

FOR MEETING OF	10/12/23
CITY COUNCIL	
INFORMATION ONLY	

City of Bel Aire

STAFF REPORT

DATE: 10/05/2023

TO: Bel Aire Planning Commission

FROM: Keith Price

RE: Agenda

SUMMARY:

ZON-23-03. Proposed re-zoning approximately 20.41 acres zoned AG, Agriculture district, to a M-1 Industrial district.

The rezoning case was advertised in the Ark Valley News Paper and property owners were contacted as required by city code. I'm unaware of anyone contacting the city prior to this report regarding the rezoning case. A review was sent to the applicant's agent, a copy of that review is in your packet.

The following criteria shall be the basis for evaluation of the rezoning request in relation to the specific case being considered:

1. The character of the neighborhood;

The subject property is zoned AG **The zoning and uses of properties nearby**

Sedgwick County-Limited Industrial west and southwest, Southeast, rural residential. Bel Aire north and east are M-1 manufacturing.

2. 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 the figure 3.4 showing commercial park category. Figure 3.5 intensity level is a 5; the request is a level 6 acceptable within one step. Staff agrees the future PUD details would identify any concerns for the city to work through. The city code as written will require additional public meetings before any use could occupy the land.

3. The extent to which removal of the restrictions will detrimentally affect nearby property;

City staff no adverse effect is expected.

4. The length of time the subject property has remained vacant as zoned;

The City purchased and annexed the property into Bel Aire prior to 2006. The land was sold to Wichita Airport Authority almost immediately. Agriculture district is considered a holding district.

5. The relative gain to the public health, safety and welfare by the destruction of the value of petitioner's property as compared to the hardship imposed upon the individual landowners;

No hardship is expected to be caused by the development.

6. Recommendations of permanent staff;

Yes because 2018 Master Growth plan was approved by City Council. The 2014 Comprehensive plan vision map also indicates that M-1 would be a good fit.

7. 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 is within one step of M-1 and the adopted 2014 vision plan within the city comprehensive plan indicates this would be M-1.

8. 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 the current use and if that would continue until a future development is started. Do they have an estimated timeframe would be another possible discussion.