

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. Final Plat of approximately 96 acres in Sunflower Commerce Park 2nd. The development is labeled Sunflower Commerce Park 3rd.

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:

- Staff has reviewed the final plat for the Sunflower Commerce Park 3rd addition.
- Any conditions or comments placed on the preliminary plat should be corrected before the final plat is approved and sent to City Council.
- The language of the PUD is included in the final plat as presented.
- Easements are clearly marked with Reserve A and B for drainage.
- Floodplain notated as required by City Code.
- **The city engineer will contact the civil engineer directly with any item not covered with this process.**

Recommended Motion:

Approve the final plat of Sunflower Commerce Park 3rd addition subject to Planning Commission discussion and submit to governing body for approval and acceptance of streets and other public ways, service and utility easements.