

# STAFF REPORT

DATE: 04/23/2026

TO: Bel Aire City Council  
FROM: Paula Downs  
RE: PUD-26-01- Preliminary PUD Plat

## STAFF COMMUNICATION

FOR MEETING OF	5/05/2026
CITY COUNCIL	
INFORMATION ONLY	

### SUMMARY:

**PUD-26-01: Proposed Planned Unit Development (PUD) Preliminary Plat for zoning relief for Sunflower Commerce Park 4<sup>th</sup> Addition.**

#### **Legal Description:**

Lots 1 -3, Block 1, and Lots 1-2, Block 2, Reserve A, Reserve B, Sunflower Commerce Park-4<sup>th</sup>, Bel Aire, Sedgwick County, Kansas.

#### **General Location:**

Northeast corner of 53<sup>rd</sup> Street and N. Webb Road- 9648 E. 54<sup>th</sup> St. N.

**Reasons for Request:** Application submitted to address three issues:

1. Establish parking standards for the development
2. Establish landscaping and screening standards for the development
3. Establish lighting standards for the development

**Notification:** The city placed notification on the City of Bel Aire website as required by the city code on March 19, 2026. The affidavit of publication is in the packet. Notification by certified mail was provided to surrounding property owners on March 18, 2026.

#### **Background:**

The subject property is zoned M-1 Planned Unit Development - Industrial District. PUD-26-1 asks for zoning regulation relief relate to parking, landscaping, lighting and screening. Building 1 was built on Lot 1 and relief for that building will be addressed in this case.

## Case History:

### 1. June 13, 2024- Planning Commission Meeting

SD-24-01- Preliminary Plat for PUD area with current phase 1 construction.

PUD-24-01- Preliminary PUD requesting M-1 PUD- Industrial District and “C-1” and “C-2” uses. Specific issues reviewed:

- a. Building and site signage details to be included in PUD and developer’s agreement
- b. Landscape plan concept submitted with PUD and developer’s agreement to allow for a specific site plan to be provided as each phase is developed.
- c. Parking lot requirements to be analyzed with each phase.

Planning Commission approved both cases.

### 2. July 11, 2024- Planning Commission Meeting

SD-24-01- Final Plat / PUD-24-01- Final PUD

Planning Commission approved the cases.

### 3. August 6, 2024- City Council Meeting

PUD-24-01- Governing body approves changing the zoning classification allowed in the final Sunflower Commerce Park 4<sup>th</sup> PUD to include uses permitted in the “M-1” planned Unit Development- Industrial District and C-1 and C-2 permitted uses. Ordinance 720 changing the zoning district was approved.

City Council approved PUD-24-01 and accepted the dedication of streets and other public ways, service and utility easement and land dedicated for public use. The Council approved the PUD Agreement .

### 4. April 9, 2026- Planning Commission Meeting

PUD-26-01- PUD Preliminary Plat was presented to address several relief requests for the Sunflower Commerce Park 4<sup>th</sup> Addition. The staff report detailed the zoning code requirements against the relief requested by the applicant for screening, lighting, landscaping and parking.

The Preliminary Plat sets out the following relief requests:

1. Screening
  - a. Zoning Code Requirement: Screening of truck docks, mechanical equipment, roof top units, trash, service and loading areas, storage of materials, products, or equipment, and refuse enclosures required per 18.10.13.

- b. PUD-26-01: No screening or buffer yards are required for this development. This includes no screen of truck docks, mechanical equipment, roof top units, and any other screening the city requires for M-1 Zoning
- 2. Lighting:
  - a. Zoning Code Requirement: Lighting required to meet the standards of 18.9.6. Illumination per low activity uses required, which requires minimum 0.5 foot candles and a 4:1 uniformity ratio. Building mounted light fixtures are not permitted to be used to provide parking lot lighting coverage.
  - b. PUD-26-01: Site lighting for each lot shall be provided by wall pack light fixtures only. Parking and truck dock area light poles shall be installed at the discretion of property owners to meet their safety standards.
- 3. Landscaping- Tree Caliper Requirement
  - a. Zoning Code Requirement: Shade trees required to be 2.5-3" caliper (18.10.8.B) and Ornamental trees required to be 1-1.5" caliper (18.10.8.D)
  - b. PUD-26-01- All trees to be a minimum of 1 inch caliper in diameter.
- 4. Landscaping- Permanent Irrigation (#27 on PUD)
  - a. Zoning Code Requirement: If indigenous or drought resistant plan materials are not used, irrigation is required for establishment period (18.10.8.L.)
  - b. PUD-26-01: A permanent irrigation system is not required for reserve areas, right-of-way, and will be at the discretion of property owners based on the grass seeding selected by the owner and approved by the City of Bel Aire.
- 5. Landscaping- Street Trees (#30 PUD)
  - a. Zoning Code Requirement: Street trees along 54<sup>th</sup>, Chicory LN and 56<sup>th</sup> St. required to be 1 per 40 LF (18.10.5.A.1).
  - b. PUD-26-01- Street trees shall be provided at a spacing no less than 1 tree every 50 LF.
- 6. Landscaping- Parking Lot Perimeter Landscaping (#31 PUD)
  - a. Zoning Code Requirement:
    - i. 18.10.7.B Requires street frontage perimeters to include a continuous 15' landscape area, of which must include:
      - 1. 1 shade tree for 50 LF
      - 2. 1 ornamental tree per each 3 shade trees
      - 3. 100% of all vehicular and parking areas to be screened to a height of 3'
    - ii. 18.10.7.E requires a continuous 10' landscape area, of which must include:
      - 1. 1 shade tree for 25'
      - 2. 1 ornamental tree per each 3 shade trees
      - 3. 50% of all vehicular and parking areas to be screened to a height of 3'.
    - iii. Reserves required by code to meet 18.10.7.B and 18.10.7.E as applicable.

- b. PUD-26-01: Parking lot perimeter landscaping shall be seeded with a hard lawn seed mix only. Plantings are not required.

The PUD property is located in an industrial area. Trees planted around the perimeter of the property is designed to create a screening from the public right-of-way view predominately from Webb Road.

The relief requests to plant 1 tree for every 50 LF which will provide 193 trees on the property. Code requires planting trees 1 for every 40 LF which would result in 238 trees on the property. Webb road will have a sufficient number of trees with the relief request. Code requires 79 ornamental trees on the property. The relief request will plant 68 ornamental trees at the 1 in 50 LF.

- 7. Landscaping- Interior Landscape Islands (#32 PUD)
  - a. Zoning Code Requirement: 18.10.9.B requires 1 shade tree in each required island.
  - b. PUD-26-01: Interior landscape islands shall be provided every 20 parking stalls. Trees and plantings within these islands are not required.
- 8. Landscaping- Building Façade (#33 PUD)
  - a. Zoning Code Requirement: Building façade front of a public right-of-way is required to have 25% of façade landscaping. Each landscaping area shall be:
    - i. 75% covered with shrubs to 3' and trees
    - ii. Planting areas to be at least 6' or 20% of façade height in width
    - iii. Areas are required to be irrigated.
  - b. PUD-26-01: Building façade landscaping is not required.
- 9. Parking Requirements
  - a. Zoning Code Requirement: Existing code sets forth required minimum parking based on square footage of building space which is not known at this time for future buildings. Percentage of accessible stalls will be reviewed at building permit.
  - b. PUD-26-01: Parking summary table provided for PUD buildings.

Applicant shared with the Planning Commission that the relief requested in PUD-26-01 was presented in the previous case in 2024. In 2024, the preliminary and final plat was approved by the Planning Commission and the City Council.

The Secretary explained that the preliminary plat included the site plan, landscaping plan and the applicant followed the checklist items. Planning Commission approved the preliminary plat. The Planning Commission approved the final plat, but the final plat doesn't have specific relief language on it, but it did conform to the approved preliminary plat. City Council approved the final plat and the PUD agreement. PUD agreement had specific language for landscaping and screening and lighting, but the requested relief was not included in that agreement.

Commission discussed two major relief request concerns:

1. Wall pack lighting on buildings and the concern of them shining into traffic.  
Applicant's agent confirmed that the wall pack illumination is casting downward and are designed to provide security for the building entryways and the front parking lot stalls at the building. Wall packs are not lighting the parking lot area. Commission was concerned that with additional buildings on the site, lighting could be a problem to the development west of the PUD property.
2. Caliper of trees that are planted on the site. Commission was concerned about the small trees along Webb Road not providing screening from the development to the West. Agent stated that the landscaping presented on the current case reflects what was on the overall landscape plan presented 18 months ago. Commission discussed the concern of the number of relief requests being made and the potential need to review the previously submitted documents to make a decision and clarify what had occurred on this case. After further discussion, a request for additional documents was not included in the motion to approve.

Applicant's agent stated that they were agreeable to planting the caliber of tree required in the zoning code and adding language that if light poles were installed in the parking lot that they would follow city code requirements.

Planning Commission approved the case 5-1.

### **Current Discussion:**

Lot 1, Block 1 currently has warehouse Building 1.

Lot 1, Block 2 submitted a building permit to construct warehouse Building 2. During the building permit review, City staff requested site and landscaping plans for review. During this evaluation of the document and research of the case history, staff discovered that the previous PUD Agreement and Final Plat case documents did not approve the requested relief contained in documents presented during the preliminary plat stage. Staff suggested that the applicant file a PUD Preliminary Plat for the entire PUD area and provide a detailed relief request for approval.

The April 9, 2026 Planning Commission staff report set out the zoning code requirements and relief items being requested by the applicant (that information is included in this staff report for reference under the Case History- April 9, 2026, Planning Commission Meeting section above).

The current relief requests were presented in the previous case through preliminary plat documents and the applicant constructed Building 1 following the presented documents per the relief items set out. The applicant is intending to build a total of five (5) warehouse buildings in the PUD to mimic Building 1.

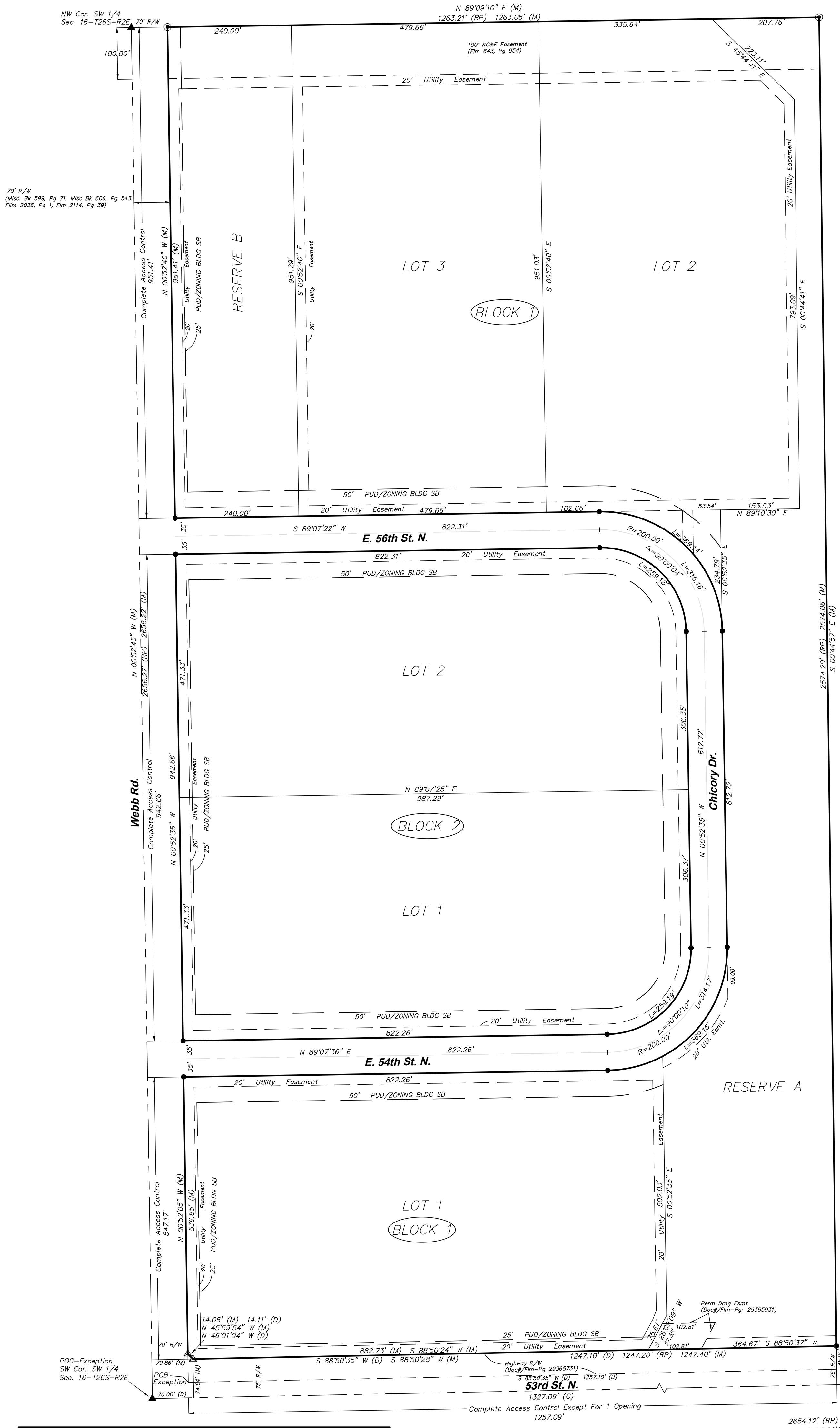
Applicant is currently constructing Building 2 under a conditional building permit pending the resolution of this case.

At the April 9, 2026, Planning Commission meeting, the Commission discussed concerns about wall pack lighting on the building and the caliper of trees to be planted. The applicant agreed to make suggested updates, and they are reflected in the updated PUD Preliminary Plat documents presented in the agenda packet.

### **Recommendations of Professional Planning Staff**

Staff recommends **APPROVAL** of the application pending the outcome of City Council review and the public hearing.

# PLANNED UNIT DEVELOPMENT (PUD) SUNFLOWER COMMERCE PARK 4TH BEL AIRE, SEDGWICK COUNTY, KANSAS



**PUD Purpose Statement:**  
The intent of this PUD is to provide flexibility of developments in this Plot and PUD. Therefore, the following provisions will apply to all Lots and Blocks within "Sunflower Commerce Park 4th Addition" an Addition to Bel Aire, Sedgwick County, Kansas.

## PUD REGULATIONS

- GENERAL PROVISIONS**
1. THIS PLANNED UNIT DEVELOPMENT IS ZONED - INDUSTRIAL DISTRICT (M-1). ALLOWED USES WITHIN THIS DISTRICT WILL BE COMMERCIAL OFFICE, MANUFACTURING, AND WAREHOUSING.
  2. INDUSTRIAL USES WHICH ARE LIKELY TO PRODUCE ODOR, NOISE, VIBRATION, INTENSIVE LIGHTING, HEAVY TRAFFIC, OR OTHER OFFENSIVE EFFECTS WILL NOT BE ALLOWED WITHIN THIS PUD.
  3. ANY USES WHICH ARE NOT LISTED IN "PUD REGULATIONS" SHALL BE REQUESTED BY MEANS OF AN AMENDMENT TO THIS PUD DOCUMENT.
  4. A RIGHT TURN LANE ON S.3RD STREET AND WEBB ROAD INTO THIS DEVELOPMENT SHALL BE CONSIDERED AND JUSTIFIED VIA A TRAFFIC STUDY WHEN TRUCK TRAFFIC REACHES 500 TRUCKS PER DAY AT THE ACCESS INTERSECTION.
  5. THE SPEED LIMIT WITHIN THIS PUD SHALL BE 20 MPH.
  6. PER CITY CODE SECTION 18.9.3.A, STANDARD PARKING STALL DIMENSIONS SHALL BE 9' BY 20'.
  7. PARKING COUNT SHALL BE PROVIDED AT THE MINIMUMS LISTED IN THE PARKING SUMMARY TABLE.
  8. ALL ELECTRIC AND TELECOMMUNICATIONS LINES TO BE INSTALLED UNDERGROUND.

- DRAINAGE:**
1. DRAINAGE FROM THE PROPOSED SUBDIVISION MUST FOLLOW THE DRAINAGE REPORT SUBMITTED AND ACCEPTED BY THE CITY OF BEL AIRE CITY ENGINEER. DRAINAGE DETENTION BASIN REQUIREMENTS WILL MEET THE CITY OF BEL AIRE REGULATIONS.

- ACCESS:**
1. ACCESS IS AS SHOWN ON RECORDED "SUNFLOWER COMMERCE PARK 4TH ADDITION" AN ADDITION TO BEL AIRE, SEDGWICK COUNTY, KANSAS.

- SCREENING:**
1. NO SCREENING OR BUFFER YARDS ARE REQUIRED FOR THIS DEVELOPMENT. THIS INCLUDES NO SCREENING OF TRUCK DOCKS, MECHANICAL EQUIPMENT, ROOF TOP UNITS, AND ANY OTHER SCREENING THE CITY REQUIRES FOR M-1 ZONING.

- LIGHTING REQUIREMENTS:**
1. REQUIRED SITE LIGHTING FOR EACH LOT SHALL BE PROVIDED BY WALL PACK LIGHT FIXTURES ONLY. PARKING AND TRUCK DOCK AREA LIGHT POLES SHALL BE INSTALLED AT THE DISCRETION OF PROPERTY OWNERS. IF INSTALLED, INSTALLATION OF PARKING LOT LIGHT POLES SHALL BE PER CITY CODE.

- BUILDING HEIGHTS:**
1. BUILDING HEIGHTS WITHIN THIS PUD MUST BE BELOW THE FAA HEIGHT RESTRICTION AND MUST BE PERMITTED THROUGH THE FAA. THE MAXIMUM HEIGHT SHALL BE TWO STORES, NOT EXCEEDING 75' FROM FINISHED GRADE AND ACCESSORY STRUCTURES SHALL BE ONE STORY.

- LOT SIZE AND WIDTH:**
1. IS AS SHOWN ON RECORDED "SUNFLOWER COMMERCE PARK 4TH ADDITION" AN ADDITION TO BEL AIRE, SEDGWICK COUNTY, KANSAS.

- SIGNAGE:**
1. SIGNAGE WILL BE IN CONFORMANCE WITH SECTION 17.9 OF THE CITY CODE.

- LANDSCAPE REQUIREMENTS:**
1. ALL TREES SHALL BE MINIMUM OF 2.5-INCH CALIPER IN DIAMETER WHEN PLANTED.
  2. ALL PLANT MATERIAL SHALL BE NONINVASIVE AND EITHER THE APPROVED SPECIES LIST PROVIDED BY THE CITY OR HARDY NATIVES/CULTIVARS.
  3. PLANT MATERIAL SHALL BE NATIVE AND LOW MAINTENANCE. IF NATIVE VARIETIES ARE NOT AVAILABLE, SPECIES APPROPRIATE TO THE LOCATION AND MICROCLIMATE THAT EXHIBIT SIMILAR CHARACTERISTICS TO NATIVE SPECIES SHALL BE USED.
  4. A PERMANENT IRRIGATION SYSTEM IS NOT REQUIRED FOR RESERVE AREAS, RIGHT-OF-WAY, AND WILL BE AT THE DISCRETION OF PROPERTY OWNERS BASED ON THE GRASS SEEDING SELECTED BY THE OWNER AND APPROVED BY THE CITY OF BEL AIRE.
  5. AFTER TWO GROWING SEASONS, LANDSCAPE SHALL PROVIDE AT LEAST 50% COVERAGE OVER MULCHED AREA.
  6. LANDSCAPE AREA SHALL NOT INTERFERE WITH SIGHT TRIANGLES AT INTERSECTIONS.
  7. STREET TREES SHALL BE PROVIDED AT A SPACING NO LESS THAN 1 TREE EVERY 50 LF
  8. PARKING LOT PERIMETER LANDSCAPING SHALL BE SEEDED WITH A HARDY LAWN SEED MIX ONLY. PLANTINGS ARE NOT REQUIRED.
  9. INTERIOR LANDSCAPE ISLANDS SHALL BE PROVIDED EVERY 20 PARKING STALLS. TREES AND PLANTINGS WITHIN THESE ISLANDS ARE NOT REQUIRED.
  10. BUILDING FAÇADE LANDSCAPING IS NOT REQUIRED.
  11. NO TREES OR PLANTINGS ARE REQUIRED IN RESERVE AREAS. NATIVE GRASSES SHALL BE PLANTED WITHIN RESERVE AREAS ADJACENT TO RETENTION PONDS. RETENTION POND SLOPES SHALL BE PLANTED WITH A HARDY LAWN SEED MIX.

- SETBACKS AND BUILDING COVERAGE:**
1. BUILDING LOT COVERAGE WITHIN THIS PUD IS NOT LIMITED AND SHALL BE DETERMINED BY BUILDING SETBACKS AS SHOWN WITHIN THE ZONING SETBACK SUMMARY, WHILE STILL MAINTAINING THE PARKING STALL SIZE INDICATED IN PER CITY CODE SECTION 18.9.3.A AND PARKING COUNT SHOWN IN THE PARKING SUMMARY.

Lot/Block	Building Setback 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

**PARKING REQUIREMENTS:**

1. Parking Summary

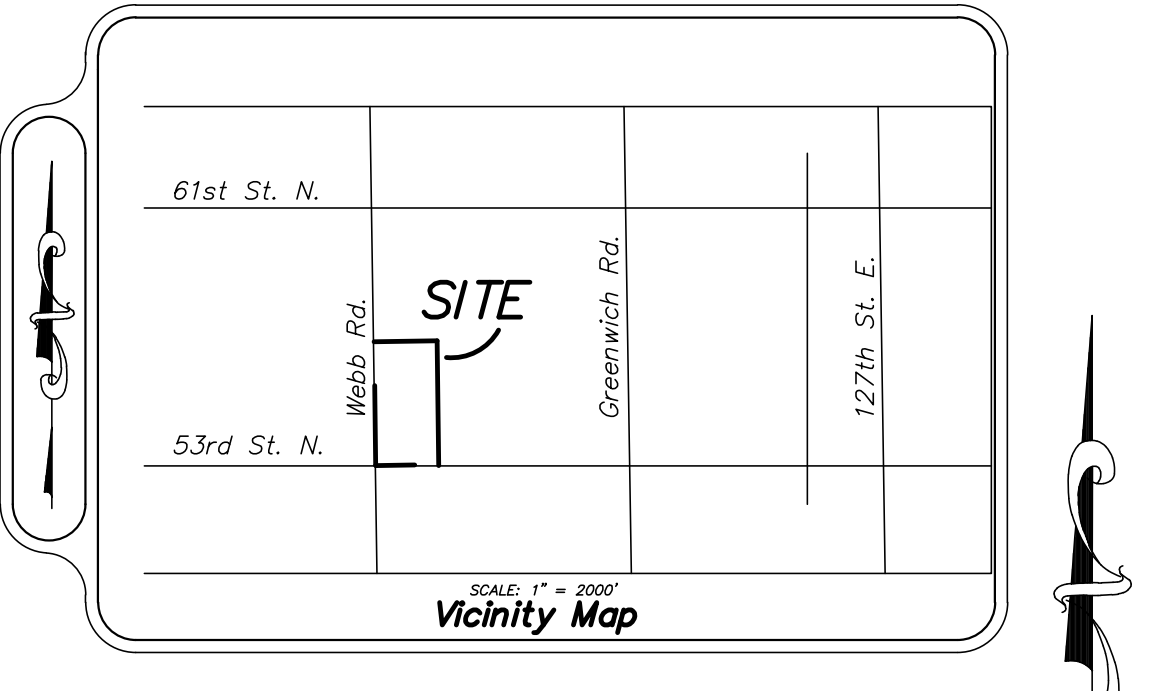
Lot/Block	Number of Buildings	Parking Count Required
Lot 1, Block 1	1	96
Lot 1, Block 2	1	92
Lot 2, Block 2	1	92
Lot 3, Block 1	1	99
Lot 2, Block 1	1	98
<b>TOTAL</b>		<b>475</b>

- MISCELLANEOUS**
- 1) Amendments, adjustments or interpretations to this P.U.D. shall be done in accordance with the Zoning Code.
  - 2) Development may be phased based on the ability to provide adequate water and sanitary sewer infrastructure.
  - 3) Slight modifications to the location of improvements may be permitted, provided they meet all requirements of this plan.
  - 4) The transfer of title of all or any portion of land included within the Planned Unit Development (or any amendments thereto) does not constitute a termination of the plan or any portion thereof, but said plan shall run with the land and be binding upon present owners, their successors and assigns.
  - 5) The development of this property shall proceed in accordance with the development plan as recommended for approval by the Planning Commission and approved by the Governing Body. Any changes in this development plan shall be submitted to the Planning Commission and to the Governing Body for their consideration. Prior to publishing the Ordinance establishing the zone change, the applicant(s) shall record a document with the Register of Deeds indicating this tract (referenced as PUD # \_\_\_\_\_) includes special conditions for development on this property.

NOTE: THIS PUD SHALL GOVERN DEVELOPMENT ON THE PROPERTY ONCE APPROVED BY THE GOVERNING BODY AND RECORDED WITH THE SEDGWICK COUNTY REGISTER OF DEEDS, ONCE APPROVED AND RECORDED, THE PUD AGREEMENT CURRENTLY RECORDED AS MISCELLANEOUS DOCUMENT #30332092 WILL BE NULL AND VOID.

### Legend of Symbols & Abbreviations

- (D) Described
- (M) Measured
- (RP) Record Plat (Sunflower Commerce Park 2nd)
- Set 1/2"x24" Rebar with PS#1340 Cap
- Found 1/2" Rebar (Origin Unknown)
- △ Found 5/8" Rebar (PEC)
- ▲ Found 5/8" Rebar (Origin Unknown)



THIS AGREEMENT is hereby executed on this \_\_\_ day of \_\_\_, 2026.

Aspen Sunflower Industrial LLC,  
a Kansas limited liability company

By: Ben Fraser, Member

CITY OF BEL AIRE  
Jim Benage, Mayor

ATTEST:  
Malissa Krehbiel, City Clerk

STATE OF KANSAS )  
COUNTY OF SEDGWICK ) ss:

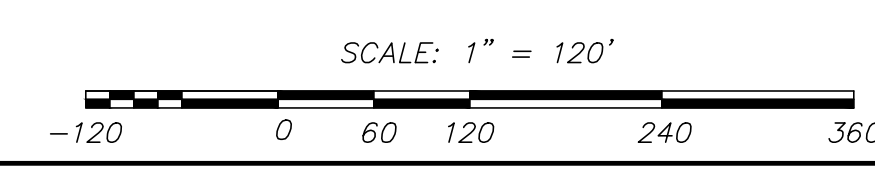
BE IT KNOWN BY ALL PERSONS that on this \_\_\_ day of \_\_\_, 2026, before me, a Notary Public, came Ben Fraser, a Member of Aspen Sunflower Industrial LLC, a Kansas limited liability company, who is known to me and who personally acknowledged execution of the foregoing Agreement concerning the Sunflower Commerce Park 4th PUD to the City of Bel Aire, Kansas, for said limited liability company.

NOTARY PUBLIC \_\_\_\_\_

My Appointment Expires: \_\_\_\_\_

**Abbott and Survey**  
631 N. Kessler, Wichita, KS 67203  
Ph. 316.262.2262 Fax 316.262.2268  
surveyors@benchmarks.net

Dwn By: AMP Approved By: CRA  
Dwg No: A23-10-045 Scale: 1" = 120'  
Sheet 1 of 1



# STAFF REPORT

## STAFF COMMUNICATION

DATE: 04/06/2026

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FOR MEETING OF	4/09/2026
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INFORMATION ONLY	

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  - b. PUD-26-01: Parking summary table provided for PUD buildings.

## **Findings of Fact:**

### **1. Character of Neighborhood:**

The character of the neighborhood is in line with the surrounding properties and the current neighborhood.

### **2. Zoning and uses of properties nearby:**

**North:** Unplatted- Class A Land Unincorporated Sedgwick County

**East:** M-1 Planned Unit Development - Industrial District.

**South:** M-1 Planned Unit Development - Industrial District.

**West:** C-1 Neighborhood Commercial, Office and Retail and R-5- Garden and Patio Homes, Townhouses, and Condominiums.

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

The property is currently zoned M-1 Planned Unit Development - Industrial District. Land use and current zoning district in affect for the property is suitable for the PUD request.

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

The requested zoning relief is not expected to detrimentally affect nearby property.

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

The parcel was rezoned M-1 as part of the city project related to Sunflower Commerce Park 2<sup>nd</sup> addition in 2015. The land remained vacant until SD-24-01 and PUD-24-01 was presented in May 2024. The property was platted in July 2024. Building 1 on Lot 1, Block 1 (9650 E. 53<sup>rd</sup> St. N) was completed in 2025. Lot 2 has begun construction of Building 2 under a conditional building permit. The remaining PUD area is currently undeveloped.

**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 zoning relief does not pose a threat to adjacent commercial properties.

Disapproval of the case will create a hardship for the applicant's development of the PUD area.

**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 this area as an Industry & Logistics Centers place type that consists of a variety of uses including open space, community lifestyle commercial, medical campus/hospital, light industrial, heavy industrial/manufacturing and public safety uses. The property falls within that described place type.

Appropriate zoning districts within the 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 property is compatible with the Neighborhood 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.

There is not expected to be any additional or substantial impacts to community facilities by approving the PUD.

**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 received one phone call on this case with concerns about drainage. The property owner North of the PUD property area stated their property had drainage onto their property from the construction area and had concerns.

The drainage plan for the PUD was approved at the time of final plat approval. The current PUD Preliminary Plat case does not request relief from the drainage requirements set out by the City Engineer.

The City Engineer will provide additional drainage information with the property owner.

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, 2, 3, 4, 6, 7, and 8.

Staff recommends **APPROVAL** of the application pending the outcome of Planning Commission review and public hearing.



**AFFIDAVIT OF PUBLICATION**

State of Kansas, Sedgwick County, ss:

Melissa Krehbiel, City Clerk

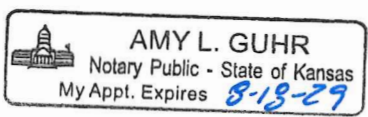
Being first duly sworn, deposes and says:

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](http://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 Zoning Hearing (PDD-26-01)  
is a true copy thereof and was published on such website beginning on the 19<sup>th</sup> day of March, 2026.

Melissa Krehbiel  
Signature

SUBSCRIBED AND SWORN to before me this 19<sup>th</sup> day of March, 2026.



Amy L. Guhr  
Notary Public

(seal)

**City of Bel Aire**  
Melissa Krehbiel – City Clerk  
7651 East Central Park Avenue  
Bel Aire, Kansas 67226  
316-744-2451  
[www.belaireks.gov](http://www.belaireks.gov)

(Notification Posted on the City of Bel Aire Website, the designated official City newspaper for the City of Bel Aire on March 19, 2026)

### OFFICIAL NOTICE OF ZONING CASE

**TO WHOM IT MAY CONCERN AND TO ALL PERSONS INTERESTED:**

Notice is Hereby Given that on April 9, 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-26-01.** Proposed PUD requesting zoning code relief for commercial warehouse.

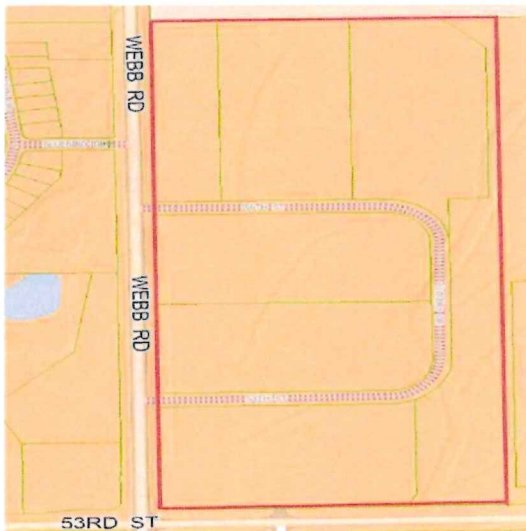
**Legal Description:** Lots 1 -3, Block 1, Lots 1-2, Block 2, Reserve A, and Reserve B – Sunflower Commerce Park- 4<sup>th</sup> Addition, Bel Aire, Sedgwick County, Kansas.

**General Location:** Northeast corner of 53<sup>rd</sup> Street and N. Webb Road- 9648 E. 54<sup>th</sup> St. N.

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 19 day of March 2026.

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





7651 E. Central Park  
Bel Aire, KS 67226  
Phone: 316-744-2451  
[www.belaireks.gov](http://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: 23 March 2026

Fee: \$350/\$10 per lot

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**Owner(s) of the Property Requesting the PUD:**

Name: Aspen Sunflower Industrial LLC, Dan Schulte

Address 5700 W. 112th Street, Suite 140, Overland Park, Kansas 66211

Telephone \_\_\_\_\_ Email \_\_\_\_\_

Primary Contact? Yes \_\_\_\_\_ No  (Please Check)

**Agent Representing the Applicant (if applicable):**

Name: Kurt Hershey, P.E. (Tessere)

Address 1525 E. Douglas Avenue, Wichita, Kansas 67211

Telephone 316-251-0659 Email Kurt.Hershey@tessere.com

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)

**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): \_\_\_\_\_

Application submitted at city's request to address 3 (three) issues: 1 establish parking standards for the development, 2. establish landscaping standards for the development, 3. establish lighting standards for the development. No other changes are being sought.

2. **Zoning District of Property:** M-1 Manufacturing - PUD

3. **Location:**

a. Address (if assigned) or generally located at (relation to nearest streets):

In the NE corner of the intersection of N. Webb Road and E. 53rd Street.  
W 1/2, SW 1/4, Sec. 16, T-26 S, R 02 E

b. Legal Description: Lot(s) 1,2,3 & 1,2, Block 1 & 2, Addition Sunflower Commerce Park 4th 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 74.56 +/- 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.

Dan Schulte  
Property Owner(s)

3/24/2026  
Date

\_\_\_\_\_  
Agent (if applicable)

\_\_\_\_\_  
Date

\_\_\_\_\_  
Property Owner(s)

\_\_\_\_\_  
Date

\_\_\_\_\_  
Agent (if applicable)

\_\_\_\_\_  
Date

\_\_\_\_\_  
Property Owner(s)

\_\_\_\_\_  
Date

\_\_\_\_\_  
Agent (if applicable)

\_\_\_\_\_  
Date

OFFICIAL USE ONLY

- \_\_\_\_\_ Fee
- \_\_\_\_\_ 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.

\_\_\_\_\_  
Zoning Administrator

\_\_\_\_\_  
Date

## **PLANNED UNIT DEVELOPMENT APPLICATION INSTRUCTIONS**

The site plan (drawing with necessary text) must contain the following elements:

1. **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.

2. **Title:** A brief description of the PUD.

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

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

5. **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.

6. **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.

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

8. **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

9. All required zoning setbacks and easements: Using a dashed line, indicate all required zoning setbacks and utility, drainage, or other easements relative to the project, Lot(s), or structure.

10. All roads/streets adjacent to the property and access points off of those roads: Indicate all roads/streets, including the rights-of-way that surround or intersect the property, including alleys. Indicate all points of access (driveways) from the streets to the project, Lot (s), or structure. Indicate how each road/street is developed, e.g. paved, dirt, undeveloped.

11. Surrounding structures and uses if appropriate: Indicate surrounding uses and zoning as they apply to the request.

12. PUD content that would require the Planning Commission to review and recommend an outcome to the City Council- such as a new plat map or replat, zoning change, or vacation: Include all drawings and information for plats as if requesting each element separate, but within the PUD.

- Gross acreage of plat acres
- Total number of lots
- Predominant minimum lot width and area
- Access control

If these modifications or additions are extensive relating to zoning changes, vacations, or other special use, a second site drawing might be necessary to clarify the changes. These modifications or new features may include, but are not limited to:

- Buildings
- Structures
- Parking areas
- Vehicular drives
- Pedestrian walks
- Location and height of light fixtures
- Location of trash receptacles and loading areas
- Landscaped areas
- Screening

13. An application shall be accompanied by a current abstractor's certificate containing a legal description of the area in the application as well as the name and address of the owner, and shall include the names and mailing addresses (with zip codes) of all property owners within the prescribed distance measured from the perimeter of the application area.

14. An application for a PUD shall be accompanied by the appropriate filing fee, (\$200.00 plus engineering cost for each Preliminary and Final PUD) and is payable to the City of Bel Aire.

15. A Preliminary PUD must contain design and material quality as well as contain harmony and be compatible with the architectural style and principles of the overall character of the neighborhood.

16. Chapter 19.5.5- Preliminary PUD Plat is required for all C-2 Commercial Districts, M-1 Manufacturing and Industrial Districts or any combination thereof.