



DATE: October 21, 2025  
TO: Bel Aire City Council  
FROM: Ted Henry, City Manager  
SUBJECT: Skyview at Webb Engineering Agreement

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### **Background**

The City has received a request from GF Industrial LLC (Occidental Management) to annex approximately 140 acres located at the southwest corner of K-254 and Greenwich Road into the City of Bel Aire. The developer intends to create a large-scale industrial park at this location, representing a significant commercial and industrial investment into Bel Aire.

### **Project Overview**

GF Industrial LLC (Occidental Management) has unveiled plans for a multi-phase industrial development that will include industrial, warehouse, logistics space, and is open to commercial opportunities along K-254. The development is expected to bring substantial new investment and job opportunities to Bel Aire and the region. The site's proximity to K-254 and the Sunflower Commerce Park makes it ideal for large-scale light industrial users. The annexation will position Bel Aire to manage zoning, planning, and infrastructure coordination for future growth in this corridor.

### **Legal Considerations**

The subject property is adjacent to the current City boundary, and the request and executed consent to annexation is presented by 100% of the owners of the fee simple interest in the property. This meets the criteria set out in K.S.A. 12-520, allowing a tract of agricultural land greater than 21 acres to be annexed, and allows it to be done without a prior resolution, notice or hearing. A request to annex made by 100% of the affected property owners also eliminates the requirement for the City prepare a plan for extension of services.

### **Infrastructure & Service Considerations**

- **Water:** 2023 Water Master Plan shows a 16" main along the ½ mile line from Greenwich to Webb and continued on to Rock. This line would allow for service to the proposed development site as well as provide looping to the existing developments north of 53rd between Webb and Greenwich.
- **Sanitary Sewer:** Sewer service can be extended to this site using the existing lift station located a half mile north of 53rd on Webb Road. The Sunflower 4th project extended sanitary sewer across Webb Road and is available for connection. The specifics of the gravity line and the number of buildings it can serve has yet to be determined and will be based on the specific layout and elevations of the structures to be served. Staff has looked at the capacity of the Webb Road lift station and accompanying force main. Based on the information we've been provided from the Developer, this lift station has the capacity to handle the additional flow.
- **Road Access:** The site fronts Greenwich Road, which is currently maintained by Sedgwick County. Similar to Webb Road, the City will need to annex this portion of Greenwich Road. Any future improvements or access design will be coordinated with KDOT as part of the K-254 project and will be subject to engineering review.

- **Public Safety:** The Bel Aire Police Department and Sedgwick County Fire District will provide service consistent with other industrial areas in the city.

## **Planning & Zoning**

Upon annexation, Bel Aire will assume full planning and zoning authority. All rezoning, site plans, and plats will be reviewed by the Bel Aire Planning Commission and City Council. This annexation supports the City's Comprehensive Plan, which identifies this area as a priority growth corridor for employment and light industrial use.

## **Fiscal Impact**

This development is positioned to significantly increase the City's assessed valuation and add new utility customers. Long-term revenues from property taxes, franchise fees, and other sources will support infrastructure and community growth.

## **Recommendation**

Staff recommends the City Council approve the Consent to Annexation for the described property and adopt the accompanying Annexation Ordinance, bringing the site into the Bel Aire city limits.

