

ZONING CHANGE APPLICATION CITY OF BEL AIRE, KANSAS

An application to change a land use of a property falls under the City of Bel Aire zoning regulations titled "Zoning District Change". A site plan is required as part of every zoning change application submitted to the City. This document will be used for meetings and public hearings regarding your request and should be neat, legible, well labeled, and drawn to scale. Submit the site plan to:

City Hall
7651 E Central Park Ave
Bel Aire, Kansas 67226
Attention: City Administrator

The site plan 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.
2. Title: A brief description of the zoning change.
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.
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 requiring a zoning change. 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. Modifications by the zoning change: Indicate any modifications to the existing structures or features that will result if the zoning change request is approved. If these modifications or additions are extensive, 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

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 zoning change shall be accompanied by the appropriate filing fee, (\$500.00 plus publication) and is payable to the City of Bel Aire.

APPLICATION

This form MUST be completed and filed at City Hall, Bel Aire, Kansas, 7651 E Central Park, Bel Aire, Kansas 67226. AN INCOMPLETE APPLICATION CANNOT BE ACCEPTED. Check the appropriate box below for type of application being submitted. A separate application and filing fee is required for each application. A preapplication conference with City Staff is recommended before filing this application.

☒ Change Zoning Districts: From: AG to M-1

☐ Amendments to Change Zoning Districts _____

City of Bel Aire Planning Commission

☐ Approved ☐ Rejected

Name of owner Webb 254, LLC

Address 1720 N Webb Rd, Suite 110, Wichita, KS Telephone 316-641-3268

Agent representing the owner Steve Barrett

Address 1720 N Webb Rd, Suite 110, Wichita, KS Telephone 316-641-3268

1. The application area is legally described as Lot(s) _____; Block(s) _____, _____ Addition, Bel Aire, Kansas. If appropriate, a metes and bounds description may be attached.

2. The application area contains 63.52 acres.

3. This property is located at (address) 8325 E 61st St N which is generally located at (relation to nearest streets) Southwest of K-254 & Rock Rd.

4. The particular reason for seeking reclassification:

For commercial development

5. County control number: _____

6. NAMES OF OWNERS - For land inside the city limits, an ownership list of the names, addresses and zip codes of the owners of record of real property located within 200 feet of the exterior boundary of the area described in the application both within the city limits and extending outside the city limits when necessary.

If such area is located adjacent to but within the city limits, the ownership list, in addition to the 200 feet inside the city limits, shall provide similar information extending to 1,000 feet into the unincorporated area.

If such area is located outside the city limits, the ownership list shall extend for 1,000 feet in the unincorporated area and, if the latter extends into the city limits, then such owners for 200 feet inside the city must also be included on the list.

The names of the owners of all property included in this application MUST be listed as applicants. Contract purchasers, lessees or other directly associated with the property may also be listed if they desire to be advised of the proceedings.

1. Applicant Steve Barrett Phone 316-641-3268
Address 1720 N Webb Rd, Suite 110, Wichita, KS Zip Code 67206

Agent _____ Phone _____
Address _____ Zip Code _____

2. Applicant _____ Phone _____
Address _____ Zip Code _____

Agent _____ Phone _____
Address _____ Zip Code _____

3. Applicant _____ Phone _____
Address _____ Zip Code _____

Agent _____ Phone _____
Address _____ Zip Code _____

The applicant certifies that the foregoing information is true and correct to the best of their knowledge and 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.



Applicant's Signature

BY

Authorized Agent (If Any)

The Petition must bear the signature(s) of the property owner(s). If an authorized agent signs on the owner's behalf, the agent shall sign his own name and attach the owner's written notarized authorization to this application.

May 28th 2004

Description of application area

Parcel 1

That part of the West Half (W/2) of the Northwest Quarter (NW/4) of Sec. 17, Township 26 South, Range 2 East of the 6th P.M., Sedgwick County, Kansas, EXCEPT that part described as beginning at the Northwest Quarter, 731.00 feet; thence East parallel with the North line of said Northwest Quarter, 120.00 feet; thence Northeasterly to a point on the East line of said West Half, said point being 175.00 feet South of the Northeast Corner of said West Half ; thence North along said East line, 175.00 feet to said Northeast Corner; thence West along said North line to the place of beginning, and EXCEPT the West 50.00 feet; AND EXCEPT That portion of said West Half Commencing at the Southwest corner of said Northwest Quarter; THENCE N89°27'14"E, coincident with the south line of said Northwest Quarter, a distance of 60 feet for a Point of Beginning; THENCE N00°43'51"W, coincident with the East Right-of-Way of Rock Road as described in document titled "Easement for Right-of-Way" recorded in the office of the Sedgwick County Register of Deeds as DOC.#/FLM-PG: 29201718, a distance of 1035.76 feet; THENCE N89°27'14"E, parallel with the south line of said Northwest Quarter, a distance of 1261.88 feet, to the east line of said West Half; THENCE S00°43'13"E, coincident with the east line of said West Half, a distance of 1035.75 feet, to the south line of said Northwest Quarter; THENCE S89°27'14"W, coincident with the south line of said Northwest Quarter, a distance of 1261.69 feet, to the point of beginning. Subject to any road rights of way of record.

Parcel 2

That portion of the West Half of the Northwest Quarter of Section 17, Township 26 South, Range 2 East of the Sixth Principal Meridian, Sedgwick County, Kansas; more particularly described as Commencing at the Southwest corner of said Northwest Quarter; THENCE N89°27'14"E, coincident with the south line of said Northwest Quarter, a distance of 60 feet for a Point of Beginning; THENCE N00°43'51"W, coincident with the East Right-of-Way of Rock Road as described in document titled "Easement for Right-of-Way" recorded in the office of the Sedgwick County Register of Deeds as DOC.#/FLM-PG: 29201718, a distance of 1035.76 feet; THENCE N89°27'14"E, parallel with the south line of said Northwest Quarter, a distance of 1261.88 feet, to the east line of said West Half; THENCE S00°43'13"E, coincident with the east line of said West Half, a distance of 1035.75 feet, to the south line of said Northwest Quarter; THENCE S89°27'14"W, coincident with the south line of said Northwest Quarter, a distance of 1261.69 feet, to the point of beginning. Subject to any road rights of way of record.

