

STAFF REPORT

DATE: 03/27/2026

TO: Bel Aire City Council
FROM: Paula Downs
RE: Spring Pines Final Plat

STAFF COMMUNICATION

FOR MEETING OF	4/7/26
CITY COUNCIL	
INFORMATION ONLY	

SUMMARY:

SD-24-03- Proposed Final Plat from R-4, to R-5 and R-6 single and multi-family uses and to include C-1 commercial as zoned (Spring Pines previously Homestead at Spring).

The city reviewed the final plat application and the two-page final plat which are in the meeting packet.

Case History:

1. Planning Commission, November 14, 2024

PUD-24-02- The applicant submitted an application to rezone the property at the same time the preliminary plat application was submitted. PUD-24-02, related to zoning, was approved 4-0.

SD-24-03- The preliminary plat was submitted with a preliminary sidewalk plan and a preliminary drainage plan concept. The preliminary plat and additional plans were approved as presented 4-0.

The proposed subdivision will create: a total of 135 single-family/two-family, a multiple-family lot, and a commercial lot.

2. Planning Commission, December 12, 2024

SD-24-03- final plat was reviewed, and it conformed with the approved preliminary plat and subdivision regulations.

The final plat was distributed to city staff, utilities and fire department for review and comments. All comments were revised by the applicant and reflected on the final plat documents.

The final plat was presented and was approved 5-0.

3. City Council Meeting, January 7, 2025

City Council reviewed PUD-24-02 and approved the Ordinance for zoning change.

Current Discussion

After the Planning Commission's approval of the final plat on December 12, 2024, the property owner did not move forward with submitting the final plat, petitions and development agreement for approval by the City Council.

In August/September of 2025, the owner provided petition information and city staff provided a draft development agreement for approval and signature by the owner. The case did not move forward for City Council approval at that time.

In January/February of 2026, the owner's representative reached out the City and advised they would be submitting the final plat application for City Council approval.

The final plat document has been reviewed, and it conforms with the approved final plat approved by the Planning Commission on December 12, 2024.

Petitions and the development agreement were reviewed and have been finalized with developer signatures.

Staff Recommendation: Staff recommends approval of the final plat.

SPRING PINES SUBDIVISION

Bel Aire, Sedgwick County, Kansas
Part of the W1/2 of Sec. 13, T26S, R1E

LAND SURVEYOR'S CERTIFICATE AND DESCRIPTION

State of Kansas)
SS
Sedgwick County)

I, the undersigned, licensed land surveyor of the State of Kansas, do hereby certify that the following described tract of land was surveyed on _____, 2026 and the accompanying final plat prepared and that all the monuments shown herein actually exist and their positions are correctly shown to the best of my knowledge and belief.

The N1/2 of the W1/2 of the SW1/4 of Section 13, T26S, R1E of the 6th P.M., Sedgwick County, Kansas, TOGETHER WITH the S1/2 of the W1/2 of said SW1/4, EXCEPT the north 565.00 feet of the south 955.00 feet of the west 403.00 feet thereof, AND EXCEPT that part platted as Englert, Bel Aire, Sedgwick County, Kansas, AND EXCEPT that part dedicated to the City of Bel Aire for road right-of-way purposes on Doc#/Flm-Pg: 30277676.
TOGETHER WITH
Lot 2, Block A, and Reserve A, Englert, Bel Aire, Sedgwick County, Kansas.

All public easements and dedications are hereby vacated by virtue of K.S.A. 12-512b, as amended.

Garver, LLC

Land Surveyor

William K. Clevenger, PS #1437

OWNER'S CERTIFICATE AND DEDICATION

State of Kansas)
SS
Sedgwick County)

Know all men by these presents that we, the undersigned, have caused the land described in the surveyor's certificate to be platted into Lots, Blocks, Reserves and Streets, to be known as "Spring Pines Subdivision", Bel Aire, Sedgwick County, Kansas. The utility easements are hereby granted to the public as indicated for the construction and maintenance of all public utilities. The drainage easements are hereby granted to the public as indicated for drainage purposes. The drainage & utility easements are hereby granted to the public as indicated for drainage purposes and for the construction and maintenance of all public utilities. The sewer easements are hereby granted to the public as indicated for the construction and maintenance of all sewer facilities. No sign, light poles, private drainage systems, berms, walls masonry trash enclosures or other structures shall be located within public utility easements unless permitted by the City of Bel Aire Department of Engineering and that they do not inhibit the conveyance of surface drainage. Access Controls as indicated are hereby granted to the appropriate governing body. Reserve "A" is hereby reserved for irrigation, walls, signage, walks, lighting, landscaping, berms, park improvements, lakes, a club house, swimming pool, playground & park improvements, drainage, drainage structures, and utilities confined to easements. Reserves "B", "C" and "D" are hereby reserved for entry features, landscaping, irrigation, signage, lighting, street improvements, drainage, drainage improvements and utilities confined to easements. Reserve "E" is hereby reserved for a private drive, landscaping, irrigation, fences, a vehicle gate, drainage, drainage structures, and utilities confined to easements. The Reserves are to be owned and maintained by the Home Owners Association for the addition, their successors and/or assigns. Minimum Pad Elevations for lowest openings are as shown on the accompanying table. All drainage easements, rights of way and reserves shall remain at established grades (unless modified with the approval of the City Engineer and shall be unobstructed to allow for the conveyance of stormwater. The maintenance of all drainageways and drainage facilities in backyard easements and reserves shall be the responsibility of the property owner.

Envision Management, LLC, a
Kansas limited liability company

Representative

Quan P. Ma

NOTARY CERTIFICATE

State of Kansas)
SS
Sedgwick County)

The foregoing instrument acknowledged before me, this _____ day of _____, 2026, by Quan P. Ma, Representative, on behalf of Envision Management, LLC, a Kansas limited liability company.

Notary Public

My appointment expires _____.

PLANNING COMMISSION CERTIFICATE

State of Kansas)
SS
County of Sedgwick)

This plat of "Spring Pines Subdivision", Bel Aire, Sedgwick County, Kansas, has been submitted to and approved by the Bel Aire Planning Commission, Bel Aire, Kansas, and is hereby transmitted to the City Council of the City of Bel Aire, Kansas, with the recommendation that such plat be approved as proposed.

Dated this _____ day of _____, 2026.

Chairperson

Phillip Jordan

Attest:

Secretary

Paula Downs

CITY ATTORNEY

STATE OF KANSAS)
CITY OF BEL AIRE)

The title evidence of the land included in this plat has been reviewed by me and this plat is approved pursuant to the provisions of K.S.A. 12-401.

Date Signed: _____, 2026.

By: _____
Maria Schrock, City Attorney

GOVERNING BODY CERTIFICATE

State of Kansas)
SS
County of Sedgwick)

The dedications shown on this plat, if any, are hereby accepted by the Governing Body of the City of Bel Aire, Kansas on _____, 2026.

Mayor

Jim Benage

Attest:

City Clerk

Melissa Krehbiel

COUNTY SURVEYOR CERTIFICATE

Reviewed in accordance with K.S.A. 58-2005 on this _____ day of _____, 2026.

Deputy County Surveyor
Sedgwick County Kansas
Tricia L. Robello, PS #1246

TRANSFER RECORD

Entered on transfer record this _____ day of _____, 2026.

County Clerk

Kelly B. Arnold

REGISTER OF DEEDS CERTIFICATE

State of Kansas)
SS
Sedgwick County)

This is to certify that this plat has been filed for record in the office of the Register of

Deeds, this _____ day of _____, 2026, at _____ o'clock _____ M., and is duly recorded.

Register of Deeds

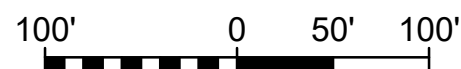
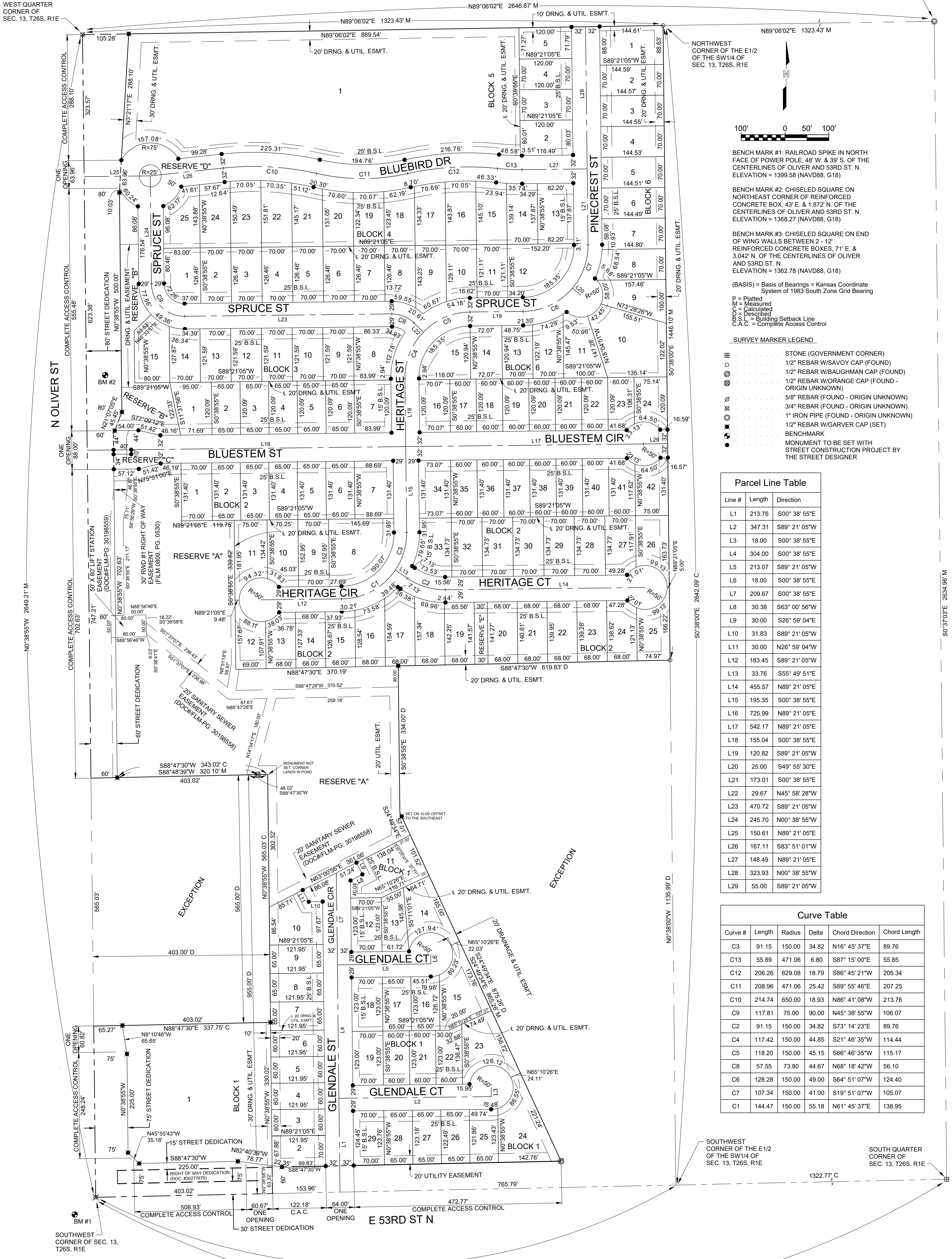
Tonya Buckingham

Deputy

Kenly Zehring

SPRING PINES SUBDIVISION

Bel Aire, Sedgwick County, Kansas
Part of the W1/2 of Sec. 13, T26S, R1E



BENCH MARK #1: RAILROAD SPIKE IN NORTH FACE OF POWER POLE, 48' W. & 39' S. OF THE CENTERLINES OF OLIVER AND 53RD ST. N. ELEVATION = 1399.58 (NAVD88, G18)

BENCH MARK #2: CHISELED SQUARE ON NORTHEAST CORNER OF REINFORCED CONCRETE BOX, 43' E. & 1.872' N. OF THE CENTERLINES OF OLIVER AND 53RD ST. N. ELEVATION = 1368.27 (NAVD88, G18)

BENCH MARK #3: CHISELED SQUARE ON END OF WING WALLS BETWEEN 2 - 12' REINFORCED CONCRETE BOXES, 71' E. & 3.042' N. OF THE CENTERLINES OF OLIVER AND 53RD ST. N. ELEVATION = 1362.78 (NAVD88, G18)

(BASIS) = Basis of Bearings = Kansas Coordinate System of 1983 South Zone Grid Bearing

P = Platted
M = Measured
C = Calculated
D = Described
B.S.L. = Building Setback Line
C.A.C. = Complete Access Control

SURVEY MARKER LEGEND

- ⊕ STONE (GOVERNMENT CORNER)
- 1/2" REBAR W/SAVOY CAP (FOUND)
- 1/2" REBAR W/BAUGHMAN CAP (FOUND)
- 1/2" REBAR W/ORANGE CAP (FOUND - ORIGIN UNKNOWN)
- 5/8" REBAR (FOUND - ORIGIN UNKNOWN)
- 3/4" REBAR (FOUND - ORIGIN UNKNOWN)
- 1" IRON PIPE (FOUND - ORIGIN UNKNOWN)
- 1/2" REBAR W/GARVER CAP (SET)
- BENCHMARK
- MONUMENT TO BE SET WITH STREET CONSTRUCTION PROJECT BY THE STREET DESIGNER

Parcel Line Table

Line #	Length	Direction
L1	213.76	S00°38'55"E
L2	347.31	S89°21'05"W
L3	18.00	S00°38'55"E
L4	304.00	S00°38'55"E
L5	213.07	S89°21'05"W
L6	18.00	S00°38'55"E
L7	209.67	S00°38'55"E
L8	30.38	S63°00'56"W
L9	30.00	S26°59'04"E
L10	31.83	S89°21'05"W
L11	30.00	N26°59'04"W
L12	183.45	S89°21'05"W
L13	33.76	S55°49'51"E
L14	455.57	N89°21'05"E
L15	195.35	S00°38'55"E
L16	725.99	N89°21'05"E
L17	542.17	N89°21'05"E
L18	155.04	S00°38'55"E
L19	120.82	S89°21'05"W
L20	25.00	S49°55'30"E
L21	173.01	S00°38'55"E
L22	29.67	N45°58'28"W
L23	470.72	S89°21'05"W
L24	245.70	N00°38'55"W
L25	150.61	N89°21'05"E
L26	167.11	S83°51'01"W
L27	148.49	N89°21'05"E
L28	323.93	N00°38'55"W
L29	55.00	S89°21'05"W

Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C3	91.15	150.00	34.82	N16°45'37"E	89.76
C13	55.89	471.06	6.80	S87°15'00"E	55.85
C12	206.26	629.08	18.79	S86°45'21"W	205.34
C11	208.96	471.06	25.42	S89°55'46"E	207.25
C10	214.74	650.00	18.93	N86°41'08"W	213.76
C9	117.81	75.00	90.00	N45°38'55"W	106.07
C2	91.15	150.00	34.82	S73°14'23"E	89.76
C4	117.42	150.00	44.85	S21°46'35"W	114.44
C5	118.20	150.00	45.15	S66°46'35"W	115.17
C8	57.55	73.80	44.67	N68°18'42"W	56.10
C6	128.28	150.00	49.00	S64°51'07"W	124.40
C7	107.34	150.00	41.00	S19°51'07"W	105.07
C1	144.47	150.00	55.18	N61°45'37"E	138.95

Accessory buildings are allowed on all lots, subject to the following:

- All construction, including additions, alterations, modifications, and/or use of any detached shed, shall be subject to all applicable governmental laws, codes, regulations, licensure, permitting and inspection associated with construction and property maintenance within the City of Bel Aire, Kansas.
- Sheds may be permitted upon a rear set back line but may not encroach upon any easement, or be located closer than 10' to a rear property line.
- The side yard shall be maintained at 6 feet, and no sheds may be located within a side yard setback.
- All residential properties shall have no more than 50% land coverage, as well as conform to the type and height structure restrictions.

PARCEL INFORMATION
Gross Acreage - 60.45 Acres
Total Number of Lots - 140
Total Number of Dwelling Units - 442
Unit Density - 7.31 Dwelling Units per acre
Minimum Lot Width - 60'
Minimum Lot Area - 7,200 SF

EASEMENTS
Unless otherwise noted on the final plat:
Front Easements - 15' Drainage & Utility Easements
Rear Easements - 20' Drainage & Utility Easements

BUILDING SETBACK LINES
Unless otherwise noted, all building setbacks are as follows:
Front Setbacks are 25 feet
Street Side Setbacks are 15 feet
Interior Side Setbacks are 6 feet
Rear Setbacks are 20 feet

MINIMUM BUILDING PAD ELEVATION FOR LOWEST OPENING INTO STRUCTURES		
BLOCK	LOT NO.	ELEVATION (NAVD88)
2	1, 2, 11	1375.0
2	12, 17	1385.0

APPLICATION FOR FINAL PLAT APPROVAL

This is an application for processing a final plat in accordance with the City Subdivision Regulations. The application must be completed and filed with the Subdivision Administrator at least 15 days prior to a regular meeting date of the Planning Commission.

(AN INCOMPLETE APPLICATION CANNOT BE ACCEPTED)

Name of Subdivision SPRING PINES

General Location NORTHEAST OF OLIVER AND 53RD ST N

Inside City X To Be Annexed _____

Name of Landowner ENVISION MANAGEMENT LLC, THOMISON, AH PROPERTY MANAGEMENT LLC

Address _____ Phone _____

Name of Subdivider/Agent ALAN HSU alanchsu@gmail.com

Address _____ Phone 316-992-8866

Name of (Engineer) (Land Planner) GARVER, LLC (KEN LEE) KWLee@GarverUSA.com

Address 1995 MIDFIELD RD, WICHITA, KS 67209 Phone (316) 221-3029

Name of Registered Land Surveyor GARVER, LLC (WILL CLEVENGER) WKClevenge@GarverUSA.com

Address 1995 MIDFIELD RD, WICHITA, KS 67209 Phone (316) 221-3027

Subdivision Information

- 1. (Select one) Final Plat of entire preliminary plat area X
 Final Plat of unit number _____ of _____ unit developments
 Final Plat for small tract _____
 Final Replat of original platted area _____

2. Gross acreage of plat 61.91 Acres

3. Total number of lots 135

4. Proposed land use:

a. Residential-Single-Family X Duplex X Multiple-Family X

Manufactured/Mobile Home _____

b. Commercial X

c. Industrial _____

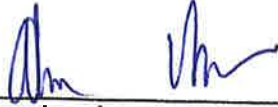
d. Other _____

- 5. Predominant minimum lot width 60 Feet
- 6. Predominant minimum lot area 7,205 Square Feet
- 7. Existing zoning C-1 AND R-4 District
- 8. Proposed zoning PUD District
- 9. Source of water supply PUBLIC (BEL-AIRE)
- 10. Method of sewage disposal PUBLIC (BEL-AIRE)
- 11. Total lineal feet of new street 7,102 Feet

	Street Name	R/W Width	Lineal Feet
a.	<u>SEE ATTACHED</u>	_____ Ft.	_____ Ft.
b.	_____	_____ Ft.	_____ Ft.
c.	_____	_____ Ft.	_____ Ft.
d.	_____	_____ Ft.	_____ Ft.
e.	_____	_____ Ft.	_____ Ft.

- 12. Proposed type of street surfacing CONCRETE
- 13. Curb and gutter proposed: Yes No
- 14. Sidewalks proposed: Yes No If yes, where? ON ONE SIDE OF ALL THROUGH STREETS
- 15. Is any portion of the proposed subdivision located in an identified flood plain area? Yes No

The landowner herein agrees to comply with the City Subdivision Regulations and all other related ordinances, policies and standards of the City and statutes of the State of Kansas. It is further agreed that all costs of recording the plat and supplemental documents thereto with the Register of Deeds shall be paid by the owner. The undersigned further states that he/she is the owner of the land proposed for platting and, when requested, will permit officials of the City to inspect the land as may be necessary for proper plat review.

 _____
 Landowner Date Agent (If any) Date

OFFICE USE ONLY

Prints of the Final Plat received _____ (Number)
 Final drainage plan, if required, received _____
 Copy of a title report for the land received _____

Copy of proposed restrictive covenants, if any, received _____

Methods for financing and guaranteeing improvements _____

For plats for small tract:

a. Vicinity map received _____

b. Topographic drawing, if required, received _____

Original drawing or photographic equivalent of Final Plat received _____

This application was received by the Subdivision Administrator on _____,
_____. It has been checked and found to be accompanied by the required
information and the fee, if any, of \$_____ paid to the City Clerk.

Subdivision Administrator

Spring Pines

New Subdivision Streets

<u>Street Name</u>	<u>R/W Width</u>	<u>Length</u>
Spruce St	64'	1,286'
Bluebird Dr	64'	1,152'
Bluestem St	64'	726'
Pinecrest St	64'	604'
Heritage Ct	64'	580'
Heritage St	64'	560'
Bluestem Cir	64'	542'
Glendale St	64'	518'
Glendale Ct	64'	365'
Heritage Cir	64'	328'
Glendale Ct	64'	231'
Glendale Cir	64'	210'

Total = 7,102'

SPRING PINES - FINAL PUD BEL AIRE, SEDGWICK COUNTY, KANSAS

OWNER, APPLICANT AND AGENT

Owner:
Envision Management LLC, a Kansas limited liability company

Applicant:
AH Property Management LLC, a Kansas limited liability company
Sole Member: Alan Hsu
Ph. (316) 992-8866
alanchsu@gmail.com

Agent:
Garver, LLC
Engineer: Ken Lee
Ph. (316) 221-3029
KWLee@GarverUSA.com

Land Surveyor: Will Clevenger
Ph. (316) 221-3027
WKClevenger@GarverUSA.com

PARCEL INFORMATION

Gross Acreage - 60.45 Acres
Total Number of Lots - 140
Total Number of Dwelling Units - 442
Unit Density - 7.31 Dwelling Units per acre
Minimum Lot Width - 60'
Minimum Lot Area - 7,200 SF
Sedgwick County Control Numbers - 520984, 557498, 30005870, 30005871

PROPOSED IMPROVEMENTS

New roads will be paved with curb and gutter

EASEMENTS

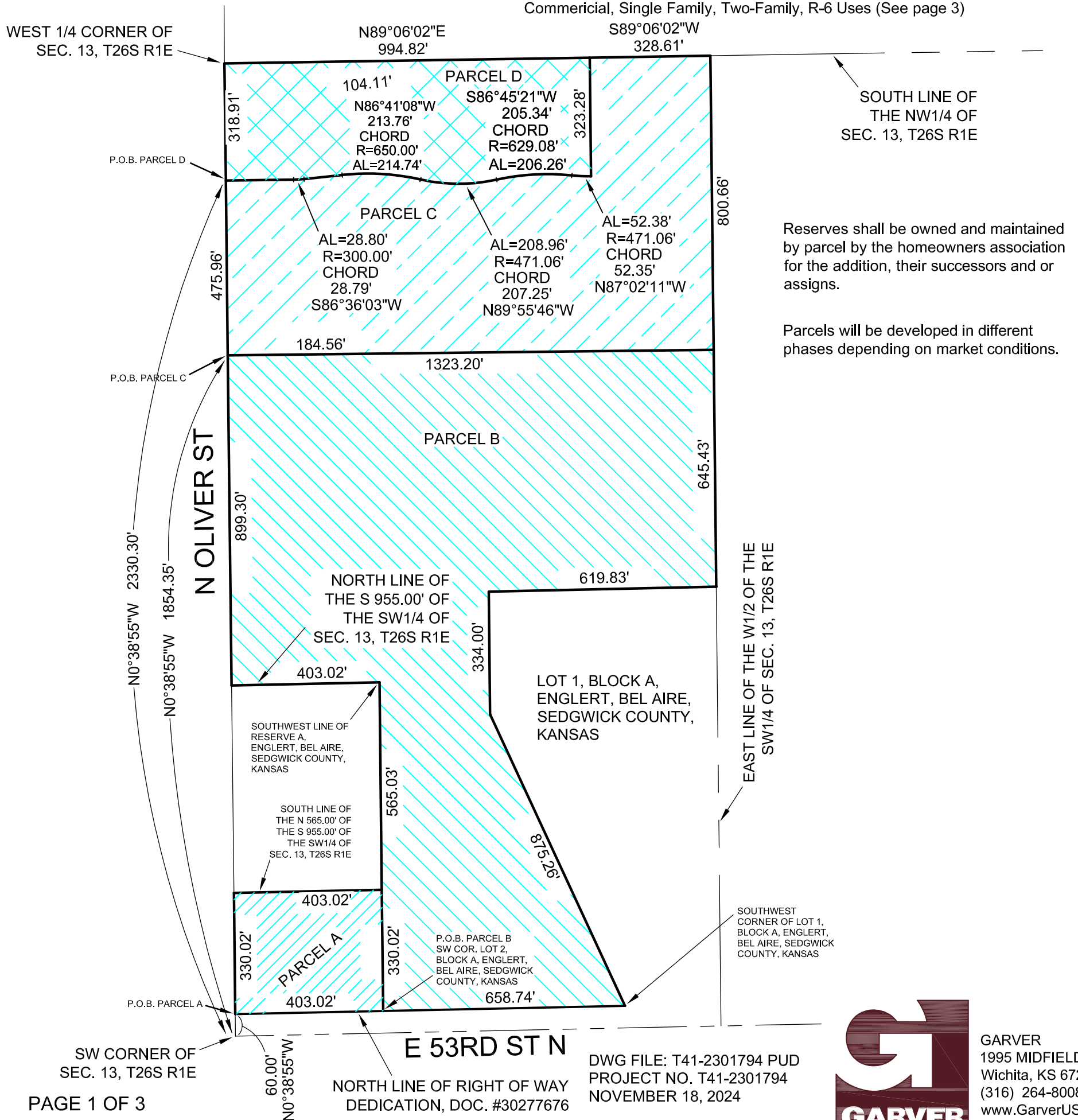
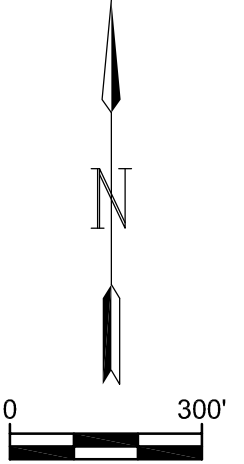
Unless otherwise noted on the final plat:
Front Easements - 15' Utility Easements
Rear Easements - 20' Drainage & Utility Easements

BUILDING SETBACK LINES

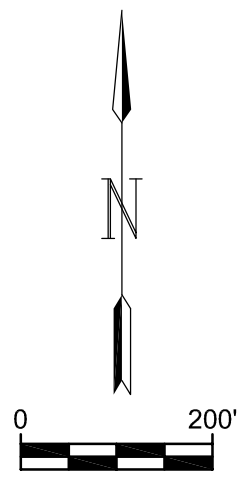
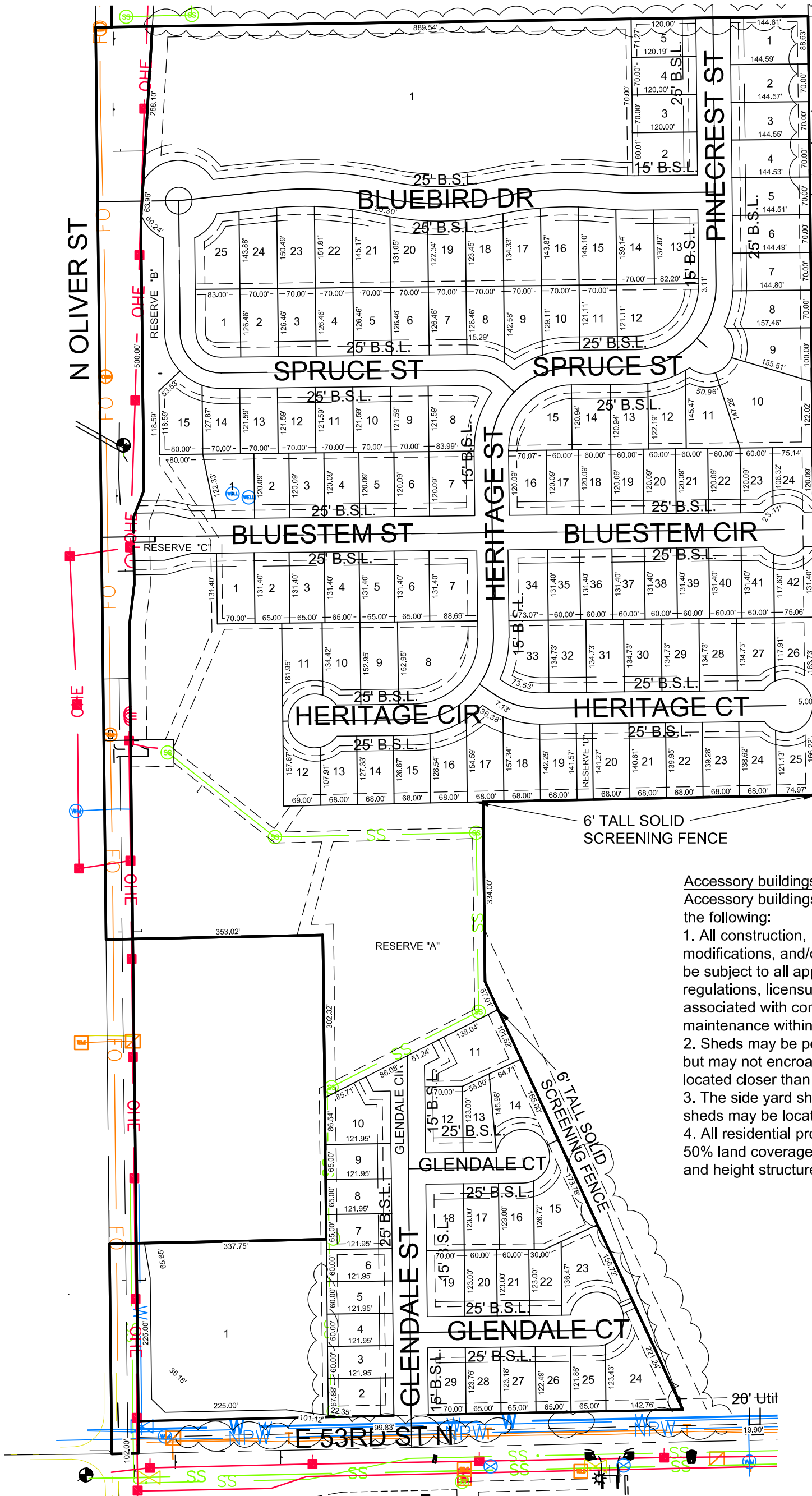
Unless otherwise noted, all building setbacks are as follows:
Front Setbacks are 25 feet
Street Side Setbacks are 15 feet
Interior Side Setbacks are 6 feet
Rear Setbacks are 20 feet

ALLOWED USES

Commercial, Single Family, Two-Family, R-6 Uses (See page 3)



SPRING PINES - FINAL PUD BEL AIRE, SEDGWICK COUNTY, KANSAS



Accessory buildings

- Accessory buildings are allowed on all lots, subject to the following:
1. All construction, including additions, alterations, modifications, and/or use of any detached shed, shall be subject to all applicable governmental laws, codes, regulations, licensure, permitting and inspection associated with construction and property maintenance within the City of Bel Aire, Kansas.
 2. Sheds may be permitted upon a rear set back line but may not encroach upon any easement, or be located closer than 10' to a rear property line.
 3. The side yard shall be maintained at 6 feet, and no sheds may be located within a side yard setback.
 4. All residential properties shall have no more than 50% land coverage, as well as conform to the type and height structure restrictions.

DWG FILE: T41-2301794 PUD
PROJECT NO. T41-2301794
NOVEMBER 18, 2024



GARVER
1995 MIDFIELD RD.
Wichita, KS 67209
(316) 264-8008
www.GarverUSA.com

SPRING PINES - FINAL PUD BEL AIRE, SEDGWICK COUNTY, KANSAS

PARCEL DESCRIPTIONS

Parcel A - Commercial

Allowed uses : All uses permitted in the C-1 zoning district.

Landscaping requirements per the C-1 zoning district.

Description:

That part of the SW1/4 of Section 13, T26S, R1E of the 6th P.M., Sedgwick County, Kansas, written by William K. Clevenger, PS-1437 on June 26, 2024, described as commencing at the southwest corner of said SW1/4; thence N00°38'55"W along the west line of said SW1/4, 60.00 feet to the place of beginning; thence N88°47'30"E, parallel with the south line of said SW1/4, 403.02 feet to the southwest corner of Lot 2, Block A, Englert, Bel Aire, Sedgwick County, Kansas; thence N00°38'55"W along the west line of said Lot 2, 330.02 feet to the south line of the north 565.00 feet of the south 955.00 feet of said SW1/4; thence S88°47'30"W along the south line of the north 565.00 feet of the south 955.00 feet of said SW1/4, 403.02 feet to said west line; thence S00°38'55"E along said west line, 330.02 feet to the place of beginning.

Parcel B - Single Family

Allowed uses : All single family uses permitted in the R-4 zoning district (NO Manufactured Homes allowed).

Landscaping requirements per the R-4 zoning district.

Number of Dwelling Units - 66

Description:

That part of the SW1/4 of Section 13, T26S, R1E of the 6th P.M., Sedgwick County, Kansas, written by William K. Clevenger, PS-1437 on June 26, 2024, described as commencing at the southwest corner of said SW1/4; thence N00°38'55"W along the west line of said SW1/4, 60.00 feet; thence N88°47'30"E, parallel with the south line of said SW1/4, 403.02 feet to the southwest corner of Lot 2, Block A, Englert, Bel Aire, Sedgwick County, Kansas, for a place of beginning; thence N00°38'55"W along the west line of said Lot 2 and extended, 895.05 feet to a point of intersection on the west line of Reserve A in said Englert, also being the north line of the south 955.00 feet of said SW1/4; thence S88°47'30"W along said north line, 403.02 feet to the west line of said SW1/4; thence N00°38'55"W along said west line, 899.30 feet; thence N89°21'05"E, 1323.20 feet to the east line of the W1/2 of said SW1/4; thence S00°38'00"E along said east line, 645.43 feet to the northeast corner of Lot 1, Block A in said Englert; thence S88°47'30"W along the north line of said Lot 1, 619.83 feet to the northwest corner of said Lot 1; thence S00°38'55"E along the west line of said Lot 1, 334.00 feet to a point of intersection on the west line of said Lot 1; thence S24°49'34"E along the west line of said Lot 1, 875.26 feet to the southwest corner of said Lot 1; thence S88°47'30"W, parallel with the south line of said SW1/4, 658.74 feet to the place of beginning.

Parcel C - Two-Family

Allowed uses : All uses permitted in the R-5 zoning district.

Landscaping requirements per the R-5 zoning district.

Number of Dwelling Units - 104

Description:

That part of the W1/2 of Section 13, T26S, R1E of the 6th P.M., Sedgwick County, Kansas, written by William K. Clevenger, PS-1437 on June 26, 2024, described as commencing at the southwest corner of the SW1/4 of said Section 13; thence N00°38'55"W along the west line of said SW1/4, 1854.35 feet to the place of beginning; thence N89°21'05"E, 1323.20 feet to the east line of the W1/2 of said SW1/4; thence N00°38'00"W along said east line, 800.66 feet to the south line of the NW1/4 of said Section 13; thence S89°06'02"W along said south line, 328.61 feet; thence S00°38'55"E, 323.28 feet to a non-tangent curve to the right, said curve having a radius of 471.06 feet; an arc length of 52.38 feet, chord bearing N87°02'11"W, 52.35 feet; thence westerly along said curve, 52.38 feet to a point of reverse curve of a curve to the left, said curve having a radius of 629.08 feet, an arc length of 206.26 feet, chord bearing S86°45'21"W, 205.34 feet; thence westerly along said curve, 206.26 feet to a point of reverse curve of a curve to the right, said curve having a radius of 471.06 feet, an arc length of 208.96 feet, chord bearing N89°55'46"W, 207.25 feet; thence westerly along said curve, 208.96 feet to a point of reverse curve of a curve to the left, said curve having a radius of 650.00 feet, an arc length of 214.74 feet, chord bearing N86°41'08"W, 213.76 feet; thence westerly along said curve, 214.74 feet to a point of tangency; thence S83°51'01"W, 104.11 feet to a point of curvature of a curve to the right, said curve having a radius of 300.00 feet, an arc length of 28.80 feet, chord bearing S86°36'03"W, 28.79 feet; thence westerly along said curve, 28.80 feet to a point of tangency; thence S89°21'05"W, 184.56 feet to a point on the west line of said SW1/4; thence S00°38'55"E along said west line, 475.96 feet to the place of beginning.

Parcel D - Multi-Family

Allowed uses : All uses permitted in the R-6 zoning district.

Landscaping requirements per the R-6 zoning district.

Number of Dwelling Units - 272

Description:

That part of the W1/2 of Section 13, T26S, R1E of the 6th P.M., Sedgwick County, Kansas, written by William K. Clevenger, PS-1437 on June 26, 2024, described as commencing at the southwest corner of the SW1/4 of said Section 13; thence N00°38'55"W along the west line of said SW1/4, 2330.30 feet to the place of beginning; thence continuing N00°38'55"W along said west line, 318.91 feet to the northwest corner of said SW1/4; thence N89°06'02"E along the north line of said SW1/4, 994.82 feet to a point 328.61 feet West of the northeast corner of the W1/2 of said SW1/4 as measured along the north line thereof; thence S00°38'55"E, 323.28 feet to a non-tangent curve to the right, said curve having a radius of 471.06 feet; an arc length of 52.38 feet, chord bearing N87°02'11"W, 52.35 feet; thence westerly along said curve, 52.38 feet to a point of reverse curve of a curve to the left, said curve having a radius of 629.08 feet, an arc length of 206.26 feet, chord bearing S86°45'21"W, 205.34 feet; thence westerly along said curve, 206.26 feet to a point of reverse curve of a curve to the right, said curve having a radius of 471.06 feet, an arc length of 208.96 feet, chord bearing N89°55'46"W, 207.25 feet; thence westerly along said curve, 208.96 feet to a point of reverse curve of a curve to the left, said curve having a radius of 650.00 feet, an arc length of 214.74 feet, chord bearing N86°41'08"W, 213.76 feet; thence westerly along said curve, 214.74 feet to a point of tangency; thence S83°51'01"W, 104.11 feet to a point of curvature of a curve to the right, said curve having a radius of 300.00 feet, an arc length of 28.80 feet, chord bearing S86°36'03"W, 28.79 feet; thence westerly along said curve, 28.80 feet to a point of tangency; thence S89°21'05"W, 184.56 feet to the place of beginning.

Passed by the Governing Body this _____ day of _____, 202__.

City of Bel Aire

Mayor

Jim Benage

Attest:

City of Bel Aire

City Clerk

Melissa Krehbiel

DWG FILE: T41-2301794 PUD
PROJECT NO. T41-2301794
NOVEMBER 18, 2024



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Wichita, KS 67209
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STAFF REPORT

STAFF COMMUNICATION

FOR MEETING OF	12/12/24
CITY COUNCIL	
INFORMATION ONLY	

DATE: 03/27/2026

TO: Bel Aire Planning Commission

FROM: Paula Downs

RE: Agenda

SUMMARY:

SD-24-03- Proposed Final Plat from R-4, to R-5 and R-6 single and multi-family uses and to include C-1 commercial as zoned (Spring Pines previously Homestead at Spring).

The city placed an ad in the Ark Valley Newspaper as required by the city code for the preliminary plat process.

The city reviewed the following documents the final plat application and the two-page final plat which are in the meeting agenda.

Discussion/Review

The applicant submitted an application to rezone the property PUD-24-02 when the preliminary plat application was submitted. PUD-24-02, related to zoning was approved by Planning Commission on November 14. This item will go to City Council for final approval.

The preliminary plat was approved by the Planning Commission at the November 14 meeting.

The property is currently unplatted. The proposed subdivision would create a total of 135 single-family, duplex, multiple-family and commercial lots.

Water and sewer will be provided by the City of Bel Aire.

The final plat has been reviewed and it conforms with the approved preliminary plat and subdivision regulations.

The final plat was distributed to city staff, utilities and fire department for review and comments. All comments to date have been revised by the applicant and are reflected on the final plat documents.

Staff Recommendation: Staff recommends approval of the final plat.



MINUTES
PLANNING COMMISSION
7651 E. Central Park Ave, Bel Aire, KS
December 12, 2024 6:30 PM



I. **Call to Order:** Chairman Phillip Jordan called the meeting to order at 6:30 p.m.

II. **Roll Call**

Chairman Phillip Jordan and Commissioners Dee Roths, Deryk Faber, Paul Matzek, and Brian Mackey were present. Commissioner Edgar Salazar was absent.

Also present were City Attorney Maria Schrock, Director of Community Development Paula Downs, and City Engineer Anne Stephens.

II. **Pledge of Allegiance to the American Flag**

Chairman Jordan led the pledge of allegiance.

IV. **Consent Agenda**

A. **Approval of Minutes from Previous Meeting.**

Chairman Jordan shared typographical errors in the spelling of his first name and that it was requested for the reference of “Chairperson” be replaced with “Chairman” throughout the minutes. Staff acknowledged the errors and minutes for signature were updated.

MOTION: Chairman Jordan moved to approve the minutes of November 14, 2024. Commissioner Roths seconded the motion. *Motion carried 5-0.*

V. **Announcement:** Welcome of new Planning Commissioner Brian Mackey. John Charleston has resigned, and Mayor Benage is in the process of identifying a new member to the Commission.

VI. **Old Business/New Business**

A. **PUD-24-04- Proposed Final PUD containing approved duplexes to be converted townhouses with zero interior lot lines on a reduced lot size in an R-4 zoning district as built (Chapel Landing Phase 2).**

Chairman Jordan announced the item and reviewed ground rules for public hearings. Before proceeding with the public hearing, he asked the Commission if any member wished to disqualify themselves from participating in the case because they or a relative own property in the area of notification or have conflicts of interest. No one was disqualified.

Chairman Jordan noted that proper notice of this hearing was published at least 20 days before today’s hearing date on the City’s website and in *The Ark Valley News*. Notices were also mailed to

the applicant and all of the real property owners of record listed on the security title, in the area of notification. Chairman Jordan asked if anyone on the Commission had received any ex-parte verbal or written communications prior to this agenda item, which they would like to share. The Commissioners responded that they had not.

City staff gave a brief report on this case and referenced the Commission's information packet for this meeting. City staff noted that this case was heard at the November 14th Planning Commission meeting and was tabled for further consideration and for documentation requests made by motion.

Chairman Jordan called upon the applicant to make his/her presentation and any response to the City staff report. Jay Cook, Baughman Company, spoke on behalf of the applicant and stood for questions from the Commission. Mr. Cook asked that the case be sent to the City Council because the applicant does not intend to provide the documents that Planning Commission requested. He stated the reason is because the documents requested are outside the scope of zoning and are not enforceable by the City. He stated that the applicant may be willing to update the PUD to reflect the Commission's recommendation for number of street trees, and update face of the plat to reflect zoning setbacks. Cook stated that the applicant is willing to comply with regulations listed in the subdivision and zoning codes.

Chairman Jordan opened the public comments section. No others requested to speak and the public comments section was closed. Staff confirmed that they had not received any written communications from the public regarding this case.

The Commission then discussed the case.

MOTION: Chairman Jordan moved that having considered the evidence at the hearing and the factors to evaluate the application, I move we recommend to the City Council, that the proposed final PUD containing approved duplexes 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) in PUD-24-04 be approved with modifications: the 4 modifications under Item 10 on the City recommendations, based on the findings from the review section of the staff report, as recorded in the summary of this hearing, and the following conditions be attached to this recommendation. Commissioner Mackey seconded the motion..

Discussion followed. Commissioners cited their reasons for recommending approval, namely: the recommendation of City Staff; Suitability of the subject property for the uses to which it has been restricted; and Relative gain to the public health, safety, and welfare as compared to the loss in value or the hardship imposed upon the applicant. Chairman Jordan called the question. *Motion carried 5-0*

B. Review proposed updates to the 2024 Bel Aire Zoning Map- (supermajority (5) required for approval).

City staff provided a brief report. Chairman Jordan opened the public hearing. No one spoke, and the public comments section was closed.

MOTION: Commissioner Roths moved to recommend the proposed zoning map changes as presented by this Planning Commission. Commissioner Faber seconded the motion. *Motion carried 5-0.*

C. SD-24-03- Proposed final platting R-5 and R-6 single and multi-family uses, and to include C-1 commercial as zoned (Spring Pines Subdivision, previously Homestead at Spring)

Staff stated that contrary to the written staff report, they now recommend unconditional approval of the plat.

The agent for the applicant, Will Clevenger, Garver, stood for questions from the Commission.

Chairman Jordan asked the Commission if any member wished to disqualify themselves from participating in the case because they or a relative own property in the area of notification or have conflicts of interest. No one was disqualified. Chairman Jordan noted that proper notice of this hearing was published at least 20 days before today's hearing date on the City's website and in *The Ark Valley News*. Notices were also mailed to the applicant and all of the real property owners of record listed on the security title, in the area of notification. Chairman Jordan asked if anyone on the Commission had received any ex-parte verbal or written communications prior to this agenda item, which they would like to share. The Commissioners responded that they had not.

Chairman Jordan then opened the public hearing. No one spoke. The public hearing was then closed and Chairman Jordan stated he would entertain a motion.

MOTION: Commissioner Faber moved to recommend approval of the final plat of SD-24-03 as presented. Chairman Jordan seconded the motion. *Motion carried 5-0.*

D. ZON-24-02- Proposed rezoning from C-1 Neighborhood commercial, office and retail, to R-5 garden and patio homes, townhouses and condominiums uses (Skyview at Webb Addition).

Staff recommended one change: the Dedication of right-of-way along Webb Road in conformance with the subdivision regulations relating to arterial roads.

Brian Lindebak, MKEC, represented the applicant and stood for questions from the Commission. Chairman Jordan opened the public hearing. No one spoke, so the public hearing was closed.

Chairman Jordan asked the Commission if any member wished to disqualify themselves from participating in the case because they or a relative own property in the area of notification or have conflicts of interest. No one was disqualified. Chairman Jordan noted that proper notice of this hearing was published at least 20 days before today's hearing date on the City's website and in *The Ark Valley News*. Notices were also mailed to the applicant and all of the real property owners of record listed on the security title, in the area of notification. Chairman Jordan asked if anyone on the Commission had received any ex-parte verbal or written communications prior to this agenda item, which they would like to share. The Commissioners responded that they had not.

The Commission then discussed the application in relation to the Golden Factors and the City's Zoning Code. In support of recommending approval, Commissioners cited the zoning

and uses of nearby properties, the recommendation of permanent staff, Suitability of the subject property for the uses to which it has been restricted, and the length of time the property has been vacant.

MOTION: Chairman Jordan moved that Proposed rezoning from C-1 Neighborhood commercial, office and retail, to R-5 garden and patio homes, townhouses and condominiums uses (Skyview at Webb Addition) be approved as presented with condition of the dedication of right-of-way along Webb Rd in conformance with subdivision regulations related to required arterial right-of-way widths. Commissioner Faber seconded the motion. *Motion carried 5-0.*

E. SD-24-04- Proposed platting R-5 garden and patio homes, townhouse and condominiums uses (Skyview at Webb Addition).

Brian Lindebak, MKEC, represented the applicant and stood for questions from the Commission. Chairman Jordan opened the public hearing. No one spoke, so the public hearing was closed.

MOTION: Commissioner Faber moved to approve the rezoning application as presented and Commissioner Mackey seconded the motion. *Motion carried 5-0.*

VII. Approval of the Next Meeting Date.

MOTION: Chairman Jordan to approve the date of the next meeting: January 9, 2025 at 6:30 p.m. Commissioner Faber seconded the motion. *Motion carried 5-0.*

VIII. Current Events

A. Upcoming Agenda Items: No upcoming items were mentioned.


B. Upcoming Events:

- Saturday, December 7, Christmas in Bel Aire at Bel Aire City Hall, 5:30 – 7:30 p.m.
- City Hall will be closed on December 23 – 24, 2024 and January 1, 2025

IX. Adjournment

MOTION: Chairman Jordan moved to adjourn. Commissioner Matzek seconded the motion. *Motion carried 5-0.*

Approved by the Bel Aire Planning Commission this 9th day of January, 2025.


Phillip Jordan, Chairman