

City of Bel Aire

STAFF REPORT

DATE: 08/05/2026

TO: Bel Aire Planning Commission
FROM: Paula Downs
RE: PUD-26-03- Preliminary PUD Plat

STAFF COMMUNICATION

FOR MEETING OF	8/13/2026
CITY COUNCIL	
INFORMATION ONLY	

SUMMARY:

PUD-26-03: Proposed Planned Unit Development (PUD) Preliminary Plat for Use and Zoning Relief for Casey's in Cedar Pass Addition

Legal Description: Lot 34, Block C, Cedar Pass Addition

General Location: NW corner of East 53rd Street and North Webb Rd.

Reasons for Request: To create a PUD to allow for a retail convenience store and vehicle fueling station and obtain zoning code relief related to setbacks, signage, and landscaping.

Notification: The City placed notification on the City of Bel Aire website as required by the City code on July 23, 2026. The affidavit of publication is in the packet. Notification by certified mail was provided to surrounding property owners on July 23, 2026.

Background:

The property was platted in July 2022 as the Cedar Pass Addition.

The applicant intends on submitting a Lot Split case to create Parcel 34A and 34B. Lot splits in Bel Aire are approved administratively and will be completed prior to the issuance of a building permit.

Current Discussion:

PUD-26-03 PUD Preliminary Plat sets out the following requests:

1. Use:

- A. Current Zoning District: C-1 Neighborhood Commercial Office and Retail District does not permit retail convenience stores or vehicle fueling stations.
- B. PUD-26-03 Use: C-2- Planned Unit Development Commercial Office and Retail that allows for retail convenience stores and vehicle fueling stations.

2. Signage:

- A. Current Sign Code: 17.9.7.C limits freestanding two-faced signs permanently fixed to the ground by supports to 45 square feet per sign face. Code does not set height parameters.
- B. PUD-26-03: Requesting 90 square feet per face not to exceed 25' in height.

3. Landscaping - Street Trees:

- A. Zoning Code Requirement: 18.10.5.A.1 requires street trees to be provided with an average spacing of 1 tree for every 40 feet of street frontage.
- B. PUD-26-03 requests 1 tree for every 50 feet of street frontage.

4. Landscaping - Building Façade:

- A. Zoning Code Requirement: 18.10.10:
 - i. Landscaping adjacent to the building wall- a variety of shrubs, ornamental or shade trees are encouraged.
 - ii. Landscaping provided to a minimum of 25% of the building face- building faces along service areas are excluded
 - iii. Each area shall be planted with shrubs capable of reaching 3' in height covering a minimum of 75% of the length of the landscape area. A mixture of evergreen and deciduous shrubs shall be used.
 - iv. Planting areas shall have a minimum width of either 6' or equivalent of 20% of the building faced height.
 - v. Building façade areas shall be irrigated with bubbler irrigation systems.
 - vi. Landscape areas may be placed adjacent to the building wall or adjacent to the curb.
- B. PUD-26-03 requests to waive all building façade

5. Parking & Paving Setbacks:

- A. Zoning Code Requirement: 18.7.11.B.3(b) requires the following parking and paving setbacks within the C-1 Neighborhood Commercial Office and Retail District:
 - i. 15' from street right-of-way
 - ii. 20' from property lines
- B. PUD-26-03 requests the following parking and paving setbacks:
 - i. Parcel A:
 - 1. 0' along west property line.
 - 2. 5'-20' variable along the East 53rd Street North street frontage.
 - 3. 5' along north property line
 - 4. 20' along the North Webb Road street frontage (exceeds minimum)
 - ii. Parcel B:
 - 1. 0' along west property line

2. 5' along the south property line
3. 0' along the north property line
4. 20' along the North Webb Road street frontage (exceeds minimum)

Findings of Fact:

1. Character of Neighborhood:

The northwest intersection of East 53rd Street North and North Webb Road is zoned C-1 Neighborhood Commercial Office and Retail District. This includes subject property and the lots abutting the property on the North and West.

The northeast corner of East 53rd North and North Webb Road is a speculative warehouse development as part of Sunflower Commerce Park 4th Addition that is zoned M-1 - Planned Unit Development-Industrial.

The southeast corner of East 53rd North and North Webb Road is the Sunflower Commerce Park Addition that is zoned M-1 - Planned Unit Development-Industrial.

The southwest corner of East 53rd and North Webb Road is unplatted land with no improvements and zoned Agricultural.

Abutting the property:

- West- Lot 33, Block C- unimproved land zoned C-1 Neighborhood Commercial Office and Retail District
- North- Lot 35, Block C- unimproved land zoned C-1 Neighborhood Commercial Office and Retail District
- Abutting Lots 33 and 35 is Reserve C of Cedar Pass Addition zoned R-5 Multi-Family District.
- Abutting Reserve C to the West is Cedar Pass Addition zoned R-5 Multi-Family District. This area is currently being developed.

2. Zoning and uses of properties nearby:

North: C-1 Neighborhood Commercial Office and Retail District

East: M-1- Planned Unit Development- Industrial

South: Southwest corner of East 53rd and North Webb Road- Agricultural

West: C-1 Neighborhood Commercial Office and Retail District

3. Suitability of the subject property for the uses to which it has been restricted

The property is currently zoned C-1 Neighborhood Commercial Office and Retail District. Land use and zoning change to C-2 Planned Unit Development-Commercial Office and Retail is suitable for the PUD request for a retail convenience store and vehicle fueling station.

4. Extent to which removal of the restrictions will detrimentally affect nearby property:

The requested PUD use for retail convenience store and vehicle fueling station, and the associated zoning relief, is not expected to detrimentally affect nearby property.

5. Length of time the subject property has remained vacant as zoned:

The property was platted in July 2022 and has remained vacant since that time when the property was zoned C-1 through Ordinance 678, December 7, 2021.

6. Relative gain to the public health, safety, and welfare as compared to the loss in value or the hardship imposed upon the applicant:

The PUD use and zoning relief do not pose a threat to adjacent properties.

Disapproval of the case will create a hardship for the applicant's development of the subject property.

7. Conformance of the requested change to the city's comprehensive plan:

The request is not in conflict with the comprehensive plan.

The future land use map identifies the subject property, properties to the north and west abutting the subject property, the property to the south (current agricultural zoned property) and property adjacent to the subject property (property located at the southeast corner of E 53rd Street and N. Webb) as a Neighborhood Center place type that consists of a variety of uses including: open space/conservation; neighborhood/community gardens; single-family residential (attached and detached); multi-family residential; vertical or horizontal mixed use; community/lifestyle commercial; neighborhood commercial; small/start-up commercial; primary and higher education; religious assemblies; entertainment; community/recreation centers; civic/cultural facilities; pocket/neighborhood parks; and public safety.

Appropriate zoning districts within the Neighborhood Center place type include: Single Family Residential (R-2, R-3, R-4); Garden and Patio Homes, Townhouses, and Condominiums (R-5); Single Family/Zero Lot Line Residential (R-5b, ZLL); Multi-Family (R-6); Planned Unit Development Residential (R-PUD); Neighborhood Commercial, Office and Retail (C-1); and Planned Unit Development Commercial, Office and Retail (C-2).

The Neighborhood Center is characterized by a diverse range of residential housing types and supportive commercial, office and retail uses.

The future land use map identifies the adjacent property east of the subject property (property located at the northeast Corner of East 53rd North and North Webb Road) as an Industrial & Logistics Center place type that consists of a variety of uses including open space/conservation; community/lifestyle commercial; medical campus/hospital; light industrial; heavy industrial/manufacturing; and public safety.

Appropriate zoning districts within the Industrial & Logistics Center place type include: Planned Unit Development Industrial District (M-1); Neighborhood Commercial, Office and Retail (C-1); and Planned Unit Development Commercial, Office and Retail (C-2).

The Industrial & Logistics Center is characterized by a diverse range of commercial, retail, office and industrial uses.

The subject property falls within the Neighborhood Center place type and is compatible with the Industrial & Logistics Center place type.

8. Impact of the proposed development on community facilities:

The subject property will have no negative impact on community facilities, public infrastructure or utilities.

9. Opposition or support of neighborhood residents (one factor to be considered and by itself is not sufficient reason to approve or deny a request):

As of this writing, staff has not received any phone calls or written communication on this case. The Planning Commission will need to consider any testimony provided during the public hearing.

10. Recommendations of Professional Planning Staff

Key findings of fact elements: 1, 3, 6, 7, and 8.

Staff recommends **APPROVAL** of the application pending the outcome of Planning Commission review and public hearing with the following conditions:

1. Revise Building and Structure Notes #4 to replace “Phase 1” with “Parcel A”.
2. Replace Lighting Notes #1 to “A comprehensive landscape plan shall be submitted prior to the issuance of building permits”.
3. Revise Parcel B Permitted Uses in the Project Data and Use Group Categories section to remove the following:
 - a. ...(maintaining existing C-1, Neighborhood Commercial Office and Retail District.)



7651 E. Central Park
Bel Aire, KS 67226
Phone: 316-744-2451
www.belaireks.gov

APPLICATION FOR:

**PLANNED UNIT
DEVELOPMENT (PUD)**

This form **MUST** be completed in accordance with directions on the accompanying instructions and filed with the Zoning Administrator at Bel Aire City Hall, 7651 E. Central Park Ave., Bel Aire, Kansas 67226.

AN INCOMPLETE APPLICATION CANNOT BE ACCEPTED.

Date: June 22, 2026

Fee: \$350/\$10 per lot

Owner(s) of the Property Requesting the PUD:

Name: Northeast Developers LLC

Address: P.O. Box 781974, Wichita Kansas 67278

Telephone: _____ Email: _____

Primary Contact? Yes _____ No _____ (Please Check)

Agent Representing the Applicant (if applicable):

Name: SBB Engineering, LLC Attn: Jeff Laubach

Address: 101 S Kansas Avenue

Telephone: _____ Email: _____

Primary Contact? Yes X No _____ (Please Check)

Owner(s) of the Property Requesting the PUD: (Note: Casey's has property under contract)

Name: Casey's Retail Company Attn: Joy Johnson

Address: 1 SE Convenience Blvd, Ankeny, IA 50021

Telephone: _____ Email: _____

Primary Contact? Yes _____ No _____ (Please Check)

Agent Representing the Applicant (if applicable):

Name: _____

Address _____

Telephone _____ Email _____

Primary Contact? Yes _____ No _____ (Please Check)

Owner(s) of the Property Requesting the PUD:

Name: _____

Address _____

Telephone _____ Email _____

Primary Contact? Yes _____ No _____ (Please Check)

Agent Representing the Applicant (if applicable):

Name: _____

Address _____

Telephone _____ Email _____

Primary Contact? Yes _____ No _____ (Please Check)

Additional property owners including name, address, telephone, and email shall be provided as an attachment to the application. The attachment should provide the agent representing each property owner (if applicable) including their name, address, telephone and email. In addition, provide the above certification language and signature lines for the additional property owners:

REQUEST INFORMATION:

☒ Establishing a PUD

☐ Amending to PUD _____



1. Requested PUD Details (Describe Request): _____
Creating PUD to allow for a Convenience Store with Fuel Sales and to allow for the
proposed Pylon Sign

2. Zoning District of Property: Existing Zoning is C1 - Proposed Zoning is PUD

3. Location:

a. Address (if assigned) or generally located at (relation to nearest streets):
Northwest corner of East 53rd Street and North Webb Road

b. Legal Description: Lot(s) 34, Block C, Addition Cedar Pass Addition

c. If Property is not platted, a metes and bounds description and location map shall
be provided with this application.

d. The application area contains 2.95 acres.

4. Written Statement: A written statement in accordance with the attached instructions
shall be included with this application.

5. Site Plan & Additional Information: A site plan, drawings, photographs, and
additional documentation in accordance with the attached instructions shall be
included with this application.

CERTIFICATION

The undersigned acknowledges and certifies the following:

1. They have been advised of the fee requirements established and that the appropriate fee is herewith tendered.
2. That the information given herein is correct.
3. This application is accompanied by a current ownership list certified by an abstractor for the notification area.
4. That all documents are attached hereto as noted in the instruction.
5. That the applicants 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.
6. That this application cannot be processed unless it is complete and accompanied by all required documents.

Northeast Developers, LLC.
Managing Member.

BY: Evan Harell
Property Owner(s)

June 23, 2026
Date

Agent (if applicable)

Date

Casey Johnson
Property Owner(s) Casey's Retail Company
Site Development Manager

June 19, 2026
Date

Agent (if applicable)

Date

Property Owner(s)

Date

Agent (if applicable)

Date

OFFICIAL USE ONLY		PUD-26-03
<u>Fee (due to arrive)</u>		
☒	Certified Ownership List	
☒	Written Statement	
☒	Site Plan	
This application has been checked and found to be complete and accompanied by the required documents and appropriate fee.		
<u>Paula D. Berman</u> Zoning Administrator		
<u>July 7, 2026</u> Date		



Ownership List

Legal Description	Owners of Record
Lot 33, Block C, Cedar Pass Addition, Bel Aire, Sedgwick County, Kansas.	Northeast Developers LLC 9415 E Harry St STE 406 Wichita, KS 67207-5083 Site Address: None. Geocode: PY-BA-02452 PIN: 30020115
Lot 35, Block C, Cedar Pass Addition, Bel Aire, Sedgwick County, Kansas.	Northeast Developers LLC 9415 E Harry St STE 406 Wichita, KS 67207-5083 Site Address: None. Geocode: PY-BA-02454 PIN: 30020117
Lot 1, Block 1, Sunflower Commerce Park 4 th , Bel Aire, Sedgwick County, Kansas.	Aspen Sunflower Industrial I LLC; 2 Patriots Investments II, LLC; SMT Properties 2, LLC; ETG A, LLC; and SREV1, LLC 5700 W 112 th St STE 110 Overland Park, KS 66211 Site Address: 9650 E 53 rd St N, Bel Aire, KS 67226 Geocode: PY-BA-02698 PIN: 30029909
Commencing at the Northeast corner of the Northeast Quarter of Section 20, Township 26	James D. Woolley and Narnie K. Woolley

SERVICE BEYOND EXPECTATION



South, Range 2 East of the 6th P.M., Sedgwick County, Kansas; thence South 495 feet along the East side of said Section; thence West 880 feet; thence North 495 feet to the North line of said Section; thence East 880 feet to the point of beginning, LESS AND EXCEPT A tract of land in the Northeast Quarter of Section 20, Township 26 South, Range 2 East of the 6th P.M., Sedgwick County, Kansas, described as : Commencing at the Northeast corner of the Northeast Quarter of Section 20, Township 26 South, Range 2 East of the 6th P.M., Sedgwick County, Kansas; thence bearing S89°08'20"W along the North line of said Northeast Quarter a distance of 602.00 feet to the Point of Beginning; thence bearing S00°51'40"E, a distance of 219.00 feet; thence bearing S89°08'20"W, a distance of 108.00 feet; thence bearing N00°51'40"W, a distance of 219.00 feet to a point on the North line of said Northeast Quarter; thence bearing N89°08'20"E, along the North line of the Northeast Quarter, a distance of 108.00 feet to the Point of Beginning.	819 W Verona Ct Andover, KS 67002-7580 Site Address: None. Geocode: PY-BA-02696 PIN: 00289653
A tract of land in the Northeast Quarter of Section 20, Township 26 South, Range 2 East of the 6th P.M., Sedgwick County, Kansas, described as : Commencing at the Northeast corner of the Northeast Quarter of Section 20, Township 26 South, Range 2 East of the 6th P.M., Sedgwick County, Kansas; thence bearing S89°08'20"W along the North line of said Northeast Quarter a distance of 602.00 feet to the Point of Beginning; thence bearing S00°51'40"E, a distance of 219.00 feet; thence bearing S89°08'20"W, a distance of 108.00 feet; thence bearing N00°51'40"W, a distance of 219.00 feet to a point on the North line of said Northeast Quarter; thence bearing	Rural Water District No. 1 9519 E 53rd St N , KS 67226 Site Address: 9519 E 53rd St N Geocode: PY-00112001B0001 PIN: 30001617

SERVICE BEYOND EXPECTATION



KANSAS SECURED TITLE
A TITLE MIDWEST AGENCY

N89°08'20"E, along the North line of the Northeast Quarter, a distance of 108.00 feet to the Point of Beginning.	
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Kansas Secured Title, Inc does hereby certify the foregoing to be a true and correct list of all property owners within 200 feet of the following described real property to wit:

OWNER OF RECORD: Northeast Developers LLC

SITE ADDRESS: None.

LEGAL DESCRIPTION: Lot 34, Block C, Cedar Pass Addition, Bel Aire, Sedgwick County, Kansas.

GEO CODE: PY-BA-02453

PIN: 30020116

According to the last deeds filed of record in the office of Register of Deeds, Sedgwick County, Kansas, as of June 30, 2026, at 7:00 a.m. Addresses as given are furnished as a service and are not certified. Liability is limited to the amount of the fee paid heretofore.

Kansas Secured Title Inc.

BY: Joel Wright

Joel Wright, Licensed Title Examiner

FILE # KSSG6750

SERVICE BEYOND EXPECTATION



AFFIDAVIT OF PUBLICATION

State of Kansas, Sedgwick County, ss:

Melissa Krehbiel, City Clerk

Being first duly sworn, deposes and says:

That I, Melissa Krehbiel, City Clerk of the City of Bel Aire, Kansas, have published the attached notice on the City of Bel Aire website, www.belaireks.gov, which website is designated as the official City newspaper for the City of Bel Aire, Kansas by Charter Ordinance No. 25, effective August 6, 2024.

That the attached Official Notice of Planned Unit Development (PUD) Hearing (PUD-26-03)

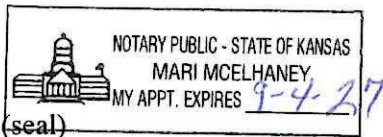
is a true copy thereof and was published on such website beginning on the 23rd day of

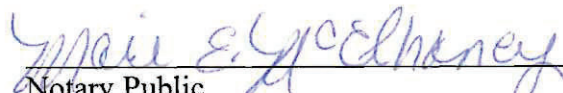
July, 2026.



Signature

SUBSCRIBED AND SWORN to before me this 27th day of July, 2026.





Notary Public

City of Bel Aire
Melissa Krehbiel – City Clerk
7651 East Central Park Avenue
Bel Aire, Kansas 67226
316-744-2451
www.belaireks.gov



Public Records > Public Hearing & Other Legal Notices

12 Entries

Name 11	Date 17	Doc Details 11	Public Hearing 08-13-2026, PUD-26-0
Public Hearing 08-13-2026, PUD-26-03	2026.07.23	PUD-26-03 Publication Notification for Planning Commission Case on August 13, 2026 Agenda.	Details Preview
Public Hearing 07-09-2026, VAR-26-02	2026.06.18	Publication Notification for VAR-26-02	Entry Properties
Public Hearing 06-02-2026, Amending Chapter 17 To Update Build...	2026.05.13	Public Hearing 6-02-2026 Pertaining To Amending Chapter 17 To Update Building Code	Modified 7/23/2026 10:18:40 AM
2026 Q1 Treasurer Report 01-01-2026 through 03-31-2026	2026.04.16	Treasurer's Quarterly Financial Report FY2026 Q1	Created 7/21/2026 10:04:05 AM
Public Hearing 04-09-2026, SP-26-01	2026.03.19	Public Hearing 04-09-2026, SP-26-01	Template
Public Hearing 04-09-2026, Airport Zoning Regulations	2026.03.19	Airport Zoning	City Clerk - Public Hearing & Other Legal Notices
Public Hearing 04-09-2026, VAR-26-01	2026.03.18	Public Hearing 4-09-2026, VAR-26-01	Fields
Public Hearing 04-09-2026, PUD-26-02	2026.03.18	Public Hearing 04-09-2026, PUD-26-02	Date 2026.07.23
Public Hearing 04-09-2026, PUD-26-01	2026.03.18	Public Hearing 4-09-2026, PUD-26-01	CC - Identifier # PUD-26-03
Land Bank Inventory 2026.01.20	2026.01.29	Land Bank Inventory	Doc Details PUD-26-03 Publication Notification for Planning Commission Case on August 13, 2026 Agenda.
Treasurers Quarterly 2025, 12.31	2025.12.31	Treasurer's Quarterly Financial Report for the Fourth Quarter, Ending December 31, 2025	Location Lot 34, Block C, Cedar Pass Addition
Previous Year & Older Notices / Affidavits of Publication			Publication Date 7/23/2026

(Notification Posted on the City of Bel Aire Website, the designated official City newspaper for the City of Bel Aire on July 23, 2026)

OFFICIAL NOTICE OF PLANNED UNIT DEVELOPMENT (PUD) HEARING

TO WHOM IT MAY CONCERN AND TO ALL PERSONS INTERESTED:

Notice is Hereby Given that on August 13, 2026, the City of Bel Aire Planning Commission will consider the following Zoning process in the order placed on the agenda after 6:30 p.m. in the City Council Chamber at City Hall in Bel Aire, Kansas:

PUD-26-03. Proposed Planned Unit Development (PUD) Preliminary Plat- Cedar Pass Addition. Permitted uses within C-1 District with the addition of retail convenience store and vehicle fueling station. PUD is establishing relief from zoning regulations related to the site.

Legal Description: Lot 34, Block C, Cedar Pass Addition, Bel Aire, Sedgwick County, Kansas..

General Location: Northwest corner of 53rd St. and Webb Rd.

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 23 day of July 2026.

/s/ Paula L. Downs
Bel Aire Planning Commission Secretary



Zoning Area Description:

Lot 34, Block C, Cedar Pass Addition, Bel Aire, Sedgwick County, Kansas.

Project Performance Objectives:

This development seeks to create a commercial environment with a retail convenience store and vehicle fueling station, centered around safe, and efficient vehicle circulation. The design promotes seamless integration with surrounding transportation corridors, fostering convenient access for the public and contributing positively to the overall service and economic fabric of the community.

Parcel A: Development of a retail convenience store, vehicle fueling station with overhead canopy and associated fuel dispensers, vehicle parking facilities, and associated utility infrastructure. All permitted uses and restrictions under the current C-1 (Neighborhood Commercial, Office, and Retail District) zoning shall remain in effect, unless otherwise stated in this document.

Parcel B: Remaining undeveloped at this time. All permitted uses and restrictions under the current C-1 (Neighborhood Commercial, Office, and Retail District) zoning shall remain in effect, unless otherwise stated in this document.

General Notes:

1. Building Permits for the construction of commercial structures shall be compliant with this Planned Unit Development (PUD) Plan, the recorded subdivision plat, and all applicable governing codes. No building permits shall be issued until individual site development plans, subject to the City of Bel Aire Subdivision Regulations (Chapter 19, Article 5, Section 19.5.5), have been reviewed and approved by the City of Bel Aire for each phase. The site development plans shall address building location, circulation, fire hydrants, landscaping, pedestrian access, fencing, lighting, signage, building elevations, utilities, stormwater, architectural features, CPTED (Crime Prevention Through Environmental Design) considerations, and relationships to adjacent lots. The proposed development configuration stated on this Planned Unit Development (PUD) Plan is conceptual. Minor adjustments may be necessary upon the site plan review process to comply with all applicable regulations.
2. All construction methods and materials used in the construction of the improvements covered by these plans shall be in accordance with the Standard Technical Specifications and current revisions on file in the Office of the City Engineer, City of Bel Aire, Kansas.
3. No building permits shall be issued until the official Lot Split document has been recorded.
4. All on-site improvements—including but not limited to sidewalks, landscaping, signage, fencing, retaining walls, drainage systems, and sanitary sewer facilities—shall be maintained in good condition at all times. The ongoing maintenance, repair, and replacement of all such improvements shall be the sole responsibility of the property owner(s).
5. Existing easements shown on this document are depicted in accordance with currently recorded subdivision plats. Proposed easements shown herein will be dedicated concurrently with the proposed Lot Split, creating Lots 34A (Parcel A) and 34B (Parcel B) or by separate legal instruments to be recorded in the future.

Building and Structure Notes:

1. The proposed building structure shall meet or exceed the standard setback requirements per City of Bel Aire zoning regulations for C-1, Neighborhood Commercial Office and Retail District.
2. The primary building entrance shall be oriented to promote clear lines of sight from the public right-of-way and parking areas, aiding in natural surveillance and crime prevention.
3. The building structure shall include architectural design elements, colors, and building materials that are compatible with the surrounding neighborhood and shall comply with applicable City of Bel Aire zoning regulations for building design.
4. All building and structure heights within this PUD shall comply with the (Final Aviation Administration Authority) height regulations. The maximum height of any structure on Phase 1 (Proposed Lot 34A) shall not exceed thirty-five (35) feet or two stories, and accessory structures shall not exceed one story.
5. Parking setbacks shall meet or exceed the standard setback requirements for the current C-1 (Neighborhood Commercial, Office, and Retail District), except as follows:
 - The parking and pavement setbacks along the West line and a portion of the North line of Parcel A shall be zero (0) feet.
 - The parking and pavement setbacks along the South, East, and a portion of the North lines of Parcel A shall be as shown on this plan.
 - The parking and pavement setbacks along the North, West, and a portion of the South line of Parcel B shall be zero (0) feet.
 - The parking and pavement setbacks along portions of the South and East lines of Parcel B shall be as shown on this plan.

Utility Notes:

1. Property owners are prohibited from placing any permanent or semi-permanent obstructions within permanent sewer, drainage, or utility easements. This includes, but is not limited to, trees, shrubs, fences, retaining walls, buildings, or other obstructions that interfere with the access or egress of maintenance vehicles or equipment. Any such obstruction may be removed by personnel representing the governing body or utility provider to ensure proper operation and maintenance of the utility line, without cost or delinquency for replacement. All costs associated with removal shall be the responsibility of the property owner.
2. All utility service lines shall be placed underground in accordance with the City of Bel Aire right-of-way and utility management standards.
3. Underground utilities depicted on this survey are based solely on field markings provided through Kansas One Call, Ticket No. 20080424, original call date 2/11/20, and work to begin date 2/14/20 and Ticket No. 20097551, original call date 2/26/20, and work to begin date 3/10/20. No subsurface utility engineering report was provided to verify the locations of utilities. This survey makes no certification or guarantee as to the accuracy of the depicted utilities, nor the existence, type, depth, or exact location of any other underground utilities, marked or unmarked, within or adjacent to the subject property. Above-ground appearances are shown as per field survey. The client is advised to contact the relevant utility companies and/or a qualified utility locator for more detailed information and verification.

Access, Circulation, Parking Traffic and Maintenance of Improvements Notes:

1. Access to the subject property is restricted as shown on the recorded plat of "CEDAR PASS ADDITION", an addition to Bel Aire, Sedgwick County, Kansas. Complete access control is maintained for 325 feet along both the East 53rd Street North and North Webb Road frontages, except for one (1) 60-foot opening along East 53rd Street North and one (1) 60-foot opening along North Webb Road.
2. All drives lanes and access ways shall meet or exceed the setback requirements as shown on this plan.

Signage Notes:

1. Signage shall comply with the standard C-1 (Neighborhood Commercial, Office, and Retail District) regulations as set forth in the City of Bel Aire Zoning Regulations, except as follows:
 - The pylons signage in Parcel A shall not exceed eighty (80) square feet per face, and shall not exceed twenty-five (25) feet in height. A Comprehensive signage plan for Parcel A shall be submitted prior to the issuance of building permits.
2. All other signage—including but not limited to, incidental signs, directional traffic and pedestrian signage, shall comply with the standard City of Bel Aire Sign Code (Chapter 17, Article 9) for signs permitted in commercial districts.

Landscaping Notes:

1. The proposed landscaping shall meet or exceed the standard landscaping, screening, and buffering requirements per City of Bel Aire zoning regulations for C-1, Neighborhood Commercial Office and Retail District, except as follows:
 - Building facade landscaping shall not be required.
 - Street trees shall be provided at a spacing no less than one (1) tree every fifty (50) feet.
2. Landscape area shall not interfere with sight triangles at intersections.
3. A comprehensive landscape plan shall be submitted prior to the issuance of building permits.

Lighting Notes:

1. A comprehensive photometric plan for the proposed development of Parcel A shall be submitted prior to the issuance of building permits.

Floodplain Note:

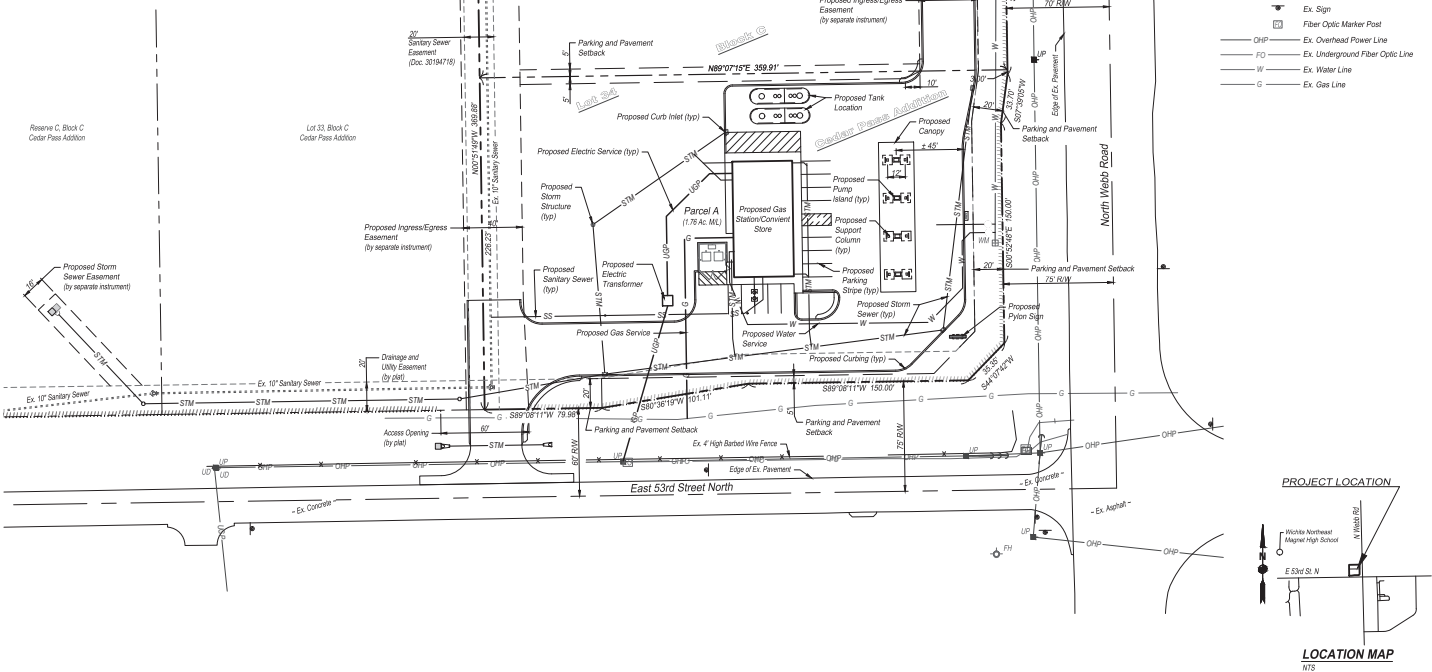
According to "FIRM" Map Community Panel Number 2017030240G, effective on 12/22/2016, the Subject Tract is in Flood Zone X and of minimal flood hazard. However, the property to the West is partially within Zone A of the "Whitewater Creek Tributary 1". Flood Zones depicted on this survey are shown by FEMA's Flood Map Service Center, found at <https://msc.fema.gov/portals/search>

Project Data and Use Group Categories:

- Parcel A: PUD C-2
- Permitted Uses: All permitted uses within the C-1, Neighborhood Commercial Office and Retail District, with the addition of a Retail convenience store and vehicle fueling station.
- Existing Structures: There are no existing structures on subject tract.
- Proposed Structures: Retail convenience store and vehicle fueling station.
- Parcel B: PUD C-2 (maintaining existing C-1, Neighborhood Commercial Office and Retail District.)
- Permitted Uses: All permitted uses within the C-1, Neighborhood Commercial Office and Retail District.
- Existing Structures: There are no existing structures on subject tract. No development is known of at the time of this document.

Parking Stall Calculation Note:

1. All parking regulations shall meet or exceed the requirements within the current C-1, Neighborhood Commercial Office and Retail District.
2. A minimum of four (4) spaces per one thousand (1,000) square feet of gross area.
3. A minimum of forty-five (45) feet shall be provided to the center of the pump island to the curb East of covered pump islands within Parcel A. This footage provides enough room to meet or exceed the minimum two car stacking requirements in the current C-1, Neighborhood Commercial Office and Retail District.



Rev.	By	Date	Description

Casey's General Stores
One Convenience Boulevard
Arkney, Iowa 50021

SBB Engineering, LLC
Engineering and Development
202 South Kansas Avenue
Wichita, Kansas 67203
Tel: (785) 255-8200 / www.sbbeng.com



SHEET TITLE: PLANNED UNIT DEVELOPMENT
CASEY'S IN CEDAR PASS ADDITION
PROJECT LOCATION: Northwest Corner Of The Intersection For
East 53rd Street North & North Webb Road
Wichita, Kansas 67207

SBB Proj. No.	25-214
Drawn by	JEM
Checked by	JNL
Date	8/04/2025
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