

ORDINANCE NO. _____

**AN ORDINANCE APPROVING THE RECOMMENDATION OF THE BEL
AIRE PLANNING COMMISSION RECOMMENDING CHANGING THE
ZONING DISTRICT OF CERTAIN LANDS LOCATED WITHIN THE
CORPORATE CITY LIMITS OF THE CITY OF BEL AIRE, KANSAS
UNDER THE AUTHORITY GRANTED BY THE ZONING REGULATIONS
OF THE CITY.**

WHEREAS, the Governing Body of the City of Bel Aire, Kansas (the "City") has received a recommendation from the Bel Aire Planning Commission for Case No. PUD-24-04; and

WHEREAS, the Governing Body finds proper notice was given and a public hearing was held for Case No. PUD-24-04 on April 10, 2025, all as provided by law and under authority and subject to the provisions of the Zoning Regulations of the City.

**BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF BEL AIRE,
KANSAS:**

SECTION 1. The Governing Body adopts the recommendation of the Bel Aire Planning Commission and approves the zone change request from Single-Family Residential District "R-4" to a Planned Unit Development Residential District "R-PUD" to create the Chapel Landing Addition Planned Unit Development Residential District (the "Chapel Landing Addition R-PUD"), on property described as:

Legal Description

Lots 1 through 9, 11 through 16, Block E, Chapel Landing, Bel Aire, Sedgwick County, Kansas, TOGETHER with Lot 10, Block E, Chapel Landing, Bel Aire, Sedgwick County, Kansas, EXCEPT that part described as Beginning at the southwest corner of said Lot 10; thence N06°30'50"W, coincident with the west line of said Lot 10, 130.74 feet to the northwest corner of said Lot 10; thence northeasterly, coincident with the north line of said Lot 10, said line being a curve to the left, having a central angle of 16°15'55", a radius of 50.00 feet, an arc distance of 14.19 feet (having a chord length of 14.15 feet bearing N44°35'18"E) to a deflection corner in the north line of said Lot 10; thence continuing northeasterly coincident with the north line of said Lot 10, said line being a curve to the left, having a central angle of 2°36'33", a radius of 593.39 feet, an arc distance of 27.02 feet (having a chord length of 27.02 feet bearing N88°16'52"E); thence S06°29'01"E, 141.41 feet to the south line of said Lot 10; thence

S89°35'09"W, coincident with the south line of said Lot 10, 38.08 feet to the point of beginning. (Excluded Parcel a/k/a 5333 N. Pinecrest Ct, Bel Aire, Kansas)

Lots 1 through 24, Block F, Chapel Landing, Bel Aire, Sedgwick County, Kansas.

General Description

53rd Street North and Bristol Street, Bel Aire, Sedgwick County, Kansas

The Chapel Landing Addition R-PUD is subject to the following restrictions, conditions or limitations, and such restrictions, conditions or limitations shall supersede any portion of the application in conflict therewith:

1. A Party Wall Agreement is referenced in the Chapel Landing Addition PUD Agreement. It shall be incorporated by reference and attached to the PUD Agreement as Exhibit 1; and,
2. The Chapel Landing Addition PUD Agreement shall be provided for council consideration, and if approved by council, it shall be attached to the ordinance as Exhibit A; and,
3. The applicant shall file the Chapel Landing Addition PUD Agreement as approved by the City's Governing Body (Exhibit A to this Ordinance) and the Party Wall Agreement (Exhibit 1 to the Chapel Landing PUD Agreement), with the Sedgwick County Register of Deeds within 30 days of final approval, and within 45 days shall provide the City with proof of the filings. A copy of the Chapel Landing Addition PUD Agreement and a copy of the Party Wall Agreement, showing said recordings, shall be furnished by the Developer to the City and general contractor, before building permits are issued.

SECTION 2. This Ordinance shall take effect and be in force from and after its adoption by the Governing Body of the City, approval by the Mayor, and publication once in the official city newspaper.

SECTION 3. The City Clerk will file this Ordinance with the Sedgwick County Register of Deeds.

[Remainder of this page intentionally left blank]

83 PASSED, ADOPTED, AND APPROVED by the Governing Body of the City of Bel
84 Aire, Kansas on this 6th day of May, 2025.

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87 CITY OF BEL AIRE, KANSAS
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93 Jim Benage, Mayor
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95 ATTEST:
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101 Melissa Krehbiel, City Clerk

102 APPROVED AS TO FORM:
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107 Maria A. Schrock, City Attorney