

(Published at www.belaireks.gov on September, _____ 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. ZON-25-01; and

WHEREAS, the Governing Body finds proper notice was given and a public hearing was held for Case No. ZON-25-01 on August 14, 2025, 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 from Neighborhood Commercial, Office and Retail District “C-1” to a Planned Unit Development Residential District “R-PUD” to create the Lycee Addition Planned Unit Development R-PUD (the “Lycee Addition R-PUD”).

Lots 1, 2, and 3, Block B, will be zoned as Neighborhood Commercial, Office and Retail District “C-1” and Planned Unit Development, Commercial Office and Retail District “C-2.”

Lot 4, Block B, will be zoned as Multi-Family District “R-6.”

Legal Description

Lots 1, 2, 3, and 4, Block B, Lycee Addition, Bel Aire, Sedgwick County, Kansas.

General Description

East side of Rock Road and ¼ mile North of 53rd Street North, Bel Aire, Sedgwick County, Kansas

The Lycee Addition R-PUD is subject to the following restrictions, conditions or limitations, and such restrictions, conditions or limitations shall supersede any portion of the application in conflict therewith:

1. Landscape plan to be reviewed and approved by Zoning Administrator for Parcel 2 before any building permits are issued. In addition to street tree requirements, the Landscape Plan should include: increase of the proposed (8) ornamental trees on the interior of the lot where feasible and screening details for the trash enclosures.

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

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

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ADOPTED by the Governing Body of the City of Bel Aire, Kansas on this 2nd day of September, 2025.

SIGNED by the Mayor on this _____ day of September, 2025.

CITY OF BEL AIRE, KANSAS

Jim Benage, Mayor

ATTEST:

Melissa Krehbiel, City Clerk

APPROVED AS TO FORM:

Maria A. Schrock, City Attorney