

City of Bel Aire

STAFF REPORT

DATE: 07/07/2023

TO: Bel Aire Planning Commission

FROM: Jay Cook

RE: Agenda

STAFF COMMUNICATION

FOR MEETING OF	7/13/2023
CITY COUNCIL	
INFORMATION ONLY	

SUMMARY:

SD-23-04. Preliminary Plat of approximately 96 acres in Sunflower Commerce Park 2nd. The development is labeled Sunflower Commerce Park 3rd.

The city advertised the Public Hearing in Ark Valley Newspaper on May 18th, 2023.

Applicant/Agent:

- Applicant: Michael Le, Bayside Development
- Agent: Jake Vasa, SEH, Inc

Background Information:

- The 96-acre tract is located in platted Sunflower Commerce Park 2nd Addition plat.
- The property is currently vacant and the applicant desires to subdivide the parcel for the opportunity for future business growth in Bel Aire through manufacturing and warehouses.
- The land was platted for Epic Sports and future growth of that business if the land options were exercised; total acreage of the plat is around 245 acres.
- The process started in 2016 and was completed in 2018. Floodplain, Evergy power lines, pipeline easements were some of the items the city worked through to complete the platting process.
- The Covenants from the Sunflower Commerce Park is the binding design document; the PUD page two has the basic overall PUD rules.

Discussion:

- Evergy has been contacted by staff. In addition to requiring easements within the replatted boundaries, they have provided rules for the transmission easement along the rear of the property:
- The identified KG&E easement is a private easement and shall not be used as a Utility easement.
- Other easements may abut Evergy easements but not overlap.
- Evergy Transmission will not allow an excavation of fill within the easement without deeper analysis. Even after analysis the proposed changes may not be granted.

- Everygy retains the right to use the to the entire Easement. This includes moving\placing poles anywhere needed to meet future design criteria.
- Above grade objects within the easement cannot exceed 10 feet above current grade.
- Equipment operating in the Easement cannot exceed 14 ft above current grade – this includes but is not limited to any lifting or articulating booms, dump trucks dozers.
- Spoils cannot be stored in Easement.
- Any costs occurred in the modification of the line, structures or easement will be the responsibility of the requestor.
- Onegas didn't request any additional easements currently. The did provide the nearest location; south side of Industry Dr and there is a line at N Toler Dr.
- **The city engineer will contact the civil engineer directly with any item not covered with this process.**

This is a preliminary plat and will need to meet the code section below with contents listed:

- Streets and sidewalks, showing the location, right-of-way, width, names and approximate grades thereof. The preliminary plat shall show the relationship of all streets and sidewalks to any projected streets and sidewalks shown or to any related Comprehensive Plan proposal or, if none proposed, then as determined by the Planning Commission.
- Street names which do not duplicate any heretofore used in the City or its environs, unless the street is an extension of or in line with an already named street, in which event that name shall be used. Appropriate prefixes and suffixes which provide relative direction and type of street should accompany such names. Street names shall be subject to the approval of the Planning Commission and follow the applicable City's or County's Street Naming and Property Numbering Policy, if adopted. Property numbers are assigned by the City or County depending upon the agreed upon jurisdictional policy.
- Easements showing width and purpose such as for utilities, drainage, screening, open space, pedestrian ways, and alleys.
- Location and type of utilities to be installed.
- Lots showing approximate dimensions, minimum lot sizes and proposed lot numbers and block letters or numbers.
- Sites, if any, to be allocated for development with other than single-family dwellings or to be dedicated or reserved for park, recreation area, open space or other public or private purposes.
- Proposed building setback lines, if any, but not less than applicable zoning regulations. The setback should be measured from the existing or proposed street right-of-way, whichever is a greater distance.

Recommended Motion:

Approve the preliminary plat of Sunflower Commerce Park 3rd addition subject to Planning Commission discussion and authorize the applicant to proceed with final plat.