



AGENDA
PLANNING COMMISSION
7651 E. Central Park Ave, Bel Aire, KS
March 09, 2023 6:30 PM



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 February 9, 2023.

Motion ____ Second ____ Vote ____

V. Old Business/New Business

A. **PUD-23-01.** Preliminary plat for approximately 2.4 acres for the Arthur Heights PUD.

Open hearing

Close hearing

Action: Motion to (accept / deny / table) the preliminary plat for Arthur Heights (with/ without changes).

Motion ____ Second ____ Vote ____

B. **SD-23-01 Preliminary Plat.** Approximately 0.64 acres zoned R-5 to move previously platted reserve A (Park) to separate location on the original plat and replace it with buildable lots.

Open Hearing

Close Hearing

Action: Motion to (accept / deny / table) the preliminary plat for alterations to Skyview at Block 49th 4th Addition (with / without conditions).

Motion ____ Second ____ Vote ____

- C. **SD-23-01 Final Plat.** Approximately 0.64 acres zoned R-5 to move previously platted reserve A (Park) to separate location on the original plat and replace it with buildable lots.

Open Hearing

Close Hearing

Action: Motion to (accept / deny / table) the preliminary plat for alterations to Skyview at Block 49th 4th Addition (with / without conditions).

Motion Second Vote

VI. Next Meeting: April 13, 2023

Action: Motion to (approve / deny / table) next meeting date: April 13, 2023 at 6:30 p.m.

Motion _____ Second _____ Vote _____

VII. Director's Report

Attorney Training

- A. Discussion of Possible Rezone and Attorney Training

VIII. Adjournment

Action: Motion to adjourn.

Motion _____ Second _____ Vote _____ Time _____



MINUTES

PLANNING COMMISSION

7651 E. Central Park Ave, Bel Aire, KS
February 09, 2023 6:30 PM



I. Call to Order

II. Roll Call

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

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

III. Pledge of Allegiance to the Flag – Chairman Schmidt led the Pledge of Allegiance.

IV. Consent Agenda

A. Approval of Amended Minutes from January Meeting

Motion: Commissioner Jordan made a motion to approve the minutes of January 12, 2022. Commissioner Floyd seconded the motion. *Motion carried 4-0*

V. Old Business/New Business

A. VAC-23-01 Vacating 50' front setback to 25' at 4130 N Harding Ave.

Once the hearing was opened to the public for discussion, the Planning Commission allowed the applicant to present the need for vacating the front setback. Chad Crittenden, 4130 N Harding Ave, presented the request, to build a detached garage with the new setback due to a drainage issue on his property. Water naturally drains from the north of his property onto his lot creating a pooling effect that hindered other locations of the building.

After hearing from the applicant, Gary Breault, 4046 N Harding Ave, spoke in favor of the vacated setback for 4130 N Harding Ave. Gary Breault asked the Planning Commission if all of Harding Ave could change the setback to 25' instead of 50'. Planning Secretary, Jay Cook, stated that if anyone else on Harding Ave wanted to change their setback, they would need to request vacating individually.

Chairman Schmidt closed the hearing and the Planning Commission discussed the merits of the request. They also discussed the criteria for review on the Vacation of a Recorded Plat. They determined that no private rights will be endangered, that due and legal notice was given, and that the public will suffer no loss or inconvenience.

Motion: Commissioner Jordan made the motion to recommend the request to vacate the front building setback from 50' to 25' at 4130 N Harding Ave as presented without changes or conditions. Commissioner Travnichек seconded the motion. ***Motion carried 4-0***

VI. Next Meeting: Thursday, March 9th at 6:30 PM

After brief discussion, the Planning Commission agreed upon March 9th, 2023, at 6:30 p.m.

MOTION: Chairman Schmidt made the motion to approve the next meeting date to March 9, 2022, at 6:30 p.m. Commissioner Jordan seconded the motion. ***Motion carried 4-0.***

VII. Director Report

The Planning Commission discussed the Comprehensive Development Plans and which would be best to implement for the City of Bel Aire. Planning Secretary, Jay Cook stated that we created the Comprehensive Plan last time but would like to get a more thorough plan in place due to the growth of the city. The Planning Commission discussed the merits of each proposal and gave the final decision to staff with their recommendations.

VIII. ADJOURNMENT

MOTION: Chairman Schmidt made a motion to adjourn the meeting. Commissioner Floyd seconded the motion. ***Motion carried 4-0.***

(Published once in Ark Valley News on February 16, 2023.)

OFFICIAL NOTICE OF ZONING HEARING

TO WHOM IT MAY CONCERN AND TO ALL PERSONS INTERESTED:

Notice is Hereby Given that on March 9, 2023 the City of Bel Aire Planning Commission will consider the following PUD replat and PUD existing document changes hearing on the agenda after 6:30 p.m. in the City Council Chamber at City Hall in Bel Aire, Kansas:

PUD-23-01. Proposed partial replating and document changes within the current PUD to allow single family, duplex, and commercial storage. Arthur Heights PUD; plat- Arthur Heights Estates, 2.34 acres.

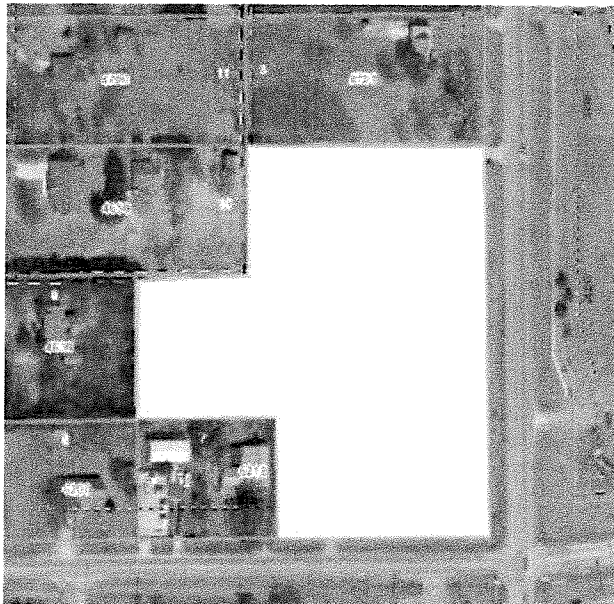
Legal Description: (A complete legal description is available for public inspection which is on file with the Zoning Administrator at City Hall.)

General Location: E 45th and N Woodlawn Blvd.

You may appear at this time either in person or by agent or attorney, if you so desire, and be heard on the matter. After hearing the views and wishes of all the persons interested in the case, the Planning Commission may close the hearing and consider a recommendation to the Governing Body, which, if approved under the City Zoning and Sub- Division regulations, would be effectuated by city code. The public hearing may be recessed and continued from time to time without notice.

DATED this 13 day of February 2023.

Vicinity Map



45th St N

/s/ Jay Cook
Bel Aire Planning Commission Secretary

Woodlawn Blvd.
↑

CITY OF BEL AIRE, KANSAS

File No. S/D _____

PVD-23-01

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 ARTHUR HEIGHTS ESTATES
 General Location NORTHWEST OF 45TH ST. N. & WOODLAWN
 Inside City _____ To be Annexed _____
 Name of Landowner RKR, LLC (ATTN RUSS RELPH) RPrelph@gmail.com
 Address 8550 SW PARALLEL ST, TOWANDA, KS 67144 Phone (316) 993-4663
 Name of Subdivider/Agent _____
 Address _____ Phone _____
 Name of (Engineer) (Land Planner) KEN LEE (KWLee@GarverUSA.com) GARVER
 Address 1995 MIDFIELD RD, WICHITA, KS 67209 Phone (316) 221-3029
 Name of Registered Land Surveyor WILL CLEVINGER (WKClevinger@GarverUSA.com) GARVER
 Address 1995 MIDFIELD RD, WICHITA, KS 67209 Phone (316) 221-3627

Subdivision Information

1. Gross acreage of plat 2.34 Acres
2. Total number of lots 2
3. Proposed land use:
 - a. Residential-Single-Family ☒ Duplex ☒ Multiple-Family _____
 Manufactured/Mobile Home _____
 - b. Commercial STORAGE FACILITY
 - c. Industrial _____
 - d. Other _____
4. Predominant minimum lot width 166 Feet
5. Predominant minimum lot area 33,788 Square Feet
6. Existing zoning C-2 (PUD) District
7. Proposed zoning SAME District
8. Source of water supply PUBLIC
9. Method of sewage disposal PUBLIC

10. Total lineal feet of new street 236 Feet

	Street Name	R/W Width	Lineal Feet
a.	<u>45TH ST N CT</u>	<u>60</u> Ft.	<u>236</u> Ft.
b.	_____	_____ Ft.	_____ Ft.
c.	_____	_____ Ft.	_____ Ft.
d.	_____	_____ Ft.	_____ Ft.
e.	_____	_____ Ft.	_____ Ft.

11. Proposed type of street surfacing CONCRETE

12. Curb and gutter proposed: Yes X No _____

13. Sidewalks proposed: Yes _____ 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.

[Signature] 2-6-2023 _____
Landowner Date Agent (If any) Date

OFFICE USE ONLY

Prints of the Preliminary Plat received 13 (Number)

Vicinity map of existing and proposed street system received Yes

Statement of financing and guaranteeing proposed improvements received Yes

Site Preliminary drainage plan, if deemed necessary, received Yes

This application was received by the Subdivision Administrator on 2.10.23,
_____. It has been checked and found to be accompanied by the required
information and the fee of \$ 210 paid to the City Clerk.

[Signature]
Subdivision Administrator

OWNERSHIP LIST

PROPERTY DESCRIPTION

PROPERTY OWNER

Lot 6, EXC that part begin at SE corner of Lot 6, th. W 165.92' to SW corner thereof; th. N 10'; th. E 14.9'; th. NEly 100' to point 35' N of said S line; th. E 54.15' to E line of said Lot 6; th. S along E line 35' to begin; & Lot 7, EXC begin at SW corner of Lot 7, th. N 181.61'; th. E to E line; th. S 179.83'; th. W 204.08' to begin Subject Property	Arthur Heights Addition	RKR, LLC 8550 NW Parallel St. Towanda, KS 67144
Lot 3	“	Annetta L. Ziller & Wayne R. Ziller 160 E. Rancho Vista Way Cottonwood, AZ 86326
Lot 4	“	Truly Blessed, LLC 1542 Graystone Wichita, KS 67230
Lot 5	“	Higher Grounds, LLC 1606 Grandview Dr. Garden City, KS 67846
Begin at the SE corner of Lot 6, th. W 165.92' to SW corner thereof; th. N 10'; th. E 14.9'; th. NEly 100' to point 35' N of said S line; th. E 54.15' to E line of said Lot 6; th. S along E line 35' to begin	“	City of Bel Aire 7651 E. Central Park Ave. Bel Aire, KS 67226
That part of Lot 7 begin at SW corner, th. N 181.61'; th. E to E line; th. S 179.83'; th. W 204.08' to begin	“	Carol L. Russell 6218 E. 45 th St. Bel Aire, KS 67220
Lot 8	“	Gary A. Jantz 6200 E. 45 th St. Bel Aire, KS 67220

Lot 9	“	Twila A. Blead & Carrie A. Unruh & Daniel E. Blead & Jill A. Blead 4630 N. Hillcrest Bel Aire, KS 67220
Lot 10	“	Dennis D. & Cheryl R. McCallum Revocable Living Trust 4650 N. Hillcrest Wichita, KS 67220
Lot 11	“	Maxine Diane Martin 4700 N. Hillcrest Bel Aire, KS 67220
Lot 2, Blk 3	North Woodlawn Addition	James Williamson 6210 E. Woodlow Dr. Bel Aire, KS 67220
Lot 3, Blk 3	“	Melissa A. Dillon 6220 E. Woodlow Dr. Bel Aire, KS 67220
Lot 4, Blk 3	“	Connie A. Row 6230 E. Woodlow Dr. Bel Aire, KS 67220
Lot 1, Blk 1	North Woodlawn Second Addition	Kevin D. & Barbara J. Lorance Revocable Trust 6240 E. Woodlow Dr. Bel Aire, KS 67220
Lot 2, Blk 1	“	Burris Valley Ranch, Inc. 7300 N. Comanche Ave. Oklahoma City, OK 73132

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

Lot 6, Arthur Heights Addition, Sedgwick County, Kansas, EXCEPT that part described as beginning at the Southeast corner of said Lot 6; thence West along the South line of said Lot 6, 165.92 feet to the Southwest corner of said Lot 6; thence North along the West line of said Lot 6, 10.00 feet; thence East parallel with said South line, 14.90 feet; thence Northeast, 100.00 feet to a point 35.00 feet North of said South line; thence East parallel with said South line, 54.15 feet to the East line of said Lot 6; thence South along said East line, 35.00 feet to the point of beginning; TOGETHER WITH Lot 7, Arthur Heights Addition, Sedgwick County, Kansas, EXCEPT that part of Lot 7 described as follows: Beginning at the Southwest corner of said Lot 7; thence northerly, on the West line of said Lot 7 a distance of 181.61 feet; thence easterly to a point on the East line of said Lot 7, said point being 179.83 feet north of the Southeast corner of said Lot 7; thence southerly, on said East line, a distance of 179.83 feet to said Southeast corner; thence westerly on the South line of said Lot 7, a distance of 204.08 feet to the point of beginning.

as shown by the last deed of record filed in the Office of the Register of Deeds, Sedgwick County, Kansas, on the 8th day of March, 2022, at 7:00 A.M.

Security 1st Title LLC

By: JoAnn Childers
Licensed Abstracter

Order: 2508842
KJK

CITY OF BEL AIRE, KANSAS

File No. S/D 23 - 01APPLICATION FOR PRELIMINARY PLAT APPROVAL

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

(AN INCOMPLETE APPLICATION CANNOT BE ACCEPTED)

Name of Subdivision SKYVIEW AT BLOCK 49 4TH ADDITION
 General Location APPROXIMATELY 1/2 MILE WEST OF WEBB ROAD AND APPROXIMATELY 1/4 MILE SOUTH OF 53RD ST N Inside City X To be Annexed _____
 Name of Landowner SKYVIEW AT BLOCK 49, LLC (ATTN: ANDREW REESE/VERK GILBERT)
 Address 1725 E. WASSALL ST., WICHITA, KS 67216 Phone REESE (620) 755-1619
GILBERT (316) 650-7536
 Name of Subdivider/Agent _____ emgilbert13@gmail.com
 Address _____ Phone _____
 Name of (Engineer) (Land Planner) GARVER, LLC (ATTN: KEN LEE) KWLEE@GARVERUSA.COM
 Address 1995 MIDFIELD RD, WICHITA, KS 67209 Phone (316) 221-3029
 Name of Registered Land Surveyor GARVER, LLC (ATTN: WILL CLEVENGER) WKCLEVENGER@GARVERUSA.COM
 Address 1995 MIDFIELD RD, WICHITA, KS 67209 Phone (316) 221-3027

Subdivision Information

1. Gross acreage of plat 0.64 Acres
2. Total number of lots 3
3. Proposed land use:
 - a. Residential-Single-Family _____ Duplex X Multiple-Family _____
 Manufactured/Mobile Home _____
 - b. Commercial _____
 - c. Industrial _____
 - d. Other _____
4. Predominant minimum lot width 65 Feet
5. Predominant minimum lot area 8,778.9 Square Feet
6. Existing zoning R-5 District
7. Proposed zoning SAME District
8. Source of water supply PUBLIC
9. Method of sewage disposal PUBLIC

10. Total lineal feet of new street N/A Feet

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

11. Proposed type of street surfacing EXISTING CONCRETE

12. Curb and gutter proposed: Yes X No EXISTING

13. Sidewalks proposed: Yes X No EXISTING If yes, where? ON EAST SIDE OF CYPRESS ST.

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

The landowner herein agrees to comply with the City Subdivision Regulations and all other related ordinances, policies and standards of the City and statutes of the State of Kansas. The undersigned further states that he/she is the owner of the land proposed for platting and, when requested, will permit officials of the City to inspect the land as may be necessary for proper plat review.

[Signature]
Landowner

2-9-23
Date

Agent (If any)

Date

OFFICE USE ONLY

Prints of the Preliminary Plat received 10 (Number)

Vicinity map of existing and proposed street system received YES

Statement of financing and guaranteeing proposed improvements received YES

Preliminary drainage plan, if deemed necessary, received YES

This application was received by the Subdivision Administrator on 2.10.23. It has been checked and found to be accompanied by the required information and the fee of \$ N/A paid to the City Clerk.

[Signature]
Subdivision Administrator

OWNERSHIP LIST

PROPERTY DESCRIPTION

PROPERTY OWNER

Lot 20, Blk 3 AND Reserve D Subject Property	Skyview at Block 49 Addition	Sky View at Block 49, LLC 5219 N. Hampton St. Bel Aire, KS 67226
Lots 1, 2, 3, 4, & 5, Blk 1 AND Lot 8, Blk 2 AND Lots 21, 22, & 23, Blk 3	“	Artistic Builders, LLC 11000 Fremont Circle Mulvane, KS 67110
Lot 9, Blk 2	“	Buckert Contracting, Inc. PO Box 780405 Wichita, KS 67278
Lots 33 & 34, Blk 4	“	Sky View at Block 49, LLC 5219 N. Hampton St. Bel Aire, KS 67226
Lots 7 thru 13 inclusive, Blk B AND Lots 24, 25, 26, & 27, Blk B AND Lots 1, 2, 3, & 18, Blk C	Skyview at Block 49 2nd Addition	Sky View at Block 49, LLC 5219 N. Hampton St. Bel Aire, KS 67226

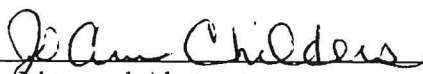
We hereby certify the foregoing to be a true and correct list of the property owners of the herein before described lots within a 200 foot radius of:

Lot 20, Block 3, and Reserve D, Skyview at Block 49 Addition, Bel Aire, Sedgwick County, Kansas.

as shown by the last deed of record filed in the Office of the Register of Deeds, Sedgwick County, Kansas, on the 31st day of January, 2023, at 7:00 A.M.

Security 1st Title, LLC

By:


Licensed Abstracter

Order: SG1113
KJK

SKYVIEW AT BLOCK 49 4TH

CITY OF BEL AIRE SUBMITTAL CHECKLIST

PRELIMINARY PLAT

THIS FORM SHOULD BE USED BY THE DEVELOPER AS A GUIDE TO PREPARE AN APPLICATION

CODE	15 COPIES 24"x32" SCALE 1" = 100' 100 ACRES 1" = 200', PDF AND CAD COPIES, APPLICATION FORM	APPLICATION REQUIREMENTS	PROVIDED	DATE	IF DIFFERENT	PLANNER	AGREE
FEE \$200+\$5 LOT+ENGINEERING							
5.23A DATA USED IN THE PREPARATION TO INCLUDE:							
1	NORTH ARROW, SCALE, DATE OF PREPARATION	YES					
2	LEGAL DESCRIPTION, BOUNDARY LINES OF THE TRACT WITH APPROXIMATE DIMENSIONS	YES					
3	VICINITY MAP, DRAWN TO SCALE OF 1" EQUAL TO 2,000'	YES					
4	LOCATION, ELEVATION, AND DESCRIPTION OF THE BENCH MARK CONTROLLING THE VERTICAL SURVEY	YES					
5	STATEMENT CLEARLY IDENTIFYING THE DOCUMENT AS A PRELIMINARY PLAT	YES					
6	NAME AND ADDRESS OF THE LANDOWNER, ARCHITECT, PLANNER, ENGINEER, SURVEYOR OR OTHER INVOLVED IN PREPARATION OF THE PLAT	YES					
5.23 B							
1	SITE AND ADJACENT PROPERTIES, WITHIN 400'						
2	EXISTING USES, ACTIVITIES AND INFLUENCES ON THE UNPLATTED LAND	YES					
3	EXISTING STREETS, (INCLUDE NAMES), RIGHT-OF-WAYS, SIDEWALKS, MUNICIPAL BOUNDARIES, SECTION LINES, RAILROAD, EASEMENTS	YES					
4	ALL PLATTED OR EXISTING STREETS AND PROPERTY LINES	YES					
5	CONTOUR LINES 2' SLOPES < 10%; 5' > 10%; SPOT ELEVATIONS FOR FLAT GROUND, DATE AND SOURCE OF SURVEY	YES					
6	DESCRIPTION OF ANY EXISTING STREETS WHICH ABUT, TOUCH OR EXTEND THROUGH-TYPE, SURFACE, WIDTH, ROW WIDTH, BRIDGE AND CULVERT DETAIL	YES					
7	LOCATION OF THE 1% CHANCE FLOODPLAIN AND ALL WATERCOURSES	N/A					
8	NATURAL FEATURES SUCH AS ROCK OUTCROPPINGS, LAKES WOODED AREAS, PRESERVABLE TREES	YES					
9	ZONING CLASSIFICATIONS FOR TRACT AND ADJACENT TRACTS	NO, NOT PROVIDED					
5.23 C							
1	NAME OF THE SUBDIVISION SHALL NOT DUPLICATE OR CLOSELY RESEMBLE THOSE IN SEDGWICK COUNTY	YES					
2	APPROXIMATE THE GRADIENTS OF THE PROPOSED STREETS WITHIN THE PLAT	YES					
3	EASEMENTS SHOWING WIDTH AND PURPOSE	YES					
4	PROPOSED ZONING SETBACK LINES	YES					
5	LOT DIMENSIONS, MINIMUM LOT SIZES, AND PROPOSED LOT AND BLOCK NUMBERS, SETBACK LINES	YES					
6	UTILITIES-TYPE, LOCATION, LAYOUT	YES					
5.23 D							
THE FOLLOWING ITEMS TO BE SUBMITTED IN SUPPORT OF AN APPLICATION:							
1	ALL STUDIES REQUIRED BY THE CITY; DRAINAGE, TRAFFIC, OTHER						
2	ASSURANCES OF ADEQUATE PUBLIC FACILITIES	N/A					
3	A MASTER SCREENING/FENCE PLAN FOR COMMERCIAL/RESIDENTIAL	N/A					

CITY OF BEL AIRE, KANSAS

File No. S/D 23-01APPLICATION 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 SKYVIEW AT BLOCK 49 4TH ADDITION
 General Location NORTHEAST CORNER OF CYPRESS ST. & JOSHUA ST.
 Inside City X To Be Annexed
 Name of Landowner SKYVIEW AT BLOCK 49, LLC - ATTN: ERIC GILBERT emgilbert13@gmail.com
 Address 1725 E WASSALL ST, WICHITA, KS 67216 Phone (316) 650-7536
 Name of Subdivider/Agent _____
 Address _____ Phone _____
 Name of (Engineer) (Land Planner) KEN LEE WITH GARVER (KWLee@GarverUSA.com)
 Address 1995 MIDFIELD RD, WICHITA, KS 67209 Phone (316) 221-3029
 Name of Registered Land Surveyor WILL CLEVINGER WITH GARVER (WKClevinger@GarverUSA.com)
 Address 1995 MIDFIELD RD, WICHITA, KS 67209 Phone (316) 221-3027

Subdivision Information

1. (Select one) Final Plat of entire preliminary plat area _____
 Final Plat of unit number _____ of _____ unit developments
 Final Plat for small tract X
 Final Replat of original platted area _____
2. Gross acreage of plat 0.64 Acres
3. Total number of lots 3
4. Proposed land use:
 - a. Residential-Single-Family _____ Duplex X Multiple-Family _____
 Manufactured/Mobile Home _____
 - b. Commercial _____
 - c. Industrial _____
 - d. Other _____

5. Predominant minimum lot width 65 Feet
 6. Predominant minimum lot area 8,779 Square Feet
 7. Existing zoning R-5 District
 8. Proposed zoning SAME District
 9. Source of water supply PUBLIC
 10. Method of sewage disposal PUBLIC
 11. Total lineal feet of new street N/A Feet

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

12. Proposed type of street surfacing EXISTING
 13. Curb and gutter proposed: Yes ☐ No EXISTING
 14. Sidewalks proposed: Yes ☐ No ☐ If yes, where? EXISTING
 15. Is any portion of the proposed subdivision located in an identified flood plain area? Yes ☐ No X

The landowner herein agrees to comply with the City Subdivision Regulations and all other related ordinances, policies and standards of the City and statutes of the State of Kansas. It is further agreed that all costs of recording the plat and supplemental documents thereto with the Register of Deeds shall be paid by the owner. The undersigned further states that he/she is the owner of the land proposed for platting and, when requested, will permit officials of the City to inspect the land as may be necessary for proper plat review.

[Signature]
Landowner

2-9-23
Date

Agent (If any)

Date

OFFICE USE ONLY

Prints of the Final Plat received 10 (Number)

Final drainage plan, if required, received .

Copy of a title report for the land received yes

Copy of proposed restrictive covenants, if any, received no

Methods for financing and guaranteeing improvements _____


For plats for small tract:

a. Vicinity map received yes

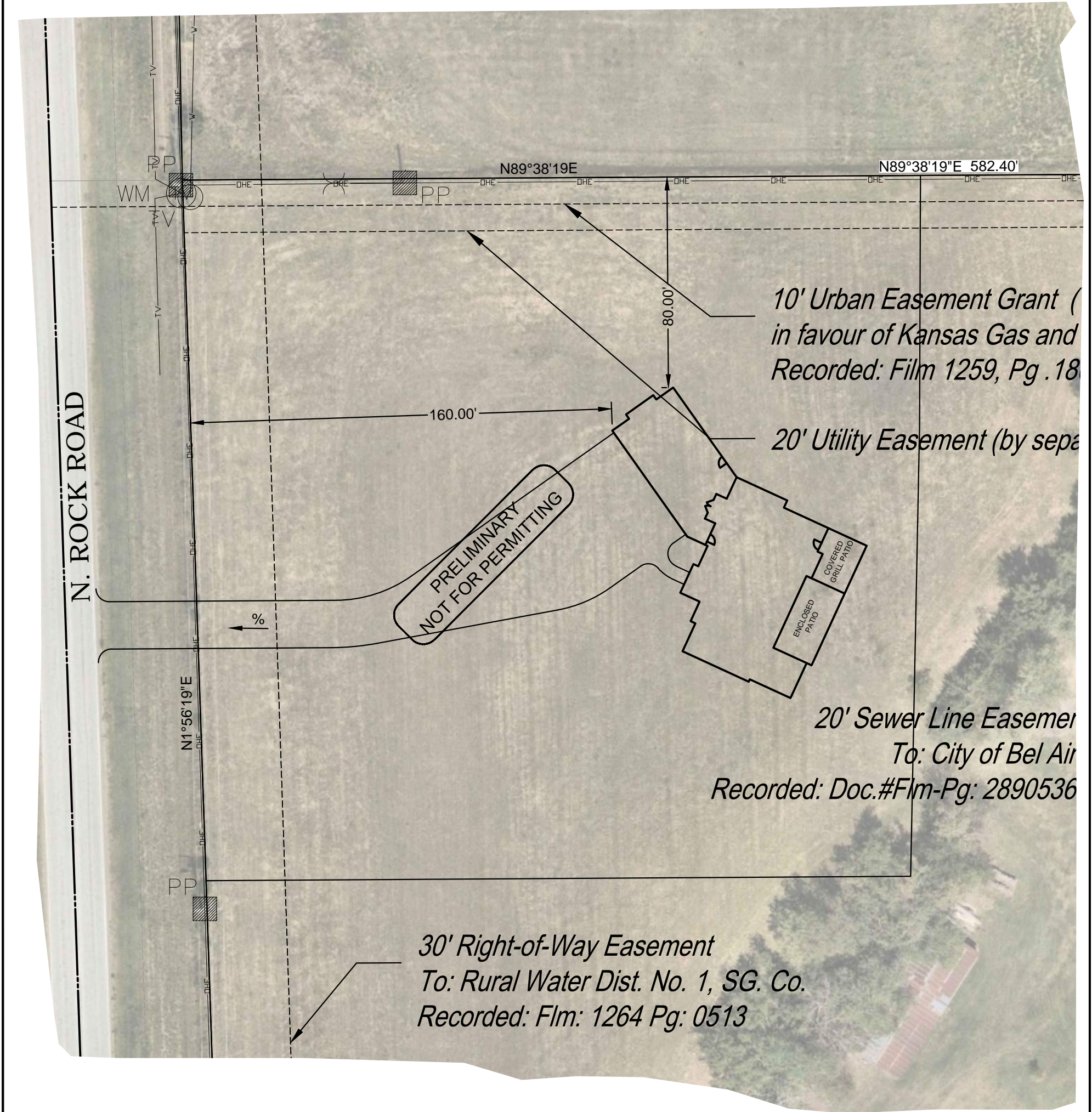
b. Topographic drawing, if required, received _____

Original drawing or photographic equivalent of Final Plat received _____

This application was received by the Subdivision Administrator on 2.10.23,
_____. It has been checked and found to be accompanied by the required
information and the fee, if any, of \$ NA paid to the City Clerk.



Subdivision Administrator



LEGEND

TF	TOP OF FOUNDATION	WO PIT	WALK-OUT/WALK-UP PIT
BF	BASEMENT FLOOR	ADD STEP	STEP FROM GARAGE TO TF
TC	TOP OF CURB	PAD	ELEV. @ GARAGE OPENING
PTC	PROP. TOP OF CURB (NO SURVEY)	FG	FINISHED GROUND
FL	FLOW LINE	INL	INLET
HP	HIGH POINT	000.00	EXISTING ELEVATIONS
VO	VIEW OUT	XX.X	PROPOSED ELEVATIONS
WO	WALK OUT	2.0%	FLOW ARROW & % SLOPE
BSMT	BASEMENT	==	DROP SIDING/BRICK LEDGE
TW	TOP OF WALL		

GENERAL NOTES

- Builder shall provide retaining walls along property line for grade transitions when required to maintain proper slopes between houses.
- This drawing is provided for grading purposes only.
 - drawing does not represent a boundary or mortgage title inspection. Easement and Building Setback information shown is from the recorded plat unless otherwise indicated.
 - Utilities shown are for information only, and builder shall verify depths and locations prior to construction. Builder will be required to provide a minimum advance notice of seventy-two (72) hours to utility companies prior to starting any excavation as follows: Kansas One Call 1-800-344-7233 or 687-2470 (local Wichita).
- Care should be taken to protect existing sidewalk. Sidewalk may need to be removed and replaced due to damages from construction and/or to more gradually slope driveway from house to curb.

BENCHMARK:	DISTANCE FROM HOUSE TO PROPERTY LINE	
SURVEY NOT YET PROVIDED.	FRONT	-
	REAR	-
	LEFT	-
	RIGHT	-

REVISION	DATE

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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.



5100 N. ROCK ROAD					
BUILDER: -					
BF	-	MINIMUM PAD	-	DRAWN BY:	-
SSWR FL	-	BFE	-	DESIGNED BY:	JTC
BF - SSWR	-	DEV. DATUM	-	APPROVED BY:	KLA
				DATE:	FEBRUARY 2023
				SHEET NO.	5100 N. ROCK RD
					23222-

K:\PLOTPLAN\5100 N. ROCK ROAD\5100 N. ROCK RD.DWG

City of Bel Aire

STAFF REPORT

DATE: 03/03/2023

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

STAFF COMMUNICATION	
FOR MEETING OF	3/9/23
CITY COUNCIL	
INFORMATION ONLY	

SUMMARY:

PUD-23-01. Proposed partial replating and document changes within the current PUD to allow single family, duplex, and commercial storage. Arthur Heights PUD; plat- Arthur Heights Estates, 2.34 acres.

The city advertised the hearing in the Ark Valley newspaper and sent notices to the property owners within the required distance of 200 ft.

History:

Ordinance 642 allows the current uses intended without further action as presented.

Discussion:

The purpose of notification of the surrounding property owners of the process beyond the requirement of an ad in the legal newspaper of Bel Aire was to change the legal description of the lots and names given if the preliminary plat is approved.

Utility providers were contacted, no additional easements were requested at this time. A drainage and landscape plan was submitted to the city engineer for review.

Conclusion:

Staff recommends approving the concept plan and preliminary plat with any changes needed for drainage and for basic construction constrains based on the final submittals. (Partial rules below for a preliminary plat)

- 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 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 shall approve or 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.

SD-23-01. Skyview at block 49,4th addition, preliminary and final plat approximately .64 acres of the R-5 residential use zoning district

The city advertised the hearing in the Ark Valley newspaper as required for replat process. City staff has met with the developer to discuss moving the park with amenities to a new location and replatting the old reserve.

Utility companies have been contacted; no additional easements are required at this time.

Conclusion:

Staff recommends approving the request to approve both the preliminary and final plats.

CON-23-02 Property owner has requested to add an automotive repair and maintenance shop in a P.U.D., M-1 industrial zoned district.

The city advertised the hearing in the Ark Valley newspaper and sent notices to the property owners within the required distance of 200 ft.

History:

The Sunflower Commerce Park was platted in 2012 as a PUD plat with contents of the basic overlay. The supplemental documents related to covenants, developer's agreements, and Bel Aire code round out the uses allowable.

City code/other highlights:

PUD

Intended to encourage innovative land planning and design and avoid the monotony sometimes associated with large developments, Satisfactory design quality and harmony will involve among other things

Covenant

compliance with the planned unit development and zoning regulations applicable to such Lots and shall further be limited to the following types of uses and activities: manufacturing, processing, storage, wholesale, office, laboratory, professional, research, development, retail, restaurant, warehouse and/or distribution facility.

Development Restrictions

The Sunflower Commerce Park is zoned under a Planned Unit Development and a copy of the PUD should be reviewed for specific requirements and restrictions related to land use. The following provisions are a guideline and the City of Bel Aire and Sunflower Commerce Park Owner's Association may, at their discretion allow the following uses through a formal variance procedure or conditional use permit but are generally discouraged.

- Food/Meat Processing
- Fuel Storage/Refinement
- Asphalt/Concrete Plants
- Correctional Facilities
- Group Homes
- Hazardous Operations
- Landfill
- Mining or Quarrying
- Oil and Gas Drilling
- Rock Crushing

- Solid Waste Incinerator
- Transfer Station
- Wrecking/Salvage Yard
- Agricultural Uses: Elevators, grain storage yard, feed lots, etc.

Conclusion:

Staff recommends approving a general list to include other uses that may be in the gray area of the other documents, rather than best and highest use as listed on the application.

Rock Road Sketch Plan

The city staff has minimal review of a sketch plan and it doesn't get published or special announcement.
The plan was submitted to discuss the possibility of allowing a down zone to build a larger home as depicted. Staff has reviewed the possibility of allowing the drive access from Rock Road; preliminary approval was determined.
There is no action in the form of a vote by the commission given. Feedback to the representing party is given in verbal or written form by the commission direct during the meeting.

(The look of the new formatted code on the Bel Aire web site below)

19.5.1. Form of plans and plats.

Plats shall be prepared with the following accuracy:

Sketch plans shall be to scale. They may be submitted in free hand form.

Preliminary plats shall be drawn to scale with such accuracy as to determine the location of a lot, block, property and boundary lines, utility and other facilities, to the nearest foot.

Final plats shall be prepared with the accuracy required for traverse data. The following sheets or drawings shall be submitted with the final plat:

Traverse data, for the plat, including the coordinates of the boundary of the subdivision with the error of closure. The error of closure for a perimeter distances less than ten thousand (10,000) feet in length, the error of closure shall be less than one (1) in ten thousand (10,000).

The computation of all distances, angles and courses that are shown on the final plat.

All stakes, monuments or other evidence found on the ground in use to determine the boundaries of the plan.