

City of Bel Aire

STAFF REPORT

DATE: 06/05/2023

TO: Bel Aire Planning Commission

FROM: Keith Price

RE: Agenda

STAFF COMMUNICATION

FOR MEETING OF	6/8/23
CITY COUNCIL	
INFORMATION ONLY	

SUMMARY:

SD-23-04. PUD re-platting approximately 96 acres in Sunflower Commerce Park 2nd. The development is labeled Sunflower Commerce Park 3rd

The city advertised the hearing in the Ark Valley newspaper.

History: The land was platted for Epic Sports and future growth of that business if the land options were exercised; total acreage of the plat is around 245 acres. The process started in 2016 and was completed in 2018. Floodplain, Evergy power lines, pipeline easements were some of the items the city worked thought to complete the platting process. The Covenants from the Sunflower Commerce Park is the binding design document; the PUD page two has the basic overall PUD rules.

Discussion:

Evergy has been contacted by staff. In addition to requiring easements with in the replatted boundaries, they have provided rules for the transmission easement along the rear of the property:

- Evergy, at this time, does not consent to any encroachments into the easement.
- The identified KG&E easement is a private easement and shall not be used as a Utility easement.
- Other easements may abut Evergy easements but not overlap.
- The Evergy (KG&E) Easement which appear on Film 643 Page 954 that exist on the north side of this property widths have not been verified.
- Evergy Transmission will not allow and excavation of fill within the easement without deeper analysis. Even after analysis the proposed changes may not be granted.
- Evergy retains the right to use the to the entire Easement. This includes moving\placing poles anywhere needed to meet future design criteria.
- Above grade objects within the easement cannot exceed 10 feet above current grade
- Equipment operating in the Easement cannot exceed 14 ft above current grade – this includes but is not limited to any lifting or articulating booms, dump trucks dozers.
- Spoils cannot be stored in Easement
- Any costs occurred in the modification of the line, structures or easement will be the responsibility of the requestor.

Onegas didn't request any additional easements currently. The did provide the nearest location; south side of Industry Dr and there is a line at N Toler Dr.

The city engineer will contact the civil engineer directly with any item not covered with this process.

This is a PUD preliminary plat and will need to meet the code section below with contents listed:

19.5.5. Preliminary PUD plat

Required for all C-2 Commercial Districts, M-1 Manufacturing and Industrial Districts or any combination thereof.

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. All information must be submitted on electronic media compatible with the City's systems.

Title: A brief description of the PUD.

Applicant Name: Name of the applicant and the agent who prepared the drawing, if applicable.

North Arrow: Indicate the north direction with respect to the project, Lot, or structure.

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; projects involving 100 acres will use 1"=100' and in excess of 100 acres use 1"=200' for the overall plan, but will utilize ballooned detail pages to expanded information as necessary.

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.

Legal Description: Legal description of Lot(s) or parcels included in the PUD. This description can be in the form of Lots and Blocks.

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

Conclusion:

Staff recommend approving all of the changes necessary to meet the city code for a preliminary plat and utility provider's request. Substantially completed submittals that provide

enough information and be conditionally approved with the knowledge any unknown items or clerks errors can be corrected.