

(Published at www.belaireks.gov on January, _____, 2025.)

ORDINANCE NO. _____

AN ORDINANCE APPROVING THE RECOMMENDATION OF THE BEL AIRE PLANNING COMMISSION RECOMMENDING CHANGING THE ZONING DISTRICT OF CERTAIN LANDS LOCATED WITHIN THE CORPORATE CITY LIMITS OF THE CITY OF BEL AIRE, KANSAS UNDER THE AUTHORITY GRANTED BY THE ZONING REGULATIONS OF THE CITY.

WHEREAS, the Governing Body of the City of Bel Aire, Kansas (the “City”) has received a recommendation from the Bel Aire Planning Commission for Case No. PUD-24-04; and

WHEREAS, the Governing Body finds proper notice was given and a public hearing was held for Case No. PUD-24-04 on December 12, 2024, all as provided by law and under authority and subject to the provisions of the Zoning Regulations of the City.

BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF BEL AIRE, KANSAS:

SECTION 1. The Governing Body adopts the recommendation of the Bel Aire Planning Commission and approves the zone change request of a Proposed Final PUD containing approved duplexes to be converted townhouses with zero interior lot lines on a reduced lot size in a R-4 zoning district as built (Chapel Landing Phase 2.)

Legal Description

Lots 1 through 16, Block E, and Lots 1 through 24, Block F, Chapel Landing Addition, Bel Aire, Sedgwick County, Kansas

General Description

East 53rd Street North and Pinecrest Street, Bel Aire, Sedgwick County, Kansas

42 This zone change request is subject to the following restrictions, conditions or limitations,
43 and such restrictions, conditions or limitations shall supersede any portion of the
44 application in conflict therewith:

- 45 1. Update the landscaping requirement to reflect one street tree per lot; and,
- 46 2. Require applicant to submit the following documents as part of their PUD
47 application: Restrictive Covenants, Amendment to the Original Development
48 Agreement, Wall Agreement, and Easement Agreement; and,
- 49 3. Update the platter's text to reference the documents; and,
- 50 4. File the plat and documents with the Register of Deeds Office and provide a
51 copy to the City of Bel Aire City Clerk.

52 SECTION 2. This Ordinance shall take effect and be in force from and after its
53 adoption by the Governing Body of the City, approval by the Mayor, and publication once
54 in the official city newspaper.

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56 SECTION 3. The City Clerk will file this Ordinance with the Sedgwick County
57 Register of Deeds.

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74 PASSED, ADOPTED, AND APPROVED by the Governing Body of the City of Bel
75 Aire, Kansas on this _____ day of January, 2025.

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CITY OF BEL AIRE, KANSAS

Jim Benage, Mayor

ATTEST:

Melissa Krehbiel, City Clerk

APPROVED AS TO FORM:

Maria A. Schrock, City Attorney