, some with children, but most without (Index 149).
- Average household size slightly higher at 2.52.
- Found throughout the suburbs and small towns of metropolitan areas, where most residents own and live in single-family detached homes (Index 142).
- Most homes built between 1950 and 1990 (Index 131).
- Households generally have one or two vehicles.

SOCIOECONOMIC TRAITS

- Education: 36% college graduates; nearly 68% with some college education.
- Average labor force participation at 61%.
- Most households' income from wages or salaries, but a third also draw income from investments (Index 150) and retirement (Index 159).
- *Comfortable Empty Nesters* residents physically and financially active.
- Prefer eating at home instead of dining out.
- Home maintenance a priority among these homeowners.

TAPESTRY SEGMENTATION
esri.com/tapestry

Note: The index represents the ratio of the segment rate to the US rate multiplied by 100.
Consumer preferences are estimated from data by MRI-Simmons.

5A

LifeMode Group: GenXurban

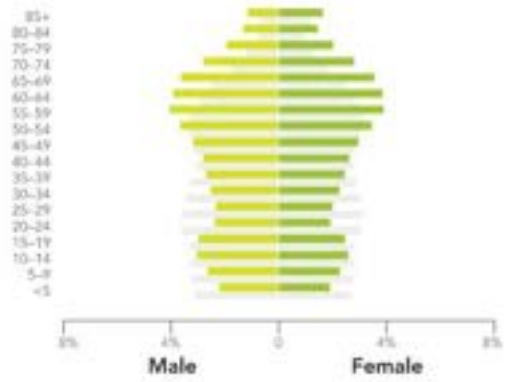
Comfortable Empty Nesters

TAPESTRY SEGMENTATION
esri.com/tapestry

AGE BY SEX

Median Age: 48.0 US: 38.2

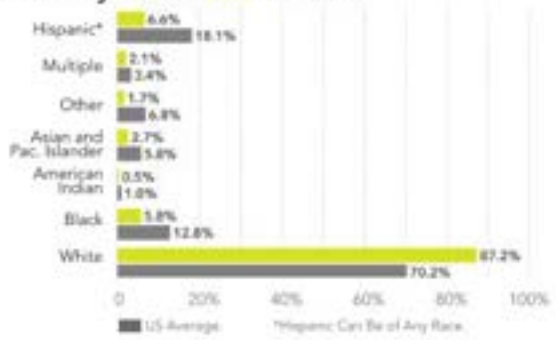
Indicates US



RACE AND ETHNICITY

The Diversity Index summarizes racial and ethnic diversity. The index shows the likelihood that two persons, chosen at random from the same area, belong to different race or ethnic groups. The index ranges from 0 (no diversity) to 100 (complete diversity).

Diversity Index: 33.0 US: 64.0



INCOME AND NET WORTH

Net worth measures total household assets (homes, vehicles, investments, etc.) less any debts, secured (e.g., mortgages) or unsecured (credit cards). Household income and net worth are estimated by Esri.

Median Household Income

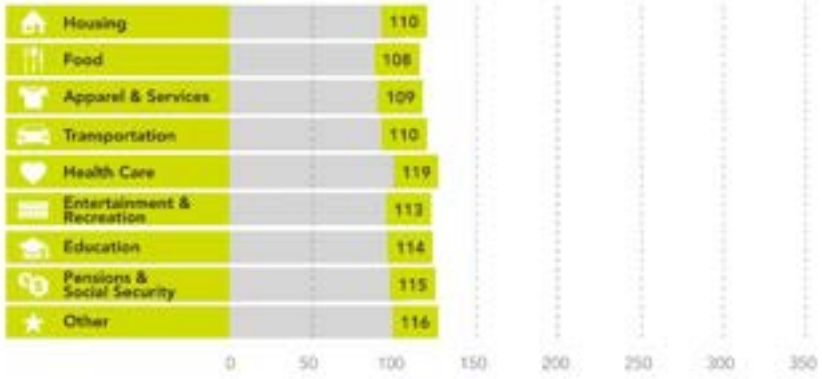


Median Net Worth



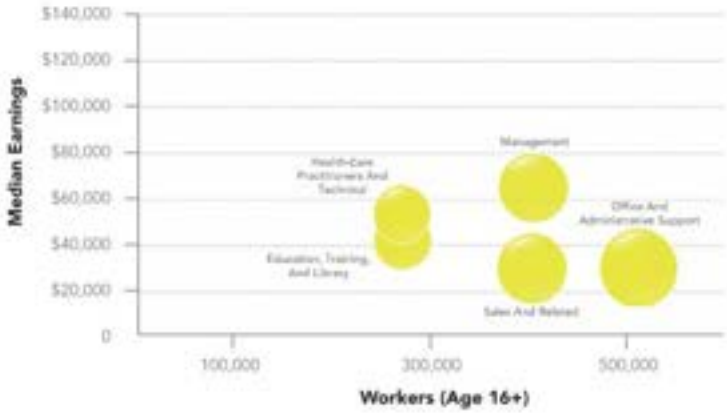
AVERAGE HOUSEHOLD BUDGET INDEX

The index compares the average amount spent in this market's household budgets for housing, food, apparel, etc., to the average amount spent by all US households. An index of 100 is average. An index of 120 shows that average spending by consumers in this market is 20 percent above the national average. Consumer expenditures are estimated by Esri.



OCCUPATION BY EARNINGS

The five occupations with the highest number of workers in the market are displayed by median earnings. Data from the Census Bureau's American Community Survey.



5A

LifeMode Group: GenXurban

Comfortable Empty Nesters

TAPESTRY SEGMENTATION
esri.com/tapestry

MARKET PROFILE

(Consumer preferences are estimated from data by MRI-Simmons.)

- Residents enjoy listening to sports radio or watching sports on television.
- Physically active, they play golf, ski, ride bicycles, and work out regularly.
- Spending a lot of time online isn't a priority, so most own older home computers.
- Financial portfolio includes stocks, certificates of deposit, mutual funds, and real estate.

HOUSING

Median home value is displayed for markets that are primarily owner occupied; average rent is shown for renter-occupied markets. Tenure and home value are estimated by Esri. Housing type and average rent are from the Census Bureau's American Community Survey.

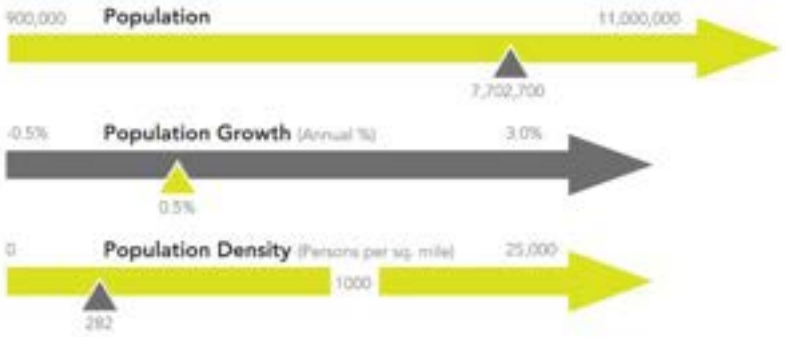
Typical Housing:
Single Family

Median Value:
$203,400
US Median: $207,300



POPULATION CHARACTERISTICS

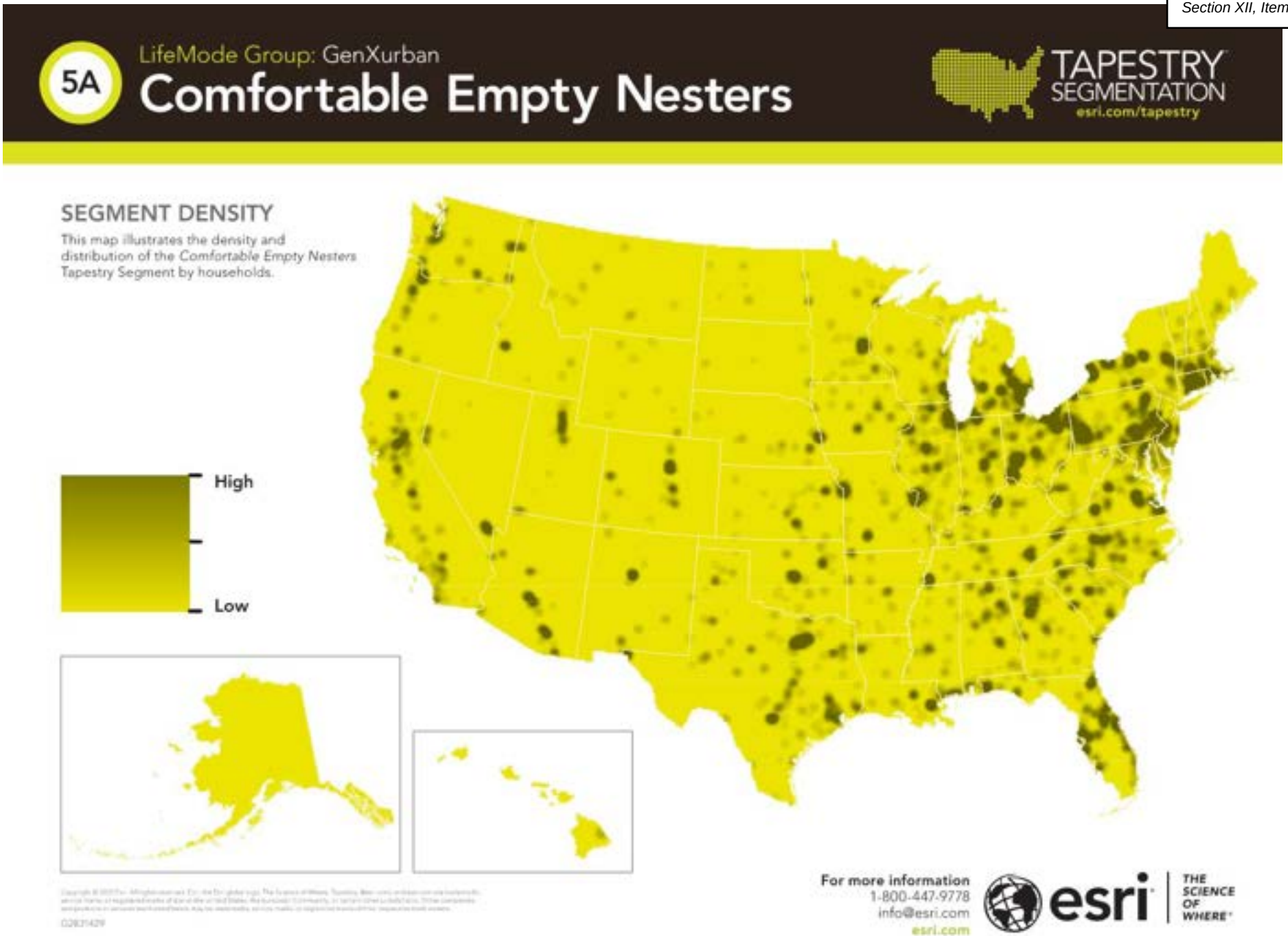
Total population, average annual population change since Census 2010, and average density (population per square mile) are displayed for the market relative to the size and change among all Tapestry markets. Data estimated by Esri.



ESRI INDEXES

Esri developed three indexes to display average household wealth, socioeconomic status, and housing affordability for the market relative to US standards.




5A
LifeMode Group: GenXurban
Comfortable Empty Nesters
TAPESTRY SEGMENTATION
esri.com/tapestry
SEGMENT DENSITY
This map illustrates the density and distribution of the Comfortable Empty Nesters Tapestry Segment by households.
High
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THE SCIENCE OF WHERE



LifeMode Group: GenXurban

In Style

5B

Households: 2,764,500

Average Household Size: 2.35

Median Age: 42.0

Median Household Income: $73,000

WHO ARE WE?

In Style denizens embrace an urbane lifestyle that includes support of the arts, travel, and extensive reading. They are connected and make full use of the advantages of mobile devices. Professional couples or single households without children, they have the time to focus on their homes and their interests. The population is slightly older and already planning for their retirement.

OUR NEIGHBORHOOD

- City dwellers of large metropolitan areas.
- Married couples, primarily with no children (Index 112) or single households (Index 109); average household size at 2.35.
- Homeownership average at 68% (Index 108); nearly half, 47%, mortgaged (Index 114).
- Primarily single-family homes, in older neighborhoods (built before 1980), with a mix of townhomes (Index 132) and smaller (5–19 units) apartment buildings (Index 110).
- Median home value at $243,900.
- Vacant housing units at 8.6%.

SOCIOECONOMIC TRAITS

- College educated: 48% are graduates (Index 155); 77% with some college education.
- Higher labor force participation rate is at 67% (Index 108) with proportionately more two-worker households (Index 110).
- Median household income of $73,000 reveals an affluent market with income supplemented by investments (Index 142) and a substantial net worth (Index 178).
- Connected and knowledgeable, they carry smartphones and use many of the features.
- Attentive to price, they use coupons, especially mobile coupons.

TAPESTRY SEGMENTATION
esri.com/tapestry

Note: The index represents the ratio of the segment rate to the US rate multiplied by 100.
Consumer preferences are estimated from data by MRI-Simmons.

5B

LifeMode Group: GenXurban

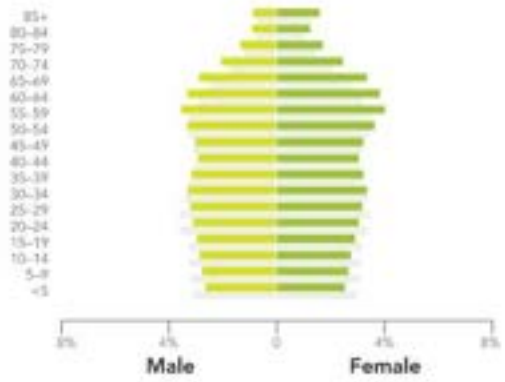
In Style

TAPESTRY SEGMENTATION
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AGE BY SEX

Median Age: 42.0 US: 38.2

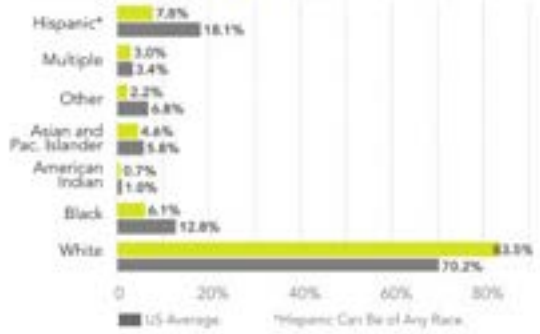
Indicates US



RACE AND ETHNICITY

The Diversity Index summarizes racial and ethnic diversity. The index shows the likelihood that two persons, chosen at random from the same area, belong to different race or ethnic groups. The index ranges from 0 (no diversity) to 100 (complete diversity).

Diversity Index: 39.8 US: 64.0



INCOME AND NET WORTH

Net worth measures total household assets (homes, vehicles, investments, etc.) less any debts, secured (e.g., mortgages) or unsecured (credit cards). Household income and net worth are estimated by Esri.

Median Household Income

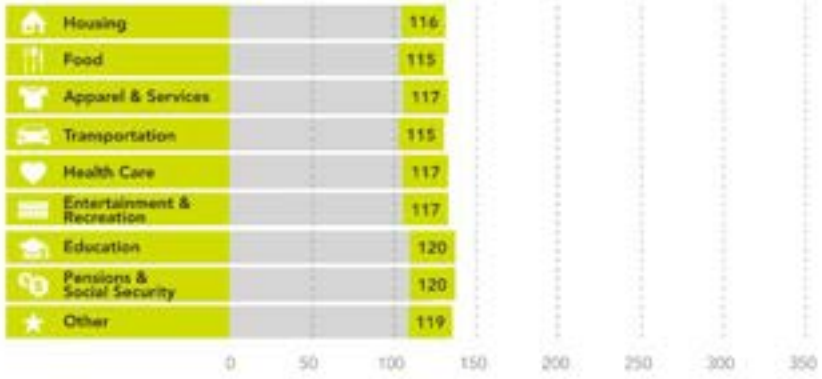


Median Net Worth



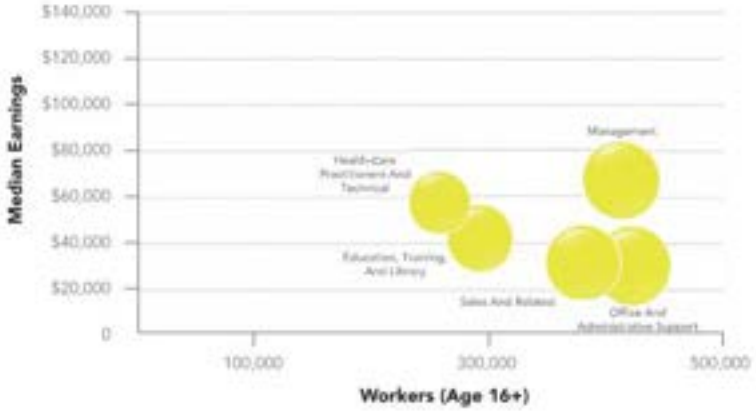
AVERAGE HOUSEHOLD BUDGET INDEX

The index compares the average amount spent in this market's household budgets for housing, food, apparel, etc., to the average amount spent by all US households. An index of 100 is average. An index of 120 shows that average spending by consumers in this market is 20 percent above the national average. Consumer expenditures are estimated by Esri.



OCCUPATION BY EARNINGS

The five occupations with the highest number of workers in the market are displayed by median earnings. Data from the Census Bureau's American Community Survey.



5B

LifeMode Group: GenXurban

In Style

TAPESTRY SEGMENTATION
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MARKET PROFILE

(Consumer preferences are estimated from data by MRI-Simmons.)

- Partial to late model SUVs: compact SUVs are gaining popularity.
- Homes integral part of their style; invest in home remodeling/maintenance, DIY or contractors; housekeeping hired.
- Prefer organic foods, including growing their own vegetables.
- Financially active, own a variety of investments often managed by a financial planner.
- Meticulous planners, both well insured and well invested in retirement savings.
- Generous with support of various charities and causes.
- Actively support the arts, theater, concerts, and museums.

HOUSING

Median home value is displayed for markets that are primarily owner occupied; average rent is shown for renter-occupied markets. Tenure and home value are estimated by Esri. Housing type and average rent are from the Census Bureau's American Community Survey.

Typical Housing:
Single Family

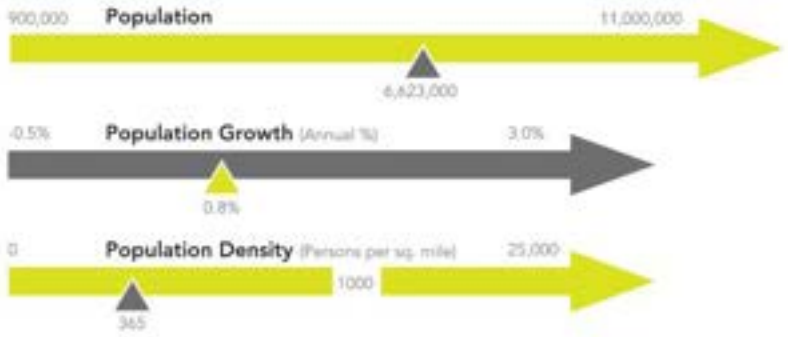
Median Value:
$243,900

US Median: $207,300



POPULATION CHARACTERISTICS

Total population, average annual population change since Census 2010, and average density (population per square mile) are displayed for the market relative to the size and change among all Tapestry markets. Data estimated by Esri.



ESRI INDEXES

Esri developed three indexes to display average household wealth, socioeconomic status, and housing affordability for the market relative to US standards.



5B

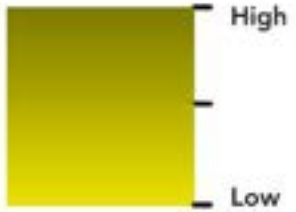
LifeMode Group: GenXurban

In Style

TAPESTRY SEGMENTATION
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SEGMENT DENSITY

This map illustrates the density and distribution of the *In Style* Tapestry Segment by households.





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ECONOMIC DEVELOPMENT PROFILE

EMPLOYMENT BY INDUSTRY

Bel Aire residents over the age of 16 and employed are primarily represented in the **educational services, health care, and social assistance industries** – approximately 23.6%. Other primary employment industries include manufacturing, professional, scientific, and management. Compared to the Wichita Metropolitan Statistical Area, a greater share of the Bel Aire population are employed in the professional, scientific, and management industries. While a substantially smaller share of the population are employed in the construction industry.

RETAIL DEMAND BY INDUSTRY

The Spending Potential Index (SPI) compares average local expenditures to U.S. levels. The SPI value for the U.S. is 100. If, for example, the SPI value for a geographic area is 70, this implies that average spending by consumers in the geographic area is likely to be 30 percent less than the U.S. average.

The SPI for the City of Bel Aire for retail trade is 104 and 105 for food services and drinking places. Translated, **this means Bel Aire households are expected to spend 4% more that the average U.S. household on retail trade and 5% more on food services and drinking places.**

Bel Aire households are expected to spend $24,290 annually in the retail trade sector and $4,197 annually on food services and drinking places. Wichita Metropolitan Statistical Area households are expected to spend approximately $5,636 less annually in the retail trade sector than Bel Aire households, and $1,036 less on food services and drinking places.

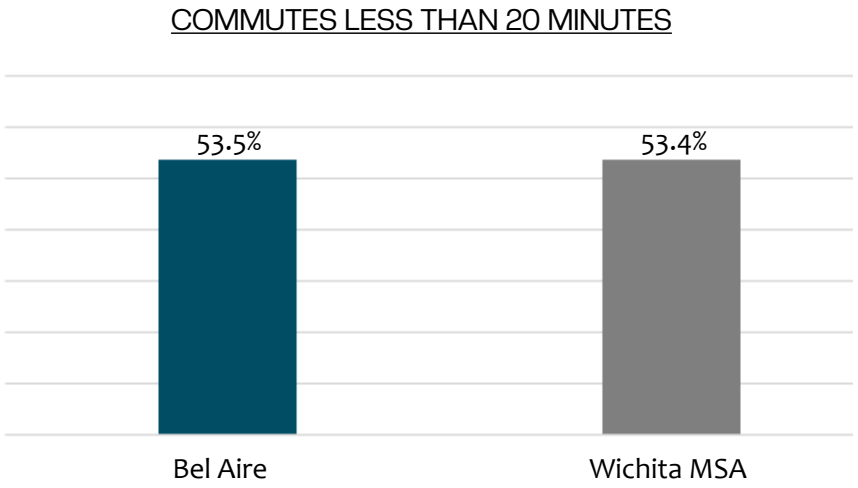
The graphic on the following page breaks retail trade and food services/ drinking places into subsectors for more granular analysis.

COMMUTE TIME

The percentage of commute times less than 20 minutes is similar to the average Wichita Metropolitan Statistical Area commuter. Approximately **53.5%** of all commutes in Bel Aire are less than 20 minutes compared with 53.4% of the Wichita MSA.

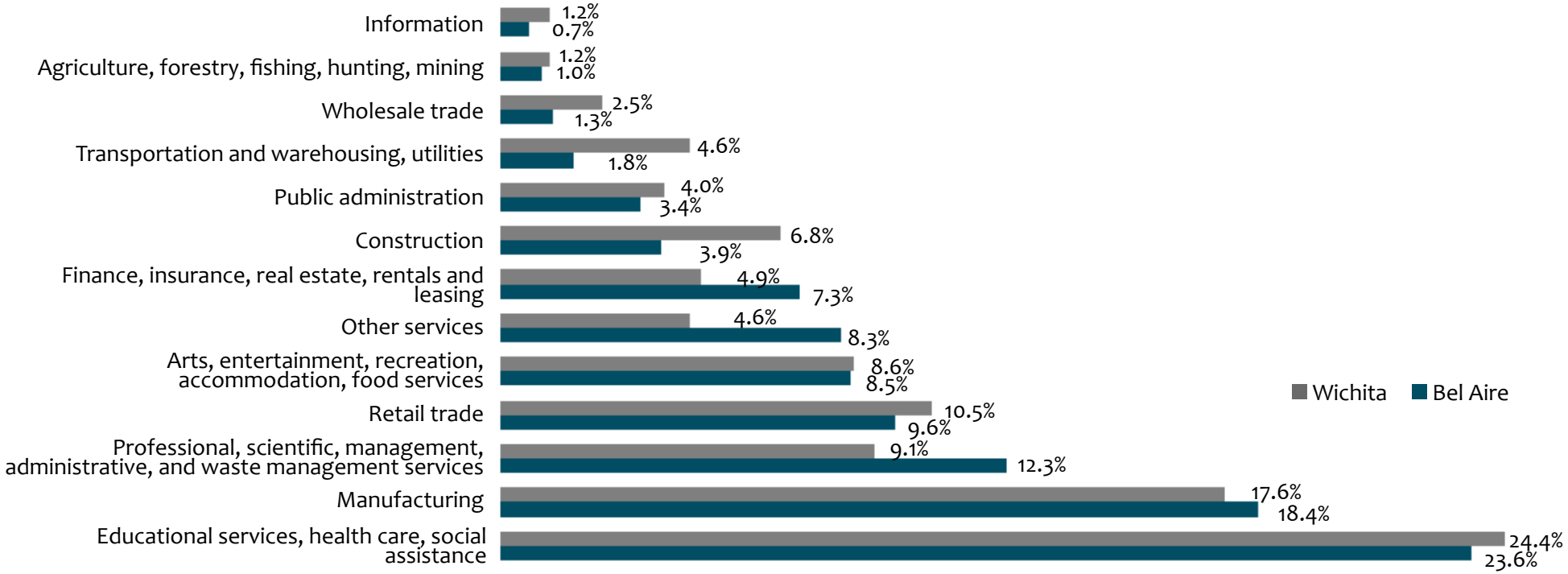
COMMUTE TYPE

Bel Aire residents that commute to work **predominantly choose to drive alone (80.6%).** Compared to the Wichita Metropolitan Statistical Area, **more Bel Aire commuters work at home, and less choose active transportation options such as walking and biking.**

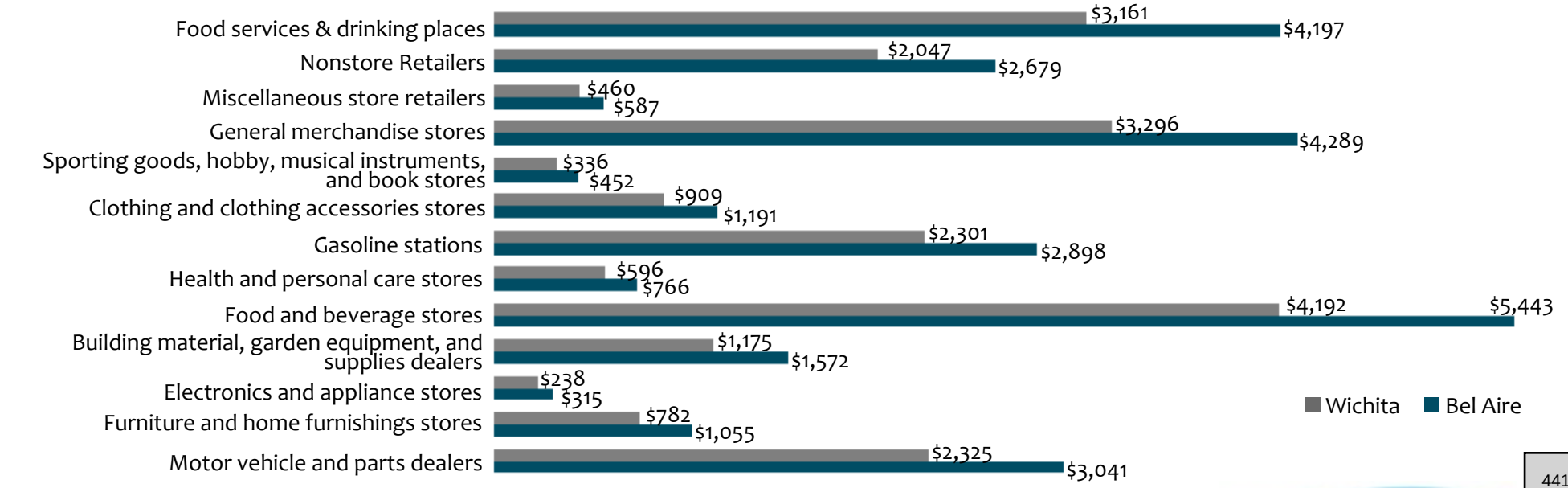


TYPE	BEL AIRE	WICHITA MSA
Drive Alone	**80.6%**	82.2%
Carpooled	7.9%	8.7%
Work at Home	**9.2%**	5.6%
Walk	0.9%	1.5%
Other	1.2%	0.9%
Public Transportation	0.0%	0.5%
Bus	0.0%	0.4%
Motorcycle	0.0%	0.2%
Taxicab	0.0%	0.1%
Bicycle	0.2%	0.3%

EMPLOYMENT BY INDUSTRY



RETAIL DEMAND BY INDUSTRY



Key Findings

Over half of Bel Aire residents are employed in education, health care, social assistance, manufacturing, and professional sectors. The notable deviations from the Wichita MSA include more representation in the professional, finance, and real estate sectors. Conversely, less Bel Aire residents are employed in the construction and transportation sectors.

Not surprisingly, based on a comparison of median household incomes between the City, Wichita MSA, and State of Kansas, **the expected annual household spending within the retail trade sector is notably higher in Bel Aire.** The largest deviation by index between the City and the Wichita MSA is in the Building Material, Garden Equipment, Furniture and Home Furnishings, Sporting Goods, Hobby, Musical Instruments, and Book Store industries.

53.5% of Bel Aire's commuters experience a commute less than 20 minutes, which is comparable to the Wichita MSA as a whole. Although the average commute time is comparable, **the City does exhibit less commutes happening by non-vehicular means such as walking and biking. Approximately 9.2% of Bel Aire residents avoid a commute altogether by working at home compared with 5.6% of all Wichita MSA residents.**

APPENDIX B - SUMMARY OF RELEVANT PLANS & STUDIES

This plan builds off of several key documents already established for the City of Bel Aire. Using this information to inform the work herein helps springboard Bel Aire to continue on an informed and congruent path. The following pages summarize several key past plans.



BEL AIRE COMPREHENSIVE DEVELOPMENT PLAN UPDATE 2014-2034

The 2014 Plan established the following vision statement:

"The City of Bel Aire is a safe, family oriented, engaged community with a focus on economics and growth to ensure an independent future for generations to come."

LAND USE GOAL

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.

1. Encourage congruent land uses that are compatible and developed in a lowest-impact method to adjacent properties.
2. Establish easy access for all citizens to public services and amenities.
3. Continue to plan and develop greenways and pedestrian systems for creating community connections.
4. Diversify development to broaden the City's tax base with commercial, industrial, and residential development.

CHARACTER DEVELOPMENT & QUALITY OF LIFE GOAL

The City of Bel Aire shall strive to establish its own identity by ensuring a high quality of life for its residents.

1. Develop a visually pleasing community character.
2. Promote community identification and development.
3. Develop open space and parks.
4. Safety/activity in community.

INFRASTRUCTURE & UTILITIES GOAL

The City of Bel Aire must plan for and maintain infrastructure to ensure continued quality growth and preservation of existing resources.

1. Provide convenient access for citizens within the community along the perimeter of Bel Aire to reach other destinations.
2. Maintain a quiet neighborhood community.
3. Use infrastructure design to connect the community.
4. Balance architectural design and aesthetics to a central theme.
5. Ensure long-term planning, construction, and maintenance of utilities and related infrastructure.

ECONOMIC DEVELOPMENT & DIVERSIFICATION GOAL

The City of Bel Aire must support economic development and diversification to ensure a stable and healthy financial growing community.

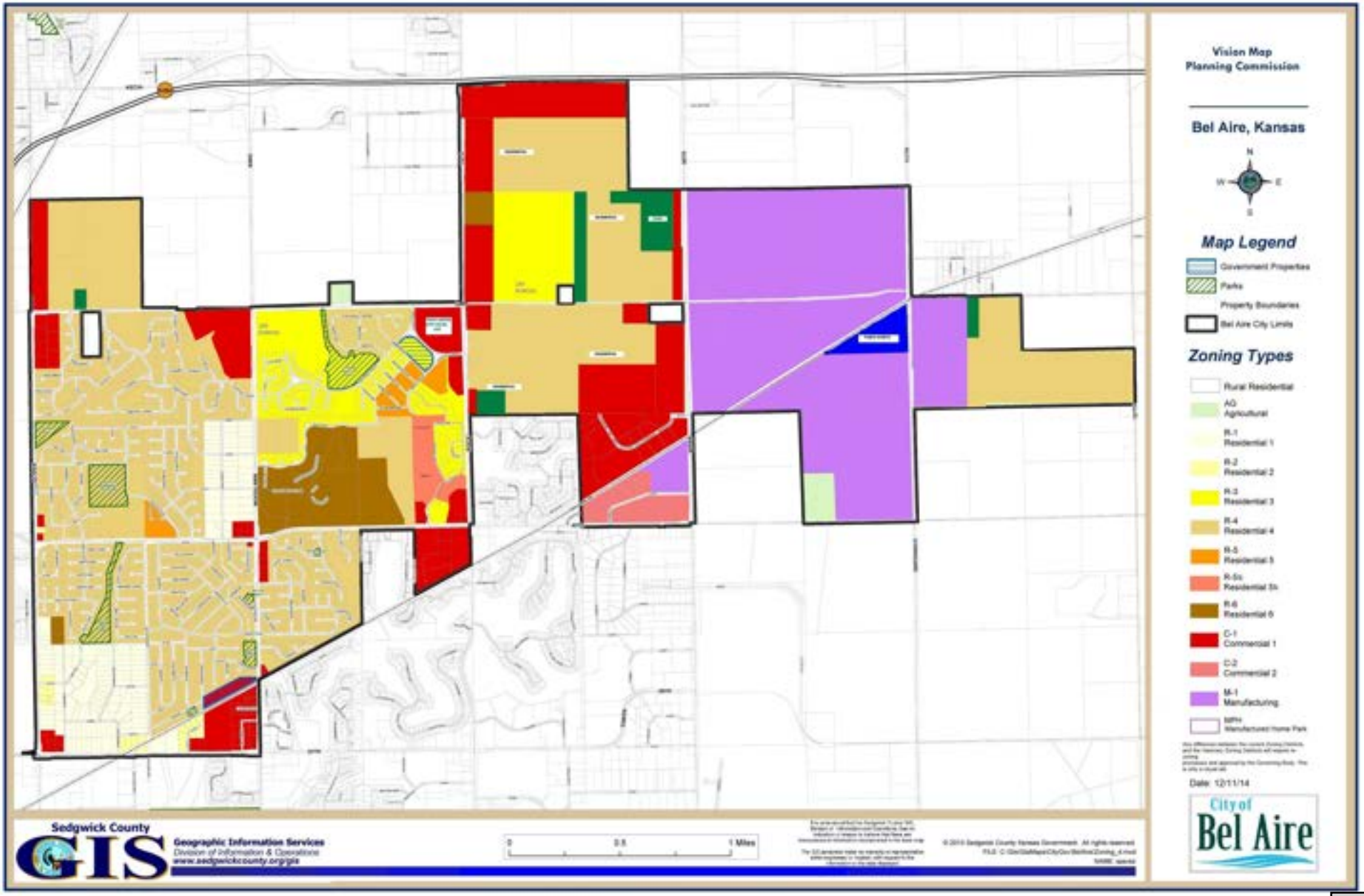
1. Increase the tax base through development.
2. Maximize revenue generated from developments which will provide the most return for the investment and land use.
3. Move from a solely residential community to a full service community with diverse city services.

ZONING CODE & PLANNING PROCESS GOAL

The City of Bel Aire must strive to require excellence in architectural design of facilities with curb appeal from commercial businesses, then ensure a well-maintained, healthy community with quality development through proper zoning, housing, and building codes.

1. Establish appropriate administrative processes and legal procedures to address deteriorating property conditions.
2. Engage citizens in the effort of improving the property conditions in the community by creating a citizen's organization to assist with community education and improvement efforts.
3. Recognize the role of the judicial process for code violations and ensure the intent and goal of improved property conditions is clear to all entities involved in the legal process.
4. Revise the zoning and subdivision codes.

MAP B-1 - 2014 COMPREHENSIVE PLAN FUTURE LAND USE MAP



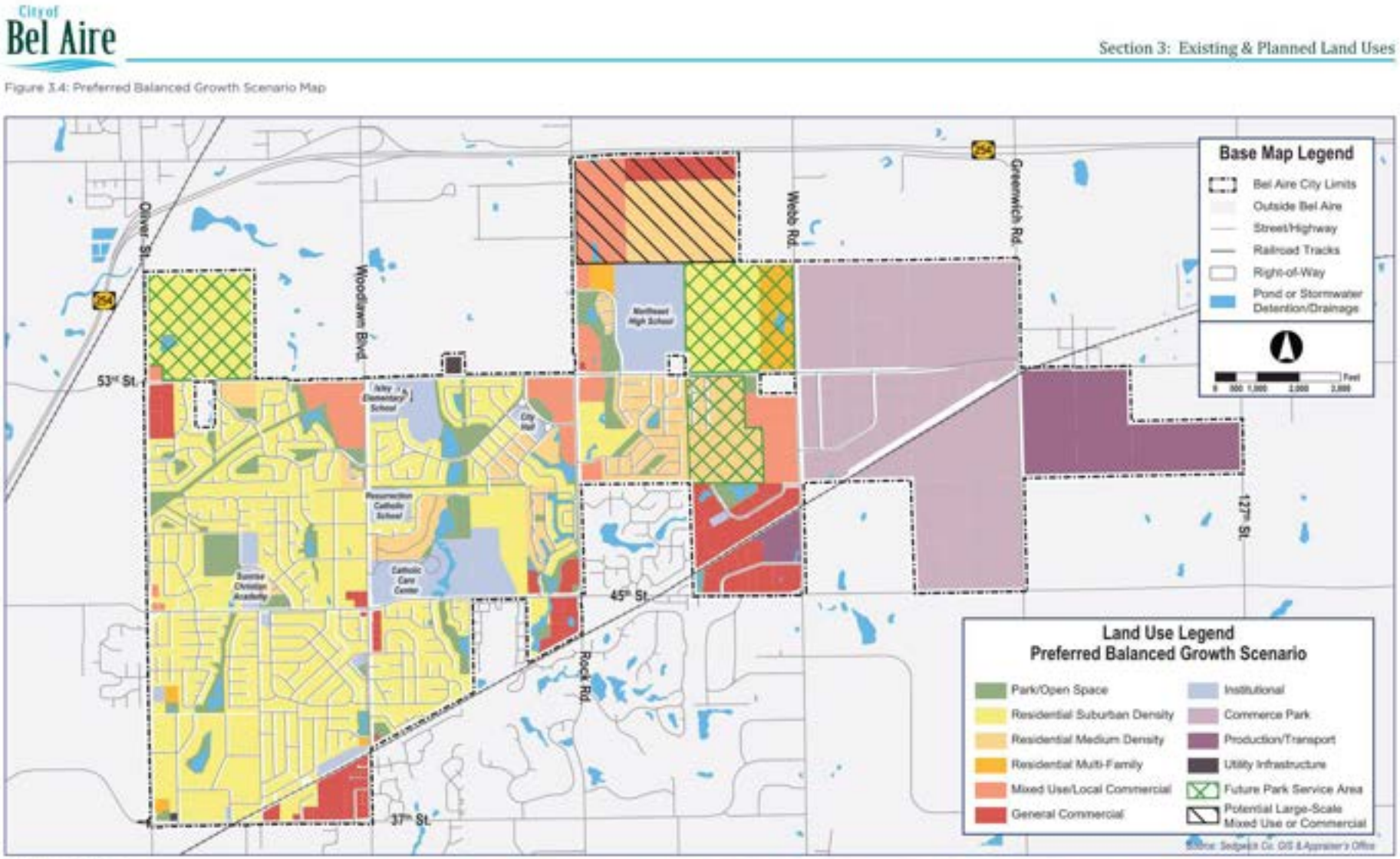
PROGRESS WITH PRINCIPLES: A MASTER PLAN FOR COMMUNITY GROWTH

This 2018 plan **aimed to develop a long-term plan for growth and development through 2035.** The plan set forth several strategies:

1. Maximize compatibility between land uses to preserve community character as development occurs.
2. Encourage new development on currently undeveloped, agricultural, and large lot/estate residential properties.
3. Establish situational and locational criteria to guide decision-making when flexibility is needed during the development process.
4. Amend the Bel Aire Zoning Ordinance to encourage mixed-use/local commercial developments.
5. Maintain strict standards for general commercial uses that mitigate negative impacts to lower intensity uses.
6. Review sign regulations and revise as appropriate.
7. Adopt policies and programs that encourage local commercial development in the short-term.
8. Provide for the development of sufficient parks and recreation facilities to meet community needs as Bel Aire grows.
9. Pursue unilateral annexation of properties in Bel Aire's north growth and along K-254 east of existing City boundaries.



MAP B-2 - 2018 MASTER GROWTH PLAN FUTURE LAND USE MAP



3 PARKS MASTER PLAN

Adopted in 2023, this plan was focused on planning for three key community parks: 1) Bel Aire Park, 2) Bel Aire Recreation Complex, and 3) Central Park. The plan was tasked with determining if new or additional amenities might better serve users while providing for "unique and spectacular experiences."

Central Park is approximately 5 acres and is located near Central Park Avenue between Woodlawn Boulevard and Rock Road. Recommended improvements for Central Park include an estimated $2,535,000 investment.

Bel Aire Park, known as Fire Station Park, is approximately 1.5 acres and is located on Woodlawn Boulevard between 37th Street and 45th Street. Recommended improvements for Bel Aire Park include an estimated $950,000 investment.

The Bel Aire Recreation Complex is approximately 18 acres and is located on 48th Street between Oliver Street and Edgemoor Drive. Recommended improvements for the Bel Aire Recreation Complex include an estimated $3,762,000 investment.



Bel Aire Park plan from the 3 Parks Master Plan.



Bel Aire Recreation Complex plan from the 3 Parks Master Plan.



Central Park plan from the 3 Parks Master Plan.

BEL AIRE BICYCLE AND PEDESTRIAN PLAN

In 2018, Bel Aire developed this plan as a response to the 2014 Comprehensive Plan. The plan found that 67% of Bel Aire's streets had no sidewalks. The vision created from this plan was that "Bel Aire will be a community for all ages that promotes equitable and active living opportunities for its residents by providing an enhanced, safe, and connected bicycle and pedestrian network."

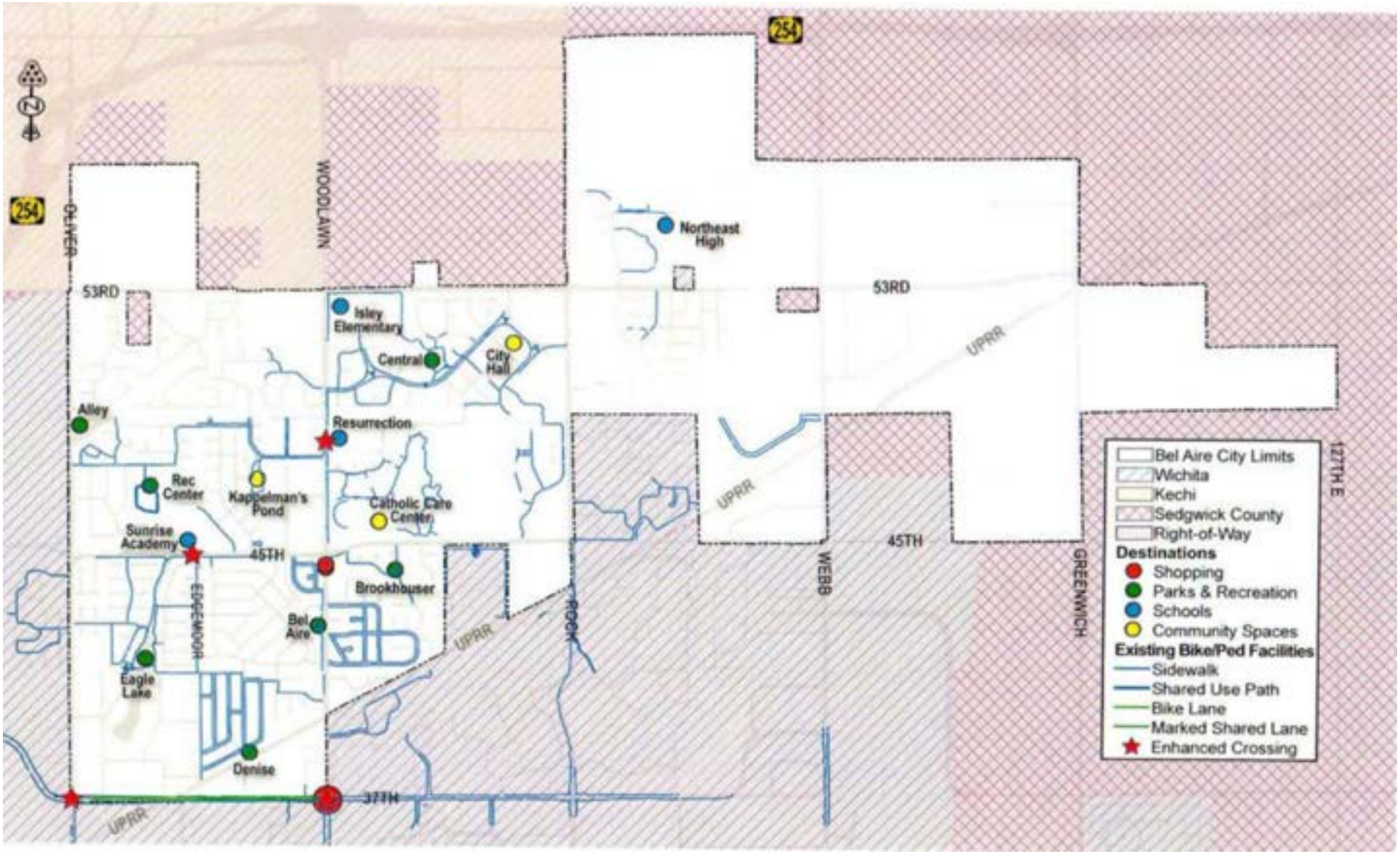


Top priority projects identified were Woodlawn Boulevard from 37th Street to 45th Street and Rock Road from Central Park Avenue to Old Mill Street. The plan also developed several high-priority and lower-priority actions. Some of the high-priority actions were:

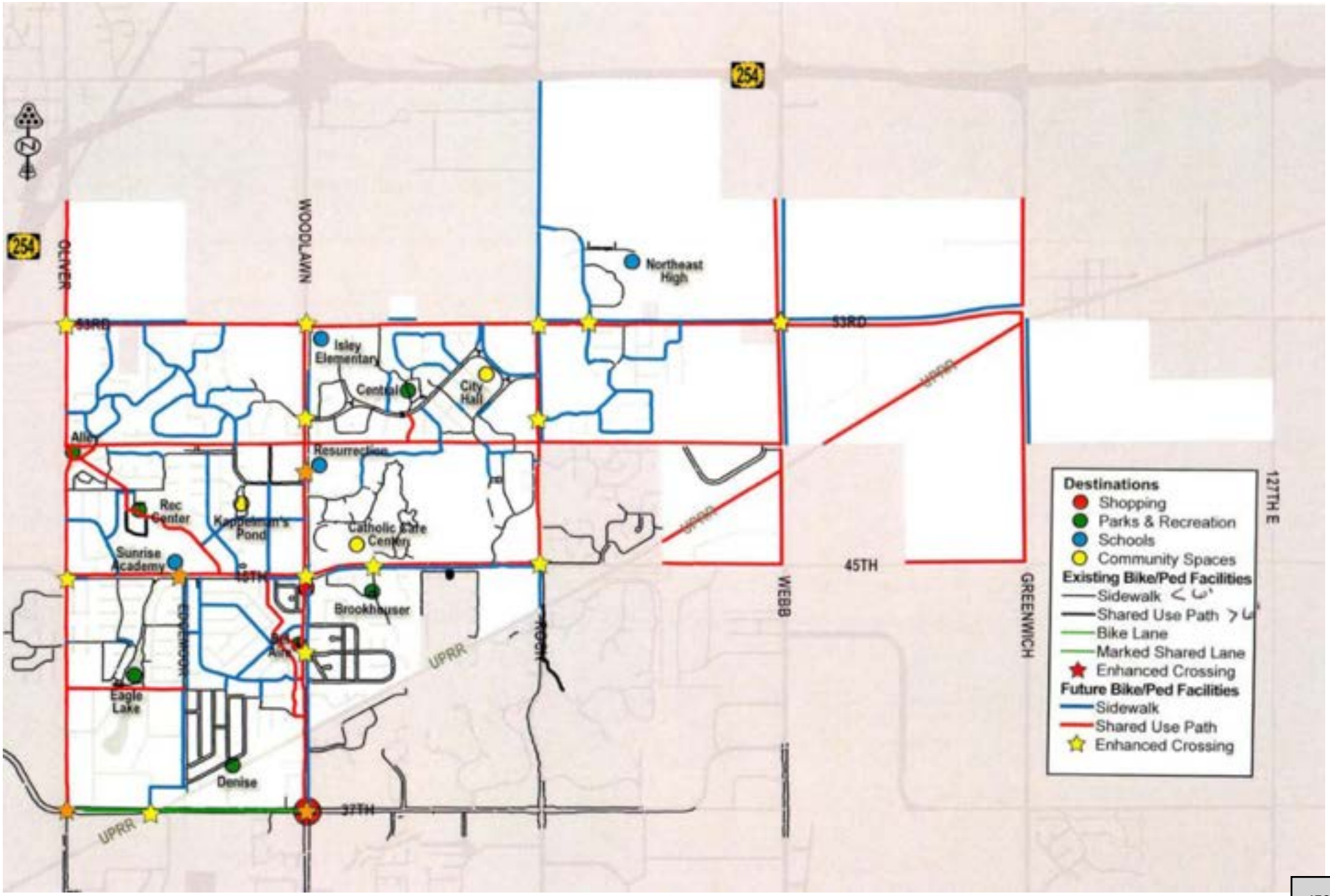
- Program local funds for, and construct, short-term capital projects.
- Seek outside funding sources to supplement local funds for near-term capital projects.
- Require the provision of pedestrian and bicycle connections between adjacent neighborhoods and from neighborhoods to the bicycle and pedestrian network during the land development process.
- As development and redevelopment occurs, require the construction of bicycle and pedestrian projects, or portions thereof, consistent with this plan, or require fee-in-lieu of construction.
- When appropriate and feasible, incorporate pathway projects with other City projects, such as street and intersection improvements.

The map on Page B-69 shows the existing (2017) bicycle and pedestrian infrastructure in Bel Aire. The map on Page B-70 shows the future projects identified by the Bicycle and Pedestrian Plan, including near-term, long-term, and projects to be completed along with new development.

MAP B-3 - EXISTING BICYCLE & PEDESTRIAN FACILITIES (2017)



MAP B-4 - BICYCLE & PEDESTRIAN FUTURE PROJECTS



SEWER MASTER PLAN

This 2023 plan developed a working computer model of the City's sanitary sewer collection system and performed a detailed capacity analysis. The primary objective of this plan was to determine sanitary sewer system improvements needed to address current system deficiencies and anticipated future conditions. Average daily flow is 0.59 million gallons per day (MGD), and with a maximum day flow of 1.44 MGD. The plan used three scenarios to project future demand. **Average daily flows ranged from 1.18 to 4.77 MGD, with peak hour flows ranging from 3.55 MGD to 11.78 MGD.**

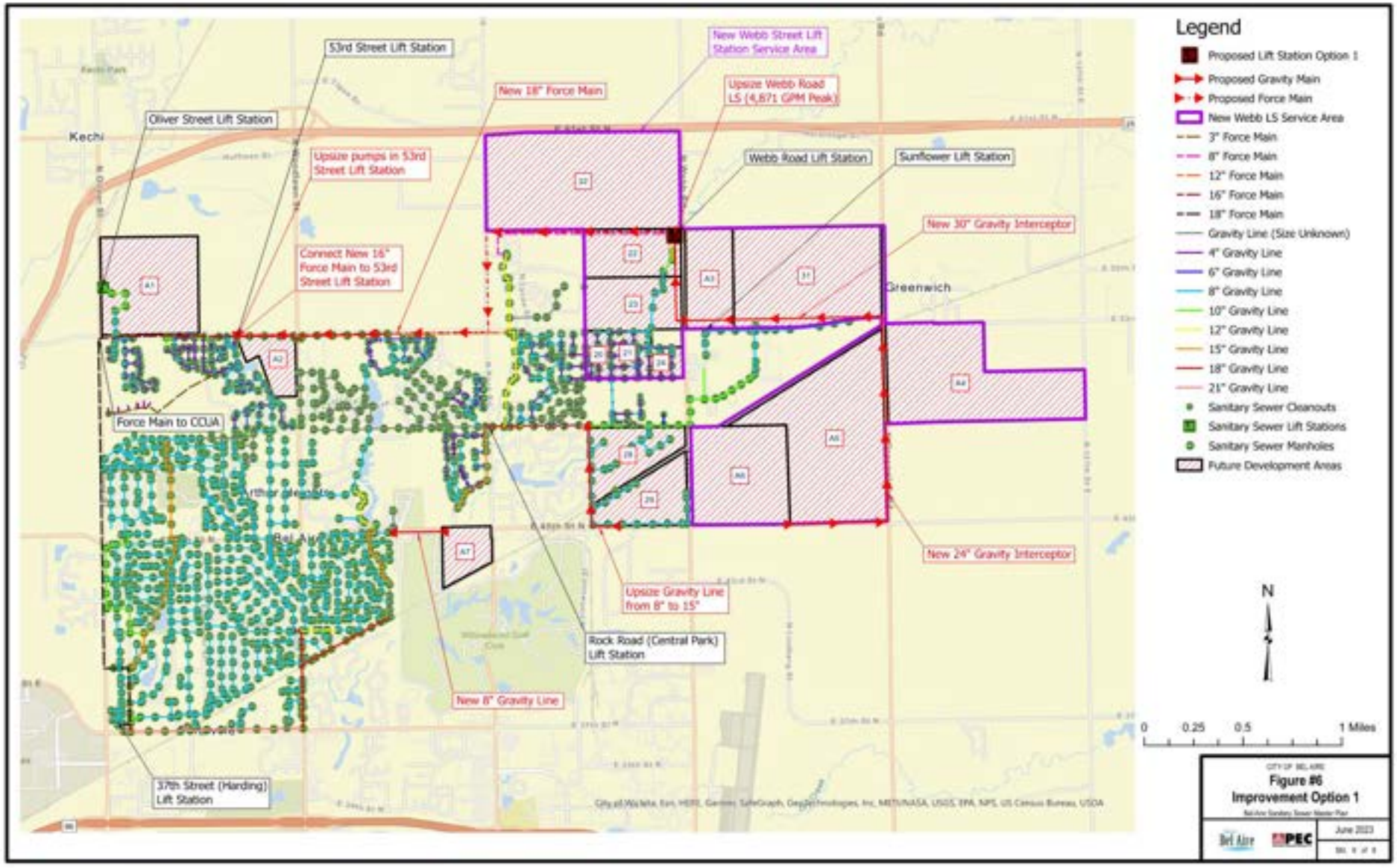
The plan presented three options on how to serve the City in the future.

1. Improvements to direct all sanitary sewer flows to the Chisholm Creek Utility Authority (CCUA). This would require new gravity lines and improvements to existing lift stations. CCUA would also need to be expanded to accommodate the increased flows. Conceptual projects costs for this option are $42,093,900.

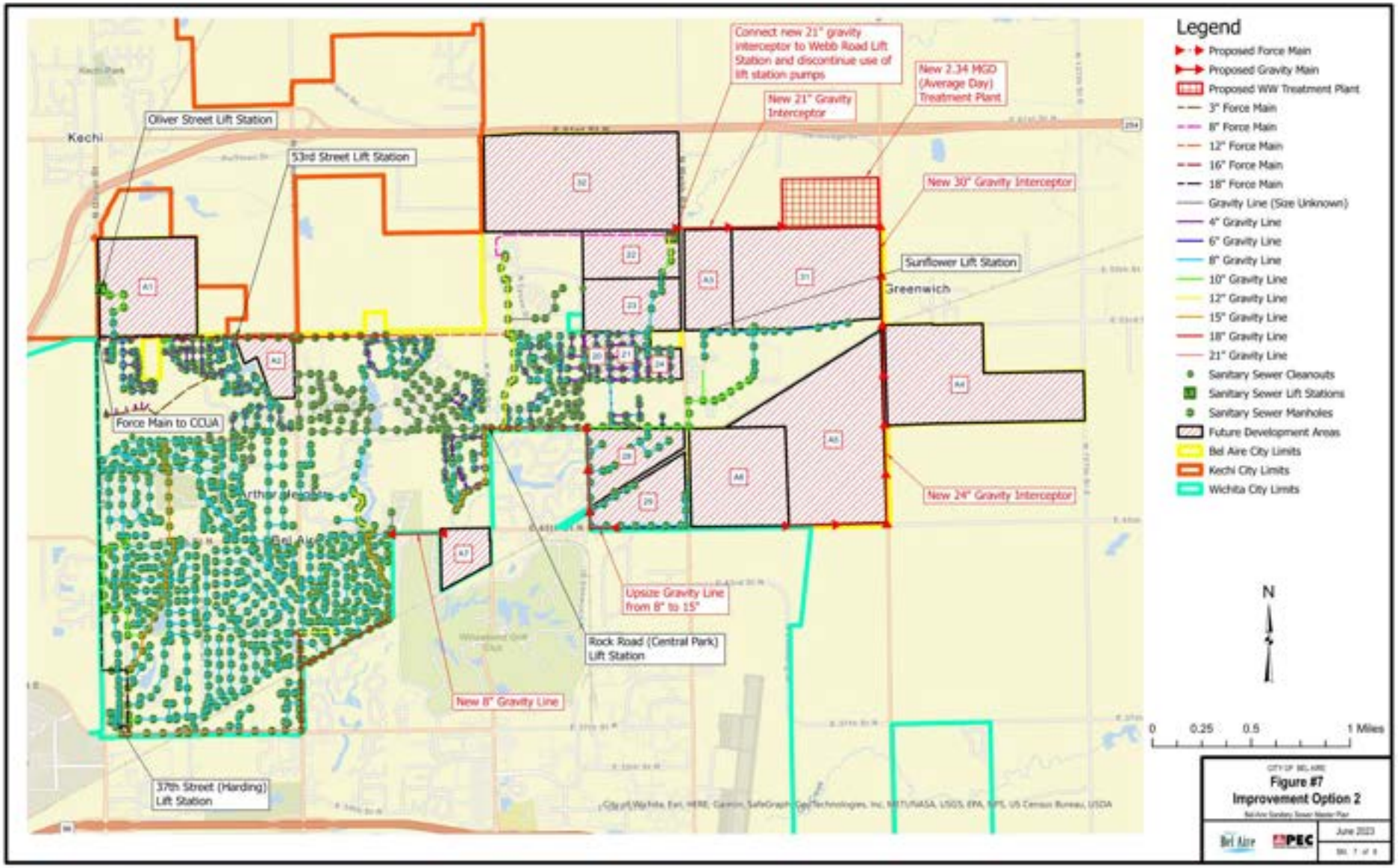
2. Construct a new treatment plant with an approximate capacity of 2.1 million gallons per day. The existing flows would continue to go to CCUA, but most future growth areas would be directed to the new treatment plant. Conceptual projects costs for this option are $38,196,200.

3. Split future development flows between CCUA and a new connection with the City of Wichita's sanitary sewer system. Instead of upgrading CCUA or building a new treatment plant, this option would direct new demand into the City of Wichita's collection and treatment system. The City of Wichita would need to verify its ability and willingness to partner on this option. Conceptual project costs for this option are $37,824,500.

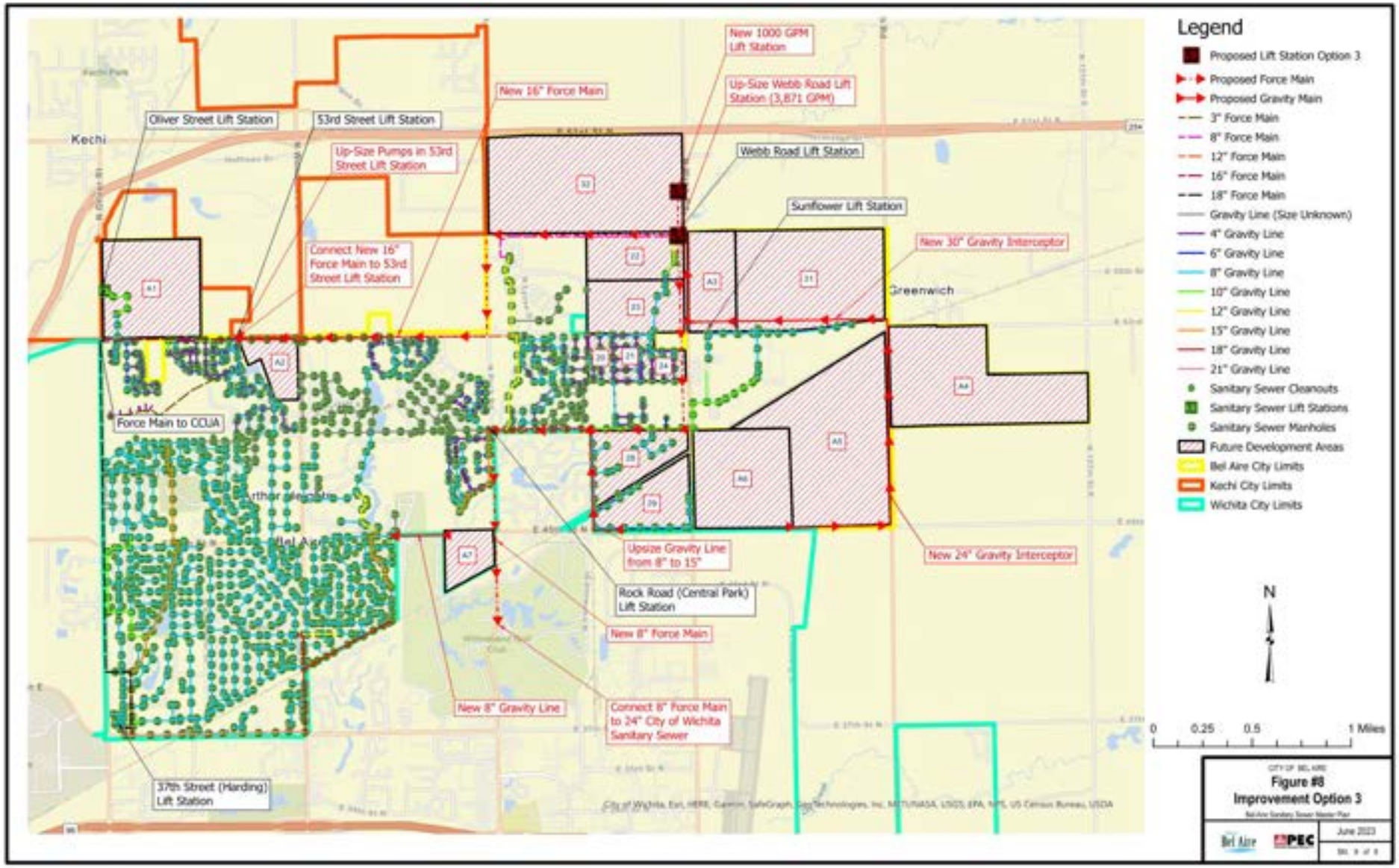
MAP B-5 - SEWER IMPROVEMENTS: OPTION 1



MAP B-6 - SEWER IMPROVEMENTS: OPTION 2



MAP B-7 - SEWER IMPROVEMENTS: OPTION 3



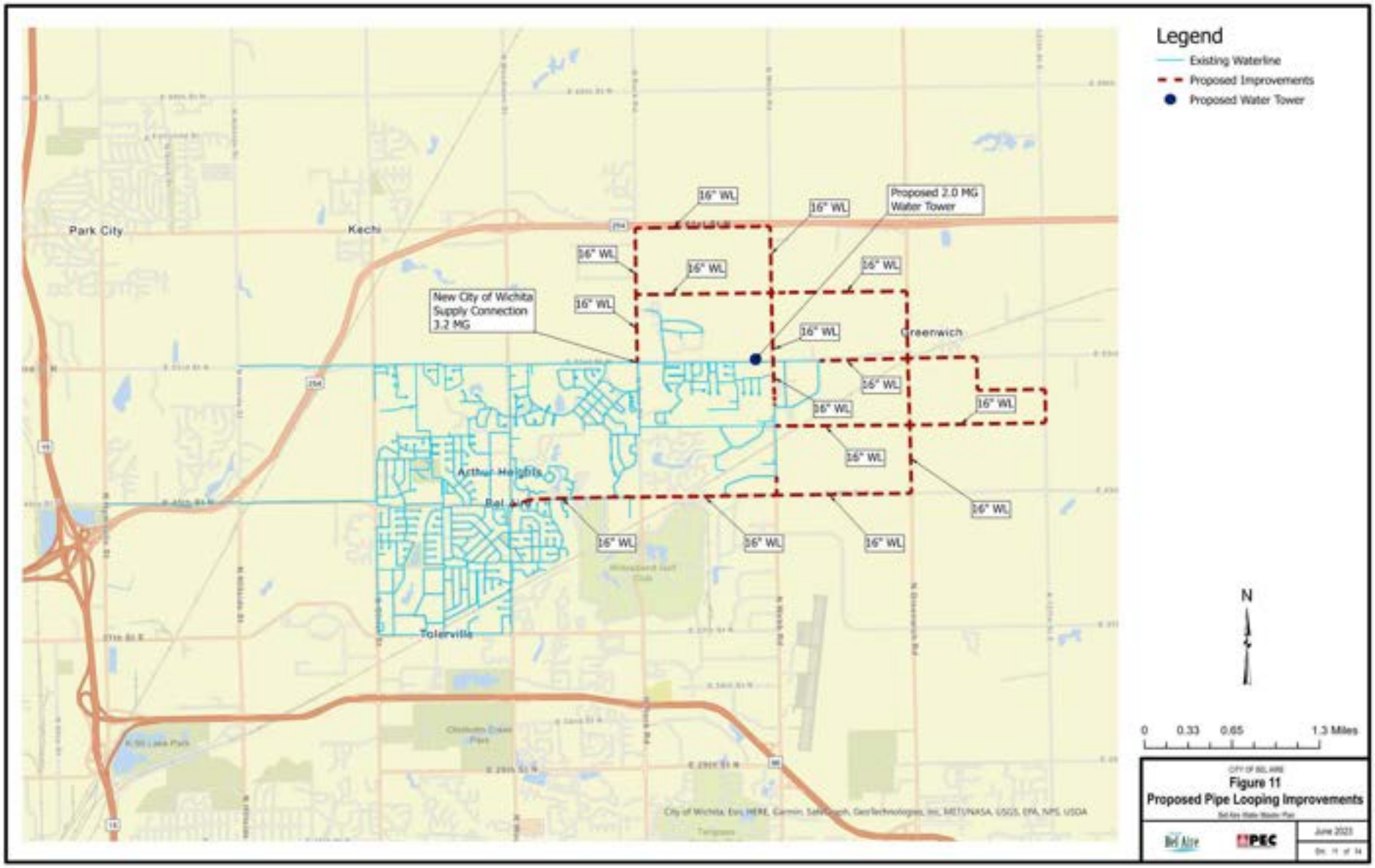
WATER MASTER PLAN

This 2023 plan was aimed at determining what water distribution system improvements the City needed to address existing deficiencies and plan for future growth. At the time of the analysis, average daily demand was 0.80 million gallons per day (MGD). The plan used three scenarios to project future demand. **Average daily demand ranged from 1.52 to 6.25 MGD.**

The plan recommended:

1. Construction of looped waterlines in the north and east portions of the distribution system at an estimated cost of $20,393,880.
2. Adding 2.0 million gallons of elevated storage at an estimated cost of $15,966,000.
3. Adding a new 3.2 MGD water supply connection from the City of Wichita at an estimated cost of $222,300.

MAP B-8 - WATER IMPROVEMENTS



WATER AND WASTEWATER OPTIONS ASSESSMENT - PHASE 1

In February of 2024, PEC completed Phase 1 of a water and wastewater assessment for the City of Bel Aire. The study scope focused on supply and treatment of potable water and treatment of wastewater, and was largely precipitated by a potential major industrial user. This study identified several preliminary options across three scenarios for Bel Aire to meet its future needs. Scenario 1 focused projections without the potential new industrial user. Scenario 2 includes the first phase of the potential industrial user, and Scenario 3 includes development areas noted in the 2018 Master Growth Plan as well as both phases of the potential new industrial user. The study found only some options were practical given the anticipated timelines of the potential new industrial development. Phase 2 of this study will be conducted once the potential new industrial user gets further along in the development process, as the project is still awaiting federal funding as of this writing.

PEC recommended Bel Aire further consider connecting its existing potable water distribution system to the Northwest Wichita Water Treatment Plant, the construction of a new Wastewater Treatment Plant, and a new connection to Wichita's wastewater treatment collection system.

Table 3-1 Projected Bel Aire Water Demands

Scenario	Timeframe	Cumulative ADD (MGD)	Cumulative MDD (MGD)	Cumulative PHD (MGD)
1	2023-2025	1.52	3.04	4.55
2	2026-2031	3.43 – 9.43 (2.23)	5.67 – 11.67 (4.47)	7.88 – 13.88 (6.68)
3	2032-2043	6.25 – 18.25 (3.85)	10.12 – 22.12 (7.72)	13.95 – 25.95 (11.55)

Table 3-2 Projected Bel Aire Wastewater Generation

Scenario	Timeframe	Cumulative ADD (MGD)	Cumulative MDD (MGD)	Cumulative PHD (MGD)
1	2023-2025	1.18	2.55	3.55
2	2026-2031	2.53 – 5.70 (1.89)	4.71 – 7.88 (4.07)	6.32 – 9.49 (5.68)
3	2032-2043	4.77 – 11.12 (3.50)	8.80 – 15.15 (7.53)	11.78 – 18.13 (10.51)

Table 7-2 Wastewater Treatment Options Review

Wastewater Treatment Options[1]	Construction Timeframe Requirements		Flow Requirements (With Suppliers)		
	Meets Scenario 2?	Meets Scenario 3?	Meets Scenario 2 (7.37 MGD)?	Meets Scenario 3 (14.67 MGD)?	Estimated Flow
Existing Wichita Sewer Connection	Yes	Yes	No	No	1.25 MGD[2]
Wichita 24-inch Sewer Connection	Yes	Yes	No	No	1.92 MGD[2]
CCUA WWTP (with expansion)	No	Yes	No	No	2.1 MGD
Bel Aire WWTP	No	Yes	Yes	Yes	15* MGD

(1) The high end of the maximum day flow projections was used to determine if an option meets each scenario

(2) Requires confirmation from Wichita.

Table 7-1 Water Supply Options Review

Water Supply Options[1]	Construction Timeframe Requirements		Demand Requirements (With Suppliers)		
	Meets Scenario 2?	Meets Scenario 3?	Meets Scenario 2 (9.19 MGD)?	Meets Scenario 3 (12.01 MGD)?	Estimated Water Supply
Wichita Distribution System Connection	Yes	Yes	No	No	5.6-7.1 MGD[2]
Wichita NWWTP Connection	No	Yes	Yes	Yes	25* MGD[3]
El Dorado WTP Connection	No	Yes	No	No	6 MGD[4]
CCUA WTP (Existing)	N/A	N/A	No	No	1.75 MGD[5]
Reuse	N/A	N/A	N/A	N/A	N/A

(1) Excludes a new Bel Aire WTP due to lack of raw water supply options. The high end of the MDD was used to determine if an option meets each scenario

(2) Based on preliminary conversations with Wichita, requires confirmation.

(3) Requires confirmation that Wichita is willing to supply this amount based on their projected growth.

(4) Assumes expansion of the WTP. 3MGD could be provided without significant WTP improvements, reducing the construction timeframe.

(5) Does not include possibility of expanding WTP if water rights can be recovered from previous conversion process.

COMMUNITY SURVEY

Wichita State University's Hugo Wall School of Public Affairs Public Policy and Management Center prepared a community survey in 2017. The results of this survey included input from approximately **650 Bel Aire residents** to "infuse public investment decisions with the will of the community framed by the public interest and community wellbeing."

COMMUNITY SUPPORT FOR PLANNED/CURRENT INVESTMENTS

1. Support for improvements at the 45th Street and Woodlawn Boulevard (87%), 45th Street and Oliver Street (70%), and 45th Street and Oliver Street (62%) intersections.
2. Approximately 84% approve of improving Woodlawn Boulevard to three-lanes between 37th Street and 45th Street.

COMMUNITY SUPPORT FOR INVESTMENTS IN THE FUTURE

1. 87% approve of investments that include aggressively improving neighborhood streets before conditions begin deteriorating.
2. 91% approve of investments that include aggressively improving roads before traffic congestion becomes a problem.
3. 92% approve of infrastructure investment including replacing aging water and sewer lines before disruptions occur.
4. 84% approve of efforts to systematically improve the drainage system to reduce potential flooding damage.

APPROVAL OF HOUSING RELATED INVESTMENT

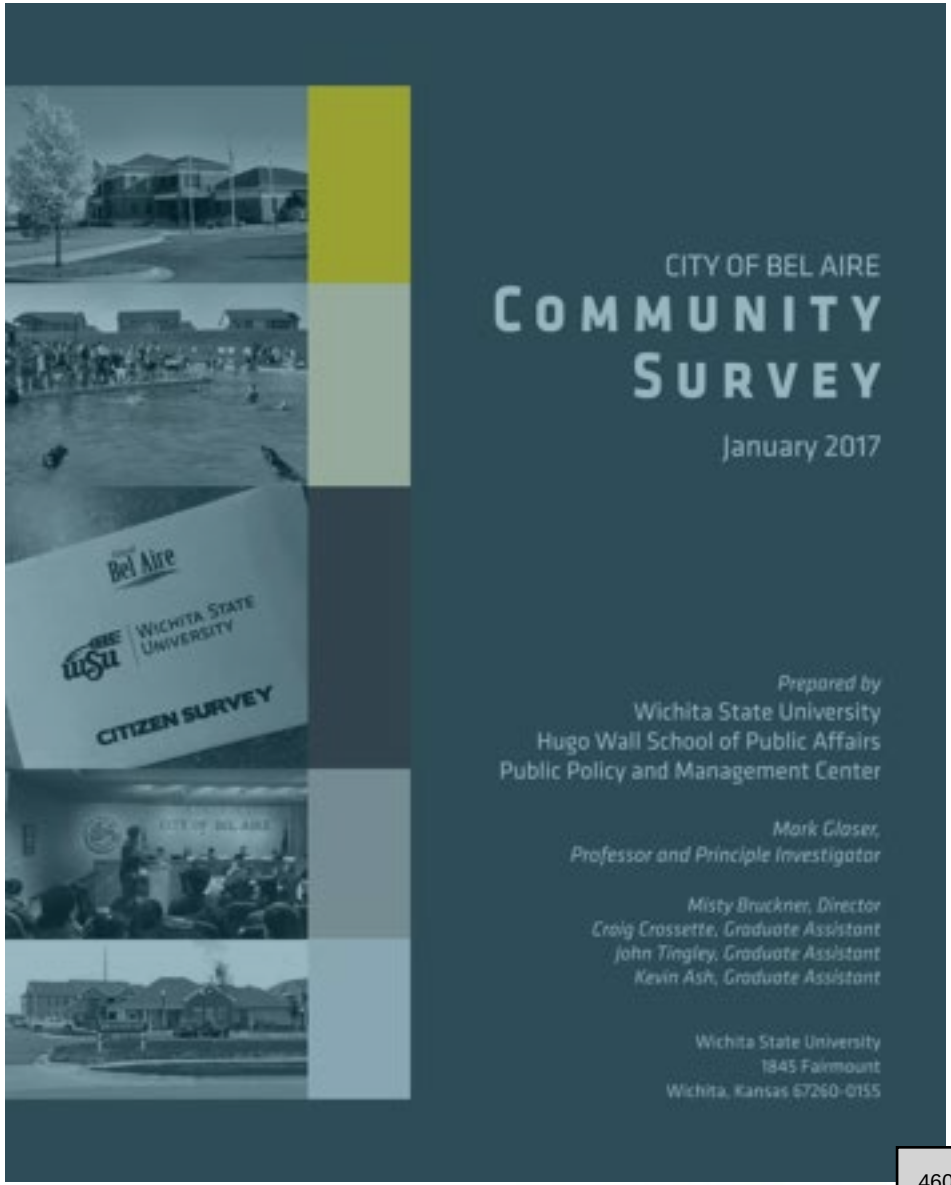
1. 24% approve of housing policies that encourage investment in apartments and duplexes.
2. 63% approve of housing policies that encourage housing for seniors.

PARK & RECREATION INVESTMENTS

1. 35% approve of investing in the development of a dog park.
2. 48% approve of investments in small neighborhood parks.
3. 66% support the development of walking and bicycle paths that connect Bel Aire parks
4. 60% support the development of walking and bicycle paths that connect to Wichita walking and bicycle paths.

CREATION OF TOWN CENTER

1. 64% feel that Bel Aire should not develop a downtown but should encourage the development of pockets of commercial/retail activity at selected intersections in the community.



APPENDIX C - COMMUNITY ENGAGEMENT SUMMARY

The foundation of comprehensive planning is community engagement. Throughout the creation of this plan, the planning team has sought feedback from Bel Aire citizens and community groups using a variety of engagement tools and activities. Comments and conversations from these sessions directly impacted the recommendations seen within this plan. This section discusses the quantitative and qualitative results from the community engagement phase.



OVERVIEW

The PEC planning team collaborated with the general public, community stakeholders, City staff members, and City Leadership to hold public engagement events. Over the course of this plan's development, multiple community engagement activities were held, including a City leadership work session, stakeholder meetings, and a pop-up event, leading to contacts with over seventy (70) citizens.

COMMUNITY ENGAGEMENT EVENTS

- Fall Festival Pop-Up Event (10.21.2023)
- City Leadership Work Session (05.14.2024)
- Stakeholder Session: Bel Aire Utility Advisory Committee (07.24.2024)
- Stakeholder Session: Bel Aire Tree Board (07.29.2024)
- Stakeholder Session: Bel Aire Seniors (08.16.2024)
- Stakeholder Session: Bel Aire Bike Walk (08.22.2024)
- Stakeholder Session: Bel Aire Lions Club (09.18.2024)
- Stakeholder Session: Bel Aire Chamber of Commerce (09.19.2024)
- City Leadership Work Session #2 (02.11.2025)
- City Leadership Work Session #3 (05.13.2025)

Several common themes emerged following the Community Engagement Phase of the Comprehensive Plan process. These themes are summarized on the following pages and represent a synthesis of the information received through the exercises completed during community engagement events.

BUSINESS DIVERSIFICATION

With housing as the primary land use in Bel Aire, an increase in and diversification of commerce is needed for the City to increase its tax base. This will also provide highly desired amenities to the community. One group noted that the City's slogan, "Life's Better on the Edge!" is indicative of the lack of shopping, dining, and entertainment businesses in Bel Aire. With growing senior and child populations, opportunities for entertainment, grocery shopping, and dining in town are of increasing importance. Continued development will be difficult to spur without bringing in more commercial options.

MOBILITY & CONNECTIVITY

A commonly discussed topic was that citizens desire an increase in Bel Aire's transportation infrastructure. Most roads in Bel Aire are two-lane rural sections (open ditches) with little to no pedestrian facilities. Improving roadway capacity and efficiency as development occurs is important, as well as providing multi-use paths for pedestrians and cyclists. Pedestrian connectivity is needed between neighborhoods in town and nearby towns and trails. Citizens are concerned with traffic speeds, especially in neighborhoods. Multi-modal transportation is of increasing importance because there is no public transportation available in Bel Aire currently. It is important to develop incrementally to maintain infrastructure expansion and keep the town cohesive.

PARKS & RECREATION

The recreation programs available in Bel Aire are a strength in the community, providing activities for all ages. Bel Aire's parks are enjoyed by many community members, and continued maintenance and expansion of parks should be prioritized. Additional parks on the east half of town are needed. Creating amenities and programming within parks, such as lighting, shaded benches, disc golf, etc., should continue. The addition of a dog park is highly favored, as well as an outdoor music venue or other outdoor amenities within the parks. Focusing on improving parks to be accessible for those in wheelchairs and the elderly should be a priority as well.

INFRASTRUCTURE

Bel Aire's water, sewer, and street infrastructure should be prioritized for maintenance and improvements. Citizens want to see improvements in all areas of infrastructure, but most notably in water supply.

AMENITIES

Bel Aire should increase amenities that provide for the town's character and decrease the need for citizens to travel to Wichita. This will increase Bel Aire's attractiveness for new businesses, visitors, and residents alike. These could include, but are not limited to, a library, outdoor venue, dog park, farmer's market, and indoor pool.

IDENTITY & CHARACTER

Bel Aire was identified as safe, friendly, and a great community at every engagement event. This is a strength that should be amplified and marketed. There was consistent back and forth on the desire for Bel Aire to remain a bedroom community, or to grow and become a recognizable city. The "small town feel" was identified as both a strength and a challenge. However, the overwhelming desire for an increase in retail business leads to the conclusion that most citizens are willing to welcome new businesses. The "small town feel" can still be maintained with proper planning and street design.

HOUSING

There is a split between the desirability of duplexes, however most agreed that high rises would not be appropriate in Bel Aire. While new development continues, it was stressed that older sections of Bel Aire cannot be forgotten when the City plans for maintenance and upgrades. Some groups recognized that the market and the economy are prompting the development of multi-family housing, however others are against it. The challenge will be to encourage the continued development of housing that is welcoming, diverse, and responsive to market demands, while maintaining the preferred physical character of the City.

COMMUNICATION & TRANSPARENCY

Citizens discussed the importance of communication from the City regarding development projects and other events. Community engagement is appreciated and citizens desire to have their voices put to action. Clear expectations and project plans can be provided to the citizens, who are ready to be engaged and participate in their community. It was noted that better communication between Bel Aire, the City of Wichita, and USD 259 was also of utmost important improving connectivity.

Additionally, each engagement session attendees were given a response card and individually asked the following questions:

The compilation of all responses can be found in the word clouds below. The larger the word the more frequently it was mentioned. Individual word clouds reflective of only the responses received during individual sessions are included on the following pages.

What are three things that make you proud of Bel Aire?



What are three challenges we face in Bel Aire?



FALL FESTIVAL POP-UP EVENT

On October 21, 2023, PEC hosted a pop-up event at the Fall Festival. Attendees were presented with four paper boards, each with a prompt. They were asked to write in answers to the following prompts:

- What word or phrase would you use to describe Bel Aire today?
- What are Bel Aire's opportunities?
- What are Bel Aire's challenges?
- What word or phrase would you hope to use to describe Bel Aire in 20 years?

RESULTS

In general, the community saw Bel Aire today as friendly, safe, a "picket fence community", but also as a place growing without direction.

For opportunities, citizens suggested creating more amenities such as green spaces, crosswalks, and neighborhood pools.

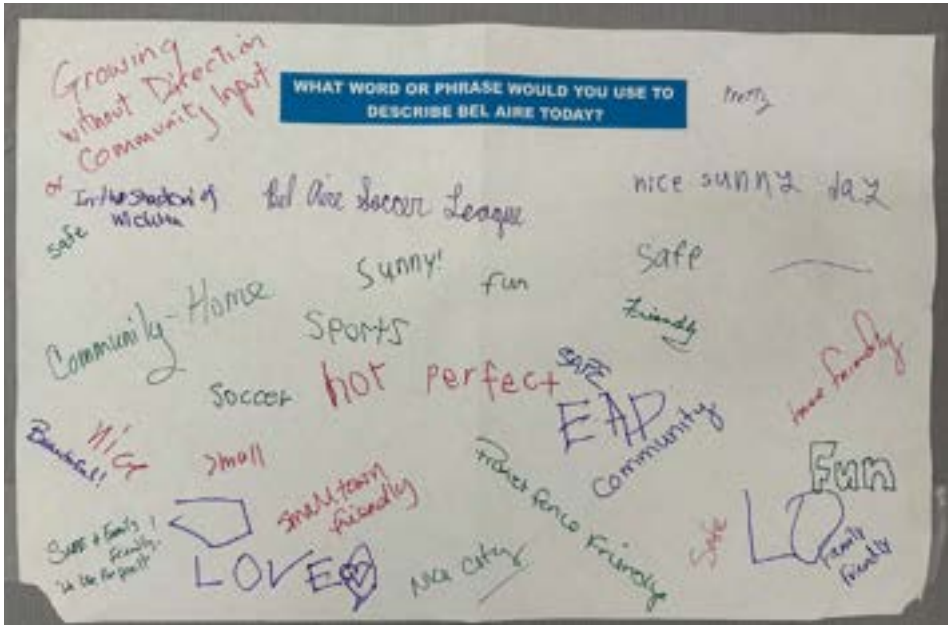
Bel Aire's challenges were lack of input from the citizens and lack of transparency, the need to grow in more efficient and sustainable ways for better connectivity, and the need for additional amenities such as a dog park and coffee shop.

Finally, in 20 years, citizens want to be able to describe Bel Aire as having plenty to do, walkable, bikeable, and accessible to nature, and **"be on the leading edge rather than just lying on the edge!"**.





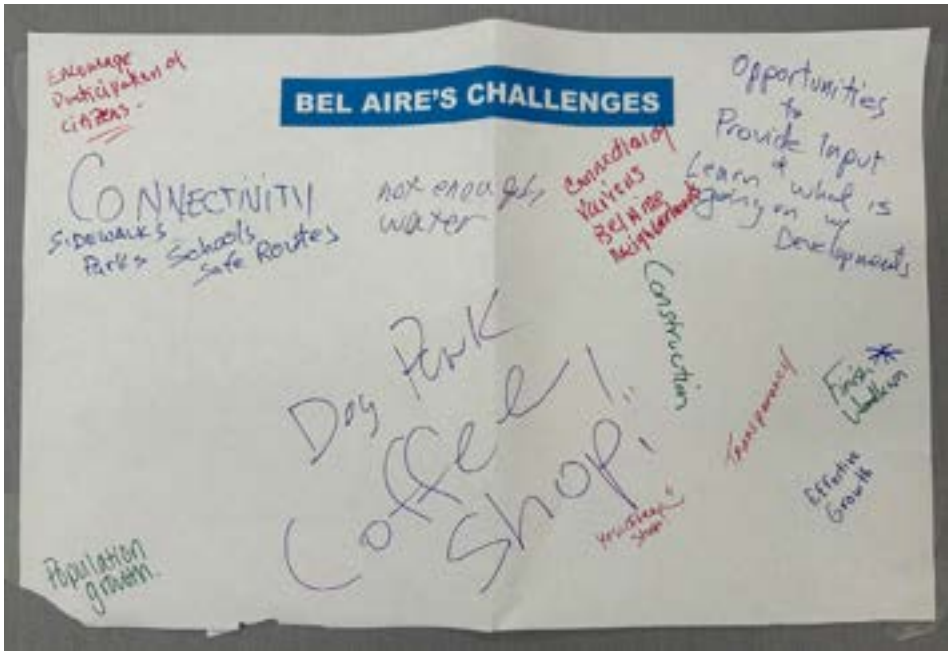
What word or phrase would you use to describe Bel Aire today?



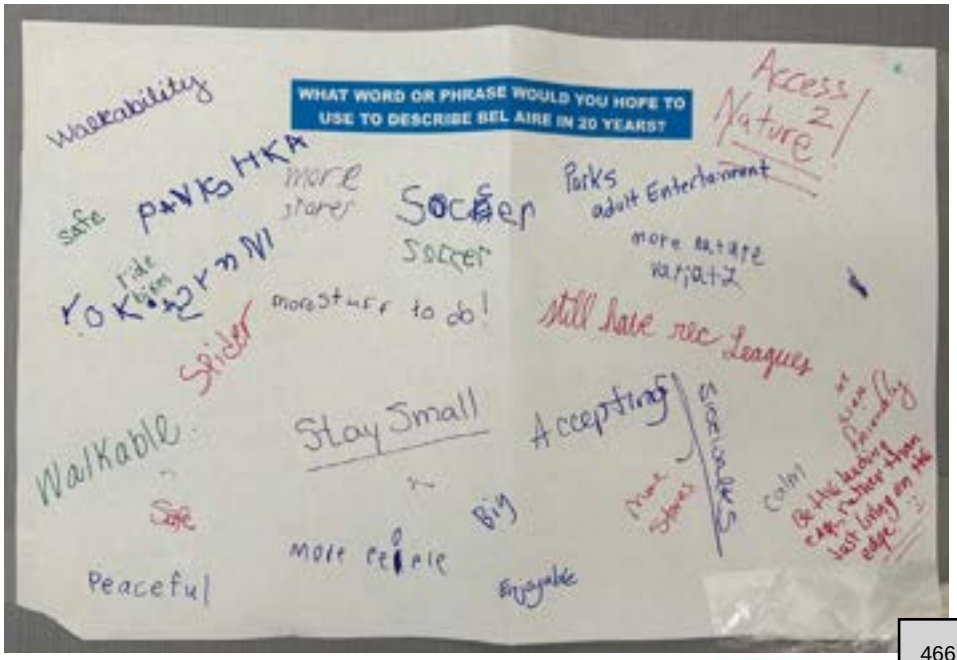
What are Bel Aire's opportunities?



What are Bel Aire's challenges?



What word or phrase would you hope to use to describe Bel Aire in 20 years?



CITY LEADERSHIP WORK SESSION #1

The City Leadership Work Session #1 was held on May 14th, 2024, at Bel Aire City Hall. City leadership consisted of the full City Council and Planning Commission in addition to several City staff members. The session consisted of a presentation and three exercises: Priorities, ACE, and Response Cards.

PRIORITIES

In the first exercise, attendees were asked to envision the 10-year future of Bel Aire. Six community priorities were presented on boards throughout the room and attendees were given three sticky notes of three different colors, each color representing a different priority rank. Using those sticky notes, attendees were to select their top three priorities for the community. The six community priorities are:

- **Housing:** Strong communities feature quality housing, a robust housing market, and provide a diversity of housing types to accommodate buyers and renters at all stages of life.
- **Mobility:** Strong communities provide a transportation system that supports all residents' ability to navigate freely and safely regardless of age, physical ability, and income.
- **Community Image, Character & Identity:** Strong communities embrace what makes them unique, and use these differentiators to create, maintain and progress a cohesive identity.
- **Community Connections:** Strong communities are places where residents feel safe and welcomed, and where neighbors know each other.
- **Parks & Recreation:** Strong communities provide opportunities for all ages to be active, to encourage physical and emotional well-being.
- **Business, Services, and Economic Development:** Strong communities have a business economy that provides essential goods and services for residents and visitors and is an important aspect of the local, regional, and state economy.

Priority	1st	2nd	3rd	Total
Housing	0	1	1	2
Mobility	0	2	2	4
Community Image, Character, & Identity	2	3	2	7
Community Connections	3	3	3	9
Parks & Recreation	2	2	2	6
Business, Services, & Economic Development	2	2	6	10

Three top priorities were identified:

1. **Business, Services, and Economic Development** - Bel Aire should prioritize businesses, services, and economic development. Attendees want Bel Aire to be a strong community with a business economy that prioritizes essential goods and services for residents and visitors.
2. **Community Connections** - Bel Aire should prioritize creating a community where residents feel safe and welcomed and neighbors know each other. Residents should feel connected to the community through events and activities.
3. **Community Image, Character, and Identity** - Bel Aire should foster a strong sense of community where residents feel welcomed.



ACE

In the second activity, attendees were divided into three groups and asked to identify what aspects of the community need to be Amplified (A), Created (C), and Eliminated (E). These answers did not need to correspond to the prioritization exercise responses above.

Amplified: actions that Bel Aire is already doing and should keep doing. Responses were:

- The balance of housing types and increase the diversity of lot sizes within developments
- Infrastructure investment, community events, parks and recreation
- Safety, open spaces and parks, retail businesses

Created: actions that Bel Aire is not doing but should. Responses were:

- Require all developments to install and maintain native grass plantings and green space as a part of all projects
- Emphasize a retail-focused "main street" area
- East side amenities, bike path, restaurants

Eliminated: actions that Bel Aire is currently doing but should stop. Responses were:

- Plantings and green space that requires excessive fertilization and irrigation
- Limit property tax-exempt development
- Strategically assess two-family and multi-family residential development

RESPONSE CARDS

Finally, attendees were given a comment card and individually asked the following questions:

1. What are three things that make you proud of Bel Aire?
2. What are three challenges we face in Bel Aire?

Attendee responses can be found in the word clouds below. The larger the word, the more frequently is was mentioned.

What are three things that make you proud of Bel Aire?



What are three challenges we face in Bel Aire?



BEL AIRE UTILITY ADVISORY COMMITTEE STAKEHOLDER SESSION

On July 24th, 2023, the Bel Aire Utility Advisory Committee met with PEC staff for a Stakeholder Session. This session consisted of three exercises: Priorities, ACE, and Response Cards.

PRIORITIES

In the first exercise, attendees were asked to envision the 10-year future of Bel Aire. Six community priorities were presented on boards throughout the room and attendees were given three sticky notes of three different colors, each color representing a different priority rank. Using those sticky notes, attendees were to select their top three priorities for the community. The six community priorities are the same as were used in the City Leadership Work Session #1, and are described on page C-89. This session's priorities are listed in the following table:

Priority	1st	2nd	3rd	Total
Housing	1	1	2	4
Mobility	3	0	0	3
Community Image, Character & Identity	0	2	0	2
Community Connections	0	0	1	1
Parks & Recreation	0	1	1	2
Business, Services, & Economic Development	0	0	0	0



Four top priorities were identified:

1. **Housing:** Bel Aire should feature quality, diverse housing types that accommodate buyers and renters at all stages of life.
2. **Mobility:** Bel Aire should provide a transportation system that supports all residents' ability to navigate freely and safely regardless of age, physical ability and income.
3. **Community Image, Character & Identity:** Bel Aire should foster a strong sense of community where residents feel welcomed.
4. **Parks and Recreation:** Bel Aire should provide opportunities for all ages to be active to encourage physical and emotional well-being.

ACE

In the second activity, attendees were divided into three groups and asked to identify what aspects of the community need to be Amplified (A), Created (C), and Eliminated (E). These answers did not need to correspond to the prioritization exercise responses above.

Amplified: actions that Bel Aire is already doing and should keep doing. Responses were:

- Continue providing excellent parks and recreation services
- Sidewalks should continue to be placed throughout Bel Aire
- Preserve the small-town community feel
- Keep future plans at the forefront of all development

Created: actions that Bel Aire is not doing but should. Responses were:

- Create a mobility program that allows all ages to move around
- Be adaptable to changing community needs
- Be transparent regarding City development

Eliminated: actions that Bel Aire is currently doing but should stop. Responses were:

- Focus on keeping the small-town community feel
- Resolve issues surrounding sewer and water
- Reduce high water costs

RESPONSE CARDS

Finally, attendees were given a comment card and asked the following questions:

1. What are three things that make you proud of Bel Aire?
2. What are three challenges we face in Bel Aire?

Attendee responses can be found in the word clouds on the right. The larger the word, the more frequently is was mentioned.

What are three things that make you proud of Bel Aire?



What are three challenges we face in Bel Aire?



BEL AIRE TREE BOARD STAKEHOLDER SESSION

On July 29th, 2024, the Bel Aire Tree Board met with PEC staff for a Stakeholder Session. This session consisted of three exercises: Priorities, ACE, and Response Cards.

PRIORITIES

In the first exercise, attendees were asked to envision the 10-year future of Bel Aire. Six community priorities were presented on boards throughout the room and attendees were given three sticky notes of three different colors, each color representing a different priority rank. Using those sticky notes, attendees were to select their top three priorities for the community. The six community priorities are the same as were used in the City Leadership Work Session #1, and are described on page C-89. This session's priorities are listed in the following table:

Priority	1st	2nd	3rd	Total
Housing	0	1	0	1
Mobility	3	2	0	5
Community Image, Character & Identity	1	0	1	2
Community Connections	1	0	2	3
Parks & Recreation	1	2	1	4
Business, Services, & Economic Development	0	1	2	3

Four top priorities were identified:

1. **Mobility:** Bel Aire should provide a transportation system that supports all residents' ability to navigate freely and safely regardless of age, physical ability and income.
2. **Parks and Recreation:** Bel Aire should provide opportunities for all ages to be active to encourage physical and emotional well-being.
3. **Community Connections:** Bel Aire should strive to be a place where residents feel safe and welcome, and where neighbors know each other.
4. **Business, Services & Economic Development:** Bel Aire should attempt to have a business economy that provides essential goods and services for residents and visitors and is an important aspect of the local, regional, and state economy.

ACE

In the second activity, attendees were divided into three groups and asked to identify what aspects of the community need to be Amplified (A), Created (C), and Eliminated (E). These answers did not need to correspond to the prioritization exercise responses above.

Amplified: actions that Bel Aire is already doing and should keep doing. Responses were:

- Increase transparency between public and private entities
- Outdoor amenities surrounding recreation
- Current Bel Aire recreation center
- Trees and natural habitat

Created: actions that Bel Aire is not doing but should. Responses were:

- Library

- Indoor pool
- Farmers Market
- Public transportation
- Regulation of chemical sprays

Eliminated: actions that Bel Aire is currently doing but should stop. Responses were:

- Disconnectedness of neighborhoods
- Invasive species
- Cutting corners on road construction

RESPONSE CARDS

Finally, attendees were given a comment card and asked the following questions:

1. What are three things that make you proud of Bel Aire?
2. What are three challenges we face in Bel Aire?

Attendee responses can be found in the word clouds to the right. The larger the word, the more frequently is was mentioned.

What are three things that make you proud of Bel Aire?



What are three challenges we face in Bel Aire?



BEL AIRE SENIORS STAKEHOLDER SESSION

On August 16, 2024, the Bel Aire Seniors group met with PEC staff for a Stakeholder Session. This session consisted of three exercises: Priorities, ACE, and Response Cards.

PRIORITIES

In the first exercise, attendees were asked to envision the 10-year future of Bel Aire. Six community priorities were presented on boards throughout the room and attendees were given three sticky notes of three different colors, each color representing a different priority rank. Using those sticky notes, attendees were to select their top three priorities for the community. The six community priorities are the same as were used in the City Leadership Work Session #1 engagement session, and are described on page C-89. This session's priorities are listed in the following table:

Priority	1st	2nd	3rd	Total
Housing	0	0	1	1
Mobility	0	2	1	3
Community Image, Character & Identity	0	0	0	0
Community Connections	0	2	1	3
Parks & Recreation	3	0	0	3
Business, Services, & Economic Development	2	1	2	5



Four top priorities were identified:

1. **Business, Services & Economic Development:** Bel Aire should attempt to have a business economy that provides essential goods and services for residents and visitors and is an important aspect of the local, regional, and state economy.
2. **Mobility:** Bel Aire should provide a transportation system that supports all residents' ability to navigate freely and safely regardless of age, physical ability and income.
3. **Community Connections:** Bel Aire should strive to be a place where residents feel safe and welcome, and where neighbors know each other.
4. **Parks and Recreation:** Bel Aire should provide opportunities for all ages to be active to encourage physical and emotional well-being.

ACE

In the second activity, attendees were divided into three groups and asked to identify what aspects of the community need to be Amplified (A), Created (C), and Eliminated (E). These answers did not need to correspond to the prioritization exercise responses above.

Amplified: actions that Bel Aire is already doing and should keep doing. Responses were:

- Creating amenities in the parks (like lighting, disc golf, benches, etc.)
- Traffic control, especially near the Recreation Center in the mornings
- Innovation in the Police Department. Citizens wish they would have used the Flock Cameras
- More City Council members being active and talking with the community
- Communication from the City to the people on projects
- Walk/bike community & expand sidewalks in town
- Diversity in types of businesses

- Continue putting 'boring' land uses out of main parts of town, like storage units
- Continue adding housing options without high rises

Created: actions that Bel Aire is not doing but should. Responses were:

- Transparency from local government
- Follow through after community engagement
- Things for people to do in the City who cannot drive (kids and seniors)
- Restaurant to sit down with your family in Bel Aire
- Something other than houses
- Street design compatibility with land uses

Eliminated: actions that Bel Aire is currently doing but should stop. Responses were:

- City asking for feedback on project ideas and then not listening to citizens
- Roundabouts
- City selling land that was planned for a park
- Lack of action from the City
- "Life's Better on the Edge!" slogan – it implies Bel Aire has nothing to offer

RESPONSE CARDS

Finally, attendees were given a comment card and asked the following questions, to be answered with 3 single words:

1. What are three things that make you proud of Bel Aire?
2. What are three challenges we face in Bel Aire?

Attendee responses can be found in the word clouds below. The larger the word, the more frequently is was mentioned.

What are three things that make you proud of Bel Aire?



What are three challenges we face in Bel Aire?



BEL AIRE BIKE WALK GROUP STAKEHOLDER SESSION

On August 22, 2024, the Bel Aire Bike Walk group met with PEC staff for a Stakeholder Session. This session consisted of three exercises: Priorities, ACE, and Response Cards.

PRIORITIES

In the first exercise, attendees were asked to envision the 10-year future of Bel Aire. Six community priorities were presented on boards throughout the room and attendees were given three sticky notes of three different colors, each color representing a different priority rank. Using those sticky notes, attendees were to select their top three priorities for the community. The six community priorities are the same as were used in the City Leadership Work Session #1 engagement session, and are described on page C-89. This session's priorities are listed in the following table:

Priority	1st	2nd	3rd	Total
Housing	0	0	0	0
Mobility	7	4	0	11
Community Image, Character & Identity	1	1	1	3
Community Connections	1	0	5	6
Parks & Recreation	0	6	4	10
Business, Services, & Economic Development	2	0	1	3

Three top priorities were identified:

1. **Mobility:** Bel Aire should provide a transportation system that supports all residents' ability to navigate freely and safely regardless of age, physical ability and income.
2. **Parks and Recreation:** Bel Aire should provide opportunities for all ages to be active to encourage physical and emotional well-being.
3. **Community Connections:** Bel Aire should strive to be a place where residents feel safe and welcome, and where neighbors know each other.

ACE

In the second activity, attendees were divided into three groups and asked to identify what aspects of the community need to be Amplified (A), Created (C), and Eliminated (E). These answers did not need to correspond to the prioritization exercise responses above.

Amplified: actions that Bel Aire is already doing and should keep doing. Responses were:

- Walking and biking paths
- Awareness of how to navigate walk/bike paths throughout town
- Lighting, especially in older areas of Bel Aire
- Communication in general, and communication between the City of Wichita and USD 259 in Bel Aire
- Multi-use bike/walk paths, including one that connects to Kechi

Created: actions that Bel Aire is not doing but should. Responses were:

- 254 Interchange
- Traffic garden for kids to learn rules of the road on their bikes

- Bike path between Woodlawn and Rock (under electrical easement)
- Adding shade & green spaces where new benches are being put in
- Research grant writing capabilities to access more funding
- Provide public transportation options
- Dog park
- Park with amphitheater music for entertainment

Eliminated: actions that Bel Aire is currently doing but should stop. Responses were:

- The City playing real estate developer
- Sidewalks to nowhere / broken sidewalks
- Excessive car speeds
- Developments, new and old, without connected sidewalks
- Unsafe streets to walk on
- Leaving community input out of decisions such as developments, parks, streets, sidewalks, water

RESPONSE CARDS

Finally, attendees were given a comment card and asked the following questions, to be answered with 3 single words:

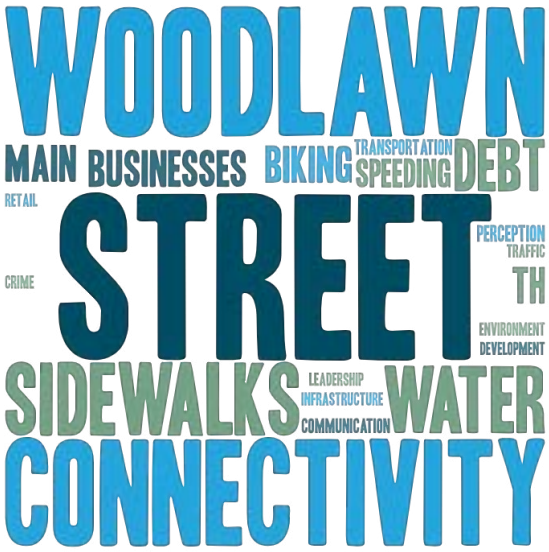
1. What are three things that make you proud of Bel Aire?
2. What are three challenges we face in Bel Aire?

Attendee responses can be found in the word clouds to the right. The larger the word, the more frequently is was mentioned.

What are three things that make you proud of Bel Aire?



What are three challenges we face in Bel Aire?



BEL AIRE LIONS CLUB STAKEHOLDER SESSION

On September 18, 2024, the Bel Aire Lions Club met with PEC staff for a Stakeholder Session. This session consisted of three exercises: Priorities, ACE, and Response Cards.

PRIORITIES

In the first exercise, attendees were asked to envision the 10-year future of Bel Aire. Six community priorities were presented on boards throughout the room and attendees were given three sticky notes of three different colors, each color representing a different priority rank. Using those sticky notes, attendees were to select their top three priorities for the community. The six community priorities are the same as were used in the City Leadership Work Session #1 engagement session, and are described on page C-89. This session's priorities are listed in the following table:

Priority	1st	2nd	3rd	Total
Housing	0	4	1	5
Mobility	0	0	1	1
Community Image, Character & Identity	1	0	0	1
Community Connections	2	1	1	4
Parks & Recreation	1	2	2	5
Business, Services, & Economic Development	4	1	3	8



Three top priorities were identified:

1. **Business, Services & Economic Development:** Bel Aire should attempt to have a business economy that provides essential goods and services for residents and visitors and is an important aspect of the local, regional, and state economy.
2. **Parks and Recreation:** Bel Aire should provide opportunities for all ages to be active to encourage physical and emotional well-being.
3. **Housing:** Bel Aire should feature quality, diverse housing types that accommodate buyers and renters at all stages of life.

ACE

In the second activity, attendees were divided into three groups and asked to identify what aspects of the community need to be Amplified (A), Created (C), and Eliminated (E). These answers did not need to correspond to the prioritization exercise responses above.

Amplified: actions that Bel Aire is already doing and should keep doing. Responses were:

- Attract more retail restaurants
- More civic & community involvement from residents
- More community events like National Night Out and Fall Fest
- More sidewalks, and more attractive sidewalks
- Pickleball
- Bel Aire is a young community with little past, can be focused on building a future
- Parks and Recreation amenities

Created: actions that Bel Aire is not doing but should. Responses were:

- Involvement from and opportunities to meet new residents

- Reinstate the Special Events Committee to put on parades and other community events
- Accessible, handicap friendly parks and playgrounds
- Local businesses in Bel Aire
- Sports Bar
- Main street
- Sports complex
- Parking
- Gathering place / iconic space to be in Bel Aire
- Community meeting rooms available to reserve and host meetings
- Awareness of Bel Aire as an individual town- hard to tell where it starts and stops
- STAR Bond project or something similar
- Walking path in the disc golf course park

Eliminated: actions that Bel Aire is currently doing but should stop. Responses were:

- Bike lanes
- Decision making at higher levels without proper public education
- Seeing Bel Aire as a bedroom community
- More multi-family developments

RESPONSE CARDS

Finally, attendees were given a comment card and asked the following questions, to be answered with 3 single words:

1. What are three things that make you proud of Bel Aire?
2. What are three challenges we face in Bel Aire?

Attendee responses can be found in the word clouds below. The larger the word, the more frequently is was mentioned.

What are three things that make you proud of Bel Aire?



What are three challenges we face in Bel Aire?



BEL AIRE CHAMBER OF COMMERCE STAKEHOLDER SESSION

On September 19, 2024, the Bel Aire Chamber of Commerce met with PEC staff for a Stakeholder Session. Staff from the Parks & Recreation Department and the Mayor were also present. This session consisted of three exercises: Priorities, ACE, and Response Cards.

PRIORITIES

In the first exercise, attendees were asked to envision the 10-year future of Bel Aire. Six community priorities were presented on boards throughout the room and attendees were given three sticky notes of three different colors, each color representing a different priority rank. Using those sticky notes, attendees were to select their top three priorities for the community. The six community priorities are the same as were used in the City Leadership Work Session #1 engagement session, and are described on page C-89. This session's priorities are listed in the following table:

Priority	1st	2nd	3rd	Total
Housing	0	1	0	1
Mobility	0	2	2	4
Community Image, Character & Identity	0	0	0	0
Community Connections	1	2	1	4
Parks & Recreation	2	1	3	6
Business, Services, & Economic Development	4	1	1	6



Four top priorities were identified:

1. **Business, Services & Economic Development:** Bel Aire should attempt to have a business economy that provides essential goods and services for residents and visitors and is an important aspect of the local, regional, and state economy.
2. **Parks and Recreation:** Bel Aire should provide opportunities for all ages to be active to encourage physical and emotional well-being.
3. **Mobility:** Bel Aire should provide a transportation system that supports all residents' ability to navigate freely and safely regardless of age, physical ability and income.
4. **Community Connections:** Bel Aire should strive to be a place where residents feel safe and welcome, and where neighbors know each other.

ACE

In the second activity, attendees were divided into three groups and asked to identify what aspects of the community need to be Amplified (A), Created (C), and Eliminated (E). These answers did not need to correspond to the prioritization exercise responses above.

Amplified: actions that Bel Aire is already doing and should keep doing. Responses were:

- Creation of diverse housing market
- Apartment options to attract young workers to work in Bel Aire
- Civic engagement: The Tree Board does monthly walks and some group clean ups that are great and there could be more of them
- Mobility improvements like bike lanes and new sidewalks
- Street improvements
- More parks in Bel Aire, especially on east side of town

- Continue to revisit the Comprehensive Plan in the coming decade

Created: actions that Bel Aire is not doing but should. Responses were:

- Target percentages for how much new housing needs to be multi family vs. single family
- Target percentages for how much more property tax-exempt land use the city can support
- Meeting center to hold community meetings
- Handicap accessible equipment in the parks
- Requirement for park space in every new development
- A way to know you're in Bel Aire – the big rocks aren't enough (flags, flowers, etc.)
- Shift of perception at government level from extraneous costs to investments in the town
- Retail options
- Way to get word out to developers that Bel Aire can support retail
- Ideas to grow if large-scale industrial development doesn't occur

Eliminated: actions that Bel Aire is currently doing but should stop. Responses were:

- There were no elimination comments from this session

RESPONSE CARDS

Finally, attendees were given a comment card and asked the following questions, to be answered with 3 single words:

1. What are three things that make you proud of Bel Aire?
2. What are three challenges we face in Bel Aire?

Attendee responses can be found in the word clouds to the right. The larger the word, the more frequently is was mentioned.

What are three things that make you proud of Bel Aire?



What are three challenges we face in Bel Aire?



CITY LEADERSHIP WORK SESSION #2

The City Leadership Work Session #2 was held on February 11th, 2025, at Bel Aire City Hall. City leadership consisted of the full City Council and Planning Commission in addition to several City staff members. The session consisted of a presentation and two exercises: Value Statements & Goals, and Development Boards.

VALUE STATEMENTS & GOALS

In the first exercise, attendees received a list of draft Value Statements & Goals for the City of Bel Aire. In groups of four-six, they reviewed each line and noted approval or disapproval next to each.



ECONOMIC DEVELOPMENT

BEL AIRE'S NON-RESIDENTIAL ENVIRONMENT WILL ENHANCE THE QUALITY OF LIFE FOR ALL RESIDENTS AND VISITORS ALIKE.

Review internal regulatory processes to ensure high levels of service for those wishing to do business in Bel Aire.	★★★★★	
Review and amend adopted regulations to identify inconsistencies, improvements, and revisions. The focus of review should be on the incorporation of modern best practices for non-residential regulation tailored specifically to assist with the implementation of this Plan.	★★★★	
Support small/local business development.	★★	
Strengthen relationships and communication with regional development entities.	★★	
Explore the development of a unique tourism attraction to encourage visitation.		☹☹☹☹
Explore a public-facing GIS portal providing access to accurate and relevant zoning and land use information.	★★★	☹
Review and market economic development incentive policies and processes.	★★★	
Continue to monitor and refine process coordination with the Metropolitan Area Building and Construction Department.	★★	☹

TRANSPORTATION

BEL AIRE'S TRANSPORTATION SYSTEM WILL BE SAFE, ENHANCE THE AESTHETIC APPRECIATION OF THE CITY, AND PROVIDE EFFICIENT OPTIONS FOR ALL TRANSPORTATION MODES.

Compile transportation system information into a master plan.	★★★★	
Consider the development and adoption of a Complete Streets Policy and related design guidelines.	★★★	
Explore a multi-use pathway connection into the Redbud Trail and other regionally significant trail systems.	★★	☹
Explore public transportation options between Bel Aire and the surrounding communities.	★★	
Develop a continual physical and operational assessment process for the existing transportation system inclusive of non-vehicular assets.	★★	
Consider crash reduction and mitigation in all transportation system projects – both vehicular and pedestrian.	★★★	
Assess additional funding/revenue sources for transportation system improvements and maintenance.	★★★★	
Ensure that the City's desired land use goals are coordinated with transportation system improvements.	★★★★	

PARKS & RECREATION

BEL AIRE'S PARKS & RECREATION SYSTEM WILL PROVIDE FIRST CLASS SPACES AND PROGRAMMING FOR ALL AGES AND ABILITIES.

Establish a Park, Recreation, and Trails Advisory Board.	★★★	☹
Consider Developing a performance measure to assess public park availability for each resident, and plan improvements/additions based on the assessment.	★★★	☹ ☹
Assess public dedication policies and regulations during development proposals related to parks, recreation, and open space.	★★★★	
Assess additional funding/revenue sources for parks and recreation system improvements and maintenance.	★★★	
Monitor operation and maintenance budgets and staffing levels as parks and recreation assets/programs are added and/or improved.	★★★★	
Audit existing spaces, facilities, equipment, and programs to ensure adequate accessibility for all ability levels	★★	

COMMUNITY IDENTITY & CHARACTER

BEL AIRE'S BUILT ENVIRONMENT WILL COMMUNICATE A DISTINCT IDENTITY TO CREATE COHESION, INCREASE COMMUNITY PRIDE, AND ATTRACT RESIDENTS, BUSINESSES, AND VISITORS.

Evaluate placemaking initiatives for projects of all scales.	★	☹
Encourage unique and differentiating right-of-way treatments along key corridors to enhance Bel Aire's sense of place.	★★	☹
Continue to develop and enhance signature events.	★★★★	
Encourage civic participation with community clean up days, community walks, etc.	★★★★	
Assess the City's marketing strategy and assets to ensure they align with the City's identity and goals.	★★★★	
Consider overlay districts and/or design guidelines within key corridors.	★★★	☹
Consider cohesive enhancements at identified major gateways into the City.	★	☹

GROWTH & INVESTMENT

BEL AIRE WILL CONCENTRATE ON SUSTAINABLE GROWTH THROUGH SMART INVESTMENTS AND COMMUNITY COMMUNICATION.

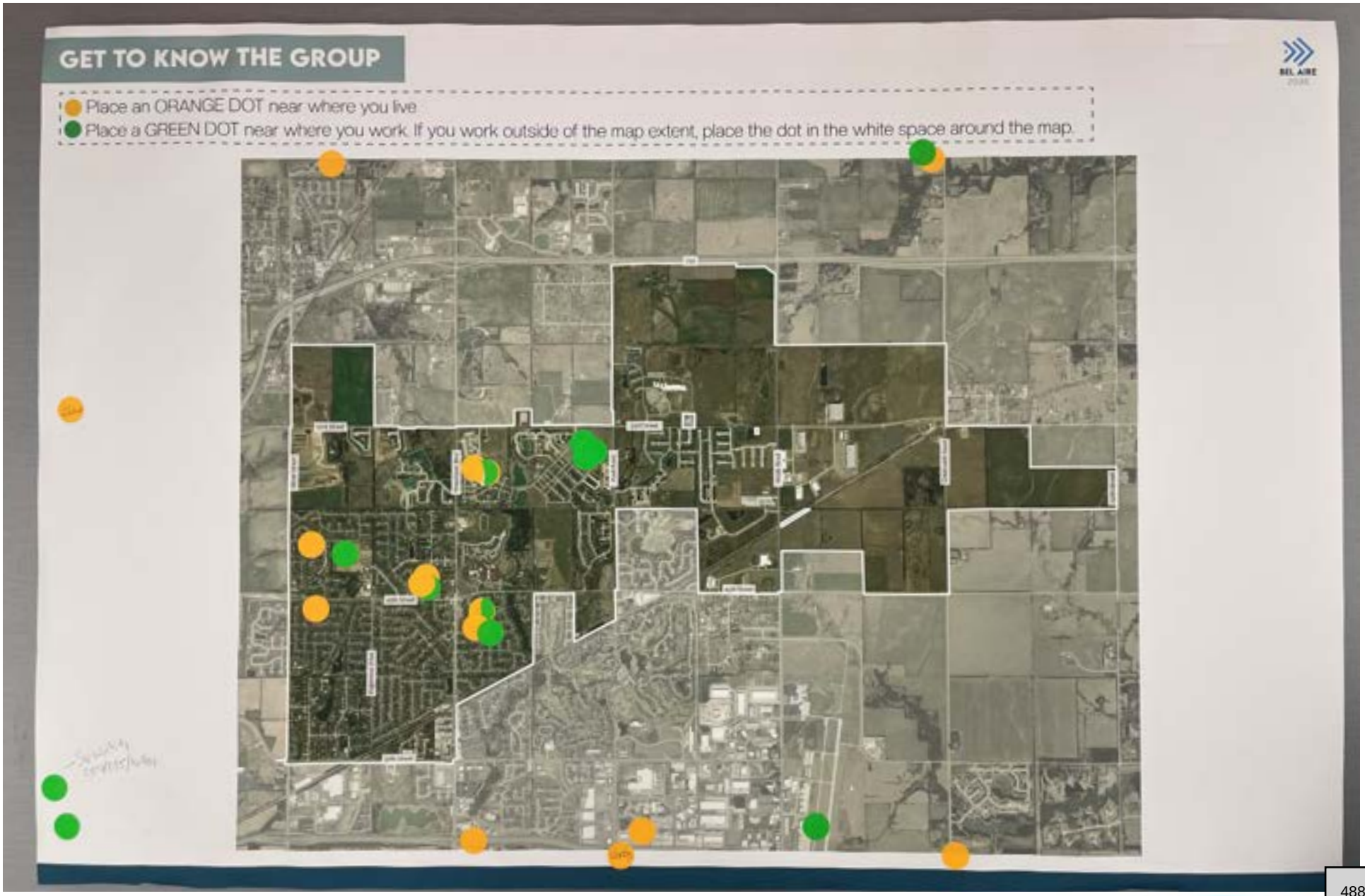
Develop and maintain a structured Capital Improvement Program, including a public-facing utility for the public to monitor progress.	★★★	☹
Explore a public-facing GIS portal providing accurate utility and transportation information.	★★	☹
Review and plan for improvements set forth in the utility master plans adopted by the City.	★★★★	
Review smart growth principles, including a "return on investment" perspective, when considering infrastructure improvements/extensions and land use decisions.	★★★	
Continue to assess and participate in regional issues related to water supply/ treatment and sanitary sewer treatment.	★★★★	
Enhance efforts to ensure citizens are aware of public decision-making processes.	★★★	
Explore recurring community surveys to measure and track community sentiment and assess level of service experiences.	★	☹ ☹
Foster relationships with USD 259 and USD 375 with the goal of considering Bel Aire for additional school sites.	★	☹

HOUSING
BEL AIRE WILL BE A DESTINATION OF CHOICE FOR PEOPLE AT ALL STAGES OF LIFE.

Assess and overhaul internal regulatory processes to ensure high levels of service for those wishing to do develop housing in Bel Aire.	★★★★	
Review and amend adopted regulations to identify inconsistencies, improvements, and revisions. The focus of review should be on the incorporation of modern best practices for housing regulation tailored specifically to assist with the implementation of this Plan.	★★★	
Promote multiple housing types and densities of housing to ensure residents at all stages of life can remain in Bel Aire.	★★★★	
Support the maintenance and redevelopment of underutilized and/or deteriorating existing neighborhoods.	★★★	
Foster the creation of a local and incremental development community that is responsive to local housing needs.	★	☹

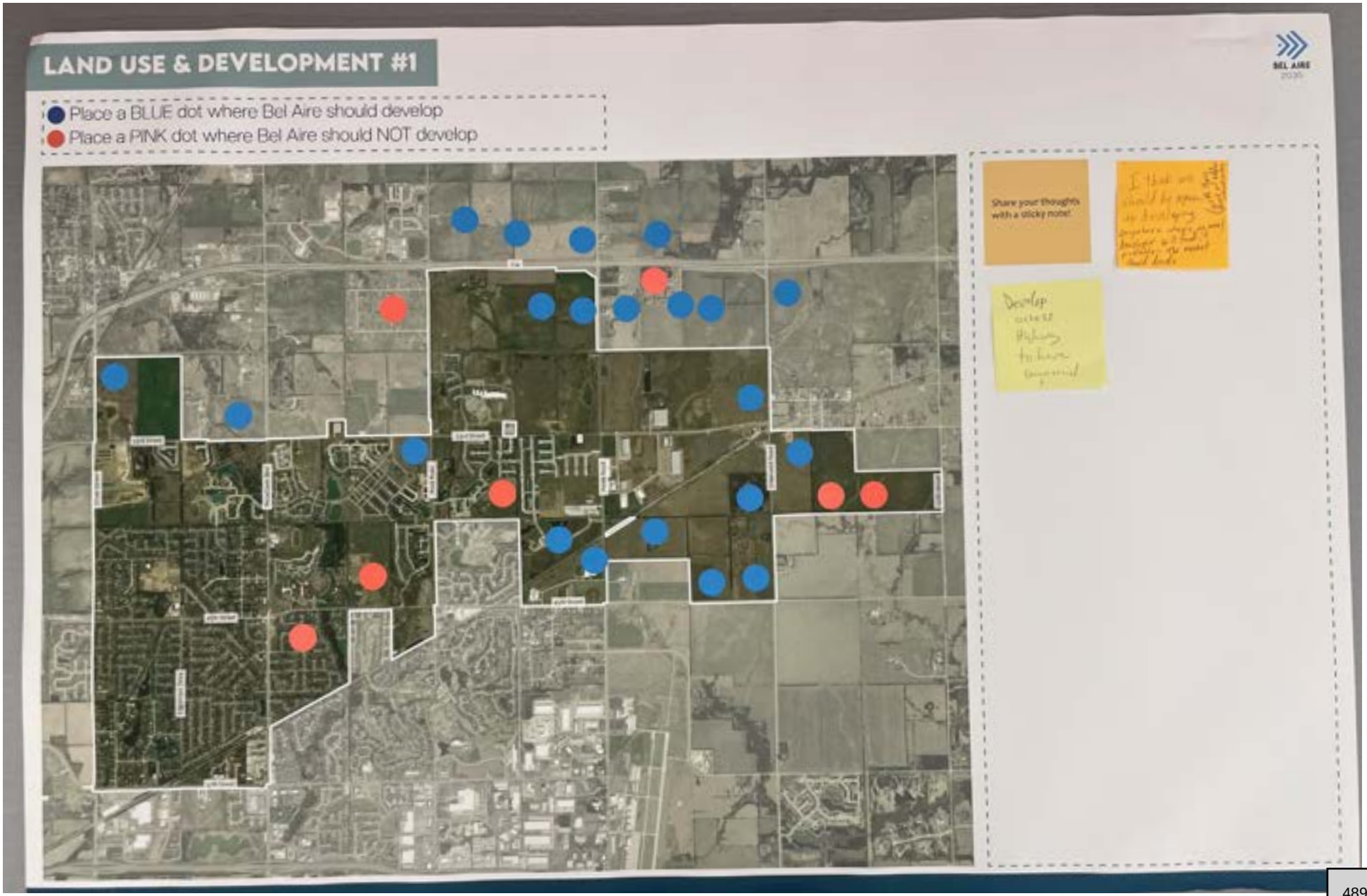
GET TO KNOW THE GROUP

Attendees were asked to place orange dots near their place of residence and green dots near their place of work.



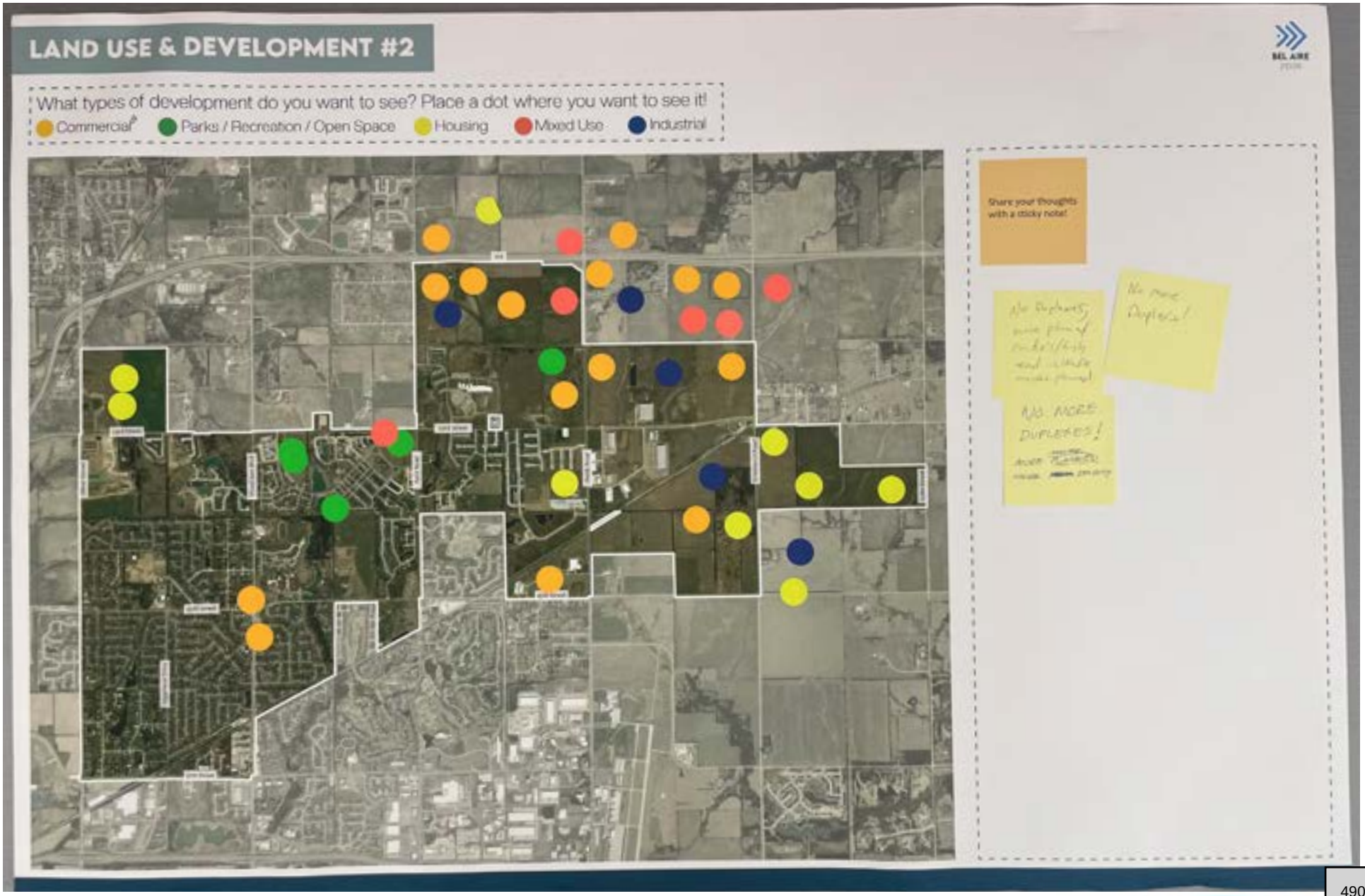
LAND USE & DEVELOPMENT - BOARD 1

Attendees were asked to place blue dots in areas Bel Aire should grow, and pink dots where Bel Aire should not grow.



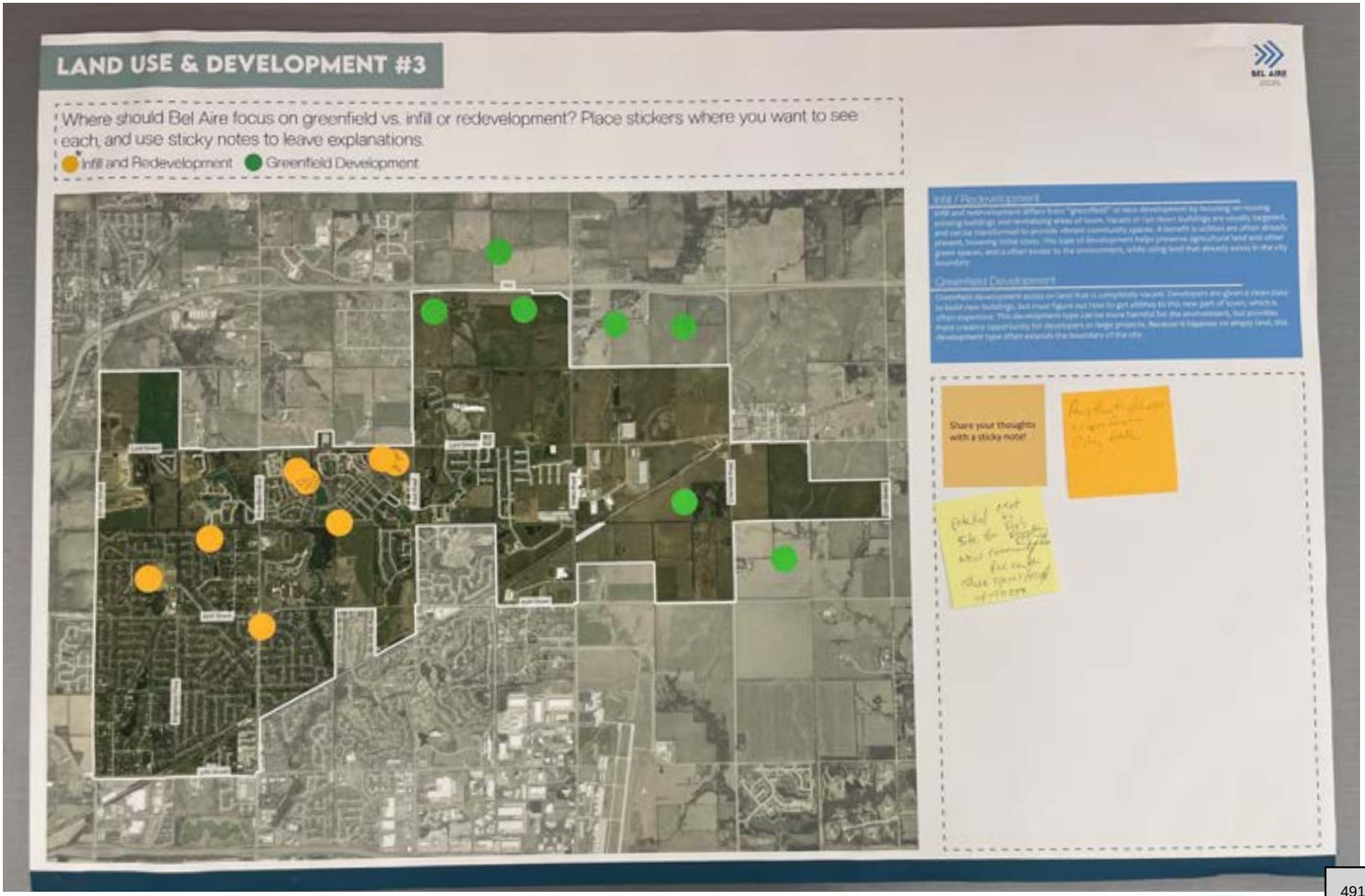
LAND USE & DEVELOPMENT - BOARD 2

Attendees were asked which types of developments they wanted to see in Bel Aire and told to place colored dots in the applicable location.



LAND USE & DEVELOPMENT - BOARD #3

For the final land use board, attendees were asked to indicate where infill vs. greenfield development should take place.

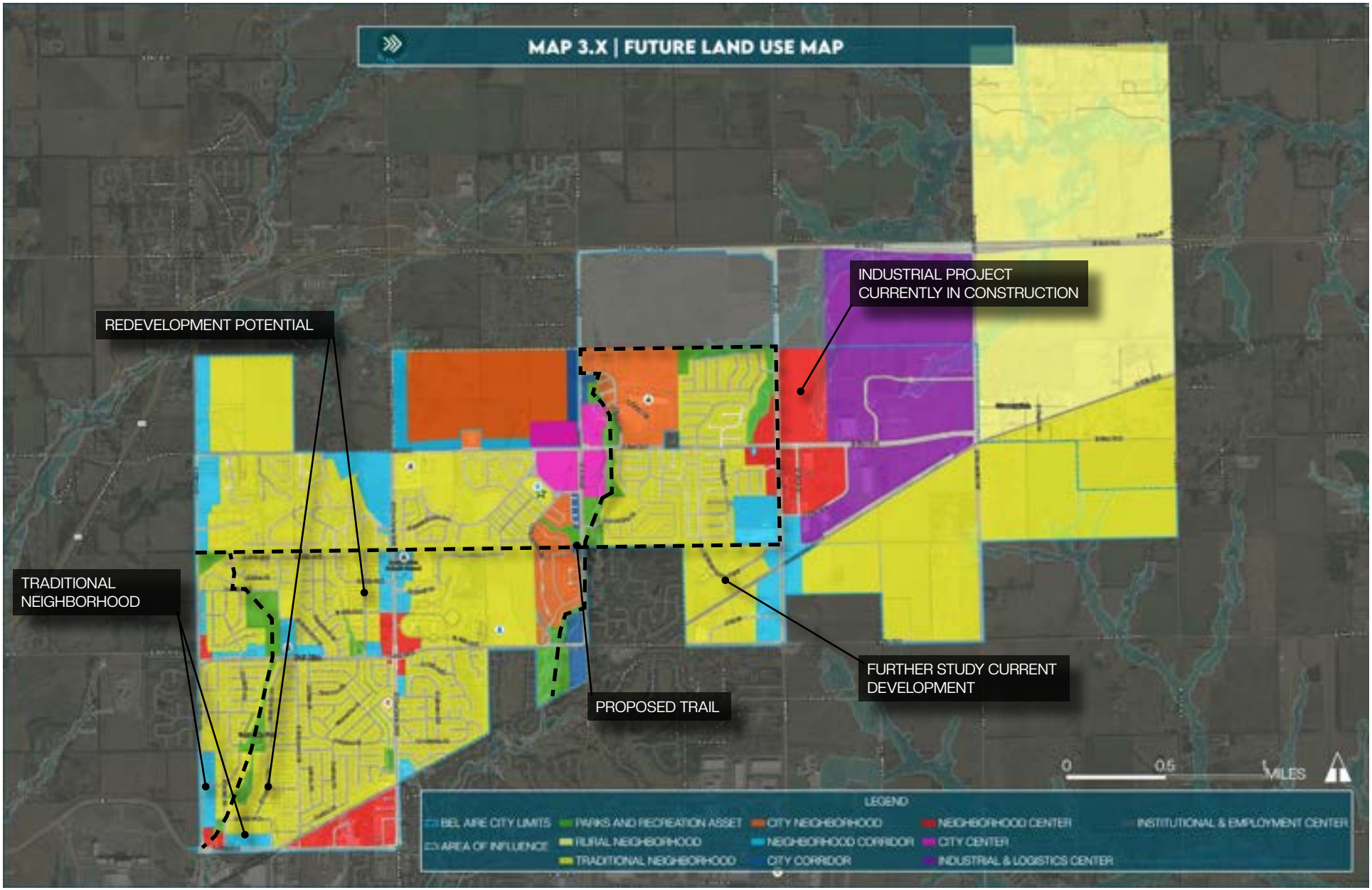


CITY LEADERSHIP WORK SESSION #3

The City Council, Planning Commission, and Staff were invited for a final engagement evening during a regular City Council work session on Tuesday, May 13th, 2025 at Bel Aire City Hall. The meeting was recorded and lived streamed on the city's YouTube page and Facebook.

The City Council was all in attendance, however only one planning commissioner was present as well as two staff members. In this meeting, participants were presented with hard copies of the proposed future land use map and were given the chance to provide feedback. That feedback is shown on the map on the following page.




MAP 3.X | FUTURE LAND USE MAP
INDUSTRIAL PROJECT CURRENTLY IN CONSTRUCTION
REDEVELOPMENT POTENTIAL
TRADITIONAL NEIGHBORHOOD
FURTHER STUDY CURRENT DEVELOPMENT
PROPOSED TRAIL
0
0.5
1 MILES
LEGEND
BEL AIRE CITY LIMITS
AREA OF INFLUENCE
PARKS AND RECREATION ASSET
RURAL NEIGHBORHOOD
TRADITIONAL NEIGHBORHOOD
CITY NEIGHBORHOOD
NEIGHBORHOOD CORRIDOR
CITY CORRIDOR
NEIGHBORHOOD CENTER
CITY CENTER
INDUSTRIAL & LOGISTICS CENTER
INSTITUTIONAL & EMPLOYMENT CENTER


BEL AIRE
2035

(Published at www.belaireks.gov on September, _____ 2025.)

ORDINANCE NO. _____

AN ORDINANCE DESIGNATING THE PLANNING COMMISSION AS THE BOARD OF ZONING APPEALS IN THE CITY OF BEL AIRE, KANSAS.

WHEREAS, pursuant to K.S.A. 12-759, et seq., any governing body which has enacted a zoning ordinance or resolution shall create a board of zoning appeals by adoption of the appropriate ordinance or resolution; and

WHEREAS, pursuant to K.S.A. 12-759(g), a planning commission may be designated as a board of zoning appeals; and

WHEREAS, the planning commission is best suited to serve as the board of zoning appeals due to their specialized knowledge of the comprehensive plan, zoning ordinances, and other land use regulations.

BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF BEL AIRE, KANSAS:

A. Establishment. The Board of Zoning Appeals (hereinafter the "BZA") for the City of Bel Aire, Kansas (hereinafter the "City") is hereby created under the authority of K.S.A. 12-759, et seq.
B. Authorization. The Planning Commission as previously established by the governing body shall also serve as the BZA pursuant to K.S.A. 12-759(g), as amended.
C. Members. All members of the Bel Aire Planning Commission are voting members of the BZA, whether they reside inside or outside the City limits.
D. Officers. All officers of the Planning Commission are officers of the BZA, including the Secretary.
E. Compensation. All members of the BZA must serve without compensation, but may be reimbursed for expenses as authorized in the bylaws.
F. Bylaws. The BZA must adopt rules for its operation in the form of bylaws, which:
    1. Must include hearing procedures.
    2. Must not conflict with the ordinance designating the Planning Commission as the BZA, with applicable State statutes, or with the provisions of these Zoning Regulations.
    3. Are subject to the approval of the Governing Body.
G. Meetings. BZA meetings may be held separately from a Planning Commission meeting, or in conjuction with one.

1. When Planning Commission and BZA meetings are held in conjunction, the Planning Commission must recess a portion of its meeting to conduct the business of the BZA, and then reconvene to continue the Planning Commission agenda.
2. Special meetings must be held at the call of the Chairperson, and at such other times as the bylaws allow.

SECTION 1. Repealer. All other ordinances or parts of other ordinances in conflict herewith are repealed. However, any section of an existing ordinance not in conflict herewith is not repealed and remains in full force and effect.

SECTION 2. Effective Date. This Ordinance shall take effect and be in force from and after its adoption by the Governing Body of the City, approval by the Mayor, and publication once in the official city newspaper.

[*Remainder of this page intentionally left blank*]

ADOPTED by the Governing Body of the City of Bel Aire, Kansas on this 2nd day of September, 2025.

SIGNED by the Mayor on this _____ day of September, 2025.

CITY OF BEL AIRE, KANSAS

_____

Jim Benage, Mayor

ATTEST:

_____

Melissa Krehbiel, City Clerk

APPROVED AS TO FORM:

_____

Maria A. Schrock, City Attorney

City of Bel Aire

STAFF REPORT

DATE: 08/27/2025

TO: Bel Aire City Council
FROM: Paula Downs
RE: Ordinance Approval

STAFF COMMUNICATION

FOR MEETING OF	9/2/2025
CITY COUNCIL	
INFORMATION ONLY	

SUMMARY: **An Ordinance Authorizing the Planning Commission to be Designated as the Board of Zoning Appeals for the City of Bel Aire, KS.**

Background:

The City of Bel Aire currently does not have an appointed Board of Zoning Appeals (BZA). The City approved Ordinance 548 appointing the BZA as a three-member board in 2014. City zoning regulations set out the BZA and their responsibilities in Chapter 18, Article 3. There currently are no appointed members to the BZA and no records indicating when the BZA was last appointed. Cases that would fall under the purview of the BZA, have been handled in alternative processes.

The BZA is granted authority under K.S.A. 12-713 and is designated to hear appeals of the building official or any other administrative official's interpretation of the zoning regulations. In addition, the BZA hears variance cases, which are specifically set out in the Bel Aire zoning regulations. In the absence of a BZA, there is no mechanism for appeals and variance cases to be heard which has required other approval processes to be followed.

BZA Ordinance History:

- Bel Aire Ordinance 275 designated the Bel Aire Planning Commission as the BZA in 1996.
- Bel Aire Ordinance 357 updated language related to appointments and removal of the Planning Commission and BZA in 2001.
- In 2014, Bel Aire Ordinance 548, Page 31, changed the BZA from being the Planning Commission to a three-member board with one member being the Planning Commission chair and two at-large members which shall not hold any other office of the City.

Bel Aire City Code- BZA Information:

- The BZA membership, appointment, removal and responsibilities are provided in the Bel Aire City Code, Chapter 18, Article 3 of the Zoning Regulations.
- Information on Appeals of the Building Official and Variance cases is provided in the Bel Aire City Code, Chapter 18, Article 5 of the Zoning Regulations.

Recommendations of permanent staff

Surrounding communities including Derby, Park City, Kechi, Valley Center, Maize and others, utilize the Planning Commission as the BZA. Agenda items for the BZA will be included in the Planning Commission Agenda. Planning and Zoning cases are becoming more detailed and complex. The Planning Commission has extensive experience with hearing planning and zoning cases and with the zoning regulations in the City.

Staff recommend approval of the Ordinance authorizing the Planning Commission to be designated as the Board of Zoning Appeals for the City of Bel Aire, KS.

(Published at www.belaireks.gov on September, _____, 2025.)

RESOLUTION NO. _____

A RESOLUTION ESTABLISHING BYLAWS FOR THE CONDUCT OF BUSINESS BY THE PLANNING COMMISSION OF THE CITY OF BEL AIRE, KANSAS.

BE IT RESOLVED by the Planning Commission of the City of Bel Aire, Kansas:

ARTICLE 1: CREATION, MEMBERSHIP, AUTHORITY AND DUTIES

SECTION 1. CREATION. Pursuant to City ordinance and state law the Bel Aire City Planning Commission, hereinafter referred to as the "Commission," was established by Ordinance No. 11 which was published on May 8, 1981. The Commission was re-established with new parameters by the Governing Body by the adoption of Ordinance No. 195 which was passed and approved and became effective on January 1, 1992. Ordinance 275 amended Ordinance 195 to designate the Commission to serve as the City Board of Zoning Appeals. Ordinance 357 amended Ordinance 275 to address how to appoint and remove members from the Planning Commission and Board of Zoning Appeals which was passed and approved and became effective on January 15, 2002.

SECTION 2. MEMBERSHIP. The Commission consists of seven members serving staggered three-year terms of whom five shall be residents of the City of Bel Aire, Kansas and two such members shall reside outside of the City, but within three miles of the corporate limits of the City. Members are appointed by the Mayor with the consent of the City Council. After the appointment, members will take office at the next regular meeting of the Commission.

In the event of a vacancy on the Planning Commission the Mayor shall select an individual to fill such vacancy for the remainder of the term in accordance with the same procedures used to select the original Commissioner.

A Commissioner may be removed by the Mayor. Selection of a new Commissioner shall be in accordance with the same procedures used to select the original Commissioner.

In the event a Commissioner resigns a successor shall be selected in the same manner used to select the original Commissioner.

Policies and Procedures for Appointment and Removal of Members of the Planning Commission shall be in accordance with Ordinance 357.

SECTION 3. ATTENDANCE. Regular attendance is an important responsibility for membership. Maintaining a quorum for voting purposes is especially important. Any member that absences themselves for three consecutive regular meetings or misses a total of five meetings during a calendar year, the Secretary will provide written notice to the City Manager, and the Mayor who may elect to remove the member.

SECTION 4. CONFLICT OF INTEREST. Members of the Commission shall be aware at all times of their responsibility to the citizenry of the City of Bel Aire and to the residents of the surrounding Planning Area and shall refrain from any recommendation or action that would benefit individuals or special interest groups rather than serve the best interest of the entire community. In furtherance of this responsibility, members shall refrain from recommending or acting on any matter before the Commission in which they have, either directly or indirectly, any financial interest or use their influence or position to show favoritism that could lead to the development of a clientele at a later date.

If a member is asked if they have a conflict of interest on a matter before the Commission, that member shall publicly announce the conflict and excuse themselves from the meeting room until the matter has been addressed by the remaining Commission members. If there is a question or a real or perceived conflict of interest, the affected member should contact the Secretary and City Attorney for an interpretation of the situation prior to the meeting.

A member is automatically disqualified when they or their spouse own property in the notification area of a zoning application.

SECTION 5. AUTHORITY. The Commission is vested with the duties and responsibilities prescribed in Kansas Statutes Annotated K.S.A. 12-741, et seq., as amended, and 12-736.

SECTION 6. DUTIES. As provided for by the statutes referred to in Section 5, the duties of Commission shall be:

1. Make or cause to be made, adopt and maintain an official Comprehensive Development Plan for the City and any unincorporated territory lying outside the City but within Sedgwick County which in the Commission's opinion forms the total community of which the City is part, subject to the approval of the Governing Body by ordinance (K.S.A. 12-747);
2. Annually review or reconsider the Comprehensive Plan at least once a year at the November meeting to determine if the Plan or any portion thereof has become obsolete and to report such status to the Governing Body or propose remedial amendments, extensions or additions to the plan (K.S.A. 12-747[d]);
3. Determine the conformance to the Comprehensive Plan of public improvements, facilities or utilities of a type embraced within the recommendations of the Plan which are proposed for construction or authorization and to report upon such conformance or nonconformance within 60 days to the Governing Body unless conformance is

otherwise determined by reviewing the City's capital improvement program (K.S.A. 12-748).

4. Prepare, adopt and maintain Zoning Regulations for the City to recommend the approval of such regulations to the Governing Body; and to hold hearings and make recommendations on all amendments thereto and zoning applications including zoning cases in the Metropolitan Area Planning Commission (MAPC) Urban Area of Influence (K.S.A. 12-753 through 12-759 and 12-763).
5. Prepare, adopt and maintain Subdivision Regulations for the City and extraterritorial jurisdiction; to recommend the approval of such regulations by the Governing Body; and to process and approve plats and to transmit them to the Governing Body for the acceptance of dedications thereon (K.S.A. 12-749, 751(a), 752 and 764).
6. Prepare and approve plans for neighborhoods and special project areas;
7. Maintain planning reference files of plans, reports, maps ordinances, regulations and policies accessible to officials, developers and citizens;
8. Maintain cooperation and coordination with the trustees of the surrounding township(s), U.S.D. #259, USD #375, the Wichita-Sedgwick County Metropolitan Area Planning Commission and Department and with such other county, regional and state planning entities as may be deemed appropriate; and
9. Make recommendations to the Wichita-Sedgwick County Metropolitan Area Planning commission on all plats proposed in the Bel Aire planning area outside the City and on all zoning items proposed for hearings within the MAPC Zoning Area of Influence as well as for any proposed revisions to County rules or regulations which might affect the development of the planning area; and
10. Hold hearings, provide plans for and/or make recommendations on such other matters as may be periodically assigned to the Commission by the Governing Body.
11. Ensure productive meetings by requiring members to read all pre-circulated materials and be ready to participate actively in discussions related to agenda items. Failure to do so may impact participating in discussions or voting on matters requiring informed consent.

SECTION 7. COMPENSATION. Members of the Commission shall serve without compensation for their services; however, the members may request reimbursement for their out-of-pocket expenses including travel when related to attendance at external conferences and/or meetings subject to approval of the Governing Body.

ARTICLE II: OFFICERS, ELECTIONS AND DUTIES

SECTION 1. OFFICERS. The officers of the Commission shall consist of a Chairperson, Vice-Chairperson and Secretary. The Chairperson and Vice Chairperson shall be members of the Commissions. The Secretary shall be the City of Bel Aire Zoning Administrator and shall provide duties in support of the Planning Commission (K.S.A. 12-745).

SECTION 2. ELECTIONS. At the regular Commission meeting in October of each year, the officers shall be nominated and those persons receiving the highest number of votes shall be deemed elected. Officers shall take office at the next regular scheduled meeting of the Commission and serve for one year. Officers may serve for more than one term.

SECTION 3. DUTIES. The duties of the officers shall be:

1. The Chairperson shall preside over all meetings of the Commission. In the absence of the Chairperson, the Vice-Chairperson shall preside. In the absence of both the Chairperson and the Vice-Chairperson, the Senior Commissioner (the person serving the longest period of time on the Commission) shall act in the manner and capacity of the Chairperson. The Chairperson shall sign all minutes and other official papers and documents to indicate that they have been approved by the Commission. The Chairperson shall represent the Commission at all meetings with other groups unless another member is designated to perform that function.
2. The Vice-Chairperson shall act in the manner and capacity as the Chairperson in the absence of the Chairperson.
3. The Secretary, or their designee, shall perform the following duties:
    a. Prepare the minutes of each Commission meeting and submit them to the Commission for approval. Commission meetings are recorded and once the Commission has approved the minutes the recording is deleted. When the Secretary attests to the approved minutes the Secretary is attesting that the votes of the members are accurate from that specific meeting.
    b. Maintain the official minutes as approved and signed by the Chairperson and the Secretary or their designees and post minutes to the City of Bel Aire website or such other repository as may be established from time to time;
    c. Attest to resolutions and certificates adopting the Comprehensive Plan and amendments thereto and to maintain the official Comprehensive Plan documents and accompanying adoption materials and ordinances;
    d. Distribute to each Commission member all current materials relating to the Comprehensive Plan, Zoning and Subdivision Regulations and Zoning Map and maintain official copies of the same pursuant to City Code and state law; and
    e. Prepare and distribute agendas for each Commission meeting in coordination with the Chairperson. (See Article III, Section 7 on Agendas).

ARTICLE III: MEETINGS

SECTION 1. REGULAR MEETINGS. Regular meetings of the Commission will be on the second Thursday of every month, unless changed by the Commission. All meetings shall be held in the Council Room of City Hall beginning at 6:30 p.m.; provided, however, that the Commission may vote to adopt another hour, date, or place of meeting. Any such change shall be published for the convenience of persons having business before the

Commission.

SECTION 2. SPECIAL MEETINGS. Special meetings may be called by the Chairperson or in the Chairperson's absence by the Vice-Chairperson or Senior Commissioner upon written request of any three members of the Commission. When a special meeting is called, reasonable notice as to date, time, place, manner and purpose for the meeting shall be given by the Chairperson to the Secretary at least five (5) business days before the meeting by hand delivery. The announcement of a special meeting at a regular meeting shall constitute notice to those persons present. Commission members and the Governing Body shall be notified by the Secretary including all persons designated to receive agendas on a regular basis. (See Article III, Section 7 on Agendas.). No items other than those identified in the notice shall be considered at a special meeting.

SECTION 3. ADJOURNED MEETINGS. If the business before the Commission is not completed, the Commission by motion may adjourn the meeting or a specific agenda item to a specified date, time and place until the matters on the original agenda or the specified item are acted upon. When such a motion is made known to those persons in attendance, no further notice need be given.

SECTION 4. OPEN MEETINGS AND CLOSED SESSIONS. Pursuant to the Kansas Open Meetings Act, all meetings of the Commission except for executive sessions are open to the public. Closed sessions, if deemed necessary, may be held in accordance with the provisions of the Kansas Open Meeting Act. The motion to recess for a closed/executive session shall be placed in the minutes and include (a) a statement describing the subjects to be discussed; (b) the statutory justification for closing the meeting; and (c) the time and place at which the open meeting will resume, all in accordance with the Kansas Open Meetings Act, K.S.A. 75-4317 *et seq*. In such closed sessions, no binding vote or action may be taken.

SECTION 5. WORKSHOP SESSIONS. The Commission may meet at a regular or special meeting in a workshop session for a general discussion on one or more topics or for a training session; however, the Kansas Open Meetings Act applies, and no binding action may be taken. While regular minutes are not required, a record of attendance and a summary of the subject(s) discussed should be made.

SECTION 6. QUORUM. A quorum for the conduct of business shall be four members. In the absence of a quorum at any meeting the presiding officer after consultation with the members present may announce the meeting will not take place. The presiding officer will wait ten (10) minutes and then make the announcement. The Secretary will note which Commissioner's were present and note that no action was taken on any of the agenda items. In addition, the Secretary will note anyone present at the meeting and specifically what agenda item(s) they were present for.

If there is a loss of a quorum during a meeting, the presiding officer after consultation with those members present, may adjourn the meeting to a specified date, time and place or similarly table any unheard an agenda item. When such information is made known to

those persons in attendance, no further notice needs to be given. The Secretary will note which Commissioner's left the meeting and note that no action was taken on any of the agenda items yet to be heard. In addition, the Secretary will note anyone present at the meeting and specifically what agenda item(s) they were present for.

Members abstaining from voting may be counted when determining whether a quorum is present; however, members having a conflict of interest or who are disqualified from voting may not be counted as part of the quorum for the item where they have a conflict of interest or are otherwise disqualified from voting.

If a majority of Commissioners have a conflict of interest on a specific agenda item, they will request that the Governing Body hear the item in a public hearing format. The agenda item will require renotification to all required individuals.

SECTION 7. AGENDAS. The Secretary shall oversee the preparation of an agenda of all matters to come before the meeting and to have it posted on the City of Bel Aire website with the link shared, via email, to the Commission members in advance of the meeting. Copies of the agenda shall be posted to the City of Bel Aire website, or such other repository as may be established from time to time and be furnished to each party having an item on the agenda and to any person requesting an agenda or a notice of the date, time and place of a regular or special meeting of the Commission under the Kansas Open Meetings Act. K.S.A. 75-4318 (b) and(d). Any member of the Commission may place items on the agenda by advising the Secretary, or their designee, no later than noon on the seventh day preceding the next regular meeting. If the number of applications received for zoning or platting creates an unduly long Commission meeting, the Secretary may carry over such items on a first-come, first-served basis to the next Commission meeting unless already advertised for public hearing.

SECTION 8 RECORDING OF MEETINGS. The Secretary or their designee shall keep complete records of all proceedings of the Commission. The Secretary or their designee shall prepare and maintain permanent minutes to be available for public view. Minutes shall be posted on the City of Bel Aire website or may be furnished to all persons or bodies making such a request to the Secretary or City Clerk. The Secretary or City Clerk may make such charges as are necessary to recover the cost of making such copies.

ARTICLE IV: CONDUCT OF MEETINGS

SECTION 1. ORDER OF BUSINESS. The general order of business shall be as follows unless otherwise decided by the Commission:

a. Call to Order
b. Roll call
c. Pledge of Allegiance to the American Flag
d. Consent Agenda
e. Approval of the Agenda
f. Approval of the minutes

g. Announcements
h. Old and New Business
i. Staff reports
j. Public hearings
k. Approval of Next Meeting Date
l. Current Events- Upcoming Agenda Items and Events
m. Adjournment.

Off-agenda items may be added to the agenda and scheduled items may be removed from the agenda at the beginning of a regular meeting by motion approved by a majority of the Commission members present and voting. No items may be added to the agenda of the special meeting.

SECTION 2. APPEARANCE BEFORE THE COMMISSION. When a public forum or public hearing is held, applicants and petitioners or their representatives and members of the community at large or individuals or their representative who feel that they will be affected by any action of the Commission may appear to present views and statements either for or against agenda items. Personal appearance before the Commission is recommended; however, written communication may be submitted to the Commission. The commission may at their discretion to table postpone items coming before the Commission if the applicant or petitioner is not present and has not submitted written communication.

SECTION 3. ACTIONS. In all formal matters, the Commission shall act by motion unless a resolution is required by law or governmental regulations. All notices required by law to be given by publication including those for public hearings shall be published in the official city newspaper. Substantive motions before the Commission shall be restated by the presiding officer before a vote is taken. Every motion on a substantive matter shall set forth reasons based on the discussion. Action shall be taken on each agenda item presented at the conclusion of discussion of that item.

SECTION 4. VOTING. Unless otherwise provided by state law or by ordinance of the City, the Commission shall act by a majority vote of the members present and voting. A record of all proceedings of the Commission shall be kept. Voting shall be by individual voice "Aye" or "Nay" ballot, written ballot or show of hands; shall be tallied and the results determined by the presiding officer. In the event of a tie or a divided vote, see Article IV, Section 5 paragraph 8 and 9.

SECTION 5. PARLIAMENTARY PROCEDURE. All meetings of the Commission shall be conducted in accordance with the current edition of Robert's Rules of Order-except insofar as modified by these Bylaws and procedures adopted by the Commission, unless otherwise required by state law:

1. A second shall be required for all motions.

2. The presiding officer shall have the right to make motions and to second motions without vacating the chair.
3. Substitute motions may be made for prime motions provided that substitute motions are voted on before the prime motion. Substitute motions shall be made only once and shall be debatable only if the prime motions were debatable. A substitute motion may be made without the consent of the maker of the prime motion.
4. Motions to reconsider any items shall be made by one of the members voting in favor of the item to be reconsidered. Motions to reconsider shall only be considered at the same meeting at which the item was decided.
5. If participation from the floor (audience) is repetitious; or when the course of business due to the number of matters to be considered and/or number of people requesting to be heard will not reasonably permit further participation, the presiding officer may reduce their speaking time to five minutes or something less. Those persons speaking on a given item from the floor should first be recognized and then address their remarks to the presiding officer. Each member of the Commission may speak to an issue as many times as may be desired.
6. The presiding officer shall have the right to vote. If the officer chooses not to vote, he or she shall automatically be considered to have abstained from voting.
7. When a divided vote occurs, the presiding officer shall call for a roll-call vote. The Secretary shall enter into the minutes the result by name of all roll-call votes.
8. Any member abstaining or remaining silent on a vote shall be considered to have voted with the majority vote of those who voted; provided that, such member does not have a conflict of interest or bias in the matter that would otherwise disqualify them from voting. In the event of an equally divided vote, the vote of a member abstaining or remaining silent is not to be counted. Members who do abstain or remain silent on a vote are still counted as present in determining a quorum.
9. Members shall automatically be disqualified from voting when they or their spouse own property in the area of notification for a zoning application. Such abstention shall not prevent them from signing a protest petition or appearing before the Commission to speak on the zoning application. When a member is disqualified from voting, they cannot be counted as present for the quorum.
10. Subject to these provisions, the presiding officer shall decide all points of order and procedure, unless it is overruled by a majority vote of the entire membership of the Commission.

ARTICLE V: HEARING PROCEDURES

SECTION 1. INTENT AND PURPOSE. It is the intent of the Commission to hold fair and impartial hearings on all matters requiring a public hearing at which adequate legal notice has been given to all concerned parties. The purpose of such hearings is to make it clear that decisions are based on the relevant evidence presented and that well organized

hearings and procedures will lead to legally defensible decisions which are not arbitrary, discriminatory or unreasonable. To ensure fairness, the hearing room should be able to accommodate all persons wishing to attend and to enable them to properly hear the proceeding.

Ex parte contacts, i.e., those contacts in the forms of verbal or written communications outside of a hearing are discouraged. Commission members should (a) come to a hearing favoring neither side; (b) have no personal interest in the outcome other than that shared by the community-at-large; (c) treat both sides fairly and impartially; and (d) base their decision solely on the facts presented as evidence before the Commission. Any facts determined by personal investigation should be reported to the Commission at the hearing as *ex parte* information.

SECTION 2. ORDER OF PROCEEDINGS FOR PUBLIC HEARINGS. Proceedings requiring public hearings are considered quasi-judicial proceedings. The latter includes the procedural due process elements of notice and opportunity to be heard in a fair, open and impartial manner. According to K.S.A. 12-757, the planning commission must create an accurate written summary of the proceedings during public hearings on proposed zoning amendments. This summary should include the evidence presented, findings of fact, and the factors considered in reaching a decision to recommend approval or denial of a zoning change. Additionally, the minutes should reflect the planning commission's recommendations and the reasons for those recommendations, which are then submitted to the governing body for further action K.S.A. 12-757, K.S.A. 12-756. The following order of proceedings shall be used for all such public hearings:

1. Determination that a quorum is present.
2. Determination that proper notice has been given.
3. Report of *ex parte* contacts with Commission members.
4. Introduction of application by staff.
5. Presentation by applicant shall be limited to five minutes unless such time is extended by the commission.
6. Commission and staff question applicant.
7. Public comments on proposed application. Each presenter shall speak no more than once per issue and shall be limited to five minutes unless such time is extended by the commission.
8. Receipt of written communications or petitions.
9. Applicant presents closing comments, which shall be limited to five minutes unless such time is extended by the commission
10. Staff presents closing comments.
11. Public portion of the hearing closed by the presiding officer.
12. Planning Commission deliberations.
13. Review findings and factors on which recommendation is based.

14. Motion to recommend to the Governing Body the approval, disapproval or modification of the application or to table the agenda item to a specific date, time and place.

While no further public comments will be received after the hearing is closed, the Commission may question any participant at any time during the proceedings.

SECTION 3. LEGISLATIVE HEARINGS. Hearings for the adoption of comprehensive plans and zoning and subdivision regulations and amendments thereto are considered legislative in nature. The order of proceedings for public hearings in Article V, Section 2 above may be modified for a legislative hearing as to the role of the applicant and the findings and factors on which a decision is based. In any event, the Commission's recommendation to the Governing Body shall be in writing accompanied by a written summary of the hearing thereon.

ARTICLE VI: COMMITTEES

SECTION 1. COMMITTEES AND LIAISON REPRESENTATIVES. The Chairperson, with the consent of the Commission, may appoint standing and ad hoc committees and liaison representatives as may be needed to assist in the business of the Commission. The membership of such committee(s) and liaison representatives may consist of all Commission members or part Commission members or by all noncommission members. All such committees and representatives shall be provided with a formal charge and shall report to the Commission their findings and recommendations, unless otherwise directed.

All standing committees and liaison representatives shall be appointed at the next regular Commission meeting following the election of officers. They shall take office following the meeting of their appointment and serve for one year or until their successor has been appointed. Such committees may elect officers unless otherwise designated by the Chairperson and establish such rules of procedure as they deem desirable.

ARTICLE VII: AMENDMENTS TO BYLAWS

SECTION 1. AMENDMENTS. The Commission may, by a majority vote of the entire membership thereof, and upon approval by the Governing Body of the City, amend these Bylaws or any provisions or sections thereof, at any time when the same is not in conflict or in contradiction of any of the laws of the State of Kansas or ordinances of the City of Bel Aire, Kansas. The Commission shall review the Bylaws, no less than every three (3) years to ensure timely and appropriate updates are made if necessary.

Notices of the proposed amendments shall be furnished by the Secretary to all members of the Planning Commission and the Governing Body not less than seven calendar days prior to the meeting at which such amendments are to be considered. A current copy of the Bylaws of the Commission and such amendments thereto as may from time to time be

adopted, shall be maintained by the Secretary and filed with the City Clerk

SECTION 2. ADOPTED. The above and foregoing Bylaws are hereby adopted as the Bylaws of the City of Bel Aire City Planning Commission and recommended for approval of the Governing Body of the City of Bel Aire, Kansas. These Bylaws shall be effective and all previously adopted Bylaws of the Planning Commission shall be repealed, effective the 14th day of August, 2025, following approval thereof by the Governing Body of the City.

[*Remainder of this page intentionally left blank*]

PASSED by the Planning Commission of the City of Bel Aire, Kansas, on the 14th day of August, 2025.

SIGNED by the Presiding Officer on the 14th day of August, 2025.

CITY OF BEL AIRE, KANSAS

_____

Phillip Jordan, Chairperson

ATTEST:

_____

Paula L. Downs, Secretary

APPROVED AS TO FORM ONLY:

_____

Maria A. Schrock, City Attorney

PASSED, ADOPTED, AND APPROVED by the Governing Body of the City of Bel Aire, Kansas, on the 2nd day of September, 2025.

SIGNED by the Mayor on the _____ day of September, 2025.

CITY OF BEL AIRE, KANSAS

_____

Jim Benage, Mayor

ATTEST:

_____

Melissa Krehbiel, City Clerk

APPROVED AS TO FORM ONLY:

_____

Maria A. Schrock, City Attorney

City of Bel Aire

STAFF REPORT

DATE: 08/25/2025

TO: Bel Aire City Council
FROM: Paula Downs
RE: Planning Commission Bylaws

STAFF COMMUNICATION

FOR MEETING OF	9/2/2025
CITY COUNCIL	
INFORMATION ONLY	

SUMMARY: **Planning Commission Bylaws**

Background:

The Planning Commission Bylaws were developed in 1991. The document was updated by staff to update and modernize the language. Staff also reviewed surrounding area Planning Commission Bylaws to identify language that might be useful.

Draft meeting minutes are provided for additional discussion information from the August 14, 2025 Planning Commission meeting.

The Planning Commission reviewed the bylaws during several meetings.

1. **May 8, 2025- Planning Commission Meeting**

   The Planning Commission was provided with the draft Planning Commission Bylaws for review and feedback. Discussion included:

   - Commissioners talked about the importance of attendance. Discussion around the total number of meetings to miss in a calendar year was considered. It was suggested that six missed meetings were too many and that once a quarter might be better. It was further discussed that five (5) meetings missed in a calendar year are acceptable.
   - There was additional discussion around the number of consecutive meetings that could be missed. The draft document stated more than three, Commissioners requested removing the " more than" and leaving it that absences for three consecutive regular meetings could result in removal.
   - Commissioners also suggested adding language to review the Bylaws annually to allow for updates to be made. Staff suggested an annual discussion in the fall.
   - One modification was pointed out in Section 1- should remove " City of Derby" and replace it with City of Bel Aire. Commissioners requested time to review the document and provide suggestions via direct email to Paula. Paula will put together language to finalize and approve at the June 12 Planning Commission meeting.

2. June 12, 2025- Planning Commission Meeting

The Planning Commission reviewed recommended Planning Commission Bylaws for approval. The Planning Commission tabled the Bylaws as presented for additional time to review and make updates. The Planning Commission discussed the document and provided several modifications. The detailed updates are included in the June 12, 2025, meeting minutes. Staff noted updates and clarifications that needed to be made in the document.

3. August 14, 2025- Planning Commission Meeting

Each article has been updated to include all modifications requested by the Planning Commission and staff updates. Staff reviewed the document in detail to ensure there was no conflicting language, that all Kansas statutes referenced were accurate and that the language was clear and accurate.

Mayor Benage reviewed the Bylaws and provided comments that resulted in three updates:

- Language was updated to say that only appointments of Planning Commission members will require the consent of the City Council. When a Planning Commissioner is removed by the Mayor consent of the City Council is not required.
- Added language that "Policies and Procedures for Appointment and Removal of Members o the Planning Commission shall be in accordance with Ordinance 357.
- Updated notification of special meetings language to state that the Planning Commission Chairperson will provide notice to the Secretary at least five business days before the meeting by hand delivery. Mayor inquired about how notification would be handled.
- Updated language that states case notifications will be made in the official city newspaper. Used the word designated and updated to official. The official city newspaper is, by ordinance, the city's website.
- Why would rules be suspended- lines 315 – 319. This language remained the same because rules can be potentially suspended depending on the circumstance

The Planning Commission will review the Bylaws every three years; however, the Bylaws can be updated at any time should additional needs arise.

Staff Recommendation:

Staff recommend that the Planning Commission Bylaws be approved with any appropriate modifications identified by the City Council.

MINUTES
PLANNING COMMISSION
7651 E. Central Park Ave, Bel Aire, KS
August 14, 2025, 6:30 PM

I. Call to Order: Chairman Phillip Jordan called the meeting to order at 6:30

II. Roll Call

Chairman Phillip Jordan and Commissioners Dee Roths, Paul Matzek and Brian Stuart were present. Commissioners Derek Faber and Brian Mackey were absent. Quorum was present.

Also present were Paula Downs, Secretary and Maria Schrock City Attorney.

III. Pledge of Allegiance to the American Flag

Chairman Phillip Jordan led the pledge of allegiance.

IV. Consent Agenda

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

No updates or changes were requested.

Motion: Commissioner Matzek moved to approve the meeting minutes of the June 12, 2025, meeting. Commissioner Stuart seconded the motion. ***Motion carried 4-0.***

V. Announcements: No announcements were made by staff.

VI. Old Business/New Business

A. Public Hearing on the Consideration of a Resolution to Adopt the Bel Aire 2035 Comprehensive Plan

Paula Downs, Secretary provided background information on the Comprehensive Plan to support Lance Onstott, PEC who will provide a more detailed presentation of the Comprehensive Plan.

The plan was initiated in 2023 through a long and thoughtful process that involved several workshops that included Planning Commission members. The plan was developed in four phases: Community Assessment; Community Engagement; Planning and Refine, Adopt & Implement. The draft document was developed from engagement and other information gathering that took place over the last year. The plan document is organized into three sections with appendices. Sections included: section one is a current visual representation of

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the community; section two lays out six value statements and goals for each one; and section three includes plans and recommendations for future land use for the built environment. The final section of the plan are appendixes that provide details on the activities that occurred during the planning process.

The plan has good foundational information about the community, and it has set out design standards. It shows how we will look at the city moving forward and the engagement process that took place to prepare the plan.

Lance Onstott, PEC stated that state statute requires that the comprehensive plan have a public hearing, and the agenda item tonight is for the Planning Commission to approve and adopt the plan, by Resolution, for governing body approval by ordinance.

Lance provided highlights of the plan and is purpose:

- The comprehensive plan should represent the vision of the community for the next 10 years and be a record of the community's shared goals and desires. The plan is not an agreement on everything but reflects common themes so that the City can make informed decisions.
- The Appendices show what has happened in Bel Aire in the last 20 years: demographics, market-based land use, development patterns, and what is happening now and what is projected for the future.
- The plan primarily addresses the built environment or the physical part of the City.
- The City will use the comprehensive plan to make decisions on planning and zoning cases, budgets, staffing, and public safety.
- As things change the plan may need to be updated and by statute it will be reviewed every year.
- The plan was developed in stages starting with developing the community assessment on past and current information. The second phase was the engagement of the community, city leadership, and city staff. The final stage is the final draft plan being reviewed and approved.
- Three different "teams" were engaged in preparing this plan. The core team were staff that met regularly to review and provide comments on the plan. City leadership included the City Council and the Planning Commission in workshops to engage in the development of the plan. Stakeholders provided feedback during fall festival, workshops, focus groups and interviews. There should be no surprises in the plan.

Lance stated that the three primary sections of the plan include: introduction; value Statements/Goals; and land Use Framework. In addition, the appendices are good references on how the plan was developed. This section lists; resources, community engagement details, census and other data sources, and other City plans. All notes and summary information for the community engagement activities are also included. Those details support the information contained in the other sections of the plan.

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Lance stated that the values statements and goals were developed from the overarching themes that were heard during the engagement activities. For each value statement there are goals which are those things that are measurable to make sure we are making progress on the plan. There are six value statements:

- Economic Development- *Bel Aire's Non-Residential Environment Will Enhance The Quality Of Life For All Residents And Visitors Alike*
- Transportation- *Bel Aire's Transportation System Will Be Safe, Enhance The Aesthetic Appreciation of the City, and Provide Efficient Options For All Transportation Modes.*
- Parks and Recreation- *Bel Aire's Parks And Recreation System Will Provide First Class Spaces And Programming For All Ages And Abilities.*
- Community Identity and Character- *Bel Aire's Built Environment Will Communicate A Distinct Identity To Create Cohesion, Increase Community Pride, And Attract Residents, Businesses, And Visitors*
- Growth & Investment- *Bel Aire Will Concentrate On Sustainable Growth Through Smart Investments And Community Communication.*
- Housing- *Bel Aire Will Be A Destination Of Choice For People At All Stages Of Life.*
- Every decision made should be influenced by the value statements. If there is a policy change or a re-zoning application that is not furthering one of the value statements then it needs to be critically looked at. It organizes your decision making and staff recommendations and it will serve as a guide for private investment.

Lance discussed the Future Land-Use Map which shows where residential and commercial uses are in the City. The first level of assessment before projecting future growth patterns is to establish four key elements to create places. We want to create an identifiable space designed around the uses for that space. The four building blocks are: green spaces- designed park, programmed park, natural preserve; complete neighbors; corridors; and centers.

In addition to the building blocks there are place types. Place Types will represent each one of those building block key elements. There are ten place types used in the city. For each place type these elements are included: description, including a narrative of the place type to be used in a staff report; types of land uses that are appropriate in each place type; utilized existing zoning districts to determine where each district could be compatible with each place type; and images to further communicate what the place types are looking to do.

Lance highlighted three example place types. One place type is a traditional neighborhood. There are no place types in the plan that are exclusively single family or multi-family residential place types. The goal is to see various place elements like homes, churches, or a corner store to create a complete neighborhood environment. This is predominately the place type that the city's future land use map is using. Another place type is a neighborhood corridor which is based on based on the transportation corridor. The goal is to build corridors or streets to complement the neighborhood. There may be something that the neighborhood

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might need to quickly access like the corner store, bank or restaurant- these elements would be within the corridor. It is not an area that would have a mall. Centers are another place type. The corridor place type is going to buffer the neighborhood place type from a Center. Multiple centers in our place types - neighborhood center is typically at the intersection of multiple neighborhood corridors or hubs of activity. Scale changes with city neighborhoods, corridors and centers which may be denser with more activity.

Lance explained that the comprehensive plan gives guidance to private sector development so that they can determine if their development is compatible with the place type identified in the development area.

Lance clarified that the neighborhood traditional place type is the most common type in the city and can be seen on the map in light yellow; corridors are largely located along the arterial roadways; purple areas are for industrial or institutional areas, and the Rock Road corridor isolates higher uses.

The Planning Commission had several questions about the Comprehensive Plan:

- Does the comprehensive plan go across 254? The land use does in certain areas- place types are predicted through the city's area of influence or the extraterritorial jurisdiction. Rural neighborhood is housing that doesn't require public utilities such as a farm, five-acre subdivision, etc.
- What are the two or three things that are different between our previous plan and this plan? What two or three ways were you surprised at the input that maybe went in a different direction from the previous plan? Previous plan was in 2018- Master Growth Plan- it only looked at future land use and it didn't have any value statements. Major difference it used the traditional way of looking at land use such as single-family residential, etc. Development patterns were similar between the plans. Water and sewer plans were developed ahead of the comprehensive plan so that information could be used to assess costs of service and return on investment as the city continues to grow. The community had a desire for different modes of transportation-they want to safely move around our community without a vehicle. The city has good potential for off street trails utilizing the floodplain areas as pathways. Any future option for a rail to trail option could be utilized in the future if changes occur in the use of the railroad tracks. Trains will continue to use the tracks in the foreseeable future.
- Commission felt the plan was well put together graphically and it is user friendly so it can be used.
- Anything surprise you when meeting with the various groups? Alternative transportation was surprising across all groups. It not surprising to hear that there was confusion about the identity of the city. People expressed the need for grocery stores and restaurants, but don't really want to grow. Many people want the small-town feel, but also the large city services. City will need to navigate these needs.

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- Is the City lacking in services? Land use was analyzed, and the City is 90% primarily residential. 0.8% of land use in Bel Aire is currently commercial use.
- Comprehensive plan will help the city make decision on what and how to develop in the future. The plan is a 10-year plan
- Was there any discussion about working with or looking at the plans from Metropolitan Area Planning Commission (MAPC)? This wasn't assessed in detail but did look at where they are projecting employment and housing areas. Looked at Wichita Area Metropolitan Planning Organization's (WAMPO) transportation plan to influence the plan.
- Does Wichita have any plans for East of Bel Aire? Unknown currently. Generally, they will face the need for services in that area.
- It is surprising that Bel Aire has a high rate of not-for-profit land uses in the City.
- Some concern that when the Commission reviews a case, preliminary plat and final plat we may ask for a reduction in lots to allow for green space, which the Commission doesn't have the authority to do that, so there is no enforcement.
- If is shows up on the master plan for more green space, how does that get implemented or steered that way? One way is to review zoning and subdivision regulations, building codes and policies around funding developments to steer towards implementing this vision. Developers and designers are always looking at the codes, so the city needs to ensure that codes reflect what we want to see happen. The other way is how we encourage development patterns through policies- City might want to participate in funding developments in a different way if they utilize the comprehensive plan vision.

Commissioner Jordan opened the Public Hearing:

- Donnis McPhaul- 7901 E. Oaktree Lane, Kechi, KS 67067. On the land use map in the orange area- what is the street running east/west? There is no street on the top of the orange area. Rock road area says city neighborhood- where does it stop the city neighborhood north between 254 and 53rd St.? Where does the orange area stop? The area extends Northwest Magnet anything above that is outside of Bel Aire's jurisdiction. The Comprehensive Plan covers only what is in Bel Aire.
- Jerry Hamilton, 7200 E. Oak Tree Ln. Kechi, KS- When you talk about your identity people are starting to call Bel Aire "Duplex City". Stated that he believes that Bel Aire has enough duplexes.

Commissioner Jordan closed the Public Hearing

Commission Discussion- Steering development is outside what the Planning Commission can control, and this is what the City Council can determine. Codes could assist as the Planning Commission hears cases. When the Secretary provides a staff report, one of the criteria in the "Golden Factors" is how the case is evaluated against the comprehensive plan. The Planning Commission will see comments both on how the case fits and how it doesn't fit within the comprehensive plan. This is one of several criteria the case is evaluated against.

Motion: Commissioner Matzek moved to adopt the Resolution to Adopt the Bel Aire 2035 Comprehensive Plan as presented and recommend that the Governing Body approve the Plan by publication of an Ordinance per K.S.A. 12-747(b). Commissioner Roths seconded the motion. ***Motion carried 4-0.***

B. Consideration of an Ordinance to Amend the Bylaws of the Planning Commission

Paula Downs, Secretary stated that the Commission has seen the Bylaws a few times and all suggestions have been included in the document. The bylaws were shared with Mayor Benage, and he had a few suggestions that were changed in the document.

The following changes were made:

- Removed language on line 35- "such removal and" – only appointments will require the consent of the City Council.
- Line 42 - Added language for appointment- Policies and Procedures for Appointment and Removal of Members of the Planning Commission shall be in accordance with Ordinance 357.
- Line 178- update language-…..reasonable notice as to date, time, place, manner and purpose for the meeting shall be given by the chairperson to the Secretary at least five (5) business days before the meeting by hand delivery.
- Line 181- Commission members and the Governing Body shall be notified by the Secretary (vs. Chairperson), including all persons designated to receive agendas on a regular basis.
- City of Bel Aire official city newspaper is the city website.
- Language was added that said the Planning Commission will review every three years, but changes can be made at any time should updates need to be made.

City Attorney stated that the Planning Commission will approve a resolution per statute and not an ordinance as stated in the motion language.

Motion: Chairman Jordan moved to Adopt the Resolution to Amend the Bylaws of the Planning Commission As Presented and recommend that the Governing Body Approve the Amended Bylaws. Commissioner Matzek seconded the motion. ***Motion carried 4-0.***

C. Public Hearing on ZON-25-01: Zone change request in the City from a Neighborhood Commercial, Office and Retail District "C-1" to a Planned Unit Development Residential District "R-PUD" to create the Lycee Addition R-PUD, generally located at the East side of Rock Road and ¼ mile North of 53rd Street North, Bel Aire, Sedgwick County, Kansas

Chairman Jordan read the case checklist:

- Disqualification Declared & Quorum Determined- Chairman Jordan "let the record reflect that no one was disqualified".

- Chairman Jordan declared that proper notification was given.
- Ex parte communication- Chairman Jordan "let the record reflect no ex parte communication was received prior to the agenda item".

Paula Downs, Secretary, stated that the case was before Planning Commission previously and the overview of each time the case appeared at the Planning Commission and City Council is set out in the staff report. The final plat for Lycee appeared at the February 2022 Planning Commission meeting with a Planned Unit Development (PUD) agreement and updated site plan. Lycee appeared at the April 5, 2022, City Council meeting and the final plat, PUD and development agreements were approved.

Previous change in zoning had not been formally approved in the proper manner- a zoning case should have been filed and an Ordinance developed and approved. The change in zoning needed to be an R-PUD which addresses the change in zoning and provides for an R-PUD Preliminary Plat document with PUD language vs. a separate PUD Agreement.

The PUD agreement sets out Parcel 1, the commercial lot and Parcel 2, the R-6 residential lots. The general provisions set out how the area will be developed, and they have set out the relief from code they are seeking. On pages 3-4 of the staff report it sets out zoning relief they are seeking. It will have what the code requires and what the case is asking for. The applicant will further define the development and answer questions.

The staff report also includes the review criteria that staff are recommending with the key review criteria (Golden Factors) of 2, 5, 7, 8 and that the case be approved with conditions listed in review criteria 10.

Phil Meyer, Baughman & Company, owner's representative and Craig Sharp, applicant. Reviewed the R-PUD plat text. Mr. Meyer set out the following items to ensure the Planning Commission is clear on what they are asking for:

- Maximum lot coverage for Parcel 2 is currently at 65%. Might want to make it 70% in case a sidewalk or something is required to be added. City zoning code sets the maximum lot coverage at 30%.
- Site plan discussion for parcel 2:
    - Lot 1 Units:
        - garage is in the back
        - front doors face Rock Road
        - This housing is different from the previous plan from Greg Hiser
    - Lot 2 Units:
        - front doors face west
        - Garage and driveway up front
    - Lot 3:
        - No garages

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- PUD Agreement #5- Uses within the parcels:
    - Uses for the parcel have not changed
    - C-2 and C-1 uses that include restaurant, food, etc. This hasn't changed
    - Greg Hiser owns this lot and wants to continue along those lines. His idea was to build a wine bar.
    - Greg Hiser's vision for housing on parcel 2 was single. professionals, however, the current plan is not directed this way.
- PUD Agreement #7- Lighting
    - Multiple units being built
    - Don't want light poles
    - Will use the buildings to light up areas
    - Will require parking lot poles relief. Lighting will be on the buildings- garages to light up the parking lots
- PUD Agreement #9- Landscaping
    - Asking for a waiver from landscaping
    - Parcel 1- will have two (2) street trees along Rock Rd. With power lines and the pipeline, it is difficult to install landscaping- have a very small landscape window.
    - Parcel 2- will have five (5) street trees on Lycee and Rock Rd. seven (7) street trees with eight (8) ornamentals inside the interior of front door and parking areas. Asking for a waiver for other items listed in code.
- PUD Agreement #12- Parking
    - Parking will be based on the multi-family designation- two (2) spaces per living unit like the property to the East.
    - The site offers 2.7 spaces per unit.
    - This is viewed as multi-family because it is multiple units on one lot.
- Units:
    - Clarification: the site will have two (2) duplexes, and the rest are four-plexes. The prior plan were all duplexes.
    - Each unit is either two (2) or three (3) bedrooms
    - Four-plexes:
        - Lots 1 & 2 there is a tri-plex and two four-plexes.
        - Lot 3- is a quad-plex where the units are stacked- exterior steps for two (2) units on top and two (2) units on bottom.
    - There are no basements in the units.
    - Lots 1 and 2 are single units' side-by-side
    - Grass will be in the open units. Along Rock Rd., in front of the units could do more landscaping on the East, but there is a nice hedgerow and there are utilities in the easement
    - Greg Hiser still wants to do a wine bar on parcel 1- very small lot size of building and parking lot is very limited.

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Applicant shared that the main difference now and before are the update of the unit styles and the three-plex and four-plex. There are now three (3) different types of units. Applicant confirmed that he will continue to own the units.

The Planning Commission had concerns about the lighting for the site would come from building mounted fixtures which could shine light into units across from each other's windows. To prevent that, lighting is on the building would need to be aimed a different way. Commission asked applicant what kind of light will be shining on the unit across from each building. The applicant stated that building lighting can be angled and shaded so light can be controlled where it goes. Applicant stated that they can get better lighting on the building than on poles. Lighting will be placed on the ends of building, and they don't face windows, and they will all have garage lights and porch lights on the units. Heights and angles of lighting can be well controlled. Commission acknowledged that the 29th and Greenwich apartments have building lights and no poles and the complex is well-lit. Applicant shared that poles add more clutter to the site.

Planning Commission discussed the lot coverage percentage for the site. Applicant explained that parcel 1 has all the pipeline area in it. Commission discussed that if you take the whole PUD area (parcels 1 and 2), you won't be at a high lot coverage percentage- it would be approximately 43%. The Secretary stated that each lot is calculated individually or per parcel. The Secretary stated that the R-6 zoning district doesn't set out anything different lot coverage percentages between single-family and multi-family units. Lot coverage is calculation includes total lot size minus structures and pavement. Commission suggested that they might need to consider the entire area related to lot coverage

Commission stated that the site appears to be like an apartment complex that is broken up but done well.

Applicant confirmed that the square footage of the east units are 1170 s.f. and the rest of the units are in the 1450 s.f. range. Units in the middle have a one car garage and units on Rock Rd. have two-car garages. Updates on the R-PUD Preliminary Plat have been corrected and parcel 2 is 72,030 s.f. which creates the 65% lot coverage.

Chairman Jordan opened the public hearing:

- Carla Hamilton, 7200 E. Oak Tree Ln Kechi, KS- Comprehensive plan map was on the screen and Ms. Hamilton asked about the "orange" area-
    - Went from duplex to apartments now and we'll probably have playground and other stuff- is that right. Developer responded and stated there would be no playground
    - Don't know what it looks like- so is this Section 8 housing- is that what it is? Developer answered "no".
    - Do you have pictures of the development?- Developer didn't have pictures

    - What about the traffic on Rock Road- with school and existing apartment complex and with more apartments- are there any considerations on what is going to happen? Commission stated that the area is suited for this type of development. Development doesn't empty onto Rock Road directly
- Donnis McPhaul, 7901 E. Oak Tree Ln, Kechi, KS 67067
    - Where is this development in relation to Apartments? Development is West of the apartments.
    - How many tri-plexes and four-plexes are there? There are eight (8) four-plexes and two (2) three-plexes.
    - Where is the wine bar? Wine Bar location is on Rock Road North of the housing development.
    - Where is entrance to development? Entrance is off Lycee and not Rock Road.
- Jerry Hamilton, 7200 Oak Tree Ln, Kechi KS.
    - Is there a difference between single-family vs. multi-family zoning districts? Bel Aire has several types of zoning districts in the city.
    - Mr. Hamilton would like to see single family homes along Rock Rd.
    - There is an abundance of duplexes
    - It would be good to have single family homes around the school

Chairman Jordan closed the Public Hearing

With regards to written communications Chairman Jordan stated, "let the record reflect no written communications have been received".

Applicant had no final comments but did share that the price range of leasing the units are $1450 - $1600. The units are an urban feel, and they are also bigger than duplexes.

Commissioner Matzek stated that he was concerned about the nearby single family large lots with this development be near. He asked what the status of Integra is, and it was confirmed by the Secretary that there was currently no status on that project. Commissioner Matzek has concerns about Rock Road traffic with the higher density development. He further stated that commercial use is 0.8% in the City and this development is now taking away additional parcels for commercial development with this development getting closer to the City Center concept on our comprehensive plan.

Commissioner Roths stated that this is an upgrade, and this is a different style. It will influence other development to not just build duplexes. More cutting-edge type development.

Commissioners cited, from the staff report, Golden Factors: 1, 3, 6, 2, 5, 10 as criteria to support the case. There are conditions recommended by staff for landscaping and trash enclosures. Planning Commission would need to use motion language #2 "approved with modifications" to include recommendations listed within #10 of the staff report.

Chairman Jordan stated that the case will be forwarded to the Governing Body with the Planning Commission recommendation and a written summary of the hearing for consideration at their regular meeting on Tuesday, September 2, 2025. He further stated that protest petitions against the case may be received by the City Clerk for 14 days after tonight, August 28, 2025, at 4:30 p.m.

Motion: Commissioner Roths moved, 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 Neighborhood Commercial, Office and Retail District "C-1" to a Planned Unit Development Residential District "R-PUD" in ZON-25-01 be approved with modifications, based on findings: recommendation #10 listed in staff report, as recorded in the summary of this hearing. Chairman Phillip Jordan seconded the motion. ***Motion carried 4-0.***

D. **Overview of Zoning Case Script**

Maria Schrock, City Attorney, provided an overview of the Zoning Case Checklist.

Primary and crucial duty of PC is holding the public hearing. The hearing is not only provided to hear public comments, but also to satisfy Kansas statutes. When holding a public hearing it is important to be consistent each time. All elements included in the "script" or checklist is to ensure that we address each element of the state statute and that everyone in the room is informed of key items. The benefit of the checklist reminds us to let the record show that commissioners did not disqualify themselves. When we close the public hearing we are reflecting in the minutes that there is no further discussion from the public and it can be reflected in the minutes. This announcement about closing the hearing then lets the public know no additional comments can be made and the minutes are clear. The minutes of the meeting are forwarded to the governing body, and they are required to go back to the minutes and the minutes capture everything including all comments. They are the total record of everything that occurred, and all elements considered by the Commission to make good decisions. The checklist helps make sure that everything is included in the minutes and that they are a fair and accurate depiction of what occurred at the meeting. The checklist is 3 pages and includes all the required elements and in what order for the public hearing. It is not required that the chairperson go through the checklist, any Commissioner can read the checklist especially if there are multiple items that require the checklist on an agenda.

Lawsuits can be filed and having this checklist read into the minutes helps create a record of what happened during the meeting. Checklist makes sure we follow the statutes, especially for the public hearing. We are expanding the depth of the minutes and creating more detailed information about what happened during the meeting. Moving forward the Commission meeting minutes will be more in depth moving. This is a checklist and not a script because we don't want to give any indication that the Commission is being told how to vote or how to deliberate. This checklist doesn't contain any information related to that.

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Commission asked if they have to use the Golden Factors? The statute does not require the use of the Golden Factors. A case came through that provided a list of factors- state supreme case encouraged planning commissions to use these factors and add additional factors that may be unique to your community. The factors provide a consistent list of things we consider to be fair to every applicant so there is no appearance of being discriminatory or arbitrary. Not required but encouraged. Factors are a way for Commissioners to share their thinking about why they voted yes or no on a case.

Commission asked if they are we protected as Commissioners from lawsuits? The Planning Commission gets authority from Kansas statutes which is to abide by the zoning regulations and subdivision regulations that show that you are making decisions based on specific regulations. If a commissioner or the commission says that "I'm not going to abide by the regulations" that would indicate that they are operating outside the scope of their authority. Providing rationale of a decision is all that is required when making decisions on deviations from the codes.

Action: No action required; for discussion and review only.

E. Overview of Voting on Planning Commission Minutes

Maria Schrock, City Attorney, provided an overview of voting on Planning Commission minutes.

When you receive the agenda packet go through the minutes and confirm that it appears to be a fair and accurate depiction of what occurred during the meeting. Feel free to take notes during the meeting and compare them to the draft minutes and provide any updates. By voting to approve the minutes, the Commission is saying we've reviewed them, and they accurately reflect what occurred during the meeting. Minutes will be relied upon for actions. The Chairman, Vice Chairman or the Senior Commissioner may be the person signing the minutes after any given meeting. Commission is encouraged to keep notes and compare them to ensure accuracy.

Commission requested minutes to be provided earlier than the following month to recall and ensure their accuracy. Secretary will provide minutes within 10 days after the meeting. Commissioners then could provide updates prior to the next meeting via emails.

Action: No action required; for discussion and review only.

VII. Approval of the Next Meeting Date.

Commissioner Stuart will not be in attendance for the next meeting

Motion: Chairman Jordan moved to approve the date of the next meeting: September 11, 2025, at 6:30 p.m. Commissioner Matzek seconded the motion. ***Motion carried 4-0.***

VIII. Current Events

A. Upcoming Agenda Items:

Secretary shared that on September 2nd an Ordinance appointing the Planning Commission as the Board of Zoning Appeals will be on the City Council's agenda.

That approval will then result in bylaws being developed and shared with the Planning Commission. Bylaws will closely resemble the PC Bylaws.

1. Board of Zoning Appeals Bylaws
2. Board of Zoning Appeals- Types of Cases

B. Upcoming Events:

1. August 30 – Tree Board Park Clean-up | Alley Park 8-10 a.m.
2. September 1 – City Offices Closed for Labor Day
3. September 27 – Tree Board Park Clean-up |Bel Aire Rec Center 8-10 a.m.
4. October 4 – Fall Curbside Clean-Up

IX. Adjournment

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

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City of Bel Aire

STAFF REPORT

DATE: 08/08/2025

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

STAFF COMMUNICATION

FOR MEETING OF	8/14/2025
CITY COUNCIL	
INFORMATION ONLY	

SUMMARY: **Planning Commission Bylaws**

Background:

May 8, 2025- Planning Commission Meeting

The Planning Commission was provided with the draft Planning Commission Bylaws for review and feedback. Discussion included:

Staff provided an overview of the draft Bylaws document. The current document was developed and approved in 1991. The document was updated by staff to update and modernize the language. Paula stated that the black font text was the original text contained in the 1991 document. Blue font text is updated language to reflect current information and added language.

Staff also reviewed surrounding area Planning Commission Bylaws to identify language that might be useful.

Commissioners talked about the importance of attendance. Discussion around the total number of meetings to miss in a calendar year was considered. It was suggested that six missed meetings were too many and that once a quarter might be better. It was further discussed that five (5) meetings missed in a calendar year are acceptable.

There was additional discussion around the number of consecutive meetings that could be missed. The draft document stated more than three, Commissioners requested removing the " more than" and leaving it that absences for three consecutive regular meetings could result in removal.

Commissioners also suggested adding language to review the Bylaws annually to allow for updates to be made. Staff suggested an annual discussion in the fall.

One modification was pointed out in Section 1- should remove " City of Derby" and replace it with City of Bel Aire. Commissioners requested time to review the document and provide suggestions via direct email to Paula. Paula will put together language to finalize and approve at the June 12 Planning Commission meeting.

June 12, 2025- Planning Commission Meeting

The Planning Commission reviewed recommended Planning Commission Bylaws for approval. The Planning Commission tabled the Bylaws as presented for additional time to review and make updates.

Planning Commission discussed the document and provided several modifications. The detailed updates are included in the June 12, 2025, meeting minutes.

Staff noted updates and clarifications that needed to be made in the document.

Current Discussion:

Bylaw Overview:

The Bylaws contain the following Articles:

- ARTICLE 1 – CREATION, MEMBERSHIP, AUTHORITY AND DUTIES
- ARTICLE II – OFFICERS, ELECTIONS AND DUTIES
- ARTICLE III – MEETINGS
- ARTICLE IV – CONDUCT OF MEETINGS
- ARTICLE V – HEARING PROCEDURES
- ARTICLE VI – COMMITTEES
- ARTICLE VII – AMENDMENTS TO BYLAWS

Each article has been updated to include all modifications requested by the Planning Commission and staff updates. Staff reviewed the document in detail to ensure there was no conflicting language, that all Kansas statutes referenced were accurate and that the language was clear and accurate.

The Planning Commission will review the Bylaws every three years; however, the Bylaws can be updated at any time should additional needs arise.

Planning Commission Review:

Planning Commission has been involved in reviewing the Bylaws and has provided modifications to be included. Current discussion is to provide any final modifications to the plan you feel is appropriate.

Staff Recommendation:

Staff recommend that the Planning Commission Bylaws be approved with any appropriate modifications identified by the Planning Commission.

(Published at www.belaireks.gov on _____, _____, 2025.)

ORDINANCE NO. _____

AN ORDINANCE ESTABLISHING BYLAWS FOR THE CONDUCT OF BUSINESS BY THE PLANNING COMMISSION OF THE CITY OF BEL AIRE, KANSAS.

BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF BEL AIRE, KANSAS:

ARTICLE 1 – CREATION, MEMBERSHIP, AUTHORITY AND DUTIES

SECTION 1. CREATION. Pursuant to City ordinance and state law the Bel Aire City Planning Commission, hereinafter referred to as the "Commission," was established by Ordinance No. 11 which was published on May 8, 1981. The Commission was re-established with new parameters by the Governing Body by the adoption of Ordinance No. 195 which was passed and approved and became effective on January 1, 1992. Ordinance 275 amended Ordinance 195 to designate the Commission to serve as the City Board of Zoning Appeals. Ordinance 357 amended Ordinance 275 to address how to appoint and remove members from the Planning Commission and Board of Zoning Appeals which was passed and approved and became effective on January 15, 2002.

SECTION 2. MEMBERSHIP. The Commission consists of seven members serving staggered three-year terms of whom five shall be residents of the City of Bel Aire, Kansas and two such members shall reside outside of the City, but within three miles of the corporate limits of the City. Members are appointed by the Mayor with the consent of the City Council. After the appointment, members will take office at the next regular meeting of the Commission.

In the event of a vacancy on the Planning Commission the Mayor shall select an individual to fill such vacancy for the remainder of the term in accordance with the same procedures used to select the original Commissioner.

A Commissioner may be removed by the Mayor. Such removal and selection of a new Commissioner shall be in accordance with the same procedures used to select the original Commissioner.

In the event a Commissioner resigns a successor shall be selected in the same manner used to select the original Commissioner.

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SECTION 3. ATTENDANCE. Regular attendance is an important responsibility for membership. Maintaining a quorum for voting purposes is especially important. Any member that absences themselves for three consecutive regular meetings or misses a total of five meetings during a calendar year, the Secretary will provide written notice to the City Manager, and the Mayor who may elect to remove the member.

SECTION 4. CONFLICT OF INTEREST. Members of the Commission shall be aware at all times of their responsibility to the citizenry of the City of Bel Aire and to the residents of the surrounding Planning Area and shall refrain from any recommendation or action that would benefit individuals or special interest groups rather than serve the best interest of the entire community. In furtherance of this responsibility, members shall refrain from recommending or acting on any matter before the Commission in which they have, either directly or indirectly, any financial interest or use their influence or position to show favoritism that could lead to the development of a clientele at a later date.

If a member is asked if they have a conflict of interest on a matter before the Commission, that member shall publicly announce the conflict and excuse themselves from the meeting room until the matter has been addressed by the remaining Commission members. If there is a question or a real or perceived conflict of interest, the affected member should contact the Secretary and City Attorney for an interpretation of the situation prior to the meeting.

A member is automatically disqualified when they or their spouse own property in the notification area of a zoning application.

SECTION 5. AUTHORITY. The Commission is vested with the duties and responsibilities prescribed in Kansas Statutes Annotated K.S.A. 12-741, et seq., as amended, and 12-736.

SECTION 6. DUTIES. As provided for by the statutes referred to in Section 5, the duties of Commission shall be:

1. Make or cause to be made, adopt and maintain an official Comprehensive Development Plan for the City and any unincorporated territory lying outside the City but within Sedgwick County which in the Commission's opinion forms the total community of which the City is part, subject to the approval of the Governing Body by ordinance (K.S.A. 12-747);
2. Annually review or reconsider the Comprehensive Plan at least once a year at the November meeting to determine if the Plan or any portion thereof has become obsolete and to report such status to the Governing Body or propose remedial amendments, extensions or additions to the plan (K.S.A. 12-747[d]);
3. Determine the conformance to the Comprehensive Plan of public improvements, facilities or utilities of a type embraced within the recommendations of the Plan which are proposed for construction or authorization and to report upon such conformance or nonconformance within 60 days to the Governing Body unless conformance is

otherwise determined by reviewing the City's capital improvement program (K.S.A. 12-748).

4. Prepare, adopt and maintain Zoning Regulations for the City to recommend the approval of such regulations to the Governing Body; and to hold hearings and make recommendations on all amendments thereto and zoning applications including zoning cases in the Metropolitan Area Planning Commission (MAPC) Urban Area of Influence (K.S.A. 12-753 through 12-759 and 12-763).
5. Prepare, adopt and maintain Subdivision Regulations for the City and extraterritorial jurisdiction; to recommend the approval of such regulations by the Governing Body; and to process and approve plats and to transmit them to the Governing Body for the acceptance of dedications thereon (K.S.A. 12-749, 751(a), 752 and 764).
6. Prepare and approve plans for neighborhoods and special project areas;
7. Maintain planning reference files of plans, reports, maps ordinances, regulations and policies accessible to officials, developers and citizens;
8. Maintain cooperation and coordination with the trustees of the surrounding township(s), U.S.D. #259, USD #375, the Wichita-Sedgwick County Metropolitan Area Planning Commission and Department and with such other county, regional and state planning entities as may be deemed appropriate; and
9. Make recommendations to the Wichita-Sedgwick County Metropolitan Area Planning commission on all plats proposed in the Bel Aire planning area outside the City and on all zoning items proposed for hearings within the MAPC Zoning Area of Influence as well as for any proposed revisions to County rules or regulations which might affect the development of the planning area; and
10. Hold hearings, provide plans for and/or make recommendations on such other matters as may be periodically assigned to the Commission by the Governing Body.
11. Ensure productive meetings by requiring members to read all pre-circulated materials and be ready to participate actively in discussions related to agenda items. Failure to do so may impact participating in discussions or voting on matters requiring informed consent.

SECTION 7. COMPENSATION. Members of the Commission shall serve without compensation for their services; however, the members may request reimbursement for their out-of-pocket expenses including travel when related to attendance at external conferences and/or meetings subject to approval of the Governing Body.

ARTICLE II -- OFFICERS, ELECTIONS AND DUTIES

SECTION 1. OFFICERS. The officers of the Commission shall consist of a Chairperson, Vice-Chairperson and Secretary. The Chairperson and Vice Chairperson shall be members of the Commissions. The Secretary shall be the City of Bel Aire Zoning Administrator and shall provide duties in support of the Planning Commission (K.S.A. 12-745).

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SECTION 2. ELECTIONS. At the regular Commission meeting in October of each year, the officers shall be nominated and those persons receiving the highest number of votes shall be deemed elected. Officers shall take office at the next regular scheduled meeting of the Commission and serve for one year. Officers may serve for more than one term.

SECTION 3. DUTIES. The duties of the officers shall be:

1. The Chairperson shall preside over all meetings of the Commission. In the absence of the Chairperson, the Vice-Chairperson shall preside. In the absence of both the Chairperson and the Vice-Chairperson, the Senior Commissioner (the person serving the longest period of time on the Commission) shall act in the manner and capacity of the Chairperson. The Chairperson shall sign all minutes and other official papers and documents to indicate that they have been approved by the Commission. The Chairperson shall represent the Commission at all meetings with other groups unless another member is designated to perform that function.
2. The Vice-Chairperson shall act in the manner and capacity as the Chairperson in the absence of the Chairperson.
3. The Secretary, or their designee, shall perform the following duties:
    a. Prepare the minutes of each Commission meeting and submit them to the Commission for approval. Commission meetings are recorded and once the Commission has approved the minutes the recording is deleted. When the Secretary attests to the approved minutes the Secretary is attesting that the votes of the members are accurate from that specific meeting.
    b. Maintain the official minutes as approved and signed by the Chairperson and the Secretary or their designees and post minutes to the City of Bel Aire website or such other repository as may be established from time to time;
    c. Attest to resolutions and certificates adopting the Comprehensive Plan and amendments thereto and to maintain the official Comprehensive Plan documents and accompanying adoption materials and ordinances;
    d. Distribute to each Commission member all current materials relating to the Comprehensive Plan, Zoning and Subdivision Regulations and Zoning Map and maintain official copies of the same pursuant to City Code and state law; and
    e. Prepare and distribute agendas for each Commission meeting in coordination with the Chairperson. (See Article III, Section 7 on Agendas).

ARTICLE III – MEETINGS

SECTION 1. REGULAR MEETINGS. Regular meetings of the Commission will be on the second Thursday of every month, unless changed by the Commission. All meetings shall be held in the Council Room of City Hall beginning at 6:30 p.m.; provided, however, that the Commission may vote to adopt another hour, date, or place of meeting. Any such change shall be published for the convenience of persons having business before the Commission.

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SECTION 2. SPECIAL MEETINGS. Special meetings may be called by the Chairperson or in the Chairperson's absence by the Vice-Chairperson or Senior Commissioner upon written request of any three members of the Commission. When a special meeting is called, reasonable notice as to date, time, place, manner and purpose for the meeting shall be given by the Chairperson at least 24 hours before the meeting by mail, hand delivery or telephone. The announcement of a special meeting at a regular meeting shall constitute notice to those persons present. Commission members and the Governing Body shall be notified by the Chairperson including all persons designated to receive agendas on a regular basis. (See Article III, Section 7 on Agendas.). No items other than those identified in the notice shall be considered at a special meeting.

SECTION 3. ADJOURNED MEETINGS. If the business before the Commission is not completed, the Commission by motion may adjourn the meeting or a specific agenda item to a specified date, time and place until the matters on the original agenda or the specified item are acted upon. When such a motion is made known to those persons in attendance, no further notice need be given.

SECTION 4. OPEN MEETINGS AND CLOSED SESSIONS. Pursuant to the Kansas Open Meetings Act, all meetings of the Commission except for executive sessions are open to the public. Closed sessions, if deemed necessary, may be held in accordance with the provisions of the Kansas Open Meeting Act. The motion to recess for a closed/executive session shall be placed in the minutes and include (a) a statement describing the subjects to be discussed; (b) the statutory justification for closing the meeting; and (c) the time and place at which the open meeting will resume, all in accordance with the Kansas Open Meetings Act, K.S.A. 75-4317 *et seq*. In such closed sessions, no binding vote or action may be taken.

SECTION 5. WORKSHOP SESSIONS. The Commission may meet at a regular or special meeting in a workshop session for a general discussion on one or more topics or for a training session; however, the Kansas Open Meetings Act applies, and no binding action may be taken. While regular minutes are not required, a record of attendance and a summary of the subject(s) discussed should be made.

SECTION 6. QUORUM. A quorum for the conduct of business shall be four members. In the absence of a quorum at any meeting the presiding officer after consultation with the members present may announce the meeting will not take place. The presiding officer will wait ten (10) minutes and then make the announcement. The Secretary will note which Commissioner's were present and note that no action was taken on any of the agenda items. In addition, the Secretary will note anyone present at the meeting and specifically what agenda item(s) they were present for.

If there is a loss of a quorum during a meeting, the presiding officer after consultation with those members present, may adjourn the meeting to a specified date, time and place or similarly table any unheard an agenda item. When such information is made known to those persons in attendance, no further notice needs to be given. The Secretary will note which Commissioner's left the meeting and note that no action was taken on any of the

agenda items yet to be heard. In addition, the Secretary will note anyone present at the meeting and specifically what agenda item(s) they were present for.

Members abstaining from voting may be counted when determining whether a quorum is present; however, members having a conflict of interest or who are disqualified from voting may not be counted as part of the quorum for the item where they have a conflict of interest or are otherwise disqualified from voting.

If a majority of Commissioners have a conflict of interest on a specific agenda item, they will request that the Governing Body hear the item in a public hearing format. The agenda item will require renotification to all required individuals.

SECTION 7. AGENDAS. The Secretary shall oversee the preparation of an agenda of all matters to come before the meeting and to have it posted on the City of Bel Aire website with the link shared, via email, to the Commission members in advance of the meeting. Copies of the agenda shall be posted to the City of Bel Aire website, or such other repository as may be established from time to time and be furnished to each party having an item on the agenda and to any person requesting an agenda or a notice of the date, time and place of a regular or special meeting of the Commission under the Kansas Open Meetings Act. K.S.A. 75-4318 (b) and(d). Any member of the Commission may place items on the agenda by advising the Secretary, or their designee, no later than noon on the seventh day preceding the next regular meeting. If the number of applications received for zoning or platting creates an unduly long Commission meeting, the Secretary may carry over such items on a first-come, first-served basis to the next Commission meeting unless already advertised for public hearing.

SECTION 8 RECORDING OF MEETINGS. The Secretary or their designee shall keep complete records of all proceedings of the Commission. The Secretary or their designee shall prepare and maintain permanent minutes to be available for public view. Minutes shall be posted on the City of Bel Aire website or may be furnished to all persons or bodies making such a request to the Secretary or City Clerk. The Secretary or City Clerk may make such charges as are necessary to recover the cost of making such copies.

ARTICLE IV – CONDUCT OF MEETINGS

SECTION 1. ORDER OF BUSINESS. The general order of business shall be as follows unless otherwise decided by the Commission:

a. Call to Order
b. Roll call
c. Pledge of Allegiance to the American Flag
d. Consent Agenda
e. Approval of the Agenda
f. Approval of the minutes
g. Announcements
h. Old and New Business

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i. Staff reports
j. Public hearings
k. Approval of Next Meeting Date
l. Current Events- Upcoming Agenda Items and Events
m. Adjournment.

Off-agenda items may be added to the agenda and scheduled items may be removed from the agenda at the beginning of a regular meeting by motion approved by a majority of the Commission members present and voting. No items may be added to the agenda of the special meeting.

SECTION 2. APPEARANCE BEFORE THE COMMISSION. When a public forum or public hearing is held, applicants and petitioners or their representatives and members of the community at large or individuals or their representative who feel that they will be affected by any action of the Commission may appear to present views and statements either for or against agenda items. Personal appearance before the Commission is recommended; however, written communication may be submitted to the Commission. The commission may at their discretion to table postpone items coming before the Commission if the applicant or petitioner is not present and has not submitted written communication.

SECTION 3. ACTIONS. In all formal matters, the Commission shall act by motion unless an ordinance or resolution is required by law or governmental regulations. All notices required by law to be given by publication including those for public hearings shall be published in the officially designated city newspaper. Substantive motions before the Commission shall be restated by the presiding officer before a vote is taken. Every motion on a substantive matter shall set forth reasons based on the discussion. Action shall be taken on each agenda item presented at the conclusion of discussion of that item.

SECTION 4. VOTING. Unless otherwise provided by state law or by ordinance of the City, the Commission shall act by a majority vote of the members present and voting. A record of all proceedings of the Commission shall be kept. Voting shall be by individual voice "Aye" or "Nay" ballot, written ballot or show of hands; shall be tallied and the results determined by the presiding officer. In the event of a tie or a divided vote, see Article IV, Section 5 paragraph 8 and 9.

SECTION 5. PARLIAMENTARY PROCEDURE. All meetings of the Commission shall be conducted in accordance with the current edition of Robert's Rules of Order-except insofar as modified by these Bylaws and procedures adopted by the Commission, unless otherwise required by state law:

1. A second shall be required for all motions.
2. The presiding officer shall have the right to make motions and to second motions without vacating the chair.
3. Substitute motions may be made for prime motions provided that substitute motions are voted on before the prime motion. Substitute motions shall be made only once and

shall be debatable only if the prime motions were debatable. A substitute motion may be made without the consent of the maker of the prime motion.

~~4.~~ Motions to reconsider any items shall be made by one of the members voting in favor of the item to be reconsidered. Motions to reconsider shall only be considered at the same meeting at which the item was decided.

5. The Commission may suspend the rules provided that: (a) the motion to suspend the rules takes precedence over other prime motions; (b) the motion shall state the specific purpose and rule to be suspended; (c) no such motion shall be considered approved unless the length of time such suspension will be in effect has been specified; (d) the motion shall be approved by a majority of the quorum; and no suspension of the rules shall be considered permanent.
6. If participation from the floor (audience) is repetitious; or when the course of business due to the number of matters to be considered and/or number of people requesting to be heard will not reasonably permit further participation, the presiding officer may reduce their speaking time to five minutes or something less. Those persons speaking on a given item from the floor should first be recognized and then address their remarks to the presiding officer. Each member of the Commission may speak to an issue as many times as may be desired.
7. The presiding officer shall have the right to vote. If the officer chooses not to vote, he or she shall automatically be considered to have abstained from voting.
8. When a divided vote occurs, the presiding officer shall call for a roll-call vote. The Secretary shall enter into the minutes the result by name of all roll-call votes.
9. Any member abstaining or remaining silent on a vote shall be considered to have voted with the majority vote of those who voted; provided that, such member does not have a conflict of interest or bias in the matter that would otherwise disqualify them from voting. In the event of an equally divided vote, the vote of a member abstaining or remaining silent is not to be counted. Members who do abstain or remain silent on a vote are still counted as present in determining a quorum.
10. Members shall automatically be disqualified from voting when they or their spouse own property in the area of notification for a zoning application. Such abstention shall not prevent them from signing a protest petition or appearing before the Commission to speak on the zoning application. When a member is disqualified from voting, they cannot be counted as present for the quorum for that item.
11. Subject to these provisions, the presiding officer shall decide all points of order and procedure, unless it is overruled by a majority vote of the entire membership of the Commission.

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ARTICLE V – HEARING PROCEDURES

SECTION 1. INTENT AND PURPOSE. It is the intent of the Commission to hold fair and impartial hearings on all matters requiring a public hearing at which adequate legal notice has been given to all concerned parties. The purpose of such hearings is to make it clear that decisions are based on the relevant evidence presented and that well organized hearings and procedures will lead to legally defensible decisions which are not arbitrary, discriminatory or unreasonable. To ensure fairness, the hearing room should be able to accommodate all persons wishing to attend and to enable them to properly hear the proceeding.

Ex parte contacts, i.e., those contacts in the forms of verbal or written communications outside of a hearing are discouraged. Commission members should (a) come to a hearing favoring neither side; (b) have no personal interest in the outcome other than that shared by the community-at-large; (c) treat both sides fairly and impartially; and (d) base their decision solely on the facts presented as evidence before the Commission. Any facts determined by personal investigation should be reported to the Commission at the hearing as *ex parte* information.

SECTION 2. ORDER OF PROCEEDINGS FOR PUBLIC HEARINGS. Proceedings requiring public hearings are considered quasi-judicial proceedings. The latter includes the procedural due process elements of notice and opportunity to be heard in a fair, open and impartial manner. According to K.S.A. 12-757, the planning commission must create an accurate written summary of the proceedings during public hearings on proposed zoning amendments. This summary should include the evidence presented, findings of fact, and the factors considered in reaching a decision to recommend approval or denial of a zoning change. Additionally, the minutes should reflect the planning commission's recommendations and the reasons for those recommendations, which are then submitted to the governing body for further action K.S.A. 12-757, K.S.A. 12-756. The following order of proceedings shall be used for all such public hearings:

1. Determination that a quorum is present.
2. Determination that proper notice has been given.
3. Report of *ex parte* contacts with Commission members.
4. Introduction of application by staff.
5. Presentation by applicant shall be limited to five minutes unless such time is extended by the commission.
6. Commission and staff question applicant.
7. Public comments on proposed application. Each presenter shall speak no more than once per issue and shall be limited to five minutes unless such time is extended by the commission.
8. Receipt of written communications or petitions.
9. Applicant presents closing comments, which shall be limited to five minutes unless such time is extended by the commission
10. Staff presents closing comments.

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11. Public portion of the hearing closed by the presiding officer.
12. Planning Commission deliberations.
13. Review findings and factors on which recommendation is based.
14. Motion to recommend to the Governing Body the approval, disapproval or modification of the application or to table the agenda item to a specific date, time and place.

While no further public comments will be received after the hearing is closed, the Commission may question any participant at any time during the proceedings.

SECTION 3. LEGISLATIVE HEARINGS. Hearings for the adoption of comprehensive plans and zoning and subdivision regulations and amendments thereto are considered legislative in nature. The order of proceedings for public hearings in Article V, Section 2 above may be modified for a legislative hearing as to the role of the applicant and the findings and factors on which a decision is based. In any event, the Commission's recommendation to the Governing Body shall be in writing accompanied by a written summary of the hearing thereon.

ARTICLE VI – COMMITTEES

SECTION 1. COMMITTEES AND LIAISON REPRESENTATIVES. The Chairperson, with the consent of the Commission, may appoint standing and ad hoc committees and liaison representatives as may be needed to assist in the business of the Commission. The membership of such committee(s) and liaison representatives may consist of all Commission members or part Commission members or by all noncommission members. All such committees and representatives shall be provided with a formal charge and shall report to the Commission their findings and recommendations, unless otherwise directed.

All standing committees and liaison representatives shall be appointed at the next regular Commission meeting following the election of officers. They shall take office following the meeting of their appointment and serve for one year or until their successor has been appointed. Such committees may elect officers unless otherwise designated by the Chairperson and establish such rules of procedure as they deem desirable.

ARTICLE VII – AMENDMENTS TO BYLAWS

SECTION 1. AMENDMENTS. The Commission may, by a majority vote of the entire membership thereof, and upon approval by the Governing Body of the City, amend these Bylaws or any provisions or sections thereof, at any time when the same is not in conflict or in contradiction of any of the laws of the State of Kansas or ordinances of the City of Bel Aire, Kansas. The Commission shall review the Bylaws, no less than every three (3) years to ensure timely and appropriate updates are made if necessary.

Notices of the proposed amendments shall be furnished by the Secretary to all members of the Planning Commission and the Governing Body not less than seven calendar days prior

to the meeting at which such amendments are to be considered. A current copy of the Bylaws of the Commission and such amendments thereto as may from time to time be adopted, shall be maintained by the Secretary and filed with the City Clerk

SECTION 2. ADOPTED. The above and foregoing Bylaws are hereby adopted as the Bylaws of the City of Bel Aire City Planning Commission and recommended for approval of the Governing Body of the City of Bel Aire, Kansas.

SECTION 3. SEVERABILITY.

In the event that any portion or section of this ordinance is determined to be invalid, illegal or unconstitutional by a court of competent jurisdiction, such decision shall in no manner affect the remaining portions or sections of this ordinance which shall remain in full force and effect.

SECTION 4. EFFECTIVE DATE

This ordinance shall take effect and be in force from and after its publication in the official city newspaper.

SECTION 5. REPEALER

All other ordinances or parts of other ordinances in conflict herewith are repealed. However, any section of an existing ordinance not in conflict herewith is not repealed and remains in full force and effect.

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PASSED by the Planning Commission of the City of Bel Aire, Kansas, on the _____ day of _____, 2025.

SIGNED by the Presiding Officer on the _____ day of _____, 2025.

CITY OF BEL AIRE, KANSAS

_____

Phillip Jordan, Chairperson

ATTEST:

_____

Paula L. Downs, Secretary

APPROVED AS TO FORM ONLY:

_____

Maria A. Schrock, City Attorney

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PASSED, ADOPTED, AND APPROVED by the Governing Body of the City of Bel Aire, Kansas, on the _____ day of _____, 2025.

SIGNED by the Mayor on the _____ day of _____, 2025.

CITY OF BEL AIRE, KANSAS

_____

Jim Benage, Mayor

ATTEST:

_____

Melissa Krehbiel, City Clerk

APPROVED AS TO FORM ONLY:

_____

Maria A. Schrock, City Attorney

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(Published at www.belaireks.gov on September, _____, 2025.)

RESOLUTION NO. _____

A RESOLUTION ESTABLISHING THE CITY OF BEL AIRE SIDEWALK REIMBURSEMENT PROGRAM FOR FISCAL YEAR 2025 AND ADOPTING PROGRAM POLICY DOCUMENTS.

WHEREAS, the City of Bel Aire, Kansas (hereinafter the "City") recognizes that the maintenance of sidewalks within the City is necessary to protect the safety and welfare of its residents and visitors. Well-maintained sidewalks also promote public health by providing a designated space for walking and improving accessibility for people with disabilities; and

WHEREAS, City recognizes the potential financial burden that may be placed on owners and occupants needing to repair or replace sidewalks. The governing body supports an effective partnership with its citizens to share the burden of sidewalk maintenance and repair; and

WHEREAS, City desires to adopt a formal resolution that establishes the City of Bel Aire Sidewalk Reimbursement Program (hereinafter the "Program") and adopt program policy documents.

BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF BEL AIRE, KANSAS, AS FOLLOWS:

Section 1. Establishment of Program and Adoption of Program Policy Documents. The City hereby establishes the Program and adopts by reference and incorporated herein attached Exhibit "A" entitled "City of Bel Aire Sidewalk Reimbursement Program Policy for Fiscal Year 2025" and Exhibit "B" entitled "City of Bel Aire Application for Sidewalk Reimbursement Program for Fiscal Year 2025 in the city limits of Bel Aire, Kansas."

Section 2. Funds. The City hereby approves $15,000 in funds to be used by the Program for fiscal year 2025. Once the funds in the Program have been exhausted, no further applications will be approved and the Program will end. It is at the discretion of the City to continue to fund the Program prior to or after the exhaustion of the originally approved funds. The City may amend or discontinue the Program at any time regardless of any available funds.

Section 3. Execution. The City Manager or designee is authorized to take all necessary actions to execute the Program.

Section 4. Effective Date. This resolution shall be in full force and effect from and after its adoption by the Governing Body of the City of Bel Aire.

Section 5. Publication. The City Clerk shall cause this resolution, as soon as practicable after it has been adopted and signed, to be published on the City's website as the designated official city newspaper.

[Remainder of this page intentionally left blank]

ADOPTED by the Governing Body of the City of Bel Aire, Kansas on the 2nd day of September, 2025.

SIGNED by the Mayor on the _____ day of September, 2025.

CITY OF BEL AIRE, KANSAS

_____

Jim Benage, Mayor

ATTEST:

_____

Melissa Krehbiel, City Clerk

APPROVED AS TO FORM ONLY:

_____

Maria A. Schrock, City Attorney

City of Bel Aire
Sidewalk Reimbursement Program Policy
For Fiscal Year 2025

I. POLICY STATEMENT

The City of Bel Aire values pedestrian safety and walkability for its residents. K.S.A. 12-1808 of the Kansas Statutes mandate that property owners keep sidewalks in good repair. City Code, Chapter 11, Article 3, Paragraphs 25 and 26 (11.3.25 & 11.3.26) speak directly to sidewalk repair responsibilities. For this reason, the Bel Aire City Council believes there is a benefit to all citizens for sidewalks to be in good condition. Therefore, this policy promotes sidewalk improvements and repairs/replacements by assisting property owners with such projects.

II PURPOSE

The purpose of this policy is to assist property owners with replacing/repairing sidewalks in disrepair. This policy establishes guidelines and requirements for monetary assistance of costs associated with these activities.

Objectives include:

1. Promoting homeowners proactively replacing/repairing the dangerous and unsafe sidewalks along their property to reduce the risk of injury to pedestrians utilizing the sidewalk.
2. Enhance the neighborhood walkability.
3. Ensure surface conditions are safe for pedestrians and / or persons confined to wheelchairs.

Although this policy does not address petitions for new sidewalks, Bel Aire values walkability and encourages residents to petition the City to establish improvement districts addressing cost sharing of the installation of new sidewalks in areas where sidewalks have not existed to enhance pedestrian safety. Residents should contact City Hall about initiating the petition process.

III POLICY

The City Manager may award reimbursement to property owners which meet the following criteria:

Criteria for consideration of a sidewalk reimbursement:

1. The City of Bel Aire will reimburse property owners for one hundred percent (100%) of the cost, subject to funds available, of a city approved public sidewalk repair/replacement located in the public right of way along the street easement. This reimbursement is not intended to remove or transfer any property owner's statutory responsibility to maintain safe and navigable sidewalks and warn the public of dangerous conditions on or along an owner's section of sidewalk.

2. To receive reimbursement, the application must be approved prior to the public sidewalk work being replaced/repaired. City staff will evaluate the sidewalk(s) at the time of receiving the application as part of the approval process.
3. This policy applies only to projects undertaken within the 2025 calendar year.
4. Reimbursement will be awarded on a first-come basis. The City reserves the right to prioritize replacements/repairs based on need for replacement/repair and budgetary considerations.
5. Sidewalk replacement/repair must comply with Bel Aire city codes, and the size of the sidewalk must match abutting sidewalk panel sizes.
6. The City will pay for the installation of ADA approaches on corner lots and make those arrangements separately from the reimbursement program.
7. A permit is required for sidewalk replacements/repairs and must be approved by the City building inspector.
8. Applications must be received at City Hall by October 15, 2025 for consideration.
9. Reimbursement payment will be made on the regular payment schedule for the City.
10. The City of Bel Aire reserves the right to refuse reimbursement based on:
    a. The condition of the sidewalk upon final inspection as determined by the City inspector.
    b. Non-compliance with City Code and/or this policy through the replacement/repair process.
    c. Depletion of funding for the program due to amount of applicants or available funds.
11. All degraded sections or the entire sidewalk must be included in the application.
12. Coloring must match a driveway or adjacent public sidewalks.
13. Minor sections of new sidewalks must link to existing sidewalks.

Sidewalk qualification guidelines:

1. Slab(s)with a ¾” or more offset between slabs / joints.
2. Slab(s)with a severely cracked, spalding, or with pieces missing.
3. Slab(s)that is cracked with unstable or rocking sections.
4. Slab(s)that has a slope crossway of more than 1" in 12".
5. Slab(s)that has a horizontal separation due to cracking between adjacent panels of walk or more that 1" which is a bicycle tire or high heel hazard.
6. Slab(s)settlement that causes accumulation of water or ice.

[Remainder of this page intentionally left blank]

Miscellaneous:

1. The owner of property abutting a sidewalk is responsible for all maintenance of said sidewalk and accountable for all City Code Enforcement notices, regardless of reimbursement approval. The applicant/owner is not relieved from any liability for future replacement, repair, maintenance or keeping sidewalk clear on the applicant's property.
2. Program only applies to public sidewalks.
3. Property owners are responsible for all costs associated with sprinkler repair, driveway repair/replacement or retaining wall repairs.
4. If a tree root caused the sidewalk to heave, the property owner must contract to have the tree removed prior to sidewalk repair. Said removal of the tree and stump will be at the property owner's expense.
5. Sidewalks that lead to a house are not eligible.
6. Non-profit or taxing entities are not eligible for this program.
7. Contractors performing the replacement/repair are required to be licensed in Bel Aire. Only work done by a licensed contractor is eligible for reimbursement.

[Remainder of this page intentionally left blank]

CITY OF BEL AIRE

Application for Sidewalk Reimbursement Program
for Fiscal Year 2025
in the city limits of Bel Aire, Kansas

The Governing Body of the City of Bel Aire approved a Sidewalk Reimbursement Program for fiscal year 2025. The program allows for a 100% reimbursement per landowner for the replacement or repair of sidewalks. Applications must be received at City Hall by October 15, 2025, for consideration. Criteria for consideration are outlined in the adopted policy. Application approval must be received before work is completed.

Name of Property Owner:_____Phone: _____

Address of Property Owner: _____

City: _____ State: _____ Zip: _____

Property is located at: _____ Size of tract: _____

Lot: _____ Block: _____ Addition: _____

I request the grant for following reasons: _____

_____

Estimated Cost of Project: _____

I (we) understand this application will be considered on a first come basis. However, the City reserves the right to prioritize some replacements/repairs based on severity and need. The total amount of funds available for this program is $15,000.00 for fiscal year 2025.

_____ _____
Signature of Owner Date

OFFICE USE ONLY

This application was received on: _____ and found to be complete.

_____ _____
City Representative Title

STAFF COMMUNICATION

FOR MEETING OF	9/2/2025
CITY COUNCIL	
INFORMATION ONLY	

STAFF REPORT

DATE: 08/28/2025

TO: Bel Aire City Council
FROM: Paula Downs
RE: Sidewalk Reimbursement Program

SUMMARY: **Resolution Establishing the City of Bel Aire Sidewalk Reimbursement Program for Fiscal Year 2025 and Adopting Program Policy Document.**

General Information:

K.S.A. 12-1808. Repairs by owner or city; notice; special assessments; payment from general fund or general improvement fund, when. *It shall be the duty of the owner of the abutting property to keep the sidewalk in repair…..; and in cities of the first and second class the city engineer, or city clerk, may, after giving five days' notice to the owner or his or her agent, if known, of the necessity therefor, and without notice if the lot or piece of land is unoccupied, make all necessary repairs at any time. Repairs may be made by force account or by contract and an account of the cost thereof shall be kept and reported to the governing body.*

The city shall by ordinance levy a special assessment against the lot or piece of land abutting on the sidewalk so repaired for the cost of repairs, and if the abutting property owner does not pay the assessment within thirty days, upon the city clerk mailing to the owner or his or her agent, if known, a printed or written notice of the amount of such repairs, the full amount shall be certified by the city clerk to the county clerk to be put on the tax rolls for collection like other taxes. The temporary financing of repairs may be borne by the city out of the fund for maintaining streets or out of the general fund or general improvement fund…

City Code, Chapter 11, Article 3, Paragraph 25 & 26- Sidewalk Repair.

It shall be the duty of the owner of the abutting property to keep the sidewalk in repair. When it becomes known to the City Clerk or City Sidewalk Inspector, by personal observation or citizen complaint, that a sidewalk or a portion thereof, has been damaged or deteriorated to the extent it is unsafe or creates a nuisance, said City Clerk or City Sidewalk Inspector shall provide the abutting landowner written notice of the sidewalk defect. Said written notice shall apprise the abutting landowner of his duty to repair the sidewalk to the standards provided herein, and provide a reasonable time based upon current weather conditions, for said owner to make the necessary repairs and have said repairs inspected by the city. Said notice shall further inform the abutting landowner of the city's right to repair said sidewalk defects if said landowner fails to make the necessary repairs within the time provided.

If the abutting landowner fails to make the necessary sidewalk repairs within the time provided in said notice, the city shall make the necessary repairs with city staff or an outside contractor and bill the abutting landowner for all costs incurred in said repairs. Should said bill remain unpaid for thirty (30) days, the city may exercise all options available under the law to collect said bill including certifying said amount to the County Clerk to be collected as a tax assessment pursuant to K.S.A. 12-1808.

Background Information:

City Council Meeting- August 5, 2025

The City Council was presented with a draft Sidewalk Replacement Program document and application. The staff report provided data on the program from 2021 – 2024. Data included the program budget, number of applications received and awarded, square foot or number of slabs of sidewalk replaced, and total dollars spent. In 2024, the budget allocation for the program was $15,000 with the City paying 100% of replacement costs. In addition, the City contracted to have the work completed on behalf of the citizens.

When reviewing the program, staff provided information on the program process and liability concerns moving forward with the previously approved project. Several concerns were listed in the staff report for City Council to review and discuss.

For discussion purposes, staff provided several program options for the City Council to consider. The Council reviewed the program document and discussed how to move forward with the program the following directives were provided:

1. Applications should not be carried over between years. Citizens will be provided reimbursement based on application approval on a first come first serve basis.. If the funds are exhausted Citizens would need to repair/replace the sidewalks in front of their property at their expense as required.
2. The City should not coordinate or seek bids for the replacement of sidewalks.
3. Language should reflect “up to 100%” of cost vs “100%” of cost.
4. The program indicated that specifications for replacement were based on 5’ sidewalks. Staff confirmed that in some areas of the City sidewalks are smaller and that language should be modified accordingly.
5. The program will require that applications be approved before work is completed.

City Council discussed the reimbursement percentage to citizens for sidewalk replacement and allocating an increased program budget to accommodate needs. These issues were not determined during the meeting.

The City Council moved to table the issue to allow staff time to update the program details as discussed during the meeting.

Current Discussion:

Staff reviewed the program document and application and made the following updates:

1. Program was retitled “Sidewalk Reimbursement Program”.

2. Program language was updated to include repair/replacement vs. replacement only
3. The word “grant” was removed and replaced with “reimbursement”. This accurately reflects the program process.
4. Updated document did NOT update the criteria to alter the percentage of reimbursement. The language states citizens, if approved, will receive 100% reimbursement. Including language that says “up to 100%” will require staff being clear about what percentage to reimburse.
5. Removed the criteria related to reimbursement will be made based on measurements and cost per square foot. Reimbursement will be approved based on project scope documents and on-site review by City staff to confirm the need for replacement.
6. Removed the criteria that carried over requests for reimbursement to the following year.
7. Updated language to ensure that sidewalks being replaced match the size of the abutting sidewalk panel sizes. This allows citizens to replace the sidewalk panel to match their current sidewalk size.
8. Removed the statement that the City will coordinate the replacement of sidewalks and bid the project as one job.
9. Added language stating that contractors performing work are required to be licensed in Bel Aire.
10. Added language to the program document and application that to receive reimbursement, the application must be approved prior to work being done and city staff will evaluate the sidewalk at the time of receiving the application as part of the approval process. This allows the City to confirm work needs to be done and advises citizens that work cannot be done prior to application approval.

Staff Recommendation

Staff recommends approval of a resolution establishing the City of Bel Aire sidewalk reimbursement program for fiscal year 2025 and adopting program policy document.

STAFF COMMUNICATION

FOR MEETING OF	8/5/2025
CITY COUNCIL	
INFORMATION ONLY	

STAFF REPORT

DATE: 07/29/2025

TO: Bel Aire City Council
FROM: Paula Downs
RE: Agenda

SUMMARY: **Discussion of City of Bel Aire Sidewalk Replacement Program**

General Information:

K.S.A. 12-1808. Repairs by owner or city; notice; special assessments; payment from general fund or general improvement fund, when. *It shall be the duty of the owner of the abutting property to keep the sidewalk in repair…..; and in cities of the first and second class the city engineer, or city clerk, may, after giving five days' notice to the owner or his or her agent, if known, of the necessity therefor, and without notice if the lot or piece of land is unoccupied, make all necessary repairs at any time. Repairs may be made by force account or by contract and an account of the cost thereof shall be kept and reported to the governing body.*

The city shall by ordinance levy a special assessment against the lot or piece of land abutting on the sidewalk so repaired for the cost of repairs, and if the abutting property owner does not pay the assessment within thirty days, upon the city clerk mailing to the owner or his or her agent, if known, a printed or written notice of the amount of such repairs, the full amount shall be certified by the city clerk to the county clerk to be put on the tax rolls for collection like other taxes. The temporary financing of repairs may be borne by the city out of the fund for maintaining streets or out of the general fund or general improvement fund…

City Code, Chapter 11, Article 3, Paragraph 25 & 26- Sidewalk Repair.

It shall be the duty of the owner of the abutting property to keep the sidewalk in repair. When it becomes known to the City Clerk or City Sidewalk Inspector, by personal observation or citizen complaint, that a sidewalk or a portion thereof, has been damaged or deteriorated to the extent it is unsafe or creates a nuisance, said City Clerk or City Sidewalk Inspector shall provide the abutting landowner written notice of the sidewalk defect. Said written notice shall apprise the abutting landowner of his duty to repair the sidewalk to the standards provided herein, and provide a reasonable time based upon current weather conditions, for said owner to make the necessary repairs and have said repairs inspected by the city. Said notice shall further inform the abutting landowner of the city's right to repair said sidewalk defects if said landowner fails to make the necessary repairs within the time provided.

If the abutting landowner fails to make the necessary sidewalk repairs within the time provided in said notice, the city shall make the necessary repairs with city staff or an outside contractor and bill the abutting landowner for all costs incurred in said repairs. Should said bill remain unpaid for thirty (30) days, the city may exercise all options available under the law to collect said bill including certifying said amount to the County Clerk to be collected as a tax assessment pursuant to K.S.A. 12-1808.

Sidewalk Replacement Program History:

The program was initiated in 2021 because the "Bel Aire City Council believes there is a benefit to all citizens for sidewalks to be in good condition. Therefore, this policy promotes sidewalk improvements and repairs by assisting property owners with such projects." Homeowners are required to apply, and if they meet the application criteria, the grant program covers 100% of the replacement cost.

2021 Program:

- $10,000 program budget
- 25 applications received and 21 grants awarded
- Replaced a total of 1,586 square feet of sidewalk
- Approximately $16,000 spent

2022 Program:

- $15,000 program budget with the requirement that the City contractor be utilized for the work. Budget was increased due to the total dollars spent in 2021
- 23 applications received and 20 grants awarded
- Replaced a total of 1,860 square feet of sidewalk
- $12,608 spent

2023 Program:

- $15,000 program budget
- 12 applications awarded
- 47 sidewalk slabs replaced

2024 Program:

- $15,000 program budget
- 25 applications awarded
- Replaced a total of 1,277 square feet of sidewalk
- $17,927.00 spent
- "Requests in 2024 not funded may receive priority for 2025 if the program continues":
    - In 2024 there were two (2) applications received that did not receive grant funds
    - Applications requested a total of 340 square feet of sidewalk replacement
    - Estimated costs were $3,600

Each year the City Council approved, and the Mayor signed the Policy Document. An ordinance was not prepared in support of the program.

Program Process:

1. The city notified the community via Utility Bill inserts and website that the Sidewalk Replacement Program was available.
2. In 2024, applications were not received for the program. As a result, Planning & Zoning staff marked sidewalk locations in the city that were in “high traffic” areas- such as sidewalk leading to parks or were in need of repair.
3. Courtesy Notice Letters were sent to residents by the Code Enforcement Officer. Letters stated that the City had “received bids for the concrete work to be done and they will be starting in the coming month.” The letter provided cost information for the sidewalk repair abutting their home.
4. Homeowners were instructed to submit the Sidewalk Replacement Program Application.
5. Planning & Zoning staff then notified the sidewalk contractor and directed them to replace the identified sidewalks from the applications received and approved.
6. The City directly received the invoice from the contractor and paid the invoice for the sidewalk replacement costs.

Sidewalk Replacement Program Concerns:

1. Liability concern:
    a. Example: someone trips and is hurt on a sidewalk marked by City staff for the program.
    b. If the sidewalk is not replaced because of grant funds being exhausted concerned the City could be liable.
2. Sending out Courtesy Notice letters from Code Enforcement and opening a case on properties where the City has identified the need for sidewalk repairs:
    a. If we open a case, notify the homeowner and they don’t fill out an application for grant relief or they submit an application and funds are exhausted- what do we do with the case?
    b. We know the sidewalk is in disrepair, the homeowner is responsible for the repair, we have sent a courtesy notice- do we just close the case knowing the sidewalk is in disrepair or do we move through the Code Enforcement process which leads to municipal court?
3. City hiring a contractor to complete work:
    a. The sidewalk replacement program only removes the old sidewalk and replaces it with a new sidewalk.
    b. Courtesy Notice clearly states that the City’s contractor will not be completing any irrigation or landscape work. Homeowners are told to mark their sprinklers and if damage occurs the contractor/City is not responsible. This is due to the sidewalk, irrigation and landscaping is in the right of way area. This has created conflict in the past with homeowners.
    c. City directly works with the contractor to schedule work, oversee work and directly pay the invoices received from the contractor for the project. City then becomes responsible for the work and what happens with the contractor instead of the homeowner being responsible.

Program Options:

General note for program options: The city will advertise the program through utility billing inserts, social media posts, and website posting. If applications are not received the City will NOT identify sidewalks and send specific letters to homeowners to utilize the grant funds. The city will only respond to applications filed.

1. Continue the program as established with the current process (not recommended)
2. Continue the program as established (100% payment) with the following exceptions:
    a. The city does not mark sidewalks
    b. The city does not send out courtesy letters
    c. The city establishes an on-call contract for homeowners to utilize. This provides a negotiated confirmed price.
    d. The application process requires more complete information along with a proposal cost from contractor for sidewalk repairs
    e. The city evaluates the application and reviews the sidewalks submitted for repair before approving or denying applications.
    f. If homeowners receive grant approval, they will pay for repairs and then submit their invoice for grant reimbursement.
    g. Other program elements may need to be modified to limit city liability.
3. Implement program as described above in #2 and modify the grant amount received per homeowner- potential options:
    a. Establish a maximum grant reimbursement amount. Example: $750.
    b. Establish a shared cost amount. Example: Homeowner pays 50% / Grant Reimbursement 50%. Could be any shared cost percentage.
    c. Establish a maximum panel or square foot per homeowner for sidewalk replacement. Example: Grant will replace two (2) sidewalk panels per application.
4. Any combination of suggested options presented by staff or recommended by City Council.
5. Establishing a City CIP program that replaces sidewalks in the city:
    a. Requires establishment of program process
    b. Could utilize powers set out in KSA 12-1808 related to assessments
    c. Would require identifying sidewalks throughout the City
    d. Would require approval of a significantly increased budget
    e. City program would put sidewalk responsibility on the City to manage
6. End program

CITY OF BEL AIRE

SIDEWALK REPLACEMENT PROGRAM

Fiscal Year 2025

I. POLICY STATEMENT

The City of Bel Aire values pedestrian safety and walkability for its residents. K.S.A. 12-1808 of the Kansas Statutes mandate that property owners keep sidewalks in good repair. City Code- Chapter 11, Article 3, Paragraphs 25 and 26 (11.3.25 & 11.3.26) speak directly to sidewalk repair responsibilities. For this reason, the Bel Aire City Council believes there is a benefit to all citizens for sidewalks to be in good condition. Therefore, this policy promotes sidewalk improvements and repairs by assisting property owners with such projects.

II PURPOSE

The purpose of this policy is to assist property owners with replacing sidewalks in disrepair. This policy establishes guidelines and requirements for monetary assistance of costs associated with these activities.

Objectives include:

1. Promoting homeowners proactively replacing the dangerous and unsafe sidewalks along their property to reduce the risk of injury to pedestrians utilizing the sidewalk.
2. Enhance the neighborhood walkability.
3. Ensure surface conditions are safe for pedestrians and / or persons confined to wheelchairs.

Although this policy does not address petitions for new sidewalks, Bel Aire values walkability and encourages residents to petition the City to establish improvement districts addressing cost sharing of the installation of new sidewalks in areas where sidewalks have not existed to enhance pedestrian safety. Residents should contact City Hall about initiating the petition process.

III POLICY

The City Manager may award grants to property owners which meet the following criteria:

Criteria for consideration of a sidewalk grant:

1. The City of Bel Aire will reimburse property owners for one hundred percent (100%) of the cost of a city approved public sidewalk repair located in the public right of way along the street easement. This reimbursement is not intended to remove or transfer any property owner's statutory responsibility to maintain safe and navigable sidewalks and warn the public of dangerous conditions on or along an owner's section of sidewalk.
2. Reimbursement will occur based on measurements and cost per square foot determined by the City. Measurements will be rounded to the nearest foot.
3. This policy applies only to projects undertaken within the 2025 calendar year.
4. Grants will be awarded on a first come basis. The City reserves the right to prioritize replacements based on need for replacement and budgetary considerations.
5. Requests in 2025 not funded may receive priority for 2026 if the program continues, however homeowners should make replacement timing decisions based on safety.
6. Sidewalk construction must comply with Bel Aire city codes regarding specifications for 5' sidewalks.
7. The City will pay for the installation of ADA approaches on corner lots and make those arrangements separately from the grant.
8. A permit is required for sidewalk installations and must be approved by the City building inspector.
9. Applications must be received at City Hall by October 15, 2025 for consideration.
10. Payment will be made on the regular payment schedule for the City.
11. The City of Bel Aire reserves the right to refuse reimbursement based on:
    a. The condition of the sidewalk upon final inspection as determined by the City inspector.
    b. Non-compliance with City Code and/or this policy through the installation process.
    c. Depletion of funding for the program due to amount of applicants or available funds.
12. All degraded sections or the entire sidewalk must be included in the application.
13. Coloring must match a driveway or adjacent public sidewalks.
14. Minor sections of new sidewalks must link to existing sidewalks.

Sidewalk qualification guidelines:

1. Slab(s)with a ¾” or more offset between slabs / joints.
2. Slab(s)with a severely cracked, spalding, or with pieces missing.
3. Slab(s)that is cracked with unstable or rocking sections.
4. Slab(s)that has a slope crossway of more than 1" in 12".
5. Slab(s)that has a horizontal separation due to cracking between adjacent panels of

walk or more that 1" which is a bicycle tire or high heel hazard.
6. Slab(s)settlement that causes accumulation of water or ice.

Miscellaneous:

1. The owner of property abutting a sidewalk is responsible for all maintenance of said sidewalk and accountable for all City Code Enforcement notices, regardless of grant approval. The applicant/owner is not relieved from any liability for future replacement, repair, maintenance or keeping sidewalk clear on the applicant's property.
2. The City will coordinate the replacement of sidewalks based on grants and requests for such work. The City will bid the replacement projects as one job and inspect as repairs are made by the contractor.
3. Program only applies to public sidewalks.
4. Property owners are responsible for all costs associated with sprinkler repair, driveway repair/replacement or retaining wall repairs.
5. If a tree root caused the sidewalk to heave, the property owner must contract to have the tree removed prior to sidewalk repair. Said removal of the tree and stump will be at the property owner's expense.
6. Sidewalks that lead to a house are not eligible.
7. Non-profit or taxing entities are not eligible for this program.
8. Only work done by licensed Bel Aire contractors are eligible for reimbursement unless the work is done by the property owner having a proper permit.

Adopted this _____day of _____ , 2025 by the Bel Aire City Council.

_____

Jim Benage, Mayor

_____

Melissa Krehbiel, City Clerk

CITY OF BEL AIRE

Application for sidewalk installation/replacement grant for 2025 in the city limits of Bel Aire, Kansas

The governing body approved a sidewalk installation/replacement program for fiscal year 2025. The program allows for a 100% grant per landowner for the replacement or installation of sidewalks. Applications must be received at City Hall by October 15, 2025, for consideration. Criteria for consideration are outlined in the adopted policy.

Name of Property Owner:_____Phone: _____

Address of Property Owner: _____

City: _____ State: _____ Zip: _____

Property is located at: _____ Size of tract: _____

Lot: _____ Block: _____ Addition: _____

I request the grant for following reasons: _____

_____

Estimated Cost of Project: _____

I (we) understand this application will be considered on first come basis. However, the City reserves the right to prioritize some replacements based on severity and need for replacement. The total amount of funds available for this program is $15,000.00 for fiscal year 2025.

_____ _____

Signature of Owner Date

OFFICE USE ONLY

This application was received on: _____ and found to be complete.

_____ _____

City Representative Title

(Published at www.belaireks.gov on September, _____ 2025.)

ORDINANCE NO. _____

AMENDMENTS TO WATER DROUGHT/EMERGENCY ORDINANCE

AN ORDINANCE OF THE CITY OF BEL AIRE, KANSAS CONCERNING AMENDMENTS TO WATER DROUGHT/EMERGENCY RESPONSE MEASURES; AUTHORIZING PERMANENT WATER RESTRICTIONS, PRESCRIBING CERTAIN PENALTIES, AND CREATING CHAPTER 16, ARTICLE 7, AND SECTIONS 16.07.01 THROUGH 16.07.05 OF THE CODE OF THE CITY OF BEL AIRE, KANSAS.

WHEREAS, the purpose of this ordinance is to bring the City's Drought/Emergency Response Measures into conformity with the requirements of the City of Wichita's new Permanent Water Restrictions Ordinance which was adopted on August 26, 2025 and to be implemented on September 15, 2025; and

WHEREAS, the City of Bel Aire, Kansas (hereinafter the "City") is a customer that purchases water from the City of Wichita's water utility via a wholesale supply connection and is called upon to impose the following water use restrictions and penalties under its Wholesale Water Supply Contract created with the City of Wichita in 2018.

BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF BEL AIRE, KANSAS:

SECTION 1. Chapter 16, Article 7 of the Code of the City of Bel Aire, Kansas, to be entitled "Permanent Spray Irrigation And Outdoor Water Use Restrictions" is hereby created in the Code of the City of Bel Aire, Kansas, and will initially contain new sections 16.07.01 – 16.07.05.

SECTION 2. New Section 16.07.01 of the Code of the City of Bel Aire, Kansas is hereby created, to read as follows:

16.07.01 Definitions. The following words and phrases, whenever used in this Chapter, shall be construed as defined in this section:

(A) "Customer" means a person or persons, firm, corporation, or governmental unit furnished potable water by the City of Wichita's water utility.

(B) "Customer premise" means the metered location at which a retail

customer is furnished potable water by the City of Wichita's water utility.

(C) "Retail customer" means the customer(s) of record on the water utility account at any given customer premise.

(D) "Variance" means an exception from the restrictions in this Chapter, applied for and granted as approved by the City Manager or designee.

(E) "Water" means potable water furnished through the distribution system of the City of Wichita's water utility, and accordingly, does not include water drawn by customers from their own wells or water accumulated by customers from rainfall or natural storm runoff in rain barrels, cisterns, tanks, channels, basins, ponds or similar storage structures.

(F) "Watering" means outdoor use of water for irrigation, including irrigation with container, hose, drip or spray irrigation mechanisms.

(G) "Watering by spray irrigation" means a method of applying water through a network that may consist of pumps, valves, pipes, and sprinklers in a controlled manner so that it is distributed similar to rainfall.

SECTION 3. New Section 16.07.02 of the Code of the City of Bel Aire, Kansas, is hereby created to read as follows:

16.07.02 Restrictions on Watering. When no broader restrictions are in effect due to a drought emergency response, it shall nevertheless be unlawful for any customer to engage in or to permit another person to engage in watering at such customer's customer premises between the hours of 10:00 AM and 6:00 PM on any day.

SECTION 4. New Section 16.07.03 of the Code of the City of Bel Aire, Kansas, is hereby created, to read as follows:

16.07.03 Restrictions on Watering by Spray Irrigation. When no broader restrictions are in effect due to a drought emergency response, it shall nevertheless be unlawful for any customer to engage in or to permit another person to engage in watering by spray irrigation at such customer's customer premises:

(a) No Watering between the hours of 10:00 AM and 6:00 PM on any day;
(b) No Watering on Mondays
(c) If the last numerical character in the address of the customer's metered customer

premises is an odd number: watering may only occur on Wednesday, Friday and Sunday (e.g., Wednesday watering before 10:00 AM or after 6:00 PM.)

If the last numerical character in the address of the customer's metered customer premises is an even number: watering may only occur on a Tuesday, Thursday, and Saturday (e.g., Tuesday watering before 10:00 AM or after 6:00 PM).

SECTION 5. New Section 16.07.04 of the Code of the City of Bel Aire, Kansas, is hereby created, to read as follows:

16.07.04 Variances. The City Manager or designee is hereby authorized and directed to establish criteria for granting variances from the restrictions in this chapter in cases where special circumstances attendant upon isolated and infrequent activity (such as seeding or sodding) may reasonably necessitate a limited period of daily watering by spray irrigation, when requested by retail customers. Provided, however, no such variances may be granted when drought emergency restrictions are in effect.

SECTION 6. New Section 16.07.05 of the Code of the City of Bel Aire, Kansas, is hereby amended to read as follows:

16.07.05 Violations and Penalties.

(a) Upon violation of any water use restrictions imposed pursuant to this Section 16.07.02 or Section 16.07.03 of this chapter, written notice of the violation shall be affixed to the property where the violation occurred and the customer of record and any other person known to city enforcement personnel who is responsible for the violation or its correction shall be provided with either actual or mailed notice. Said notice shall describe the violation and order that it be corrected, cured or abated immediately or within such specified time as the city manager or designee determines is reasonable under the circumstances. If the order is not complied with, the city manager or designee may assess an administrative fee to the customer in accordance with the standards in subsection (b), below, subject to the following procedures:

(1) The city shall give the customer notice by mail or actual notice that an administrative fee will be assessed due to the violation and that the customer will have the opportunity to appeal the administrative fee by requesting a hearing scheduled before the city manager or a person designated as a hearing officer by the city manager;

(2) If such a hearing is requested by the customer charged with the violation by the specified date, he or she shall be given a full opportunity to be heard before the fee is assessed;

(3) The city manager or a person designated as a hearing officer by the city manager shall make findings of fact and order whether a fee should be assessed;

(b) Upon the first violation of any water use restrictions imposed pursuant to Section 16.07.02 or Section 16.07.03 of this chapter, a written warning shall be issued. A second violation will result in an administrative fee of $50. Subsequent violations will be punishable with an administrative fee of $100 per violation.

(c) All administrative fees shall be subject to the same terms of payment that are set for regularly scheduled water meter charges, following the completion of the procedures in subsection (a), above.

SECTION 7. Effective Date. This Ordinance shall take effect and be in force from and after its adoption by the Governing Body of the City, approval by the Mayor, and publication once in the official city newspaper.

SECTION 8. Repeal. All other ordinances or parts of other ordinances in conflict herewith, are repealed. All other ordinances or parts of other ordinances not in conflict herewith, are not repealed and remain in full force and effect.

[*Remainder of this page intentionally left blank*]

ADOPTED by the Governing Body of the City of Bel Aire, Kansas on this 2nd day of September, 2025.

SIGNED by the Mayor on this _____ day of September, 2025.

CITY OF BEL AIRE, KANSAS

_____

Jim Benage, Mayor

ATTEST:

_____

Melissa Krehbiel, City Clerk

APPROVED AS TO FORM:

_____

Maria A. Schrock, City Attorney

Amendment No. 1 to the Bel Aire Municipal Water Conservation Plan 2025 (adopted March 4, 2025~~ – aka Conservation Plan~~) due to and in compliance with the new Wichita City Ordinance adopted on August 26, 2025.

Note: The intention of this Amendment to the Bel Aire Municipal Water Conservation Plan 2025 (hereinafter the "Conservation Plan) is to temporarily adopt a plan that will meet the basic requirements of the new Wichita Ordinance which was adopted in August 2025 for implementation on September 15, 2025. Bel Aire's Utility Advisory Committee will conduct a thorough review into this matter and develop a long-term plan to comply with these new requirements.

This Amendment replaces, in its entirety, the Stage 1: Water Watch (Voluntary Conservation) under the Drought / Emergency Contingency Section of the Conservation Plan. However, should a Stage 2, 3 or 4 Water Drought be declared, those Stages override this Amendment. This Amendment comes into effect on September 15, 2025.

Permanent Water Restrictions

Goals

The goal of the permanent water restrictions is to conserve water usage during non-emergent water supply conditions.

Education

The City will make updates on the City's communication platforms describing present conditions. The updates will include water conservation information.

Management Actions

1. Management will repair leaks as is the normal process to minimize waste of water and guard against contamination.
2. The City Manager will direct Code Enforcement staff to enforce this water conservation policies. The City may direct city police to assist Code Enforcement staff to enforce water conservation policies.

Regulation Actions

All outdoor lawn spray irrigation is restricted to no more than three times per week and must NOT occur between the hours of 10 AM and 6 PM ~~(of the assigned days) and 10 AM (of the following day)~~.

- Addresses ending in odd numbers ~~will~~ may only water on Wednesday, Friday and Sunday
- Addresses ending in even numbers ~~will~~ may only water on Tuesday, Thursday and Saturday
- No Watering on Mondays
- Watering is only allowed before 10 am or after 6 pm
- Well or pond water ~~users~~ used for spray irrigation are exempt

Irrigation systems that use well water or naturally-fed ponds are exempt from this requirement, however; these users are encouraged to voluntarily comply with a three day per week lawn spray irrigation cycle. These users must display a sign, visible to the public, where such well water or pond sourced water is being used for lawn spray irrigation but only if they utilize lawn spray irrigation outside the days and times listed in the following watering schedule.

Exemptions

These watering restrictions only apply to lawn spray irrigation. All other methods of irrigation and other uses of water are exempt from this Permanent Water Restriction Ordinance.

The City Manager is authorized to make specific exemptions to this Permanent Water Restriction Ordinance upon request of users who may have a need for a specific exemption. These exemptions should be limited in the time frame (start and stop date). The purpose of the exemption should be documented. Examples of appropriate exemptions are for the installation of a new lawn, overseeding an existing lawn, etc.

[Remainder of this page intentionally left blank]

ADOPTED by the Governing Body of the City of Bel Aire, Kansas on this 2nd day of September, 2025.

SIGNED by the Mayor on this _____ day of September, 2025.

CITY OF BEL AIRE, KANSAS

_____

Jim Benage, Mayor

ATTEST:

_____

Melissa Krehbiel, City Clerk

APPROVED AS TO FORM:

_____

Maria A. Schrock, City Attorney

MANAGER'S REPORT

DATE: August 28, 2025

TO: Mayor Benage and City Council

FROM: Ted Henry, City Manager

RE: September 2, 2025 Agenda

Consent Agenda (Item VI)

The Consent Agenda contains only the Minutes of the August 19, 2025 City Council meeting.

Appropriations Ordinance (Item VII)

This appropriation ordinance encompasses 08/13/2025 through 08/26/2025 expenses and one payroll cycle. Expenditures amounted to $2,628,966.16. Of the reported expenses, $1,080,349.43 are infrastructure costs for new developments. These costs are paid through special assessments.

Public Hearing & Resolution regarding property tax levy in excess of RNR (Item IX.A.)

Per state legislation, if a local government entity intends to levy a tax rate greater than the Revenue Neutral Rate (RNR), the entity must hold a hearing. The RNR is provided by the County Clerk and sent to each unit of local government on or before June 15th of each year. The RNR is calculated by taking the total property taxes levied by the unit of local government for the prior year divided by the current estimated valuation of the unit of local government. To exceed the RNR, each unit of local government must publish the hearing date and notify the County Clerk. Director of Finance Barry Smith has provided a detailed description of this procedure in the staff report in your packet.

The RNR for 2026 has been calculated at 36.760 mills. The 2025 mill rate is 42.484 and the proposed mill rate for the 2026 budget is 41.000 mills. State law requires that the RNR hearing be held separately, and prior to, the Annual Budget Hearing. State statute requires a Resolution to exceed the RNR be approved by a roll call vote prior to the adoption of the annual budget. The statute states "Such vote of the governing body shall be conducted at the public hearing and on the same day as the commencement of the hearing…." For that reason, in an abundance of caution, the vote will be taken during the RNR Public Hearing, after all interested taxpayers have been heard, and before the public hearing is closed.

Public Hearing regarding 2026 City of Bel Aire Budget (Item IX.B.)

Since April, the City Council has discussed the proposed 2026 budget over several workshops. On August 19th, the Council approved publication of Notice of Hearing for the budget; the Notice was published in the Ark Valley News and on the City's website. Tonight, the Council will hold the public hearing. After everyone has been given an opportunity to speak, the Council may close the hearing with a motion and vote. Later in the meeting, the Council will consider approving the budget.

Approval of 2026 City of Bel Aire Budget (Item A)

Earlier in the meeting the Council will hold a public hearing on the budget, per state statute. Following the hearing, the Council may consider approving the budget. This will require a roll call vote of all Councilmembers.

Ordinance Levying Special Assessments (Item B)

At the August 19th City Council meeting, per state statute, a public hearing was held regarding special assessments. Some residents raised concerns that they or their neighbors had not received letters giving notice of the hearing. The Council tabled consideration of this Ordinance in order to allow staff time to research the issue and reach out to affected homeowners.

If the Ordinance is approved, notice will be sent to all affected property owners, notifying them of a 15 day "prepayment" window. During the 15 days, property owners will have the opportunity to pay a portion or all of the assessed costs without interest. After the 15-day period closes, any remaining balance will be reported to the County Clerk's office to be incorporated in the property's tax bill and spread over a period of 20 years. Staff, as well as Gilmore & Bell, will be at the meeting to explain the process and answer questions.

Resolution Authorizing G.O. Bonds & G.O. Temporary Notes (Item C)

Several infrastructure projects related to new developments are complete, ready for permanent financing and ready to be special assessed to benefiting properties. If the Ordinance is approved earlier in the meeting, the Council may then consider approving the Resolution. Kevin Cowan will be available to answer any questions.

Ordinance Approving Zone Change ZON-25-01, Lycee Addition (Item D)

On August 14th the Planning Commission held a public hearing for zoning case ZON-25-01. The Developer has requested changes to the PUD for this property. The current PUD was approved in 2022. In particular, the Developer would like to include tri-plexes and four-plexes in the Residential portion of the PUD and would like relief from certain provisions of the code in order to implement his plans. In reviewing the case, staff found that a previous change in zoning had not been formally approved in the proper manner- a zoning case should have been filed and an Ordinance developed and approved. Staff recommended approval of the change in zoning from C-1 to R-PUD which addresses the change in zoning and provides for an R-PUD Preliminary Plat document with PUD language vs. a separate PUD Agreement. The proposed PUD plat sets out Parcel 1, the commercial lot and Parcel 2, the R-6 residential lots. The general provisions set out how the area will be developed, and relief from certain provisions of the code that the developer is seeking. Also, staff recommended one condition be added: that the Landscape plan be reviewed and approved by Zoning Administrator for Parcel 2 before any building permits are issued. In addition to street tree requirements, the Plan shall include an increase of the proposed 8 ornamental trees on the interior of the lot where feasible, and screening details for the trash enclosures.

At the public hearing, the Planning Commission heard from the applicant, and three owners of nearby properties. Following the hearing, the Planning Commission discussed the case as it relates to the City's zoning code and certain Golden Factors. After considering the evidence, the Planning

Commission voted 4-0 to recommend to the City Council approval of the zone change request with the condition that the Landscape Plan be reviewed per staff's recommendation.
The zoning Ordinance now comes before the Council to consider. Paula Downs will be present for questions.

Ordinance Approving 2035 Comprehensive Plan (Item E)

In 2023, the City initiated a project to create a new comprehensive plan. Professional Engineering Consultants were retained to gather community feedback and draft the plan. The Comprehensive Plan describes a vision and framework for the community's development over the next 10 years. The document will serve as a roadmap for adopting new policies and initiatives that achieve its identified vision. The comprehensive plan will assist the City Council in making well-informed decisions regarding land use and capital improvements. The plan will complement zoning regulations, development codes, capital improvement programs and other city processes.

The city placed notification on the City of Bel Aire's website as required by city code. The affidavit of publication is provided. The comprehensive plan required notification of public hearing which was made on July 24, 2025. Planning Commission approved the Comprehensive Plan Resolution at their August 14, 2025, meeting. The draft meeting minutes provide details of the discussion and are included in the agenda packet.

Ordinance Designating Planning Commission as Board of Zoning Appeals (Item F)

The City of Bel Aire currently does not have an appointed Board of Zoning Appeals (BZA). The BZA is granted authority under K.S.A. 12-713 and is designated to hear appeals of the building official or any other administrative official's interpretation of the zoning regulations. In addition, the BZA hears variance cases, which are specifically set out in Chapter 18, Article 3 of the Bel Aire zoning regulations. In 1996, the City first designated the Bel Aire Planning Commission as the BZA. Then, in 2014, the City approved Ordinance 548 appointing the BZA as a three-member board, separate from the Planning Commission. There currently are no appointed members to the BZA and no records indicating when the BZA was last appointed. In the absence of a BZA, there is no mechanism for appeals or variance cases to be heard, which has required other approval processes to be followed.

Surrounding communities including Derby, Park City, Kechi, Valley Center, Maize and others, utilize the Planning Commission as the BZA. Planning and Zoning cases are becoming more detailed and complex. The Planning Commission has extensive experience with hearing planning and zoning cases and with the zoning regulations in the City. Staff recommend approval of the Ordinance authorizing the Planning Commission to be designated as the Board of Zoning Appeals for the City of Bel Aire. Paula and Maria will be available for questions.

Resolution Amending Bylaws of Planning Commission (Item G)

The Planning Commission Bylaws were developed in 1991. Recently, Staff reviewed Bel Aire's By-Laws, reviewed the By-Laws of surrounding area Planning Commissions, and updated the document. The Planning Commission then discussed the revisions over several meetings. At their August meeting, the Commission completed their review of the revised By-Laws. The By-Laws now come before Council for consideration. Paula Downs, Community Development Director, will be available for any questions.

Resolution Establishing Sidewalk Reimbursement Program FY2025 (Item H)

The City Council tabled this item in August so that staff could make revisions to the program. The revised program now comes before Council for consideration. Paula Downs will be present to answer any questions.

Ordinance and update Plan regarding Watering Restrictions (Items I-J)

Recently, the City of Wichita adopted watering restrictions that will affect Wichita's wholesale water customers, including Bel Aire. In order to bring Bel Aire's regulations in line with Wichita's ordinance, Maria has drafted an Ordinance for Bel Aire and made revisions to Bel Aire's Municipal Water Conservation Plan. The draft Ordinance and revised plan now come before City Council for consideration. Maria will be available for any questions.

Discussion And Future Issues – September Workshop (Item XIV)

The next workshop is scheduled for September 9, 2025 at 7:00 p.m.