



**AGENDA**  
**PLANNING COMMISSION**  
**7651 E. Central Park Ave, Bel Aire, KS**  
**October 10, 2024 6:30 PM**



**I. Call to Order**

**II. Roll Call**

James Schmidt \_\_\_\_ John Charleston \_\_\_\_ Edgar Salazar \_\_\_\_  
Phillip Jordan \_\_\_\_ Dee Roths \_\_\_\_ Deryk Faber \_\_\_\_ 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 September 12, 2024.

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

**V. Announcement:** PUD-24-04 was on the September 12th Planning Commission agenda. It was determined that the application was incomplete. That matter will not be heard today.

**VI. Old Business/New Business**

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

Open hearing

Close hearing

**Action:** Motion to (recommend approval of/ deny / table) the preliminary Planned Unit Development (PUD-24-02):

1. Parcels A shall remain zoned as C-1 Commercial;
2. Parcel B shall remain zoned as R-4 Residential, with the condition that no manufactured homes are allowed;
3. Parcel C shall change zoning from R-4 to R-5; and
4. Parcel D shall change zoning from R-4 to R-6; with the condition that requires the applicant will submit a detailed site plan for Parcel D to the Planning Commission prior to issuance of building permits.

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

**B. SD-24-03 - Proposed platting R-5 and R-6 single and multi-family uses, and to include C-1 commercial as zoned.**

Open hearing

Close hearing

**Action:** Motion to (recommend approval / deny / table) the preliminary plat of SD-24-03 (as presented / as amended); and

1. the preliminary sidewalk plan as presented; and

2. the preliminary drainage concept as presented.

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

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

**Action:** No action required; for feedback to applicant only.

**D. KOMA review**

**E. Golden Factors Review**

**VII. Approval of the Next Meeting Date.**

**Action:** Motion to approve the date of the next meeting: November 14, 2024 at 6:30 p.m.

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

**VIII. Current Events**

**A. Upcoming Agenda Items:**

Zoning Map, November 14, 2024 at 6:30 p.m. : supermajority (5) required for approval.

**B. Upcoming Events:**

Monday, Oct. 14th - City offices closed for Staff In-Service.

Saturday, Oct 19th - Fall Festival, 10 a.m. to 2 p.m. at Bel Aire Recreation Center.

Tuesday, Nov. 19th - Volunteer Appreciation Dinner, City Hall Community Room.

**IX. Adjournment**

**Action:** Motion to adjourn.

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



# MINUTES PLANNING COMMISSION 7651 E. Central Park Ave, Bel Aire, KS September 12, 2024 6:30 PM



**I. Call to Order:** Vice-Chairman Phillip Jordan called the meeting to order at 6:30 p.m.

**II. Roll Call**

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

City Engineer Anne Stephens, City Manager Ted Henry, City Attorney Maria Schrock and Community Development Director Paula Downs were also present.

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

Vice-Chairman Phillip Jordan led the pledge of allegiance.

**IV. Consent Agenda**

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

Commissioners noted a typo in section VI. (Next Meeting Date). The motion should be corrected to reflect that the motion carried 6-0.

**MOTION:** Commissioner Roths moved to approve the minutes of August 8, 2024 as amended. Commissioner Faber seconded the motion. ***Motion carried 5-0.***

**V. Old Business/New Business**

**A. CON-24-02 - Property owner has requested to build an oversized private use shed, in an R-1 zoned district.**

City Attorney Maria Schrock asked if Commissioners had been involved in any ex-parte communications and if they had any reason to be disqualified from the discussion of this matter. No ex-parte communications were reported and no one reported any reason to be disqualified. Vice-Chairman Phillip Jordan then opened the public hearing.

Applicant Mark Hopp presented his application and answered questions from the Commission.

Carolyn Gunzelman, 5029 E 39<sup>th</sup> Street, said she wants to make sure the setbacks will be followed and asked if access to the shed will be on gravel or grass.

No others requested to speak. The Commission then discussed the application in relation to the “Golden Factors” of zoning. Commissioners found that the requested conditional use would be consistent with uses in the surrounding neighborhood, consistent with the character of the neighborhood, and that approval has been recommended by permanent staff.

**MOTION:** Commissioner Faber moved to recommend approval based on the condition of the verification of the setbacks remain the same, Permit CON-24-02 as presented. Commissioner Charleston seconded the motion. *Motion carried 5-0.*

**B. PUD-24-02 - Proposed rezoning PUD to R-5 and R-6 single and multi-family uses from R-4, and to include C-1 commercial as zoned.**

City Attorney Maria Schrock asked if Commissioners had been involved in any ex-parte communications and if they had any reason to be disqualified from the discussion of this matter. No ex-parte communications were reported and no one reported any reason to be disqualified. Vice-Chairman Phillip Jordan then opened the public hearing.

The agent for the applicant, Ken Lee of Garver, presented the application for preliminary Planned Unit Development and stood for questions from the Commission.

Jeff Englert, 5140 E 53<sup>rd</sup> Street North, spoke to the Commission. He is concerned about the proposed setbacks, minimum lot width, and minimum square footage. He would like for the fence to extend further into the rear lots of phase 3, and he suggested the owner could agree to a restricted covenant to prohibit manufactured homes.

Commissioners asked Mr. Lee questions related to drainage, screening, lot sizes, greenspace, and proposed uses. Mr. Lee said that plans could be revised to address the Commission’s concerns about lot sizes, prohibiting manufactured homes, and restricting uses to single-family homes.

Staff reported no written communications were received regarding this matter. No others requested to speak. Vice-Chairman Jordan then closed the public hearing.

**MOTION:** Commissioner Faber moved to table the preliminary Planned Unit Development (PUD-24-02) changing the zoning to R-5 and R-6 single and multi-family uses from R-4, and to include C-1 commercial as zoned. Vice-Chairman Jordan seconded the motion. *Motion carried 5-0.*

**C. SD-24-03 - Proposed platting R-5 and R-6 single and multi-family uses, and to include C-1 commercial as zoned.**

City Attorney Maria Schrock asked if Commissioners had been involved in any ex-parte communications and if they had any reason to be disqualified from the discussion of this matter. No ex-parte communications were reported and no one reported any reason to be disqualified.

Vice-Chairman Phillip Jordan then opened the public hearing. No one requested to speak, and the public hearing was then closed.



**MOTION:** Commissioner Roths moved to table the preliminary plat of SD-24-03 to next month's meeting. Commissioner Faber seconded the motion. ***Motion carried 5-0.***

**D. PUD-24-03. Proposed Final PUD containing approved duplexes to be converted townhouses with zero interior lot lines on a reduced lot size in an R-4 zoning district as built (Bristol Hollows).**

City Attorney Maria Schrock asked if Commissioners had been involved in any ex-parte communications and if they had any reason to be disqualified from the discussion of this matter. No ex-parte communications were reported and no one reported any reason to be disqualified. Vice-Chairman Phillip Jordan then opened the public hearing.

City Engineer Anne Stephens provided a brief staff report. Per the development agreement for this land, the duplex units were to be held by one owner and maintained as rentals. Recently, the Developer filed metes and bounds survey with Sedgwick County, allowing for the individual units to be sold to buyers, without going through the lot-splitting process with the City. Now, City staff is concerned that the individual units will be non-conforming to City Zoning Codes, including setbacks and minimum lot width. This non-conformance will make it impossible for future owners of the units to obtain building permits for repairs or improvements to the properties. City staff are recommending approval of the proposed zoning change in order to correct this situation and bring the units into conformance with City Zoning Codes.

The agent for the applicant, Ken Lee of Garver, spoke to the Commission and stood for questions.

No others requested to speak. Vice-Chairman Jordan then closed the public hearing.

Following the public hearing, the Commission discussed the application in relation to the City's Zoning Code and the "Golden Factors" of zoning standards including: the character of the neighborhood, the recommendations of permanent staff, the zoning uses of nearby properties, the suitability of the property for the proposed uses, and the opinions of other property owners. There was consensus that the developer should provide proof that the covenants have been filed with the register of deeds

**MOTION:** Vice-Chairman Jordan moved to recommend approval of the Final Planned Unit Development (PUD-24-03) containing approved duplexes to be converted townhouses with zero interior lot lines on a reduced lot size in an R-4 zoning district as built be approved with the conditions that the covenants that evidence that the filing with the Register of Deeds has indeed been done. Commissioner Matzek seconded the motion. ***Motion carried 5-0.***

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

City Attorney Maria Schrock asked if Commissioners had been involved in any ex-parte communications and if they had any reason to be disqualified from the discussion of this matter. No ex-parte communications were reported and no one reported any reason to be disqualified.

City Engineer Anne Stephens reported that the agent for the applicant has requested that this item be tabled until the next Planning Commission meeting.

Vice-Chairman Phillip Jordan then opened the public hearing.

John Sutherland, 5100 Prairie Ct. North, spoke to the Commission. Mr. Sutherland spoke about his experience as a developer and on a planning advisory board in another city. He asked if there will be an HOA for this development and requirements that things are kept up. He asked if the development agreement will be updated and if trees will be planted in the open areas.

Justin Price, 5341 Pinecrest, spoke to the Commission. He owns one half of a duplex in Chapel Landing. He asked what would happen if his duplex is converted to a townhome.

Mike Schmidt, 5343 Pinecrest, spoke to the Commission. He asked for information about what is being developed in the area around his property.

**MOTION:** Commissioner Jordan moved to table the Final Planned Unit Development (PUD-24-04) until next month. Commissioner Faber seconded the motion. ***Motion carried 5-0.***

#### **VI. Approval of the date of the Next Meeting.**

**MOTION:** Commissioner Charleston moved to approve the date of the next meeting: October 10, 2024 at 6:30 p.m. Vice-Chairman Jordan seconded the motion. ***Motion carried 5-0.***

#### **VII. Current Events**

The Commission briefly discussed upcoming events, such as the Curbside Cleanup on October 5<sup>th</sup>. No action was taken.

#### **VIII. Adjournment**

**MOTION:** Commissioner Charleston moved to adjourn. Commissioner Roths seconded the motion. ***Motion carried 5-0.***

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Approved by the Bel Aire Area Planning Commission this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

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James Schmidt, Chairman

## City of Bel Aire

**STAFF REPORT****DATE: 10/03/2024**

**TO: Bel Aire Planning Commission**  
**FROM: Paula Downs/Keith Price**  
**RE: Agenda**

**STAFF COMMUNICATION**

FOR MEETING OF	10/10/24
CITY COUNCIL	
INFORMATION ONLY	

**SUMMARY:**

**PUD-24-02 & SD-24-03** Proposed a Platting and rezoning PUD from R-4, to R-5 and R-6 single and multi-family uses and to include C-1 commercial as zoned (Homestead at Spring).

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

The city review of the plat is in your packet. Housing elevations and floor plans documents are included as presented at the September 12, 2024, Planning Commission Meeting. The following documents have been updated to incorporate the preliminary drainage concept requiring a reduction in the number of lots:

- Preliminary drainage concept (updated)
- Preliminary Sidewalk plan (new document-not previously provided)
- Utilities plan (new document- not previously provided)
- Homestead at Spring PUD documents (sheets 1-3)
- Preliminary plat documents (sheets 1–3)
- Site phase plan (new document- not previously provided)

**History**

The property has been zoned R-4 and C-1 by 2008 with different processes. The property west, Englert Addition Plat and special use permit was filed in 2016, Ordinance 590 allows animals on lot one, block A as a non-business use. The property south, Ordinance 654 changed the property from C-1 to R-6 in 2019 and was replatted in 2020 as Homestead Senior Landing. The city of Kechi is west of the property, that land is unplatted, however, 00520984, the north parcel, has a farm between Oliver the MOPAC railroad. There is also a property, 00520982, surrounded by this proposal that has been used for many types of rural residential uses, but now is used as single-family household.

## Discussion

The 2018 Master Growth Plan the land is shown as Residential Medium Density Figure 3:4 preferred growth with a park service area. Figure 3.5 indicates that the residential use preferred would be a level 2 intensity; this request is a level 3. Based on this table the use is within the adjacent acceptable use category.

PUD includes the following parcel descriptions:

- Parcel A- will remain zoned as C-1 Commercial;
- Parcel B- will remain zoned R-4 Residential- Single Family with 66 dwelling units, with the condition that no manufactured homes are allowed;
- Parcel C- shall change zoning from R-4 to R-5- Two-Family with 104 dwelling units;
- Parcel D- shall change zoning from R-4 to R-6: with the condition that requires the applicant to submit a detailed site plan for Parcel D to the Planning Commission prior to issuing building permits. Parcel is anticipating 272 dwelling units.

### 1. Character of the neighborhood

The Kechi and county are rural residential, Bel Aire has housing that is built and utilized for the current zoning R-4 residential. The senior housing south is a low impact residential multi-family use.

### 2. Zoning and uses of nearby properties

- North- Rural residential, Agriculture;
- East-R-4 with a Special Use permit approved;
- South-R-6 single family, Senior housing; southwest (Wichita) Commercial, SF-5; and
- West-R-4 Ranch, Farm, Agriculture.

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

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

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

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

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

2006 to 2024, 18 years.

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

The land contained in the application has been included in future modeling, design and construction for water and sewer design sizing to provide city services to the area. Water and sewer services are readily available to develop the area.

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

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

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

City has installed a new lift station and water, and sewer has been modeled for that area. City has purchased water rights from the rural water district. City planned for the development of this area.

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

City staff met with an adjacent property owner explaining the zone change for the PUD. Property owners had not objection.

During September 12, 2024, Planning Commission meeting, Jeff Englert, spoke to the Planning Commission. Mr. Englert's concerns are reflected in the meeting minutes provided.

**10. Recommendations of permanent staff**

The proposed preliminary plat and preliminary PUD are recommended, with the expectation that the minimum living space for each parcel area is determined. Landscape concepts are shown with the house elevations, expectations are the landscaping would meet the zoning code requirements of each zoning district within the PUD. Sidewalk routes are acceptable as presented. On street parking and onsite parking, be reviewed for the final PUD. The drainage design is acceptable for the density of the developed areas.

Applicant will submit site plans for Planning Commission approval for Parcel D prior to building permits being issued.

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.

### **Sketch Plan- Tierra Verde South, Lot 1, Block 2**

The Sketch plan does not require the city to place a notification ad in the Ark Valley Newspaper.

### **History**

The sketch plan was accepted based on the history of the PUD plan for Tierra Verde. PUD-23-04, Ordinance 716 provided locations where housing is allowed within the PUD without plat adjustments. Unit developments are part of the platting process. Any appeals, waivers, modifications would go to the city manager, Board of Zoning Appeals, and city council.

### **Discussion**

Discussion of this item does not require consideration of the golden factors.

Packet includes:

- Sketch plan- 10-unit layout
- Sketch plan- 12-unit layout
- Utility Plan (as required)
- Plat sheet (showing location of lot within Tierra Verde South Addition)

General zoning was not discussed during the recent PUD-23-04 case.

Sketch plan legend includes information related to the Bel Aire Zoning Code. Review of the sketch plan legend against the layout of the lot should be discussed. The setback information contained in the zoning code is provided as follows:

- Minimum front yard setback– thirty (30) feet from street right-a-way.
- Minimum side yard setback:
  - Fifteen (15) from property lines;

- Seventy-five (75) feet from property lines adjoining land zoned C-2 through M-2 inclusive;
  - Corner lot – thirty (30) feet from street right-of-way
- Minimum rear yard:
  - Thirty-five (35) feet from property line;
  - Seventy-five (75) feet from property lines adjoining land zoned C-2 through M-3, inclusive.
- Minimum distance between building – forty-five (45) feet

### **Recommendations of permanent staff**

The Sketch plan does not require recommendations by staff or a motion from the Planning Commission.





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



## PRELIMINARY PLAT/ PUD REVIEW

Address of proposed project: Homestead at Spring housing development

This report is to document that on 8.30.24 the Zoning Administrator from the City of Bel Aire evaluated the above property plan for compliance of zoning and building requirements:

- |  |  |
|--|--|
| <input type="checkbox"/> SETBACKS                  | <input type="checkbox"/> ELEVATIONS                          |
| <input type="checkbox"/> EFFECTIVE CODE COMPLIANCE | <input checked="" type="checkbox"/> REQUIRED PLAN SUBMITTALS |
| <input type="checkbox"/> EROSION CONTROL           | <input type="checkbox"/> EASEMENTS                           |
| <input type="checkbox"/> LANDSCAPE                 | <input type="checkbox"/> SCREENING                           |
| <input type="checkbox"/> STORM DRAINAGE            | <input checked="" type="checkbox"/> NEIGHBORHOOD IMPACT      |
| <input type="checkbox"/> ADA ACCESSIBLE            | <input type="checkbox"/> UTILITIES TO BUILDING               |

The review of the above property plan has been:

- ☒ APPROVED, as noted
- ☐ DELAYED, as noted
- ☐ DENIED, as noted

DATE 8/30/24

Keith Price  
REVIEWED BY

### Comments:

The application was modified to reflect total 141 lots and additional information was provided by the deadline. One draft received appears to show 111 and another shows 145, all parcels listed in the application are in Bel Aire.

Final draft review below:

- 
- Everygy and Onegas were contacted, Everygy responded with street light placement information, Onegas had no requests.
  - Bel Aire's City Engineer can be reached for drainage and utility comments, this review doesn't contain any requirements that may result.
  - The property is currently zoned C-1 commercial and R-4 residential. The PUD is requested based on the two versions of the plat received to reduce lot size in width and depth from the R-4 residential. Is the request to increase lot coverage over 30% or have a reduced size yard less than 10? Is there any changes to the C-1 Commercial zoned district? Does the metes and bounds zoned C-1 district match the proposed platted lot?
  - Preliminary plat doesn't list the zoning of surrounding parcels. Homestead Senior development should be shown as R-6 (some maps may show an error); Englert Addition is R-4, west is R-4, and Chapel Landing is R-4.

- It appears that the townhouse examples exceed the lot width of some of the lots proposed. Townhouse 1.1 appears to be over 1,300 square foot per unit main floor. Is there a plan to split lots or have a zero-lot line development? Is the single family proposed in phase 1 townhouses that meet building code standards of 2-hour firewall?
  - What is the minimum house square footage requested? R-4 requires 1,600 s.f. single family, duplex can be 1,200 s.f. per unit. Some of the examples indicate basements will be provided.
  - Provide the revisions and information in paper form and digital form by September 4<sup>th</sup>.
- 
- <http://www.belareks.citycode.net/> is the link to find the requirements for platting and zoning.

### APPLICATION

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

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

## City of Bel Aire Planning Commission

☐ Approved      ☐ Rejected

Comments to City Council

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## City of Bel Aire Council

☐ Approved      ☐ Rejected

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Name of owner ENVISION MANAGEMENT LLC  
 Address 14726 E 9<sup>TH</sup> STN, 67230 WICHITA, KS ATTN: ALAN HSU ALANHSU@GMAIL.COM  
 Telephone 316-992-8866

Agent representing the owner KEN LEE, GARVER KWLEE@GARVERUSA.COM

Address 1995 MIDFIELD RD, WICHITA, KS 67209  
 Telephone 316-221-3029

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

2. The application area contains 60.45 acres.

3. This property is located at (address) N/A which is generally located at (relation to nearest streets) NORTHEAST OF 53<sup>RD</sup> ST N & OLIVER.

4. County control number: 520984, 557498, 30005870, 30005871

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

200 feet of the exterior boundary of the area described in the application both within the city limits and extending outside the city limits when necessary.

If such area is located adjacent to but within the city limits, the ownership list, in addition to the 200 feet inside the city limits, shall provide similar information extending to 1,000 feet into the unincorporated area.

The names of the owners of all property included in this application MUST be listed as applicants. Contract purchasers, lessees or other directly associated with the property may also be listed if they desire to be advised of the proceedings.

1. Applicant ENVISION MANAGEMENT LLC ATTN: ALAN HSU ALANCHSU@GMAIL.COM  
Address 14726 E 9TH ST N, WICHITA, KS Phone 316-992-8866  
Zip Code 67230

Agent GARVER, ATTN: KEN LEE KWLEE@GARVERUSA.COM Phone 316-221-3029  
Address 1995 MIDFIELD RD, WICHITA, KS Zip Code 67209

2. Applicant \_\_\_\_\_ Phone \_\_\_\_\_  
Address \_\_\_\_\_ Zip Code \_\_\_\_\_  
Agent \_\_\_\_\_ Phone \_\_\_\_\_  
Address \_\_\_\_\_ Zip Code \_\_\_\_\_

The applicant certifies that the foregoing information is true and correct to the best of their knowledge and acknowledges that the Governing Body shall have authority to impose such conditions as it deems necessary in order to serve the public interest and welfare.

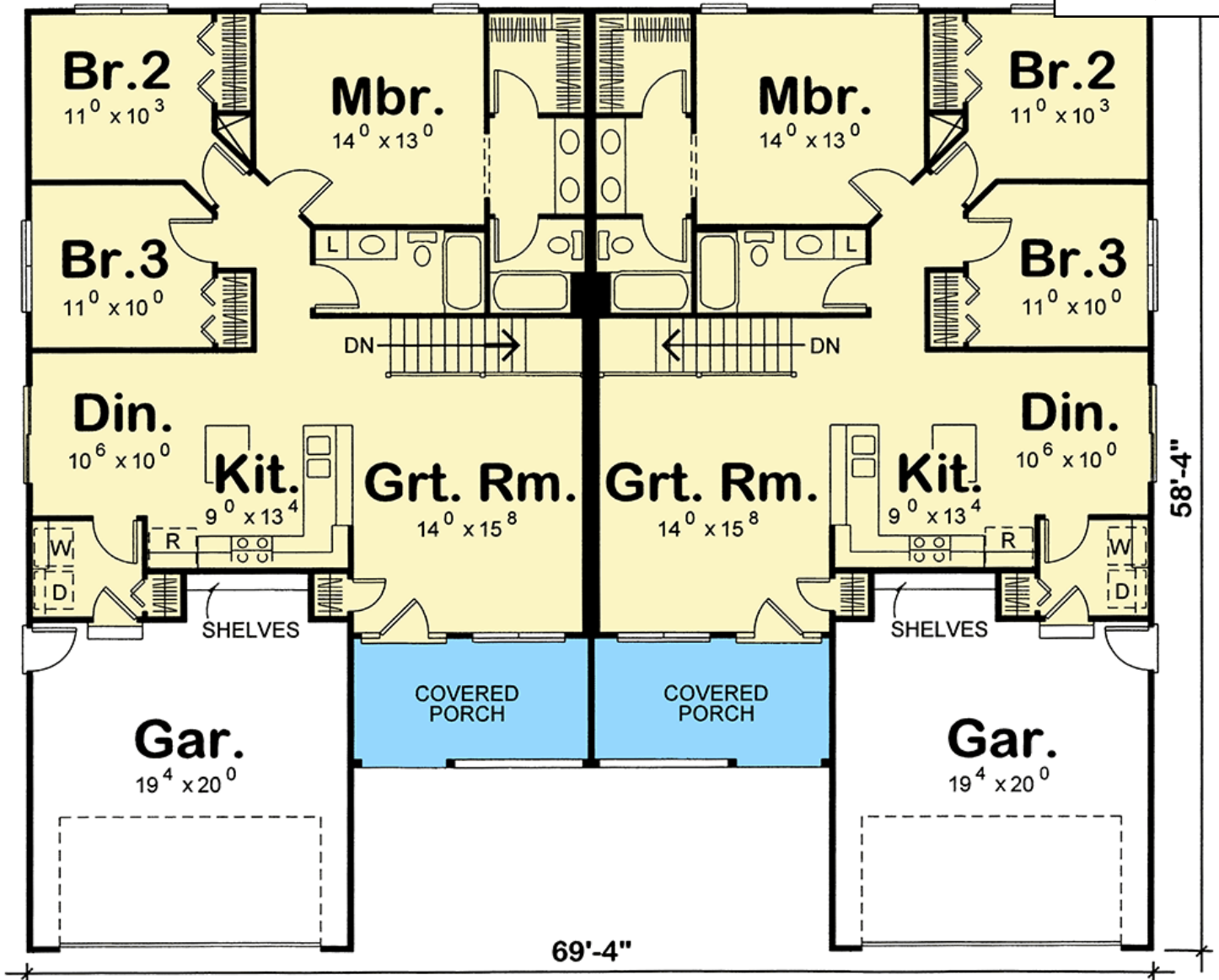
Alan Hsu

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.











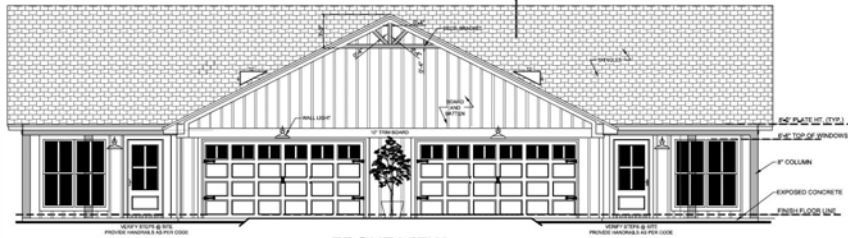
*Section VI, Item A.*

**EXTERIOR ELEVATION NOTES:**

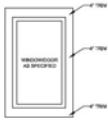
1. CONTRACTOR TO VERIFY ALL WINDOW AND DOOR STYLES AND SIZES WITH OWNER PRIOR TO CONSTRUCTION.
2. PROVIDE STEPS AND GUARD RAILS AS PER CODE BASED ON SITE CONDITIONS.
3. GROUND LINES SHOWN FOR REFERENCE ONLY AND ON VARY DEPENDING ON SITE CONDITIONS.
4. ALL FINISH MATERIALS TO BE VERIFIED WITH OWNER PRIOR TO CONSTRUCTION.
5. REFER TO TYPICAL WALL/CEILING FOR FRAMING METHODS AND OTHER MISC. INFORMATION.
6. CONTRACTOR TO PROVIDE ADEQUATE ROOF VENTILATION AS REQ'D BY CURRENT CODES.

REV. 10/19/24

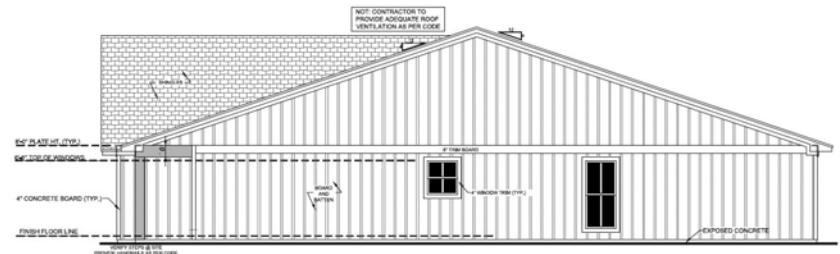
- 192/14, 01/09/22



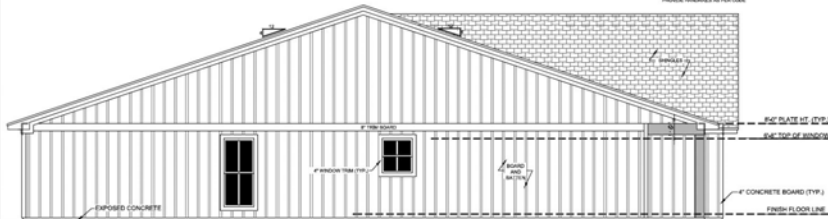
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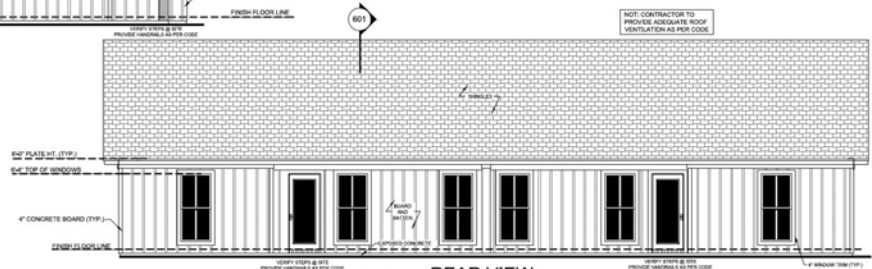
405 TYPICAL TRIM DETAIL  
SCALE: 1/2"===== 1'-0"



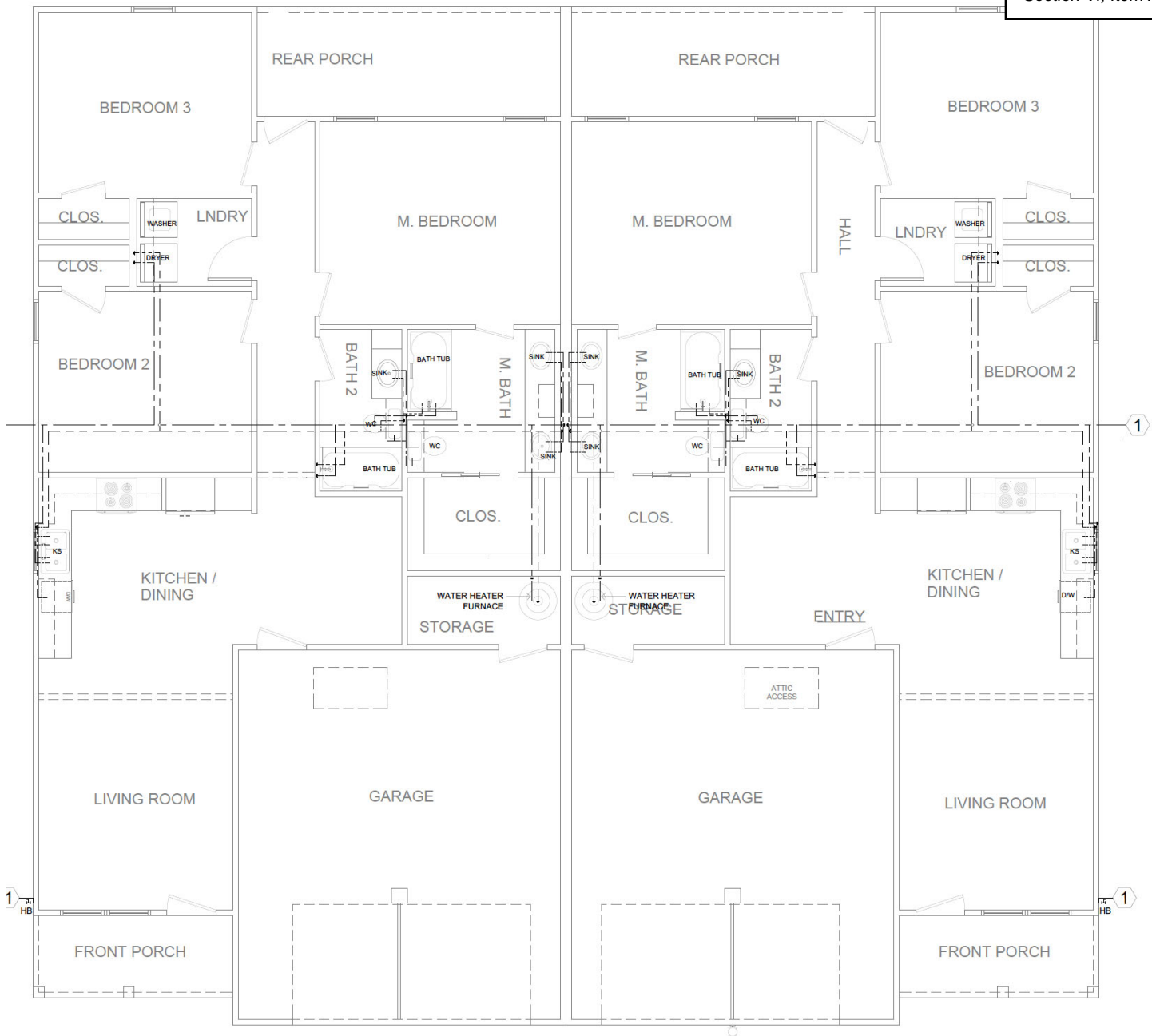
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SCALE: 1/4"===== 1'-0"

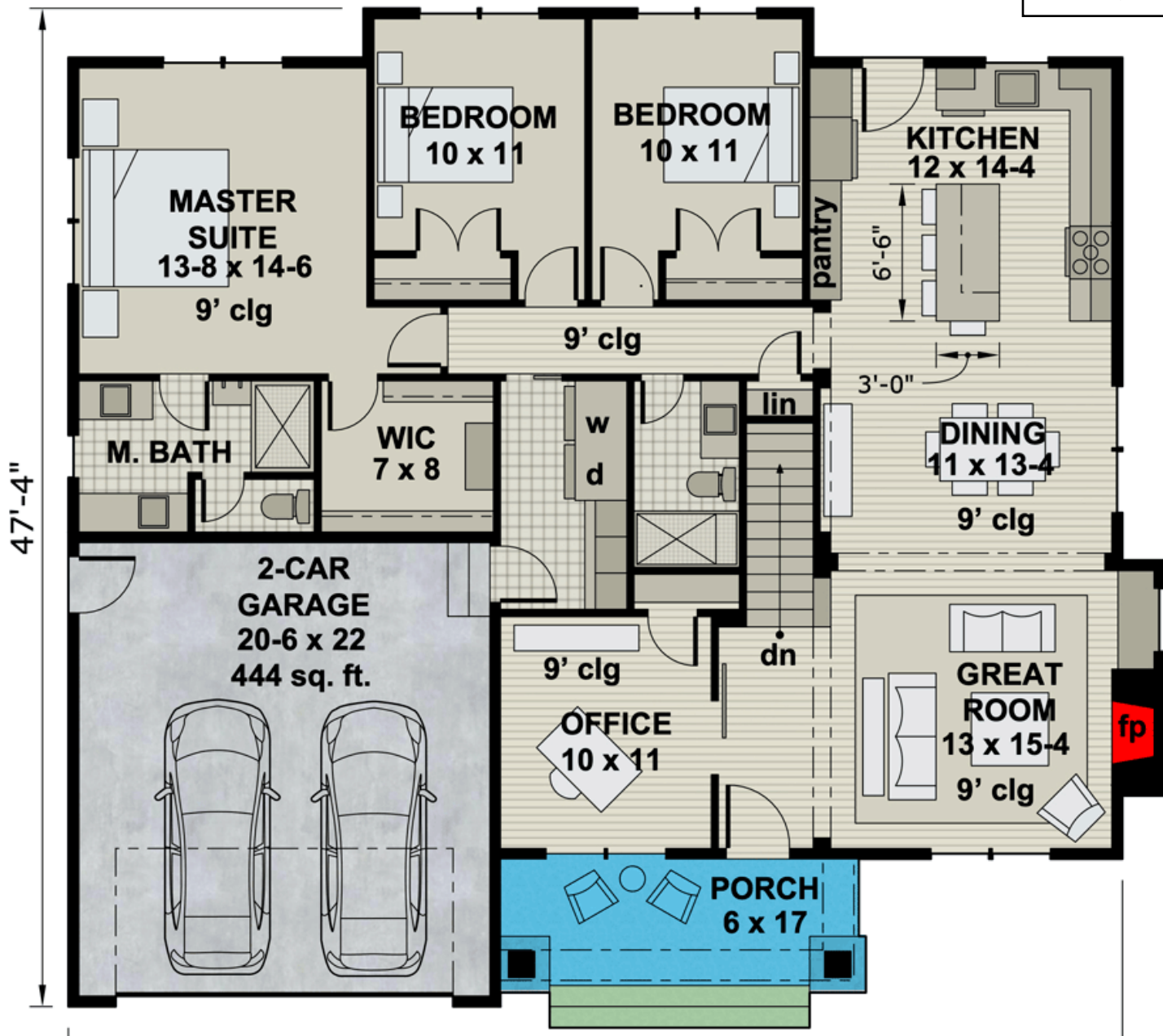


403 LEFT VIEW  
SCALE: 1/4" = 1'-0"



404 REAR VIEW  
SCALE: 1/4" = 1'-0"



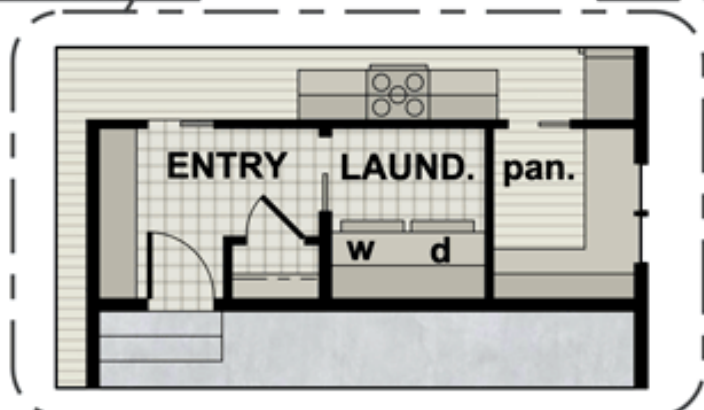
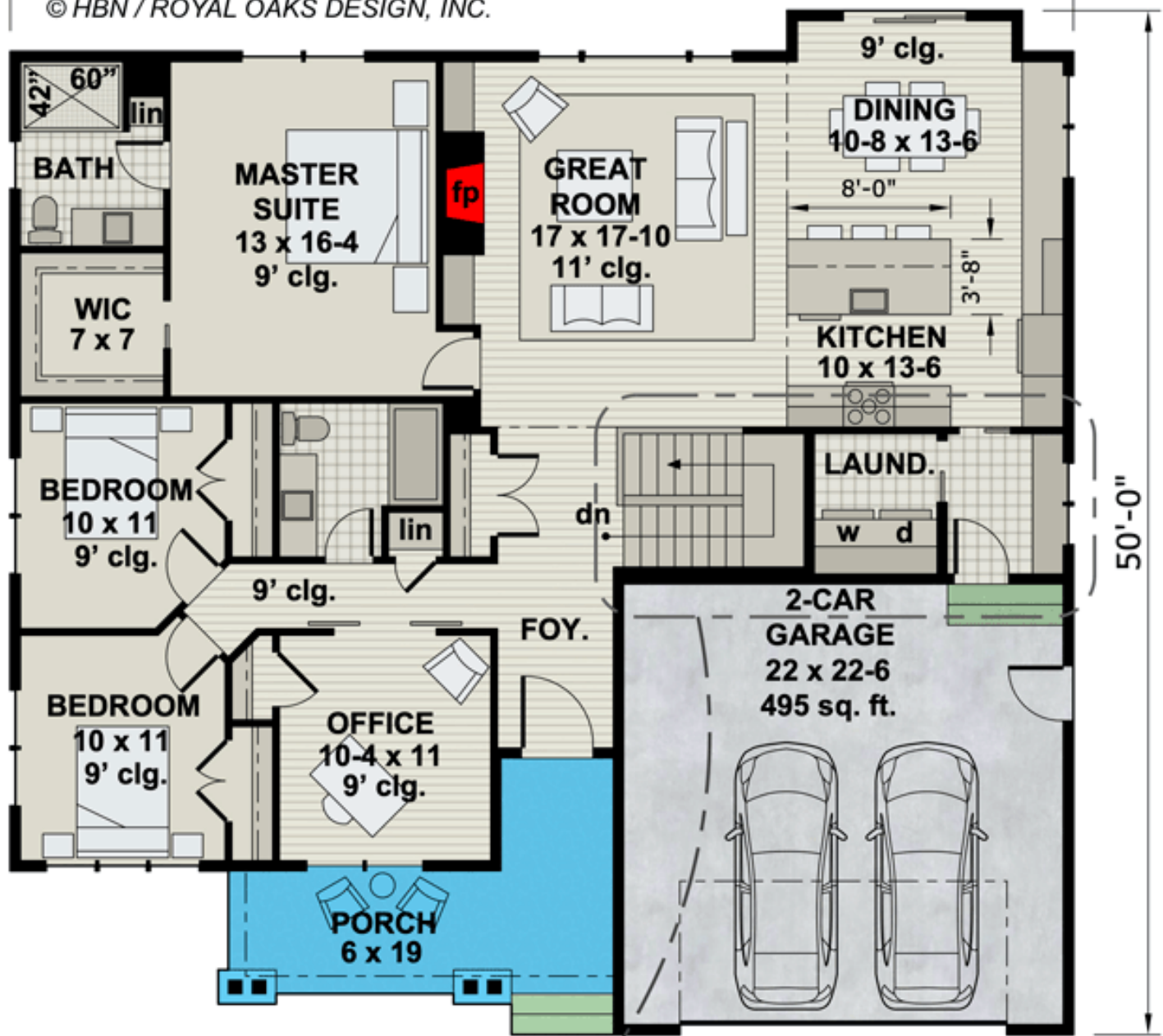






52'-0"

© HBN / ROYAL OAKS DESIGN, INC.



SLAB & CRAWSPACE

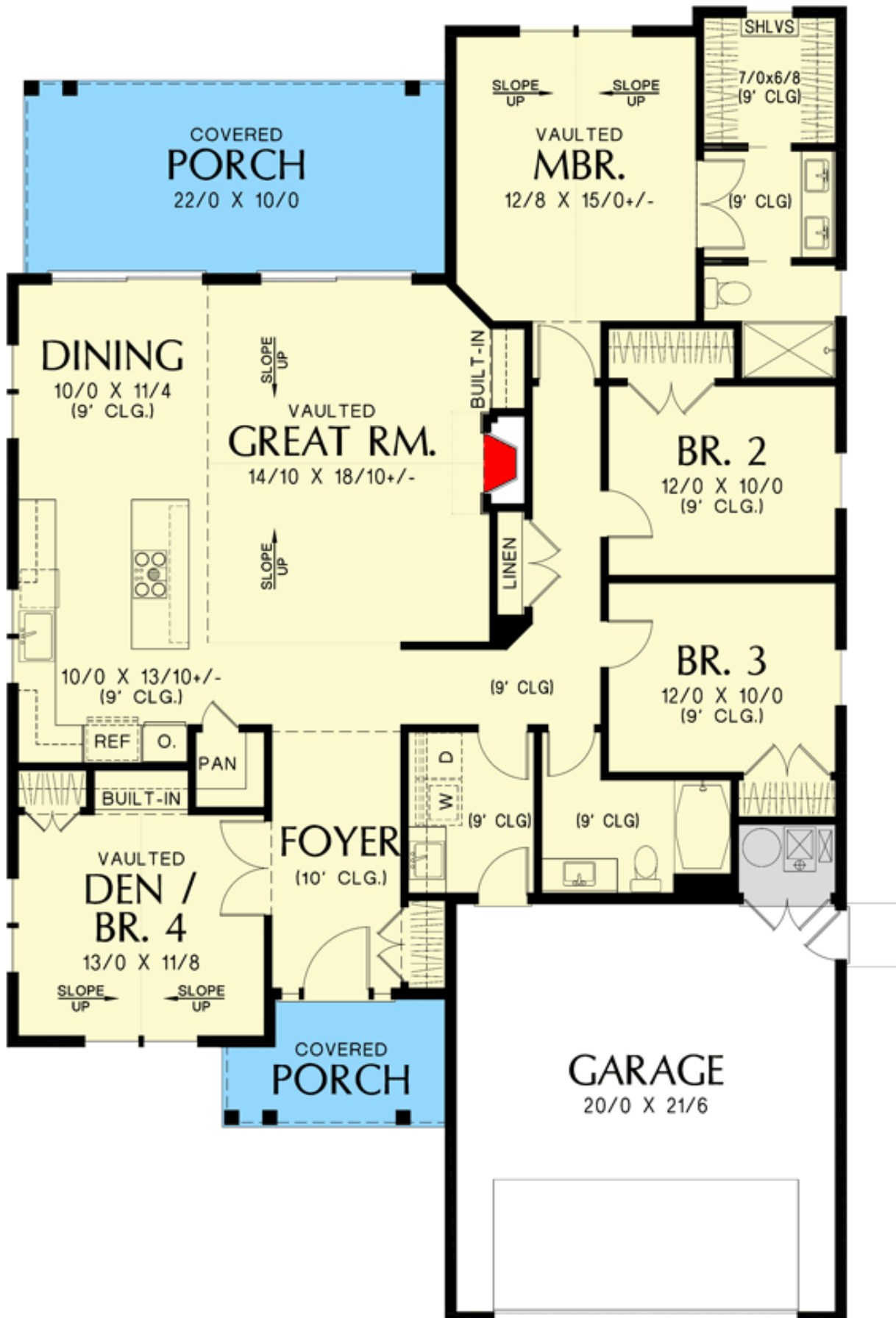










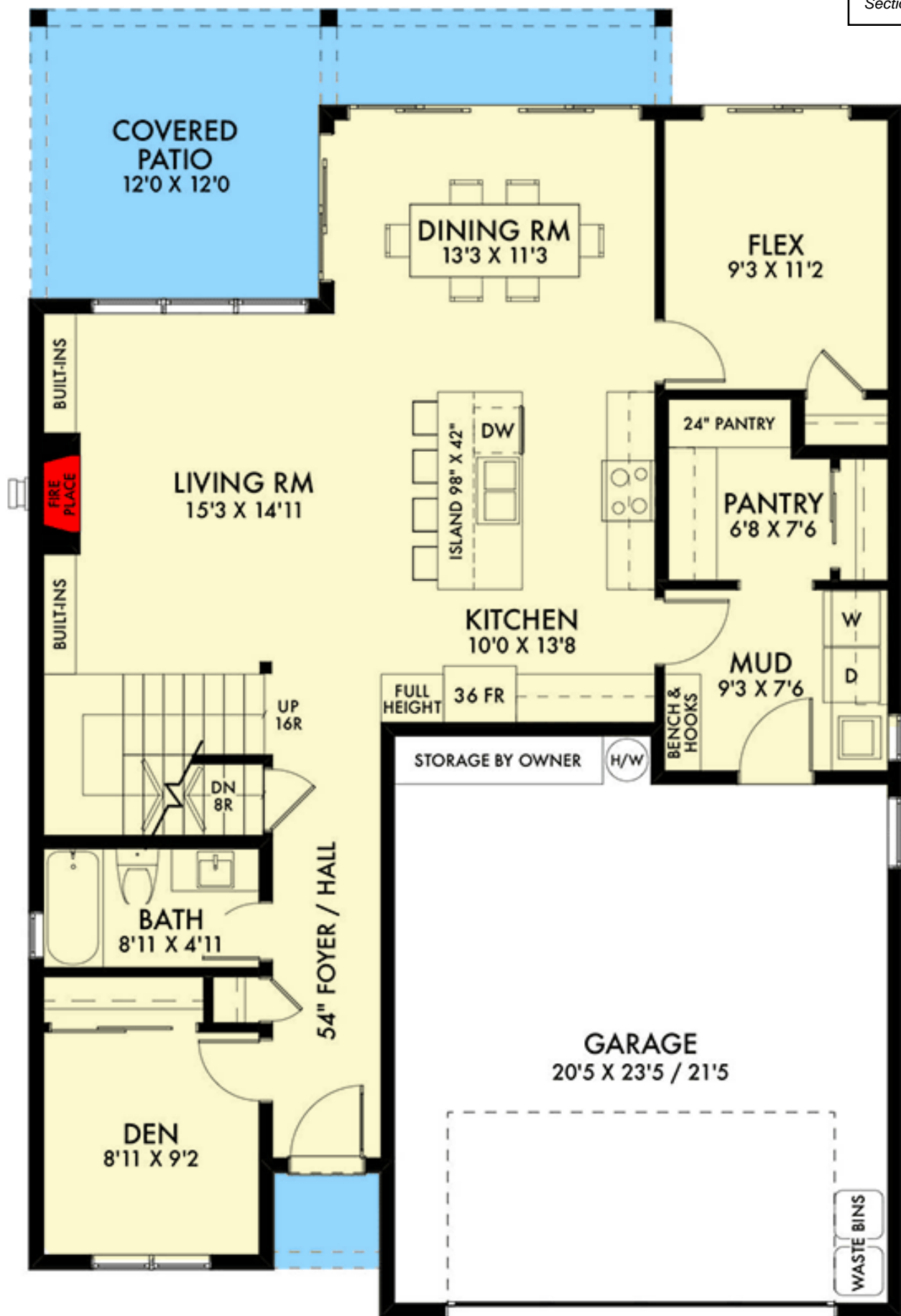


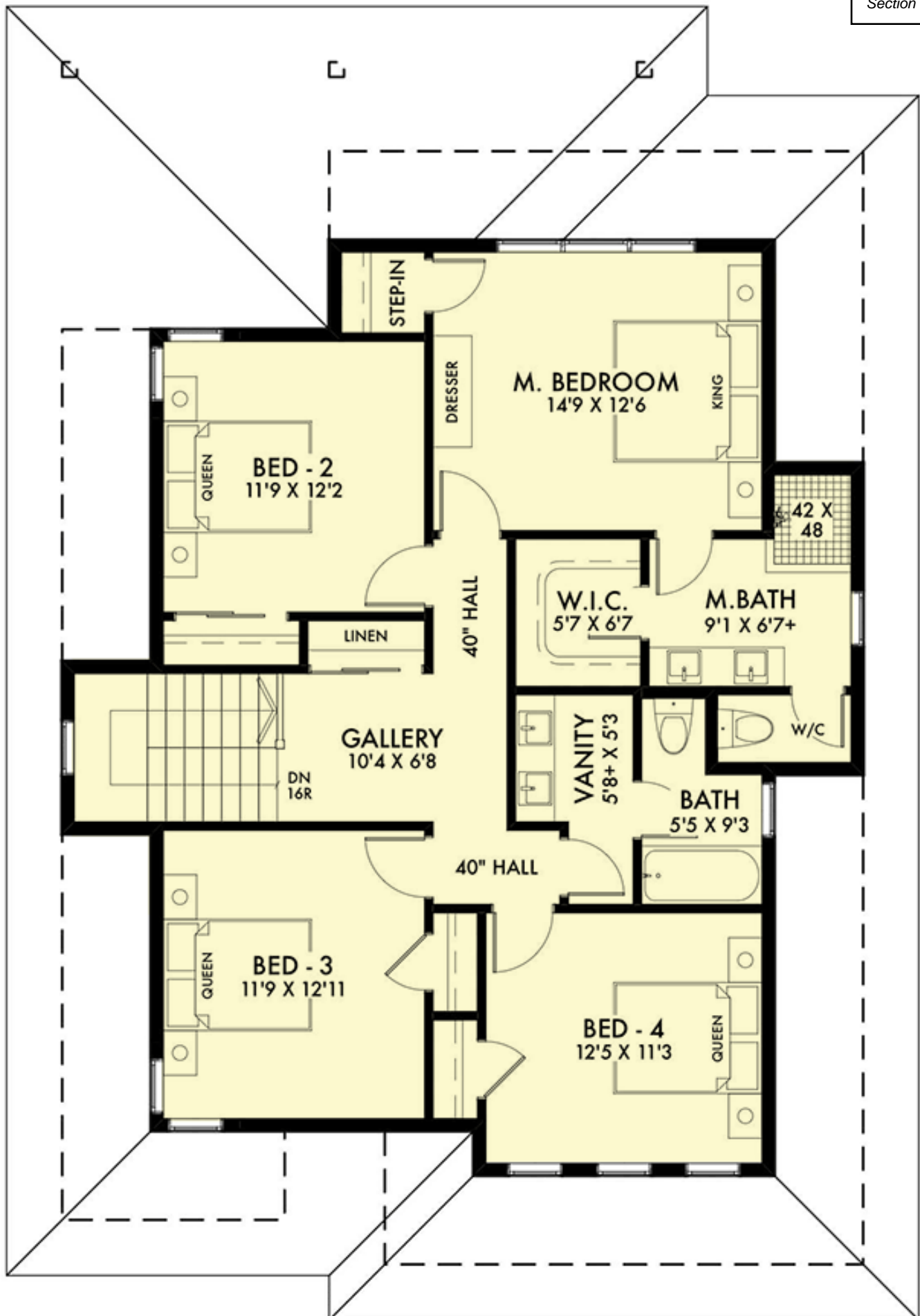






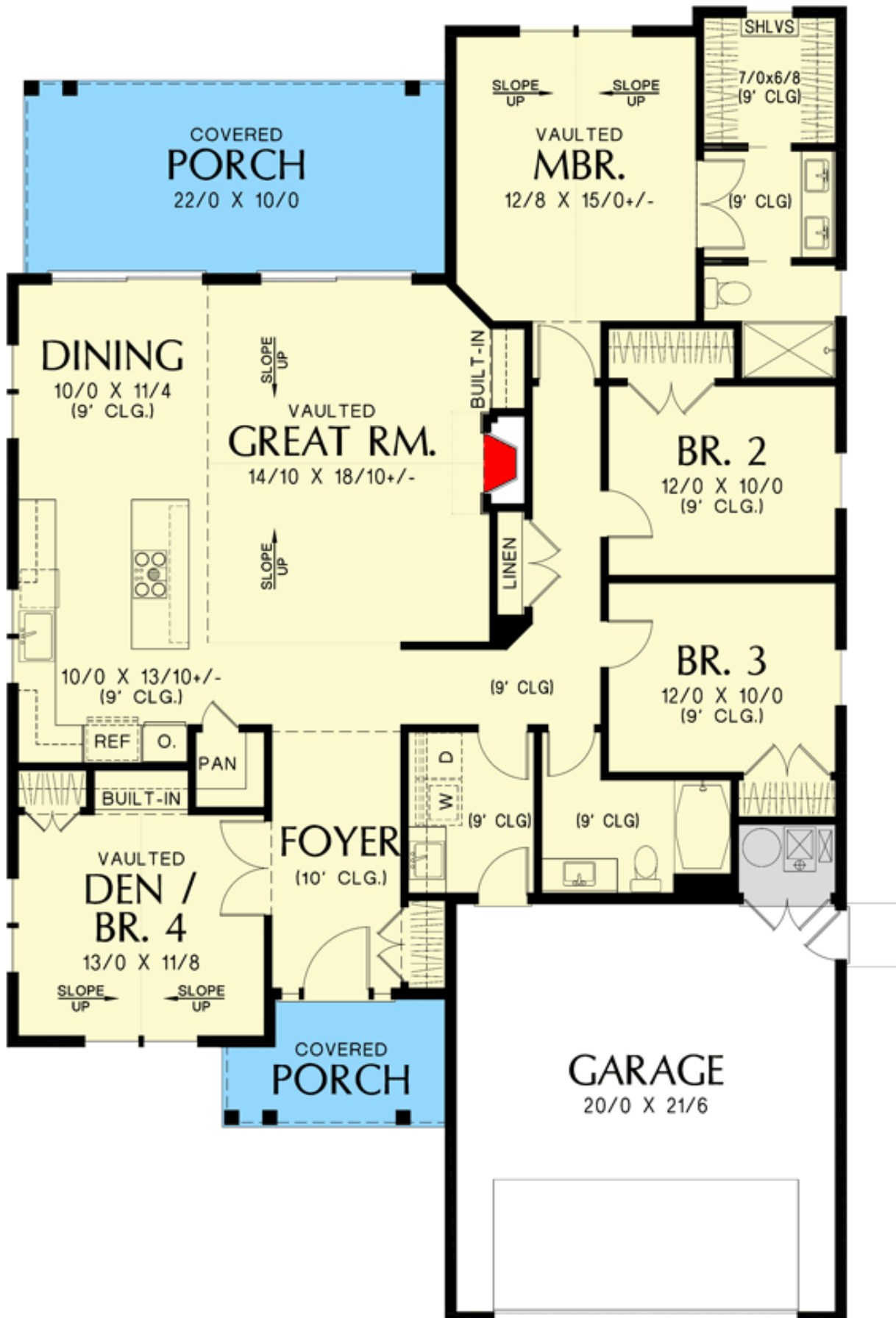






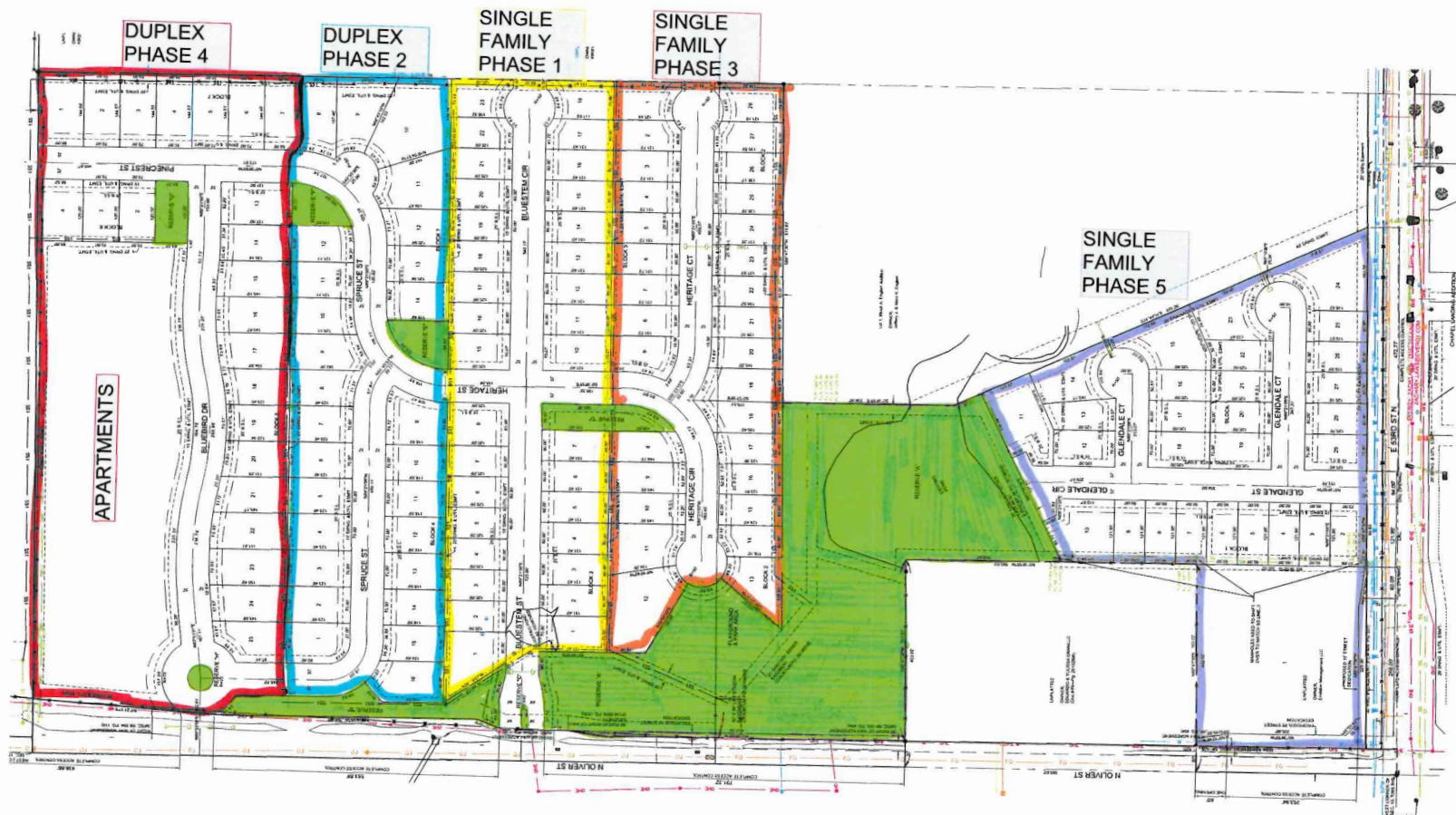










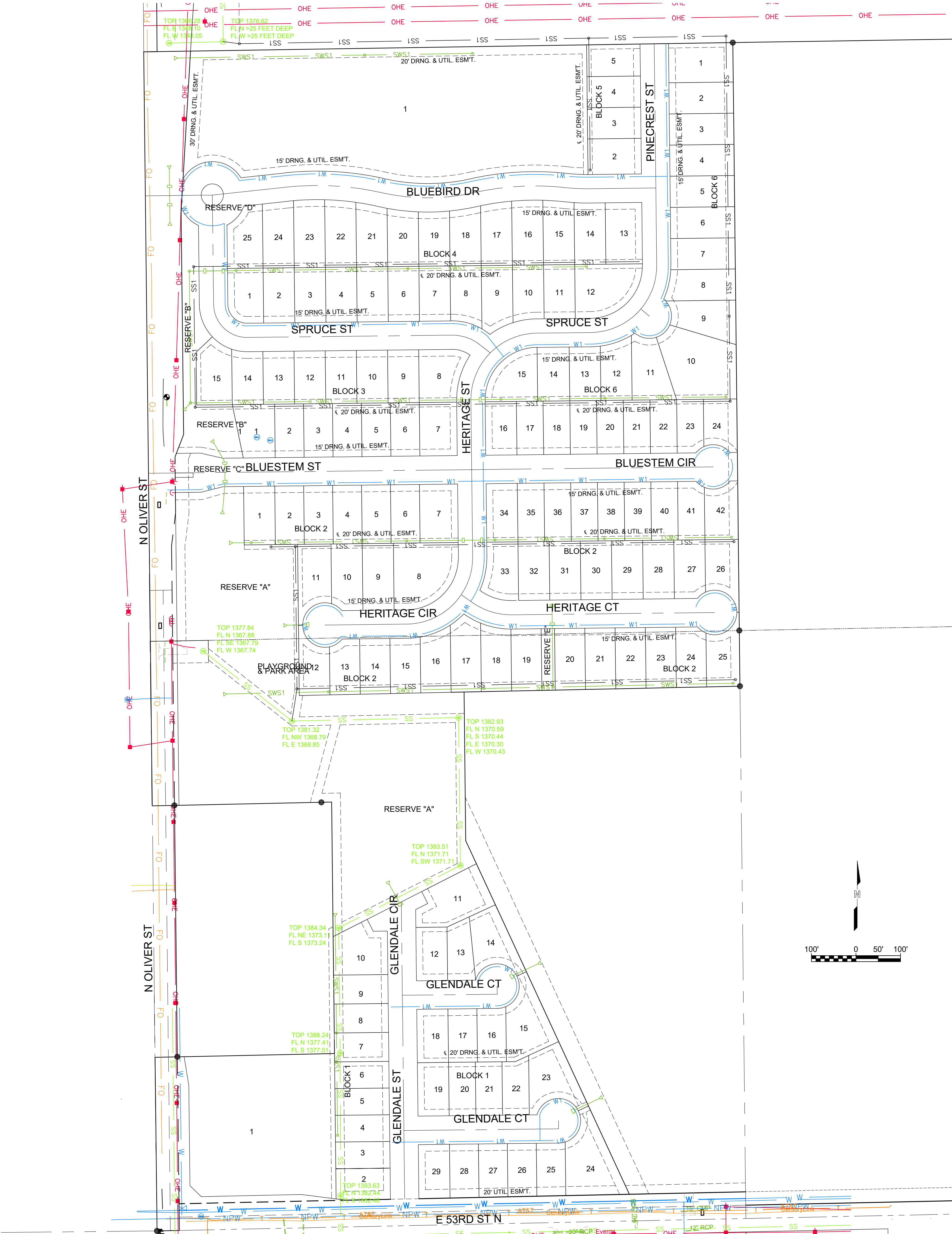




Utility Plan

# HOMESTEAD AT SPRING

Bel Aire, Sedgwick County, Kansas







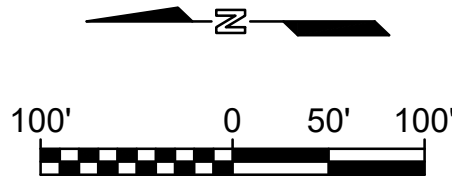
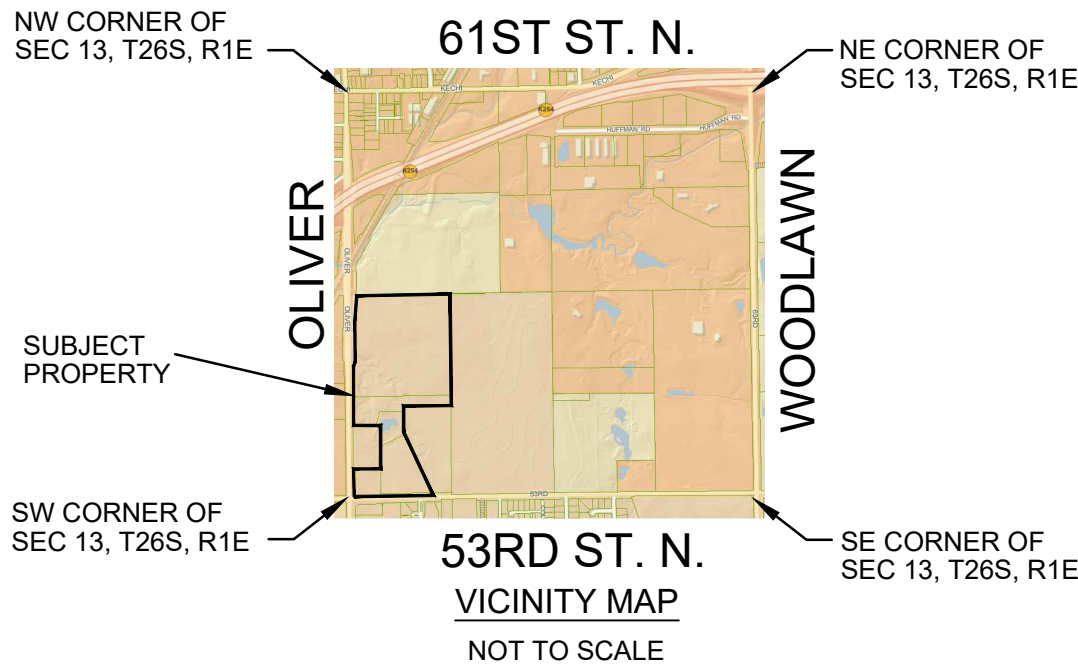
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1995 Midfield Road  
Wichita, KS 67206  
(316) 264-8008

PRELIMINARY SIDEWALK PLAN

HOMESTEAD AT  
SPRING

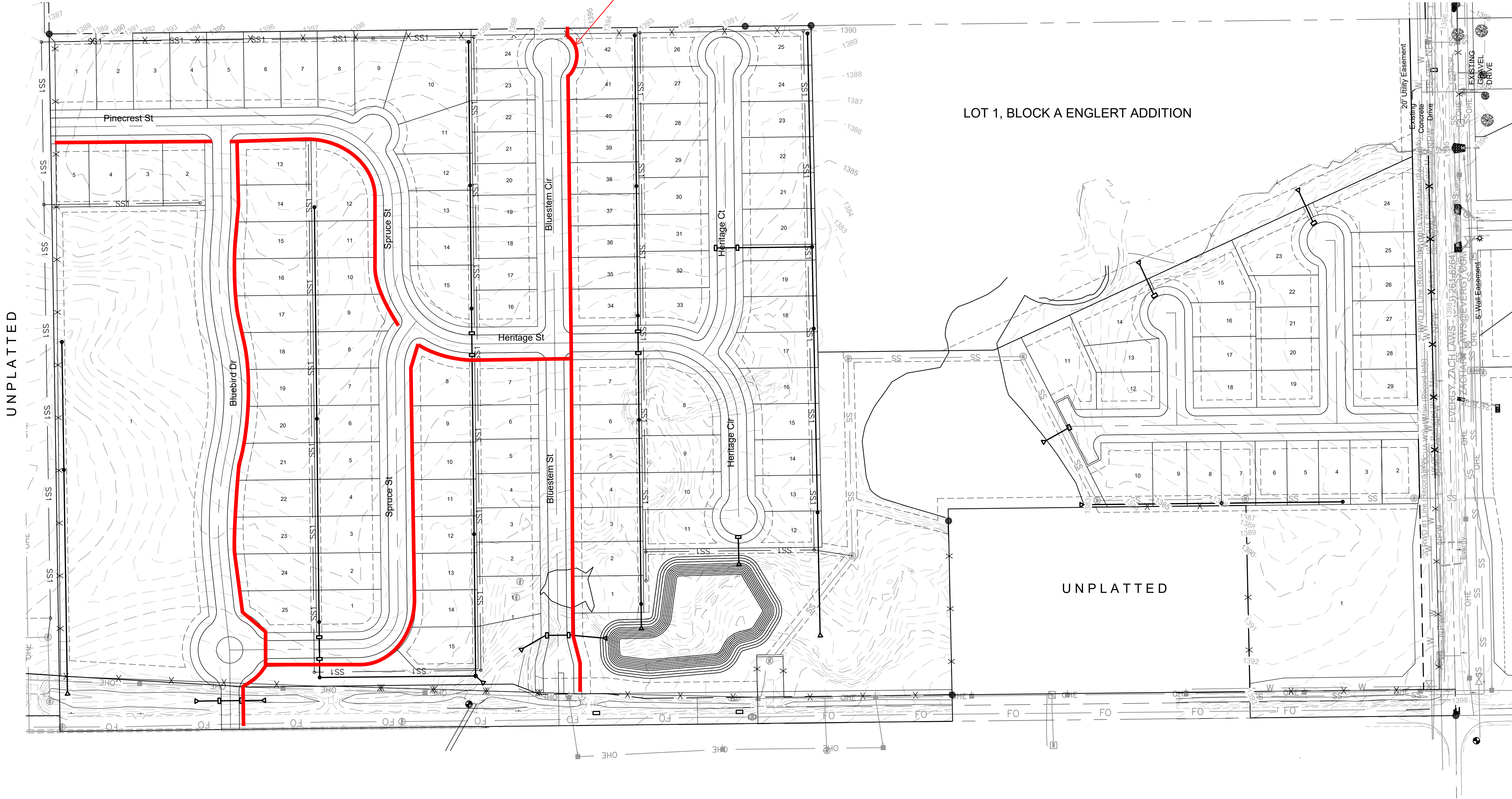
Bel Aire, Sedgwick County, Kansas



UNPLATTED

Proposed Sidewalk

LOT 1, BLOCK A ENGLERT ADDITION



REV.	DATE	DESCRIPTION	BY



CITY OF BEL AIRE  
BEL AIRE, KANSAS

HOMESTEAD AT SPRING

Preliminary  
Sidewalk Plan

JOB NO.: 2400521  
DATE: 9/30/2024  
DESIGNED BY: .  
DRAWN BY: MCP

BAR IS ONE INCH ON  
ORIGINAL DRAWING  
IF NOT ONE INCH ON THIS SHEET,  
ADJUST SCALES ACCORDINGLY.

DRAWING NUMBER

SHEET  
NUMBER 1 OF 1





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1995 Midfield Road  
Wichita, KS 67206  
(316) 264-8008

REV.	DATE	DESCRIPTION	BY



CITY OF BEL AIRE  
BEL AIRE, KANSAS

HOMESTEAD AT SPRING

Drainage  
Concept

JOB NO.: 2400521  
DATE: 9/30/2024  
DESIGNED BY: .  
DRAWN BY: MCP

BAR IS ONE INCH ON ORIGINAL DRAWING  
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY.

DRAWING NUMBER

SHEET  
NUMBER 1 OF 1

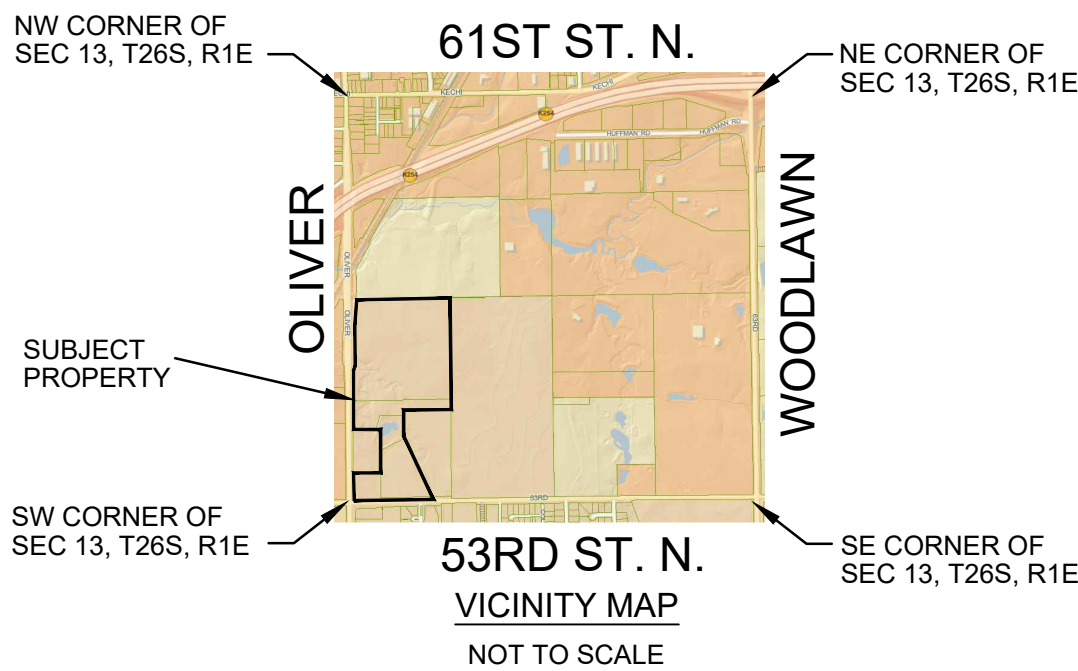
PRELIMINARY DRAINAGE CONCEPT

HOMESTEAD AT  
SPRING

Bel Aire, Sedgwick County, Kansas

NOTES

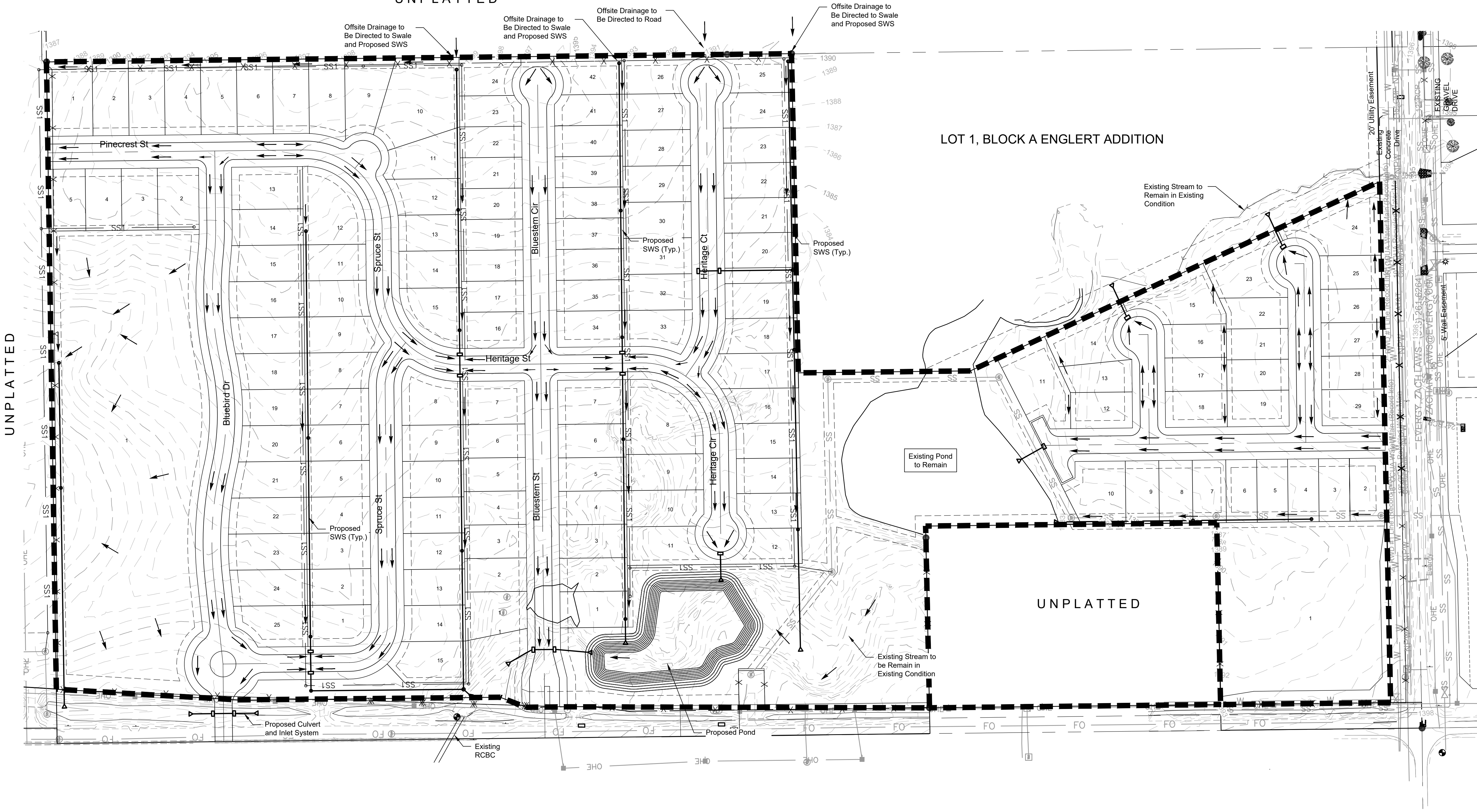
1. The onsite soils are primarily Clime Silty Clay (Hydrologic Group D) north of the onsite pond and Farnum Loam (Hydrologic Group B) south of the pond. A Soil Map will be provided in supplementary information with Final Plat.
2. Roadway improvements, storm sewer and culverts to be installed in this development must comply with City of Bel Aire design standards.
3. The proposed detention pond will detain developed flows to at or below pre-developed levels.
4. The storm sewer for the apartment Complex area (Lot 1, Block 6) will be designed at the time of the development of that lot.



UNPLATTED

LOT 1, BLOCK A ENGLERT ADDITION

UNPLATTED





Bel Aire, Sedgwick County, Kansas

Parcel 1:  
The N1/2 of the W1/2 of the SW1/4 of Section 13, T26S, R1E of the 6th P.M., Sedgwick County, Kansas, TOGETHER WITH the S1/2 of the W1/2 of said SW1/4, EXCEPT the north 565.00 feet of the south 955.00 feet of the west 403.00 feet thereof, AND EXCEPT that part platted as Englbret, Bel Aire, Sedgwick County, Kansas, AND EXCEPT that part dedicated to the City of Bel Aire for road right-of-way purposes on Doc##/Flm-Pg: 30277676.

Parcel 3:  
The South 1,320 feet of the NW1/4, except for the Railroad right-of-way, and except the East 660 feet (calculated as to except the E1/2 of the E1/2 of said NW1/4) and except that part taken in Condemnation Case B-19603 and except the West 30 feet for road, in Section 13, T26S, R1E of the 6th P.M., Sedgwick County, Kansas.

Attn: Alan Hsu  
Ph. (316) 992-8866  
alanchsu@gmail.com

**EXISTING ZONING:**  
Property to the northeast is zoned SF-5. Subject property and the rest of the surrounding property is zoned SF-20. Existing use is agricultural

**FLOOD ZONE:**  
According to the FEMA/FIRM Map No. 17013C0217G, effective December 22, 2016; the property shown hereon is located in Zones AE and X

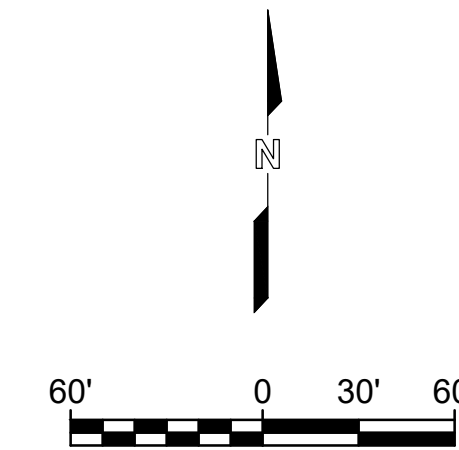
DATE OF TOPOGRAPHY:  
JANUARY, 2024

Know all men by these presents that we, the undersigned, have caused the land described in the surveyor's certificate to be platted into Lots, Blocks, Reserves and Streets, to be known as "Homestead at Spring", Bel Aire, Sedgwick County, Kansas. The utility easements are hereby granted to the public as indicated for the construction and maintenance of all public utilities. The drainage easements are hereby granted to the public as indicated for drainage purposes. The drainage & utility easements are hereby granted to the public as indicated for drainage purposes and for the construction and maintenance of all public utilities. The sewer easements are hereby granted to the public as indicated for the construction and maintenance of all sewer facilities. The Access Easements are hereby granted to the Homeowners Association for the construction and maintenance of pedestrian paths for use of the residents. No sign, light poles, private drainage systems, berms, walls masonry trash enclosures or other structures shall be located within public utility easement unless permitted by the City of Bel Aire Department of Engineering and that they do not inhibit the conveyance of surface drainage. No private drainage systems shall be located within public drainage easements unless a Residential Drainage Relief Permit is obtained from the City of Wichita Public Works & Utilities Department. Access Controls as indicated are hereby granted to the appropriate governing body. Reserves "A" and "B" are hereby reserved for irrigation, walls, signage, walks, lighting, landscaping, berms, park improvements, lakes, a club house, swimming pool, drainage, drainage structures, and utilities confined to easements. Reserves "C" and "D" are hereby reserved for entry features, landscaping, irrigation, signage, lighting, street improvements, drainage, drainage improvements and utilities confined to easements. The Reserves are to be owned and maintained by the Home Owners Association for the addition, their successors and/or assigns.





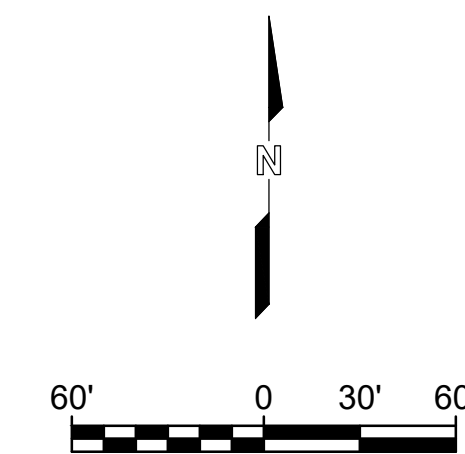
Preliminary Plat  
**HOMESTEAD AT  
SPRING**  
Bel Aire, Sedgwick County, Kansas



LEGEND	
	BUILDING SETBACK LINE
	FENCE
	SANITARY SEWER (CITY OF BEL AIRE)
	OVERHEAD ELECTRIC (EVERGY)
	UNDERGROUND TELEPHONE (AT&T)
	UNDERGROUND FIBER OPTIC (AT&T)
	WATER MAIN
	NON POTABLE WATER
	AIR RELEASE VALVE
	FIRE HYDRANT
	WATER VALVE BOX
	WATER METER
	POTABLE WATER WELL
	SIGN
	TELEPHONE PEDESTAL
	TELEPHONE JUNCTION BOX
	FIBER OPTIC MANHOLE
	POWER POLE (EVERGY)
	GUY ANCHOR
	MAILBOX
	SANITARY SEWER MANHOLE
	SANITARY SEWER VALVE
	SANITARY SEWER LIFT STATION
	BENCHMARK



Preliminary Plat  
**HOMESTEAD AT  
SPRING**  
Bel Aire, Sedgwick County, Kansas



LEGEND	
	BUILDING SETBACK LINE
	FENCE
	SANITARY SEWER (CITY OF BEL AIRE)
	OVERHEAD ELECTRIC (EVERGY)
	UNDERGROUND TELEPHONE (AT&T)
	UNDERGROUND FIBER OPTIC (AT&T)
	WATER MAIN
	NON POTABLE WATER
	AIR RELEASE VALVE
	FIRE HYDRANT
	WATER VALVE BOX
	WATER METER
	POTABLE WATER WELL
	SIGN
	TELEPHONE PEDESTAL
	TELEPHONE JUNCTION BOX
	FIBER OPTIC MANHOLE
	POWER POLE (EVERGY)
	GUY ANCHOR
	MAILBOX
	SANITARY SEWER MANHOLE
	SANITARY SEWER VALVE
	SANITARY SEWER LIFT STATION
	BENCHMARK



# HOMESTEAD AT SPRING PUD BEL AIRE, SEDGWICK COUNTY, KANSAS

Owner:  
Envision Management LLC, a Kansas limited liability company

Applicant:  
AH Property Management LLC, a Kansas limited liability  
company  
Sole Member: Alan Hsu  
Ph. (316) 992-8866  
alanchsu@gmail.com

Agent:  
Garver, LLC  
Engineer: Ken Lee  
Ph. (316) 221-3029  
KWLee@GarverUSA.com

Land Surveyor: Will Clevenger  
Ph. (316) 221-3027  
WKClevenger@GarverUSA.com

Gross Acreage - 60.45 Acres  
Total Number of Lots - 140  
Total Number of Dwelling Units - 442  
Unit Density - 7.31 Dwelling Units per acre  
Minimum Lot Width - 60'  
Minimum Lot Area - 7,200 SF  
Sedgwick County Control Numbers - 520984, 557498,  
30005870, 30005871

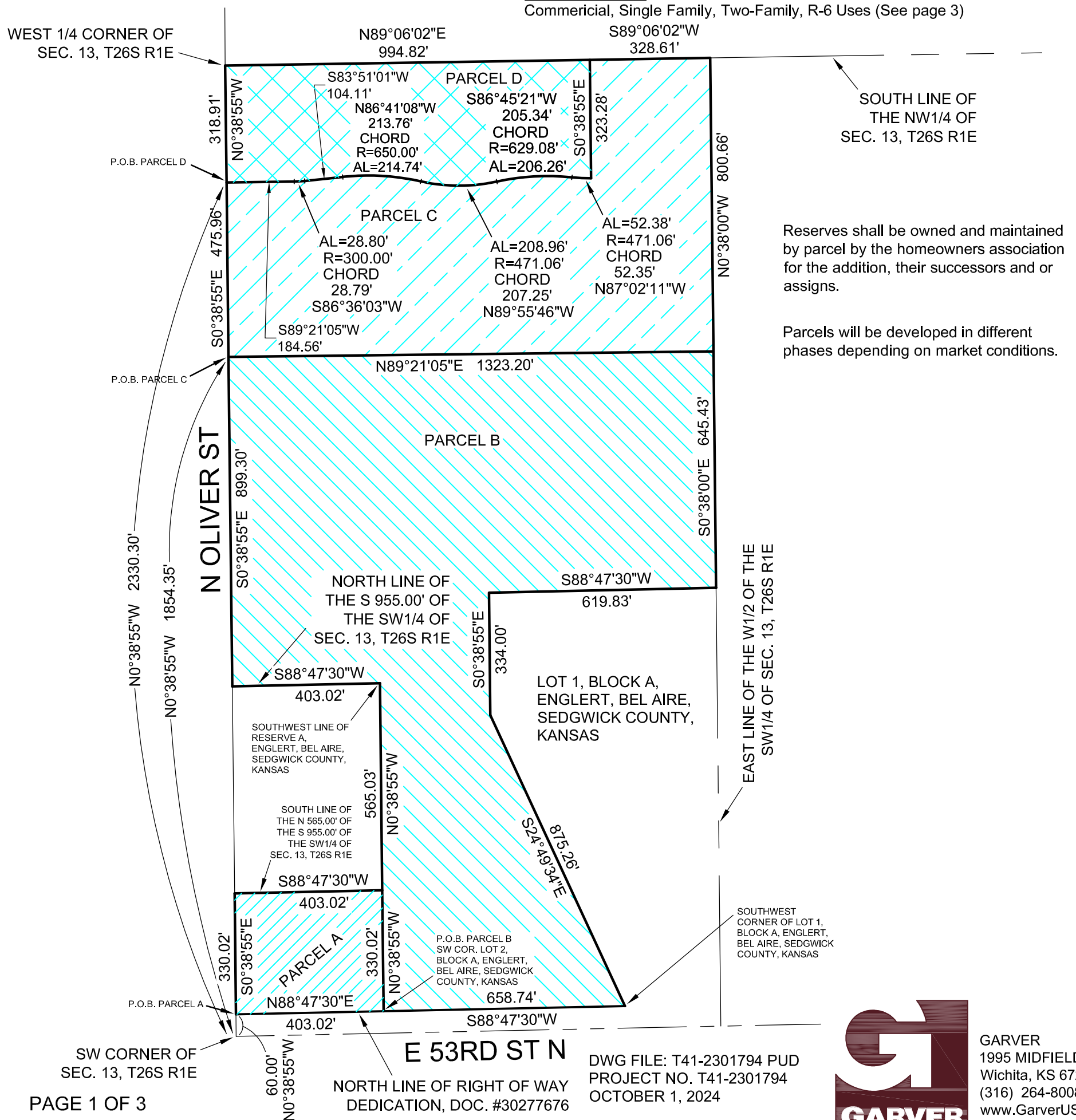
New roads will be paved with curb and gutter

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

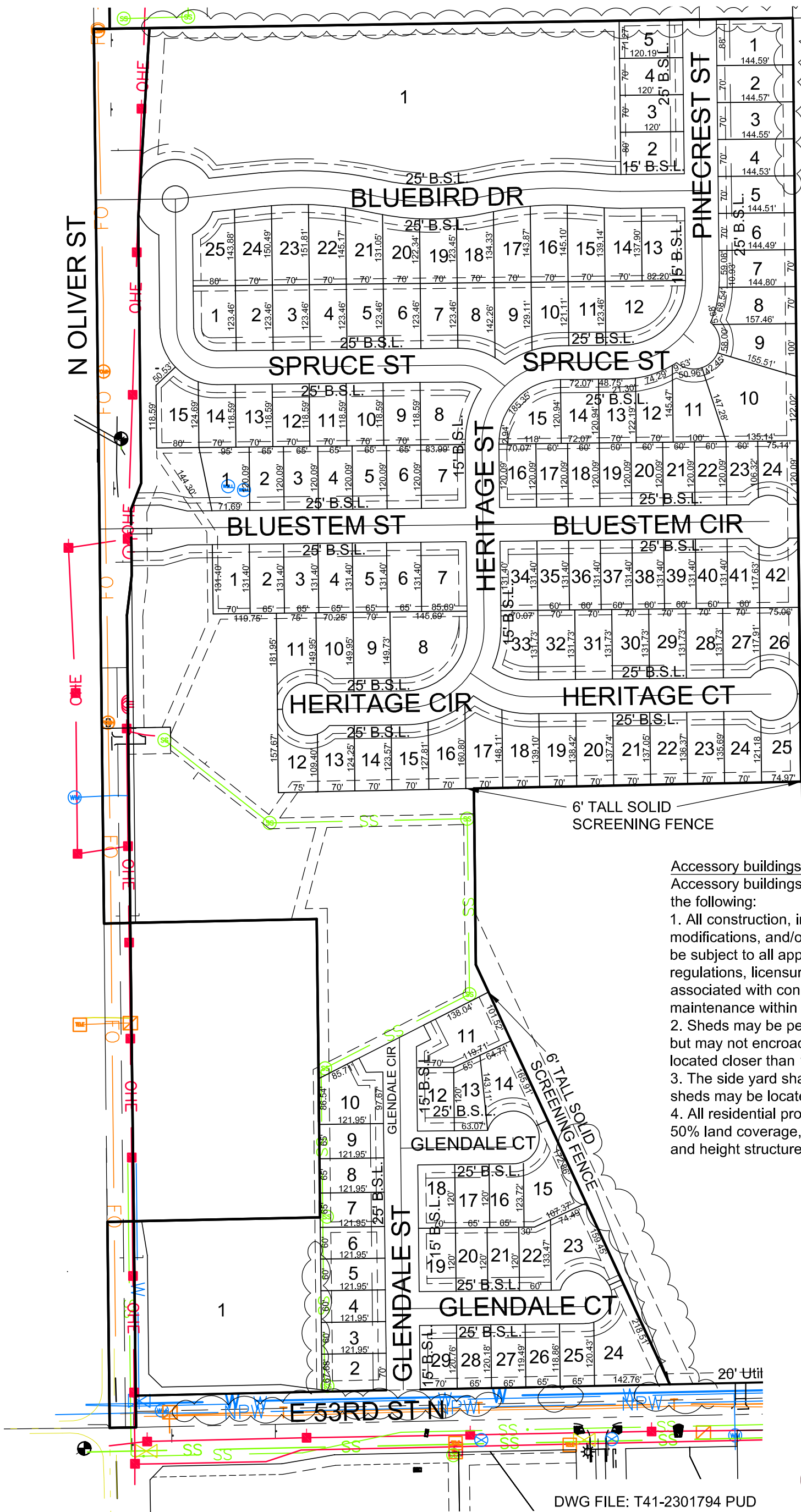
Unless otherwise noted, all building setbacks are as follows:

- Front Setbacks are 25 feet
- Street Side Setbacks are 15 feet
- Interior Side Setbacks are 6 feet
- Rear Setbacks are 20 feet

Commercial, Single Family, Two-Family, R-6 Uses (See page 3)



# HOMESTEAD AT SPRING PUD BEL AIRE, SEDGWICK COUNTY, KANSAS



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

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



# HOMESTEAD AT SPRING PUD

## BEL AIRE, SEDGWICK COUNTY, KANSAS

PARCEL DESCRIPTIONS

Parcel A - Commercial

Allowed uses : All uses permitted in the C-1 zoning district.

Landscaping requirements per the C-1 zoning district.

Description:

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

Parcel B - Single Family

Allowed uses : All single family uses permitted in the R-4 zoning district (NO Manufactured Homes allowed).

Landscaping requirements per the R-4 zoning district.

Number of Dwelling Units - 66

Description:

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

Parcel C - Two-Family

Allowed uses : All uses permitted in the R-5 zoning district.

Landscaping requirements per the R-5 zoning district.

Number of Dwelling Units - 104

Description:

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

Parcel D - Multi-Family

Allowed uses : All uses permitted in the R-6 zoning district.

Landscaping requirements per the R-6 zoning district.

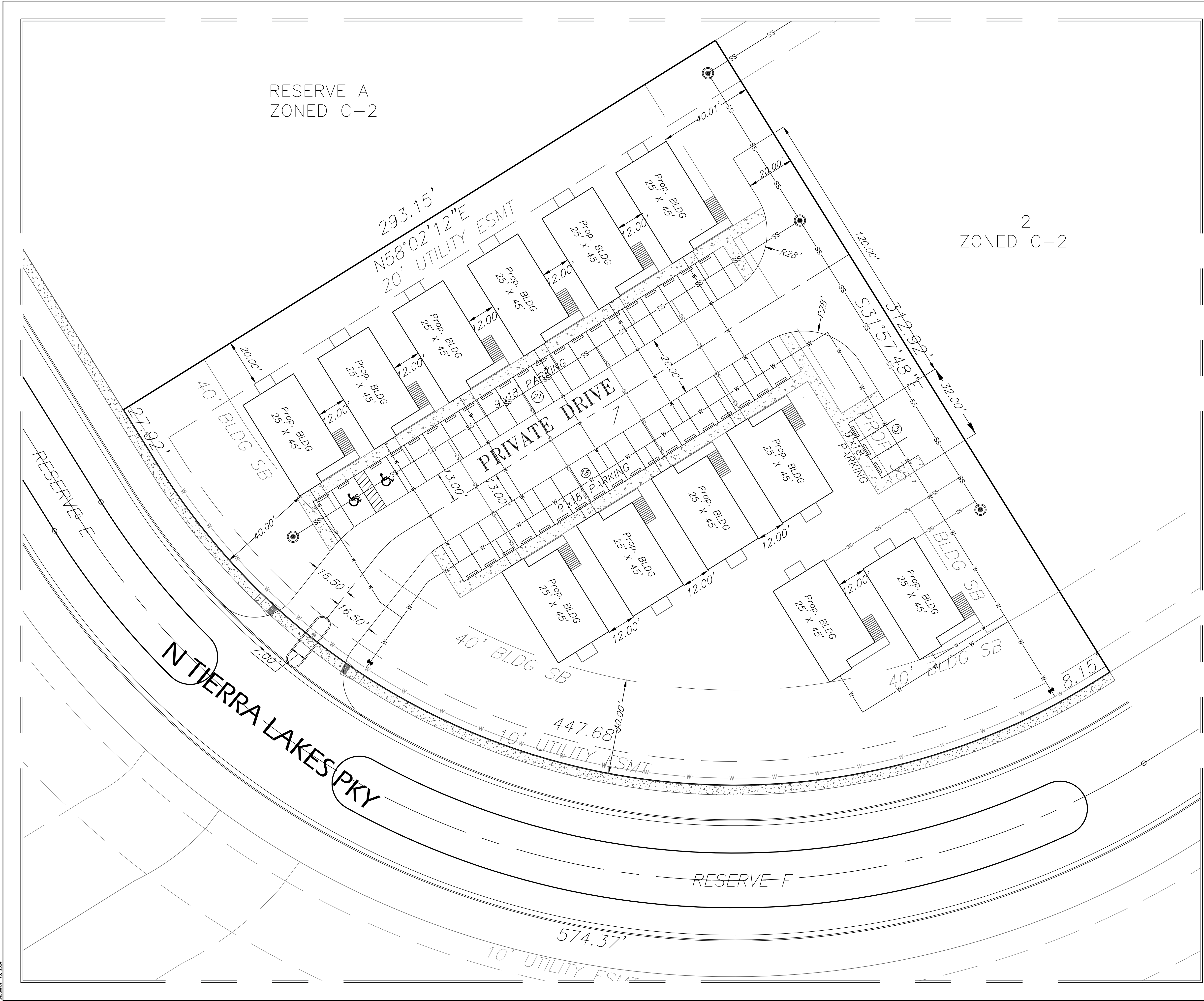
Number of Dwelling Units - 272

Description:

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







PARKING DENSITY:

1.75 SPACES PER DWELLING UNIT  
-1.75 x 24 DWELLING UNITS= 42 SPACES  
(40 STANDARD, 2 ADA COMPLIANT)

\*\*\*FROM BEL AIRE ZONING REGS\*\*\*

ZONING: MULTI-FAMILY R6

-MIN LOT AREA PER DWELLING UNIT= 3,630 sq ft

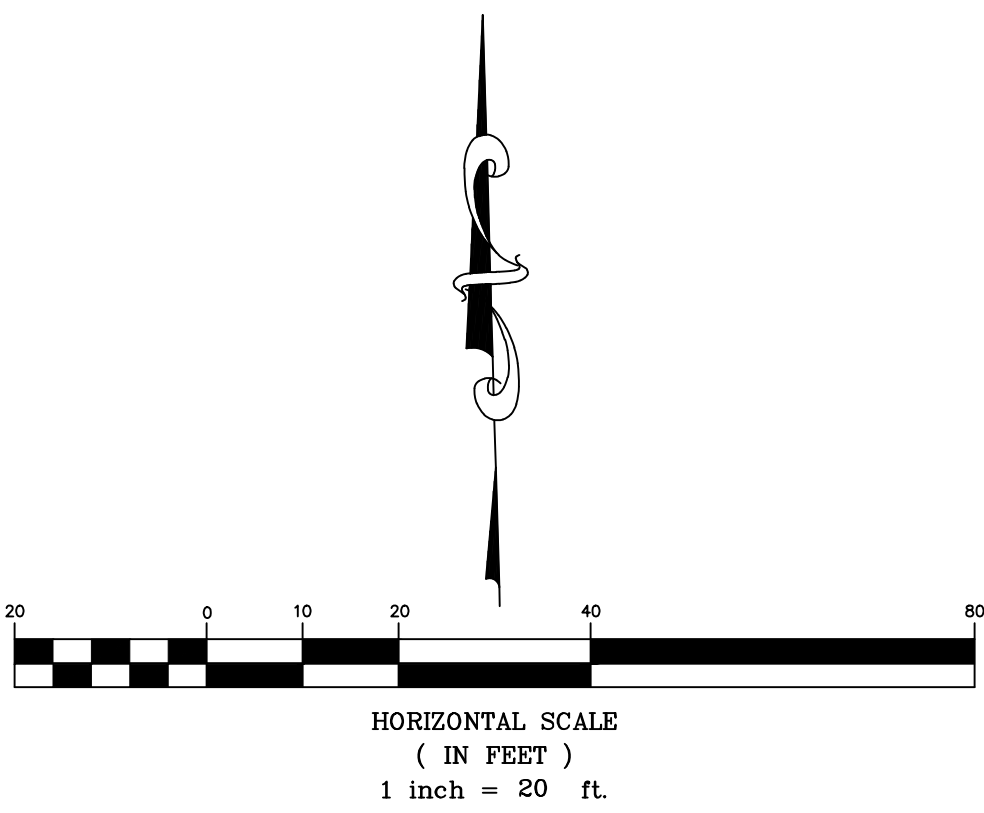
(TOTAL LOT AREA = 74,301.464 sq. ft)


-TOTAL DWELLING UNITS ALLOWED = 20  
-TOTAL DUPLEXES ALLOWED = 10

-MIN FRONT SB = 30' (40' PLATTED)

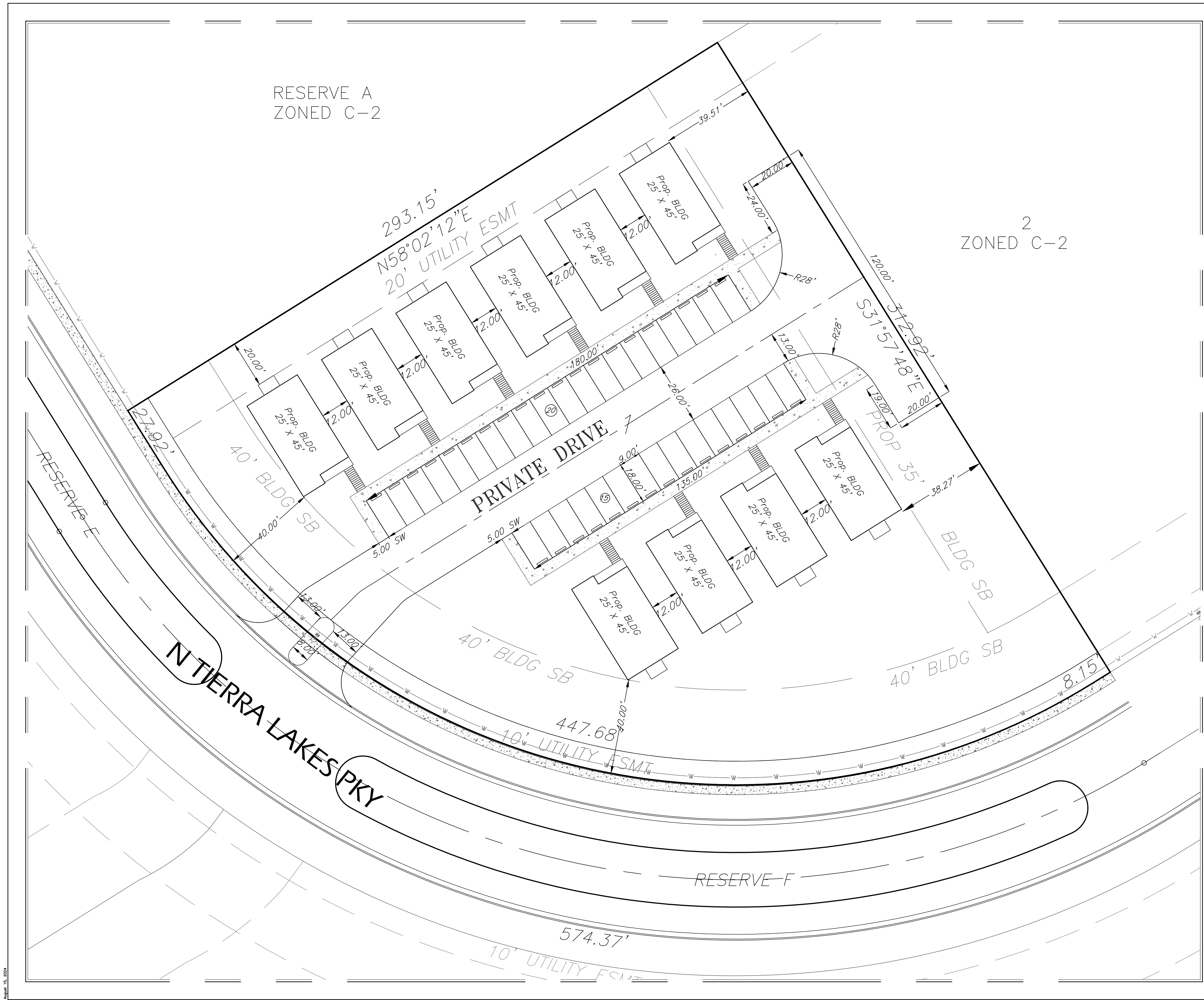
-MINIMUM SIDE-YARD SB =  
15' MIN = 75' FROM PL ADJOINING  
LAND ZONED C-2 THROUGH M-3  
[INCLUSIVE]

-MINIMUM REAR SB = 35' MIN = 75' FROM  
PL ADJOINING LAND ZONED C-2 THROUGH  
M-3 [INCLUSIVE]



Tierra Verde South Addition Duplexes Site Plan Bel Aire, Kansas				
PROJECT NUMBER				
 KEMILLER ENGINEERING, P.A. 117 E. Lewis, Wichita, KS 67202 (316)264-0242	KEM NO. 24105	FILE	DATE 09/2024	SHEET <b>1.0</b>
	DESIGN KM	DRAWN CC	REVISED	





\*\*\*FROM BEL AIRE ZONING REGS\*\*\*

ZONING: MULTI-FAMILY R6

-MIN LOT AREA PER DWELLING UNIT = 3,630 sq ft

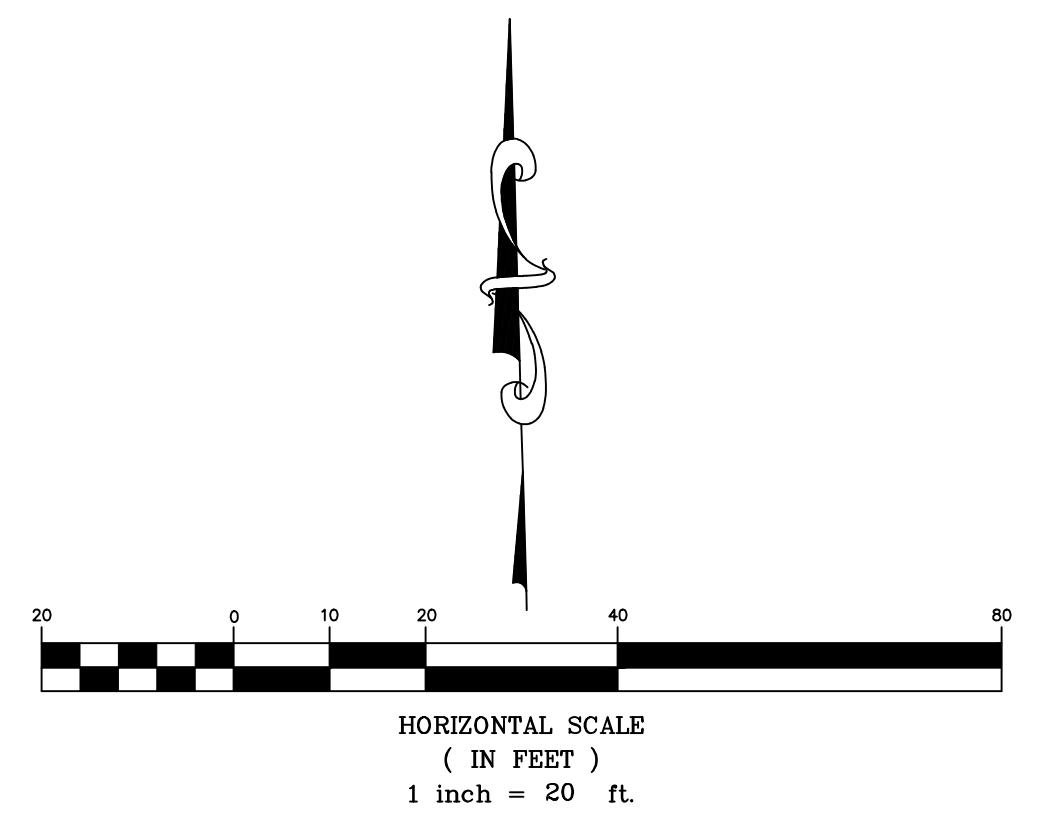
(TOTAL LOT AREA = 74,301.464 sq. ft)

-TOTAL DWELLING UNITS ALLOWED = 20  
-TOTAL DUPLEXES ALLOWED = 10

-MIN FRONT SB = 30' (40' PLATTED)

-MINIMUM SIDE-YARD SB =  
15' MIN = 75' FROM PL ADJOINING  
LAND ZONED C-2 THROUGH M-3  
[INCLUSIVE]

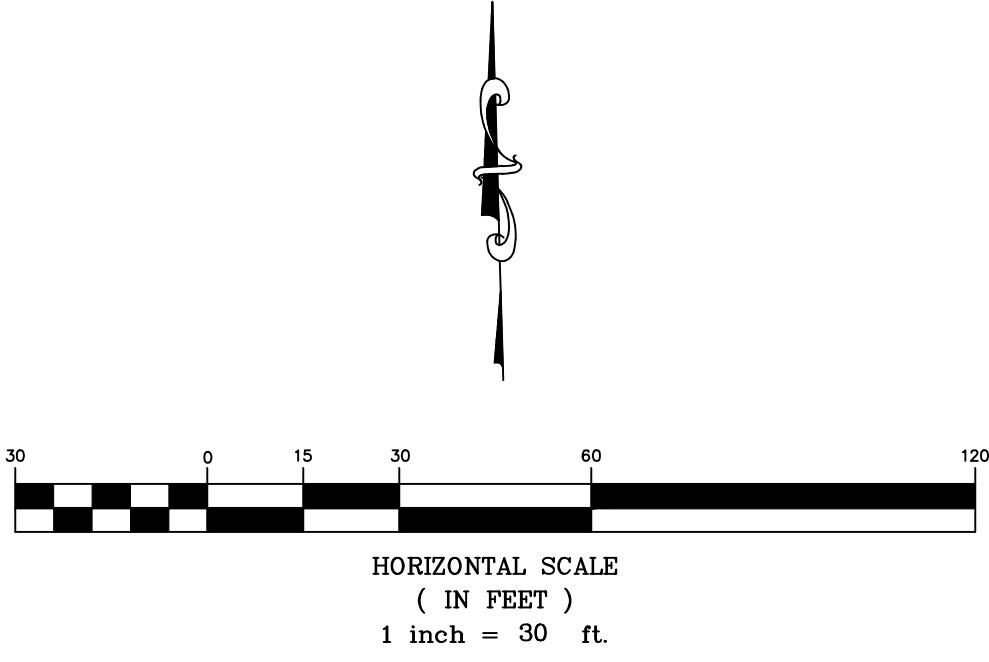
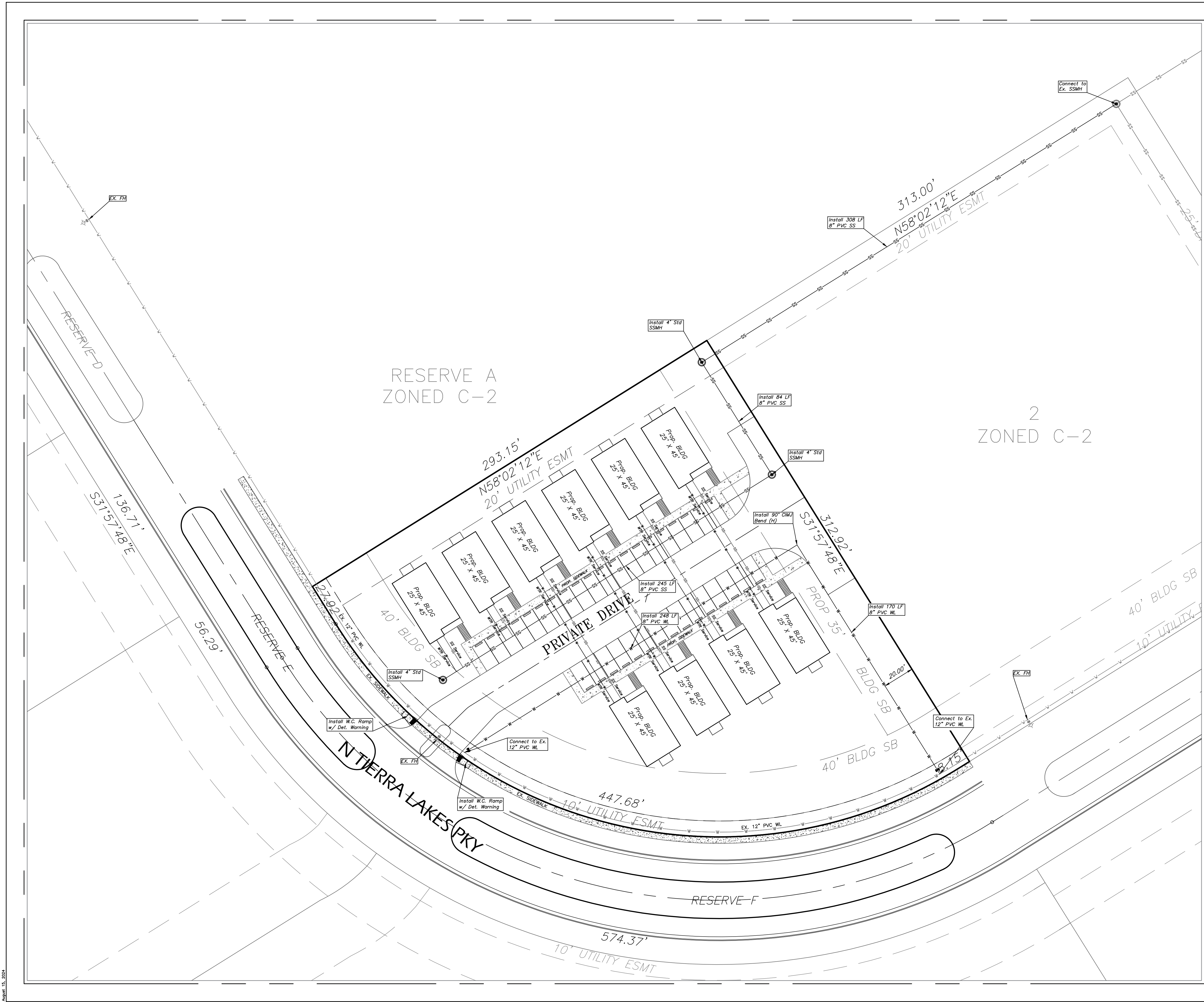
-MINIMUM REAR SB = 35' MIN = 75' FROM  
PL ADJOINING LAND ZONED C-2 THROUGH  
M-3 [INCLUSIVE]



Tierra Verde South Addition Duplexes  
**Site Plan**  
Bel Aire, Kansas

PROJECT NUMBER			
<b>KEMILLER</b> ENGINEERING, P.A. 117 E. Lewis, Wichita, KS 67202 (316)264-0242	KEM NO. 24105	FILE	DATE 08/2024
	DESIGN KM	DRAWN CC	REVISED
	SHEET <b>1.0</b>		



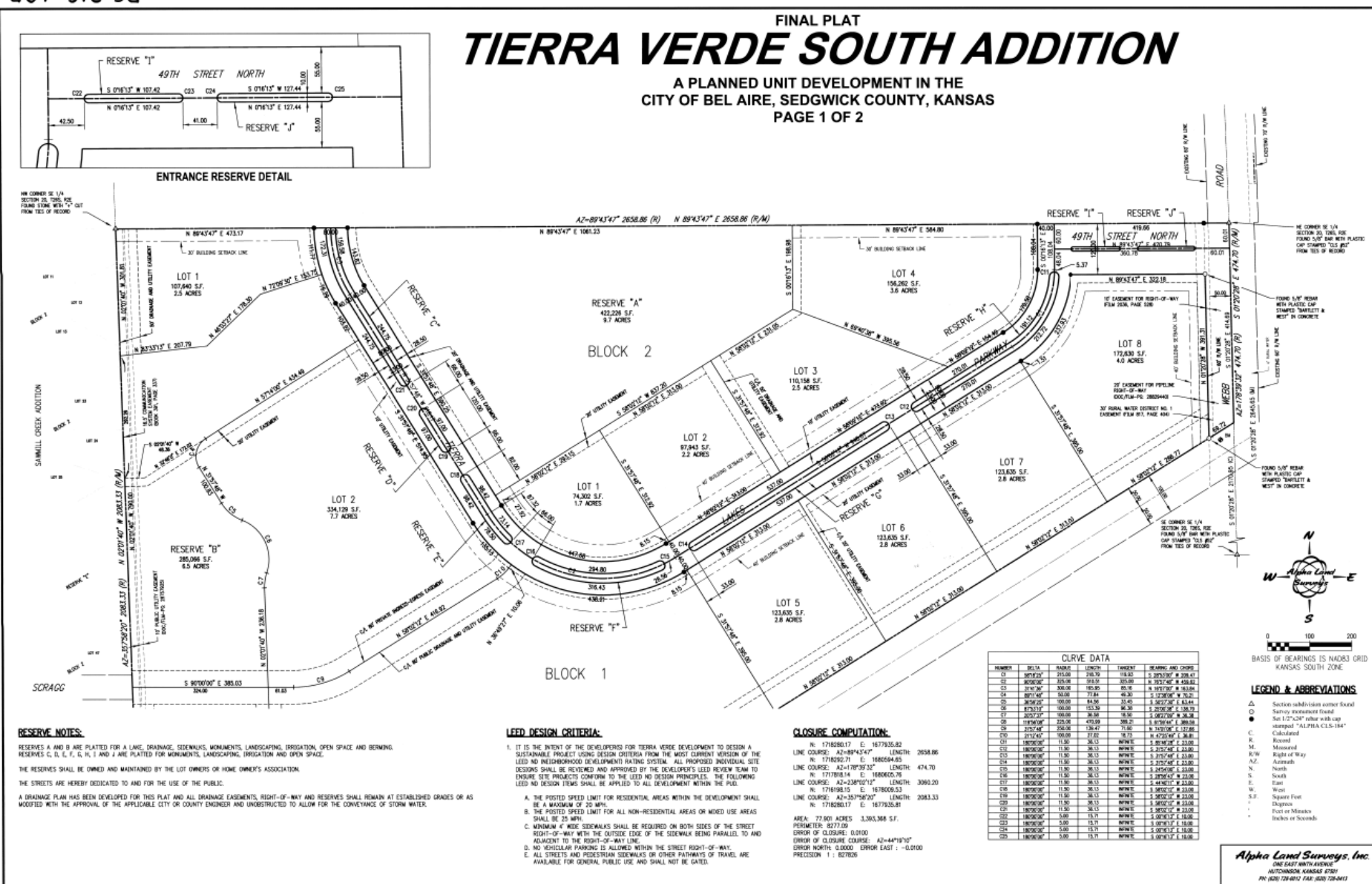


Tierra Verde South Addition Duplexes  
Utility Plan  
Bel Aire, Kansas

PROJECT NUMBER			
<b>KEMILLER</b> ENGINEERING, P.A. 117 E. Lewis, Wichita, KS 67202 (316)264-0242	KEM NO. 24105	FILE	DATE 08/2024
	DESIGN KM	DRAWN CC	REVISD
			SHEET <b>2.0</b>

# Tierra Verde South Addition Lot 1 Block 2 general location

001 916 50



001 916 100