

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



## PRELIMINARY PLAT/PUD REVIEW

Address of proposed project: Sunflower Commerce Park 4th

This report is to document that on 5.31.24 the Zoning Administrator from the City of Bel Aire evaluated the above property plan for compliance of zoning and building requirements:

CETDA CI/C
SETBACKS

ELEVATIONS

SCREENING

□ EFFECTIVE CODE COMPLIANCE □ REQUIRED PLAN SUBMITTALS

EASEMENTS

LANDSCAPE

STORM DRAINAGE

EROSION CONTROL

ADA ACCESSIBLE

UTILITIES TO BUILDING

The review of the above property plan has been:

APPROVED, as noted

DELAYED, as noted

DENIED, as noted

DATE 5/30/24



Comments: This is a PUD development. City staff met with TESSERE May 2<sup>nd</sup> to discuss submittal and to review specific details.

- Details related to building and site signage will need to be contained in the PUD and developer's agreement.
- The landscape plan discussion has been to have a concept plan with the PUD and developer's agreement allow a specific site plan to be provided as each area is developed.
- Parking lot requirements will change based on uses; as tenant finishes are proposed parking requirements will be analyzed and the general code can allow and fortified with the PUD language.
- Evergy has been contacted, Onegas has been contacted, and the Bel Aire engineering department. No Additional easements have been requested at this time.
- The city engineer will contact the civil engineer direct with any item not covered with this review.
- Building materials are shown in the submittal as tilt up concrete design. The discussion was to link the Sunflower Commerce Park covenants to the Sunflower Commerce Park 4<sup>th</sup>. This would fortify the type of materials to use for the buildings and overlay the landscape and site requirements in the event there would be variations from the concept plans.

# **Bel Aire public notice**

(Published in The Ark Valley News May 16, 2024.)

#### OFFICIAL NOTICE OF ZONING HEARING

TO WHOM IT MAY CONCERN AND TO ALL PERSONS INTERESTED:

Notice is Hereby Given that on June 13, 2024, the City of Bel Aire Planning Commission will consider the following Platting and PUD Zoning processes in the order placed on the agenda after 6:30 p.m. in the City Council Chamber at City Hali in Bel Aire, Kansas:

SD-24-01; PUD-24-01. Sunflower Commerce Park 4th approximately 74.56 acres of the M-1 Industrial Use zoning district to be used for office/ warehouse.

Legal Description: (A complete legal description is available for public inspection which is on file with the Zoning Administrator at City Hall.) General Location: N Webb Road and north of 53rd St.

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

DATED this \_13\_\_\_\_ day of May 2024.

/s/ Anne Stephens Bel Aire Planning Commission Secretary

# Affidavit of Publication

STATE OF KANSAS, SEDGWICK COUNTY, ss.

Chris Strunk, being first duly sworn, deposes and says: That he is Publisher of <u>The Ark Valley News</u>, formerly <u>The Valley Center Index</u>, 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  $\underline{1}$  consecutive weeks, the first publication thereof being made as aforesaid on the

6 M day of 2024

with subsequent publications being made on the

following dates:

,2024 2024 2024 2024 2024 ,2024 6th Subscribed and sworn to before me this dav (A 2024. - Mint - S My commission expires Additional copies Printer's fee



## SEDGWICK COUNTY, KANSAS DIVISION OF INFORMATION TECHNOLOGY *Mike Elpers CIO*

## Geographic Information Services Jack Joseph, GIS Director

271 W. 3<sup>rd</sup> St, Suite 602 ~ Wichita, KS 67202 Phone: 316-660-9290 Fax: 316-262-1174 Email: jack.joseph@sedgwick.gov www.sedgwickcounty.org/gis

Date: Wednesday, May 8, 2024

To: Amy Grant

From: Mary Ann Amador

Subject: List of all the owners

Dear Ms. Grant,

Attached is the list of all the owners of any real property located within 200 feet and/or 1,000 feet of the subject property located at the northeast corner 53<sup>rd</sup> Street and Webb Road and identified as Tax Parcel ID #: 30001473 (see fig#1)

I acknowledge and certify that the list has been obtained from public records and is consistent with the Sedgwick County Geographical Information Services records.

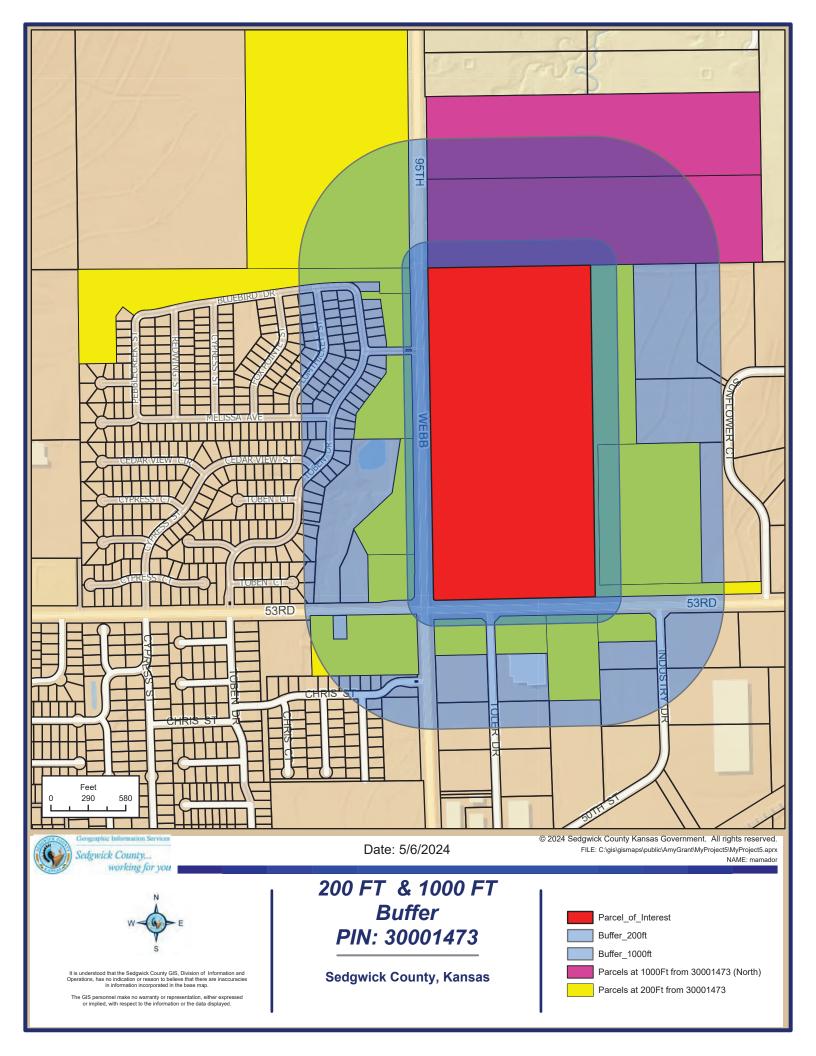
Sincerely, Mary Ann

Figure 1



PIN	Owner	Owner Mailing Address	Owner City	Owner State	Owner ZipCode	Property Address	Property Unit	Property City	Property ZipCode	Legal Description
00289617	EAZY EIGHTY LLC	PO BOX 780188	WICHITA	KS	67278-0188					S1/2 S1/2 NW1/4 EXC W 70 FT FOR RD SEC 16-26-2E
00289621	WEBB254 LLC	833 S EAST AVE	COLUMBUS	KS	66725-2307					E1/2 NE1/4 EXC PT DEEDED TO STATE FOR HWY SEC 17-26-2E

PIN	Owner	Owner Mailing Address	Owner City	Owner State	Owner ZipCode	Property Address	Property Unit	Property City	Property ZipCode	Legal Description
30002011	MINDCURE BEHAVIOR & WELLNESS CENTER LLC	9362 E WILSON ESTATES CT	WICHITA	KS	67206-4417					LOT 1 BLOCK A SUNFLOWER COMMERCE PARK ADDITION
30002016	WEBB INDUSTRIAL LLC	PO BOX 45	COLUMBUS	KS	66725-0045					LOT 1 BLOCK B SUNFLOWER COMMERCE PARK ADDITION
30002034	BEL AIRE PUBLIC BLD COMM CITY OF	7651 E CENTRAL PARK AVE	BEL AIRE	KS	67226-7600					RESERVE A SUNFLOWER COMMERCE PARK ADDITION
30009744	BEL AIRE CITY OF	7651 E CENTRAL PARK AVE	BEL AIRE	KS	67226-7600	9750 E 53RD ST N		BEL AIRE	67226	LOT 1 BLOCK A SUNFLOWER COMMERCE PARK 2ND ADDITION
30009756	BA INDUSTRIAL LLC	165 S ROCK ISLAND ST STE 300	WICHITA	KS	67202-4712					RESERVE A SUNFLOWER COMMERCE PARK 2ND ADDITION
00289653	WOOLLEY JAMES D & NARNIE K	819 W VERONA CT	ANDOVER	KS	67002-7580					N 495 FT E 880 FT N1/2 NE1/4 EXC RDS & EXC PT BEG 602 FT W NE COR NE 1/4 S 219 FT W 108 FT N 219 FT E TO BEG SEC 20-26-2E
30002024	NC PROPERTIES LLC	10333 E 21ST ST N STE 303	WICHITA	KS	67206-3546					LOT 9 EXC S 214 FT THEREOF BLOCK B SUNFLOWER COMMERCE PARK ADDITION
30020116	NORTHEAST DEVELOPERS LLC	9415 E HARRY ST STE 406	WICHITA	KS	67207-5083					LOT 34 BLOCK C CEDAR PASS ADDITION
30020117	NORTHEAST DEVELOPERS LLC	9415 E HARRY ST STE 406	WICHITA	KS	67207-5083					LOT 35 BLOCK C CEDAR PASS ADDITION
30024288	SHAM WAY LLC	3500 N ROCK RD	WICHITA	KS	67226-1341					RESERVE A BEL AIRE LAKES ADDITION
30024289	SHAM WAY LLC	3500 N ROCK RD	WICHITA	KS	67226-1341					RESERVE B BEL AIRE LAKES ADDITION
30024290	SHAM WAY LLC	3500 N ROCK RD	WICHITA	KS	67226-1341					RESERVE C BEL AIRE LAKES ADDITION
30024292	SHAM WAY LLC	3500 N ROCK RD	WICHITA	KS	67226-1341					RESERVE E BEL AIRE LAKES ADDITION
00289616	EAZY EIGHTY LLC	PO BOX 780188	WICHITA	KS	67278-0188	5950 N WEBB RD			67226	N1/2 S1/2 NW1/4 EXC W 70 FT FOR RD SEC 16-26-2E



PUD-24-01

PUD Application Page 9 of 9

## 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.

$\Box$	Change Zoning Districts: From:		
$\Box$	Amendments to Change Zoning	Districts	
$\Box$	Preliminary PUD	$\mathbf{X}$	Preliminary PUD with plat/ zoning
$\Box$	Final PUD	$\Box$	Final PUD with plat/ zoning

H:\zoning forms\PUDAPPLICATION.doc1/9/06

PUD Application Page 10 of 10

City of Bel Aire Planning Commission	n
Approved Rejected	
Comments to City Council	
City of Bel Aire Council	
Approved Rejected	
Seller - WillowRock Properties, LLC - Roxanne	Arnel, Manager
Name of owner_Buyer - Aspen Sunflower Industrial, LLC - DAN	SCHULTE
Address 5700 W 112th Street Suite 140 Telephone Overland Park, KS 66211	
Agent representing the owner_Tessere - Kurt Hershey Address1525 E Douglas Avenue, Telephone Wichita, KS 67211	316-251-0659
Addition, Bel Aire, Kansas. If appropria     Addition, Bel Aire, Kansas. If appropria	_;Block(s), ate, a metes and
2. The application area contains 74.56 acres.	
located at (relation to pearent streets)	which is generally
4. County control number: PIN Number: 30001473	

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

H:\zoning forms\PUDAPPLICATION.doc1/9/06

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	Phone
	Address	Zip Code
	ala sense na se su constante la forta de la constante de	
	Agent	Phone
	Address	Zip Code
2.	Applicant	Phone
	Applicant Address	Zip Code
		มหารมหารที่มีสาราชการที่สาราชการที่สาราชการที่สาราชการการที่สาราชการการที่ได้สาราชการที่มีสาราชการที่มีสาราชการที่สาราชการที่สาราชการที่สาราชการที่สาราชการที่สาราชการที่สาราชการที่สาราชการที่สาราชการที่สาราชการที่สาราชการที่สาราชการที่สาราชการที่สาราชการที
	Agent	Phone
	Agent Address	Zip Code
		LIP OVUG

See Abstractor Certification Letter, Map, and List

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.

Seller - WillowRock Properties, LLC -	Roxanne	Arnel, Manager
Applicant's Signature	BY	Authorized Agent (If Any) Manager

Buyer - Aspen Sunflower Industrial, LLC - DAN SCHULTE

		Dan Schulte
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.

		CITY OF BEL AIRE SUBMITT		IST
		THIS FORM SHOULD BE USED BY THE DEVELOPER AS A C	Y	AN APPLICATION
	CODE FEE \$200 IF DIFFE	20 COPIES 11X 17 OF CONCEPTUAL PLA APPLICATION REQUIREMENTS 0+\$5 LOT+ ENGINEERING ERENT AGREE	AN WITH PDF Provided	DATE PLANNER (YES) (NO) (N/A)
	5.19 A	EXISTING USES, ACTIVITIES, AND INFLUENCES WITHIN 200 FEET		
	1	ALL RECORDED PUBLIC STREETS AND EASEMENTS	YES	
		SUFFICIENT DIMENSIONS AND INFORMATION TO INDICATE PROPOSED RIGHTS-OF –WAY, PAVEMENT WIDTH AND TYPE, NUMBER OF LANES, MEDIANS AND MEDIAN BREAKS	YES	
		EXISTING AND PROPOSED SIDEWALK AND DRIVEWAY INFORMATION	YES	
SK-2 to SK-4	2	PROVIDE DETAILS OF EXISTING AND PROPOSED BUILDINGS RELATING TO PAD AREA, INTEND USE, AND ARCHITECTURE	YES	
SK-5 to SK-7	3	EXISTING AND PROPOSED FINISHED GRADES OR CONTOURS	YES	
GS-2 & SK-2		AT TWO (2) FOOT INTERVALS IDENTIFY ANY LAND AREAS WITHIN THE (100) HUNDRED YEAR FLOODPLAIN. EXISTING & PROPOSED DRAINAGE	YES	
DRAINAGE REPORT	4	CHANNELS AND PONDS THE LOCATION, SIZE, CROSS-SECTION AND CALCULATIONS OF ANY DRAINAGE STRUCTURE SUCH AS CULVERTS, DITCHES, STORMWATER SEWERS AND INLETS	YES	
SK-2	5	LOCATION, MASSING PATTERN OF EXISTING VEGETATION. INDICATE PROPOSED ON-SITE PRESERVATION	YES	
GS-2 & SK-2	6	EXISTING ZONING AND LAND USE OF SITE AND	YES	
00-2 0 010-2	5.19 B	SURROUNDINGS SITE DEVELOPMENT	120	
SK-2	1	PROPOSED LOCATION OF BUILDINGS AND OTHER	YES	
SK-2	1	STRUCTURES, PARKING AREAS, DRIVEWAYS, WALKS NOISE, DUST, ODOR GENERATING SOURCE, AND SITE VIEW (REFRIGERATION UNITS, MECHANICAL EQUIPMENT,	YES	
SK-2 to SK-14		LOADING DOCK) SCREENING, DRAINAGE CONTROL, LANDSCAPE, UTILITIES,	YES	
		AMENITIES, FOCAL POINTS, AND THEMES		
GS-2 & SK-2		PROPER SET BACKS, SUFFICIENT DIMENSIONS ARCHITECTURAL STYLE, SIZE, EXTERIOR MATERIALS AND	YES	
SK-3 to SK-4	2	COLOR OF THE PROPOSED BUILDINGS; ELEVATION DRAWINGS SHALL BE DRAWN TO A STANDARD ARCHITECTURAL SCALE	YES	
SK-2	3	A SCHEDULE SHALL BE INCLUDED INDICATING TOTAL FLOOR AREA, DWELLING UNITS, LAND AREA, PARKING SPACES, LAND INTENSITY, AND RELATIVE QUANTITIES	YES	
SK-13 & SK-14	44	LANDSCAPE PLAN DETAILING PROPOSED SIZE AND TYPE OF PLANTS PURSUANT TO CITY REQUIREMENTS	YES	
SK-8 to SK-10	5	PROPOSED UTILITY LAYOUT INTO THE SITE	YES	
	5.19 C	OTHER RELEVANT INFORMATION TO INCLUDE		
SK-2	1	NAME, ADDRESS, PHONE NUMBER OF LANDOWNER, ENGINEERS, ARCHITECT, AND OTHERS PARTICIPATING IN THE PROJECT	YES	
GS-2	2	THE BOUNDARY LINES OF THE AREA INCLUDED IN THE SITE PLAN, INCLUDING BEARINGS, DIMENSIONS, AND REFERENCE TO A BENCHMARK LOCATION, SECTION CORNER, QUARTER CORNER OR POINT ON A RECORDED PLAT	YES	
ALL PLANS	3	NORTH ARROW AND SCALE STANDARD ENGINEER FOR SITE; STANDARD FOR ARCHITECTURAL FOR BUILDING	YES	
GS-2 & SK-2	4	SMALL VICINITY MAP OR KEY MAP INDICATING LOCATION IN THE CITY	YES	
SK-2	5	NAME AND ADDRESS OF THE ARCHITECT , LANDSCAPE ARCHITECT, PLANNER, ENGINEER, SURVEYOR, OR OTHER INVOLVED IN THE PREPARATION OF THE PLAN	YES	
DRAINAGE REPORT	5.19 D	STUDIES THAT MAY REASONABLY REQUIRED SUCH AS; TRAFFIC IMPACT, CITY SERVICES IMPACT, UTILITY MODELING, WATERSHED AND DRAINAGE STUDIES	YES	

### CITY OF BEL AIRE, KANSAS

## File No. S/D 24 -0/

### 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 SubdivisionSUNFLOWER COMMERCE PARK	4TH AD	DITION
Gene	ral Location WEST 1/2, SW 1/4, SEC 16, T-26-S, R	l-2-E	
Name	Inside City Seller - WillowRock Properties, LLC - Rexanne Amel, Mar Buyer - Aspen Sunflower Industrial, LLC - Dan Schulte	X T	o be Annexed
	ess 5700 W 112th Street Suite 140 , Overland Park, KS 66211	Phone .	ექვეურ <del>ითი სართანის მა</del> რეიების ყალი დამავარი <del>რამას, რამ დ</del> ამარმის კარის დამარმას კიტიდი საყუთადი და
Name	of Subdivider/Agent Same as Landowner	Sector Strategy and S	ne konstruktiva popular universidente en andraktivy 2. com de si in statuste en antere en antere antere antere
Addro	25S	Phone .	
	of (Engineer) (Land Planner) Tessere - Kurt Hershe ess 1525 E Douglas Avenue, Wichita, KS 67211		
	of Registered Land Surveyor Abbott Land Survey - (		
	ess 631 N. Kessler St., Wichita, KS 67203		
			an a
<u>Subd</u>	ivision Information		
1.	Gross acreage of plat <u>74.56</u> Acres		
2.	Total number of lots5		×.
3.	Proposed land use:		
	a. Residential-Single-Family Duplex Mu	ltiple-	-Family
	Manufactured/Mobile Home		
	b. Commercial		
	c. Industrial Warehousing		
	d. Other		
Д.	Predominant minimum lot width471' Fee	t	
5.	Predominant minimum lot area <u>10.47</u> Squa		Acres
6.	Existing zoning M-1		
7.	Proposed zoningM-1 PUD		District
8.	Source of water supply City of Bel Aire		
9.	Method of sewage disposal City of Bel Aire - Gravity	Sewer	
	(2/15/95) © Foster & Associates, Planning Consultants, 1995		

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200	10601 111	ical leet of new	SLICEL	2,000	166	L L	
	Andread apparent managements	Street Name		R/W Wid	lth	Lineal	Feet
	a. <u>E</u>	54TH ST N		70	Ft.	1175	Ft.
	b. <u>CHI</u>	CORY DRIVE	dinas annais	70	Ft.	613	Ft.
	c. <u> </u>	56TH ST N	anta para	70	Ft.	1175	Ft.
	d		مدرينه هنت	1676-6-06-1676-19-751-19-751-19-751-19-75-19-75-19-75-19-75-19-75-19-75-19-75-19-75-19-75-19-75-19-75-19-75-19	Ft.		Ft.
	е.			and a strange system of the second strategy and the	Ft.	<b>166)26</b> 192900-000-000-000-000-000-000-000-000-00	Ft.
11.	Pronosed	type of street s	urfacir	na CON	CRETE		
4.6 *	roposed	cype of sciece s	uriach	·9	an an is designed and an and a sector		
12.	Curb and	gutter proposed:	Yes_	<u>    X      No  </u>	and instruction of the second s		
13.	Sidewalks	proposed: Yes		No <u>X</u>	If yes, w	here?	

10. Total lineal feet of new street 2,963 Foot

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

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

Buver - Aspen Sunflower Industrial, LLC - Dan Schulte

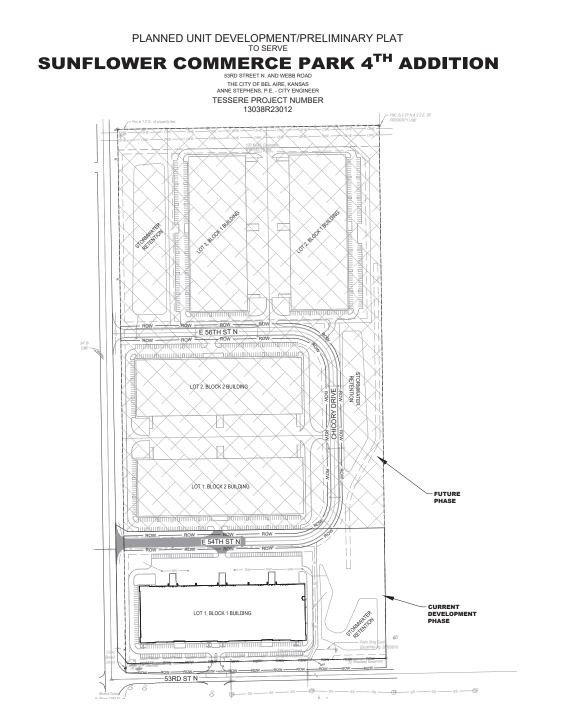
		Poxand June	Manager	5 8 24			
Landowner	Date	Agent (If any)	' Qate				
		Dan Schulte	5/8/2024				
Landowner	Date	Agent (If any)	Date	•			
OFFICE USE ONLY		Dig.tou					
Prints of the Preliminary Pl	at received	(Number)	/				
Vicinity map of existing and	proposed st	reet system received	V				
Statement of financing and g	uaranteeing	proposed improvements re	eceived				
Preliminary drainage plan, if deemed necessary, received							
This application was receive	d by the Sub	division Administrator (	on <u>5/14</u> ,				
1911 It has been check	ced and four	nd to be accompanied b	y the required				
information and the fee of	pai	d to the City Clerk.					
totaly	800 504	610					
,	•	AV	2				
		Subdivisio	n Administrator				

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		CITY OF BEL AIRE SUBMITI	AL CHECKL	IST	
	-Be	el Aire PRELIMINARY P	LAT		
		THIS FORM SHOULD BE USED BY THE DEVELOPER AS A		AN APPLICATIO	N
	CODE	15 COPIES 24"X32" SCALE 1" TO 100' 100 ACRES 1" TO 200', PDF AN APPLICATION REQUIREMENTS 0+\$5 LOT+ ENGINEERING	D CAD COPIES, APPLIC PROVIDED (YES) (NO) (N/A)	CATION FORM DATE IF DIFFERENT	PLANNER AGREE
	5.23A	DATA USED IN THE PREPARATION TO INCLUDE:			
	1	NORTH ARROW, SCALE, DATE OF PREPARATION	YES		
Î	2	LEGAL DESCRIPTION, BOUNDARY LINES OF THE TRACT WITH APPROXIMATE DIMENSIONS	YES		
	3	VICINITY MAP, DRAWN TO SCALE OF 1" EQUAL TO 2,000'	YES		
	4	LOCATION, ELEVATION, AND DESCRIPTION OF THE BENCH MARK CONTROLLING THE VERTICAL SURVEY	YES		
	5	STATEMENT CLEARLY INDENTIFYING THE DOCUMENT AS A PRELIMINARY PLAT	YES		
	6	NAME AND ADDRESS OF THE LANDOWNER, ARCHITECT, PLANNER, ENGINEER, SURVEYOR OR OTHER INVOLVED IN PREPARATION OF THE PLAT	YES		
	5.23 B	EXISTING USES, ACTIVITIES AND INFLUENCES ON THE SITE AND ADJACENT PROPERTIES, WITHIN 400'	YES		
	1	NAMES OF ADJACENT SUB-DIVISIONS, LANDOWNERS OF	YES		
S-002	2	UNPLATTED LAND EXISTING STREETS, (INCLUDE NAMES), RIGHT-OF-WAYS, SIDEWALKS, MUNICIPAL BOUNDARIES, SECTION LINES, RAILROAD, EASEMENTS	YES		
	3	ALL PLATTED OR EXISTING STREETS AND PROPERTY LINES	YES		
	4	CONTOUR LINES 2' SLOPES< 10%; 5'>10%; SPOT ELEVATIONS FOR FLAT GROUND. DATE AND SOURCE OF SURVEY	YES		
	5	DESCRIPTION OF ANY EXISTING STREETS WHICH ABUT, TOUCH OR EXTEND THROUGH-TYPE, SURFACE, WIDTH, ROW WIDTH, BRIDGE AND CULVERT DETAIL	YES		
	6	LOCATION OF THE 1% CHANCE FLOODPLAIN AND ALL WATERCOURSES	YES		
	7	NATURAL FEATURES SUCH AS ROCK OUTCROPPINGS, LAKES WOODED AREAS, PRESERVABLE TREES	YES		
	8	ZONING CLASSIFICATIONS FOR TRACT AND ADJACENT TRACTS	YES		
	9	PROPOSED ADDITION OR DELETIONS IMPACTING THE	YES		
	5.23 C	FLOODPLAIN, WATERCOURSES, AND OR DRAINAGE PROPOSED SUBDIVISION OF THE TRACT INCLUDING:	YES		
	1	NAME OF THE SUBDIVISION SHALL NOT DUPLICATE OR	YES		
to SK-7	2	CLOSELY RESEMBLE THOSE IN SEDGWICK COUNTY APPROXIMATE THE GRADIENTS OF THE PROPOSED STREETS	YES		
	3	WITHIN THE PLAT EASEMENTS SHOWING WIDTH AND PURPOSE	YES		
	4	PROPOSED ZONING SETBACK LINES	YES		
↓ ↓	5	LOT DIMENSIONS, MINIMUM LOT SIZES, AND PROPOSED	YES		
8 to SK-10	6	LOT AND BLOCK NUMBERS, SETBACK LINES UTILITIES-TYPE, LOCATION, LAYOUT.	YES		
	5.23 D	THE FOLLOWING ITEMS TO BE SUBMITTED IN SUPPORT	. 20		
	1	OF AN APPLICATION: ALL STUDIES REQUIRED BY THE CITY; DRAINAGE, TRAFFIC, OTHER	YES		
PORT	2	OTHER ASSURANCES OF ADEQUATE PUBLIC FACILITIES	YES		
	3	A MASTER SCREENING/FENCE PLAN FOR COMMERCIAL/ RESIDENTIAL	N/A		





# CITY OF BEL AIRE





INDEX OF DRAWINGS						
SHEET NO.	SHEET NAME					
SK-001	PUD/PLAT COVER SHEET					
SK-002	PUD SITE PLAN					
SK-003	ARCHITECTURAL ELEVATIONS					
SK-004	ARCHITECTURAL ELEVATIONS					
SK-005	OVERALL GRADING PLAN					
SK-006	GRADING PLAN ENLARGEMENT 1					
SK-007	GRADING PLAN ENLARGEMENT 2					
SK-008	OVERALL UTILITY PLAN					
SK-009	UTILITY PLAN ENLARGEMENT 1					
SK-010	UTILITY PLAN ENLARGEMENT 2					
SK-011	EXISTING DRAINAGE PLAN					
SK-012	PROPOSED DRAINAGE PLAN					
SK-013	OVERALL LANDSCAPE PLAN					
SK-014	LOT 1, BLOCK 1 LANDSCAPE PLAN					
GS-001	PRELIMINARY PLAT, SHT 1					
GS-002	PRELIMINARY PLAT, SHT 2					



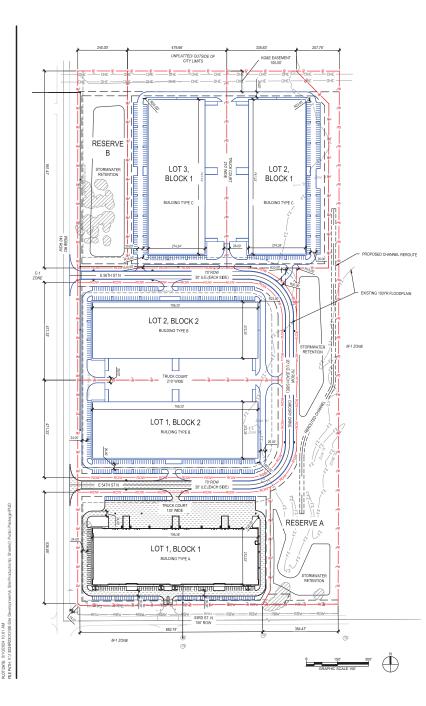


PROGRESS PRINT

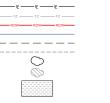
△ DESCR	PTION DATE
PROJECT NO:	13038R23012
STATUS:	PUD SUBMITTAI
DATE:	05/10/2024
DRAWN BY:	MTR
CHECKED BY:	KL)

COVER SHEET





#### LEGEND



#### LOT BOUNDARY ELCOD ZONE PROPOSED RIGHT OF WAY FUTURE DEVELOPMENT PROPOSED UTILITY EASEMENT PROPOSED BUILDING SETBACK EXISTING TREE CANOPY TO PRESERVE EXISTING TREE CANOPY TO REMOVE CONCRETE DRIVE PAVING

#### PROJECT SUMMARY

	PROJECT DATA TABLE					
LEGAL	W 1/2, SW 1/4, SEC. 16, T-26-S, R-2-E					
SPECIFICATIONS	CITY OF BEL AIRE					
PROJECT AREA	74.56 ACRES					
OWNER	BUYER: ASPEN SUNFLOWER INDUSTRIAL, LLC - DAN SCHULTE SELLER: WILLOWROCK PROPERTIES, LLC - ROXANNE ARNEL, MANAGER					
PROJECT COORDINATION	DJECT COORDINATION CITY OF BELAIRE SI					
ENGINEER/PREPARER	KURT HERSHEY, P.E. TESSERE 1525 E. DOUGLAS AVE, WICHITA, KS 67211					
CHAD ABBOTT, P.S. URVEYOR ABBOTT LAND SURVEY 633.1 X KESSLER ST, WICHITA, KS 67203						

#### DEVELOPMENT SUMMARY

item	Floor Area	Bidgs	Total Floor Area	Site Acreage	% of Acres
Industrial				53.92	72.32%
Lot 1, Block 1		1		11.61	15.57%
Office	43,074		43,074		
Storage	172,298		172,298		
Subtotal	215372		215,372		
Lot 1, Block 2		1		10.55	14.15%
Office	43,074		43,074		
Storage	172,298		172,298		
Subtotal	215372		215,372		
Lot 2, Block 2		1		10.55	14.15%
Office	43,074		43,074		
Storage	172,298		172,298		
Subtotal	215372		215,372		
Lot 3, Block 1		1		10.47	14.04%
Office	41,000		41,000		
Storage	164,000		164,000		
Subtotal	205,000		205,000		
Lot 2, Block 1		1		10.74	14.40%
Office	41,000		41,000		
Storage	164,000		164,000		
Subtotal	205,000		205,000		
Reserve A				10.76	14.43%
Reserve B				5.24	7.03%
Right-Of-Way				4.64	6.22%
TOTAL		5	1.056,116	74.56	100.00%

#### PARKING SUMMARY

LOT/BLOCK	NUMBER OF BUILDINGS	PARKING	COUNT	
		PROPOSED	FUTURE	TOTAL
Lot 1, Block 1	1	96	135	231
Lot 1, Block 2	1		171	171
Lot 2, Block 2	1		171	171
Lot 3, Block 1	1		170	170
Lot 2, Block 1	1		165	165

#### ZONING SETBACK SUMMARY

Block / Lot	<b>Building Setbac</b>	k		
BIOCK / LOT	Front	Street Side	Side Yard	Rear
Block 1 - Lot 1	50'	25'	0'	N/A
Block 1 - Lot 2	50'	N/A	0'	N/A
Block 1 - Lot 3	50'	N/A	0'	N/A
Block 2 - Lot 1	50'	25'	0'	N/A
Block 2 - Lot 2	50'	25'	0'	N/A

#### VICINITY MAP



#### GENERAL SITE NOTES

- PERSONAL SECTION AND ADDRESS OF ADDRESS OF



	RIPTION DATE
PROJECT NO:	13038R23012
STATUS:	PUD SUBMITTAL
DATE:	06/10/2024
DRAWN BY:	NW
CHECKED BY:	KH

#### PUD SITE PLAN







PROGRESS PRINT

TESSERE

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ARCHITECTURAL ELEVATIONS

DESCRIPTION DATE

13038R24001

05/10/2024

BNP

JGP

PUD SUBMITTAL

SK-003

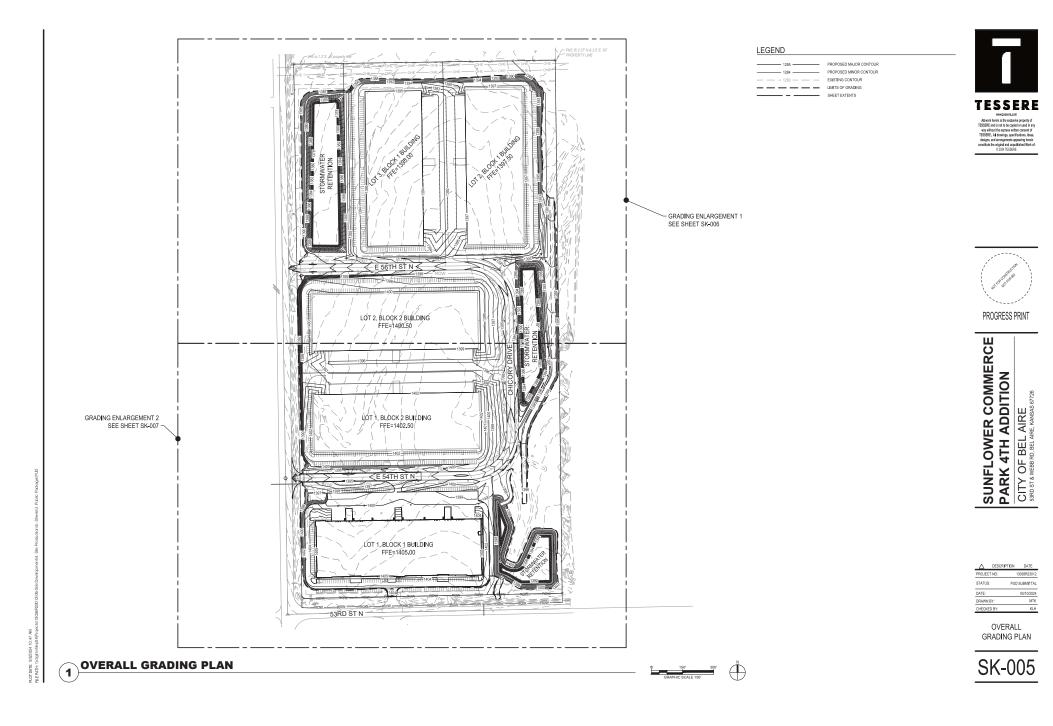


SK-004

13038R24001

JGP

PUD SUBNITTAL 05/10/2024 BNP





LEGEND

1284 \_\_\_\_\_

- 1289.00

1289.00 TC 1288.50 BC

- 1289.00 +4 ME

- 1289.00 FC

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PROPOSED MAJOR CONTOUR PROPOSED MINOR CONTOUR

EXISTING CONTOUR

SURFACE FLOW ARROW

MATCH EXISTING ELEVATION, NOTIFY ENGINEER IF SIGNIFICANT DISCREPANCY EXISTS

SPOT ELEVATION

TOP OF CURB BASE OF CURB

FLUSH CURB

STORMWATER CURB INLETS

\_\_\_\_\_ \_\_\_ \_\_\_ LIMITS OF GRADING

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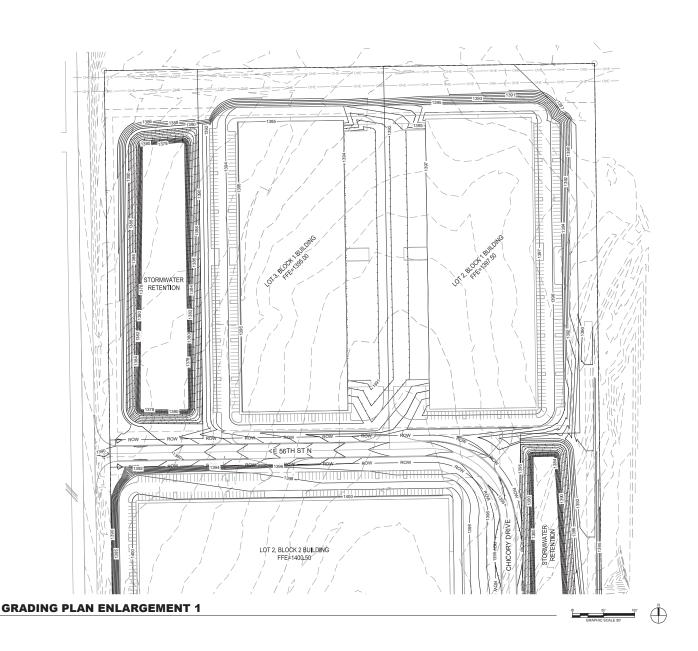




	TION DATE
PROJECT NO:	13038R23012
STATUS:	PUD SUBMITTAL
DATE:	05/10/2024
DRAWN BY:	MTK
CHECKED BY:	KLH

GRADING PLAN ENLARGEMENT 1





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PROPOSED MAJOR CONTOUR PROPOSED MINOR CONTOUR

EXISTING CONTOUR

SURFACE FLOW ARROW

MATCH EXISTING ELEVATION, NOTIFY ENGINEER IF SIGNIFICANT DISCREPANCY EXISTS

SPOT ELEVATION

TOP OF CURB BASE OF CURB

FLUSH CURB

STORMWATER AREA INLETS STORMWATER CURB INLETS

LIMITS OF GRADING

- 1284 -\_\_\_\_\_ - 1280 \_\_\_\_\_ \_\_\_

1289.00

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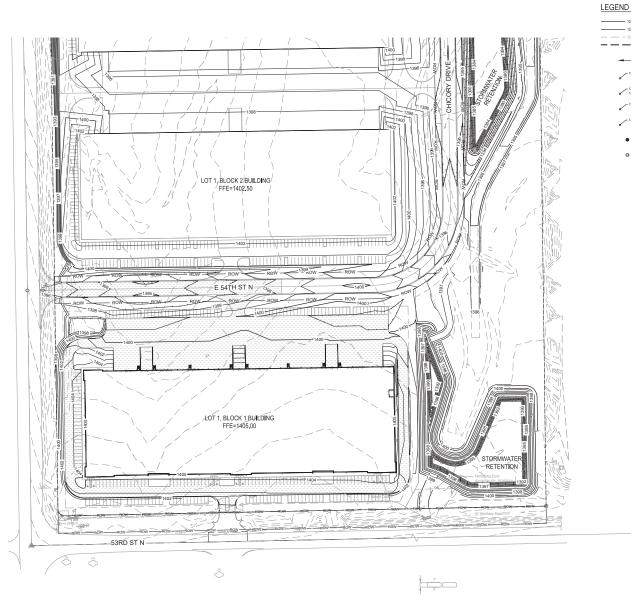




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PROJECT N	D:	13038R23012
STATUS:	PU	D SUBMITTAL
DATE:		05/10/2024
DRAWN BY:		MTK
CHECKED B	Y:	KLH

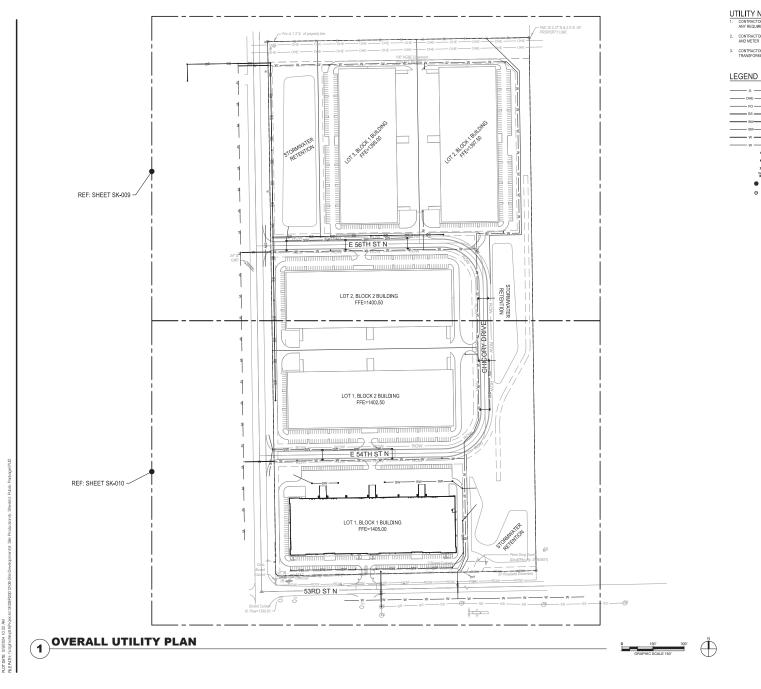
GRADING PLAN ENLARGEMENT 2

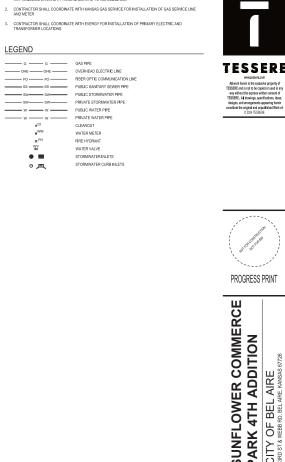




**GRADING PLAN ENLARGEMENT 2** 

1







∆ DESCR	PTION DATE
PROJECT NO:	13038R23012
STATUS:	PUD SUBMITTAL
DATE:	05/10/2024
DRAWN BY:	MTK
CHECKED BY:	KLH

OVERALL UTILITY PLAN

SK-008







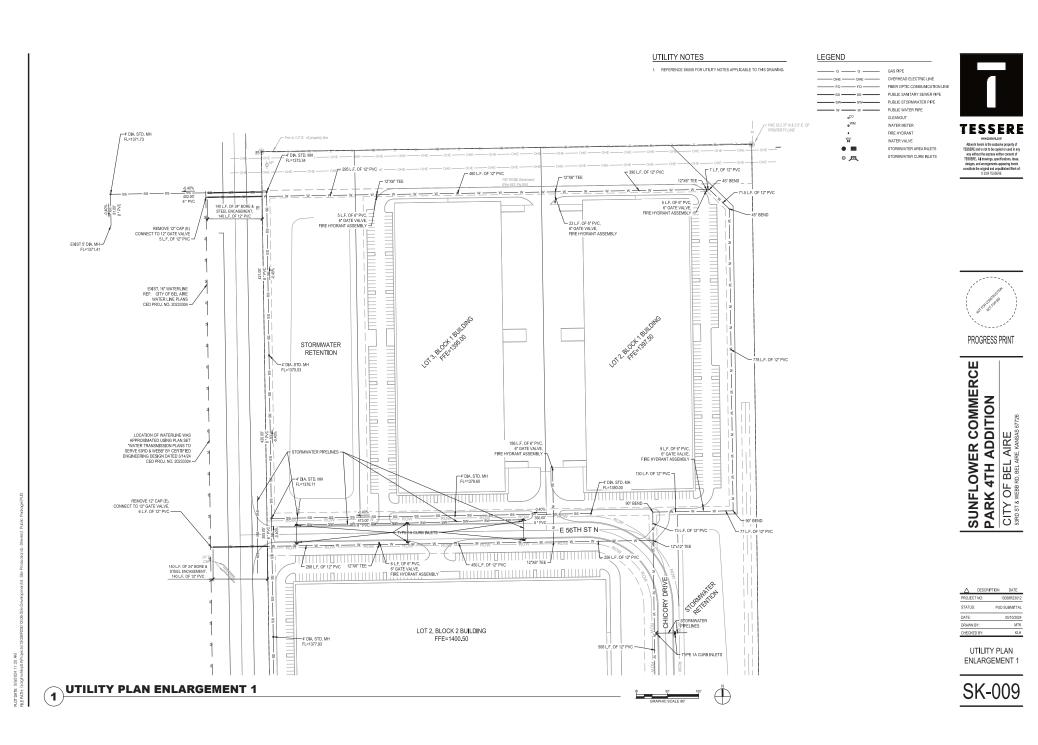
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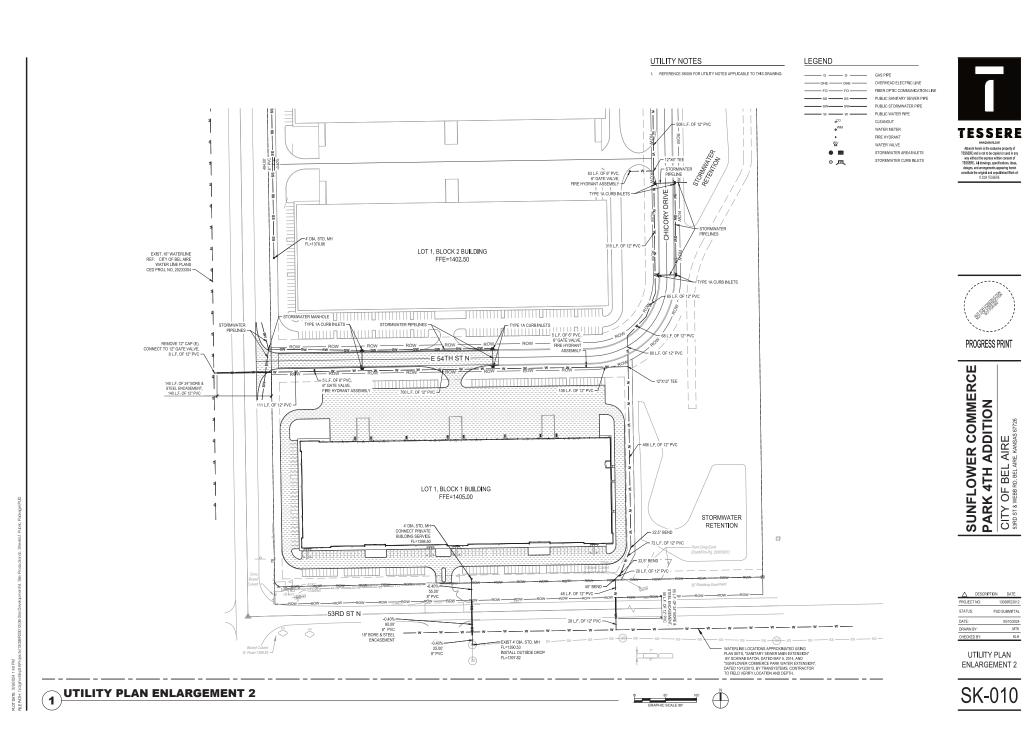
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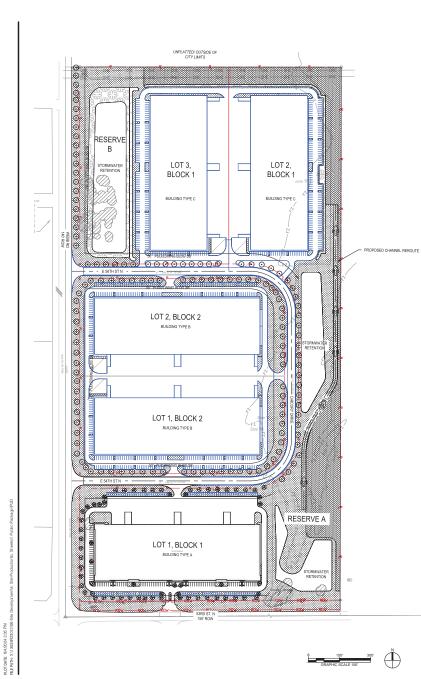
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#### LANDSCAPE NOTES

- 2. ALL TREES TO BE MINIMUM 15 GALLON.
- 3. ALL PLANT MATERIAL IS NONINVASIVE AND EITHER THE APPROVED SPECIES LIST PROVIDED BY THE CITY OR HARDY NATIVES/ CULTIVARS.
- PLANT MATERIAL SHALL BE NATIVE AND LOW MAINTENANCE. IF NATIVE VARIETES ARE NOT AVAILABLE, SPECIES APPROPRIATE TO THE LOCATION AND MICROCLIMATE THAT EXHIBIT SMILLAR CHARACTERISTICS TO NATIVE SPECIES SHALL BE USED.
- 5. A PERMANENT IRRIGATION SYSTEM WILL BE INSTALLED FOR EACH PHASE OF DEVELOPMENT.
- AFTER TWO GROWING SEASONS, LANDSCAPE SHALL PROVIDE AT LEAST 50% COVERAGE OVER MULCHED AREA.
- 7. LANDSCAPE AREA SHALL NOT INTERFERE WITH SIGHT TRIANGLES.



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#### LANDSCAPE SUMMARY

Item	M-1 Landscape Requirement	Proposed PUD Requirement	Required	Provided
Street Trees	1 tree/40 LF street frontage/ROW	1 tree/50 LF street frontage/ROW	Lot 1, Block 1: 2,400 LF/50=48 trees Lot 1, Block 2: 1,810 LF/50=37 trees Lot 2, Block 2: 1,800 LF/50=38 trees Lot 3, Block 1: 485 LF/50=10 trees Lot 2, Block 1: 485 LF/50=10 trees Reserve A: 1,225 LF/50=25 trees Reserve B: 1,300 LF/50=26 trees	Lot 1, Block 1: 48 Lot 1, Block 2: 37 Lot 2, Block 2: 38 Lot 3, Block 1: 10 Lot 2, Block 1: 9 Reserve A: 25 Reserve B: 26
Parking Lot	I		1	
Perimeter Landscape	15' continuous landscape area around parking	Non-invasive vegetated ground cover or turf grass	Lot 1, Block 1: 28,200 SF Lot 1, Block 2: 18,000 SF Lot 2, Block 2: 18,000 SF Lot 3, Block 1: 18,400 SF Lot 2, Block 1: 3,200 SF	Turf grass
Interior Landscape	1 landscape island/20 stalls	1 landscape island/20 stalls	Lot 1, Block 1: 12 Lot 1, Block 2: 9 Lot 2, Block 2: 9 Lot 3, Block 1: 9 Lot 3, Block 1: 9	Lot 1, Block 1: 22 Lot 1, Block 2: 20 Lot 2, Block 2: 20 Lot 3, Block 1: 19 Lot 2, Block 1: 19
Building Façade/ Foundation		Non-invasive vegetated ground cover or turf grass	Lot 1, Block 1: 470 LF Lot 1, Block 2: 340 LF Lot 2, Block 2: 340 LF Lot 3, Block 1: 265 LF Lot 2, Block 1: 265 LF	Turf grass

LEGEND

LOT BOUNDARY FLOOD ZONE PROPOSED KIGHT OF WAY FUTURE DEVELOPMENT PROPOSED UTLITY EASEMENT EXISTING TREE CANOPY TO PRESERVE EXISTING TREE CANOPY TO PRESERVE EXISTING TREE CANOPY TO REMOVE

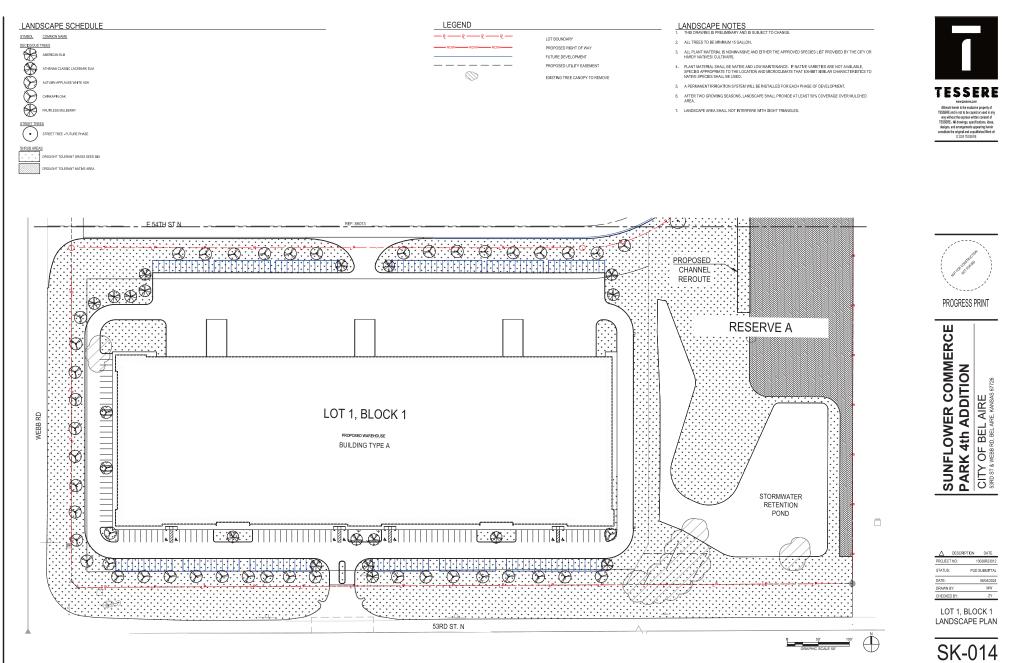
# S LANDSCAPE LEGEND



SUNFLOWER COMMERCE PARK 4th ADDITION CITY OF BEL AIRE SROEST & MEEB RD, BEL AIRE, KANSAS 57726

PROGRESS PRINT

PUD LANDSCAPE



PRELIMINARY PLAT OF SUNFLOWER COMMERCE PARK 4TH ADDITION AN ADDITION TO BEL AIRE, SEDGWICK COUNTY, KANSAS		
SURVEYOR'S CERTIFICATE		. Chair
State of Kansas ) ) SS	NOTARY CERTIFICATE	Phillip Jordan , Chair
County of Sedgwick	State of Kansas )	, Secretary
J. Ohod R. Abbolt, do hereby certify that I am a duy itemated and registered professional surveyer in the State of Kansan. That the herefore described property was surveyed and subdivided by me or under my direct supervision; that all subdivision regulations of Bd Ake hore been compiled within the terms of the surveyer in the state of the survey of the state of the state of the survey of the state of the state of the survey of the state of the survey of the state of th	) SS County of Sedgwick )	Jay Cook
that all subdivision regulations of Bel Aire have been compiled with in the preparation of this plat; that this plat and the survey on which it is based	Be it remembered that on this day of, 2024, before me a noticy public in and for and County and State, come Dan Schulte for Appen Sunflower Industrial, LLG, to me personally known to be the same person who executed the foregoing instrument of writing and duy acknowledged the execution of the same. In testimony wherea, I have here the same tim y hand and a filled my notabili seal the day and year above	CITY ATTORNEY CERTIFICATE
were made in accordance with the Kansas Minimum Standards for boundary surveys, and that all the monuments shown herein actually exist and their pacificance according to have to the heat of any leaved action and their	Aspen Sunflower Industrial, LLC, to me personally known to be the same person who executed the foregoing instrument of writing and duly achonewideded the assertion of the same in testimony wheread i have	The title evidence of the land included in this plat has been reviewed b
surveys, and unit of the manufacts shown here in action easy and then positions are correctly shown to the best of my knowledge and belief, given under my hand and seat at Bel Aire, Kansas, this day of 2024.	hereinto set my hand and affixed my notorial seal the day and year above written.	and this plat is approved pursuant to the provisions of K.S.A. 12–401. Date Signed:
Date of Survey: Date of Preparation:	Sworn before me thisday of, 2024.	
	, Notary Public	Maria Schrock City Attorney
Existing public easements and dedications being vacated by virtue of K.S.A. 12–512(b).	(Print Name)	
	······································	GOVERNING BODY CERTIFICATE State of Kansas )
		) SS County of Sedgwick )
		The dedications shown on the plat, if any, are hereby accepted by the
Chad R. Abbott P.S. #1340 Abbott Land Survey	MORTGAGE HOLDERS CERTIFICATE	The dedications shown on the plat, if any, are hereby accepted by the Governing Body of the City of Bel Aire, Kansas on thisday of , 2024.
RECORD DESCRIPTION	We the undersigned, holders of a mortgage on the above described property,	At the direction of the Bel Aire City Council
The West Half of the Continuest Constant of Contine 16 Towards 26 Contin	do hereby consent to this plat of "", to Sedgwick County, Kansas.	, Mayor
Range 2 East of the 6th P.M. Sedgnik County, Kansas, EXCEPT that portion thereof commensing at the southwest corner of the Southeest Ouarter of Section 16, Township 26 South, Range 2 East of the 6th P.M.; thence on a bearing based in the Kansas Coordinate System of 1983, N 89307357 E along	?	Jim Benace
Section 1b, Township 2b South, Range 2 Last of the bth P.M.; Thence on a bearing based in the Kansas Coordinate System of 1983, N 88°50'35" E along the court line of cald Southward Ourder, 200 feat: the new N 00°50'43" W	?, (Title)	, City Clerk
lying east 70.00 feet from the west line of said Southwest Quarter 30.00 feet to a point lying east 70.00 feet from the west line of said Southwest Quarter and north	NOTARY CERTIFICATE	
bearing based in the Konsas Coordinate System of 1985, M 8030.35 e Jaing the south line of axid Southmest Quarter 7.000 feet; thence N 0032 et 3" parallel with the vest line of axid Southmest Quarter 30.000 feet to a point liping east 7.000 feet from the event line of axid Southmest Quarter and north 30.00 feet from the south line of said Southmest Quarter for the point of beginning: thence N 0032 et 3" b SSLO feet to a point lipin part & SSLO feet from the south line of axid Southmest Quarter, thence A 400104" E 14.11 feet to a point liping north 7.2000 feet from the south line of axid Southmest Lipit feet to a point liping north 7.2000 feet from the south line of axid Southmest	State of Kansas ) ) SS	TRANSFER RECORD
from the south line of said Southwest Quarter; thence 5 460104 E 14.11 feet to a point lying north 75.00 feet from the south line of said Southwest Quarter: Mence N. 88'50'35" E parollel with the south line of said Southwest	County of Sedgwick ) Be it remembered that on this day of . 2024, before	Entered on transfer record this day of, 20.
tee to a point ying indir 7500 teet ran the sourn me of sold Southeest Quarter (there: 885035° Expandie with the south line of sold Southeest Quarter (124710 feet, more or less, to the east line of the West Half of sold Southeest Quarter; thereas southery along sold east line 45.00 feet to a point ling north 30.00 feet from the south line of sold Southeest Quarter; thereas 6 885035° W 125710 feet, more or less, to the point of beginning.	Be it remembered that on this doy of, 2024, before me a notary public in and for said County and State, come 	
thence S 88'50'35" W 1257.10 feet, more or less, to the point of beginning.	execution of the same. In testimony whereof, I have hereunto set my hand and affixed my notary seal the day and year above written.	Kelly B. Arnold, County Clerk
OWNER'S CERTIFICATE	Sworn before me thisday of, 2024.	
State of Kansas ) ) SS	, Notary Public	REGISTER OF DEED'S CERTIFICATE
County of Sedgwick )	(Print Name)	State of Kansas )
This is to certify that the undersigned owner(s) of the land described in the land Surveyor's description have caused the same to be surveyed and		) SS County of Sedgwick )
Reserves under the name of Sunflower Commerce Park 4th Addition. That all highways, streets, easements and public sites as denoted on the plat are	COUNTY SURVEYOR CERTIFICATE This plat has been reviewed in accordance with K.S.A. 58–2005 on this	This is to certify that this instrument has been filed for record in the Register of Deeds, this day of, 2024 at cicockM, and is duly recorded.
hereby dedicated to and for the use of the public for the limited purpose of constructing, operating, maintaining, and repairing public improvements and fornchise utilities within the City of Bel Airs, and further that the land	day of, 2024.	o'clockM; and is duly recorded.
land Surveyor's description have caused the some to be surveyed and subdivided on the accompanying plat hto Lots, docks, a Street, in That all highways, streets, easements and public sites as denoted on the plat are hereby dedicated to and for the use of the public for the limited purpose constructing, operating, maintaining, and repairing public improvements and control there is held and shall be conversed subject to any spollcoble restrictions, reservations and covernant and on a first and restrictions, reservations and covernant some on file or thereafter filed in the Office of the Register of Deded Sadguide County, Kansas.		Tonya Buckingham , Register of Deeds
No private drainage systems shall be located within public drainage		Kenly Zehring, Deputy
casements unless a residential of nanoge relief permit is obtained from the City of Bel Aire Public Works & Utilities Department.		·····, -·····y
A Master Drainage Plan has been developed for this plat all drainage easements, rights—of—way, and reserves shall remain at established grades	Tricia L. Robello, L.S. #1246 Deputy County Surveyor	
(unless modified with the approval of the City Engineer) and shall be unobstructed to allow for the conveyance of stormwater in accordance with the stormwater manual. The maintenance of all drainageways and drainage	Deputy County Surveyor Sedgwick County, Kansas PLANNING COMMISSION CERTIFICATE	
the stormwater manual. The maintenance of all drainageways and drainage facilities in backyard drainage easements and reserves shall be the responsibility of the property owner, and shall be enforced by	State of Kansas )	
Plat is shown to be located in Zone "X" (areas of minimal flood hazard) and	County of Sedgwick )	
Zone "A" (with BFE or depth), as said property plots by scale on the Fload Insurance Rate Map Number 2013/SO2406. EKAM Roodphan and regulatory floadway boundaries are subject to periodic change and such change may affect the intended use within the subdivision.	This plat of Supflower Commerce Park 4th Addition Bel Aira Sedawick	
affect the intended use within the subdivision.	County, Kansas has been submitted to and approved by the Bel Aire Planning Commission, Bel Aire, Kansas with the recommendation that much at be approved as proposed. Dated thisday of, 2024.	
	Dated thisday of, 2024. At the direction of the Bel Aire Planning Commission.	
Aspen Sunflower Industrial, LLC Dan Schulte		

