



DATE: November 18, 2025
TO: Bel Aire City Council
FROM: City Attorney
SUBJECT: Adoption of Airport Zoning Commission Ordinance

Background: Obstructions to aircraft during landing or takeoff that exist in areas near airports can create hazards posing risks to lives and property. These hazards can impact current and future flight paths, maneuvering space, and overall airport operations. To address this problem, Kansas statute allows local governments to adopt and enforce airport zoning regulations which can prevent hazard development.

Wichita and Sedwick County have shared a joint Airport Hazard Zoning Code since 1995. Properties within the city limits of Bel Aire are not subject to this Code, as the Sedwick County jurisdiction only extends to unincorporated areas of the county. This situation presents a gap in airport safety coverage for Colonel James Jabara Airport (Jabara), as a portion of its footprint is adjacent to and located within the city limits of Bel Aire.

Jabara is a rapidly growing general aviation airport which is home base to approximately 150 jet and propeller-driven aircraft. It is also home to the National Center for Aviation Training and WSU Tech, which is currently building a \$30 million expansion. It is located approximately a mile south of the Sunflower Commerce Park.

Analysis: In accordance with K.S.A. 3-705, a city planning commission may be appointed as the city airport zoning commission. No airport zoning regulations shall be adopted by the governing body prior to the appointment of the airport zoning commission. Such commission shall make a preliminary report and send a final report to the governing body, with a recommendation.

Financial Considerations: Adoption of this ordinance will not create any financial obligations for the City.

Legal Considerations: The City Attorney has drafted and approved the proposed ordinance amending the City's Zoning Code. It requires a majority vote for approval.

Recommended Action: It is recommended that City Council adopt the proposed ordinance modifying the City's Zoning Code, authorize the necessary signatures, and instruct the City Clerk to publish the ordinance as required by law.

Attachments:
Proposed ordinance