



**AGENDA**  
**PLANNING COMMISSION**  
**7651 E. Central Park Ave, Bel Aire, KS**  
**September 14, 2023 6:30 PM**



**I. Call to Order**

**II. Roll Call**

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

**III. Pledge of Allegiance**

**IV. Consent Agenda**

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

**Action:** Motion to approve the minutes of August 10, 2023.

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

**V. Old Business/New Business**

A. **ZON-23-02 Rezoning:** Approximately 13.6 acres zoned R-4 single-family district, to a R-5 multi-family at the southwest corner of 53<sup>rd</sup> St N and Woodlawn Blvd. (Chapel Landing 7<sup>th</sup>)

**Open Hearing**

**Close Hearing**

**Action:** Motion to adopt the findings of fact of the staff (as presented/ as amended by this Planning Commission) and recommend to the City Council approval to change the zoning district classification of the subject property from R-4 single-family district, to a R5 multi-family based on such findings of fact.

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

B. **SD-23-02 Preliminary Plat:** Proposed platting of approximately 13.6 acres (Chapel Landing 7<sup>th</sup>).

**Open Hearing**

**Close Hearing**

**Action:** Motion to (accept / deny / table) the Chapel Landing 7<sup>th</sup> Addition Preliminary Plat with the condition that the drainage agreement regarding Reserve A Bristol Hollows between the ownership of Chapel Landing 7th and Bristol Hollows Reserve A be reviewed and approved by the City of Bel Aire. (with additional changes or conditions/ without additional conditions).

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

**VI. Next Meeting: Thursday, October 12 at 6:30 PM**

**Action:** Motion to (approve / deny / table) next meeting date: October 12, 2023 at 6:30 p.m.

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

**VII. Current Events**

Fall Curbside Clean-Up is October 7, 2023

Fall Festival is October 21, 2023

**VIII. Executive Session (if needed)**

**Action:** Motion to go into executive session for the sole purpose of discussing the subject of Attorney-Client consultation regarding consultation with attorneys for the public body pursuant to the KSA 75-4319 exception for the same. Invite the Attorney and secretary. This meeting will be for a period of \_\_\_\_ minutes, and the open meeting will resume in City Council Chambers at \_\_\_\_ P.M.

**IX. Action:** Motion to adjourn.

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



# AGENDA

## PLANNING COMMISSION

7651 E. Central Park Ave, Bel Aire, KS  
August 10, 2023 6:30 PM



### I. Call to Order

### II. Roll Call

#### A. Roll Call

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

Also present were, Secretary and Director of Planning and Community Development, Jay Cook, Code Enforcement Officer, Garrett Wichman and City Attorney, Maria Schrock.

### III. Pledge of Allegiance – Chairman Jordan led the Pledge of Allegiance.

### IV. Consent Agenda

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

**Motion:** Commissioner Roths made a motion to approve the minutes of the July 13, 2023 meeting and Commissioner Charleston seconded the motion. ***Motion carried 4-0***

### V. Old Business/New Business

#### A. Review Chapel Landing 7th Sketch Plan and provide comments to applicant

The Commission discussed the Sketch Plan for Chapel Landing 7<sup>th</sup> Sketch Plan as presented by Phil Meyer with Baughman Company. Members of the community were present and expressed their shared concerns of drainage, design of homes, citizens do not want to see duplexes to be developed in this area, and arboretum design. Commissioners commented on the design of the entrances to the sketch plan that was presented should be limited to two entrances instead of three.

### VI. Next Meeting: Thursday, September 14 at 6:30 PM

**Motion:** Commissioner Matzek made a motion to approve the next meeting date: September 14, 2023 at 6:30 p.m. Commissioner Roths seconded the motion. ***Motion carried 4-0***

### VII. Current Events

#### A. National Night Out--August 11, 2023 4:00PM to 8:00PM

Secretary Cook informed the Commission that the City of Bel Aire is hosting National Night Out

and hopes that if everyone has the time to come out to attend.

## VIII. ADJOURNMENT

**Motion:** Commissioner Charleston made a motion to adjourn. Chairman Jordan seconded the motion.

***Motion Carried 4-0***





FOR MEETING OF	9/14/23
CITY COUNCIL	
INFORMATION ONLY	

City of Bel Aire

## STAFF REPORT

DATE: 09/07/2023

TO: Bel Aire Planning Commission

FROM: Keith Price

RE: Agenda

### SUMMARY:

#### **ZON-23-02, Chapel Landing 7<sup>th</sup>, Rezoning and preliminary plat (SD-23-02)**

The Applicant and Applicant's Agent met with City staff following the Sketch plan for a PUD from the previous meeting, the items requested within the PUD matched an R-5 zoning district.

Both the rezoning and plat continuation were advertised in the Ark Valley Newspaper and property owners in the required range of 200' of the larger parcel were notified as required to re-zone the R-4 district to an R-5 district for single-family houses.

The preliminary plat was revised with the latest version in the packet. The rezoning and the plat will be two separate actions on the agenda. The rezoning would be the first item to consider before the revised preliminary plat.

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 zoned R-4 **The zoning and uses of properties nearby**

R-4, R-5, and R-3 for Bel Aire; SF-20 in the larger lots in Kechi. The pipeline

#### **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 agrees the project rezoning request would be a down zoning from the figure 3.4 showing mixed use/local commercial. Figure 3.5 intensity level is a 3; medium density residential is a level 2.

#### **2. The extent to which removal of the restrictions will detrimentally affect nearby property;**

City staff no adverse effect is expected.

#### **3. The length of time the subject property has remained vacant as zoned;**

The City did rezone this property to R-4 in 2021 by Ordinance 671 this property wasn't platted in 2008 with the larger plat Chapel landing. The property has a difficult layout because of the pipelines and arterial streets -53<sup>rd</sup> and Woodlawn create a triangle shaped parcel.

#### **4. 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.

**5. Recommendations of permanent staff;**

Yes because 2018 Master Growth plan was approved by City Council. The Comprehensive plan also indicates that C-1 would be a good fit; R-5 is a down-zone zoning district.

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

Yes the 2018 Master Growth plan based on figure 3.5 and the difference of intensity is less than but with in two steps of the current zoning or within two steps of the vision plan within the city comprehensive 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 and require covenants at the time of the final platting is ready for final approval.

**SD-23-02 Chapel Landing 7<sup>th</sup>, Preliminary plat**

The plat was readvertised in the Ark Valley Newspaper as an extra effort to announce the continuation of the platting process.

The city received updated submittals; the revised plat will be in your packet.

<https://www.betterontheedge.org/>





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

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

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

The site plan must contain the following elements:

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

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

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

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

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

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

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

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

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

## APPLICATION

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

☒ Change Zoning Districts: From: R-4 to R-5

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

### City of Bel Aire Planning Commission

☐ Approved ☐ Rejected

Name of owner 53rd & Oliver, LLC (Jay Russell)

Address PO Box 75337, Wichita, KS 67275-0337 Telephone 316-371-4499

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

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

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

2. The application area contains 13.59 +/- acres.

3. This property is located at (address) n/a which is generally  
 located at (relation to nearest streets) southwest corner of 53rd St N and Woodlawn Blvd.

4. The particular reason for seeking reclassification:

to allow for a residential subdivision on undeveloped property.

5. County control number: Pin No. 00570714



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 53rd & Oliver, LLC (Jay Russell) Phone 316-371-4499  
Address PO Box 75337, Wichita, KS Zip Code 67275-0337

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

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

Agent n/a Phone \_\_\_\_\_  
Address \_\_\_\_\_ Zip Code \_\_\_\_\_

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

Agent n/a 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.

53rd & OLIVER, LLC

BAUGHMAN COMPANY, P.A.

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.

May 28<sup>th</sup> 2004





## OWNERSHIP LIST

PROPERTY DESCRIPTION		PROPERTY OWNER
The NE/4, EXC the W 826.48' thereof; & EXC for Chapel Landing Addition; & EXC for roads, 24-26-1E <b>Subject Property</b>		53rd & Oliver, LLC PO Box 75337 Wichita, KS 67275
The E/2 of the SE/4, 13-26-1E		Katherine M. Jacobs PO Box 344 Kechi, KS 67067
The S 440' of the E 495' of the W/2 of the SE/4, 13-26-1E		McNeil Properties, LLC PO Box 39 Kechi, KS 67067
The SW/4 of the SE/4, EXC the S 440' of the E 495' thereof; & EXC comm 1,230' N of SW corner of SE/4 for p.o.b.; th. N 90'; th. E 475'; th. S 90'; th. W 475' to begin, 13-26-1E		Teresa McNeil & Brian McNeil PO Box 39 Kechi, KS 67067
The S/2 of the SW/4, EXC the S 550' of the E 550' thereof; & EXC for roads, 18-26-2E		Scott R. Bergkamp & Kathleen M. Bergkamp 5500 N. Woodlawn Kechi, KS 67067
Lot 1, Blk A	USD 259 2nd Addition	Unified School District No. 259 903 S. Edgemoor Wichita, KS 67218
Lot 3, Blk 1	Central Park Addition	Scott M. Linnebur & Sophia L. Loehr 5115 N. Colonial Ave. Wichita, KS 67226
Lot 4, Blk 1	"	Jared Miller 5121 N. Colonial Ave. Wichita, KS 67226
Lots 5, 6, 7, & 8, Blk 1	"	Mike Love Construction, Inc. PO Box 7 Valley Center, KS 67147



# Security 1<sup>st</sup> Title

Section V, Item A.

Lot 9, Blk 1	"	Luna Enterprises, LLC 2901 N. Parkdale Ct. Wichita, KS 67205
Lot 10, Blk 1	"	John O. Irving, Jr. & Tiffinie A. Irving 5210 N. Colonial Ave. Bel Aire, KS 67226
Lot 1, Blk J	Chapel Landing Addition	Charles L. & Sandra D. Kent 6010 E. Forbes St. Wichita, KS 67220
Lot 2, Blk J	"	Aaron Mount 6006 Forbes Ct. Bel Aire, KS 67220
Lot 3, Blk J	"	Justin & Erin Welner 6002 E. Forbes St. Bel Aire, KS 67220
Lot 4, Blk J, & The part of Lot 5, Blk J, begin at SW corner, th. NEly 200.22' to E line; th. SEly 6.72'; th. SWly 200.10' to begin	"	Mark A. & Starlene P. Combs Living Trust 5998 E. Forbes St. Wichita, KS 67220
Lot 5, Blk J, EXC that part begin at SW cor, th. NEly 200.22' to E line; th. SEly 6.72'; th. SWly 200.10' to begin	"	Kasey D. & Jeriel F. Beltz 5994 Forbes Ct. Bel Aire, KS 67220
Lot 6, Blk J	"	Kyle & Johnna Hart 5990 Forbes Ct. Bel Aire, KS 67220
Reserve S1 AND Reserve X	"	Chapel Landing Development, Inc. 3530 N. Beach Club Circle Wichita, KS 67205
Reserve II	"	Woodlawn 53, LLC 3530 N. Beach Club Circle Wichita, KS 67205




# Security 1<sup>st</sup> Title

Section V, Item A.

Lot 1, Blk A	Chapel Landing 2nd Addition	James O. & Patsy L. Carrico 6229 E. Central Park Ct. Bel Aire, KS 67220
Lots 25 thru 30 inclusive, Blk B	Bristol Hollows Addition	NexPoint SFR SPE 3, LLC 8615 Cliff Cameron Dr., Ste. 200 Charlotte, NC 28269
Reserve A	"	3F2R Holdings, LLC 323 N. Oakwood Dr. Wichita, KS 67208

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 30th day of June, 2023, at 7:00 A.M.

SECURITY 1<sup>ST</sup> TITLE

By:   
LICENSED ABSTRACTER

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

That part of the Northeast Quarter of Section 24, Township 26 South, Range 1 East of the 6th P.M., Sedgwick County, Kansas, described as follows: Beginning at the NE corner of said NE1/4; thence S00°09'40"E along the east line of said NE1/4, 1,673.30 feet; thence N89°58'06"W, 542.61 feet; thence N54°48'39"W, 171.69 feet; thence N19°39'12"W, 907.42 feet; thence N24°16'49"E, 207.14 feet; thence S64°08'30"W, 528.94 feet; thence N19°42'50"W, 753.68 feet to a point 60.00 feet normally distant south of the north line of said NE1/4; thence N00°17'10"E perpendicular to the north line of said NE1/4, 60.00 feet to a point on the north line of said NE1/4; thence S89°42'50"E along the north line of said NE1/4, 1,628.16 feet to the point of beginning.

Order: OE005379  
KJK

## CHAPEL LANDING

### ZONE CHANGE APPLICATION TO R-5

That part of the Northeast Quarter of Section 24, Township 26 South, Range 1 East of the Sixth Principal Meridian, Sedgwick County, Kansas described as follows: Beginning at the northeast corner of said Northeast Quarter; FIRST COURSE, thence S00°09'40"E, (basis of bearings, east line of said Northeast Quarter as platted in Chapel Landing, Bel Aire, Sedgwick County, Kansas), coincident with the east line of said Northeast Quarter, a distance of 95.19 feet to the intersection with the southeast line of an Enbridge Pipeline (KPC) Amendment of Right of Way Contract described and recorded in the Office of the Sedgwick County Register of Deeds in DOC.#/FLM-PG: 28860053 and the southeast line of a ConocoPhillips Amendment of Right-of-Way Agreement described and recorded in the Office of the Sedgwick County Register of Deeds in DOC.#/FLM-PG: 28883860, (hereinafter referred to as Pipeline Rights-of-Way); SECOND COURSE, thence S64°17'22"W coincident with the southeast line of said Pipeline Rights-of-Way, a distance of 998.47 feet to the most northerly northeast corner of Reserve "X" as platted in Chapel Landing, Bel Aire, Sedgwick County, Kansas; THIRD COURSE, thence continuing S64°17'22"W coincident with the southeast line of said Pipeline Rights-of-Way and coincident with the northwest line of said Reserve "X", a distance of 528.94 feet to the southeast corner of Reserve "II" as platted in said Chapel Landing; FOURTH COURSE, thence N19°42'50"W coincident with the east line of said Reserve "II", a distance of 89.40 feet to the northeast corner of said Reserve "II", said northeast corner also being the southeast corner of Reserve "A", Bristol Hollows, City of Bel Aire, Sedgwick County, Kansas; FIFTH COURSE, thence continuing N19°42'50"W coincident with the east line of said Reserve "A", a distance of 664.28 feet to the northeast corner of said Reserve "A"; SIXTH COURSE, thence N00°17'10"E, a distance of 60.00 feet to the intersection with the north line of said Northeast Quarter; SEVENTH COURSE, thence S89°42'50"E coincident with the north line of said Northeast Quarter, a distance of 1628.16 feet to the point of beginning, subject to a 30.00 foot road right-of-way lying south of and abutting the north line of said Northeast Quarter and a 50.00 foot road right-of-way lying west of and abutting the east line of said Northeast Quarter.



## OWNERSHIP LIST

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The S 440' of the E 495' of the W/2 of the SE/4, 13-26-1E		McNeil Properties, LLC PO Box 39 Kechi, KS 67067
The SW/4 of the SE/4, EXC the S 440' of the E 495' thereof; & EXC comm 1,230' N of SW corner of SE/4 for p.o.b.; th. N 90'; th. E 475'; th. S 90'; th. W 475' to begin, 13-26-1E		Teresa McNeil & Brian McNeil PO Box 39 Kechi, KS 67067
The S/2 of the SW/4, EXC the S 550' of the E 550' thereof; & EXC for roads, 18-26-2E		Scott R. Bergkamp & Kathleen M. Bergkamp 5500 N. Woodlawn Kechi, KS 67067
Lot 1, Blk A	USD 259 2nd Addition	Unified School District No. 259 903 S. Edgemoor Wichita, KS 67218
Lot 3, Blk 1	Central Park Addition	Scott M. Linnebur & Sophia L. Loehr 5115 N. Colonial Ave. Wichita, KS 67226
Lot 4, Blk 1	"	Jared Miller 5121 N. Colonial Ave. Wichita, KS 67226
Lots 5, 6, 7, & 8, Blk 1	"	Mike Love Construction, Inc. PO Box 7 Valley Center, KS 67147

# 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 24 day of Aug, 2023, with subsequent publications being made on the following dates;

\_\_\_\_\_, 2023      \_\_\_\_\_, 2023  
\_\_\_\_\_, 2023      \_\_\_\_\_, 2023  
\_\_\_\_\_, 2023      \_\_\_\_\_, 2023

Subscribed and sworn to before me this 24 day of Aug, 2023.

W.S.

Notary Public

My commission expires \_\_\_\_\_

Additional copies \_\_\_\_\_

Printer's fee \_\_\_\_\_

## Public notice

(Published in The Ark Valley News Aug. 24, 2023.)

### OFFICIAL NOTICE OF ZONING HEARING

#### TO WHOM IT MAY CONCERN AND TO ALL PERSONS INTERESTED:

Notice is Hereby Given that on September, 14, 2023, the City of Bel Aire Planning Commission will consider the following re-zoning hearing in the order placed on the agenda after 6:30 p.m. in the City Council Chamber at City Hall in Bel Aire, Kansas:

**ZON-23-02.** Proposed re-zoning approximately 13.59+ acres zoned R-4 single-family district, to a R-5 multi-family district and continuation of the platting process tabled for the same area, SD-23-02. The current use farm ground.

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

**General Location:** E 53rd St N and N. Woodlawn

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 21 day of August 2023.

/s/ Jay Cook  
Bel Aire Planning Commission Secretary

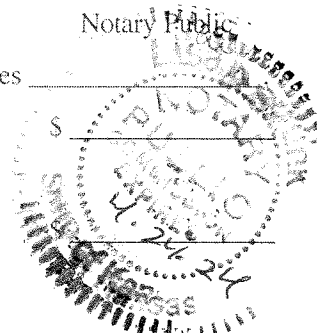
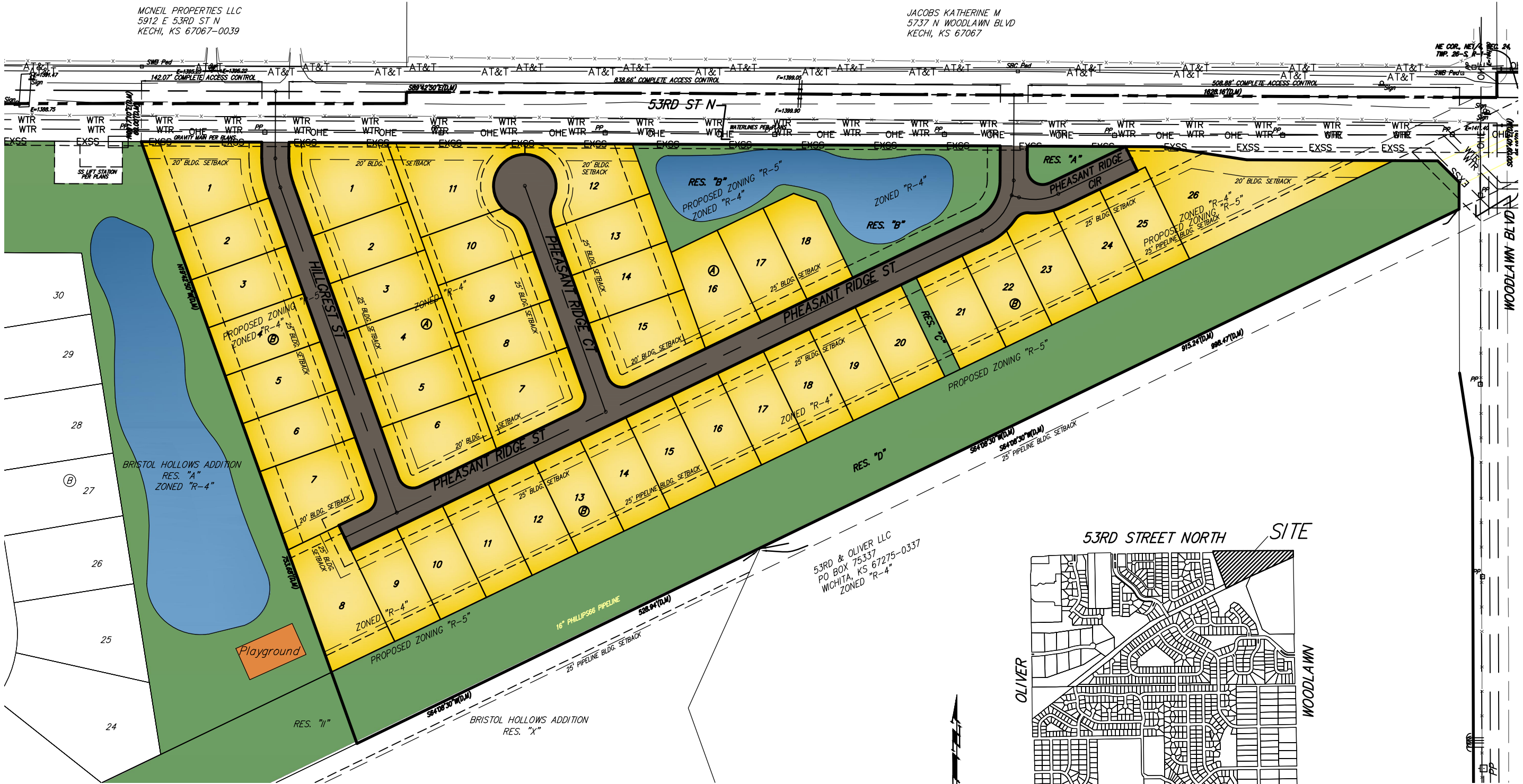




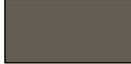


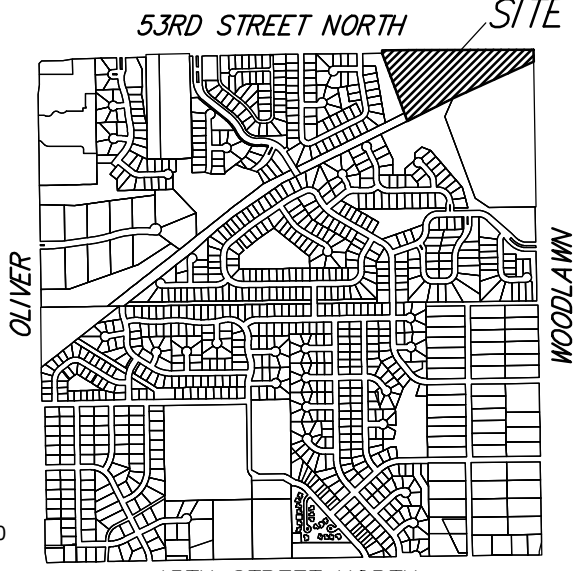
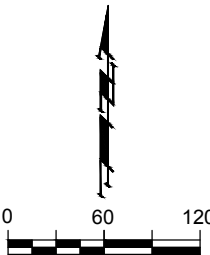
EXHIBIT  
**CHAPEL LANDING 7TH ADDITION**  
**BEL AIRE, SEDGWICK COUNTY, KANSAS**

MCNEIL PROPERTIES LLC  
5912 E 53RD ST N  
KECHI, KS 67067-0039

JACOBS KATHERINE M  
5737 N WOODLAWN BLVD  
KECHI, KS 67067



- |   |   |  |
|---|---|--|
|  Reserve/ Open Space |  Residential Lot   |  Playground |
|  Pond                |  Road Right-of-Way |  |



53RD STREET NORTH  
45TH STREET NORTH  
**VICINITY MAP**  
SEC. 24, T26S, R1E

Scale: 1" = 1'  
**OPEN SPACE PLAN**

 **BAUGHMAN COMPANY**  
315 Ellis St. Wichita, KS 67211 316-262-7274  
BaughmanCo.com

Dec. 11, 2020

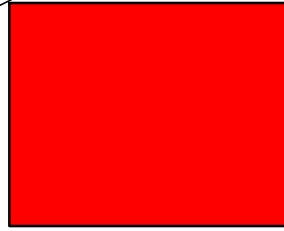


ZONING EXHIBIT

# CHAPEL LANDING 7TH

BEL AIRE, SEDGWICK COUNTY, KANSAS



 INDICATES AREA OF LEGAL DESCRIPTION TO BE ZONED "R-5"

**NOTE:**  
PROPERTY IS NOT LOCATED WITHIN A FEMA SPECIAL FLOOD HAZARD AREA AS OF MARCH 7, 2023.

Reserve "A" is hereby reserved for entry monuments, open space, landscaping, sidewalks, drainage purposes, and utilities as confined to easements.

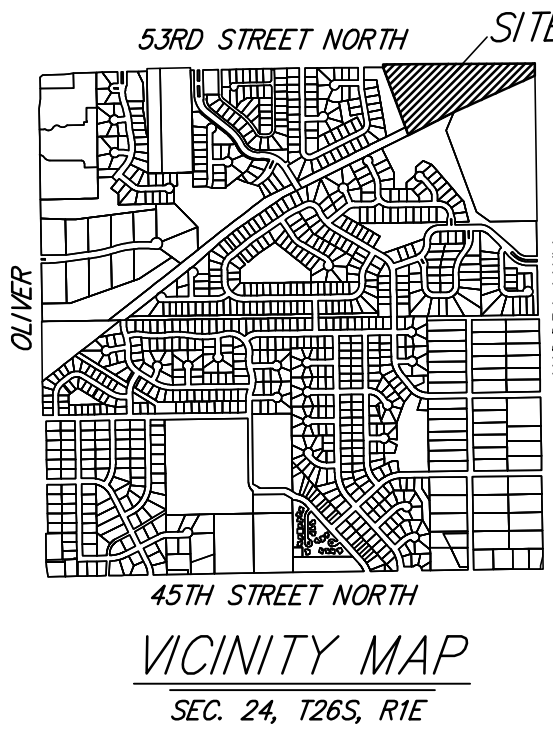
Reserve "B" is hereby reserved for entry monuments, open space, landscaping, sidewalks, lakes, drainage purposes, and utilities as confined to easements.

Reserve "C" is hereby reserved for open space, landscaping, drainage purposes, and utilities as confined to easements.

Reserve "D" is hereby reserved for open space, landscaping, pipelines as confined to easements, drainage purposes, and utilities as confined to easements.

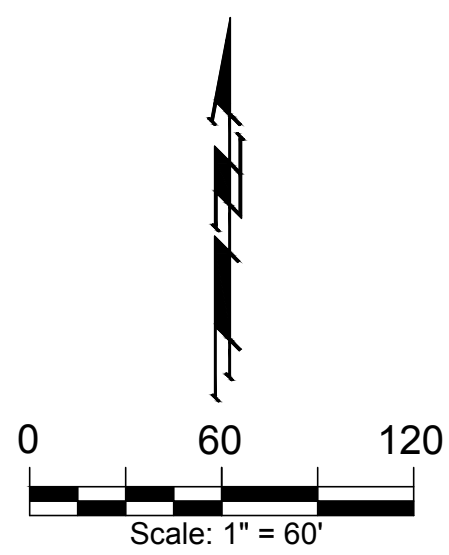
**BENCHMARK:**  
"C" CUT IN NORTH HEADWALL OF RCBC 1075' EAST OF INTERSECTION OF 53RD ST N. & OLIVER ELEV.=1393.83 NGVD29

**BENCHMARK:**  
SANITARY SEWER MANHOLE RIM 355± SOUTH AND 50± EAST OF THE INTERSECTION OF CENTRAL PARK AND WOODLAWN. ELEV. = 1428.11 NGVD29



- ◉ FOM = Fiber Optic Marker
- ◉ WLM = Waterline Marker
- ◉ CP = Cable TV Pedestal
- ◉ FH = Fire Hydrant
- ◉ Guy = Guy Anchor
- ◉ WLM = Waterline Marker
- ◉ GM = Gas line Marker
- ◉ Sign = Sign
- ◉ SSMH = Sanitary Sewer Manhole
- ◉ SSMH = Southwestern Bell Manhole
- ◉ SBC Ped = Southern Bell Pedestal
- ◉ SSB Ped = Southwestern Bell Pedestal
- ◉ WM = Water Meter
- ◉ WV = Water Valve
- ◉ WVT = Water Vault
- ◉ PP = Power Pole

- = #4 REBAR W/ "BAUGHMAN" CAP (SET)
- = #4 REBAR W/ "BAUGHMAN" CAP (FOUND)
- ◉ = STONE (FOUND)
- ◉ = 5/8" REBAR W/ ILLEGIBLE CAP (FOUND)
- ◉ = #5 REBAR IN THIMBLE (FOUND)
- ◉ = #4 REBAR W/ "C-B HAYS CLS 179" (FOUND)
- ◉ = IRON W/ "CLS-59" (FOUND)
- ◉ = STONE W/ DRILL HOLE IN CENTER (FOUND)



Date of Preparation: Aug. 17, 2023  
Date of Topography: Jan. 19, 2007, Sept. 20, 2021  
Contour Intervals = 1 Foot  
Area = 13.59 Acres

## CHAPEL LANDING 7TH

**OWNER/DEVELOPER:**  
53RD & OLIVER, LLC  
PO BOX 75337  
WICHITA, KS 67275

**LEGAL DESCRIPTION:**  
That part of the Northeast Quarter of Section 24, Township 26 South, Range 1 East of the Sixth Principal Meridian, Sedgwick County, Kansas described as follows: Beginning at the northeast corner of said Northeast Quarter; FIRST COURSE, thence S00°09'40"E, (basis of bearings, east line of said Northeast Quarter as platted in Chapel Landing, Bel Aire, Sedgwick County, Kansas), coincident with the east line of said Northeast Quarter, a distance of 95.19 feet to the intersection with the southeast line of an Enbridge Pipeline (KPC) Amendment of Right of Way Contract described and recorded in the Office of the Sedgwick County Register of Deeds in DOC.#/FLM-PG: 28860053 and the southeast line of a ConocoPhillips Amendment of Right-of-Way Agreement described and recorded in the Office of the Sedgwick County Register of Deeds in DOC.#/FLM-PG: 28863860, (hereinafter referred to as Pipeline Rights-of-Way); SECOND COURSE, thence S64°17'22"W coincident with the southeast line of said Pipeline Rights-of-Way, a distance of 998.47 feet to the most northerly northeast corner of Reserve "X" as platted in Chapel Landing, Bel Aire, Sedgwick County, Kansas; THIRD COURSE, thence continuing S64°17'22"W coincident with the southeast line of said Pipeline Rights-of-Way and coincident with the northwest line of said Reserve "X", a distance of 528.94 feet to the southeast corner of Reserve "X" as platted in said Chapel Landing; FOURTH COURSE, thence N19°42'50"W coincident with the east line of said Reserve "X", a distance of 89.40 feet to the northeast corner of said Reserve "X", said northeast corner also being the southeast corner of Reserve "A", Bristol Hollows, City of Bel Aire, Sedgwick County, Kansas; FIFTH COURSE, thence continuing N19°42'50"W coincident with the east line of said Reserve "A", a distance of 664.28 feet to the northeast corner of said Reserve "A"; SIXTH COURSE, thence N00°17'10"E, a distance of 60.00 feet to the intersection with the north line of said Northeast Quarter; SEVENTH COURSE, thence S89°42'50"E coincident with the north line of said Northeast Quarter, a distance of 1628.16 feet to the point of beginning, subject to a 50.00 foot road right-of-way lying south of and abutting the north line of said Northeast Quarter and a 50.00 foot road right-of-way lying west of and abutting the east line of said Northeast Quarter.

**NOTE:**  
THE MINIMUM INTERIOR SIDE YARD SETBACK IN CHAPEL LANDING 7TH SHALL BE 5 FEET.

We, Baughman Company, P.A., under the supervision of the undersigned surveyor and land planner, did on this 20th day of September, 2021 perform a topographic survey of the above described tract of land.

  
Jonathan C. Hubbell, P.S. #1680 Surveyor



FOR MEETING OF	9/14/23
CITY COUNCIL	
INFORMATION ONLY	

City of Bel Aire

## STAFF REPORT

DATE: 09/07/2023

TO: Bel Aire Planning Commission

FROM: Keith Price

RE: Agenda

### SUMMARY:

#### **ZON-23-02, Chapel Landing 7<sup>th</sup>, Rezoning and preliminary plat (SD-23-02)**

The Applicant and Applicant's Agent met with City staff following the Sketch plan for a PUD from the previous meeting, the items requested within the PUD matched an R-5 zoning district.

Both the rezoning and plat continuation were advertised in the Ark Valley Newspaper and property owners in the required range of 200' of the larger parcel were notified as required to re-zone the R-4 district to an R-5 district for single-family houses.

The preliminary plat was revised with the latest version in the packet. The rezoning and the plat will be two separate actions on the agenda. The rezoning would be the first item to consider before the revised preliminary plat.

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 zoned R-4 **The zoning and uses of properties nearby**

R-4, R-5, and R-3 for Bel Aire; SF-20 in the larger lots in Kechi. The pipeline

#### **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 agrees the project rezoning request would be a down zoning from the figure 3.4 showing mixed use/local commercial. Figure 3.5 intensity level is a 3; medium density residential is a level 2.

#### **2. The extent to which removal of the restrictions will detrimentally affect nearby property;**

City staff no adverse effect is expected.

#### **3. The length of time the subject property has remained vacant as zoned;**

The City did rezone this property to R-4 in 2021 by Ordinance 671 this property wasn't platted in 2008 with the larger plat Chapel landing. The property has a difficult layout because of the pipelines and arterial streets -53<sup>rd</sup> and Woodlawn create a triangle shaped parcel.

#### **4. 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.

**5. Recommendations of permanent staff;**

Yes because 2018 Master Growth plan was approved by City Council. The Comprehensive plan also indicates that C-1 would be a good fit; R-5 is a down-zone zoning district.

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

Yes the 2018 Master Growth plan based on figure 3.5 and the difference of intensity is less than but with in two steps of the current zoning or within two steps of the vision plan within the city comprehensive 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 and require covenants at the time of the final platting is ready for final approval.

**SD-23-02 Chapel Landing 7<sup>th</sup>, Preliminary plat**

The plat was readvertised in the Ark Valley Newspaper as an extra effort to announce the continuation of the platting process.

The city received updated submittals; the revised plat will be in your packet.

<https://www.betterontheedge.org/>





CITY OF BEL AIRE, KANSAS

File No. S/D 23 - 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 Chapel Landing 7th

General Location \_\_\_\_\_

☒ Inside City ☐ To be Annexed ☐ Outside City

Name of Landowner 53rd & Oliver, LLC Attn. Jay Russell

Address PO Box 75337, Wichita, KS 67275 Phone 316-371-4499

Name of Subdivider/Agent Baughman Company, P.A. (Kris Rose)

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 13.59 Acres
2. Total number of lots 34
3. Proposed land use for an ☒ Urban-Type ☐ Rural Type Subdivision:
  - a. ☐ Residential-Single-Family ☒ Duplex ☐ Multiple Family ☐ Manufactured/Mobile Home
  - b. Commercial \_\_\_\_\_
  - c. Industrial \_\_\_\_\_
  - d. Other \_\_\_\_\_
4. Predominant minimum lot width 70 Feet
5. Predominant minimum lot area 8,400 Square Feet
6. Existing zoning R-4 District
7. Proposed zoning R-4 District
8. Source of water supply City
9. Method of sewage disposal City

(Page 1 of 2)

10. Total lineal feet of new street \_\_\_\_\_ Feet

Street Name	R/W Width	Lineal Feet
a. Joshua St	32 Ft.	1015 Ft.
b. Joshua Ct	32 Ft.	384 Ft.
c. Hillcrest St	32 Ft.	254 Ft.
d. _____	_____ Ft.	_____ Ft.
e. _____	_____ Ft.	_____ Ft.
f. _____	_____ Ft.	_____ Ft.
g. _____	_____ Ft.	_____ Ft.
h. _____	_____ Ft.	_____ Ft.

11. Proposed type of street surfacing asphalt12. Curb and gutter proposed: ☒ Yes ☐ No13. 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

3-6-23

Agent (If any)

Date

Kris P...

3-6-23

**OFFICE USE ONLY**Prints of the Preliminary Plat received 15 (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 3/7,  
2023. It has been checked and found to be accompanied by the required  
information and the fee of \$ 370 paid to the City Clerk.

Subdivision Administrator

(Page 2 of 2)



# 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 24 day of Aug, 2023, with subsequent publications being made on the following dates;

\_\_\_\_\_, 2023      \_\_\_\_\_, 2023  
\_\_\_\_\_, 2023      \_\_\_\_\_, 2023  
\_\_\_\_\_, 2023      \_\_\_\_\_, 2023

Subscribed and sworn to before me this 24 day of Aug, 2023.

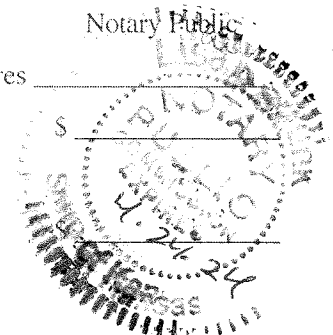
W.S.

Notary Public

My commission expires \_\_\_\_\_

Additional copies \_\_\_\_\_

Printer's fee \_\_\_\_\_



## Public notice

(Published in The Ark Valley News Aug. 24, 2023.)

### OFFICIAL NOTICE OF ZONING HEARING

#### TO WHOM IT MAY CONCERN AND TO ALL PERSONS INTERESTED:

Notice is Hereby Given that on September, 14, 2023, the City of Bel Aire Planning Commission will consider the following re-zoning hearing in the order placed on the agenda after 6:30 p.m. in the City Council Chamber at City Hall in Bel Aire, Kansas:

**ZON-23-02.** Proposed re-zoning approximately 13.59+ acres zoned R-4 single-family district, to a R-5 multi-family district and continuation of the platting process tabled for the same area, SD-23-02. The current use farm ground.

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

**General Location:** E 53rd St N and N. Woodlawn

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 21 day of August 2023.

/s/ Jay Cook  
Bel Aire Planning Commission Secretary



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



## PRELIMINARY PLAT REVIEW

Address of proposed project: Chapel Landing 7<sup>th</sup> Preliminary plat

This report is to document that on 9.6.23 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 checked="" 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 9/6/23

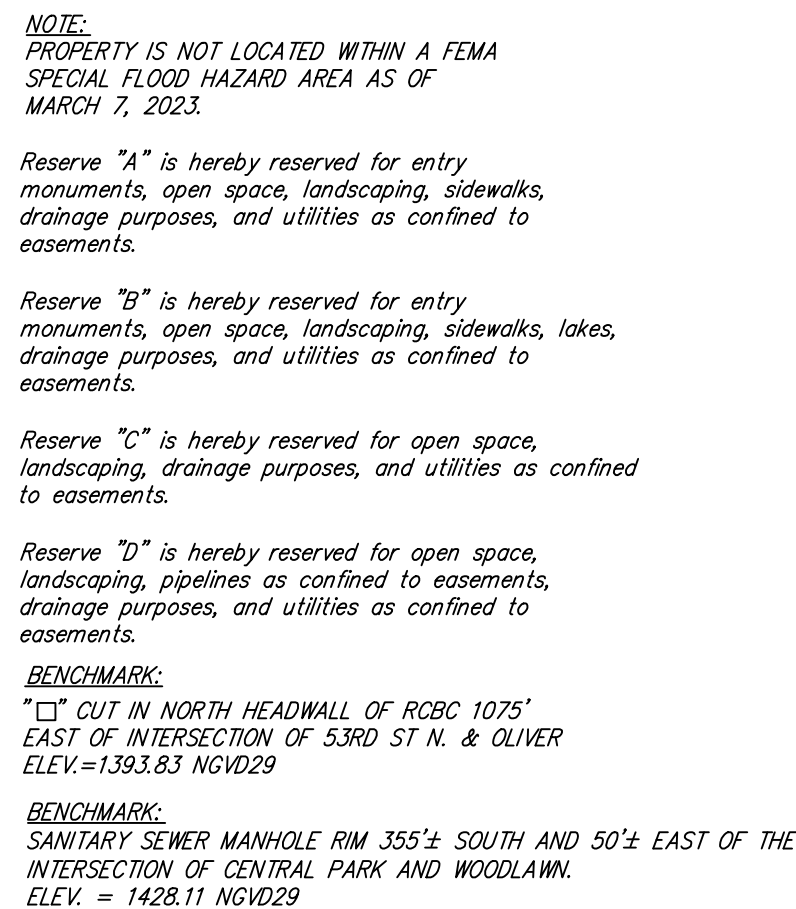
Keith Price  
REVIEWED BY

Comments: The rezoning request for this plat area will be on the September 14<sup>th</sup> agenda. The preliminary plat was tabled earlier in the year by the planning commission. City staff met with the owner and owner's representatives 8/28/23 with the plat concerns. The city received a revised copy to show the cul-de-sac additions 8/30/23; the review is covering the 9/6/23 version regarding missing items or corrections.

- Everyg has been contacted, Onegas has been contacted. Onegas had no requests.
- SCFD was contacted, no requested were made.
- The pipeline representatives were contacted, concerns were voiced related to 53<sup>rd</sup> Street, sidewalk location in the area of the testing station. Indications made by the representee that there was another project he was meeting about, and that the easement access reserve B would be looked at and discussed as well.
- Label-Bristol Hollows Reserve X is not correct south of the pipeline.
- McNeil ROW jog doesn't match SCGIS-is this correctly shown by the plat?
- Utilities being provided for as to be shown in the easements-do you have a utility plan to provide this information?

- The added drainage note will need to go through legal review to match the agreement with the owners of Bristol Hollows reserve and developer's agreement.
- The city engineer will contact Baughman Co. direct with additional easement and drainage concerns beyond what is listed.
- The city 2018 Master growth plan figure 3.4 mixed use/local commercial; Figure 3.5 indicates the intensity level is currently 3 and that the request would be a level 2 for medium density residential.
- <http://www.belaires.citycode.net/> is the link to find the requirements for platting and zoning.



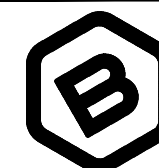


Date of Preparation: Aug. 17, 2023  
Date of Topography: Jan. 19, 2007, Sept. 20, 2021  
Contour Intervals = 1 Foot  
Area = 13.59 Acres

## CHAPEL LANDING 7TH

REV. Sep. 7, 2023

Aug. 16, 2023



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

(M) = MEASURED  
(P) = PLATTED  
(D) = DESCRIBED  
(C) = CALCULATED  
(C-P) = CALCULATED PER  
PLATTED INFO.  
(C-D) = CALCULATED PER  
DESCRIBED INFO.

*We, Baughman Company, P.A., under the supervision of the undersigned surveyor and land planner, did on this 20th day of September, 2021 perform a topographic survey of the above described tract of land.*

Jonathan C. Hubbell, P.S. #1680

OWNER/DEVELOPER:  
53RD & OLIVER, LLC  
PO BOX 75337  
WICHITA, KS 67275

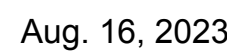
**LEGAL DESCRIPTION:**

That part of the Northeast Quarter of Section 24, Township 26 South, Range 1 East of the Sixth Principal Meridian, Sedgewick County, Kansas described as follows: Beginning at the northeast corner of said Northeast Quarter; FIRST COURSE, thence S00°19'45" (basis of bearings, east line of said Northeast Quarter as platted in Chapel Landing, Bel Air, Sedgwick County, Kansas), coincident with the east line of said Northeast Quarter, a distance of 93.15 feet to the intersection with the north line of said Chapel Landing, thence N87°17'22"W (as amended by the Ditch-of-Way Contract described and recorded in the Office of the Sedgwick County Register of Deeds in DOC#J/LM-PC; 28860053) and the southeast line of a ConocoPhillips Amendment of Ditch-of-Way Agreement described and recorded in the Office of the Sedgwick County Register of Deeds in DOC#J/LM-PC; 28883860, (hereinafter referred to as Pipeline Rights-of-Way); SECOND COURSE, thence S64°17'22"W coincident with the southeast line of said Pipeline Rights-of-Way, a distance of 398.47 feet to the most northerly northern corner of Reserve "A" as platted in Chapel Landing, Bel Air, Sedgwick County, Kansas; THIRD COURSE, thence continuing S64°17'22"W, a distance of 100.00 feet to the south line of said Reserve "A"; FOURTH COURSE, thence S19°42'50"W coincident with the southeast corner of Reserve "A" as platted in Chapel Landing, FIFTH COURSE, a distance of 528.94 feet to the southeast corner of Reserve "A"; SIXTH COURSE, thence N19°42'50"W coincident with the east line of said Reserve "T", a distance of 89.40 feet to the northeast corner of said Reserve "T", said northeast corner also being the southwest corner of Reserve "A", Bristol Hallows, City of Bel Air, Sedgwick County, Kansas; FIFTH COURSE, thence continuing N19°42'50"W coincident with the east line of said Reserve "A", a distance of 664.28 feet to the northeast corner of said Reserve "A"; SIXTH COURSE, thence N00°17'22"E, a distance of 60.00 feet to the intersection with the north line of said Northeast Quarter; SEVENTH COURSE, thence S89°42'50"E coincident with the north line of said Chapel Landing, a distance of 162.76 feet to the beginning subject to 10.00 foot road right-of-way along said road and abutting the north line of said Northeast Quarter and a 5.00 foot road right-of-way along west end of and abutting the east line of said Northeast Quarter.

NOTE:  
THE MINIMUM INTERIOR SIDE YARD SETBACK IN  
CHAPEL LANDING 7TH SHALL BE 5 FEET.

**DRAINAGE NOTE:**  
DETENTION REQUIREMENTS FOR CHAPEL  
LANDING 7TH WILL INCLUDE RESERVE "A", BRISTOL  
HOLLOWS ADDITION. THERE SHALL BE SPLIT  
OWNERSHIP OF RESERVE "A" WITH SHARED  
MAINTENANCE OF RESERVE "A".





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

(M) = MEASURED  
(P) = PLATTED  
(D) = DESCRIBED  
(C) = CALCULATED  
(C-P) = CALCULATED PER  
PLATTED INFO.  
(C-D) = CALCULATED PER  
DESCRIBED INFO.

*Jonathan C. Hubbell*  
Jonathan C. Hubbell, P.S. #1680

That part of the Northeast Quarter of Section 24, Township 26 South, Range 1 East of the Sixth Principal Meridian, Sedgewick County, Kansas described as follows: Beginning at the northeast corner of said Northeast Quarter; FIRST COURSE, thence S02°49'40"E., (basis of bearings, east line of said Northeast Quarter as platted in Chapel Landing, Be Aré, Sedgewick County, S02°49'40"E.; second course, thence N87°42'50"W. 60.00 feet to the southeast corner of said Northeast Quarter; THIRD COURSE, thence along the north line of an Enbridge Pipeline (KPC) Amendment of Right of Way Contract described and recorded in the Office of the Sedgewick County Register of Deeds in DOC#G/FLM-PC 28860053 and the southeast line of a ConocoPhillips Amendment of Right-of-Way Agreement described and recorded in the Office of the Sedgewick County Register of Deeds in DOC#G/FLM-PC 28883866, (hereinafter referred to as Pipeline Rights-of-Way); SECOND COURSE, thence S64°17'22"W. 122.50 feet to the northeast corner of Reserve "X"; FOURTH COURSE, thence continuing N19°42'50"W. coincident with the northeast corner of Reserve "X," as platted in Chapel Landing, Be Aré, Sedgewick County, KANSAS; THIRD COURSE, thence S64°17'22"W. coincident with the southeast line of said Pipeline Rights-of-Way and coincident with the northwest line of said Reserve "X", a distance of 528.94 feet to the southeast corner of Reserve "W," as platted in said Chapel Landing; FOURTH COURSE, thence N19°42'50"W. coincident with the east line of said Reserve "W", a distance of 68.40 feet to the northeast corner of Reserve "A"; FIFTH COURSE, thence continuing N19°42'50"W. coincident with the northeast corner of Reserve "A", Be Aré, Sedgewick County, KANSAS; FIFTH COURSE, thence continuing N19°42'50"W. coincident with the east line of said Reserve "A", a distance of 664.28 feet to the northeast corner of said Reserve "A"; SIXTH COURSE, thence N00°17'10"E., a distance of 60.00 feet to the intersection with the north line of said Northeast Quarter; SEVENTH COURSE, thence S89°42'50"E. coincident with the north line of said Northeast Quarter, a distance of 162.816 feet to the point of beginning, subject to a right-of-way easement for the Enbridge Pipeline (KPC) Amendment of Right of Way Contract described and recorded in the Office of said county clerk and of abutting the east line of said Northeast Quarter.

**DRAINAGE NOTE:**  
DETENTION REQUIREMENTS FOR CHAPEL  
LANDING 7TH WILL INCLUDE RESERVE "A", BRISTOL  
HOLLOWS ADDITION. THERE SHALL BE SPLIT  
OWNERSHIP OF RESERVE "A" WITH SHARED  
MAINTENANCE OF RESERVE "A".

*We, Baughman Company, P.A., under the supervision of the undersigned surveyor and land planner, did on this 20th day of September, 2021 perform a topographic survey of the above described tract of land.*

30



**DETENTION**  
This site will provide detention, as shown, to limit developed peak flow rates to be equal to or less than existing peak runoff rates. Flow rates are preliminary and will be finalized as part of the Final Drainage Plan. This site is planned to discharge into the Bristol Hollows reserve and will over-excavate and create a wet surface pond in said reserve. The wet surface pond will provide detention and water quality for both this site as well as Bristol Hollows.

**FEMA**  
No Mapped FEMA Floodplain within site boundaries as of this date.

**GRADING**  
All lots will be graded with a minimum 1% rear cross lot drainage and a minimum 0.3% street slope. A minimum of 2' to the lowest opening will be maintained around the proposed ponds. A Preliminary Grading Plan will be developed as part of the Final Drainage Plan.

**STORMWATER SEWER**  
A preliminary storm water sewer collection system has been sized and laid out, as shown. The final storm water system will be sized for the at least the 5-year peak storm event as part of the Final Drainage Plan. Emergency overflow elevation will be provided around structures as part of the Preliminary and Final Grading Plan(s).

**WATER QUALITY**  
Water quality will be achieved within the pond surface(s).

DISCHARGE POINT	
EXISTING	DEVELOPED
AREA = 7.3 ACRES	AREA = 6.3 ACRES
CN = 79	CN = 90
Tc = 28 MIN	Tc = 15 MIN
Q <sub>2</sub> = 10 CFS	Q <sub>2</sub> = 18 CFS
Q <sub>5</sub> = 15 CFS	Q <sub>5</sub> = 24 CFS
Q <sub>10</sub> = 20 CFS	Q <sub>10</sub> = 29 CFS
Q <sub>25</sub> = 28 CFS	Q <sub>25</sub> = 37 CFS
Q <sub>100</sub> = 38 CFS	Q <sub>100</sub> = 49 CFS

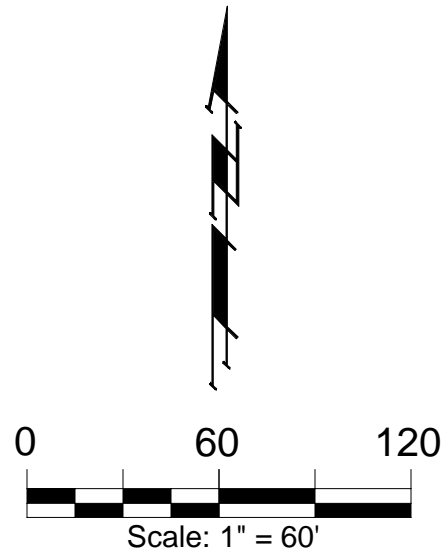
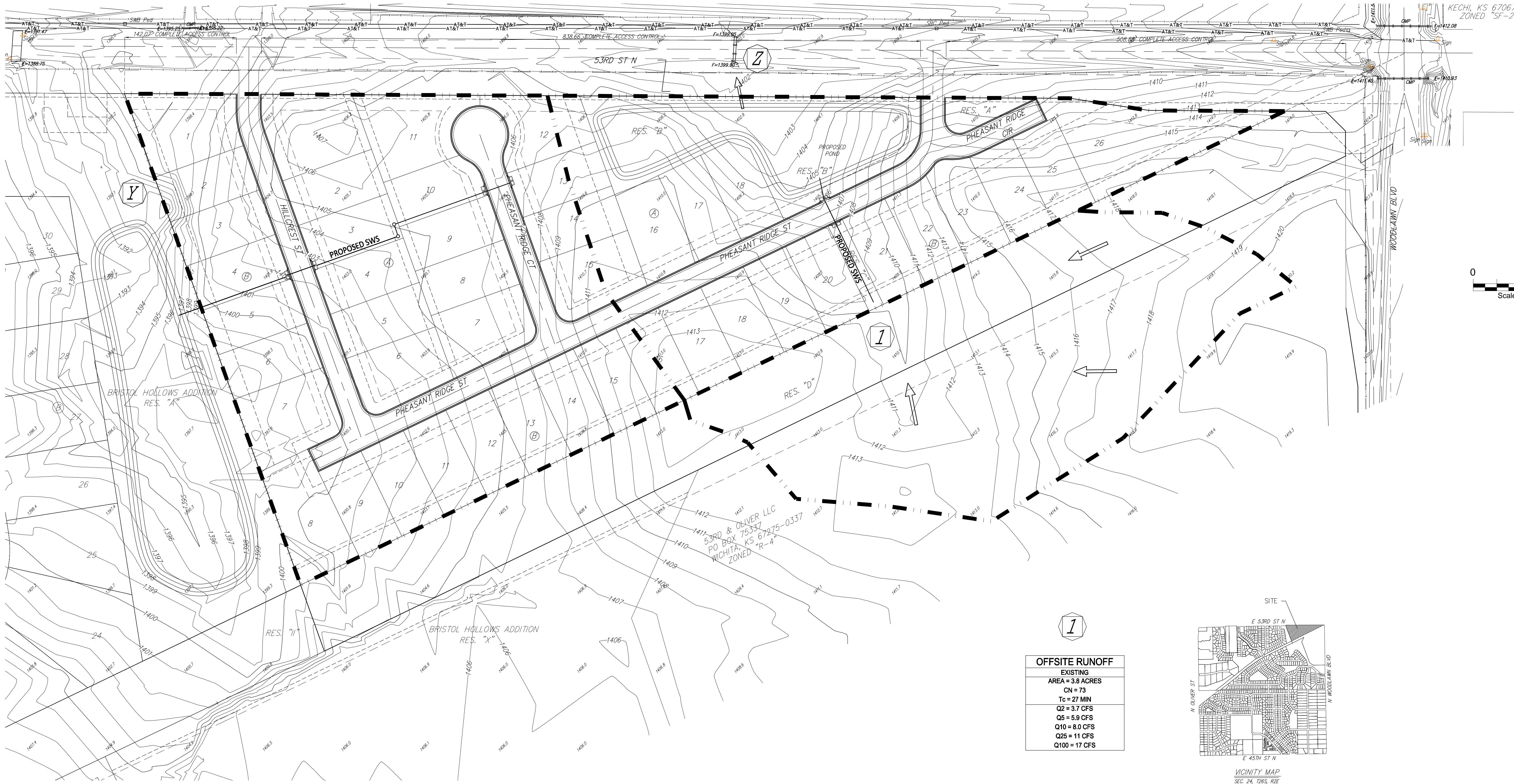
DEVELOPED PEAK FLOWS WILL BE DETAINED IN THE RE-WORKED BRISTOL HOLLOW'S POND, AS SHOWN

DISCHARGE POINT	
EXISTING	DEVELOPED
AREA = 7.2 ACRES	AREA = 7.0 ACRES
VARIES	VARIES
Q <sub>2</sub> = 9.3 CFS	Q <sub>2</sub> = 15 CFS
Q <sub>5</sub> = 14 CFS	Q <sub>5</sub> = 21 CFS
Q <sub>10</sub> = 18 CFS	Q <sub>10</sub> = 26 CFS
Q <sub>25</sub> = 24 CFS	Q <sub>25</sub> = 34 CFS
Q <sub>100</sub> = 35 CFS	Q <sub>100</sub> = 47 CFS

VARIES DUE TO ROUTING  
ON-SITE CN = 83  
Tc = 24 min

VARIES DUE TO ROUTING  
ON-SITE CN = 96  
Tc = 15 min

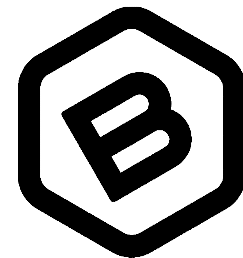
DEVELOPED PEAK FLOWS ARE DEVELOPED ON-SITE PLUS THE OFFSITE TO THE SOUTH. THE DEVELOPED FLOWS WILL BE REDUCED TO AT LEAST THE EXISTING CONDITIONS IN THE PROPOSED POND



OFFSITE RUNOFF	
EXISTING	
AREA = 3.8 ACRES	
CN = 73	
Tc = 27 MIN	
Q <sub>2</sub> = 3.7 CFS	
Q <sub>5</sub> = 5.9 CFS	
Q <sub>10</sub> = 8.0 CFS	
Q <sub>25</sub> = 11 CFS	
Q <sub>100</sub> = 17 CFS	



**PRELIMINARY PLAN. NOT FOR CONSTRUCTION.**  
This document is preliminary in nature and is not a final, signed and sealed document.



**BAUGHMAN COMPANY**

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CHAPEL LANDING  
7TH ADDITION

**DRAINAGE  
CONCEPT**

PROJECT NUMBER:

DESIGN: TRK DRAWN: TRK

DATE: 28 August 2023

SHEET  
1 OF 1