

STAFF REPORT

DATE: 11/06/2025

TO: Bel Aire Planning Commission

FROM: Paula Downs

RE: Bel Aire 2035 Comprehensive Plan

STAFF COMMUNICATION

FOR MEETING OF	11/13/2025
CITY COUNCIL	
INFORMATION ONLY	

SUMMARY: Bel Aire 2035 Comprehensive Plan

The city placed notification on the City of Bel Aire's website as required by city code. The affidavit of publication is provided. The comprehensive plan required notification of public hearing which was made on July 24, 2025.

Planning Commission approved the Comprehensive Plan Resolution at their August 14, 2025, meeting. The draft meeting minutes provide details of the discussion. Meeting minutes are included in the agenda packet.

City Council reviewed the Comprehensive Plan at their September 2, 2025, meeting. City Council discussed several items that needed to be modified before approval. The City Council sent the item back to the Planning Commission.

Background:

In 2023, the City initiated a project to create a new comprehensive plan that describes a vision and framework for the community's development over the next 10 years. The document will serve as a roadmap for adopting new policies and initiatives that achieve its identified vision. The comprehensive plan will assist the City Council in making well-informed decisions regarding land use and capital improvements.

The plan will complement zoning regulations, development codes, capital improvement programs and other city processes.

August 14, 2025- Planning Commission Meeting

The Planning Commission were provided a brief overview of the planning process and overall organization of the planning document. Commission was provided with the four planning stages and how the plan was organized. Commission was provided summary information on each section of the plan including the general information provided in each appendix section.

PEC provided additional highlights from the plan and stood for questions. The Planning Commission asked several clarifying questions and stated they felt the plan was put together well.

The Planning Commission moved to adopt the Resolution to Adopt the Bel Aire 20235 Comprehensive Plan as presented and recommend that the Governing Body approve the Plan by publication of an Ordinance per K.S.A. 12-747(b).

September 2, 2025- City Council Meeting

PEC provided a brief presentation to the City Council outlining the plan and providing an overview of the format, plan phases, and several plan highlights. Mayor Benage expressed concerns about the data used for the plan. Councilmember Schmitz had concerns about the population estimates being low. Councilmember Dehn had concerns about the amount of public engagement for the plan; he wished it were more robust.

Based on concerns about the data used, it was moved to return the recommendation of the Planning Commission for Approval of the plan to the Planning Commission for further consideration, with a statement specifying the basis for failure to Approve or Disapprove, the statement is: This plan has multiple issues of outdated data and information.

(Mayor Benage) will provide an expanded report within a week, but some of the examples are: outdated population, outdated average income, outdated traffic counts, inaccurate references to medical facilities, and future use proposals that are not consistent with current zoning, especially with regards to land south of the railroad tracks and east of Webb Road. The motion to return was passed 5-1.

Current Discussion

PEC and staff meet with Mayor Benage to discuss several concerns/questions he had about the Comprehensive Plan. Each concern was discussed and updates were made. There were several comments related to the utilization of “outdated” data. At the time the community overview information was created in late 2023, the current data information was from 2022. Data is typically made available in December of each year which reflects information from the previous year- for example: December 2024 would reflect data for 2023. At the time the Comprehensive Plan was presented in September, data for 2024 was not available.

The key updates made to the plan are as follows:

1. Page 15 includes flexibility language to the goal of creating a Parks, Recreation, and Trails Advisory Board- now states: “
2. Property located south of the railroad tracks between Rock Road and Webb Road was revised on Map 3-2 | Future Land Use Map (page 27) from "Traditional Neighborhood" to “Industrial & Logistics Center”. Complimentary map revisions were made on pages 33 and 45.
3. The Key Findings on page A-3 were revised.
 - a. Previous: "Furthermore, this percentage can also indicate that the critical mass of residential uses has not been met to satisfy the private sector selection criteria for non-residential development within the City."
 - b. Revised: "It is recommended that the City explore marketing opportunities that exist based on the current demographics and needs of Bel Aire, in addition to working with the private sector to better understand key metrics to increase the amount of commercial amenities and services available."

4. Updated Map A-3 - Community Facilities & Services (page A-9) to remove the Kansas Heart Hospital and Heartland Cardiology. "Wesley Medical Center operates a 99-bed hospital offering emergency care, cardiac, orthopedic, and bariatric services at 2610 N. Woodlawn Blvd." was added to page A-8.
5. Updated Map A-6 - Traffic Volume (page A-15) to reflect latest 2025 data from KDOT.
6. The location of the future Skyview Park has been added to Map A-4 - Existing Park Needs (page A-11).
7. Replace 2022 American Community Survey data with 2023 American Community Survey data where applicable within Appendix A: Community Assessment.
8. Added footnote to page A-28 indicating that the adopted mill level at the time the analysis was 43.000, with the note that the mill levy adopted for 2026 is 41.000.

Mayor Benage provided additional comments that were discussed and agreed that changes would not be needed.

Staff Recommendation:

All comments and updates have been made to the Comprehensive Plan document as requested.

Staff recommend that the comprehensive plan be approved.

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

RESOLUTION NO. _____

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BEL AIRE, KANSAS, CONCERNING THE ADOPTION OF THE BEL AIRE 2035 COMPREHENSIVE PLAN.

WHEREAS, pursuant to authority granted by statutes of the State of Kansas, the Bel Aire Planning Commission (hereinafter the “Commission”) was reestablished by the Governing Body of the City of Bel Aire, Kansas By Ordinance No. 195 and given authority to adopt a comprehensive plan for all of the City of Bel Aire (hereinafter the “City”); and

WHEREAS, pursuant to provisions of K.S.A. 12-747(a), the Commission did give notice by publication on the City Municipal Website on July 24, 2025, of a public hearing on the Bel Aire 2035 Comprehensive Plan (hereinafter the “Plan”) to be held on August 14, 2025; and

WHEREAS, the governing body considered the Plan on September 2, 2025. With a majority vote, the governing body sent the Plan back to the Commission for further consideration, with a statement specifying the basis for failure to Approve or Disapprove. The statement included concerns regarding multiple issues of outdated data and information; and

WHEREAS, the Mayor provided an expanded report to city staff with some examples of outdated data and information; and

WHEREAS, the Commission had another public hearing on November 13, 2025, heard all comments and remarks relating to the Plan, gave consideration to all statements, gave consideration to the Mayor’s expanded report, including the statement from the governing body.

BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF BEL AIRE, KANSAS, AS FOLLOWS:

Section 1. The Plan is hereby adopted as the official comprehensive plan for the City.

Section 2. In compliance with K.S.A. 12-747(b), the action of the Commission shall be provided to the Bel Aire Governing Body in the form of a certified copy of said Plan, this Resolution, and a written summary of the public hearing and, furthermore, to recommend that they approve the Plan by publication of an Ordinance as required by K.S.A. 12-747(b).

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ADOPTED by the Bel Aire Planning Commission on this 13th day of November 2025.

SIGNED by the Presiding Officer on the 13th day of November 2025.

Phillip Jordan, Chairperson

ATTEST:

Paula Downs, Secretary

APPROVED AS TO FORM ONLY:

Maria A. Schrock, City Attorney



BEL AIRE 2035

COMPREHENSIVE PLAN

DRAFT



ACKNOWLEDGMENTS

Thank you to all participants in the planning process. Your time, technical expertise, and guidance was critical to the development of the Bel Aire 2035 Comprehensive Plan. Your investment in this plan is valued.



MAYOR AND CITY COUNCIL

Jim Benage, Mayor

Emily Hamburg, Council President

Greg Davied

Tyler Dehn

John Welch

Tom Schmitz

PLANNING COMMISSION

Phillip Jordan, Chairman

Deryk Faber, Vice Chairman

Edgar Salazar

Dee Roths

Paul Matzek

Brian Mackey

Brian Stuart

COMPREHENSIVE PLAN CORE TEAM (CPCT)

Ted Henry, City Manager

Paula Downs, Director of Community Development

CONSULTANT TEAM

Professional Engineering Consultants, P.A. (pec1.com)



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INTRODUCTION

In 2023, the City of Bel Aire embarked on the creation of a new comprehensive plan - a guiding document that describes a vision and framework for the community's development over the next 10 years. City leaders in Bel Aire recognized the importance of having a community-driven blueprint to help guide the future.



CONTEXT

The Bel Aire 2035 Comprehensive Plan is the result of considerable analysis and study of the community as it exists today, as well as significant collaboration, participation, and input from Bel Aire leaders and identified stakeholder groups throughout the planning process.

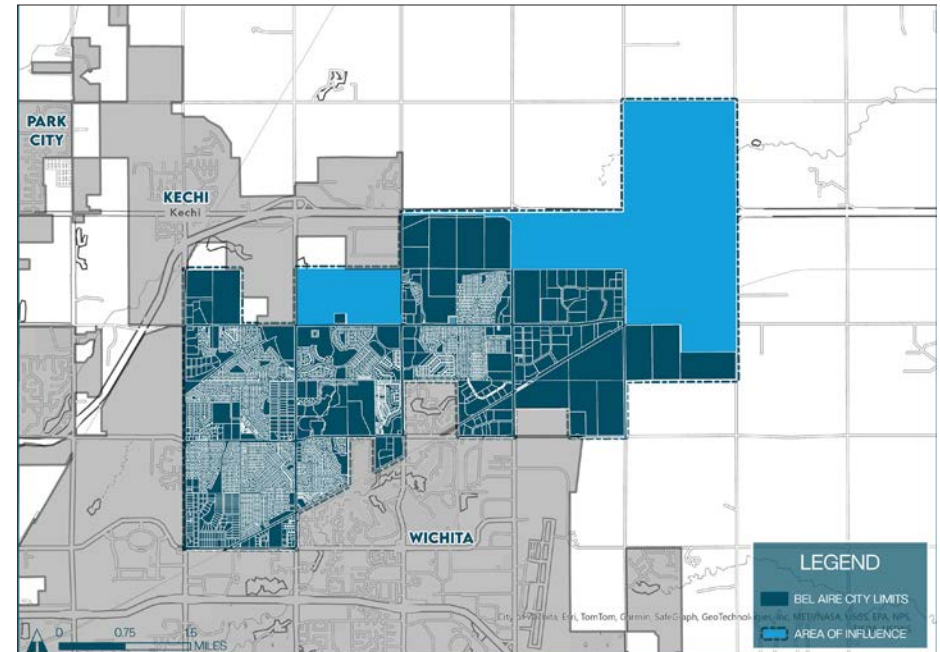
What is now the City of Bel Aire began originally as an improvement district close to Wichita, Kansas. Incorporated on November 26, 1980, Bel Aire is currently a city of the second class located in the northeastern portion of the Wichita Metropolitan Statistical Area (MSA) in Sedgwick County, Kansas. The City currently occupies approximately 6.4 square miles – or 4,091 acres – of land. Major regional roadways within proximity to Bel Aire include K-96, K-254, and I-135. The study limits for the Bel Aire 2035 Comprehensive Plan include the incorporated City limits and the land designed as the City's extraterritorial jurisdiction (ETJ), or as referenced by Sedgwick County, the "Area of Influence."

COMPREHENSIVE PLAN PURPOSE

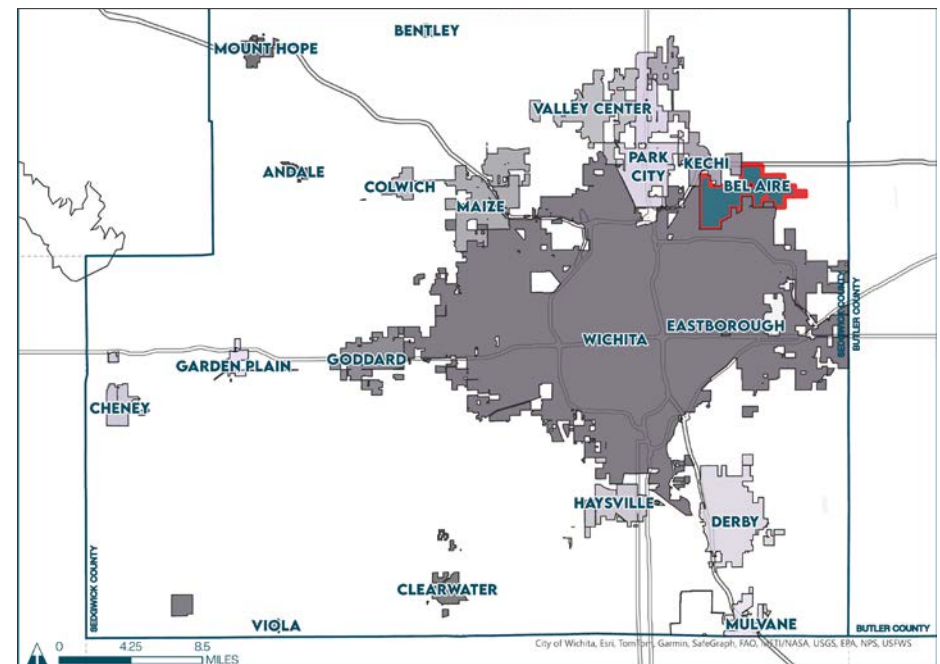
The updated comprehensive plan will serve as the City's roadmap for adopting new policies and initiatives that achieve its identified vision. Implementing these changes will require coordinated effort between city departments, residents, and other partners engaged throughout the planning process. The Bel Aire 2035 Comprehensive Plan will assist the City Council in making well-informed decisions regarding land use and capital improvements – decisions that will have long-lasting impacts on how Bel Aire grows and develops. Equally important, the Bel Aire 2035 Comprehensive Plan can help communicate the community's aspirations and goals to private sector investors, local institutions, businesses, and residents.

From a practical standpoint, the Bel Aire 2035 plan will serve as a playbook for local officials to understand the appropriate types of development and land uses in the City, realizing that each new development or redevelopment project creates a lasting impact on the City's design, built form, economic well-being, and quality of life.

MAP 1-1 - PLANNING AREA



MAP 1-2 - REGIONAL CONTEXT



It is important to note that a comprehensive plan does not replace zoning regulations, development codes, capital improvement programs, or other regulatory documents. Instead, the Bel Aire 2035 Comprehensive Plan will serve as the foundation for updates to those policy documents and implementation tools.

Comprehensive plans should be reviewed and revised regularly to respond to shifts in economic or demographic conditions, changes in state and federal law, the impacts of existing policies and past decisions, and new implementation tools or resources that would benefit the desired outcomes of the plan. At least once a year, the Planning Commission should review or reconsider the plan to comply with state statute and may propose amendments or updates. Without regular evaluation and monitoring of progress, the plan will lose its effectiveness in achieving and upholding the shared vision for Bel Aire.



In summary, the Bel Aire 2035 Comprehensive Plan serves several key purposes:

● FUTURE VISION

This plan represents consensus on Bel Aire's desired long-term future. It is the fundamental guiding planning document for the City Council, Planning Commission & Board of Zoning Appeals, City departments, and other partner agencies and organizations.

● LAND USE & GROWTH FRAMEWORK

This plan provides a land use and growth strategy that promotes the highest and best use of land while attempting to reduce land use conflicts. It aims to increase the benefits land can provide in terms of residential and employment opportunities, transportation options, recreation, and open space. These benefits should be sustainable so that current and future generations of residents and stakeholders can thrive in Bel Aire.

● PUBLIC INVESTMENT GUIDE

The Bel Aire City Council and City departments should use this plan to guide decision-making regarding capital improvements and investments in community facilities and infrastructure. Other investments may involve specific area management and enhancement efforts (high-value corridors, neighborhoods, etc.), community design and placemaking initiatives, neighborhood conservation, arts and culture, and historic preservation. The City is also encouraged to seek grant opportunities and other funding sources at the regional, state, and federal levels.

● PRIVATE INVESTMENT GUIDE

Developers, industries, entrepreneurs, and others interested in investing in Bel Aire can use this plan to gain insight on land use policies and development opportunities. This type of community stakeholder will view sound long-range community planning as critical to ensuring the viability, stability, and long-term success of their projects and investments in Bel Aire.

PLANNING PROCESS

Preparing the Bel Aire 2035 Comprehensive Plan involved a multiple phase planning process starting in 2023 and ending in Month 20XX.

● PHASE 1: COMMUNITY ASSESSMENT

The first phase included a review of previous planning documents and policies, land use conditions, demographic trends, and local development opportunities and constraints.

● PHASE 2: COMMUNITY ENGAGEMENT

Although identified as a specific phase of the planning process, community engagement was carried out throughout the entire project calendar. A series of stakeholder group events and listening sessions, pop-up community events, and City leadership engagement were prioritized to ensure the planning vision created is reflective of diverse community voices.

● PHASE 3: PLANNING

Following the community assessment and initial phases of the community engagement process, considerable time and effort were invested to establish a community vision. Once the vision was identified, the planning team worked to develop community goals, policies, and strategies through continued analysis and community dialogue.

● PHASE 4: REFINE, ADOPT, & IMPLEMENT

During this phase, the final review of the plan occurred, followed by the official plan adoption process.



PLAN ORGANIZATION

The Bel Aire 2035 Comprehensive Plan is organized into three sections and three appendices. The first section explains how the Plan came to be, why it is necessary, and how it should be integrated into daily decisions. Section 2 describes the value statements and goals for the Plan.

Section 3 provides the Plan's recommendations related to future land use and the built environment. This section delivers recommendations to guide Bel Aire as the City works to achieve this Plan's vision.

Lastly, the appendices cover detailed background information that was considered comprehensively to form the Plan. The three appendices include an in-depth assessment of the community (Appendix A), summaries of existing plans and studies (Appendix B), and a full recap of the community engagement events and findings (Appendix C).

INTRODUCTION

VALUE STATEMENTS & GOALS

LAND USE & GROWTH FRAMEWORK

APPENDIX A - COMMUNITY ASSESSMENT

APPENDIX B - SUMMARY OF RELEVANT PLANS & STUDIES

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COMMUNITY HISTORY

September 25, 1980

Bel Aire residents petitioned Sedgwick County to make their district a third-class city. It takes a unanimous vote of the commission to grant their request. Due to an intense hearing, the county commission delayed their decision.

November 26, 1980

The County received intense lobbying from both sides. Finally, by late November, they voted to allow Bel Aire to be formally incorporated as a city and the county adopted the official order of incorporation.

February 17, 1981

Bel Aire's first election! A total of 17 candidates sought 6 seats. Winners were Bill Cox, Charles Eaton, Delbert Hinkle, Geene Postlethwaite, and Patricia Morgan. Bill Brookhouser became Bel Aire's first Mayor.

September 2, 1981

Boundaries established.

October 3, 1981

Bel Aire holds first Celebration Day marking a time of hope and expectations.

March 1982

Bel Aire residents learned the shocking news: Sedgwick County District Judge Michael Corrigan overturned the county's decision to incorporate, arguing that county officials had not fully considered whether the decision was really in the area's best interest.

Bel Aire leaders vowed to fight for their city!



April 13, 1982

Bel Aire residents marched on Wichita's City Hall to show a united front against Wichita's objections against Bel Aire's incorporation.

October 22, 1982

The Kansas Supreme Court handed down the final judgement after two years of controversy. Deliberations had taken over a month.

WITH A VOTE OF 5-1:

BEL AIRE'S INCORPORATION WAS LEGAL!

January 8, 1983

Growth plans that came to a standstill while the courts deliberated are moving ahead! Within the last three months, construction started on three major housing developments.

April 1983

Charles Eaton becomes mayor.

September 17, 1983

Proclaimed Bel Aire Family Affair Day by Mayor Eaton so that all citizens may once again join hands in unity and fill the streets with laughter.



April 1984

Johnston's Ye Olde Ice Cream Shoppe and golf pro shop opens on the southeast corner of 45th & Woodlawn.



October 1984

Proposed routing of K-96 is set to run through Bel Aire which would bisect Bel Aire in two places. Leaders felt this would change the identity of Bel Aire. In time, the location changed to cut to the south missing Bel Aire.

January 1985

Sunrise Bible Chapel on 45th Street between Woodlawn and Oliver was completed.

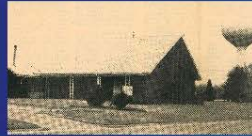
February 1985

City Hall, operating out of the basement of Sedgwick County Fire District #1 along Woodlawn, gets a computer system for a bid of \$21,832.

New state law came into effect that designated a portion of the county sales tax to go directly to the county's subdivisions, including the individual cities. This new revenue source allowed Bel Aire to finance a number of needed improvements such as the establishment of a maintenance department and kicked off the search for a City Hall.

July 13, 1985

A leak in Bel Aire's main water line required Mayor Eaton to drive around town alerting residents with a bullhorn to stop using their sprinklers. Luckily the alert measure worked well but quickly spurred the need of a new process in alerting residents for the future.



December 1986

Bel Aire city offices have new home at the former Church of the Nazarene at 4551 N. Auburn.

April 1988

Arrangement made between Bel Aire and Wichita for a 20 year purchase of water from Wichita but retained the use of its own distribution and billing system.

February 1989

Catholic Diocese held a ceremony launching the construction of a massive complex called the Spiritual Life Center which includes housing for priests and facilities for various levels of senior lifestyles and care. It will be found spread out on 140 acres on the corner of Woodlawn and 45th St.



November 1990

Installation begins on school crossing signals on 45th St North.

1992

Developer K.C. "Buck" Alley and his wife donated over 6 acres north of 47th street to be a park. Now known as Alley Park.



1992

Resurrection School is established.

1993

Bel Aire approaches Wichita about annexing more territory due to growth. Wichita states water contract from 1987 does not allow Bel Aire to serve outside city boundaries.



October 7, 1994

Bel Aire Recreation Center opens and offers activities for both youth and seniors.

1994

Clarence Johnson begins airing city council meetings on cable channel 7. He would continue to air the meetings for the next 15 years.

April 13, 1996

Arbor Day celebration ensues with a planting in honor of the city's first police chief Milton Mills.

1997

Park City invited city leaders of Bel Aire, Kechi, and Valley Center to attend a special council meeting to discuss working together to develop a regional drinking water supply. There was no interest at that time and nothing developed.

April 1997

Bel Aire installed its latest council include Sharla Perry, Gary O'Neal, Mary Dicke, and Harold Smith.



March 1998

Harold Smith and Jim Dunning resigned from their positions. City Council president Lyle Ackerman assumed the role of mayor for the second time. The City decided to pursue the hiring of a full time city administrator, Tim Johnson, who was a resident of Bel Aire.

1998

The city experienced one of its biggest growth spurts, going from just over 1,800 in 1990 to over 5,500 by 1998.

1999

City dedicated Brookhouser Park in Willow Creek in honor of the city's first mayor.

April 1999

Gary O'Neal won mayoral race. Council members were Sharla Perry, Mary Dicke, Greg Mittman, Maurice Terrebonne, and Carolyn Marlier.

1980 - 1983

1984 - 1990

1991 - 1999

<p>2000 Richard Gale became the second full-time city administrator of Bel Aire.</p> <p>2000 Bel Aire became the first city in Sedgwick County to provide curbside recycling.</p> <p>2001 Chisholm Creek Utility Authority (CCUA) was born to provide municipal services to Park City and Bel Aire. This allowed Bel Aire to service outside city limits.</p> <p>In pursuit to purchase a small parcel of land to construct a new water tower to the north, city leaders saw an opportunity to purchase land northeast of town for future development and to prevent the land from being taken by another entity such as Kechi or Wichita. The city decided to acquire 389 from the Tjaden family, from 53rd Street down to 45th Street west of Rock thus kicking off a scramble for land in Sedgwick County.</p>	<p>February 2006 First edition of the Bel Aire newspaper was released! Name still to be determined. By the next edition it was titled the Bel Aire Breeze.</p> <p>February 2006 Bel Aire Development Authority LLC was dissolved by the City Council.</p> <p>December 2006 Wickham industries opens their doors at their new home in Bel Aire sitting on 10.3 acres on the corner of 45th Street and Webb Rd.</p> <p>March 2006 The water and sewer department was created.</p> <p>Summer 2006 Bel Aire Central Park Community Pool opens.</p>	<p>January 2009 Leatherman's Dental opens at 3837 N Woodlawn. The first medical office in the city.</p> <p>February 2009 Senior Patrol volunteer program begins. Larry Anderson and Ed Bole serve as first two senior patrol officers.</p> <p>March 2009 Bel Aire selected a new city logo.</p> <p>November 2009 After months of negotiations, Bel Aire City Council accepted a contract from USD 259 for the purchase of 140 acres at two locations along 53rd Street for \$1.781 million.</p>
<p>2002 The creation of Chisholm Creek Utility Development Authority, LLC by city and two private developers was made in order to quickly acquire land. It was later renamed Bel Aire Development Authority in 2004. With these efforts, Bel Aire was able to annex a total of 2,200 acres which tripled the City's land area and extended the city's boundaries to the far north and east of the original developments of the old improvement district.</p> <p>June 2003 City develops 320 acre tract called Central Park containing 500 residential lots and several commercial tracts.</p> <p>May 2004 City Hall at its new location in Central Park is complete.</p> <p>March 2005 The City and Tree Board celebrated Arbor Day with planting 100 trees west of the bridge on Central Park Ave to Woodlawn</p>	<p>2007 Harold Smith won mayoral race. Ty Lasher was hired as full-time city administrator.</p> <p>September 2007 USD 259 district officials shared interest to build both a high school and elementary school in Bel Aire. There is some disagreement between USD 259 and USD 375 on altering school boundary lines.</p> <p>May 2008 Catholic Care Center started a \$2.5 million renovation to turn two wings into a 32-bed special Alzheimer's care unit. This wing would expand the Alzheimer care unit to a total of 72 beds.</p> <p>July 2008 The Bel Aire Recreation Department has reached record numbers of baseball and softball teams with most of the credit due to the new youth field constructed in March.</p> <p>July 28, 2008 School boundary dispute ends after year long dispute between Wichita and Circle school districts. The Circle school board denied Wichita's request to a boundary change and negotiations proved unsuccessful. The Wichita district did not want to take the matter to the state school board and create potential for a highly politicized decision.</p>	<p>March 2010 Ty Lasher, current City Administrator, shifted to City Manager which focused more of the day to day responsibilities of the city management from the mayor to Lasher.</p> <p>September 2010 KaBoom! recognizes the city's efforts to encourage residents to play and is selected as a 2010 Playful City USA community. The City continued to receive this recognition each year until the program ended in 2017.</p> <p>October 2010 New schools break ground in Bel Aire. USD 259's new K-8 school will be constructed on the southeast corner of 53rd Street and Woodlawn and the high school will be on the north east corner of 53rd and Rock Rd.</p> <p>2011 Due to state budget cuts on education, USD 259 school boundaries changed; schools would no longer be new institutions but new homes to current schools relocated to the new locations. The high school will be the new home to Northeast Magnet High School and the K-8 school will serve Bel Aire students in kindergarten through 5th grade as well as students from Isely Traditional Magnet Elementary.</p>
<p>April 2005 New leaders emerged from elections. Brian Withrow became Mayor.</p> <p>Richard Gale stepped down from city administrator. Barb Crouse filled his position until Alan Morris came in 2006.</p> <p>April 2005 An emu was running loose at 45th & Rock Rd. With the assistance of Bel Aire Police, Sunrise staff was able to get it safely back in the pen. Although, it was later determined that the emu didn't belong to Sunrise and it was returned to the owner. Not only did it catch local attention but also the attention of national news media.</p> <p>November 2005 Bel Aire became the first city in Sedgwick County to be smoke-free.</p>	<p>August 2008 Bel Aire Area Chamber of Commerce is formed.</p> <p>August 2008 A 1% sales tax was put on the November 4th ballot that would allow a projected \$140,000 per year to be used on new streets or reconstruction of new streets for a period of 10 years. It did not pass.</p> <p>November 2008 Bel Aire gets a new website. The site features surveys and information about what is happening around Bel Aire.</p>	<p>November 2011 Utility bills can now be e-mailed to residents if desired.</p> <p>August 2012 Construction on schools completed and new school year begins for all schools in Bel Aire including Isely Elementary and Northeast Magnet High School.</p> <p>November 5, 2012 Sunflower Commerce Park breaks ground! It would become the home to Century Manufacturing (2013), Buzzi Unicem USA (2015), Fed Ex (2015), Wichita Hoops (2014), Nordic Stone LLC (2016), SCKEDD (2016), Epic Sports (2017), and Empire Wall (2019).</p>

2000 - 2005

2006 - 2008

2009 - 2012

February 2013

Century Manufacturing started operating in its new 36,000 square-foot facility in the Sunflower Commerce Park. It's the first tenant at the new commerce park.



April 2013

David Austin gets elected as Bel Aire's new mayor. Council includes Guy MacDonald, Peggy Sue O'Donnell, Ramona Becker and Betty Martine.

August 12, 2013

First Hot Dawgs Pool Party was hosted at the Central Park Community Pool. It was a success and continues to remain an annual event.

November 2013

Bel Aire received funding from the Kansas Department of Transportation for rail siding in the Sunflower Commerce Park. The rail siding, built off the main Union Pacific line running through the 800-acre park, will increase the shipping capabilities for manufacturing businesses.

April 11, 2014

Rock Ridge Family Medicine, at 53rd and Rock Rd, held a ribbon cutting ceremony at its new home in Bel Aire.



February 2015

New entry signs are to be installed at various locations throughout the City. The first one will be located at 37th and Woodlawn.



April 2015

City leaders toured the newly opened Broadstone Apartments complex in the 5600 block of North Lycee. The apartments include 48 units.

September 2015

The Adopt-A-Hydrant program, which allows homeowners the ability to get creative painting fire hydrants while also assuming the maintenance, gained momentum. A minion, dalmation, Batman, and WuShock popped up around town.



August 2016

The city is named one of the fastest-growing cities in Sedgwick County.

November 2017

Elections bring about big changes to city council with four new members taking office in January. Incoming Council members are Jeff Elshoff, Jeff Hawes, Justin Smith, and Jim Benage.

January 2018

New hours are established for City Hall in order to better serve customers.

April 16, 2019

City Council voted 4-1 in favor of a three-lane expansion of Woodlawn from the railroad tracks on Woodlawn to 45th with a signalized intersection at 45th St.

November 2019

Election once again brought changes. Jim Benage was elected as Mayor which created an open vacancy to be filled in 2020. Joel Schroeder and Diane Wynn were elected alongside side current council members Justin Smith and Jeff Elshoff.

January 2020

Bel Aire kicks off 40th Anniversary with a celebration sharing a past to present exhibit, and presentation from Jay M. Price, author of "A City of the Future - The Story of Bel Aire, Kansas."

March 2020

The City adapts city services to make safety a priority as COVID-19 hits. The Spring Festival was canceled but Bel Aire Police Officers find a way to connect and spread cheer by delivering eggs door to door.



October 2020

A secure ballot drop box was installed by Sedgwick County at Bel Aire City Hall next to the city's utility drop off box. This is an additional way for voters to return their advance mail ballots.

November 17, 2020

City Manager Ty Lasher was presented the Buford Watson Jr. Award. This is the state's highest honor in the city and county management professions..

February 2021

Clinic in a Can is moving to Bel Aire! Clinic in a Can transforms ordinary shipping containers into fully functioning medical facilities that can be transported and set up anywhere in the world.



July 2022

Catholic Care Center is expanding by adding a Senior Behavioral Health Hospital on its campus. The hospital is part of a \$13 project which also includes renovations of the center's long-term care residence.

August 20, 2022

Ribbon cutting for new disc golf park in Alley Park was held.

November 9, 2022

A groundbreaking ceremony was held for a new senior housing complex located at the southeast corner of 53rd North and Oliver. Homestead Senior Living is constructing nine quad-plex buildings for a total of 36 units.



February 2023

Integra Technologies announced their plans to build a 1 million square foot building at the southeast corner of K254 and Rock Rd..

April 2023

Bel Aire receives \$4.7 million BAE 2.0 grant for infrastructure improvements to serve Sunflower Commerce Park.

2013 - 2019

2020 - 2023



VALUE STATEMENTS & GOALS

Section 2 describes the value statements and goals that set the tone for the City over the next 10 years.



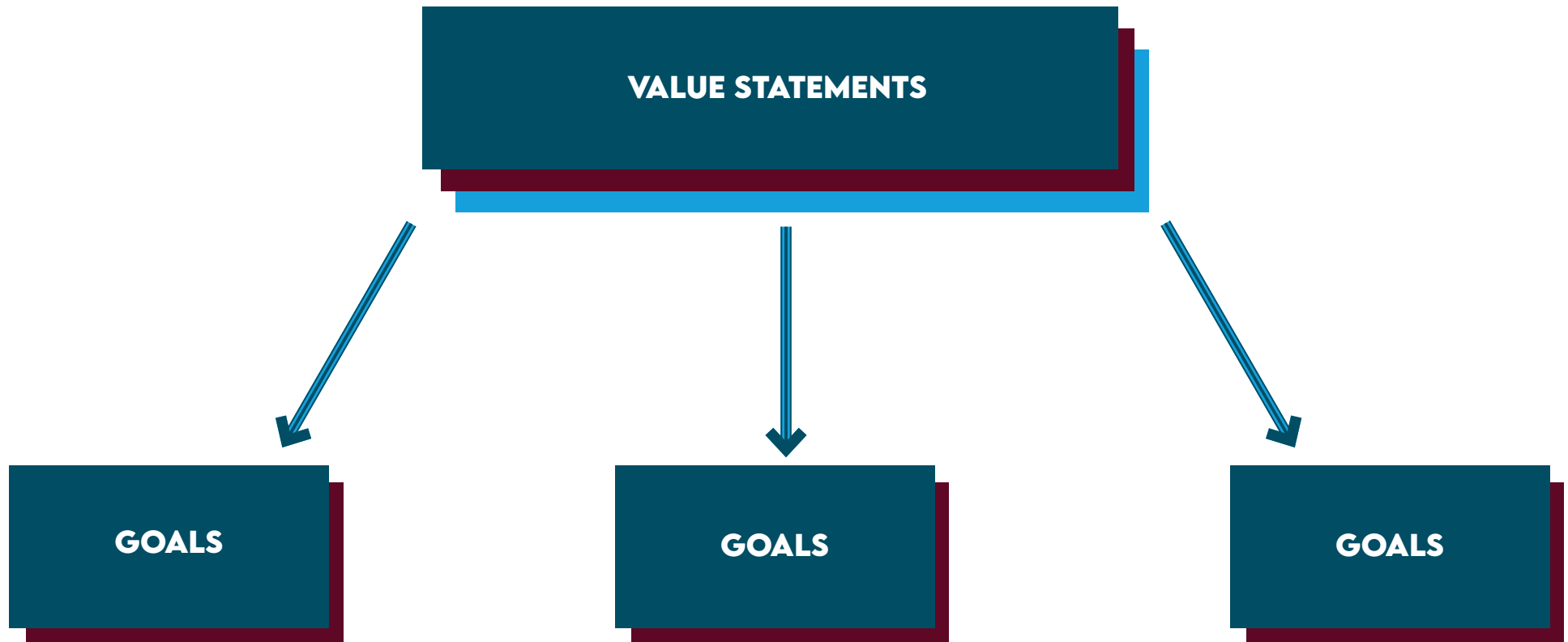
VALUE STATEMENTS & GOALS

Section 2 of this plan serves to summarize Bel Aire's standards and ethics - it represents the overarching ideals of the City. The following value statements were a result of the Community Engagement process, meaning they came from the stakeholders of Bel Aire themselves, and have been infused with planning expertise and key findings from the Community Assessment phase. They guide the goals this plan recommends. Using this framework allows this document to serve as a modern best-practice guidebook for Bel Aire, grounded in its own values.

As shown in Appendix C, this plan had extensive community engagement, interacting with stakeholders from Bel Aire at ten different events. While this provides a breadth of information, it does not address every individual opinion and does not claim to be all encompassing. This was taken into consideration when drafting the plan. While not without its shortcomings, the value statements and goals in this plan have been developed with and for the citizens of Bel Aire.

VALUE STATEMENTS express a common belief or principle found in Bel Aire. These ideas were often discussed at multiple different events and with gusto. They should be guiding principles that can aid future decisions in all aspects of the City. Bel Aire 2035 expresses six value statements for the City.

GOALS are target points that support each value statement. They are guard rails that can serve to orient action from the City. Goals in this plan are a mix of being intentionally broad to allow for creativity and flexibility while Bel Aire develops towards its values, and concrete and actionable steps Bel Aire can take to uphold its values.



ECONOMIC DEVELOPMENT

VALUE STATEMENT

BEL AIRE'S NON-RESIDENTIAL ENVIRONMENT WILL ENHANCE THE QUALITY OF LIFE FOR ALL RESIDENTS AND VISITORS ALIKE.



Currently, Bel Aire's population must leave the city limits to access most commercial amenities, be they practical things like groceries and clothing or entertainment and restaurants. Due to this situation, Bel Aire is not a common destination for residents of the larger Wichita metropolitan area. By adding in more local commercial options, residents will have opportunities to dine and shop close to home, and visitors will have a draw to come spend money in Bel Aire. This can also add to the character of the town, as well as stabilize the tax base by increasing the city's income in sales tax.

GOALS

1. Review internal regulatory processes with the goal of streamlining operations, i.e. applications, application processing, fees, internal reviews, etc., to ensure high levels of service for those wishing to do business in Bel Aire.
2. Review and amend adopted regulations to identify inconsistencies, improvements, and revisions. The focus of review should be on the incorporation of modern best practices for non-residential regulation tailored specifically to assist with the implementation of this Plan.
3. Support small/local business development.
4. Strengthen relationships and communication with regional development entities.
5. Explore a public-facing GIS portal providing access to accurate and relevant zoning and land use information.
6. Review and market economic development incentive policies and processes.
7. Continue to monitor and refine process coordination with the Metropolitan Area Building and Construction Department.

TRANSPORTATION

VALUE STATEMENT

BEL AIRE'S TRANSPORTATION SYSTEM WILL BE SAFE, ENHANCE THE AESTHETIC APPRECIATION OF THE CITY, AND PROVIDE EFFICIENT OPTIONS FOR ALL TRANSPORTATION MODES.



Bel Aire's street infrastructure is focused on vehicles, often leaving citizens without the option to ride a bike or walk to a destination. However, many of Bel Aire's streets are still two-lanes with ditches on either side. This is positive, as the city can intentionally plan for all mobility types as upgrades are made. Improving the ability to bicycle or walk in Bel Aire will improve the quality of life for all residents, especially children and those who are retired.

GOALS

1. Develop a transportation system master plan identifying key corridors, future vehicular and pedestrian connections, recommended regulation revisions, typical street sections, etc.
2. Consider the development and adoption of a Complete Streets Policy and related design guidelines.
3. Review and amend adopted regulations and standards related to sidewalk requirements both within neighborhoods and connecting neighborhoods.
4. Explore a multi-use pathway connection into regionally significant trail systems.
5. Explore public transportation options between Bel Aire and the surrounding communities.
6. Continue to implement existing pavement maintenance program, establish a regular interval of condition reassessment, and add sidewalks and pathways into the system.
7. Consider crash reduction, prevention, and mitigation in all transportation system projects – both vehicular and pedestrian.
8. Assess additional funding/revenue sources for transportation system improvements and maintenance.
9. Ensure that the City's desired land use goals are coordinated with transportation system improvements.

PARKS & RECREATION

VALUE STATEMENT

BEL AIRE'S PARKS AND RECREATION SYSTEM WILL PROVIDE FIRST CLASS SPACES AND PROGRAMMING FOR ALL AGES AND ABILITIES.



Throughout the engagement phase of this plan, Parks & Recreation was a top priority for many citizens. Bel Aire's current parks are well kept and serve the community but could be expanded. The recreation programming is very appreciated, especially amongst young families. A focus should be put towards maintaining and expanding the parks & recreation system, especially to include options for citizens of all physical abilities. Ideas for this include wheelchair accessible swings at the playground and including universal design principles into parks and playgrounds.

GOALS

1. Establish a Park, Recreation, and Trails Advisory Board.*
2. Consider developing performance measures to assess parks and recreation levels of service, and plan improvements/additions accordingly.
3. Assess public dedication policies and regulations during development proposals related to parks, recreation, and open space.
4. Assess additional funding/revenue sources for parks and recreation system improvements and maintenance.
5. Monitor operation and maintenance budgets and staffing levels as parks and recreation assets/programs are added and/or improved.
6. Continue to audit existing spaces, facilities, equipment, and programs to ensure adequate accessibility for all ability levels.

*Goal is intended to be flexible in nature. Instead of a new membership being created, an existing board/committee could assume additional duties.

COMMUNITY IDENTITY & CHARACTER

VALUE STATEMENT

BEL AIRE'S BUILT ENVIRONMENT WILL COMMUNICATE A DISTINCT IDENTITY TO CREATE COHESION, INCREASE COMMUNITY PRIDE, AND ATTRACT RESIDENTS, BUSINESSES, AND VISITORS.



An often-discussed topic during the engagement phase of the plan was Bel Aire's lack of a recognizable identity. Part of this conundrum can be solved through better aesthetic planning of city streets and streetscaping. This could include considering installing smaller, more ornamental streetlights or adding benches and trees along sidewalks. Small changes to the environment can make big differences in how people perceive the environment. The goal is for residents to know they are home when they cross the Bel Aire city limits, and for visitors to recognize they are no longer in Wichita.

GOALS

1. Evaluate public placemaking initiatives for projects of all scales.
2. Encourage placemaking projects during private development projects.
3. Encourage unique and differentiating right-of-way treatments along key corridors to enhance Bel Aire's sense of place.
4. Continue to develop and enhance signature events.
5. Encourage civic participation with community clean up days, community walks, etc.
6. Assess the City's marketing strategy and assets to ensure they align with the City's identity and goals.
7. Consider overlay districts and/or design guidelines within key corridors.
8. Consider cohesive enhancements at identified major gateways into the City.

GROWTH & INVESTMENT

VALUE STATEMENT

BEL AIRE WILL CONCENTRATE ON SUSTAINABLE GROWTH THROUGH SMART INVESTMENTS AND COMMUNITY COMMUNICATION.



The entire Wichita Metro Area will likely continue to grow over the next 15 years. Bel Aire will want to be a part of that growth in an efficient and sustainable way. The City can position itself to offer high quality experiences for developers and residents alike, but must be intentional in order to do so. Bel Aire can use planning best practices to ensure the City's money is being well-spent on maintenance and upgrades, as well as new development. Prioritizing public communication and transparency will aide in this process for both developers and citizens, building trust and excitement between the local government and its constituents.

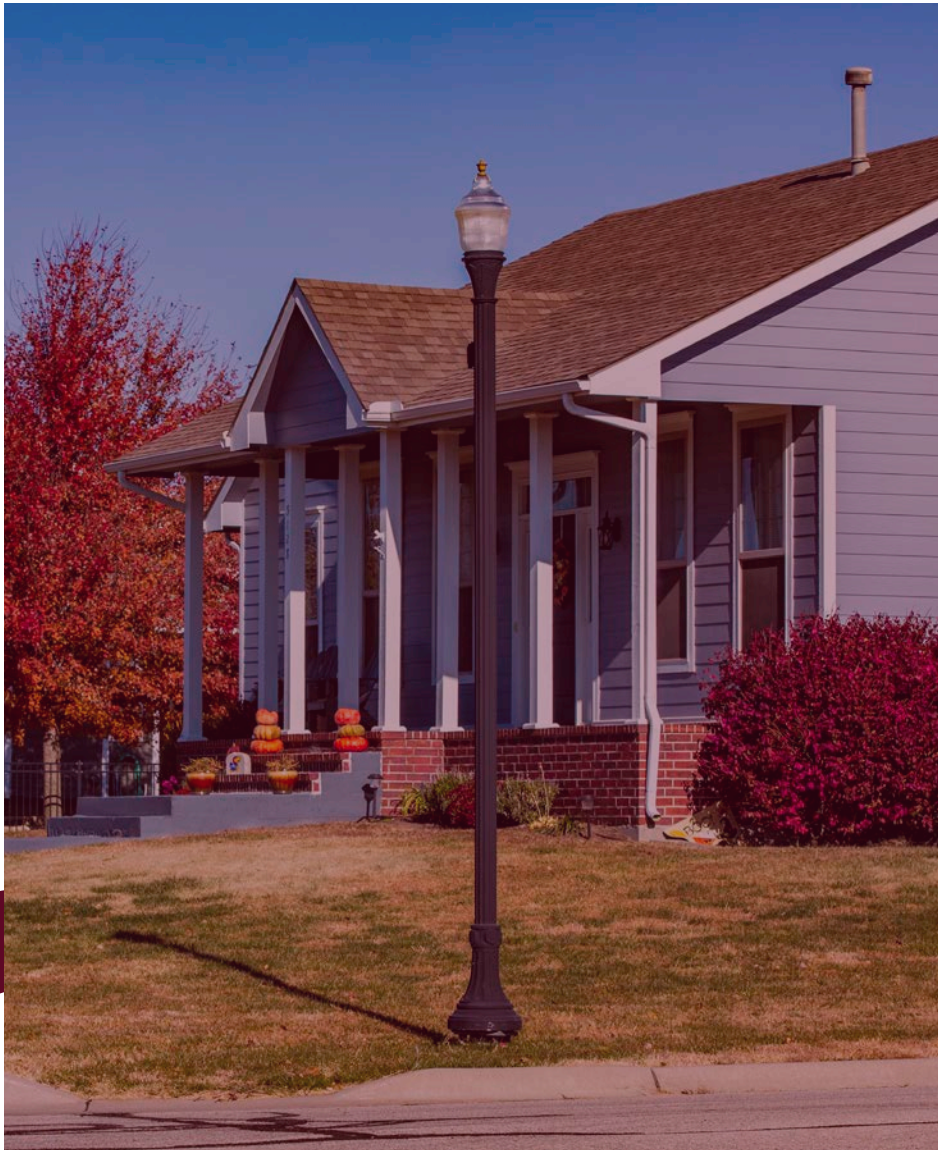
GOALS

1. Develop and maintain a structured Capital Improvement Program, including a public-facing utility for the public to monitor progress.
2. Explore a public-facing GIS portal providing accurate utility and transportation information.
3. Review and plan for improvements set forth in the utility master plans adopted by the City.
4. Review smart growth principles, including a “return on investment” perspective, when considering infrastructure and utility improvements/extensions and land use decisions.
5. Continue to assess and participate in regional issues related to water supply/treatment and sanitary sewer treatment.
6. Consider regulations and establish coordination with regional entities aimed at protection of Colonel James Jabara Airport.
7. Enhance efforts to ensure citizens are aware of public decision-making processes.
8. Foster relationships with USD 259 and USD 375 in order to enhance local educational opportunities.

HOUSING

VALUE STATEMENT

BEL AIRE WILL BE A DESTINATION OF CHOICE FOR PEOPLE AT ALL STAGES OF LIFE.



Retaining residents in Bel Aire over the next 15 years will largely hinge on housing. If a resident is able to rent or purchase a starter home in town, move into a larger home as their family expands, and then downsize during retirement, Bel Aire will have served them well. The City can proactively take steps to ensure that missing pieces of housing stock are incentivized and eventually built to keep residents in Bel Aire. Exploring multiple density options, including the “missing middle” is typically a net positive for resident retention, and can improve housing affordability without compromising quality.

GOALS

1. Review internal regulatory processes with the goal of streamlining operations, i.e. applications, application processing, fees, internal reviews, etc., to ensure high levels of service for those wishing to do develop housing in Bel Aire.
2. Review and amend adopted regulations to identify inconsistencies, improvements, and revisions. The focus of review should be on the incorporation of modern best practices for housing regulation tailored specifically to assist with the implementation of this Plan.
3. Promote multiple housing types and densities of housing to ensure residents at all stages of life can remain in Bel Aire.
4. Support and encourage the maintenance and redevelopment of underutilized and/or deteriorating existing neighborhoods.
5. Foster the creation of a local and incremental development community that is responsive to local housing needs, i.e. accessory dwelling unit policies, renovation programs, regulation reform, public education, permitting process, etc.
6. Explore amending or redoing the zoning code, especially as it pertains to residential development, to ensure best practices are in place for the City, the developer, and the citizens.



LAND USE & GROWTH FRAMEWORK

The Future Land Use Map is a critical component of every comprehensive plan. This section outlines the framework that builds Bel Aire's future land use plan, using a place-based approach.

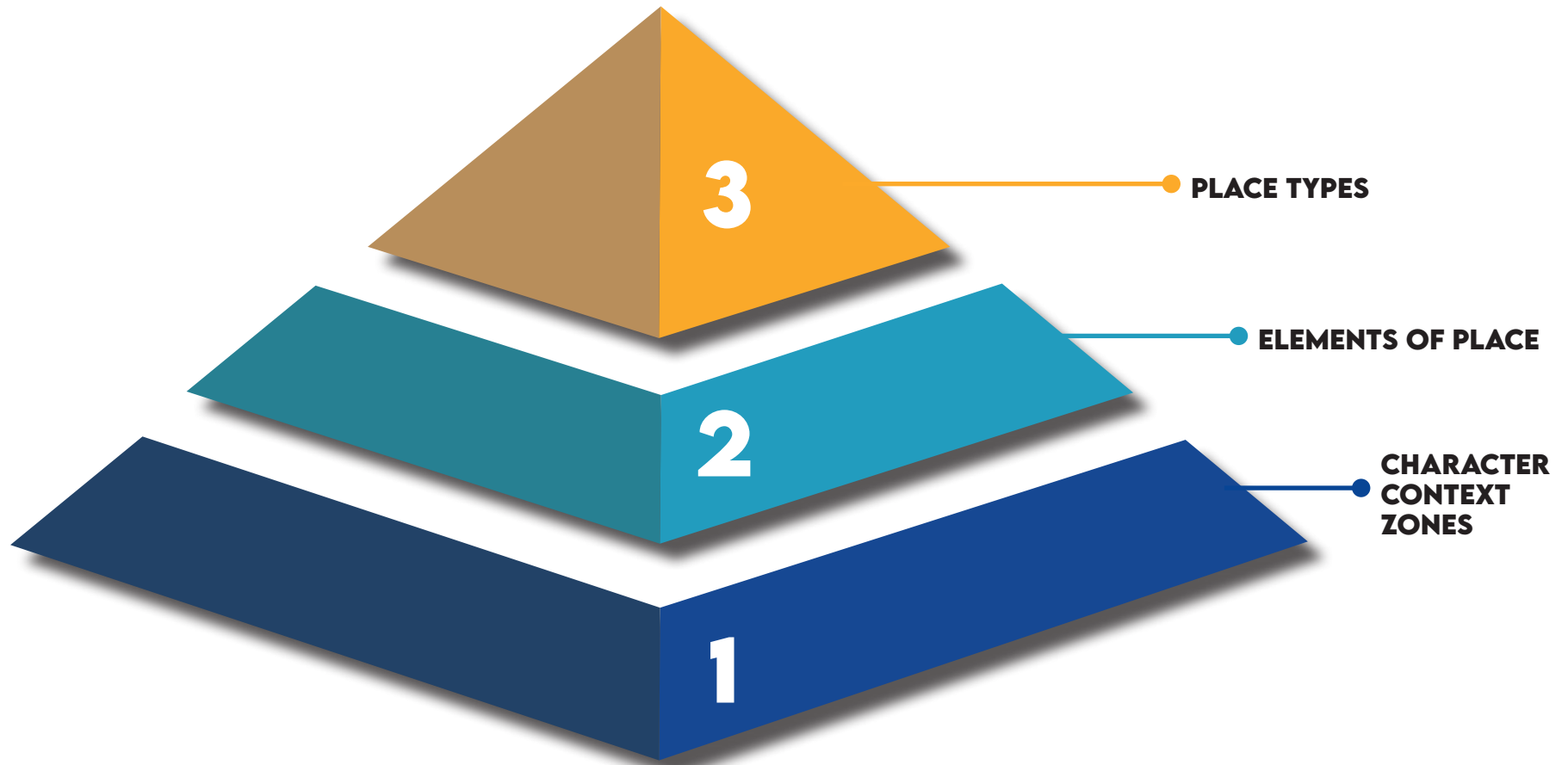


PLACED BASED APPROACH

Communities are more than just a location or spot on a map. Communities are a unique collection of qualities and characteristics – visual, cultural, natural, and social – that provide meaning, purpose, and identity. This sense of “place” is what makes our physical environment valuable. Places have a strong identity and character that is felt by residents and visitors. A focus on place creation is a way to shape the future of communities by focusing on the look and feel of the built environment as opposed to focusing only on land uses.

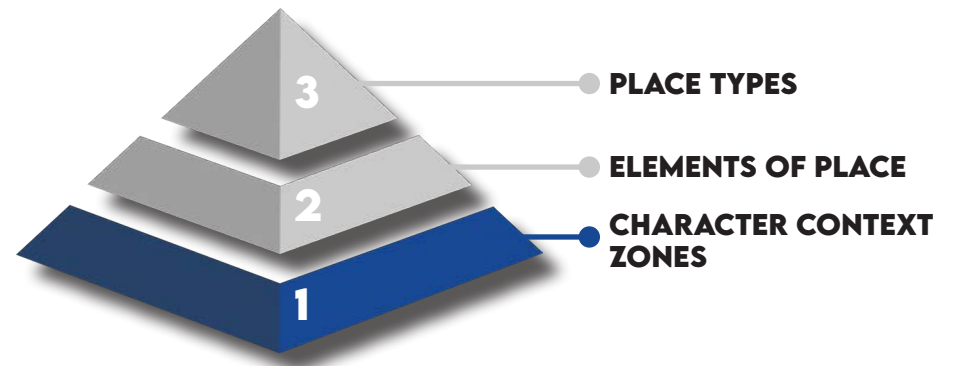
This Plan’s approach to future built environment planning utilizes a “place-based approach” for land use and development patterns. The emphasis for this approach is that future physical development will be based on character of the built environment and site design rather than exclusively relying on general or specific use of land. A traditional land use map that separates uses does not consider the complex fabric of a community. A traditional land use map can result in less flexibility restricting a community’s ability to adapt as local trends shift and new local patterns emerge and evolve over time, which can lead to inefficient and undesirable community development patterns. Utilizing this place-based approach allows development to occur in conformance with the community’s vision over time as opposed to a particular moment in time.

Three levels of analysis are utilized in our place-based approach:

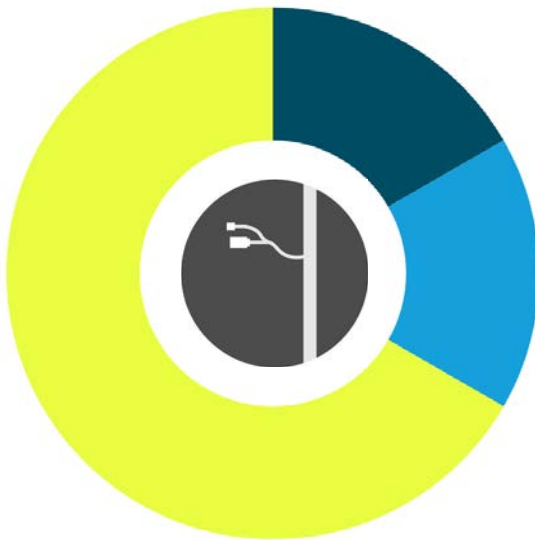


CHARACTER CONTEXT ZONES

The overarching principle behind Character Context Zones is that development should differ depending on the surrounding context. For example, in a more rural setting, there is more natural open space. In a suburban setting, there are similar amounts of open space, built space, and transportation infrastructure. Lastly, in an urban setting, built space is the predominant experience. The figure below illustrates this concept. Character Context Zones are used as our initial tool for the place-based approach to future growth and development within a community. These zones identify the general development character for large areas of the City. The three Character Context Zones that are utilized during the development process for the Future Land Use Map are Rural, Suburban, and Urban and are depicted on Map 3-1.

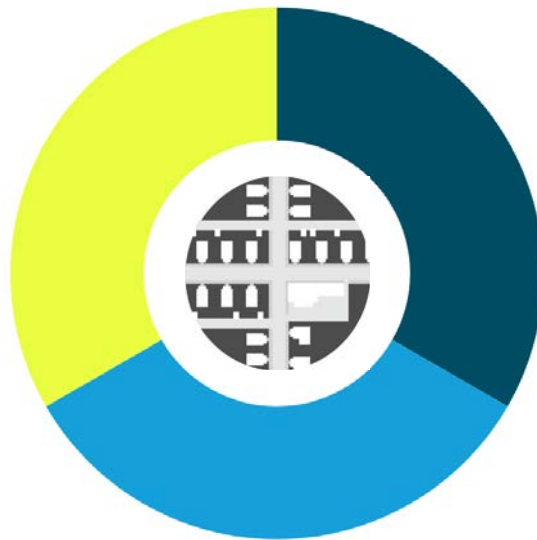


RURAL



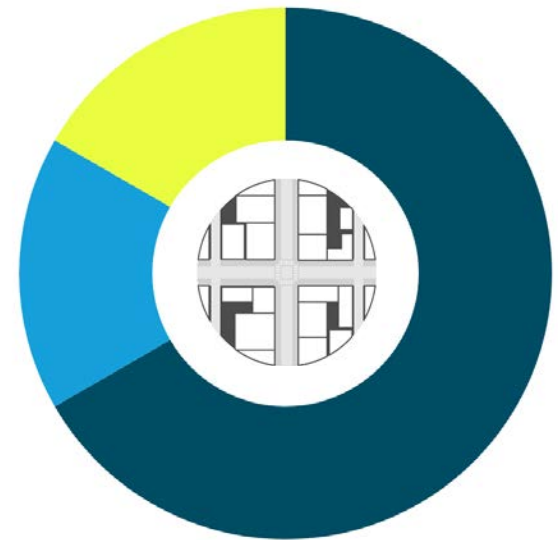
The **RURAL** context zone has mostly **open space** with limited amounts of **built space** and **driving space**

SUBURBAN



The **SUBURBAN** context zone has an even amount of **open space**, **built space**, and **driving space**

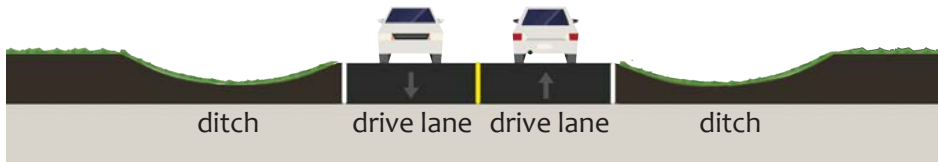
URBAN



The **URBAN** context zone has mostly **built space** with limited amounts of **driving space** and **open space**

RURAL CONTEXT ZONE

In the Rural Context Zone there is not a significant amount of development. Primarily, supported land uses include farming and agricultural land, natural open space, and low-density development. It is not anticipated that infrastructure such as potable water and sanitary sewer are currently available or will be extended in the future. These areas are likely served by rural roadway cross sections (ditch drainage, no sidewalks, etc.).



Rural road section providing two lanes and ditch drainage.



The Rural Context Zone has low density development and agricultural uses.



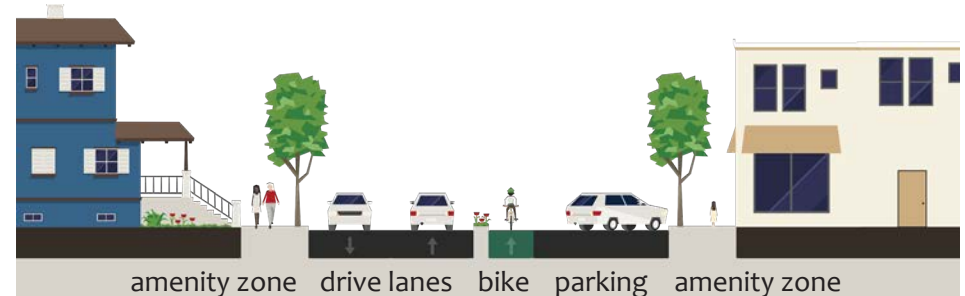
Rural homes have plenty of open space.



Rural areas may contain Parks and Recreation space in the form of trails or natural preservation areas.

SUBURBAN CONTEXT ZONE

The Suburban Context Zone reflects a built environment that consists of residential neighborhoods of various density, supportive non-residential centers, and areas supporting light industrial and employment services. Areas throughout the community identified as suburban are typically segmented in specific and separate land uses and focus on transitions between development types. Nonetheless, the Suburban Context Zone should look to promote quality of life elements such as walkability and placemaking efforts like the Urban Context Zone just at different scales and intensities.



A typical suburban road section should provide adequate space for pedestrians, cyclists, and vehicles with some level of streetscaping.



A suburban context zone has connected streets and a mix of uses.



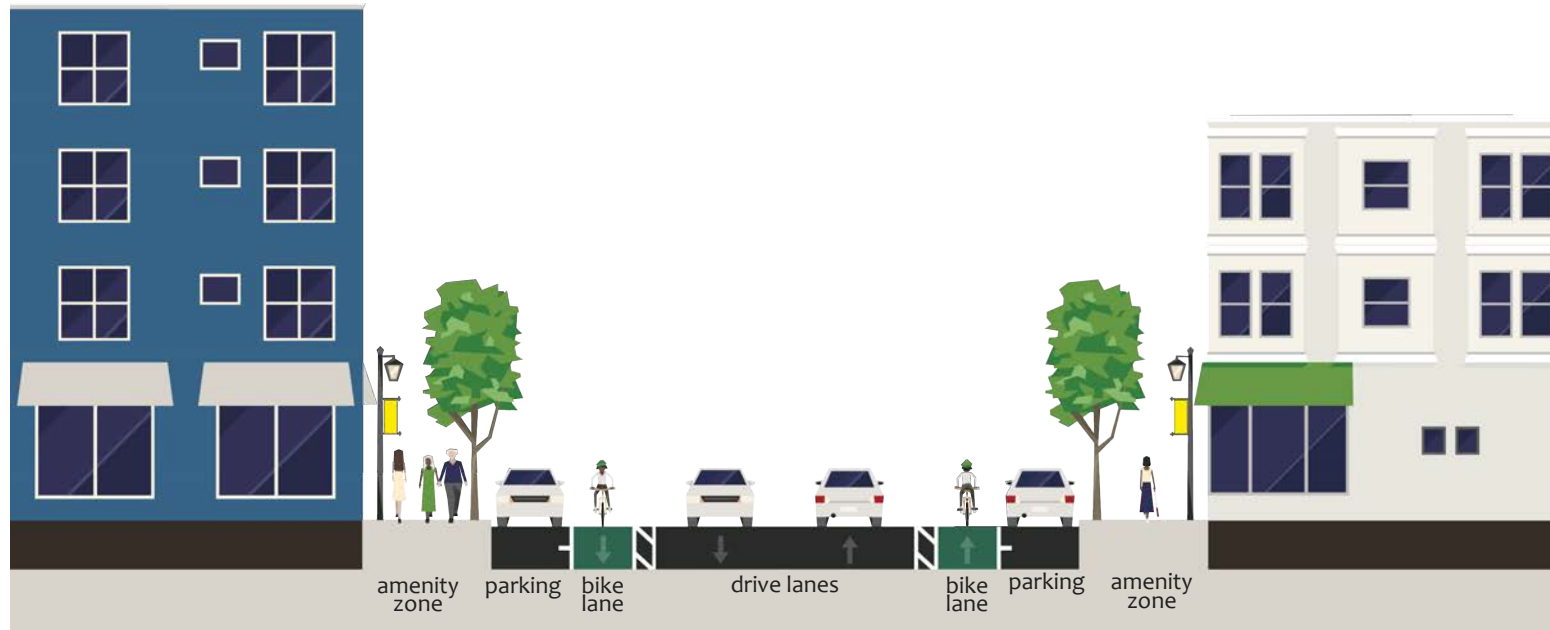
Suburban context zones have diverse housing.



Parks and Recreation assets in the Suburban Context Zone can be programmed pools, parks, or open green space.

URBAN CONTEXT ZONE

The Urban Context Zone focuses on areas of the community that can support higher density development patterns. The Urban Context Zone aims to create balance when combining land uses within an area, a specific development site, or building. Additionally, the Urban Context Zone promotes quality of life elements such as walkability and placemaking efforts by putting people at the center of the design.



An Urban street section provides narrow driving lanes, protected pedestrian and cycling infrastructure, on street parking, and more intense streetscaping and amenity design.



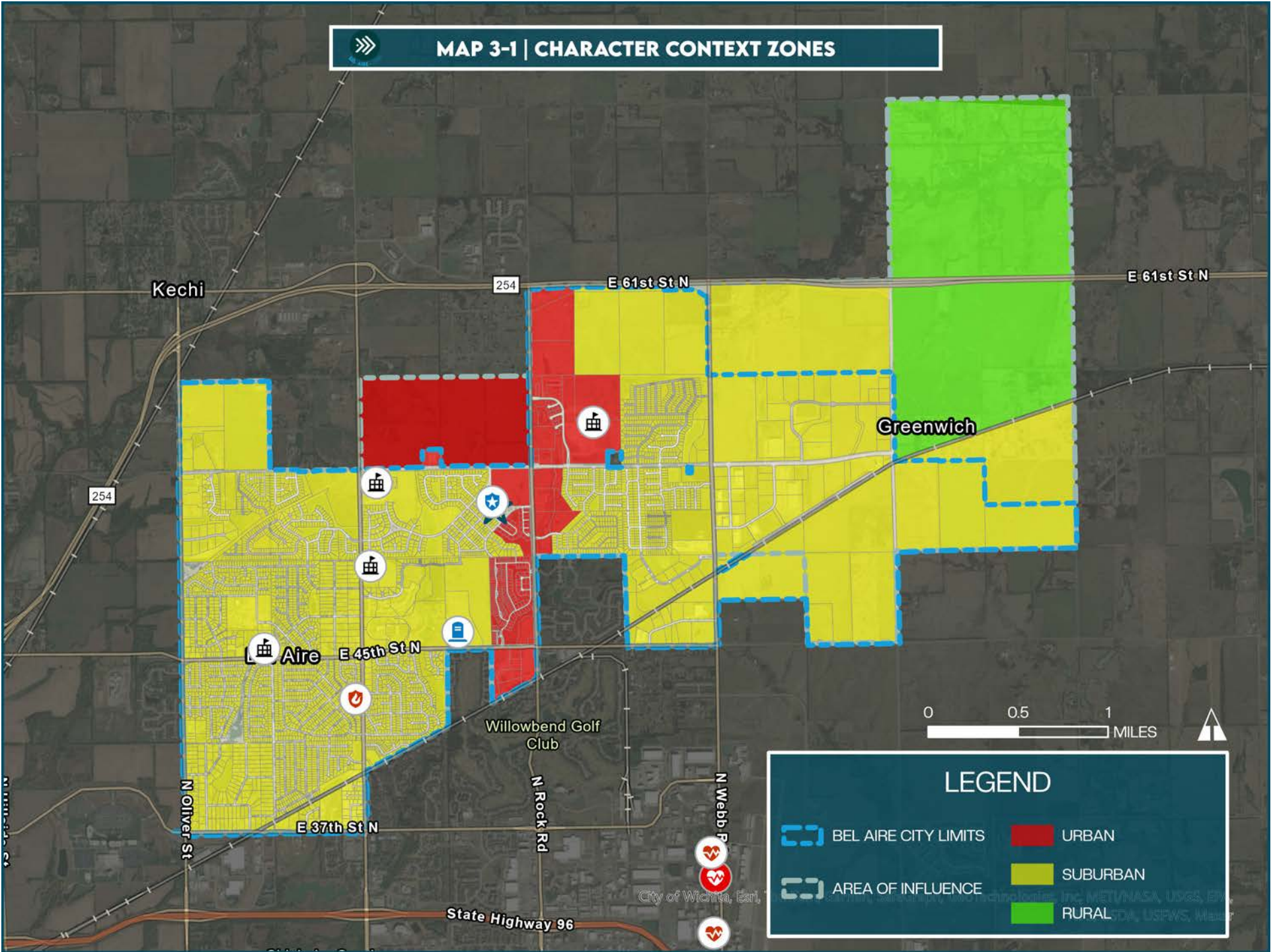
The Urban Context Zone includes higher density, connected street networks, and keeps major transportation corridors on the edge of the district.



Mixed use is common in both Suburban and Urban context zones, however more so in the Urban Context Zone where buildings are generally taller.

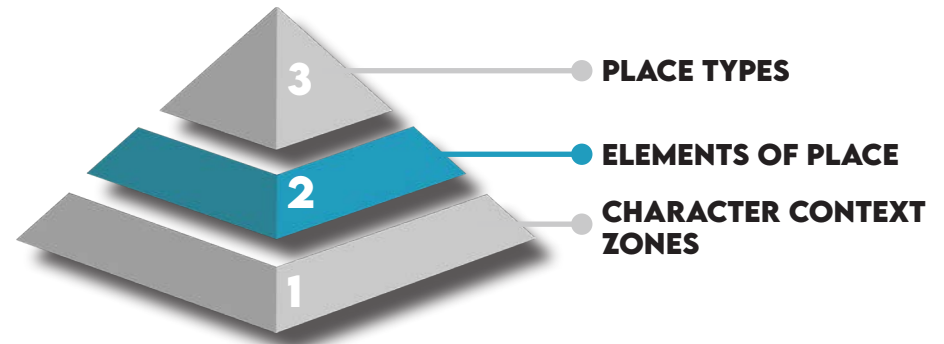


Urban Parks and Recreation assets are often located near city centers or important civic landmarks.



ELEMENTS OF PLACE

Whether our focus is rural, suburban, or urban, our goal is the creation of places. For places to be created, certain elements must exist. The elements may be utilized in different scales and intensities but are nonetheless present in each Context Character Zone. We utilize four major elements of place: Green Spaces, Corridors, Complete Neighborhoods, and Centers. With few exceptions, each element will be represented in each context zone and will contain multiple place types.

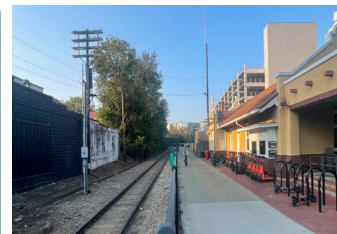


GREEN SPACES



Green spaces are undeveloped land preserved for environmental and/or recreational benefit. Green spaces may have conditions making them unsuitable for development or they may be undeveloped due to intentional preservation. These may include areas of elevated flood risk, those containing natural monuments, or areas of ecological significance. Depending on context, green spaces can be completely undeveloped (preserved) or can be developed as park and recreation assets.

CORRIDORS



Corridors provide for the movement of people and goods within and outside of the city, including streets, roads, highways, rail lines, and trails. They connect areas and destinations within a community. Corridors are represented at various scales and can reflect varying forms of development based on the surrounding context. These can be oriented towards cars, freight, pedestrians or cyclists, but the most successful corridors are designed for multiple travel types.

CENTERS



Centers are a critical mass of activity ranging in scale and intensity based on the surrounding context. These can include urban city centers, employment or educational campuses, and even rural coops.

COMPLETE NEIGHBORHOODS



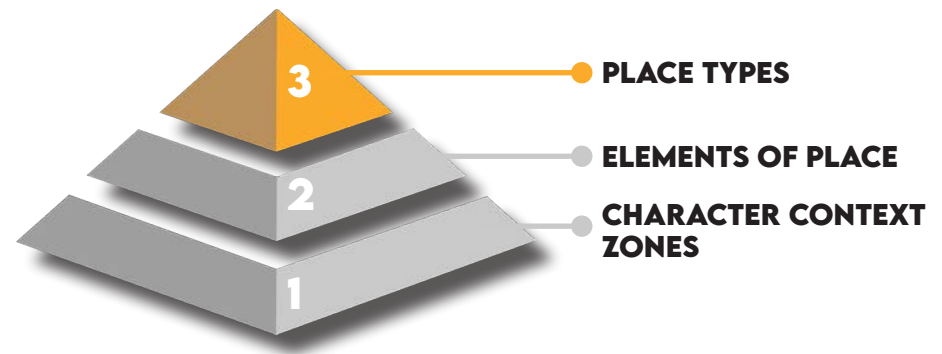
A complete neighborhood is a residentially focused area with safe and convenient access to daily needs. Complete neighborhoods are connected internally and externally and can include various scales and forms of residential development. Community, recreation, and green spaces are embedded in the neighborhood.

PLACE TYPES

The third and final level of analysis in the place-based approach utilizes ‘place types’. Place types describe and illustrate the desired character to guide future growth and development. Place types organize future patterns for a community, set a desired community fabric, promote a competitive environment, and encourage greater land use diversity. The place type framework builds on the idea of establishing unique and desirable places that are essential to a complete community that is harmonious, inviting, and resilient. Place types are not necessarily concerned with the specific use of each parcel in a community, but rather focus on collective uses for areas with the overall ambition to establish places.

This Plan’s approach identifies and describes 10 place types within the community that, together, accommodate a full range of land use types. Each place type includes the following attributes:

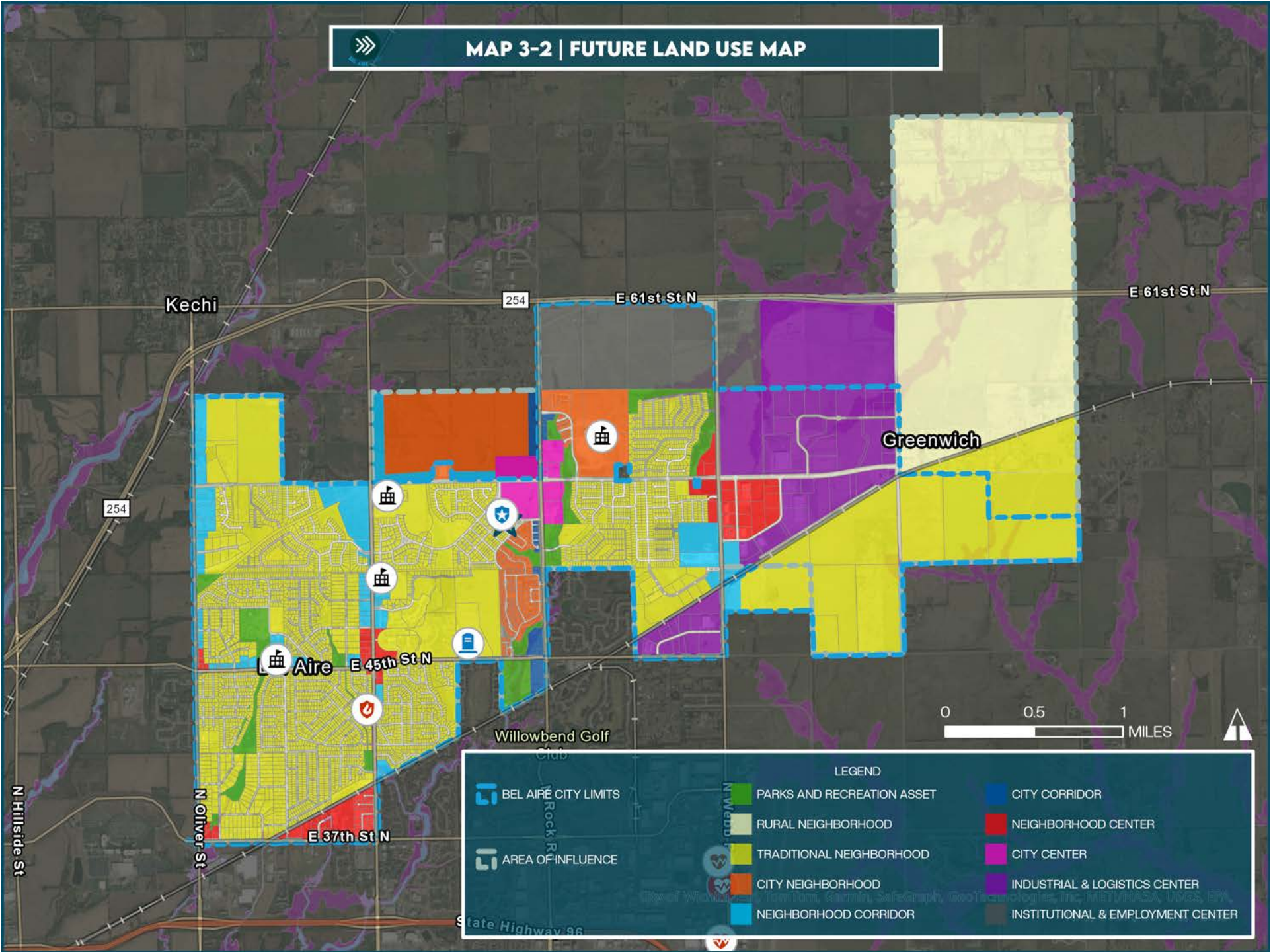
- **Land Uses** are a list of land uses appropriate within the place type. This list is representative only, and the community may determine that additional land uses, similar in nature, may be compatible with the place type designation.
- **Existing Bel Aire Zoning Districts** identifies Bel Aire’s existing zoning districts that may support some or all of the identified land uses.
- **Development Considerations** are intended to guide development in a manner that is consistent with the character of the place type.



PLACE TYPES

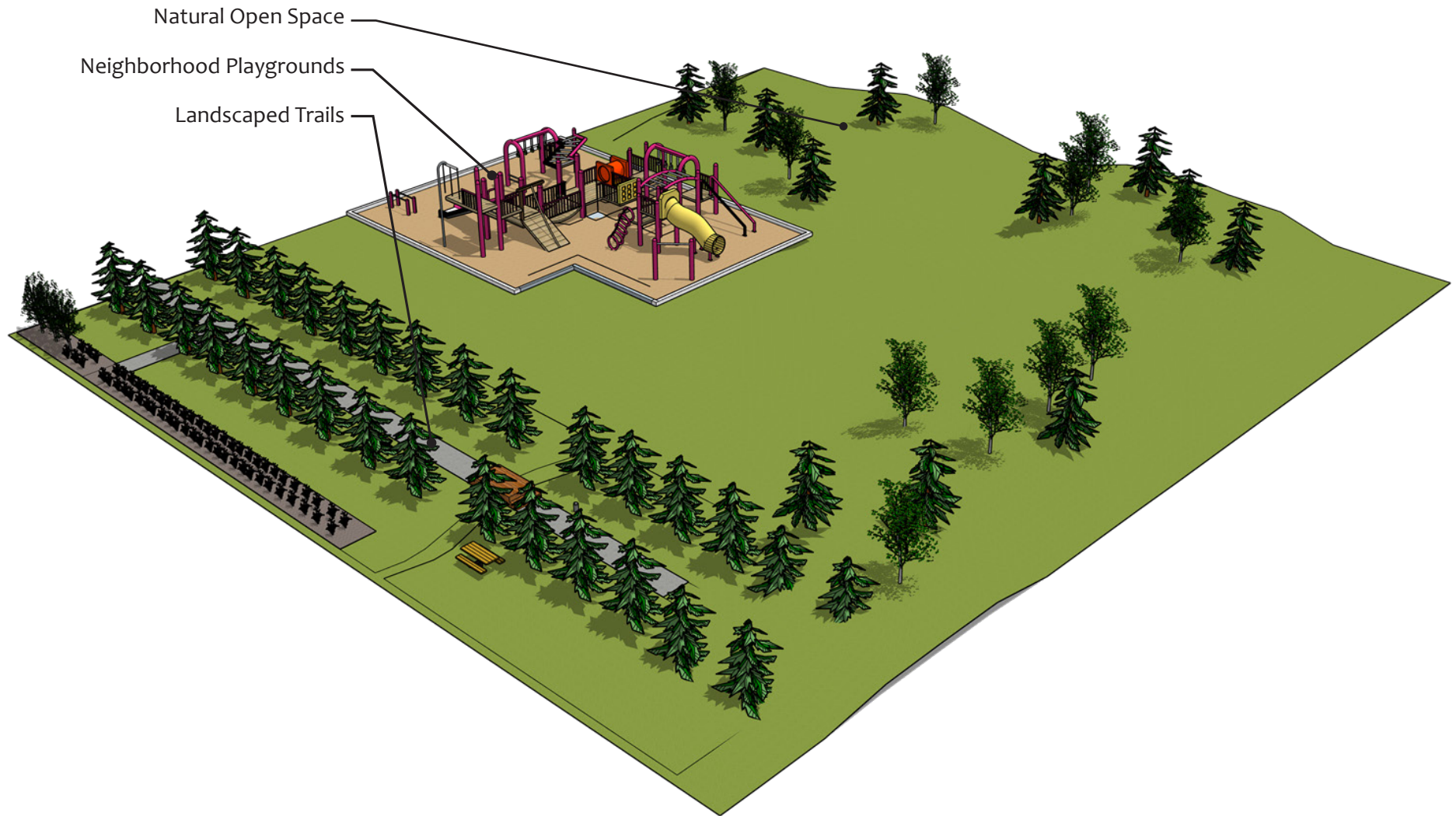
- | | |
|------------------------------------|---|
| 1. Parks & Recreation Asset | 7. Neighborhood Center |
| 2. Rural Neighborhood | 8. Industry & Logistics Center |
| 3. Traditional Neighborhood | 9. Institutional & Employment Center |
| 4. City Neighborhood | 10. City Center |
| 5. Neighborhood Corridor | |
| 6. City Corridor | |

	RURAL	SUBURBAN	URBAN
GREEN SPACES	Parks & Recreation Asset	Parks & Recreation Asset	Parks & Recreation Asset
CORRIDORS	-	Neighborhood Corridor	City Corridor
COMPLETE NEIGHBORHOODS	Rural Neighborhood	Traditional Neighborhood	City Neighborhood
CENTERS	Industry & Logistics Center	Neighborhood Center Institutional & Employment Center Industry & Logistics Center	City Center Institutional & Employment Center



PARKS & RECREATION ASSET

Parks & Recreation Assets represent land dedicated to parkland, including neighborhood, community, and regional facilities, as well as cemeteries, passive open space, and land utilized for sports, active play, and recreational uses. Supportive uses, such as small-scale commercial, may be compatible depending on the context.



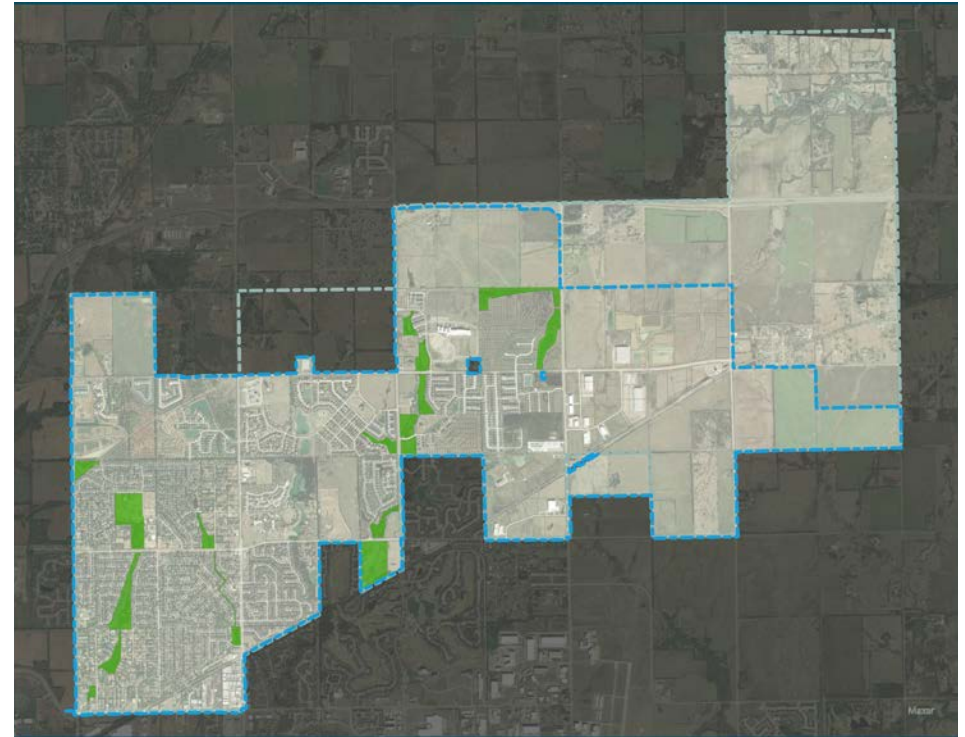
LAND USES

- Agritainment
- Open Space/Conservation
- Rewilding
- Vertical Agriculture/Greenhouses
- Neighborhood Commercial
- Community/Recreation Centers
- Civic/Cultural Facilities
- Golf Courses
- Pocket/Neighborhood Parks
- Community/Regional Parks

ZONING DISTRICTS

- Rural Residential
- Estate Residential (R-1)
- Single-Family Residential (R-2, R-3, and R-4)
- Garden and Patio Homes, Townhouses, and Condominiums (R-5)
- Single Family/Zero Lot Line Residential (R-5b/ZLL)
- Multi-Family District (R-6)
- Manufactured Home Park (MHP)
- Planned Unit Development Residential (R-PUD)
- Neighborhood Commercial, Office and Retail (C-1)
- Planned Unit Development - Commercial Office and Retail (C-2)

PARKS & RECREATION ASSETS IN BEL AIRE



DEVELOPMENT CONSIDERATIONS

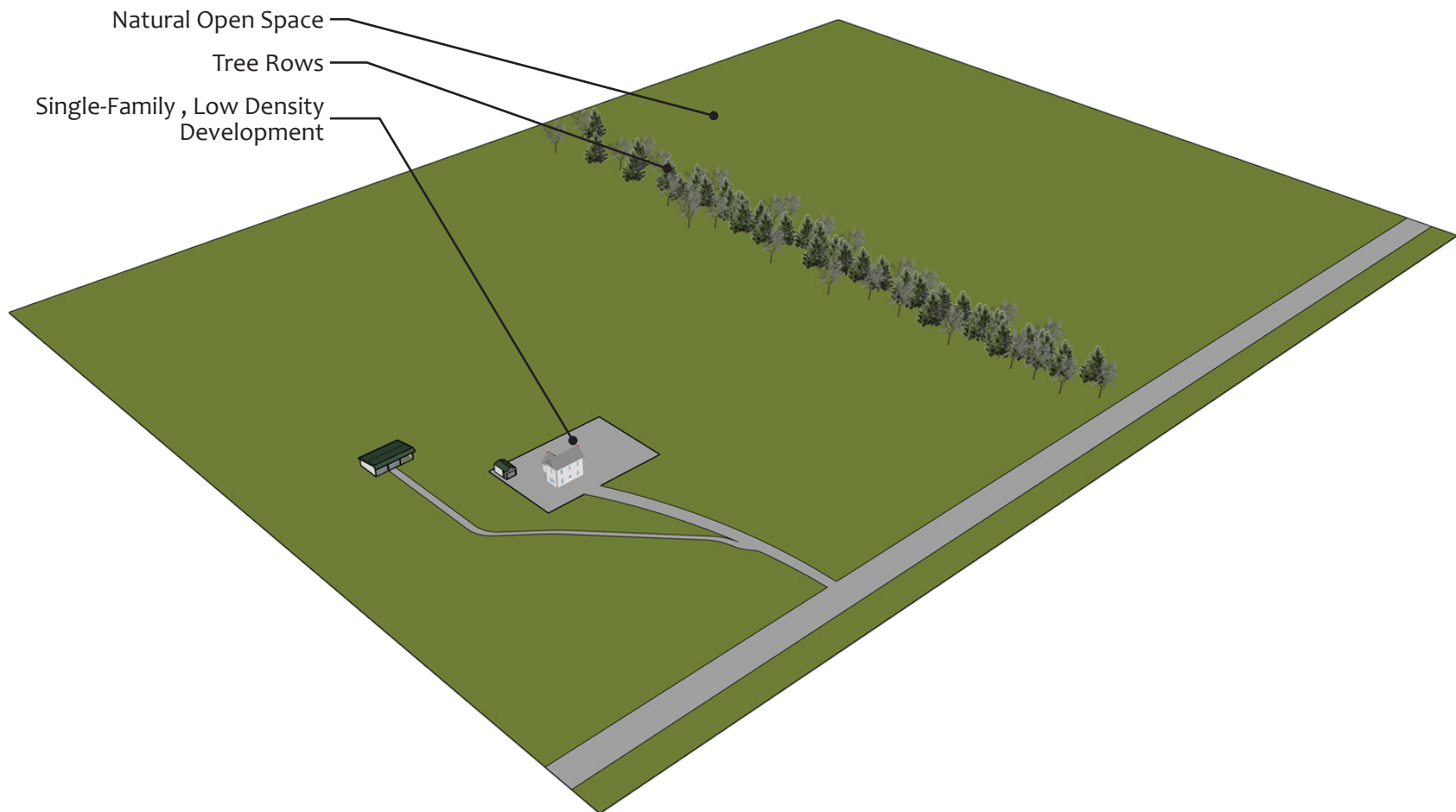
Parks and Recreation assets are easily accessible and streets leading to these places will encourage safe access for all users, especially those walking and biking. It is important that adjacent residential developments and educational facilities have deliberate connections to Parks and Recreation Assets. Depending on the scale and intensity of the Park and Recreation Asset, access needs may vary between arterial, collector, or local street. Parking needs will also vary depending on the scale of use and the site's traffic levels. Typical buildings in this place type includes recreation facilities, shelters, restroom and locker room facilities, maintenance buildings, and small-scale accessory commercial such as concession stands. Active uses and structures are located to provide minimal impact to sensitive environmental features.

PRECEDENT IMAGERY



RURAL NEIGHBORHOOD

Rural Neighborhoods contains low-density residential land with large lot sizes, sometimes spread between agricultural land uses. There are vast open spaces with various geographical assets, including prairie, creeks, rivers and forest land. There is limited infrastructure utility infrastructure. Connectivity to the City exists on arterial roads, with few collector and local roads.



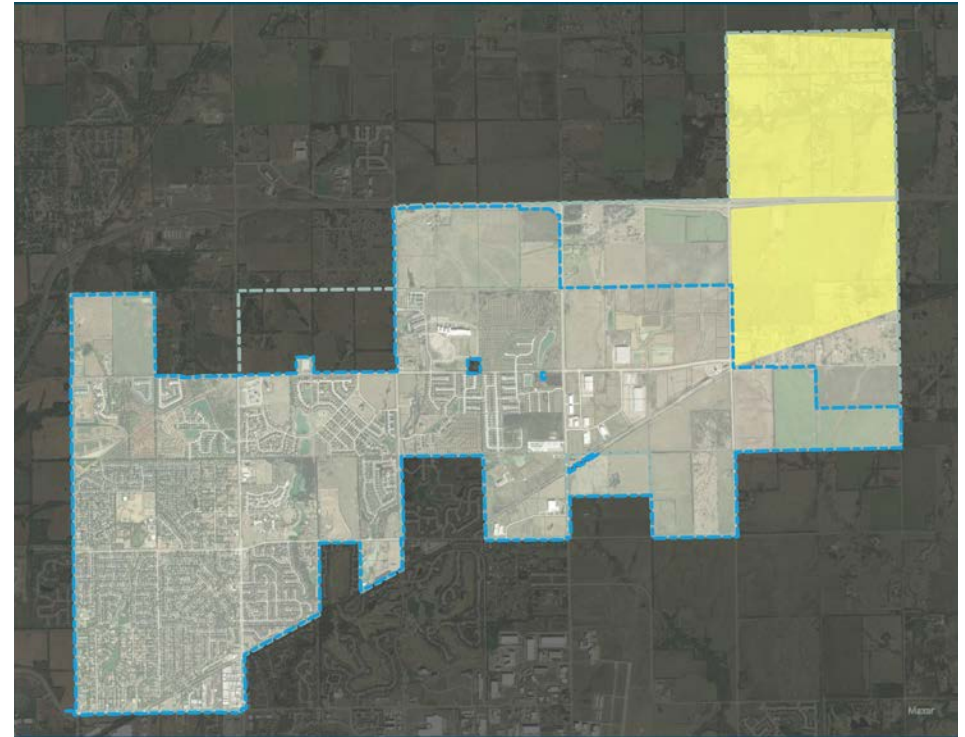
LAND USES

- Agriculture
- Agritainment
- Open Space/Conservation
- Rewilding
- Neighborhood/Community Gardens
- Greenhouses
- Single-Family Residential
- Small-Scale/Start-Up Commercial
- Religious Assemblies
- Golf Courses
- Pocket/Neighborhood Parks
- Community/Regional Parks
- Public Safety

ZONING DISTRICTS

- Agricultural
- Rural Residential
- Estate Residential (R-1)
- Manufactured Home Park (MHP)

RURAL NEIGHBORHOODS IN BEL AIRE



DEVELOPMENT CONSIDERATIONS

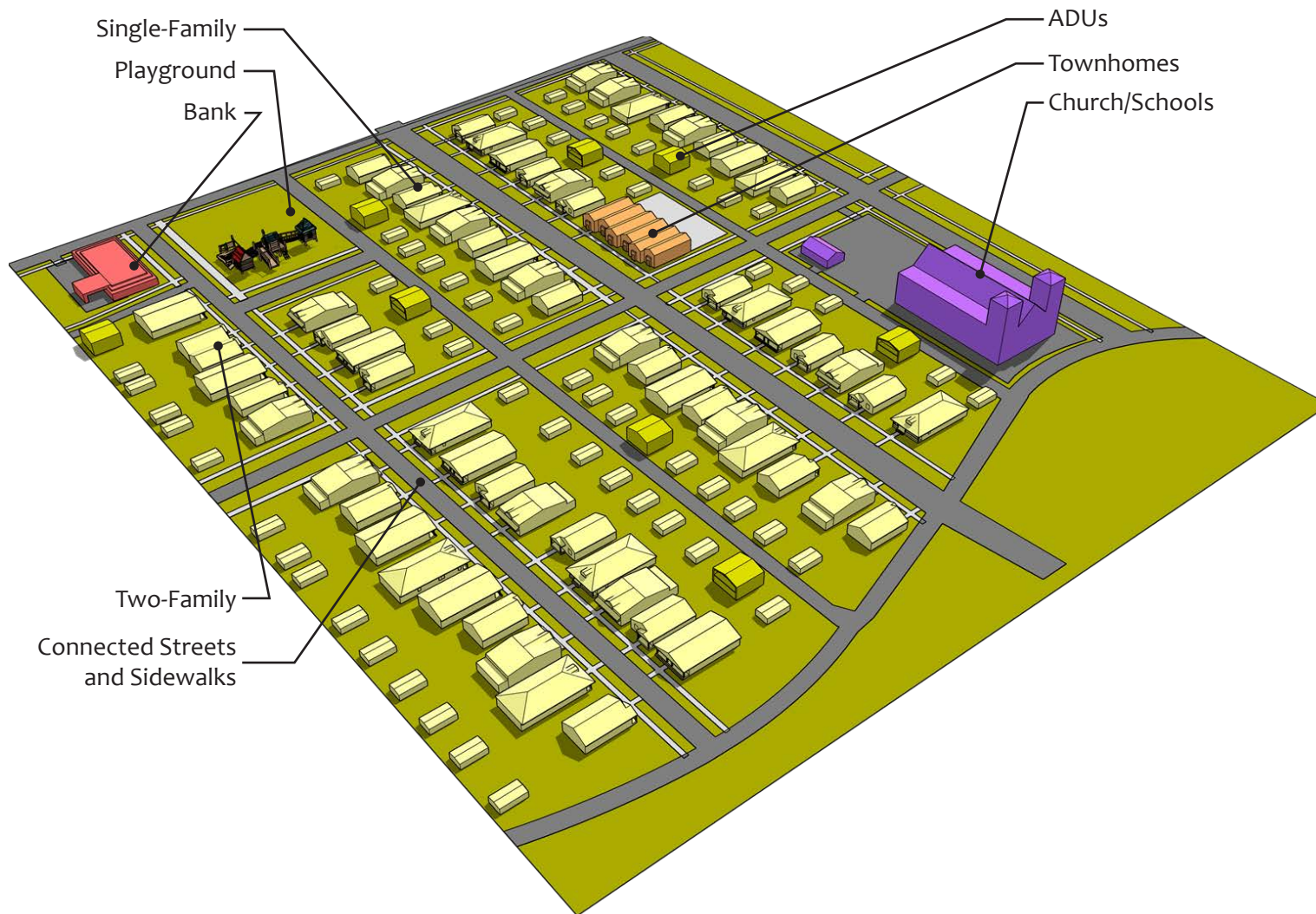
Development is not typically significant within the Rural Neighborhood place type and open space is substantial. It is not anticipated that infrastructure such as potable water and sanitary sewer are currently available or will be extended in the future, so uses are generally served by on-site water and sewer. These areas are likely served by rural roadway cross sections with open ditches and limited pedestrian infrastructure.

PRECEDENT IMAGERY



TRADITIONAL NEIGHBORHOOD

This place type is generally where most people live, and provides local access to goods and services, reducing lengthy commute times, and promoting walkability. It consists predominantly of residential dwellings. All types of dwelling units exist, including the single-family, the occasional townhouse, two-family, accessory dwelling unit, and small multi-family structures. Neighborhood parks, schools, commercial uses, and churches are dispersed throughout to serve nearby residents. These neighborhoods can follow a gridded block pattern or curvilinear streets and are well connected internally with sidewalks and trails.



PRECEDENT IMAGERY



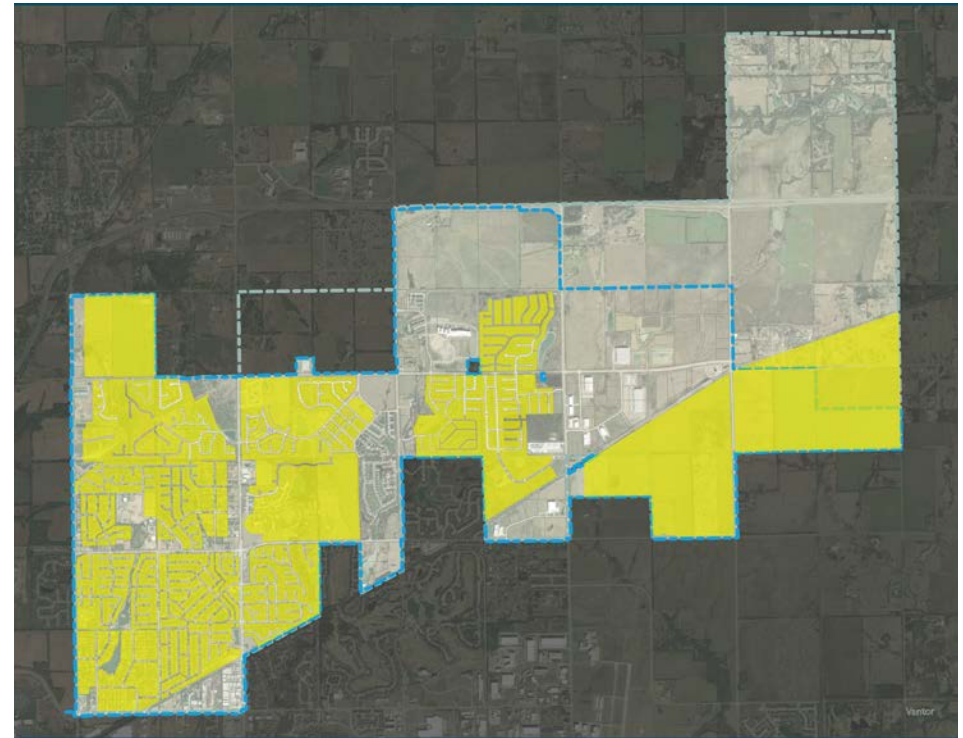
LAND USES

- Open Space/Conservation
- Neighborhood/Community Gardens
- Single-Family Residential (Detached)
- Single-Family Residential (Attached)
- Multi-Family Residential (Low-Rise)
- Vertical or Horizontal Mixed-Use
- Neighborhood Commercial
- Small-Scale/Start-Up Commercial
- Primary Education
- Higher Education
- Religious Assemblies
- Community/Recreation Centers
- Civic/Cultural Facilities
- Pocket/Neighborhood Parks

ZONING DISTRICTS

- Single Family Residential (R-2, R-3, R-4)
- Garden and Patio Homes, Townhouses, and Condominiums (R-5)
- Single Family/Zero Lot Line Residential (R-5b/ZLL)
- Multi-Family District (R-6)
- Manufactured Home Park (MHP)
- Planned Unit Development Residential (R-PUD)
- Neighborhood Commercial, Office, and Retail (C-1)
- Planned Unit Development Commercial Office and Retail (C-2)

TRADITIONAL NEIGHBORHOODS IN BEL AIRE

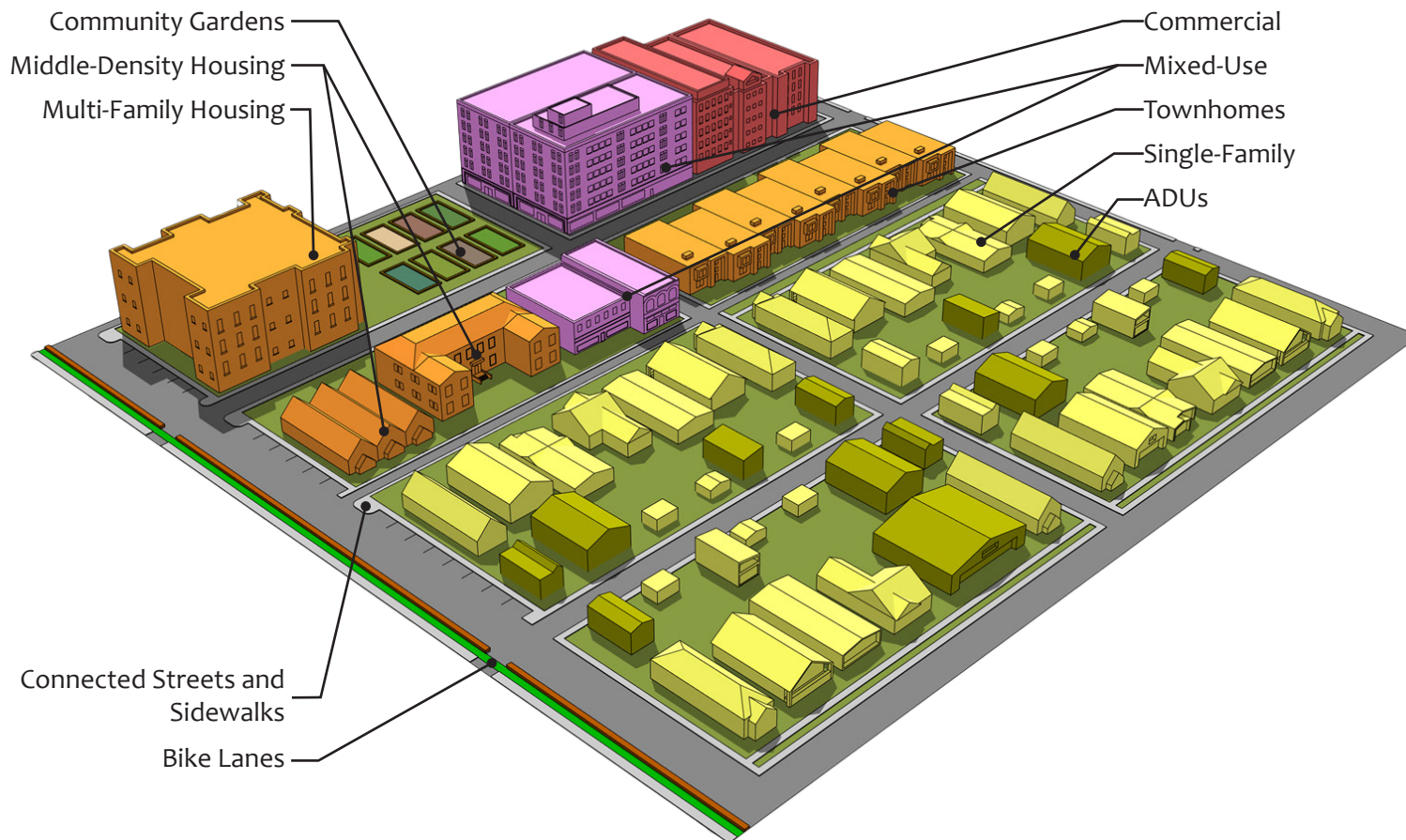


DEVELOPMENT CONSIDERATIONS

Community character and the compatibility of adjacent land uses are important considerations in the Traditional Neighborhood place type. Many of the individual neighborhoods in this place type have unifying characteristics. Higher intensity commercial or industrial uses should be buffered from Traditional Neighborhoods whenever possible. In this place type, detached single-family dwellings have relatively uniform setbacks. Front yards and tree-lined sidewalks are found between residences and the street, and individual back yards are commonly found for each residence. As such, private yards are typical open spaces in this place type, but small parks and recreation facilities are also important features. Single-family detached dwelling units are of various forms, i.e. alley-loaded, detached garages, etc. Accessory dwelling units are allowable. Attached single-family dwelling types in Traditional Neighborhoods are architecturally consistent with the surrounding neighborhood and are generally located along busier streets. It is not uncommon for neighborhood design to include on-street parking and/or small common parking lots throughout to mitigate off-street parking requirements. The typical building height for all structures is two stories or less. Traditional Neighborhoods have a well-connected local street network that provides safe access for all users. Routes to parks, schools, and other community amenities are prioritized, especially for pedestrians and cyclists.

CITY NEIGHBORHOOD

City Neighborhoods are typically characterized by a diverse range of residential housing types and supportive commercial uses. The place type includes single-family, multi-family, and mixed-use dwelling types (i.e. buildings with ground floor non-residential uses and residential uses on subsequent floors). Neighborhood retail and office uses are integrated into the neighborhood fabric. Most of these neighborhoods will follow a gridded block pattern with alleys, tree-lined streets, and a well-connected sidewalk network that allows residents to walk to neighborhood amenities.



PRECEDENT IMAGERY



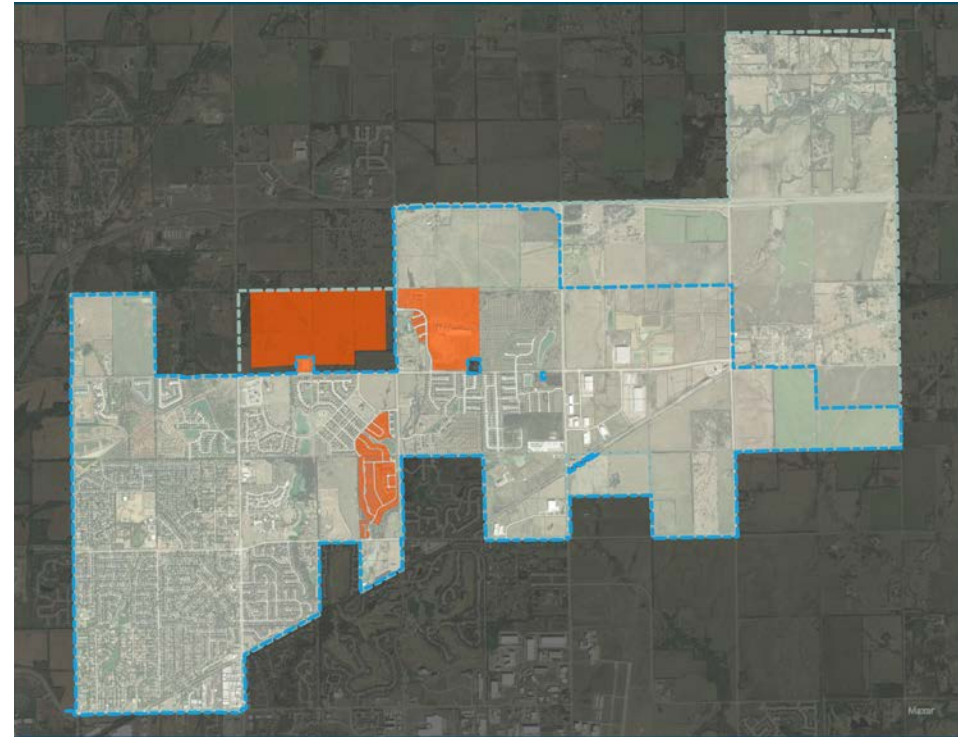
LAND USES

- Open Space/Conservation
- Neighborhood/Community Gardens
- Single-Family Residential (Detached)
- Single-Family Residential (Attached)
- Multi-Family Residential (Low-Rise)
- Multi-Family Residential (Mid-Rise)
- Vertical or Horizontal Mixed-Use
- Neighborhood Commercial
- Small-Scale/Start-Up Commercial
- Primary Education
- Higher Education
- Religious Assemblies
- Community/Recreation Centers
- Civic/Cultural Facilities
- Pocket/Neighborhood Parks
- Public Safety

ZONING DISTRICTS

- Single-Family Residential (R-4)
- Garden and Patio Homes, Townhouses, and Condominiums (R-5)
- Single Family/Zero Lot Line Residential (R-5b/ZLL)
- Multi-Family District (R-6)
- Manufactured Home Park (MHP)
- Planned Unit Development Residential (R-PUD)
- Neighborhood Commercial, Office and Retail (C-1)

CITY NEIGHBORHOODS IN BEL AIRE



It should be noted that while the **uses** present in the C-1 zoning district are applicable in the City Neighborhood place type, the **regulations** in this zoning district do not fit the place type. For instance, the minimum building setback in C-1 is forty (40) feet from the street right-of-way, which is not compatible with the City Neighborhood place type. Similar situations may occur throughout the place types.

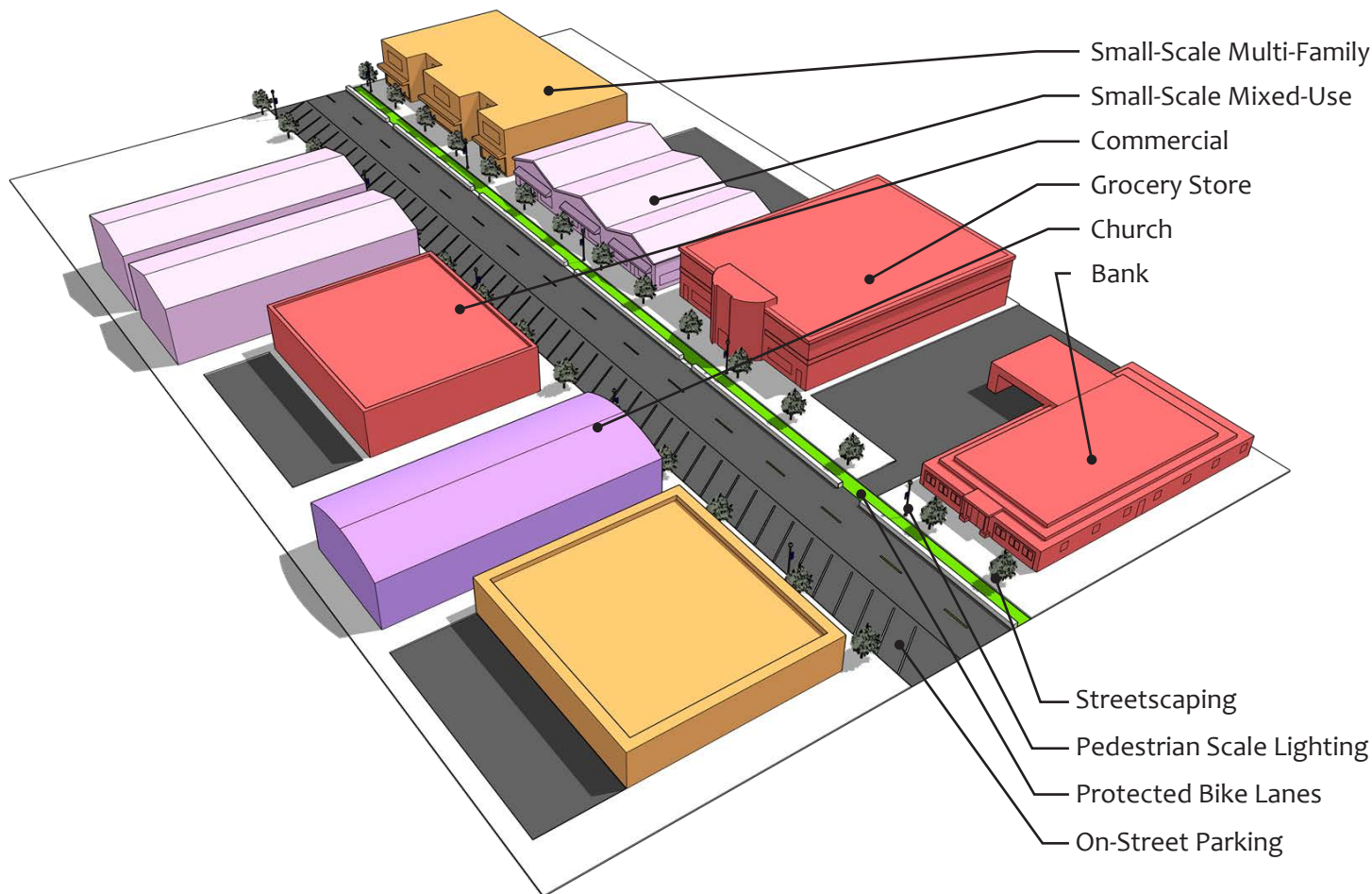
DEVELOPMENT CONSIDERATIONS

City Neighborhoods typically serve as a transition between lower density development and higher intensity commercial or mixed-use centers. The street network is well-connected and designed to support multiple modes of travel. Shade trees and wider sidewalks make walking in City Neighborhoods attractive and enjoyable. Buildings typically have smaller setbacks than in the Traditional Neighborhood, and are typically less than two stories, though some three- to five-story buildings may exist. Taller multifamily buildings are located along busier streets, with shorter residential buildings on local streets. Private front and back yards are provided for detached single-family or two-family dwellings. Multi-family dwellings are served by common open space provided for individual developments. Public open spaces such as parks and recreation facilities and natural open space are important features in City Neighborhoods. On-street parking is oftentimes appropriate and encouraged to minimize surface parking lots. When off-street parking is deemed necessary, surface parking lots should be screened from the street by being located behind buildings.

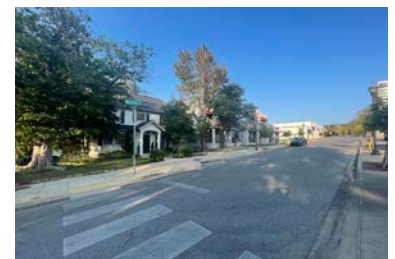
NEIGHBORHOOD CORRIDOR

Generally, this place type has a linear configuration as it is located along major streets. Businesses along Neighborhood Corridors tend to have similar uses as found in Neighborhood Centers but have different access and connectivity concerns. The mixture of uses includes local-serving small-scale commercial, small-scale mixed-use, single-family residential, and low-rise multi-family residential. Neighborhood Corridors should aim to be walkable in nature by providing safe and comfortable pedestrian and bicycle connectivity. Amenities such as sidewalks, benches, pedestrian-scale lighting, and landscaping should be emphasized to accommodate non-vehicular traffic within the corridor. Restaurants, small shops, and local services are commonplace in this place type. Office uses are compatible within this place type as well.

Neighborhood Corridors are typically smaller in overall size, and scale compared with City Corridors and oftentimes extend short distances from street intersections. Neighborhood Corridors often serve as buffers between land uses of varying intensities.



PRECEDENT IMAGERY



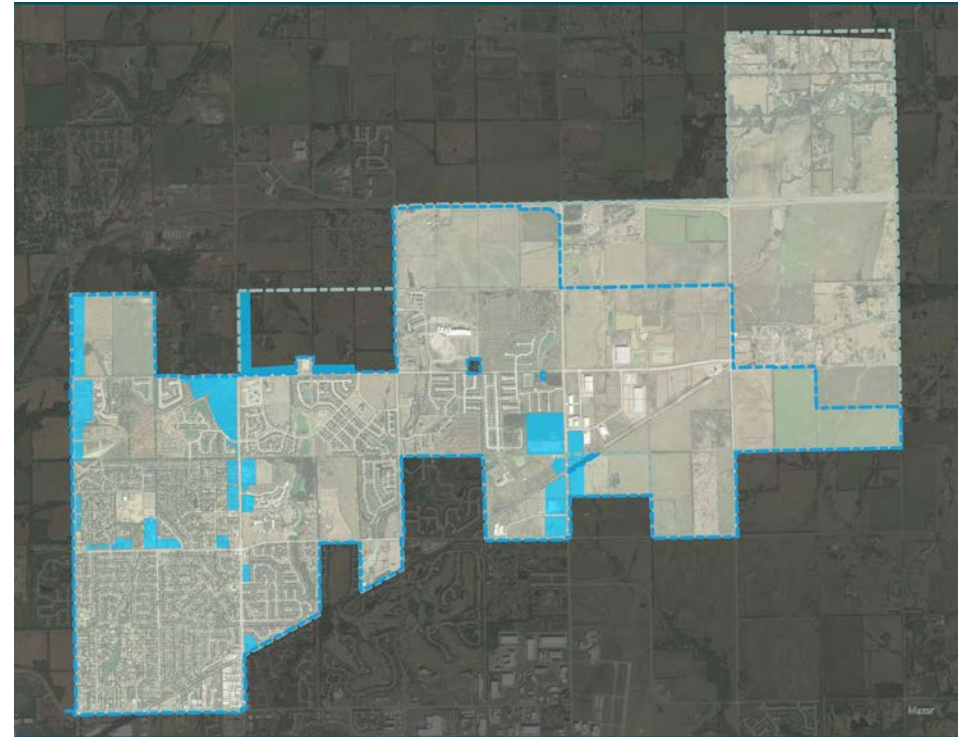
LAND USES

- Open Space/Conservation
- Neighborhood/Community Gardens
- Single-Family Residential (Detached)
- Single-Family Residential (Attached)
- Multi-Family Residential (Low-Rise)
- Vertical or Horizontal Mixed-Use
- Neighborhood Commercial
- Small-Scale/Start-Up Commercial
- Primary Education
- Higher Education
- Religious Assemblies
- Community/Recreation Centers
- Civic/Cultural Facilities
- Pocket/Neighborhood Parks
- Community/Regional Parks
- Public Safety

ZONING DISTRICTS

- Single Family Residential (R-2, R-3, R-4)
- Garden and Patio Homes, Townhouses, and Condominiums (R-5)
- Single Family/ Zero Lot Line Residential (R-5b, ZLL)
- Planned Unit Development Residential (R-PUD)
- Neighborhood Commercial, Office and Retail (C-1)

NEIGHBORHOOD CORRIDORS IN BEL AIRE



DEVELOPMENT CONSIDERATIONS

Often serving as a transition to other place types, an important element of this place type is a walkable, landscaped right-of-way that balances vehicular, bicycle, and pedestrian design elements. While uses and sites are generally automobile-oriented, streets are designed to calm traffic in order to accommodate safe and comfortable travel by all modes of transportation. Sidewalks on both sides of the street with landscape buffers are common, as well as mid-block crossings. Neighborhood Corridors typically include low-rise structures oriented to the street, arranged in short two- to four-block spans amongst single-family residential (detached and attached) and low-rise multi-family residential. The typical building height is two or fewer stories. Some sites may include accessory drive through facilities and gas pumps. Landscaping along Neighborhood Corridors provides an attractive public realm by softening street edges. Off-street parking is recommended to be screened from the street by being located behind buildings.

CITY CORRIDOR

City Corridors are generally found along a community's busiest streets and provide for a range of activities. City Corridors look to leverage the economic potential of traffic (all modes) and help to minimize land use incompatibilities by containing a variety of uses in manageable areas. Amenities such as sidewalks, benches, pedestrian-scale lighting, and landscaping should be emphasized to accommodate non-vehicular traffic within the corridor.

City Corridors accommodate a wide range of commercial and mixed-uses, such as retail, restaurants, mixed-use, service, employment, and multi-family residential uses. Commercial uses of varying types and intensities, including uses that serve and draw users from a larger region are appropriate. Smaller commercial businesses can also be located within a City Corridor. Mixed-use development, both vertical and horizontal, and institutional uses can be suitable in this place type as well.



PRECEDENT IMAGERY



LAND USES

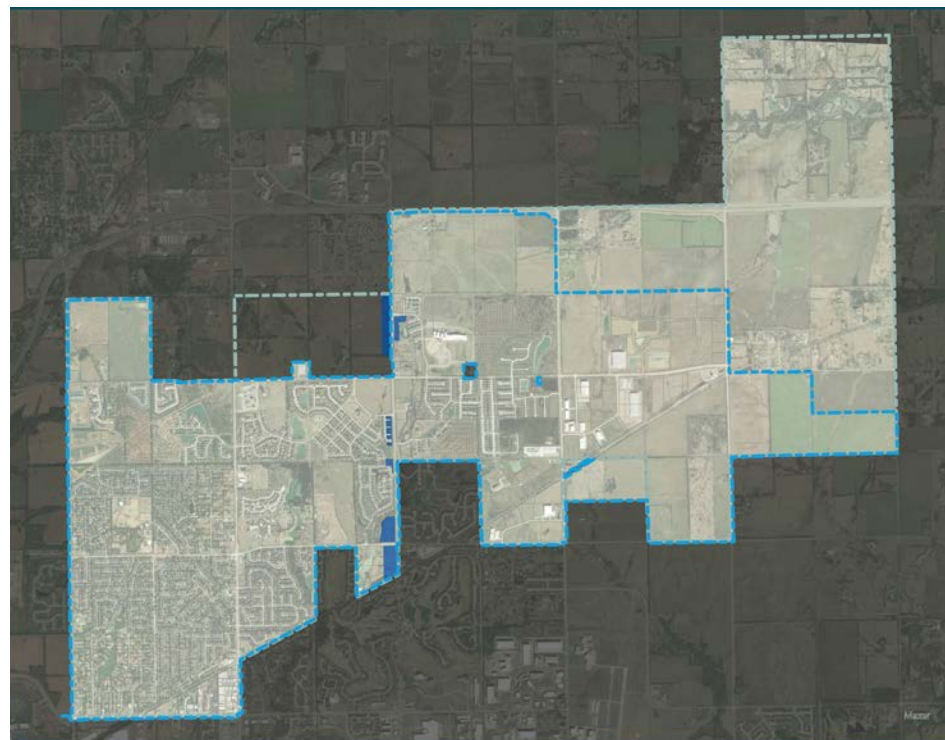
- Multi-Family Residential (Low Rise)
- Multi-Family Residential (Mid Rise)
- Vertical or Horizontal Mixed Use
- Regional/Destination Commercial
- Hotels/Lodging
- Office/Business Park/Flex
- Primary Education
- Higher Education
- Religious Assemblies
- Entertainment
- Community/Recreation Centers
- Civic/Cultural Facilities

- Pocket/Neighborhood Park
- Community/Regional Park
- Public Safety

ZONING DISTRICTS

- Single Family Residential (R-4)
- Garden and Patio Homes, Townhouses, and Condominiums (R-5)
- Single Family/ Zero Lot Line Residential (R-5b, ZLL)
- Multi-Family (R-6)
- Planned Unit Development - Commercial, Office, and Retail (C-1)

CITY CORRIDORS IN BEL AIRE



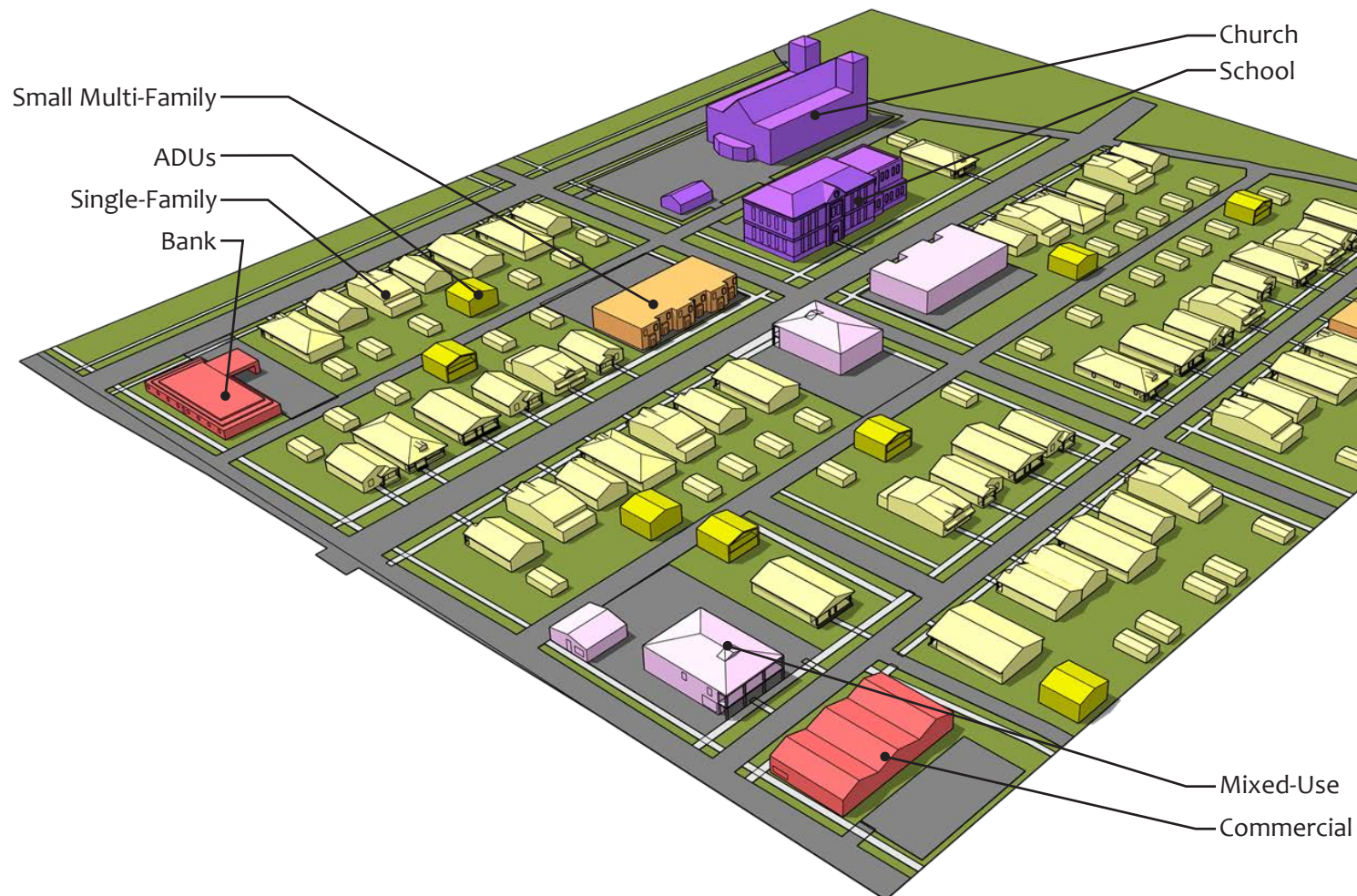
DEVELOPMENT CONSIDERATIONS

City Corridors should focus on infill development and redevelopment that promotes the City as a destination as they often shape the first impression of the City. Special attention should be given to consistent streetscaping, signage, and development standards. Commercial buildings are located toward the front of properties along City Corridors, when possible, to showcase community character and business vitality, instead of parking lots. Structures and lot sizes are typically larger than those in a Neighborhood Corridor. Buildings may be up to five stories but are largely dependent on compatibility with adjacent land uses and step down when near lower density residential uses. Where possible, ground floor, street-facing facades have storefront doors and windows that provide interest for pedestrians, and parking lots are screened from the street with trees and landscaping buffers. Drive-through facilities (e.g., fast food, banks, etc.) are often located along City Corridors, but special attention should be given to design that mitigates nuisances to surrounding property owners, including vehicle stacking/idling, speakers/noise, headlights, on-site circulation, and ingress and egress. Open space within a City Corridor is typically provided by common public areas or institutional uses. Existing curb cuts along the primary street are consolidated to alleviate traffic congestion and reduce conflicts with pedestrians. Whenever possible, cross-access easements, and shared parking should be utilized to make it easy to travel from business to business along a City Corridor without needing to use the actual street network. While City Corridors are auto oriented in nature, such major arterial streets should be equitable in that they also provide opportunities for safe walking and cycling to jobs and nearby destinations. Sidewalks are wide, to promote pedestrian activity, and leave adequate space for lighting and street trees. Crosswalks are located at all major intersections although mid-block crossings are appropriate in certain instances. Uses here can generate noise, light, and traffic. Special consideration should be given to the compatibility of uses along a City Corridor when adjacent to residential uses. In this case, buffering and landscaping should be utilized to minimize land use conflicts.

NEIGHBORHOOD CENTER

Typically found at intersections of two or more streets, Neighborhood Centers provide places that have a pedestrian-friendly focal point of neighborhood activity where nearby residents can access most of their daily needs within a relatively comfortable distance. Businesses capable of attracting visitors from a larger region are better suited in other place types, such as the City Center, as they can generate undesired traffic. This place type is characterized by low-rise commercial, residential, civic/institutional, and mixed-use structures in a pedestrian-oriented environment.

Neighborhood Centers may also include community institutions such as schools, community centers, and other civic/cultural facilities. These centers provide opportunities for smaller-scale, mixed-use buildings that include retail and service uses on the ground floor with residential or office uses on the upper floor(s). Retail centers are limited within the place type. Neighborhood Center uses should be compatible with the adjacent residential areas and contribute to neighborhood character, viability, and attractiveness.



PRECEDENT IMAGERY



LAND USES

- Open Space/Conservation
- Neighborhood/Community Gardens
- Single-Family Residential (Detached)
- Single-Family Residential (Attached)
- Multi-Family Residential (Low-Rise)
- Vertical or Horizontal Mixed Use
- Community/Lifestyle Commercial
- Neighborhood Commercial
- Small/Start-Up Commercial
- Primary Education
- Higher Education
- Religious Assemblies
- Entertainment
- Community/Recreation Centers
- Civic/Cultural Facilities
- Pocket/Neighborhood Parks
- Public Safety

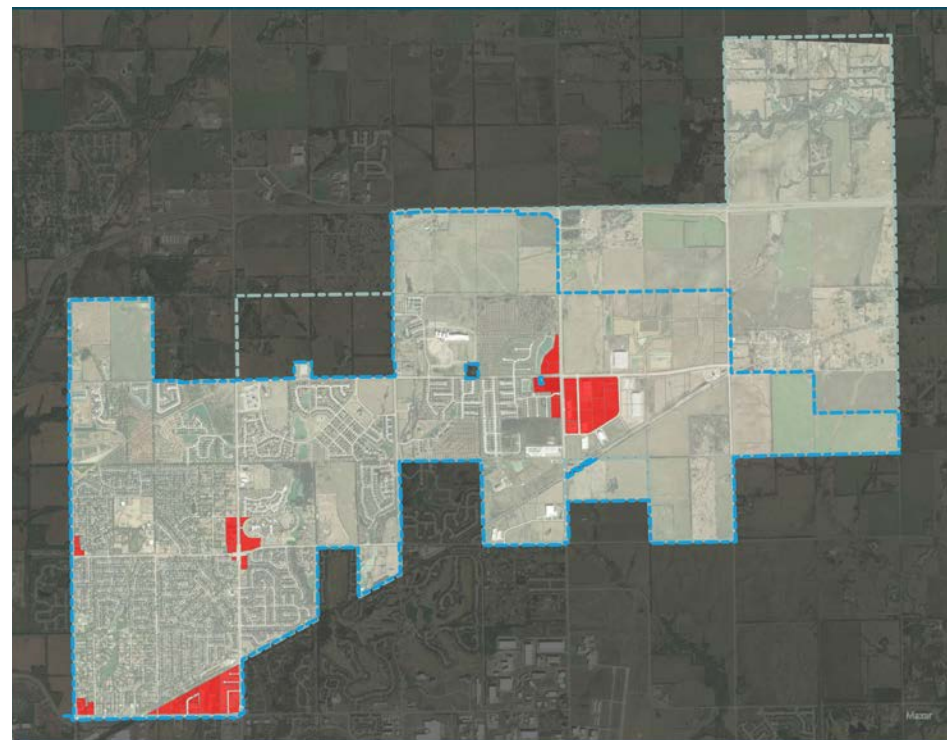
ZONING DISTRICTS

- Single Family Residential (R-2, R-3, R-4)
- Garden and Patio Homes, Townhouses, and Condominiums (R-5)
- Single Family/ Zero Lot Line Residential (R-5b, ZLL)
- Multi-Family (R-6)
- Planned Unit Development Residential (R-PUD)
- Neighborhood Commercial, Office and Retail (C-1)
- Planned Unit Development Commercial, Office and Retail (C-2)

DEVELOPMENT CONSIDERATIONS

Careful attention should be given to potential land use conflicts with adjacent areas as Neighborhood Centers are oftentimes nestled within residential uses. Because of the mix of uses within a Neighborhood Center, buffering and screening should be considered when desired uses are deemed in conflict with existing adjacent uses. Neighborhood Centers should be easily and directly accessible from nearby neighborhoods to encourage non-vehicular transportation and to support the concept of a complete neighborhood. The street network should be designed to encourage slow speeds and provide ample pedestrian facilities. Street trees and other pedestrian focused amenities should be prioritized, i.e. pedestrian scale lighting, furnishings, etc. Buildings should emphasize transparency at the ground level in order to support a vibrant pedestrian environment. This place type will oftentimes include improved open spaces such as plazas, patios, and courtyards that offering welcoming effects. It is also encouraged to brand Neighborhood Centers uniquely to further emphasize a sense of place.

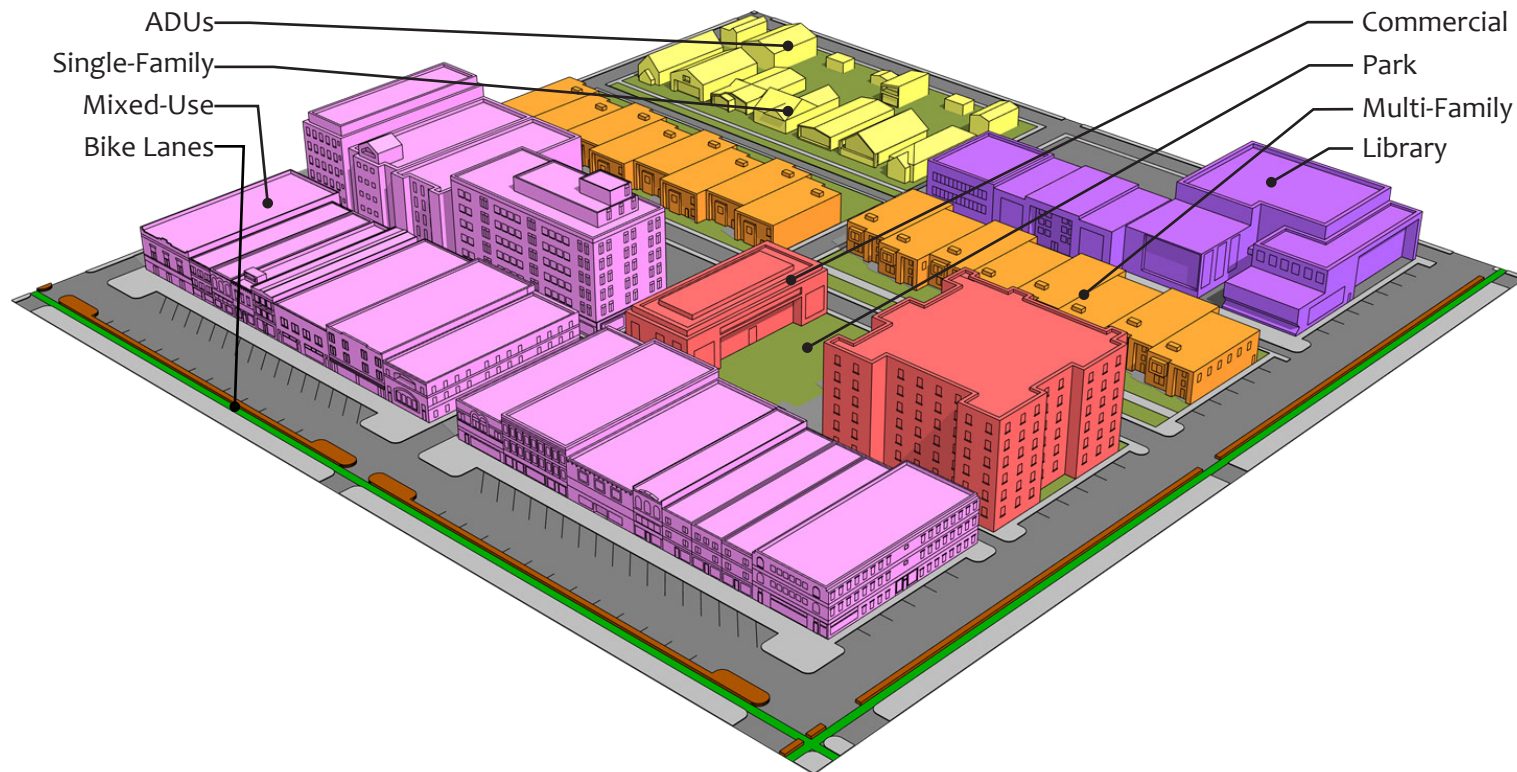
NEIGHBORHOOD CENTERS IN BEL AIRE



CITY CENTER

City Centers are designated along key corridors, seeking to leverage transportation systems and economic development potential. They oftentimes draw users from multiple neighborhoods and surrounding areas – becoming a regional destination. This place type provides a concentration of primarily commercial activity in a well-connected, walkable environment to provide access to goods, services, dining, entertainment, and residential variety. Some multi-family and office space may be appropriate in this place type. Most commonly, City Centers include larger-scale tenants, restaurants, commercial retailers, mixed-use developments, and office uses. Adjacent uses could include various scales of mixed-use buildings and denser residential uses with appropriate pedestrian connectivity.

This place type is often centered around a community anchor, such as a large employer and/or community or regional shopping center. This is a diverse place type where a higher mixture of uses exists. Housing may be found in this place type, likely as a complementary use for area employers.



PRECEDENT IMAGERY



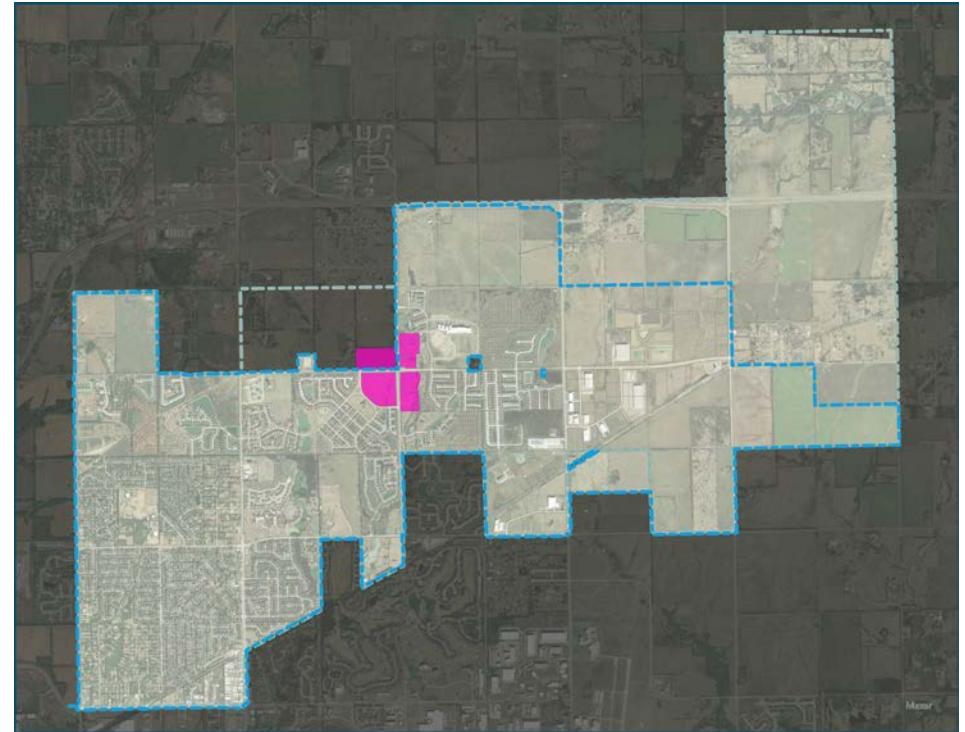
LAND USES

- Single-Family Residential (Detached/Attached)
- Multi-Family Residential (Low-/Mid-Rise)
- Vertical or Horizontal Mixed-Use
- Regional/Destination Commercial
- Medical Campus/Hospital
- Hotels/Lodging
- Office/Business Park/Flex
- Light Industrial
- Education
- Religious Assemblies
- Entertainment
- Community/Recreation Centers
- Civic/Cultural Facilities
- Parks
- Public Safety

ZONING DISTRICTS

- Single Family/ Zero Lot Line Residential (R-5b, ZLL)
- Multi-family (R-6)
- Planned Unit Development Residential (R-PUD)
- Planned Unit Development Commercial Office and Retail (C-2)

CITY CENTERS IN BEL AIRE

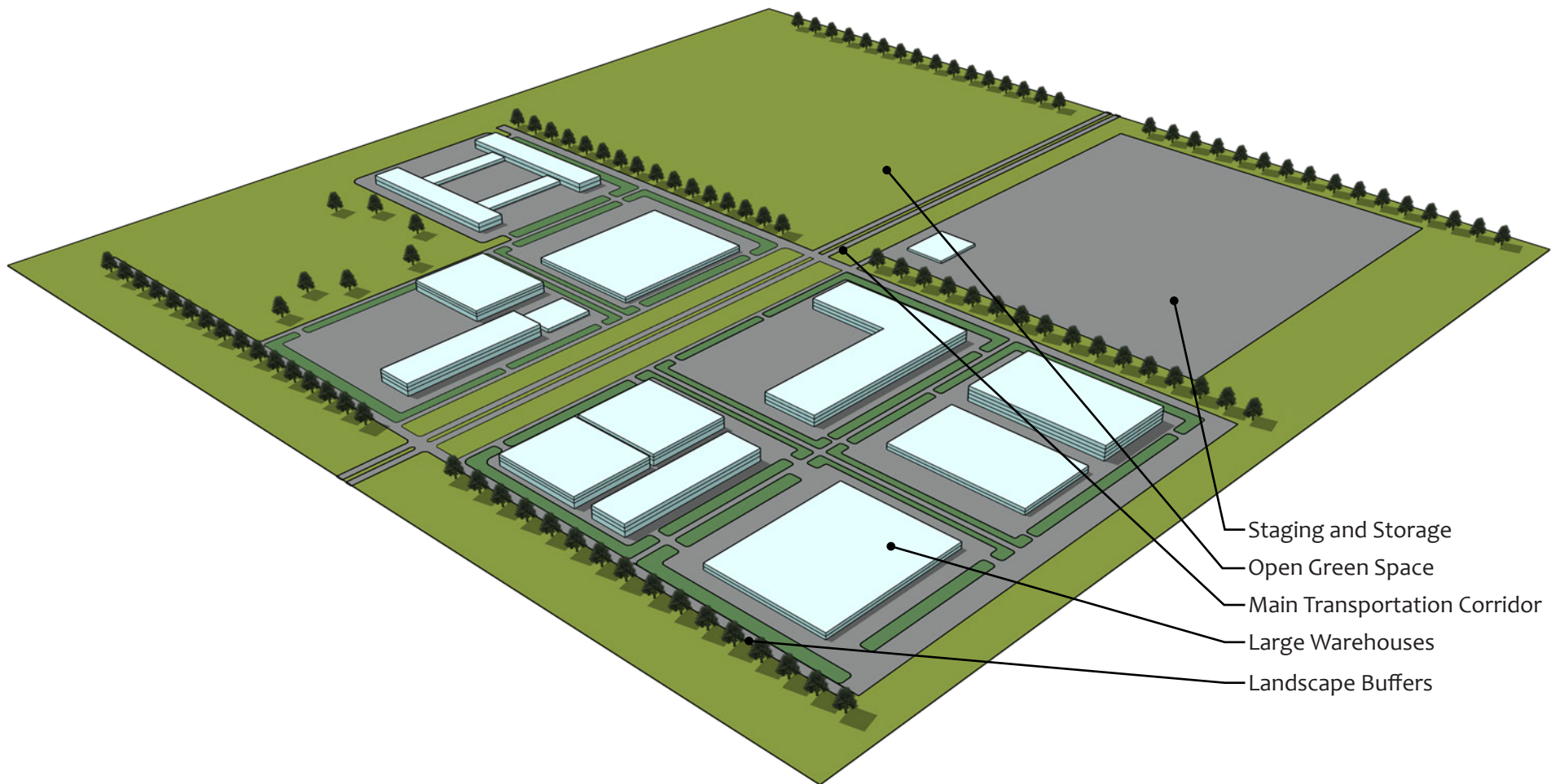


DEVELOPMENT CONSIDERATIONS

City Centers are busy areas, and where they abut more traditional residential uses, buffering should be implemented to help protect the city's neighborhoods. City Centers are typically located at or near key intersections or on major arterials with easy access and direct connections to nearby residential neighborhoods. With a well-connected street network with small blocks and walkable connections between destinations, this place type fosters a "park once" environment. As such, shared parking arrangements, on-street parking, and structured parking are desirable to ensure that surface parking lots do not dominate the environment. Further, strategic siting of transit mobility assets should be prioritized. These strategies can reduce overall vehicle trips and vehicle trip lengths. The typical structure in Bel Aire's City Center is less than five stories, and buildings are designed with an active ground floor to support a vibrant pedestrian environment. Ground floors have a high degree of transparency provided by large windows and glass doors on storefronts. Special attention to activating the first "16 Feet" should be prioritized – 16 feet out from a building facade and 16 feet from the ground up. Public open space is a key feature of City Centers- plazas, patios, centrally located parks, parklets, and natural open spaces are common. Private open space is minimal in City Centers. Regular street trees and pedestrian improvements such as benches and patio seating are commonplace. Street design should place pedestrian experience and safety above vehicular speed, street capacity, and driver delay.

INDUSTRY & LOGISTICS CENTER

These centers contribute to the local and regional economy by accommodating places of employment for a range of uses related to logistics, production, research, distribution, and manufacturing. They oftentimes have direct connections to regional transportation assets making it easier to draw employees and distribute products. This place type is usually characterized by large-scale, single-story buildings. Parcels are generally large with buildings located on the interior of the site, surrounded by service areas, parking, and buffers to provide transitions to adjacent uses.



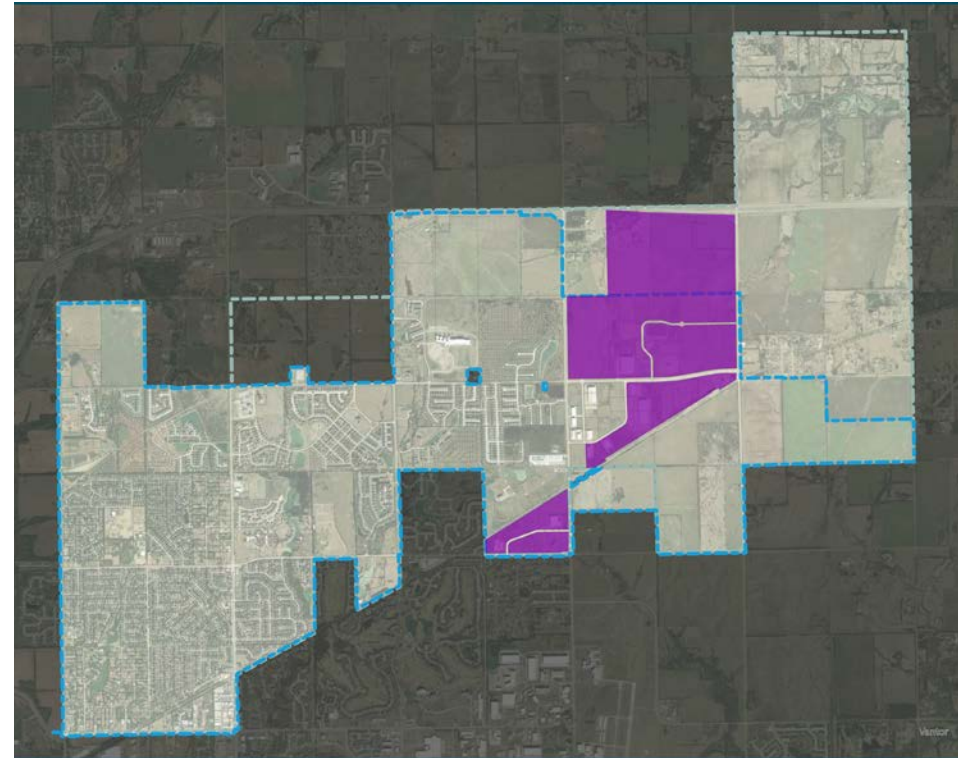
LAND USES

- Open Space/Conservation
- Community/Lifestyle Commercial
- Medical Campus/Hospital
- Light Industrial
- Heavy Industrial/Manufacturing
- Public Safety

ZONING DISTRICTS

- Planned Unit Development Industrial District (M-1)
- Neighborhood Commercial, Office and Retail (C-1)
- Planned Unit Development Commercial Office and Retail (C-2)

INDUSTRY & LOGISTICS CENTERS IN BEL AIRE



DEVELOPMENT CONSIDERATIONS

This place type can host an intense mixture of land uses. Where Industry & Logistics Centers are adjacent to more traditional residential uses, separation should be maximized, and buffering emphasized. The typical structure is a high-bay, single-story building although they can range widely in size and scale depending on their use. Long, continuous buildings are often found in this place type as opposed to other place types. Street design should accommodate large trucks, but accommodation for non-vehicular street users should be provided. Where feasible, freight/truck routes should be separated from other transportation users. If transit service is available, mobility hubs should be provided to accommodate pick-up and drop-off areas, bike parking, and rideshare options.

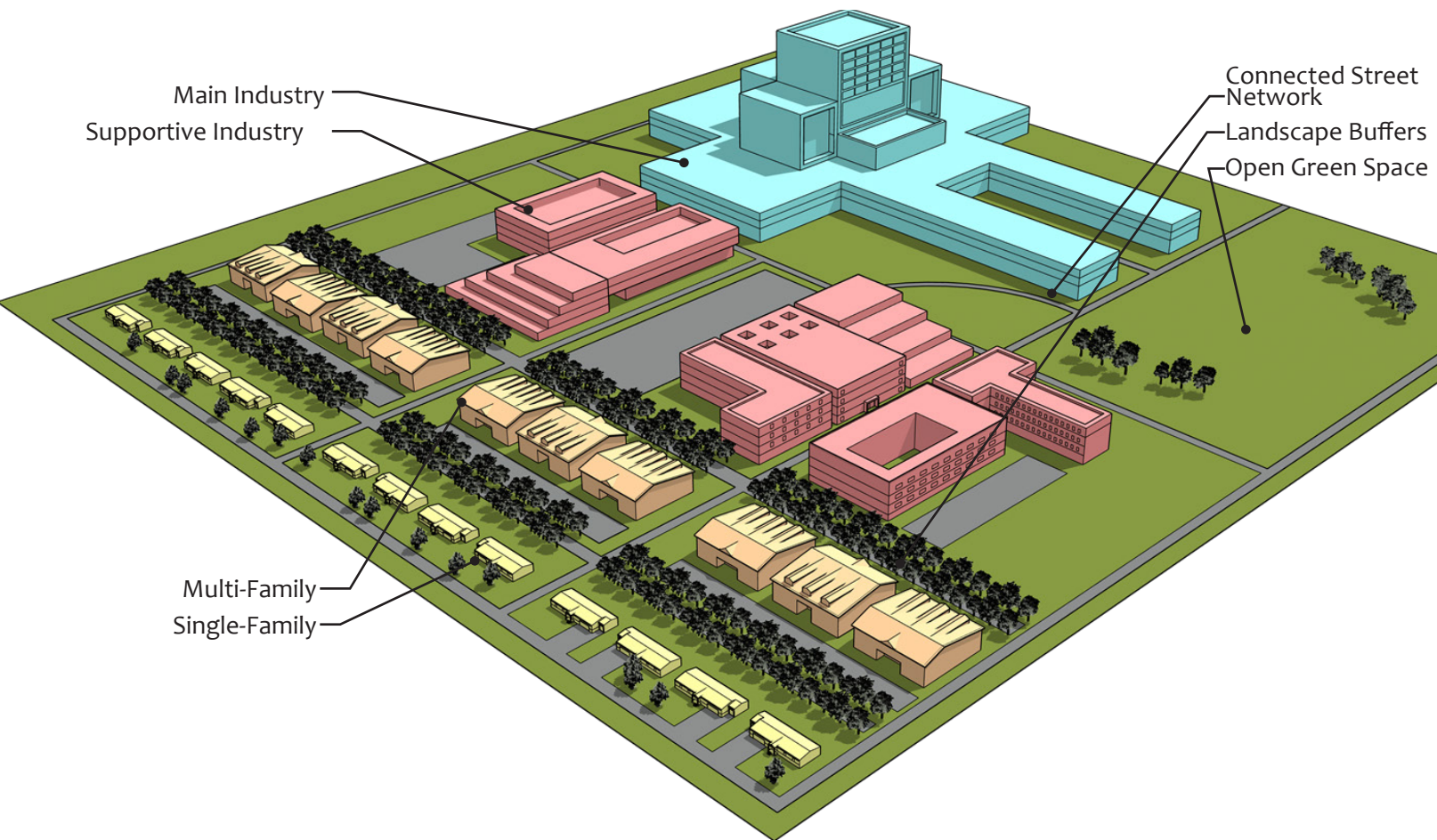
PRECEDENT IMAGERY



INSTITUTIONAL & EMPLOYMENT CENTER

Institutional & Employment Centers contribute to a community's economic vitality by providing mixed-use places that oftentimes include offices, business parks, educational facilities, and complementary retail and dining uses. Light manufacturing, offices, studios, medical facilities, research facilities, and restaurants are examples of appropriate uses. Given the variety of uses in the place type, buildings and uses must be carefully integrated.

These centers can attract a significant number of employees and visitors from outside of the community. They oftentimes have direct connections to regional transportation assets making it easier to draw employees and visitors from throughout the greater area. While access to main transportation assets is needed by large employers, portions of roadway frontage along these areas may be utilized by smaller retailers or service providers. Green space may be limited within this center but should be incorporated as a softening effect to enhance the overall attractiveness and vitality of an area.



PRECEDENT IMAGERY



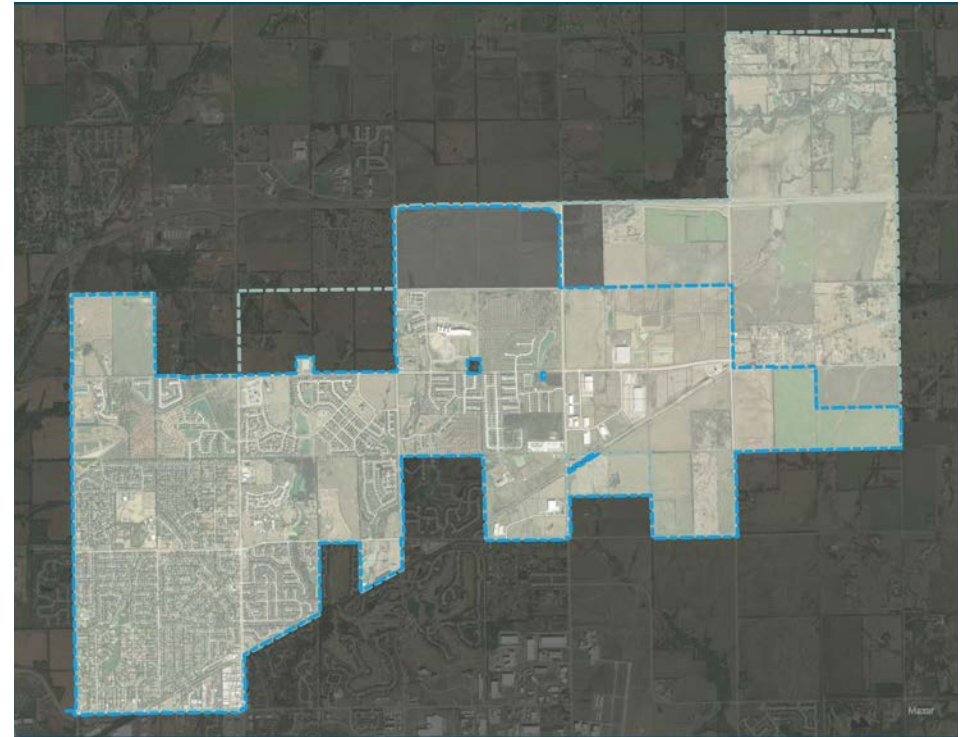
LAND USES

- Community/Lifestyle Commercial
- Medical Campus/Hospital
- Hotels/Lodging
- Office/Business Park/Flex
- Light Industrial
- Higher Education
- Public Safety

ZONING DISTRICTS

- Garden and Patio Homes, Townhouses, and Condominiums (R-5)
- Multi-Family (R-6)
- Neighborhood Commercial, Office and Retail (C-1)
- Planned Unit Development Commercial, Office, and Retail (C-2)
- Planned Unit Development Industrial (M-1)

INSTITUTIONAL & EMPLOYMENT CENTERS IN BEL AIRE



DEVELOPMENT CONSIDERATIONS

Like the Industry & Logistics Center, Institutional & Employment Centers can host an intense mixture of land use. Therefore, consideration should be given to the land use compatibility with adjacent areas. Where Institutional & Employment Centers abut residential uses, buffering should be implemented to help protect the city's neighborhoods. Buildings range widely in size and scale depending on their context and use. The typical building is not more than two stories, though some taller buildings may be present. Parking lot screening and on-site landscaping are important in establishing the high-quality and attractive character of the area. Special attention should be given to design that promotes the unique character of the center. The street network within this place type is well-connected to serve all travel modes, while accommodating large trucks on busier streets and direct access to commercial sites. Transit accommodation should be provided. Commercial traffic traveling through Institutional & Employment Centers should utilize routes that do not impact adjacent neighborhoods. Because of this place type's ability to draw visitors regionally, surface parking should be carefully designed as to not dominate the built environment; for example, structured parking and/or shared parking should be encouraged. Open space within this place type is typically provided by common public areas or institutional uses. Improved open spaces are typically recreational facilities, picnic areas, walking trails, patios, and courtyards provided on individual sites. Natural buffers are often used to separate large sites and buffer uses deemed to be in conflict.



APPENDIX A - COMMUNITY ASSESSMENT

Understanding where a community is now is a critical first step in developing a road map for where it wants to go. Every community has its share of strengths, weaknesses, challenges, and opportunities. This section is vital to help Bel Aire become a "city of the future with respect for its past."

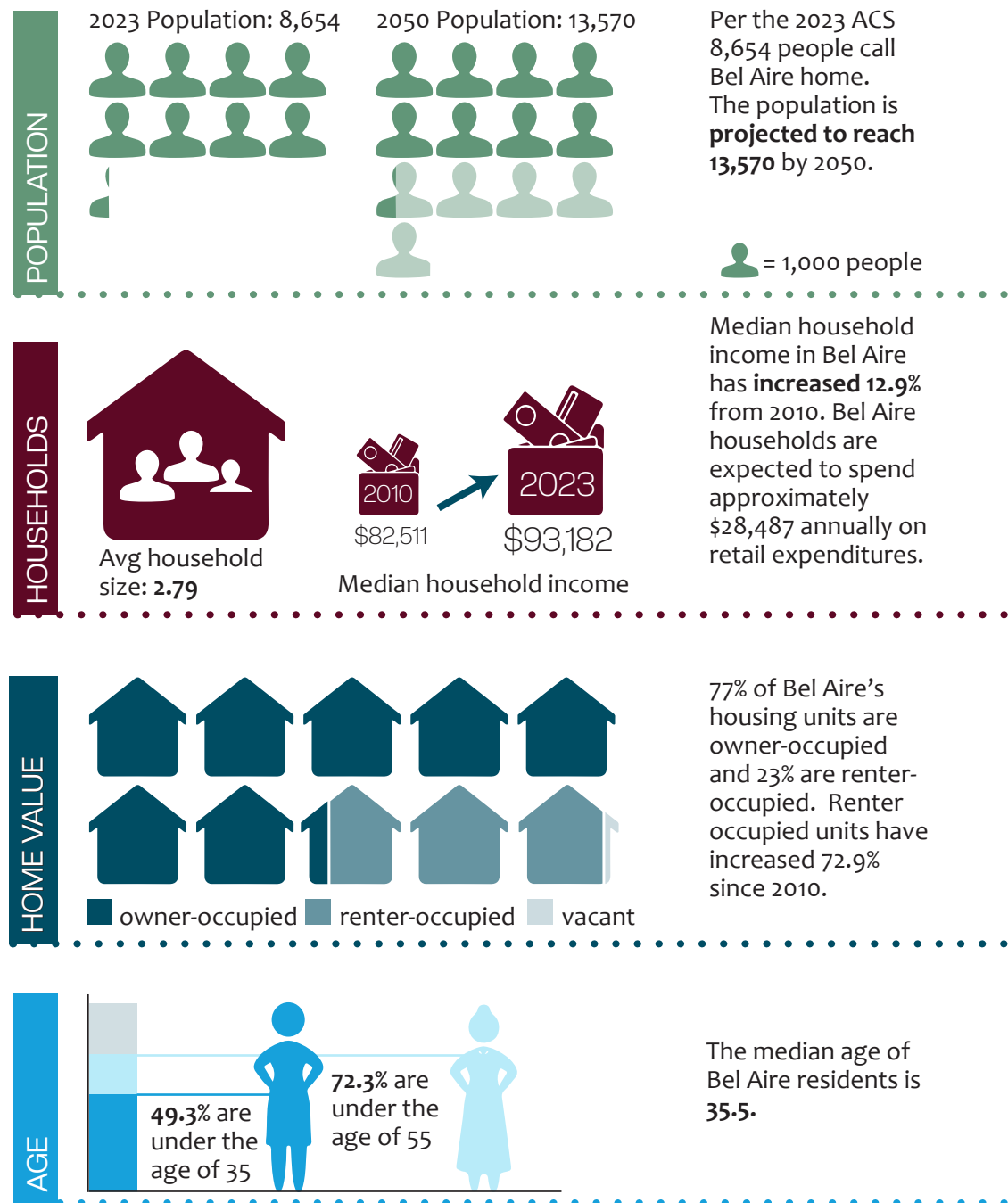


INTRODUCTION

This section of the Bel Aire 2035 Comprehensive Plan provides an inventory and assessment of the existing conditions at the time of this plan's development. The information contained within this appendix is intended to function as a snapshot of where the City is now. The data collected and analysis done in developing this information also serve as a foundation for the goals and strategies recommended throughout.

The data provided in this appendix is primarily derived from the U.S. Census Bureau. The U.S. Census Bureau primarily collects data through two programs: decennial surveys conducted at the start of each decade, and the American Community Survey (ACS) which is conducted annually. ACS information is provided in 1-year and rolling 5-year estimates. Information from the decennial census is generally considered to be more robust while ACS information fills the gaps in between. Some information is only obtainable in one or the other program, as the data collected through the two varies. Additional information was also collected through ESRI Business Analyst.

To the right is a brief snapshot of the City of Bel Aire followed by detailed analysis on the following pages.



EXISTING LAND USE

Bel Aire occupies approximately 6.4 square miles – or 4,091 acres – of land. The major north-south streets are Oliver Street, Woodlawn Boulevard, Rock Road, Webb Road, and Greenwich Road. The major east-west streets are 37th Street, 45th Street, and 53rd Street. K-96 is just south of the existing City limits, and the City's northern and western limits are within proximity of K-254.

As graphically depicted in Map A-1 and in table form below, the dominant land use in Bel Aire is vacant, open space, and/or agriculture. Translated, this communicates that **61.4% of all property in the City remains undeveloped**. The areas that are largely developed are concentrated north of 37th Street, one-half mile south of 53rd Street, and between Oliver Street and Woodlawn Boulevard.

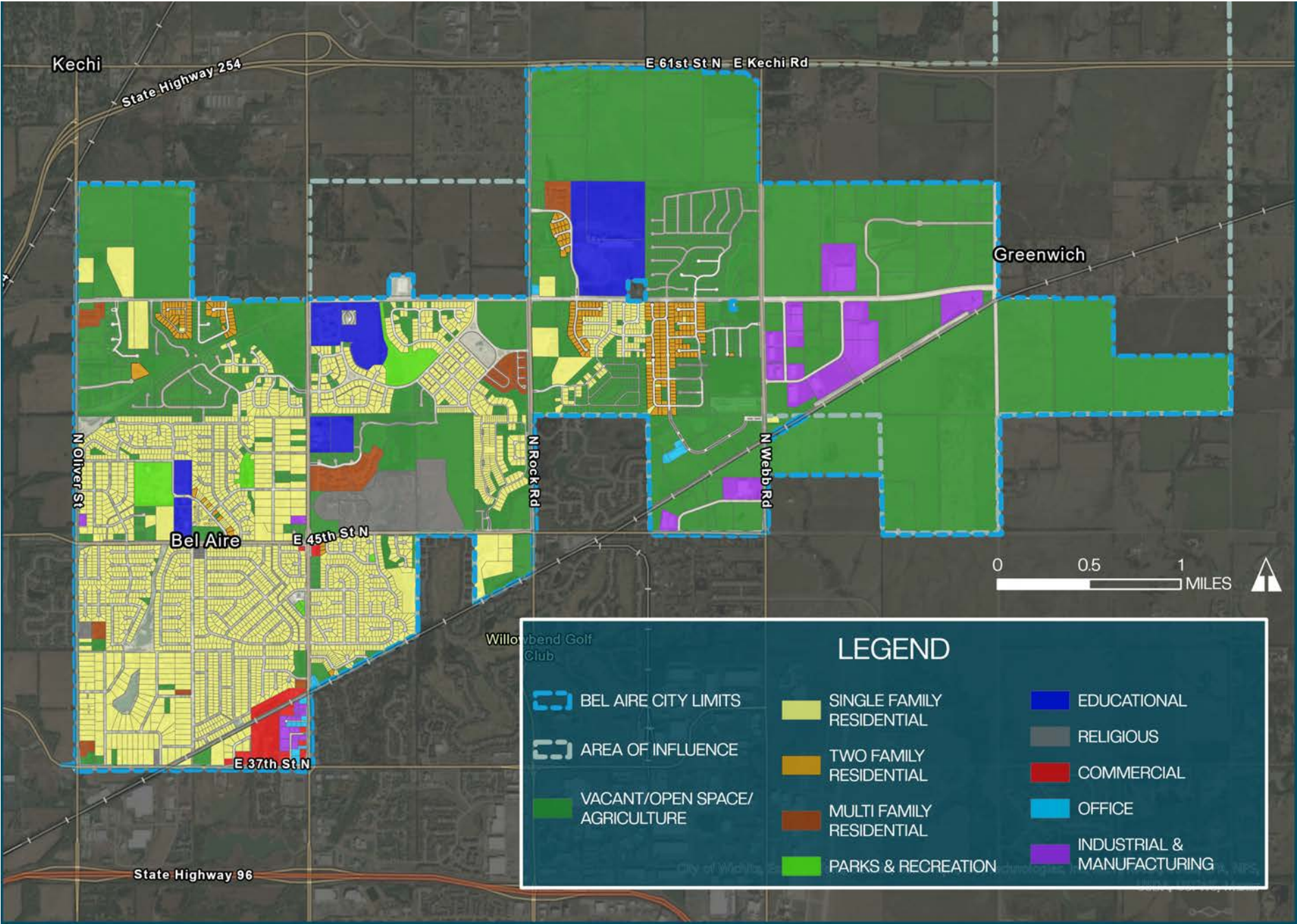
Bel Aire has a relatively small percentage (0.8%) of land developed for commercial use. Most commercial uses are concentrated on the northeast corner of the 37th Street and Woodlawn Boulevard intersection. A small number of industrial and manufacturing uses are also located at the intersection, though the majority are in the northeast area of the City near the intersection of 53rd Street and Webb Road. Residential uses are dominantly single and two-family uses, with a small allocation of multi-family uses.

LAND USE	TOTAL ACREAGE	%
Vacant/Open Space/Agriculture	2510.5	61.4%
Single Family Residential	951.9	23.3%
Educational	171.4	4.2%
Industrial & Manufacturing	124.8	3.1%
Religious	90.7	2.2%
Two Family Residential	77.8	1.9%
Multi Family Residential	57.4	1.4%
Parks & Recreation	47.0	1.1%
Commercial	33.3	0.8%
Other	17.8	0.4%
Office	9.0	0.2%

Key Findings

All communities are unique, so there are no recognized standards to determine what precise mix of land uses in a community are considered healthy. Land use data can provide useful insights into community behaviors and market trends. **The low percentage of land within the City in commercial use is indicative of a population that is finding their commercial needs in other communities.** It is recommended that the City explore marketing opportunities that exist based on the current demographics and needs of Bel Aire, in addition to working with the private sector to better understand key metrics to increase the amount of commercial amenities and services available. **61.4% of land being undeveloped is significantly higher than other similar communities.** Although many factors may explain why each tract of land is not currently developed and whether these tracts of land can ultimately be developed, this result would initially indicate that the existing City limits has sufficient availability for new development. The lack of any substantial industrial and manufacturing uses further demonstrates that **the City is primarily a place to live, with residents commuting to other communities for their daily needs.**

MAP A-1 - EXISTING LAND USE



EXISTING ZONING

Zoning is the primary tool used by communities to regulate development. Zoning codes typically address what can be built, where it can be built, and how. **The standards in a community's zoning code are one of, if not the, central elements that determine the composition of the built environment in any given community.** As such, a well-organized and thought-out zoning code is a crucial component to the look and feel of a community.

Each property within the city limits has a zoning district classification, which determines what types of uses are permitted, the process (if any) required to permit them, and the general layout of how the property must be developed. The entirety of the City of Bel Aire is zoned as one of the “base districts” found within the regulations. **There are currently fourteen districts described in the Zoning Regulations, though only eleven are in active use at this time.** The table below depicts the current districts by acreage and percent of the land area they apply to.

ZONING DISTRICT	TOTAL ACREAGE	%
M-1 Planned Unit Development – Industrial	1811.9	28.6%
R-4 Single-Family Residential	1747.9	27.6%
R-5 Garden & Patio Homes, Townhouses, and Condominiums	568.3	9.0%
AG Agricultural	520.9	8.2%
R-3 Single-Family Residential	492.7	7.8%
R-1 Estate Residential	377.9	6.0%
C-1 Neighborhood Commercial, Office, and Retail	311.8	4.9%
R-6 Multi-Family	230.8	3.6%
C-2 Planned Unit Development – Commercial Office and Retail	195.7	3.1%
R-5B Single-Family / Zero Lot Line Residential	43.1	0.7%
R-2 Single-Family Residential	26.8	0.4%
Rural Residential	0	0%
Manufactured Home Park	0	0%
Planned Unit Development - Residential	0	0%

The following is a summary of the Articles that comprise the current Zoning Ordinance:

Article 1. General Provisions

This article lays out the purpose of the Zoning Regulations and states the role that zoning plays in relation to other chapters of the city code and adopted plans and policies.

Article 2. Interpretation, Construction & Definitions

Provides the rules for interpretation of standards and terminology contained within the Zoning Regulations. Clarifies how to handle conflicting provisions, use of tenses, vesting rights, and other details. Contains a list of terms found within the Zoning Regulations along with a brief description/definition for each.

Article 3. Administration and Enforcement

Establishes and outlines the powers and duties of the Zoning Administrator, Planning Commission, and Board of Zoning Appeals. Provides the framework for identifying and addressing violations to the standards found within the Zoning Regulations.

Article 4. Permits and Certificates of Occupancy

This Article establishes the relationship between the standards, processes, and provisions of the Zoning and Subdivision Regulations with Building Code standards, processes, and provisions.

Article 5. Amendment Process, Conditional Use, Special Use, Appeals to BZA, Variances

States the review and approval standards for: zoning code amendments, zoning map amendments, conditional uses, special uses, appeals of administrative decisions, and variances.

Article 6. Zoning Districts – General Regulations, Accessory Use, Setbacks, Height Restrictions

Lays out the zoning districts included in the Code, how they apply to the zoning map for the city, how the Zoning Regulations apply to newly annexed land, and general requirements broadly applicable to zoning across the city. Also contains overall provisions for: accessory uses, accessory structures, setbacks, height restrictions, and performance standards.

Article 7. Zoning Districts

Lists and provides standards for the fourteen zoning districts currently contained within the Zoning Regulations. This article differentiates what uses are permitted in each district, if conditional or special use considerations are required for certain uses with that district, density and dimensional standards for development in each district, and references to other Articles relevant to the district.

Article 8. Home Occupations, Non-Conforming Uses, Temporary Zoning and Planned Unit Development

Provides standards pertaining to the classification, review process, and approval criteria for the indicated subjects.

Article 9. Parking and Loading

Covers topics such as: location, design, maintenance, surfacing materials, calculation standards, and required amount of parking spaces. Parking is primarily assessed based on the zoning code classification for the use associated with a development.

Article 10. Landscaping and Screening

Describes the application and review criteria for landscaped areas associated with development activity. Provides standards related to review processes and application requirements, street trees, perimeter landscaping, planting standards and material requirements, interior landscaping within parking areas, building facade/foundation landscaping, maintenance requirements, screening requirements, and exceptions.

Article 11. Floodplain Zoning

Provides standards and restrictions pertaining to the review and approval of development activity proposed for areas encumbered by FEMA mapped regulatory floodplain and floodway areas.

Chapter 19 – Subdivision Regulations

Incorporated by reference to the Zoning Regulations. Governs the applicability, application requirements, review standards, and overall process related to land divisions within the City of Bel Aire.

What is the difference between zoning and land use?

Zoning districts specifically define and regulate what kinds of uses are allowed on specific parcels and outline the City's development requirements.

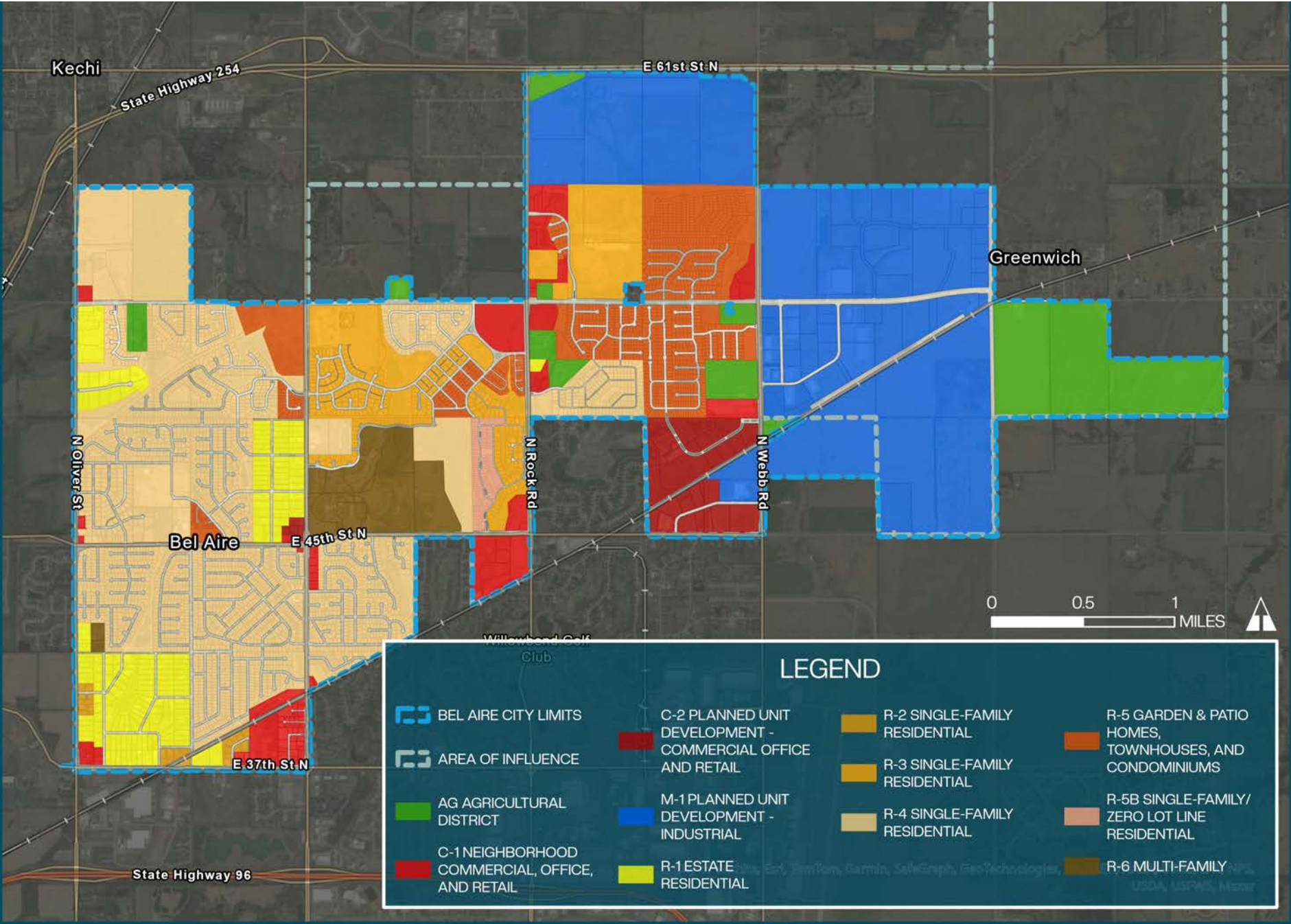
Land uses reflect the current or desired development pattern in each area.

Key Findings

55.1% of the City is currently zoned residential, 8.0% commercial, 28.6% industrial, and 8.2% agricultural.

Commercially zoned nodes are located near 37th Street and Woodlawn Boulevard, adjacent to Rock Road near 45th Street and 53rd Street, and 45th Street and Webb Road. The most intense zoning (industrial) is dominant north of 45th Street and east of Webb Road, with additional property zoned for industrial uses abutting K-254 between Rock Road and Webb Road. Single-family residential is dominant west of Woodlawn Boulevard. Of the approximately 3,487 acres of the City in residential zoning, approximately 77.1% are single-family only, 6.6% are multi-family only, and 16.3% are R-5 which permits various residential uses. The only substantial multi-family residential zoning is at the northeast corner of 45th Street and Woodlawn Boulevard, which is accounted for by the Catholic Care Center. **South and east of Northeast Magnet High School is the dominant area for R-5, which permits townhouses, garden/patio homes, and condominiums.** It should also be noted that the City does not have a specific zoning designation for parks or recreational uses. Parks are currently either located in areas zoned AG Agricultural or within another base zoning district. **Three existing zoning districts are not currently evident anywhere in the City:** 1) Rural Residential District, 2) Manufactured Home Park, and 3) Planned Unit Development – Residential.

MAP A-2- EXISTING ZONING



EXISTING COMMUNITY FACILITIES AND SERVICES

SCHOOLS

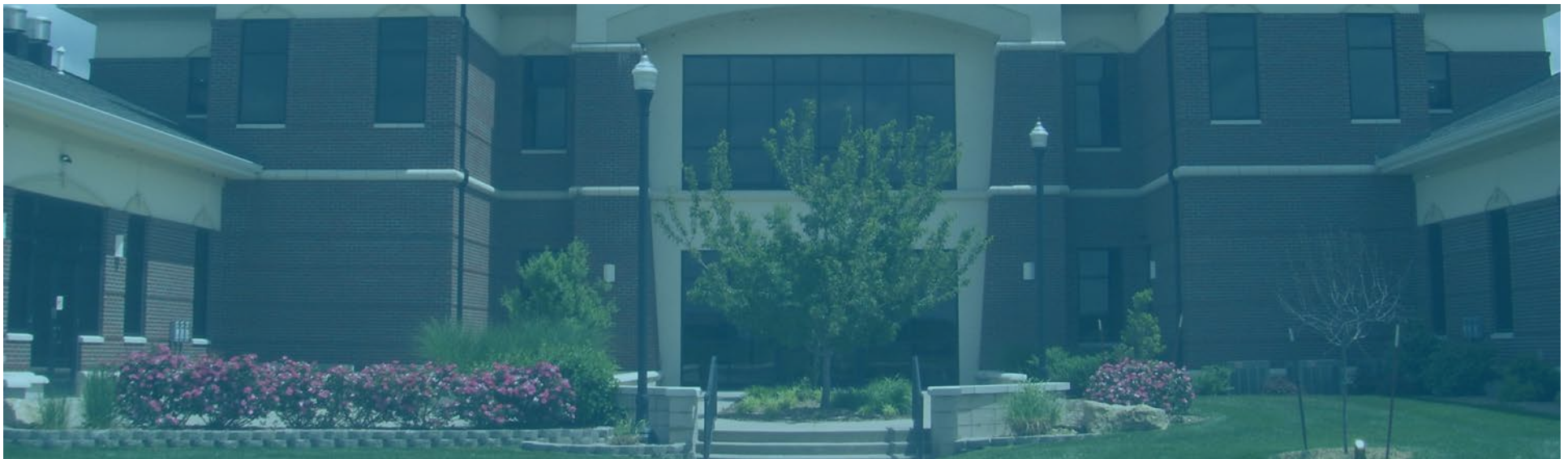
Bel Aire does not have a unified school district that exclusively serves its residents. The City is served by two school districts: Wichita Unified School District 259 and Circle Unified School District 375. Sunrise Christian Academy and Resurrection Catholic School are also located in Bel Aire. Isely Traditional Magnet Elementary School and Northeast Magnet High School, both USD 259 facilities, are located within the Bel Aire City limits. USD 259's Stucky Middle School is also located near Bel Aire at 45th Street and Oliver Street. The nearest USD 375 school is Circle Greenwich Elementary which is located near 29th Street and Greenwich Road.

PUBLIC FACILITIES

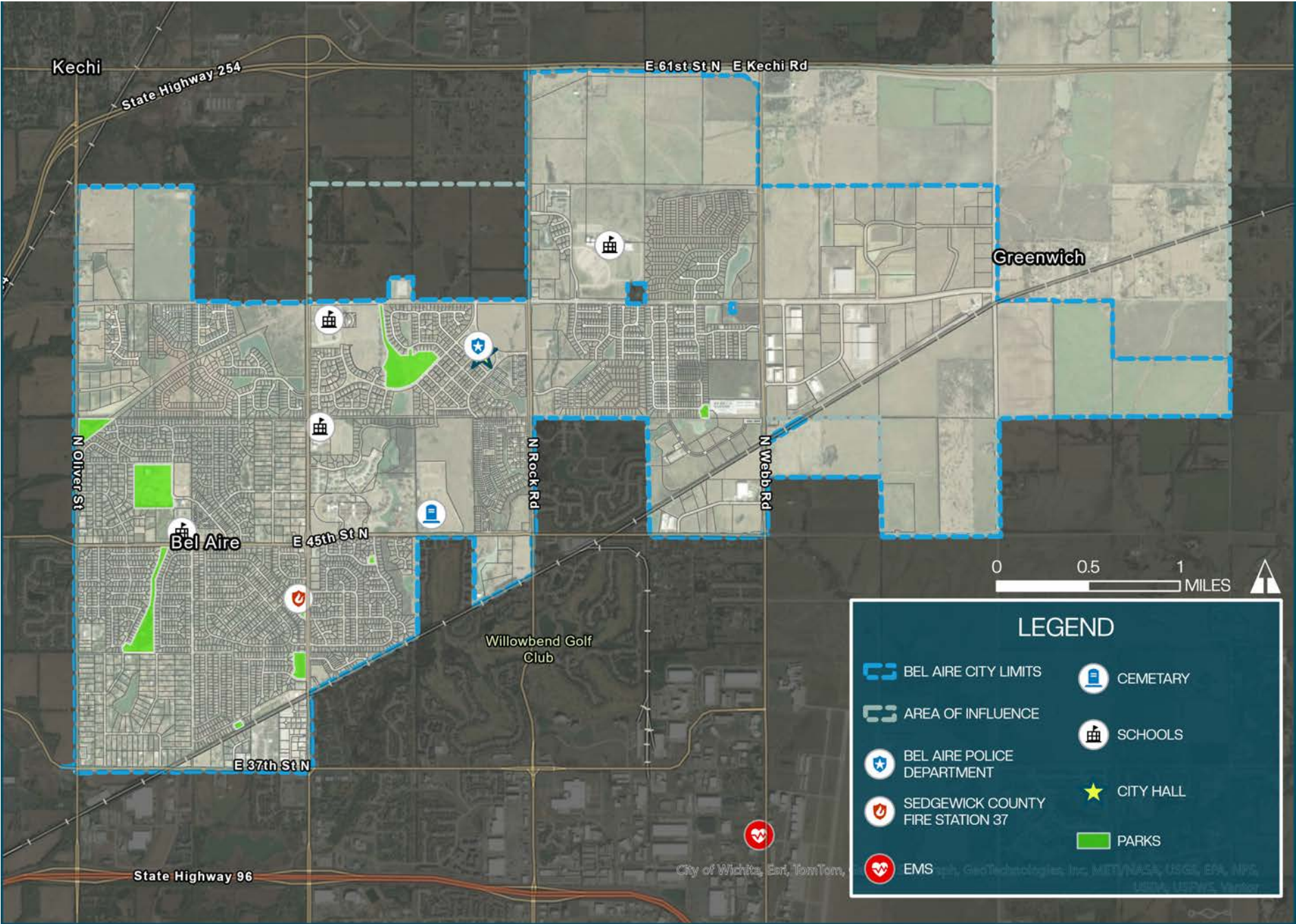
Bel Aire City Hall is located at 7651 E. Central Park Avenue and houses many City departments, including the Bel Aire Police Department. Bel Aire does not operate a fire department but is served by Sedgwick County Fire Station 37 located south of 45th Street along Woodlawn Boulevard. Wesley Medical Center operates a 99-bed hospital offering emergency care, cardiac, orthopedic, and bariatric services at 2610 N. Woodlawn Blvd. Sedgwick County EMS Post 15 is located at 3575 N. Webb Road and provides emergency medical services to Bel Aire in addition to Fire Station 37.

Key Findings

With exception to the Bel Aire Police Department, **fire protection and rescue, health and medical services, and education available to Bel Aire residents are all provided by other municipal and private entities.** The lack of a unified school district specific to Bel Aire may be a disadvantage when compared with other suburban communities within the Wichita Metropolitan Statistical Area. Although detailed analysis of level of service provided by each of these community facilities transcends the scope of this plan, generally, leaders at the city, county, and school district levels should remain diligent in continuously assessing their ability to maintain services levels as the population, geography, and demographics of the community change.



MAP A-3 - COMMUNITY FACILITIES & SERVICES



EXISTING PARKS & OPEN SPACE

Parks, open space, and recreational areas are a primary contributor to the quality of life for citizens of any community. This section provides an inventory of the existing parks within the City of Bel Aire and categorizes them based on size and the amenities they provide. This section draws from currently available data and maps, as well as the City's Parks Master Plan.

There are seven officially designated public parks in Bel Aire, listed in the table below. This report does not provide an inventory or assessment of private parks, such as those that may be owned, operated, and/or maintained by a homeowner's association or a part of a larger development complex. 61 acres of parks within the City of Bel Aire were identified and classified based on the system outlined below. The parameters outlined here are best used as a general reference – for example, a Neighborhood Park is not strictly limited to 10 acres or less and some may be slightly larger.

NAME	ACRES	AMENITIES	CLASSIFICATION
Denise Park	0.7	Playground, gazebo	Pocket
Bel Aire Park	1.3	Covered picnic area, playground, tennis court, basketball court, walking paths, benches	Neighborhood
Eagle Lake Park	13.0	Sand volleyball, playground, covered picnic area, trails, pond, green/open space	Community
Bel Aire Recreation Center Park	19.9	Recreation center, ballfields, soccer/football fields, playground, green/open space	Community
Alley Park	5.9	Disk golf course, pond, green/open space	Neighborhood
Central Park Avenue Park	19.7	City pool, playground, pond, trails, benches, green/open space	Community
Brookhouser Park	0.5	Playground, covered picnic area, walking path	Pocket

Pocket Parks

- Up to 1 acre
- One amenity (playground, tennis court, passive recreation, etc.)
- No or limited green space
- No dedicated parking
- Intended to serve a single purpose or accessory to primary land use

Neighborhood Parks

- 1 to 10 acres
- One or more amenities
- Some amount of green space
- Limited dedicated parking
- Intended to serve the surrounding neighborhood

Community Parks

- 10 to 50 acres
- Multiple amenities
- Notable amount of green space
- Dedicated parking
- Intended to serve the community at large either through scale or specialty

Regional Parks

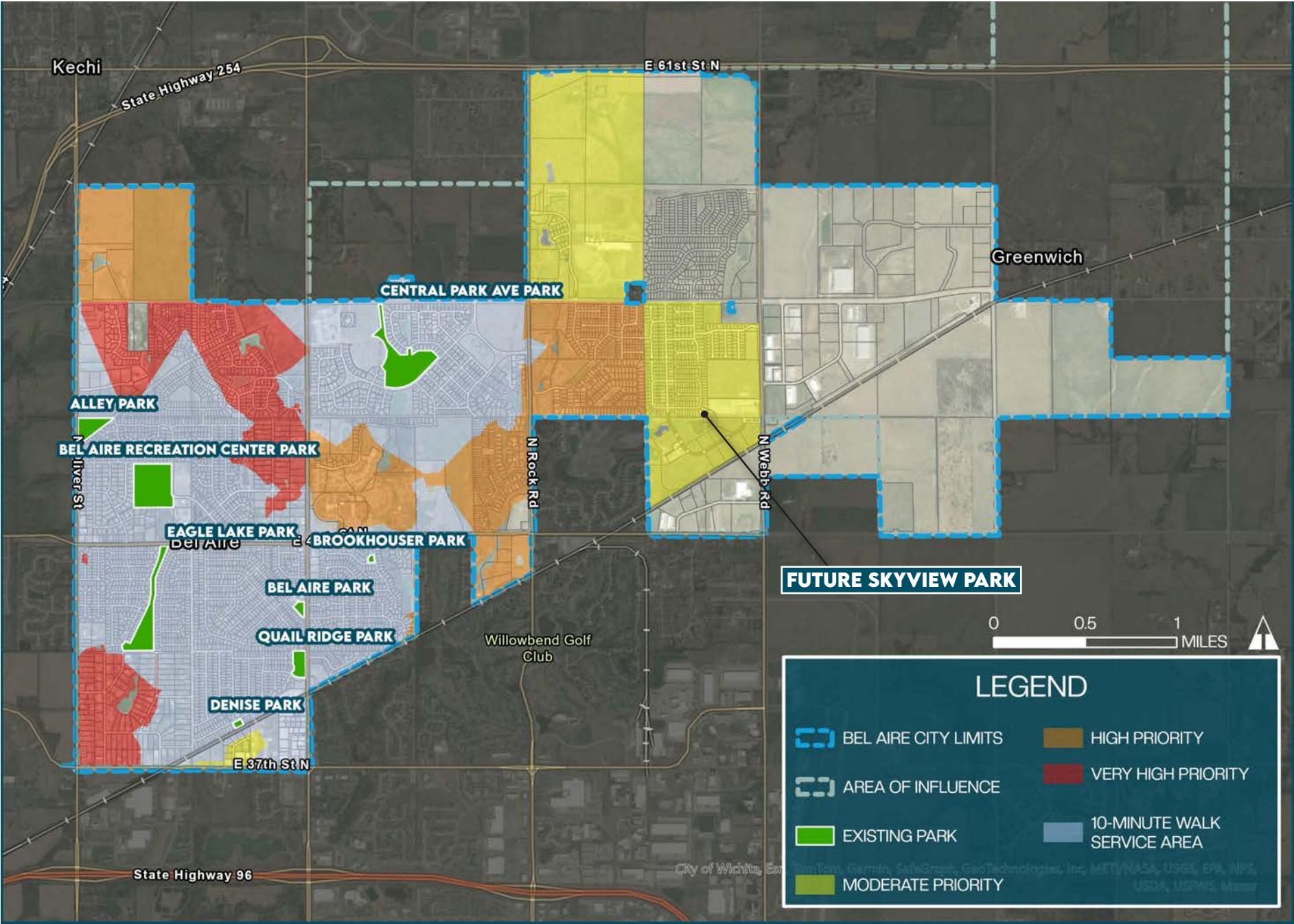
- 50+ acres
- Many amenities or a regionally significant amount of one or more amenities
- Substantial green space
- Intended to draw from outside of the community

All the officially recognized parks are located west of Rock Road. According to ParkServe, the Trust for Public Land's park access mapping tool, **67% of Bel Aire residents live within a 10-minute walk of a park.** See Map A-4 Existing Park Needs for ParkServe's recommended priority areas for new parks.

Key Findings

The City of Bel Aire provides approximately **61 acres of public park to its residents and visitors.** Park offerings include walking space, open green space, sport courts, a disc golf course, and playgrounds. According to ParkServe, the **areas of very high priority for additional parks are south of 53rd Street and east of Oliver Street, and near the northeast corner of Oliver Street and 37th Street.**

MAP A-4 - EXISTING PARK NEEDS



TRANSPORTATION & MOBILITY

STREETS

The City’s roadway network largely represents a modern hierarchical system, inclusive of roadways clearly identified with functional classifications of arterial, collector, and local. Arterials and major collector roadways are located at section lines, no minor collectors were identified, and local roadways provide direct access from the arterials and major collectors to individual properties. Local roadways generally represent a modern organization characterized by curvilinear circulation patterns and cul-de-sacs, as opposed to the more traditional organization of local roadways which are grid-based in organization. The modern curvilinear organization of local roadways funnels vehicular and non-vehicular traffic to higher classification roadways, such as arterials and major collectors. **This creates commuting patterns that limit route choice, which induces higher vehicular traffic volumes on arterials and major collectors. It can also have the effect of limiting non-vehicular movement within a city by creating an environment that attempts to mix high-speed vehicular traffic with pedestrians.**

Two primary regional east-west access roadways in proximity to Bel Aire include K-254 (north of Bel Aire) and K-96 (south of Bel Aire). For regional north-south commuting, convenient access to I-135, located just west of Bel Aire, is also provided.

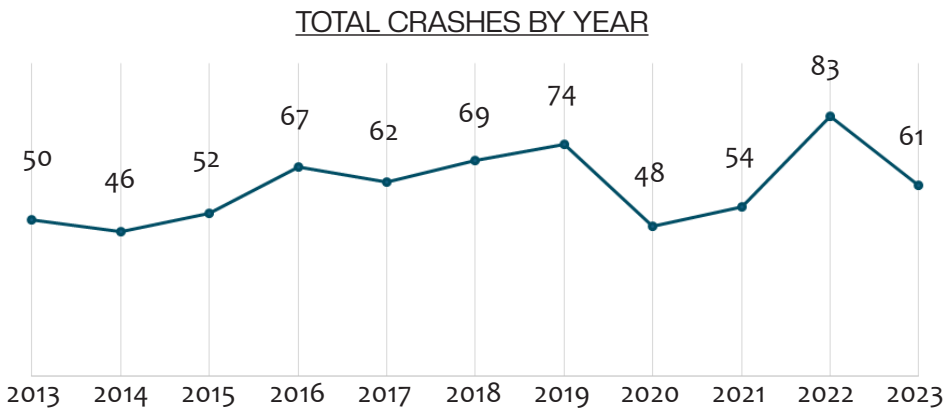
Traffic volumes, depicted in Map A-6 using Annual Average Daily Traffic (AADT) provided by the Wichita Area Metropolitan Planning Organization (WAMPO), represents minor volumes for much of the City. **By a significant margin, the roadway segment with the highest volume is the portion of Woodlawn Boulevard from 37th Street to 45th Street: 13,845 AADT near 37th Street and 10,896 near 45th Street.** No other segment within or directly abutting the City exceeds 6,025 AADT. Traffic volumes adjacent to Bel Aire on K-254 are approximately 12,900 AADT, and south of Bel Aire along K-96 are approximately 59,300 AADT.

CRASHES

Traffic crash data from 2013-2023 provided by the Kansas Department of Transportation was analyzed. As Bel Aire’s roadway network organization represents a modern hierarchical design, one may expect higher crash incidence along primary roadways, such as arterials and collectors based

on traffic volumes. As depicted in Map A-7 Traffic Crashes (2013-2023) this expectation is realized, with the **highest rate of crash incidence at the intersections of 45th Street and Woodlawn Boulevard, 45th Street and Oliver Street, 53rd Street and Rock Road, and 37th Street and Oliver Street.** The roadway segment with the highest crash incidence rate is along **Woodlawn Boulevard between 37th Street and 45th Street.**

Between 2013 and 2023, 666 traffic crashes occurred within Bel Aire. Although detailed analysis of the circumstance of these crashes transcends the scope of this plan, a cursory presentation of this data is as follows:



CRASH SEVERITY	#
Property Damage Only	494
Injury	172
Fatal	0

SIDEWALKS & TRAILS

According to existing data provided by the Wichita Area Metropolitan Planning Organization (WAMPO), there is approximately 30.83 miles of sidewalk in the City. **The majority of these are in the developed areas west of Rock Road.** Sidewalks are typically located within the street right-of-way. According to data available currently, the total length of road miles for all Arterial, Collector, and Local streets (does not include highways) is 138.26 miles. Based on these measurements, **the total length of sidewalks is approximately 22.3% of the length of roadway miles.**

The only known officially recognized trails within Bel Aire are: Central Avenue Park Trail, Retirement Community Trail, and Eagle Lake Park Trail. **The trails in these areas combined have a total length of 3.87 miles.** This measurement is based on existing, publicly available data and may not account for informal trail systems or others that may not have been accounted for in previous assessments.

Key Findings

The hierarchical organization of the City’s roadway network, with characteristic curvilinear local streets and cul-de-sacs is a common built environment experience in modern suburban communities. This contrasts with communities that depict a more conventional grid pattern of roadway organization. **The roadway organization evident in Bel Aire is prone to encourage vehicular traffic over other mode types - primarily pedestrian and bicycle.** With arterials and collector roadways representing the few available through movement options, **these roadway classifications tend to focus on providing maximum capacity at higher speeds, which makes the creation of desirable places as a community development objective difficult.** With the current traffic volumes, and even if substantial growth in volumes is realized, very few roadway expansion projects are expected. **Investments in the roadway network should focus on Complete Street improvements, stroad identification/conversion, and rehabilitation/maintenance.** Further analysis of the requirements set forth in City policy should be conducted to ensure that the City’s requirements are reflective of long-range transportation and mobility objectives.

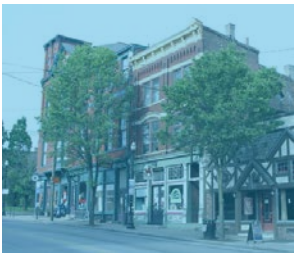
What is the difference between a street and a road?

What is a Stroad?

Roads are efficient connections between two places. They focus on higher speeds with limited access.

Streets are instrumental in the creation of places. A properly designed street will have slower speeds, dedicated space for non-vehicular users, and embrace the complexity that all desirable places exhibit.

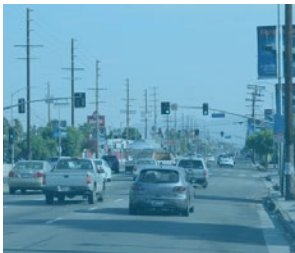
Stroads are street/road hybrids. Stroads do not move vehicles efficiently, and they do not participate in the creation of desirable places.



STREET



ROAD

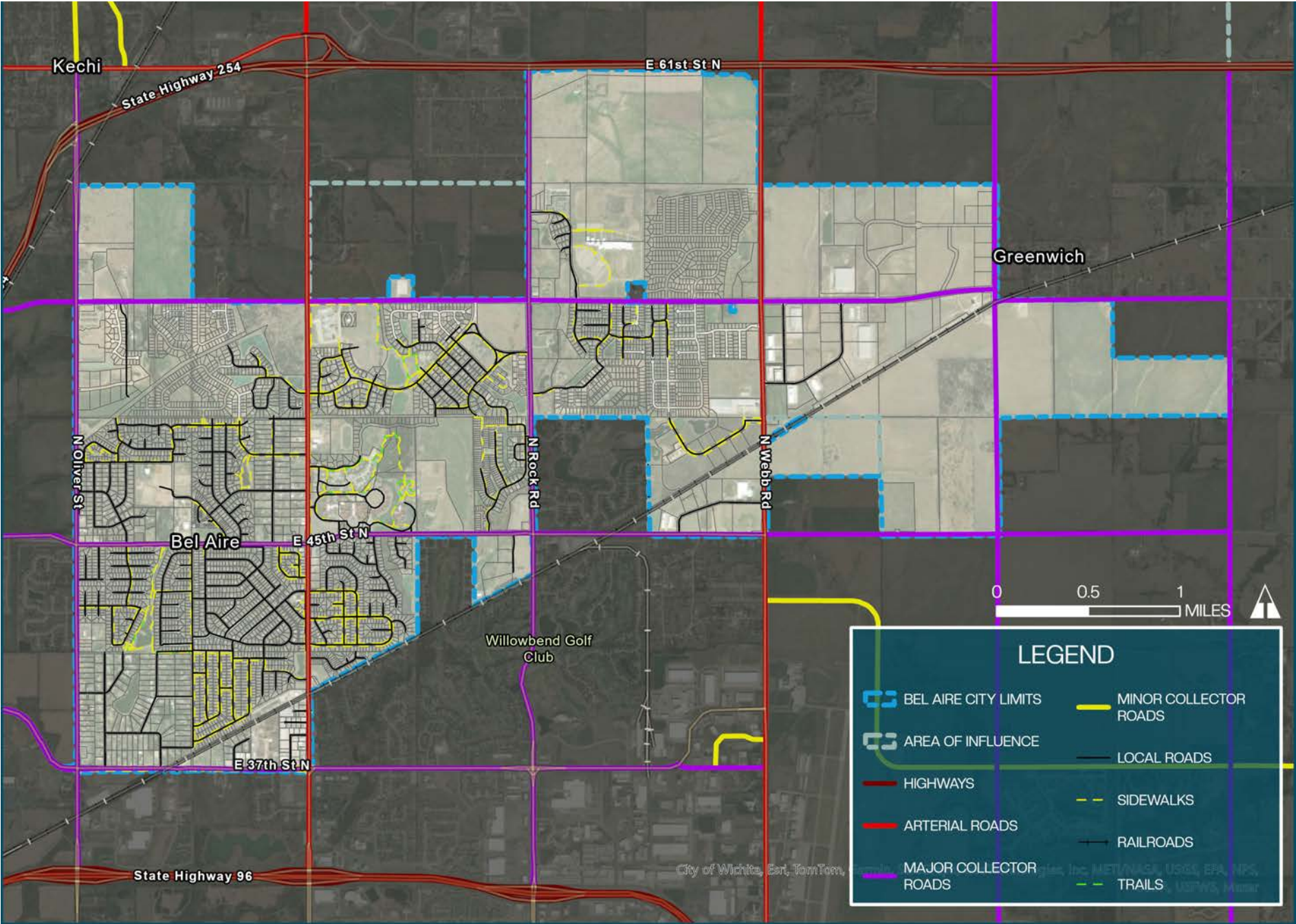


STROAD

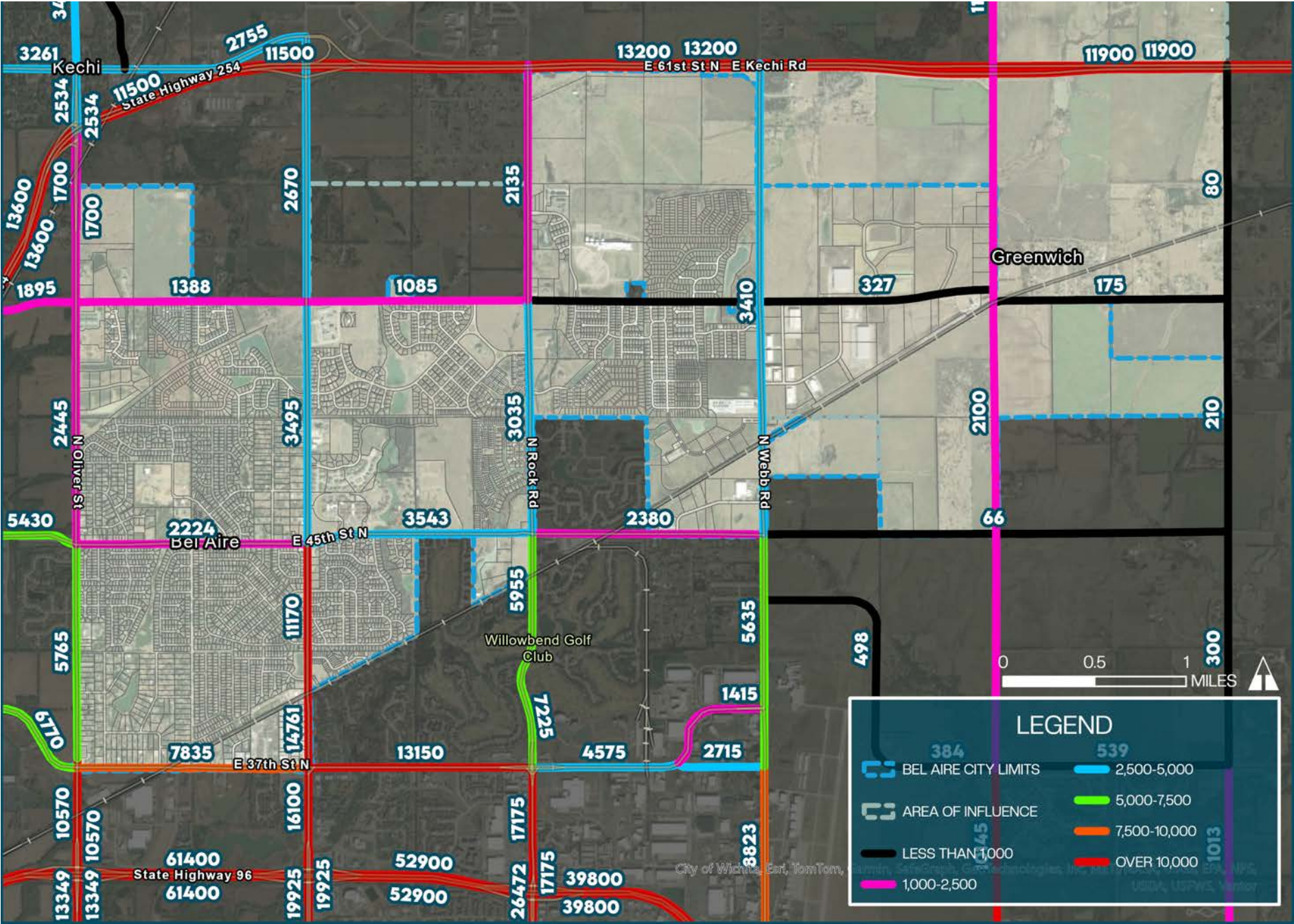
Street	Road
Slow Traffic	Limit Access
Prioritize people over vehicle throughput	Prioritize vehicle throughput over access
Vital in the creation of productive places	Connects productive places
Embraces complexity	Embraces simplicity

Source: adapted from Marohn, Charles L., Jr., “Confessions of a Recovering Engineer: Transportation For a Strong Town”, John Wiley & Sons, Inc., 2021.

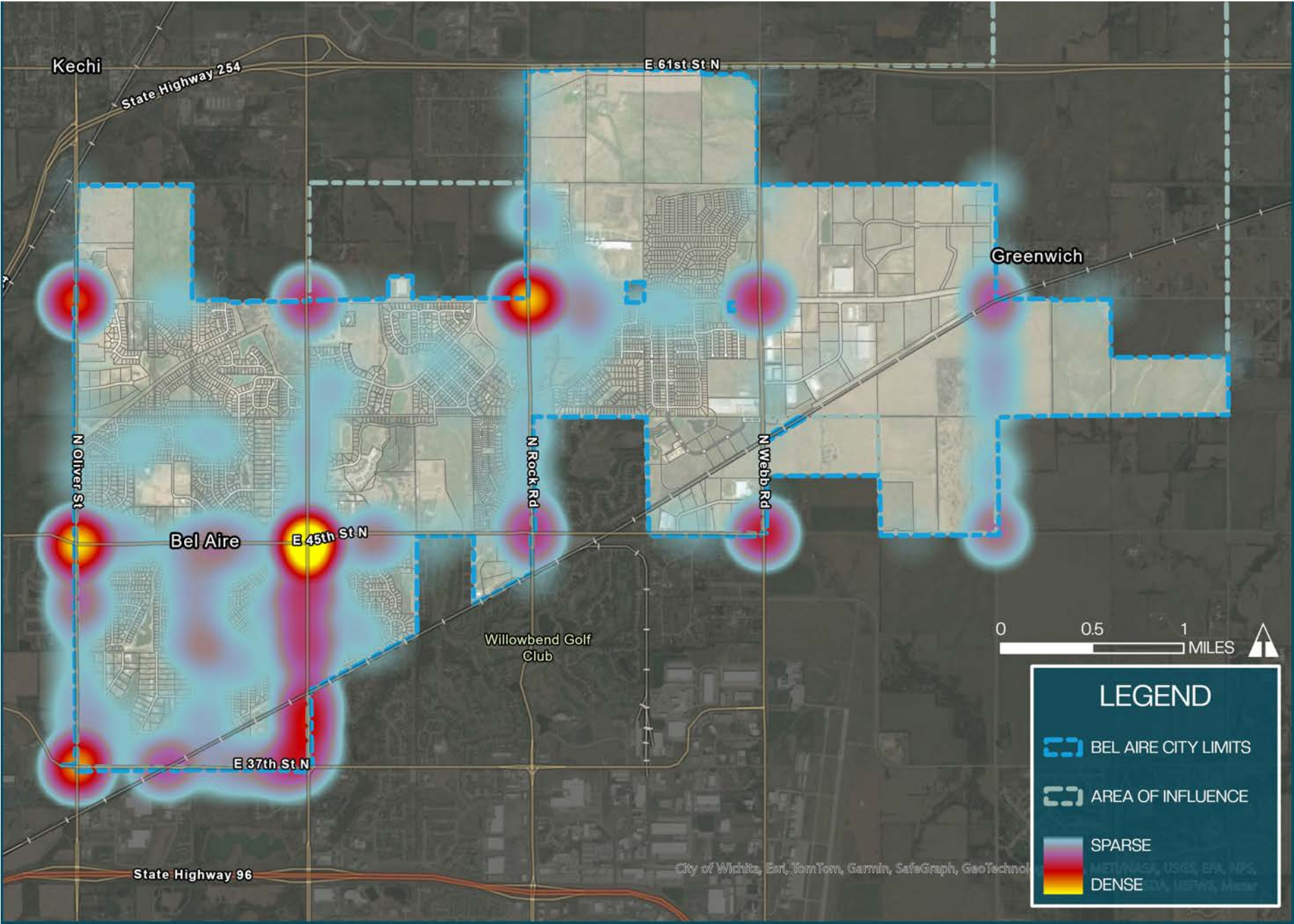
MAP A-5 - TRANSPORTATION & MOBILITY



MAP A-6 - TRAFFIC VOLUME



MAP A-7 - TRAFFIC CRASHES (2013-2023)



EXISTING ENVIRONMENTAL FEATURES

The natural environment is a critical consideration for future community planning efforts for multiple reasons, including its impact on potential development areas, natural hazard risk mitigation, the efficiency of ecological services, and more. This subsection of the plan briefly describes the environmental features of Bel Aire and the existing risks and opportunities associated with the natural landscape of the area. The existing natural features within the City are illustrated in Map A-8. There are several natural water features and associated flood risks throughout the area.

FLOODWAYS & FLOODPLAINS

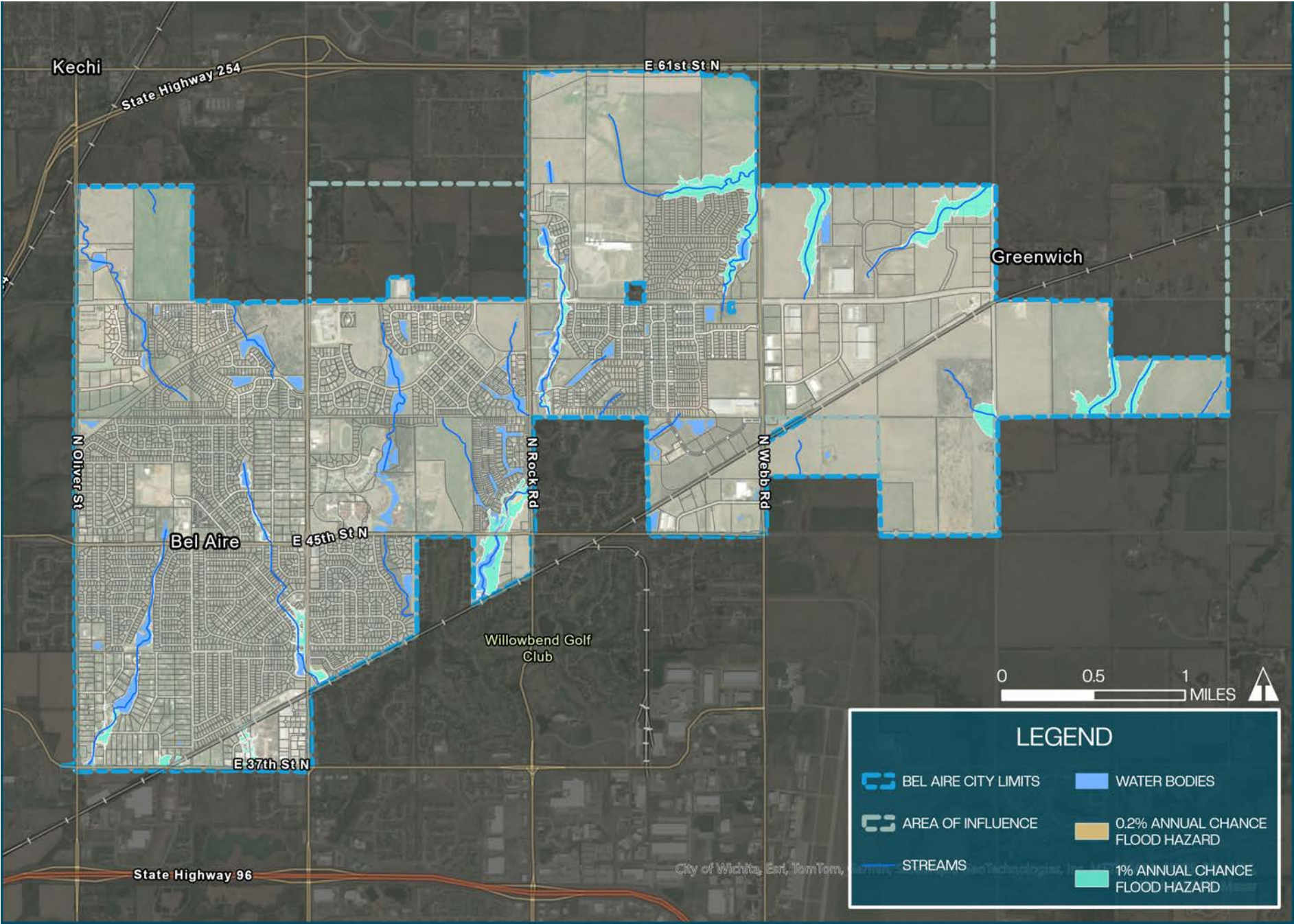
Flood risk has been mapped throughout the City by the Federal Emergency Management Agency's (FEMA) National Flood Insurance Program (NFIP). FEMA typically identifies flood-prone areas through detailed hydrologic and hydraulic modeling and occasionally through approximate methods to assist with planning, management, and risk assessment within watersheds. A floodplain is comprised of two parts: the Regulatory Floodway and Floodplain Fringe. Regulatory floodways are defined by the NFIP as the channel of a watercourse that must be reserved to discharge the determined base flood without cumulatively increasing the water surface elevation more than a designated height. The floodway fringe is the remaining portion of the floodplain. FEMA and State of Kansas regulations allow communities to allow development in the floodway fringe when certain requirements are met.

Based on FEMA's assessments, floodplains with identified floodways are present within the City. Areas of increased flood risk predominantly are arranged north-south and are present regularly east-west. The identified flood hazard zones are predominantly encumbered by the 1% Annual Chance Flood Hazard Zone, although a relatively small amount of property is within the 0.5% Annual Chance Flood Hazard Zone. Areas near Rock Road and 45th Street, as well as northeast corners of Bel Aire are in the 1% Annual Chance Flood Hazard Zone. The 1% and 0.5% annual flood zones are often referred to as "100 year" and "500 year" flood zones. This is misleading - the 0.1% flood zone indicates that each year, there is a 1% chance for a flood of that magnitude, as opposed to a flood only happening once in 100 years. Theoretically, a "100 year flood" can happen in back to back years.

Key Findings

The floodplain evident within the City undoubtedly impacts development, redevelopment, and overall land uses in the future. These waterbodies and their surrounding properties can act as neighborhood attractions and amenities in addition to serving drainage, biodiversity, and ecological uses. The City needs to continue to ensure that local development policies are reflective of the desired long-term impacts on these areas. **In addition to their impacts on land uses, consideration of these natural features should also be reflected when planning for future transportation improvements.**

MAP A-8 - ENVIRONMENTAL FEATURES



EXISTING UTILITIES

The City of Bel Aire owns and operates its municipal waterworks utility and sanitary sewer utility systems, including treatment facilities owned and operated through the Chisholm Creek Utility Authority, **under an Interlocal Cooperation Agreement with the City of Park City, Kansas.** As a contracting member of the Authority, the City of Bel Aire receives certain water and sewer services from the Authority. Water is also obtained through a contract with the City of Wichita. The City completed master plans for both water and sanitary sewer utilities in 2023. Further information from both master plans is available in Appendix C: Summary of Relevant Plans & Studies.

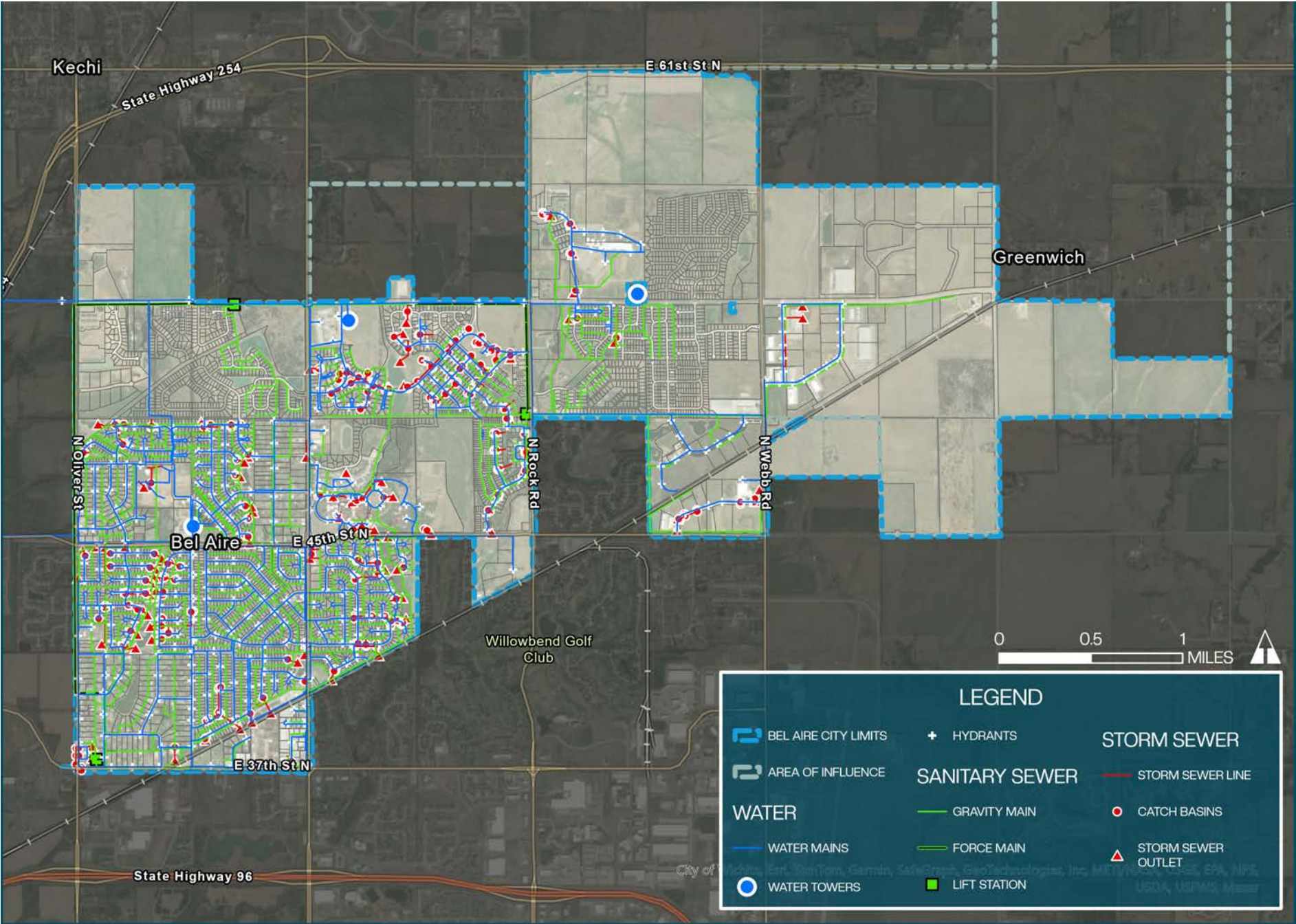
The City of Bel Aire holds a Municipal Separate Storm Sewer System (MS4) Permit issued by the State of Kansas for the Environmental Protection Agency (EPA). **The City maintains a Stormwater Management Plan that outlines the measures the City will take to reduce the discharge of pollutants, protect water quality, and satisfy the appropriate water quality requirements and goals of the Clean Water Act and the City's National Pollutant Discharge Elimination System (NPDES) Permit.**

Natural gas, electric, and telecommunications services are provided by private utility companies operating under local franchise agreements. Evergy supplies electricity within the City. Kansas Gas Service is the local natural gas provider. AT&T and Cox Communications provide local internet, telephone, and cable services.

Key Findings

Detailed analysis of the waterworks utility and sanitary sewer utility systems were completed in 2023. Further information from both master plans, as applicable to the scope of this Plan, is contained in Appendix C: Summary of Relevant Plans & Studies. **Generally, the City should continue assessing the level of operational service of its sanitary sewer collection, wastewater treatment, potable water production and distribution, and stormwater/drainage management facilities.**

MAP A-9 - INFRASTRUCTURE & UTILITIES



DEMOGRAPHICS

HISTORIC & CURRENT POPULATION

The tables below show the raw population numbers for Bel Aire and the other Wichita Metropolitan Statistical Area communities, and the rates of population change over time based on U.S. Census Bureau data. Generally, population growth for all the nearby surrounding communities consistently outpaces growth rates found at the national, state, and county levels. **In addition to consistently greater growth in general, many communities have had one or more ten year periods in which the population has more than doubled.**

According to the 2023 American Community Survey (ACS), the City of Bel Aire has a population of 8,654. Comparing the 2023 ACS estimate to the 2010 Decennial Census, the City has grown an estimated **27.8%**, representing **1,885** additional residents.

Comparing the data presented in the tables below, it seems evident that Bel Aire exists in a geographic context that, for any number of reasons, exhibits a **consistently robust and extremely resilient population growth rate for a century or more.**

YEAR	BEL AIRE	ANDOVER	DERBY	GODDARD	HAYSVILLE	KECHI	MAIZE	PARK CITY	VALLEY CENTER	WICHITA
1990	3,695	4,204	14,691	1,804	8,364	517	1,520	5,054	3,624	304,017
2000	5,836	6,698	17,807	2,037	8,502	1,038	1,868	5,814	4,883	346,753
2010	6,769	11,791	22,158	4,344	10,826	1,909	3,420	7,297	6,822	382,368
2023	8,654	15,508	25,801	5,361	11,117	2,935	5,990	7,726	8,937	396,123
CHANGE	4,959	11,304	11,110	3,557	2,753	2,418	4,470	2,672	5,313	92,106

YEAR	BEL AIRE	ANDOVER	DERBY	GODDARD	HAYSVILLE	KECHI	MAIZE	PARK CITY	VALLEY CENTER	WICHITA
1990	-	50.1%	50.1%	26.4%	4.5%	79.5%	17.5%	33.8%	9.8%	8.9%
2000	57.9%	59.3%	21.2%	12.9%	1.6%	100.8%	22.9%	15.0%	34.7%	14.1%
2010	16.0%	76.0%	24.4%	113.3%	27.3%	83.9%	83.1%	25.5%	39.7%	10.3%
2023	27.8%	31.5%	16.4%	23.4%	2.7%	53.7%	75.1%	5.9%	31.0%	3.6%
ANNUAL AVERAGE	3.4%	5.4%	2.8%	4.4%	0.9%	7.9%	5.0%	2.0%	2.9%	0.9%

POPULATION FORECAST

Understanding the population growth potential of Bel Aire is a key factor in planning for the City's future. Five different projection methodologies were used to forecast the future population totals for the City, including the Wichita Area Metropolitan Planning Organization's (WAMPO) population forecast.

1. The Linear Regression methodology is a trend extrapolation technique that projects future values as a straight-line trend using raw population growth in the City since 2010.
2. The Bel Aire Annual Growth Rate methodology averages the annual growth rates year over year (since 2010) for the City and applies that average each year into the future. **Since 2010, the average annual growth rate for Bel Aire was 2.2%.**
3. The Sedgwick County Annual Growth Rate methodology uses the annual growth rates year over year (since 2010) for the entire County and applies that average to future years. **Since 2010, the average annual growth rate for Sedgwick County was 0.5%.**
4. The Sedgwick County Decennial Growth Rate methodology uses the 10-year growth rates (since 1920) from the entire County and applies that average to future years. **Since 1920, the average decennial growth rate for Sedgwick County was 21.2%.**
5. WAMPO's projection uses a standard population age-cohort survival model including net migration trends, building permits, & economic growth. It is bounded by a regional total-population constraint.

These results return a 2050 population **between 9,776 and 15,753**. The average result is **13,570**, which is an increase of **56.8%** from the 2023 American Community Survey (2.1% annually). If realized, this represents an annual population growth of approximately **182 people**.

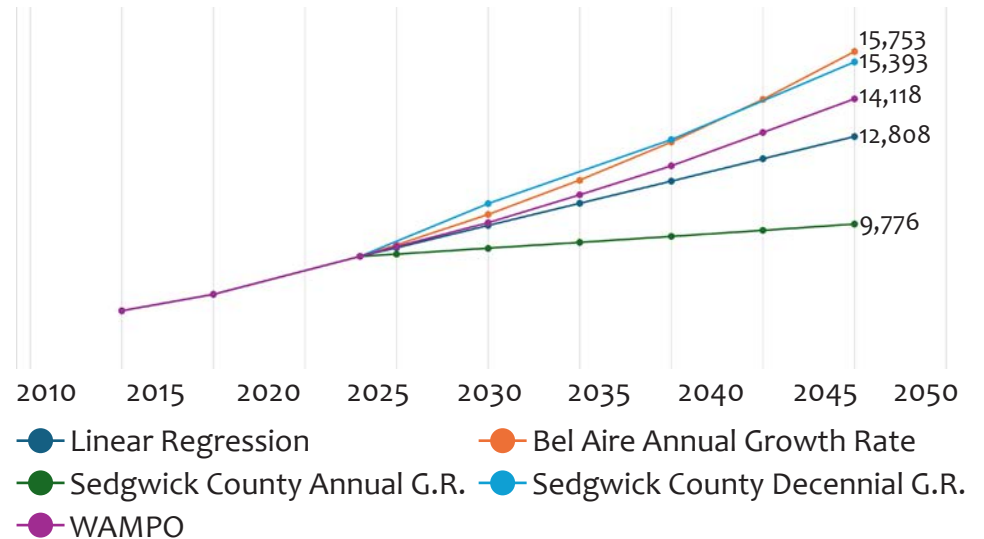
METHOD	2010	2015	2023	2025	2030	2035	2040	2045	2050
Linear Regression	6,769	7,059	8,654	8,949	9,721	10,493	11,265	12,036	12,808
Bel Aire Annual Growth Rate	6,769	7,059	8,654	9,047	10,108	11,294	12,619	14,099	15,753
Sedgwick County Annual Growth Rate	6,769	7,059	8,654	8,732	8,932	9,136	9,344	9,557	9,776
Sedgwick County Decennial Growth Rate	6,769	7,059	8,645	-	10,485	-	12,705	-	15,393
WAMPO	6,769	7,059	8,654	8,995	9,882	10,787	11,788	12,951	14,118

While these figures are useful in projecting a possible future population for the community, **they come with certain caveats**. Many factors impact population changes, including but not limited to economic trends, development projects, migration rates, and birth/death rates.

AGE & SEX

Compared with the City's 2010 population of 6,769, Bel Aire has experienced a population increase of **1,885 or 27.8%**. Change by age group is presented in the following table. In terms of total count, the population increase is most represented by the 25-29, 15-19, and 0-4 age groups. These three age cohorts represent **62.8%** of the total population increase from 2010-2023.

POPULATION FORECASTS



AGE GROUP	2010 POPULATION	2023 POPULATION	CHANGE (#)	CHANGE (%)
Under 5 years	454	814	360	79.3%
5 to 9 years	750	514	(236)	-31.5%
10 to 14 years	540	511	(29)	-5.4%
15 to 19 years	323	731	408	126.3%
20 to 24 years	309	609	300	97.1%
25 to 29 years	290	706	416	143.4%
30 to 34 years	533	384	(149)	-28.0%
35 to 39 years	500	701	201	40.2%
40 to 44 years	487	397	(90)	-18.5%
45 to 49 years	362	447	85	23.5%
50 to 54 years	434	442	8	1.8%
55 to 59 years	500	650	150	30.0%
60 to 64 years	323	486	163	50.5%
65 to 69 years	112	335	223	199.1%
70 to 74 years	191	349	158	82.7%
75 to 79 years	165	265	100	60.6%
80 to 84 years	171	136	(35)	-20.5%
85 +	138	177	39	28.3%
TOTAL	6,769	8,654	1,885	21.8%
MEDIAN AGE	35.8	35.5	-	-

Approximately 51.4% of the population of Bel Aire is female and 48.6% is male. Approximately **half of the population is under the age of 35 (49.3%) and 72.3% are under 55**. In general, the age and sex distribution within the City of Bel Aire is very similar to the average of the comparison cities.

As shown in the population pyramids on the following page, certain age groups make up a noticeably larger share of the population than others. These include males under 5 years old, between 15 and 19 years old, and

between 55 to 59 years old; and females between 25 to 29 years old, 50 to 54 years old, and 70 to 74 years old.

RACE & ETHNICITY

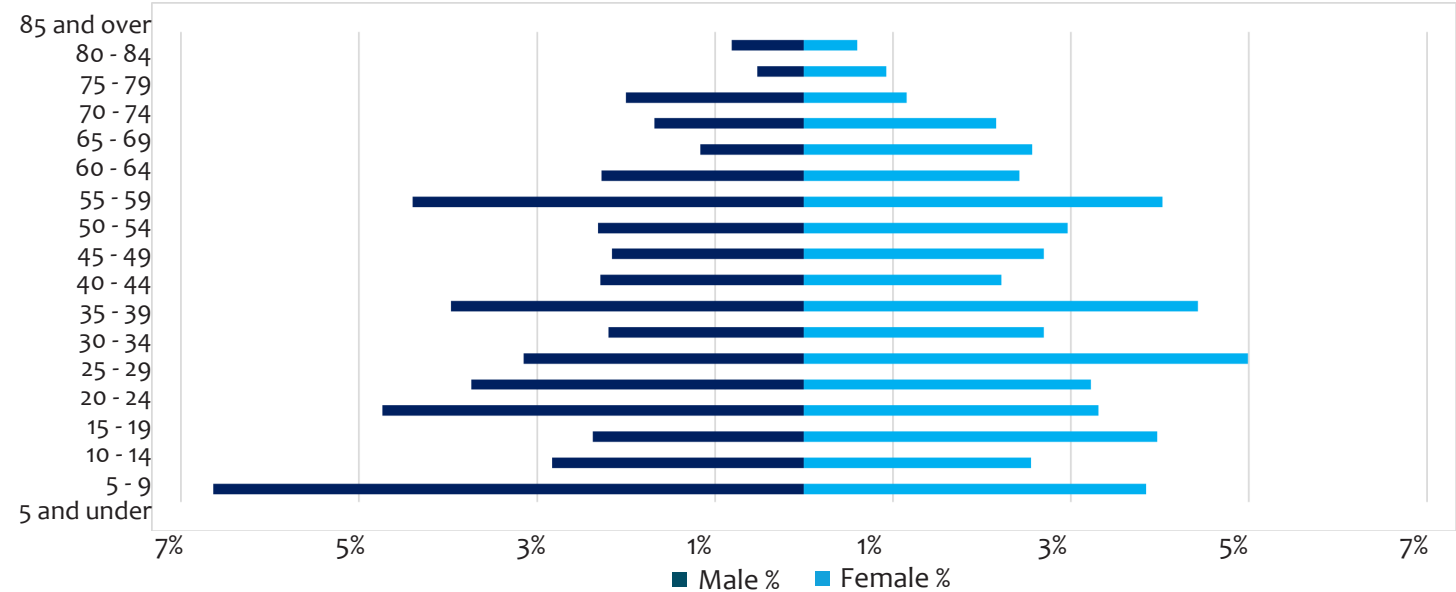
The majority of Bel Aire's population identifies as one race (91.8%), and white alone (73.6%). When compared to the average racial and ethnic composition of the Wichita MSA, Bel Aire has notable differences in several categories.

There is a noticeably higher proportion of Bel Aire residents that identify as Black or African American alone or Asian alone.

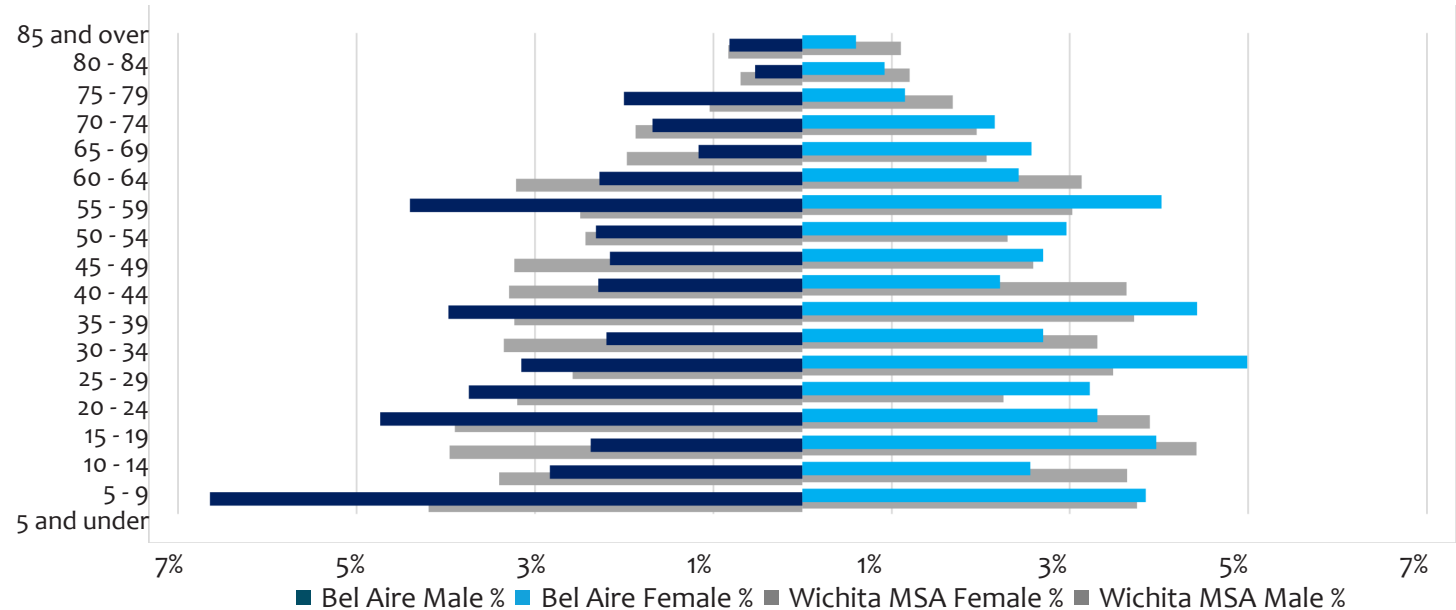
In terms of ethnic diversity, Bel Aire has a lower rate of Hispanic or Latino residents than found throughout the Wichita MSA. Generally, Bel Aire is in line with the State of Kansas for hispanic or latino residents.

RACE (2023)	BEL AIRE	WICHITA	KANSAS
White Alone	73.6%	64.2%	75.9%
Black or African American Alone	11.0%	9.3%	5.3%
Native Indian & Alaska Native Alone	0.0%	0.7%	0.8%
Asian Alone	6.4%	4.7%	2.6%
Native Hawaiian & Other Pacific Islander Alone	0.0%	0.1%	0.1%
Some Other Race	0.8%	5.8%	4.0%
Two or More Races	8.1%	15.2%	11.2%
ETHNICITY	BEL AIRE	WICHITA	KANSAS
Hispanic or Latino	13.2%	19.9%	13.7%
Not Hispanic or Latino	86.8%	80.1%	86.3%

2023 BEL AIRE POPULATION



2023 BEL AIRE vs. WICHITA POPULATION



HOUSEHOLD INCOME

The median income for households in Bel Aire for 2023 was **\$93,182**, which is higher than the median for Wichita (\$63,072) and the State of Kansas (\$72,639).

CATEGORY	2023 BEL AIRE	2023 WICHITA	2023 KANSAS
Household Income	\$93,182	\$63,072	\$72,639
Family Income	\$101,716	\$82,201	\$93,497

EDUCATIONAL ATTAINMENT

The figures provided in the table show the educational attainment of Bel Aire residents aged 25 and older. Bel Aire outperforms both the Kansas and Wichita average for high school graduates and higher, in particular for residents with a bachelor's degree or higher. **Almost half of Bel Aire residents over the age of 25 hold a Bachelor's degree or higher.**

LEVEL	2023 BEL AIRE	2023 WICHITA	2023 KANSAS
Less than 9 th Grade	4.5	4.7	3.4
9 th to 12 th grade, no diploma	0.7	7.2	4.4
High school graduate (includes equivalency)	13.4	26.0	25.7
Some college, no degree	22.4	23.0	22.2
Associate degree	11.3	8.1	9.0
Bachelor's degree	30.1	19.7	22.0
Graduate or professional degree	16.6	10.1	9.7
High school graduate or higher	93.8	86.9	88.6
Bachelor's degree or higher	46.7	29.8	31.7

Key Findings

Since 1990, the City of Bel Aire has experienced a **population growth of approximately 3.4% each year**. Excluding Wichita, this ranks 5th out of 10 communities included in this analysis. Since 2010, the annual growth rate has slowed to approximately 2.1%. After averaging the results of multiple forecasting methodologies, this Plan will utilize an **expected 2050 population of 13,570**, which represents an increase of 56.8% from the 2023 American Community Survey population. This translates to an expected annual growth rate of approximately 2.1%.

Regarding racial composition, **although most Bel Aire residents identify as White Alone, the City exhibits a greater representation of other groups when compared with other Wichita and the State of Kansas**. Regarding ethnic composition, Bel Aire has less residents that identify as Hispanic or Latino than Wichita and correlates closely with the State.

Household incomes compare favorably to Wichita and to the State of Kansas. This correlates with Bel Aire residents' educational attainment which also outpaces the same comparison geographies.

HOUSING CHARACTERISTICS

OCCUPANCY

Bel Aire added **776 total housing units between 2010 and 2023**, which represents an annual average of 60. Of this increase, 289 units are owner-occupied and 516 are renter-occupied units. The 2023 ACS reports no vacant units, noticeably outperforming the Wichita average. Even with the growth of renter-occupied units, Bel Aire continues to exhibit **a higher proportion of owner occupied housing units than found on average in the surrounding area.**

HOUSING UNITS	2023 COUNT	% OF TOTAL	CHANGE SINCE 2010	WICHITA % OF TOTAL
Occupied Units	3,076	100.0%	+25.2%	95.0%
Owner Occupied Units	2,269	77.0%	+12.2%	68.0%
Renter Occupied Units	642	23.0%	+72.9%	27.0%
Vacant Units	0	0%	-	5.0%

HOUSING COSTS

The data provided in the table below, outside of the Median Contract Rent figures, pertains to owner-occupied units with a mortgage. The U.S. Census Bureau collects this financial data based on housing with and without a mortgage. Approximately 65.4% of owner-occupied units have a mortgage while 34.6% do not.

The median household income is greater in Bel Aire as compared to Wichita and the State of Kansas, and monthly median housing costs are also higher. **Notably, this results in a slightly lower percentage of income being dedicated to housing costs compared with Wichita and the State.** Median contract rent is considerably higher in Bel Aire than in Wichita and the State.

Median household incomes for owner-occupied units with a mortgage have increased since 2010, although median monthly housing costs have decreased. This has resulted in less monthly income being dedicated to housing costs, which is generally a good economic indicator. With that being said, median contract rent has increased approximately \$487 per month, or +63.8%. This combined with the considerable expense compared to both the Wichita and State median rents is a trend worth monitoring.

	2010 BEL AIRE	2023 BEL AIRE	2023 WICHITA	2023 KANSAS
Median Household Income	\$106,250	\$115,625	\$96,197	\$107,287
Median Monthly Housing Costs	\$1,654	\$1,637	\$1,459	\$1,638
% Housing Cost of Income	21.9%	18.4%	19.2%	19.3%
Median Contract Rent	\$763	\$1,250	\$746	\$802

HOUSEHOLD COMPOSITION & SIZE

Family households comprise a much higher proportion of total households than non-family households in Bel Aire. The percentage of total households classified as family households in Bel Aire significantly exceeds the same in Wichita and the State. The trend locally, in Wichita, and at the State level is that non-family households are increasing in number while the average size of family households decreases.

	2010 BEL AIRE	2023 BEL AIRE	2023 WICHITA	2023 KANSAS
Total Households	2,300	3,076	163,555	1,188,340
Average Size	2.86	2.79	2.37	2.40
Family Households	1,775	2,346	95,731	753,460
Average Size	3.31	3.18	3.06	3.00
% of Total	78.2%	76.3	58.5%	63.4%
Non-Family Households	496	730	67,824	434,880
Average Size	1.16	1.35	1.24	1.23
% of Total	21.8%	23.7%	41.5%	36.6%

Key Findings

Total housing units in Bel Aire increased by 776 **(+25.2%)** between 2010 and 2023. Of these additional 776 units, 516 **(66.5%)** are renter-occupied. Even with this growth of renter-occupied units, the proportion of owner-occupied still exceeds the proportions exhibited throughout Wichita and the State of Kansas.

Median household incomes for owner-occupied units with a mortgage have increased since 2010, which is also evident at both the state and national levels. **For Bel Aire, a 3.5% decrease in the percent of income dedicated to housing was evident from 2010 to 2023.** This is a positive trend realized by increases to household incomes while median housing costs have decreased since 2010. The considerable higher median monthly rent, as compared to Wichita and the State, is a trend to monitor going forward.

Of the 776 new households in Bel Aire, 571 are family households, and 234 are non-family households. As of 2023, approximately 23.7% of all households in Bel Aire are classified as non-family compared with 21.8% in 2010. For 2023, 41.5% of all Wichita households are non-family, and 36.6% of all Kansas households are non-family. **Bel Aire has a greater share of family households than the surrounding area and the State of Kansas.**

PROPERTY VALUATIONS

To assess property valuations in Bel Aire, this Plan utilizes a “Taxable Value-Per-Acre” measure. Traditional assessments of property valuations will typically only factor in one measure: the total taxable valuation of a property as determined by an appraiser’s office. **The value-per-acre approach uses two metrics: the total taxable valuation of a property and the size of the property.** Metaphorically, this approach is analogous to assessing a vehicle’s fuel efficiency using miles per gallon as opposed to miles per tank. Instead of assessing a vehicle’s fuel efficiency, **we are attempting to assess the financial productivity of each acre within the City.**

The central idea of this approach is that property forms the critical commodity in any community, and infrastructure like roads and utilities are linear expenditures. By looking at a taxable value-per-acre analysis, **we can better understand the economic costs and rewards of a community’s built environment.** For example, we can compare two existing Bel Aire neighborhoods.

Each individual property depicted on Map A-10 Taxable Value Per Acre is associated with a vertical bar representing its individual taxable value per acre. The light blue indicates a taxable value per acre between \$100,001 and \$200,000, and the dark blue indicates a taxable value per acre less than \$50,000. Assuming a similar amount of waterlines, sanitary sewer collection mains, pavement, and drainage facilities are required to serve each neighborhood, we can assume the City’s cost to maintain these services for both neighborhoods is similar. **Where the neighborhoods begin to differentiate is the revenue generated to fund the operation and maintenance of these services.** With a significantly higher taxable value per acre in the Willow Point and Eagle Lake Additions, we might conclude that

the property tax revenue generated in this neighborhood (approximately \$480,000 annually) has a higher probability of meeting the City’s costs in providing public services. With such a low taxable value per acre in the Aurora Park Addition, we might conclude that there is a high probability that the tax revenue generated (approximately \$115,000) is insufficient to cover the City’s costs, **which means that public services in this neighborhood are being subsidized by property tax revenue from elsewhere in the community, or by non-property tax revenue all together.** Although every community is unique in the public services they provide, and the revenue sources that fund these services, this preliminary assessment aims to simply introduce the concept of economic productivity and how this measure can be greatly impacted by the decisions communities make regarding their built environment.

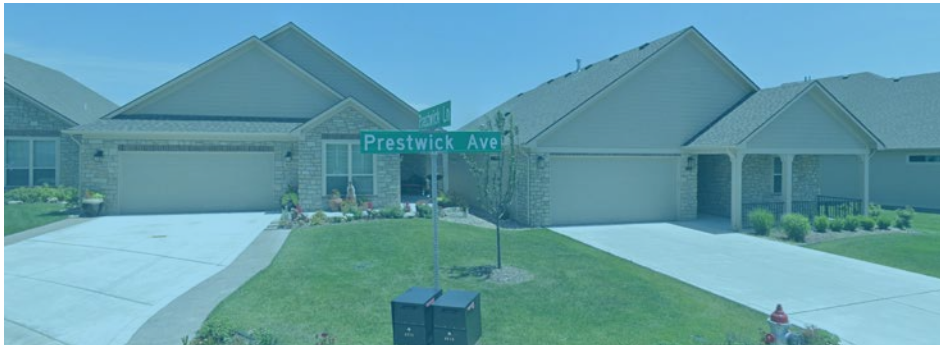
	# OF PROPERTIES*	TOTAL VALUATION	AVERAGE VALUATION	TOTAL ANNUAL PROPERTY TAX**	AVERAGE ANNUAL PROPERTY TAX
Willow Point & Eagle Lake	425	\$97,121,760	\$228,522	\$480,267	\$1,130
Aurora Park	125	\$23,225,640	\$185,805	\$114,851	\$919

*RESIDENTIAL PROPERTIES ONLY

** THIS ANALYSIS UTILIZES THE ADOPTED MILL LEVY AT THE TIME THE ANALYSIS WAS CONDUCTED (43.000). THE CITY’S MILL LEVY FOR 2026 WAS ADOPTED AT 41.000.



Bel Aire Heights Garden Addition. Photo Courtesy of Google Street View.



Courtyards at Elk Creek Addition. Photo Courtesy of Google Street View.

The table below depicts the **top 10 properties** in terms of taxable value per acre. **All ten are single-family condominium units zoned R-5 Garden & Patio Homes, Townhouses, and Condominiums located in the Bel Aire Heights Garden Home Addition near 45th Street and Edgemoor Drive.**

Acknowledging the Bel Aire Heights Garden Addition (pictured at left) is a unique development consisting of taxable lots substantially consisting of only each condominium structure with the remainder of the development held in ownership by the Bel Aire Townhouse Owners' Association, which is not taxed, the following table depicts the top 10 properties in terms of taxable value per acre that are not single-family condominiums. **All the commercial properties are located along the Woodlawn corridor between 37th Street and 45th Street. The five residential properties are zero lot line courtyard style single-family properties zoned R-5B Single-Family / Zero Lot Line Residential within the Courtyards at Elk Creek Addition located near 45th Street and Rock Road (pictured at left).**

ADDRESS	TYPE	TAXABLE VALUE	SIZE (AC.)	SIZE (SF)	TAXABLE VALUE-PER-ACRE
4831 N. Hedgerow Ct.	Residential	\$238,300	0.0379	1,651	\$723,087
4807 N. Hedgerow Ct.	Residential	\$231,700	0.03845	1,675	\$693,004
4721 N. Hedgerow Ct.	Residential	\$239,200	0.0397	1,730	\$692,897
4711 N. Hedgerow Ct.	Residential	\$255,900	0.04354	1,897	\$675,907
4809 N. Hedgerow Ct.	Residential	\$241,800	0.0417	1,817	\$666,835
4709 N. Hedgerow Ct.	Residential	\$242,300	0.04277	1,863	\$651,508
4703 N. Hedgerow Ct.	Residential	\$245,600	0.04379	1,908	\$644,987
4827 N. Hedgerow Ct.	Residential	\$232,100	0.04283	1,866	\$623,208
4819 N. Hedgerow Ct.	Residential	\$282,000	0.05267	2,295	\$615,721
4805 N. Hedgerow Ct.	Residential	\$240,100	0.04576	1,994	\$603,409

ADDRESS	TYPE	TAXABLE VALUE	SIZE (AC.)	SIZE (SF.)	TAXABLE VALUE-PER-ACRE
3955 N. Woodlawn Ct.	Commercial	\$547,760	0.27902	12,154	\$490,789
3951 N. Woodlawn Blvd.	Commercial	\$499,530	0.31994	13,937	\$390,333
4100 N. Woodlawn Blvd.	Commercial	\$955,480	0.6135	26,724	\$389,356
3967 N. Woodlawn Ct.	Commercial	\$554,900	0.41808	18,212	\$353,581
4928 N. Prestwick Ave.	Residential	\$405,500	0.13453	5,860	\$346,636
4936 N. Prestwick Ave.	Residential	\$391,300	0.13384	5,830	\$336,222
4979 N. Prestwick Ave.	Residential	\$493,760	0.17059	7,431	\$332,862
3839 N. Woodlawn Blvd.	Commercial	\$423,600	0.32801	14,289	\$322,856
4925 N. Indian Oak St.	Residential	\$394,800	0.14435	6,288	\$314,534
4867 N. Prestwick Ave.	Residential	\$439,900	0.16514	7,194	\$305,710

Key Findings

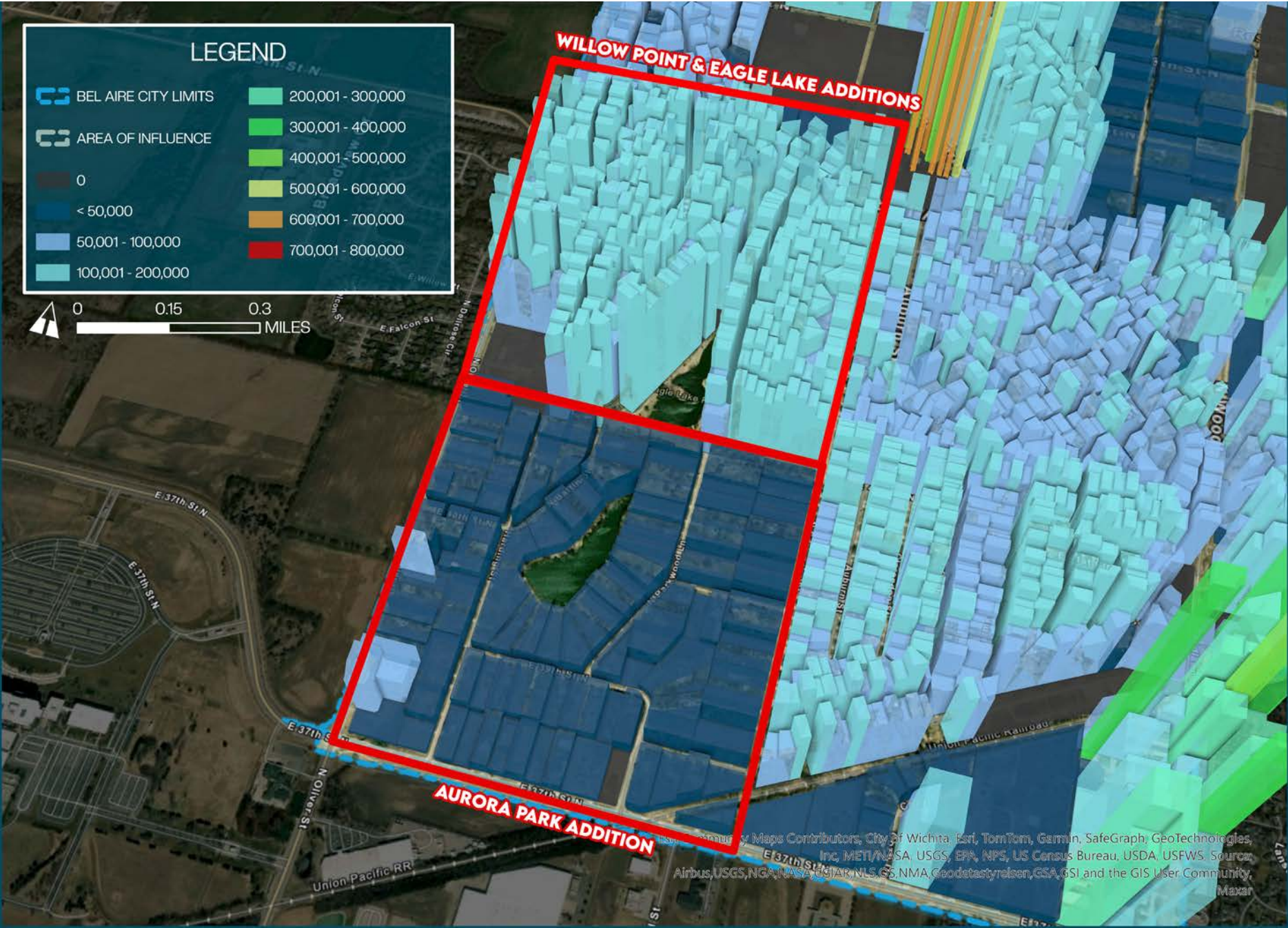
Approximately 431 acres of property within Bel Aire currently generates no property tax revenue, which represents approximately 25.4% of all property in the City. Another 506 acres (29.8%) have a taxable value per acre of less than \$50,000. Together, of the approximately 1,700 acres of property within the current City limits, approximately **55.1% have a taxable value per acre between \$0 - \$50,000.** Generally, the lower the taxable value per acre within a community, **the higher property tax rates need to be to fund public services.** Conversely, other revenue sources such as **public utility rates, sales taxes, and impact fees on new development can be important revenue sources to consider,** ensuring the City has sufficient revenue to meet the level of service expected by residents.

This type of analysis also provides the opportunity for the City to **strategically target project funding** to areas of the City that are its most productive, or in other words, areas of the City that create the most community wealth. The areas of the City that currently produce the most community wealth are **along the Woodlawn corridor between 37th Street and 45th Street and the neighborhoods near Isely Traditional Magnet Elementary School and Northeast Magnet High School.** The

most unproductive areas of the City are represented by undeveloped properties that have public services currently available. Assuming operations and maintenance services are being funded in these areas currently, the City should **prioritize getting these properties into a productive land use** to ensure sufficient revenue generation to continue funding services without subsidizing from other areas of the City, increasing property tax rates, and/or exploring alternate funding sources. **Lastly, development proposals for currently undeveloped properties should be assessed using the taxable value per acre measure** to assess whether the proposed development generates sufficient revenue to account for life-cycle operations and maintenance costs associated with the required public services. Building this capacity to assess development proposals from a “Return on Investment” perspective should be developed.



MAP A-11 - TAXABLE VALUE PER ACRE COMPARISON



PSYCHOGRAPHICS

Psychographics are a way to categorize and describe groups of people based on a blending of factors that contribute to their lifestyle characteristics, especially as they relate to their spending tendencies. This type of categorization considers factors such as spending power, values, interests, social class, geographic location, age, educational attainment, and more. This system provides a way to describe groups of people in ways that consider more than just Census derived demographic, income, and housing data.

The categories, descriptions, and traits indicated in this section are taken from the ESRI developed Tapestry Segmentation system. The top 3 segments for Bel Aire are provided below.

WORKDAY DRIVE	IN STYLE	COMFORTABLE EMPTY NESTERS
51.2% of households	36.0% of households	12.2% of households
Workday Drive is an affluent, family-oriented market with a country flavor. Residents are partial to new housing away from the bustle of the city but close enough to commute to professional job centers. Life in this suburban wilderness offsets the hectic pace of two working parents with growing children. They favor time-saving devices, like banking online or housekeeping services, and family-oriented pursuits.	In Style denizens embrace an urban lifestyle that includes support of the arts, travel, and extensive reading. They are connected and make full use of the advantages of mobile devices. Professional couples or single households without children, they have the time to focus on their homes and their interests. The population is slightly older and already planning for their retirement.	Residents in this large, growing segment are older, with nearly half of all householders aged 55 or older; many still live in the suburbs where they grew up. Most are professionals working in government, health care, or manufacturing. These Baby Boomers are earning a comfortable living and benefiting from years of prudent investing and saving. Their net worth is well above average. Many are enjoying the transition from child rearing to retirement. They value their health and financial well-being.
<ul style="list-style-type: none"> • Education: 40.5% college graduates; more than 72% with some college education. • High labor force participation rate at 71%; two out of three households include two plus workers. • Connected, with a host of wireless devices – anything that enables convenience, like banking, paying bills, or even shopping online. • Well insured and invested in a range of funds, from savings accounts or bonds to stocks. • Carry a higher level of debt, including first and second mortgages and auto loans. 	<ul style="list-style-type: none"> • College educated: 48% are graduates; 77% with some college education. • Higher labor force participating rate is at 67% with proportionately more two-worker households. • Median household income of \$73,000 reveals an affluent market with income supplemented by investments and a substantial net worth. • Connected and knowledgeable, they carry smartphones and use many of the features. • Attentive to price, they use coupons, especially mobile coupons. 	<ul style="list-style-type: none"> • Education: 36% college graduates; nearly 68% with some college education. • Average labor force participation at 61%. • Most households' income from wages or salaries, but a third also draw income from investments and retirement. • Comfortable Empty Nesters residents physically and financially active. • Prefer eating at home instead of dining out. • Home maintenance a priority among these homeowners.
<ul style="list-style-type: none"> • Average Household Size: 2.97 • Median Age: 37.0 • Median Household Income: \$90,500 	<ul style="list-style-type: none"> • Average Household Size: 2.35 • Median Age: 42.0 • Median Household Income: \$73,000 	<ul style="list-style-type: none"> • Average Household Size: 2.52 • Median Age: 48.0 • Median Household Income: \$75,000



LifeMode Group: Family Landscapes

Workday Drive

4A

Households: 3,541,300

Average Household Size: 2.97

Median Age: 37.0

Median Household Income: \$90,500

WHO ARE WE?

Workday Drive is an affluent, family-oriented market with a country flavor. Residents are partial to new housing away from the bustle of the city but close enough to commute to professional job centers. Life in this suburban wilderness offsets the hectic pace of two working parents with growing children. They favor time-saving devices, like banking online or housekeeping services, and family-oriented pursuits.

OUR NEIGHBORHOOD

- *Workday Drive* residents prefer the suburban periphery of metropolitan areas.
- Predominantly single family, homes are in newer neighborhoods, 34% built in the 1990s (Index 236), 31% built since 2000.
- Owner-occupied homes have high rate of mortgages at 68% (Index 164) and low rate vacancy at 4%.
- Median home value is \$257,400.
- Most households are married couples with children; average household size is 2.97.
- Most households have two or three vehicles; long travel time to work including a disproportionate number commuting from a different county (Index 132).

SOCIOECONOMIC TRAITS

- Education: 40.5% college graduates; more than 72% with some college education.
- High labor force participation rate at 71%; two out of three households include two plus workers (Index 124).
- Connected, with a host of wireless devices—anything that enables convenience, like banking, paying bills, or even shopping online.
- Well insured and invested in a range of funds, from savings accounts or bonds to stocks.
- Carry a higher level of debt, including first (Index 149) and second mortgages (Index 154) and auto loans (Index 149).

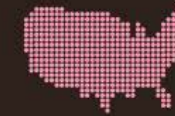


Note: The Index represents the ratio of the segment rate to the US rate multiplied by 100. Consumer preferences are estimated from data by MRI-Simmons.



LifeMode Group: Family Landscapes

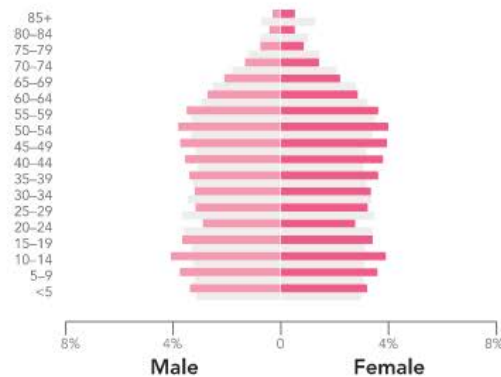
Workday Drive


TAPESTRY
SEGMENTATION
esri.com/tapestry

AGE BY SEX (Esri data)

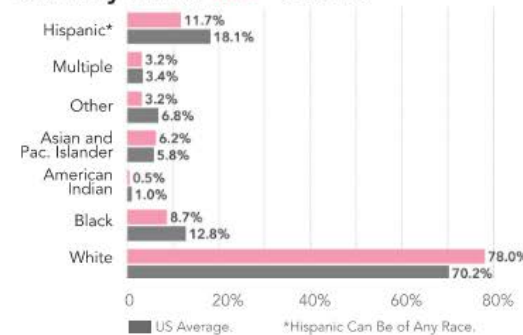
Median Age: 37.0 US: 38.2

■ Indicates US



RACE AND ETHNICITY (Esri data)

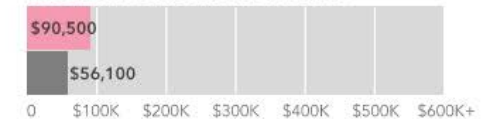
The Diversity Index summarizes racial and ethnic diversity. The index shows the likelihood that two persons, chosen at random from the same area, belong to different race or ethnic groups. The index ranges from 0 (no diversity) to 100 (complete diversity).

Diversity Index: 50.8 US: 64.0


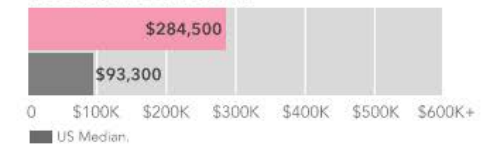
INCOME AND NET WORTH

Net worth measures total household assets (homes, vehicles, investments, etc.) less any debts, secured (e.g., mortgages) or unsecured (credit cards). Household income and net worth are estimated by Esri.

Median Household Income

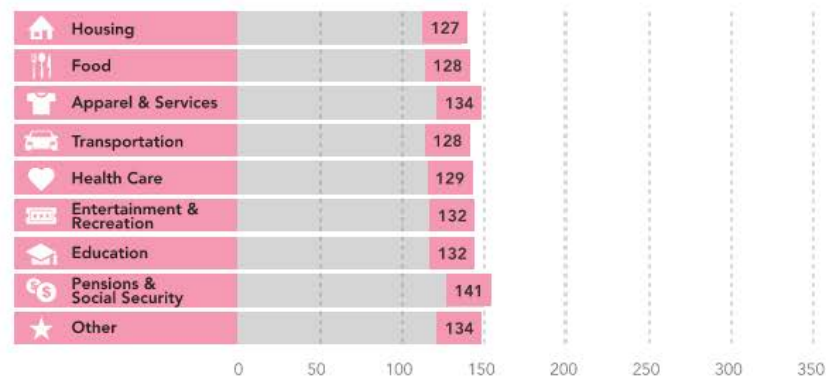


Median Net Worth



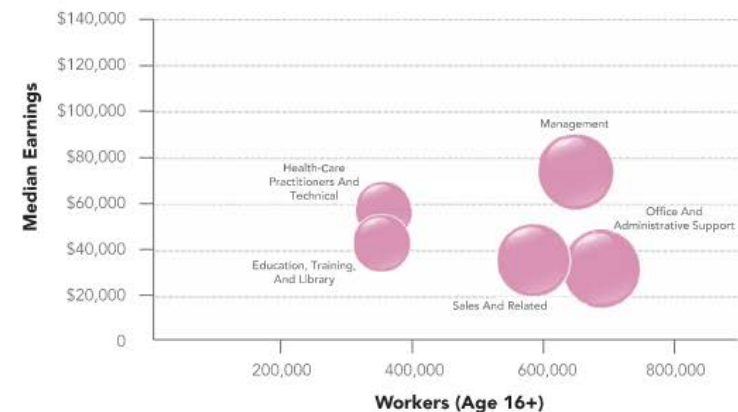
AVERAGE HOUSEHOLD BUDGET INDEX

The index compares the average amount spent in this market's household budgets for housing, food, apparel, etc., to the average amount spent by all US households. An index of 100 is average. An index of 120 shows that average spending by consumers in this market is 20 percent above the national average. Consumer expenditures are estimated by Esri.



OCCUPATION BY EARNINGS

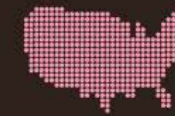
The five occupations with the highest number of workers in the market are displayed by median earnings. Data from the Census Bureau's American Community Survey.





LifeMode Group: Family Landscapes

Workday Drive


TAPESTRY
SEGMENTATION
esri.com/tapestry

MARKET PROFILE

(Consumer preferences are estimated from data by MRI-Simmons.)

- Most households own at least two vehicles; the most popular types are minivans and SUVs.
- Family-oriented purchases and activities dominate, like four plus televisions (Index 154), movie purchases or rentals, children's apparel and toys, and visits to theme parks or zoos.
- Outdoor activities and sports are characteristic of life in the suburban periphery. They attend sporting events, as well as participate in them like bicycling, jogging, golfing, and boating.
- Home maintenance services are frequently contracted, but these families also like their gardens and own the tools for minor upkeep, like lawn mowers, trimmers, and blowers.

HOUSING

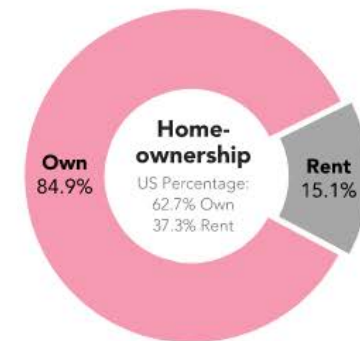
Median home value is displayed for markets that are primarily owner occupied; average rent is shown for renter-occupied markets. Tenure and home value are estimated by Esri. Housing type and average rent are from the Census Bureau's American Community Survey.



Typical Housing:
Single Family

Median Value:
\$257,400

US Median: \$207,300



POPULATION CHARACTERISTICS

Total population, average annual population change since Census 2010, and average density (population per square mile) are displayed for the market relative to the size and change among all Tapestry markets. Data estimated by Esri.



ESRI INDEXES

Esri developed three indexes to display average household wealth, socioeconomic status, and housing affordability for the market relative to US standards.





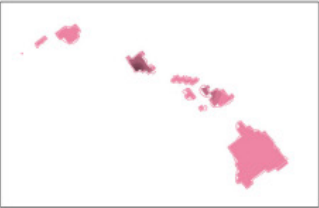
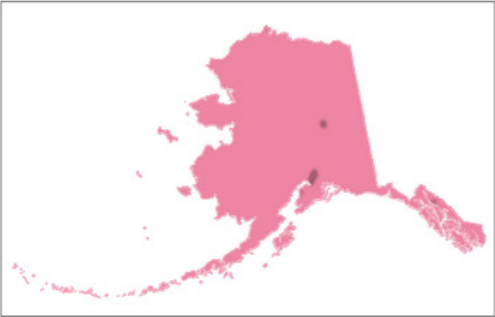
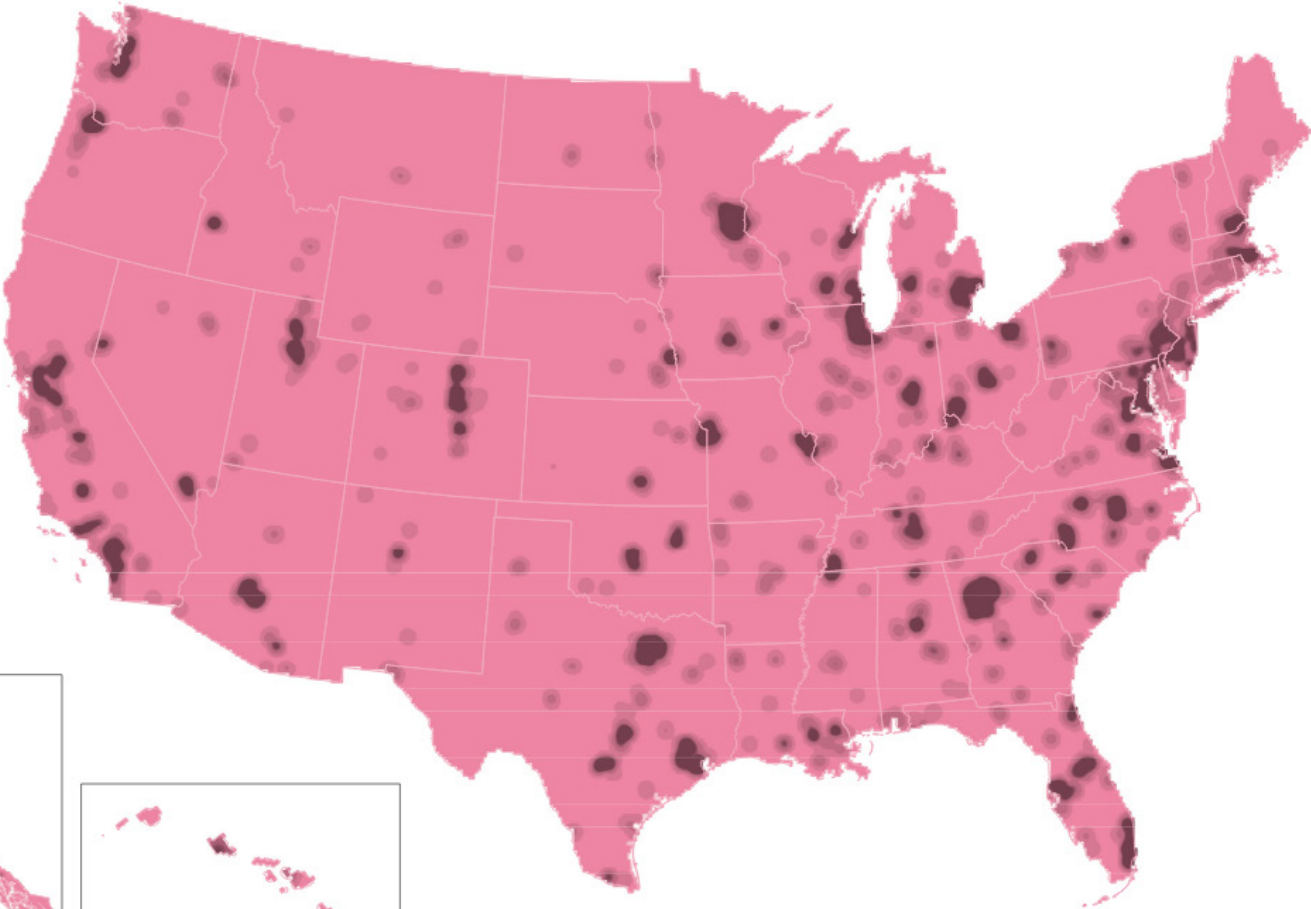
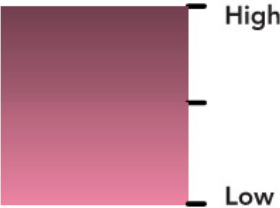
LifeMode Group: Family Landscapes

Workday Drive



SEGMENT DENSITY

This map illustrates the density and distribution of the *Workday Drive* Tapestry Segment by households.



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info@esri.com
esri.com





LifeMode Group: GenXurban

Comfortable Empty Nesters

5A

Households: 3,024,200

Average Household Size: 2.52

Median Age: 48.0

Median Household Income: \$75,000

WHO ARE WE?

Residents in this large, growing segment are older, with nearly half of all householders aged 55 or older; many still live in the suburbs where they grew up. Most are professionals working in government, health care, or manufacturing. These Baby Boomers are earning a comfortable living and benefitting from years of prudent investing and saving. Their net worth is well above average (Index 314). Many are enjoying the transition from child rearing to retirement. They value their health and financial well-being.

OUR NEIGHBORHOOD

- Married couples, some with children, but most without (Index 149).
- Average household size slightly higher at 2.52.
- Found throughout the suburbs and small towns of metropolitan areas, where most residents own and live in single-family detached homes (Index 142).
- Most homes built between 1950 and 1990 (Index 131).
- Households generally have one or two vehicles.

SOCIOECONOMIC TRAITS

- Education: 36% college graduates; nearly 68% with some college education.
- Average labor force participation at 61%.
- Most households' income from wages or salaries, but a third also draw income from investments (Index 150) and retirement (Index 159).
- *Comfortable Empty Nesters* residents physically and financially active.
- Prefer eating at home instead of dining out.
- Home maintenance a priority among these homeowners.



Note: The Index represents the ratio of the segment rate to the US rate multiplied by 100. Consumer preferences are estimated from data by MRI-Simmons.

5A

LifeMode Group: GenXurban

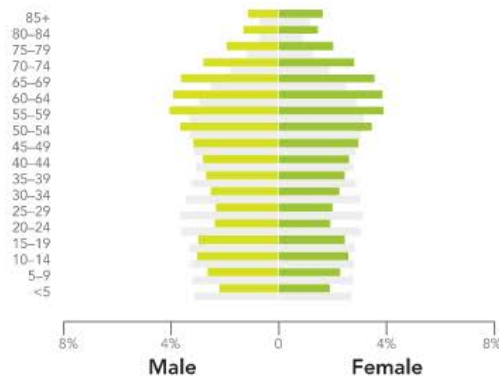
Comfortable Empty Nesters


TAPESTRY
 SEGMENTATION
esri.com/tapestry

AGE BY SEX (Esri data)

Median Age: 48.0 US: 38.2

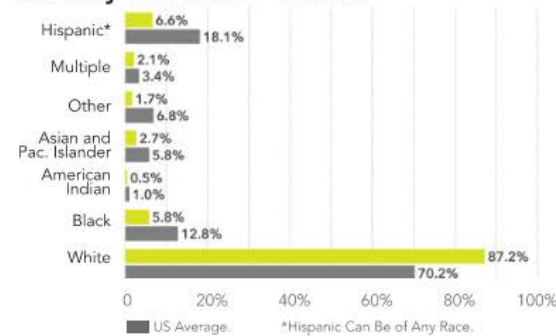
■ Indicates US



RACE AND ETHNICITY (Esri data)

The Diversity Index summarizes racial and ethnic diversity. The index shows the likelihood that two persons, chosen at random from the same area, belong to different race or ethnic groups. The index ranges from 0 (no diversity) to 100 (complete diversity).

Diversity Index: 33.0 US: 64.0



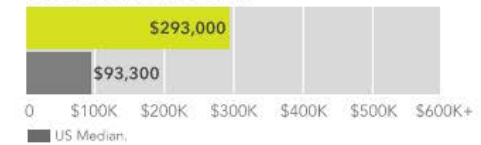
INCOME AND NET WORTH

Net worth measures total household assets (homes, vehicles, investments, etc.) less any debts, secured (e.g., mortgages) or unsecured (credit cards). Household income and net worth are estimated by Esri.

Median Household Income

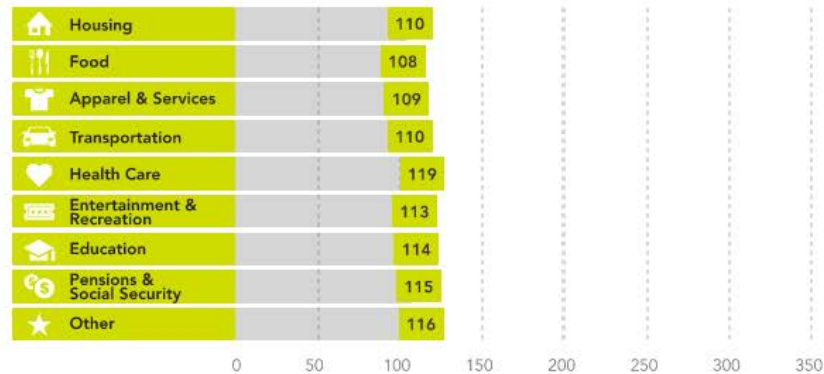


Median Net Worth



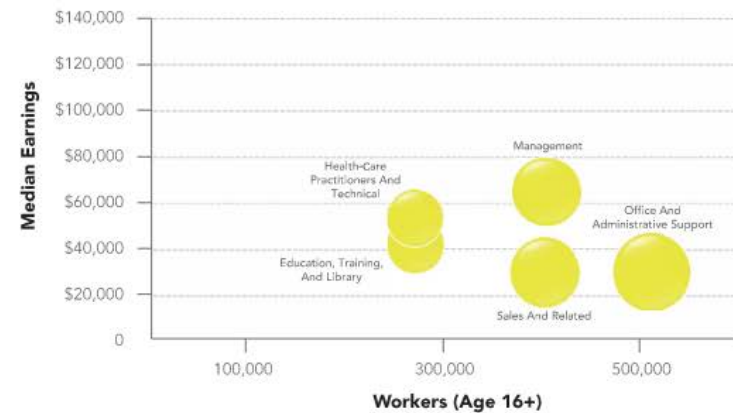
AVERAGE HOUSEHOLD BUDGET INDEX

The index compares the average amount spent in this market's household budgets for housing, food, apparel, etc., to the average amount spent by all US households. An index of 100 is average. An index of 120 shows that average spending by consumers in this market is 20 percent above the national average. Consumer expenditures are estimated by Esri.



OCCUPATION BY EARNINGS

The five occupations with the highest number of workers in the market are displayed by median earnings. Data from the Census Bureau's American Community Survey.





LifeMode Group: GenXurban

Comfortable Empty Nesters


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MARKET PROFILE

(Consumer preferences are estimated from data by MRI-Simmons.)

- Residents enjoy listening to sports radio or watching sports on television.
- Physically active, they play golf, ski, ride bicycles, and work out regularly.
- Spending a lot of time online isn't a priority, so most own older home computers.
- Financial portfolio includes stocks, certificates of deposit, mutual funds, and real estate.

HOUSING

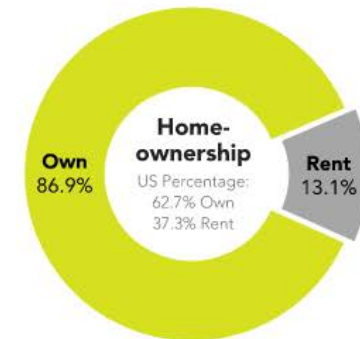
Median home value is displayed for markets that are primarily owner occupied; average rent is shown for renter-occupied markets. Tenure and home value are estimated by Esri. Housing type and average rent are from the Census Bureau's American Community Survey.



Typical Housing:
Single Family

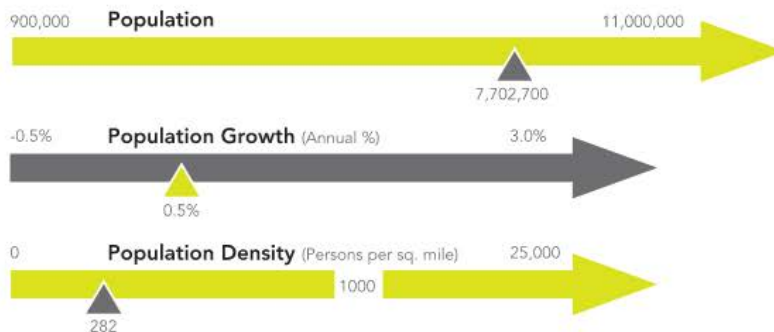
Median Value:
\$203,400

US Median: \$207,300



POPULATION CHARACTERISTICS

Total population, average annual population change since Census 2010, and average density (population per square mile) are displayed for the market relative to the size and change among all Tapestry markets. Data estimated by Esri.



ESRI INDEXES

Esri developed three indexes to display average household wealth, socioeconomic status, and housing affordability for the market relative to US standards.



5A

LifeMode Group: GenXurban

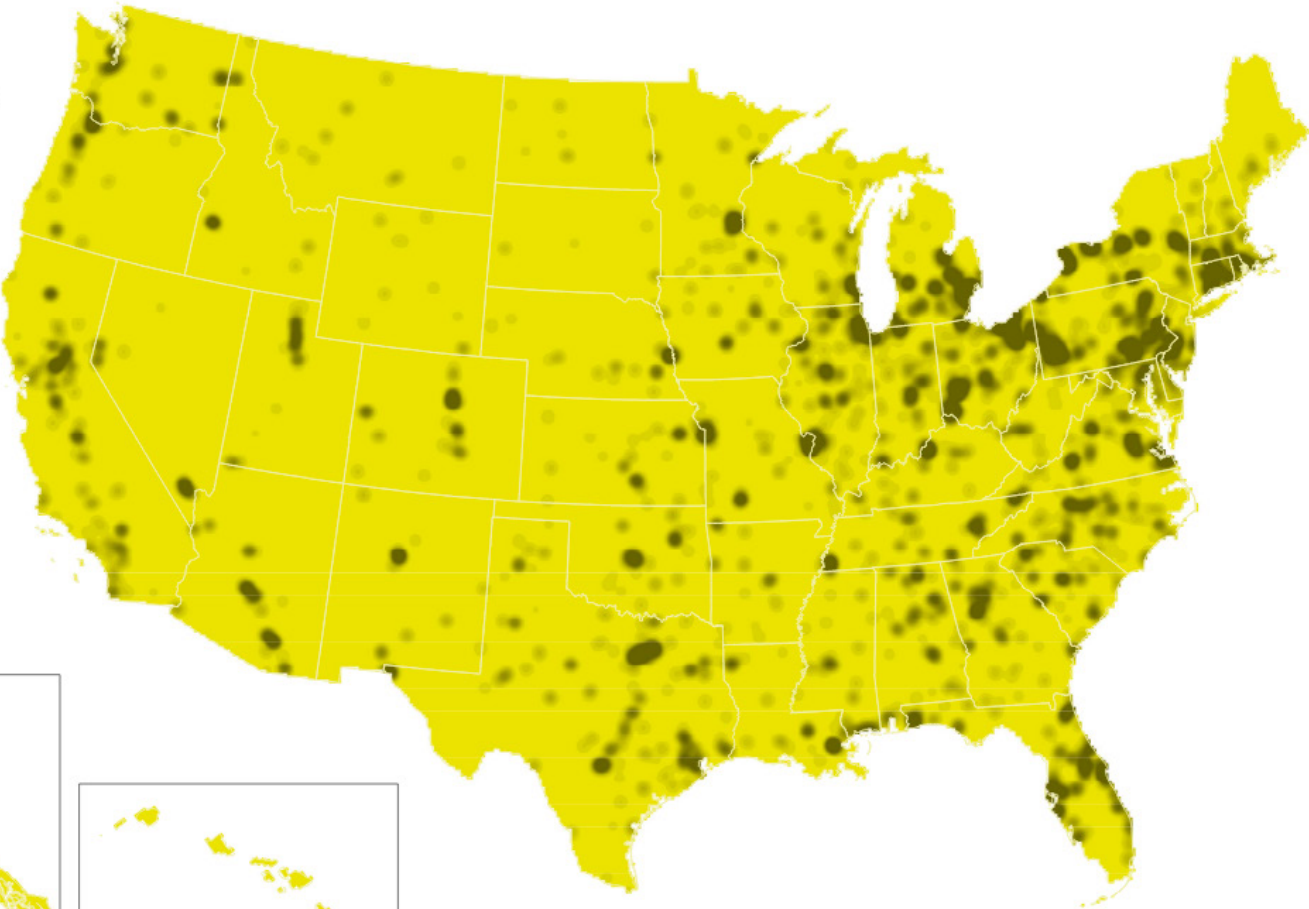
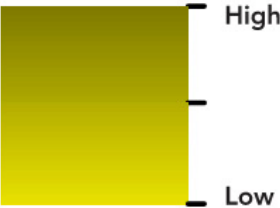
Comfortable Empty Nesters



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SEGMENT DENSITY

This map illustrates the density and distribution of the *Comfortable Empty Nesters* Tapestry Segment by households.



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LifeMode Group: GenXurban In Style

5B

Households: 2,764,500

Average Household Size: 2.35

Median Age: 42.0

Median Household Income: \$73,000

WHO ARE WE?

In Style denizens embrace an urbane lifestyle that includes support of the arts, travel, and extensive reading. They are connected and make full use of the advantages of mobile devices. Professional couples or single households without children, they have the time to focus on their homes and their interests. The population is slightly older and already planning for their retirement.

OUR NEIGHBORHOOD

- City dwellers of large metropolitan areas.
- Married couples, primarily with no children (Index 112) or single households (Index 109); average household size at 2.35.
- Homeownership average at 68% (Index 108); nearly half, 47%, mortgaged (Index 114).
- Primarily single-family homes, in older neighborhoods (built before 1980), with a mix of townhomes (Index 132) and smaller (5–19 units) apartment buildings (Index 110).
- Median home value at \$243,900.
- Vacant housing units at 8.6%.

SOCIOECONOMIC TRAITS

- College educated: 48% are graduates (Index 155); 77% with some college education.
- Higher labor force participation rate is at 67% (Index 108) with proportionately more two-worker households (Index 110).
- Median household income of \$73,000 reveals an affluent market with income supplemented by investments (Index 142) and a substantial net worth (Index 178).
- Connected and knowledgeable, they carry smartphones and use many of the features.
- Attentive to price, they use coupons, especially mobile coupons.



Note: The Index represents the ratio of the segment rate to the US rate multiplied by 100. Consumer preferences are estimated from data by MRI-Simmons.



LifeMode Group: GenXurban In Style

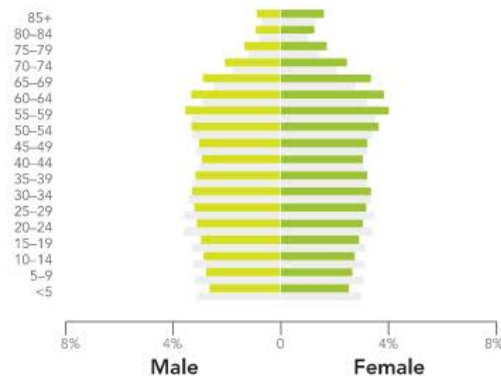


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AGE BY SEX (Esri data)

Median Age: **42.0** US: 38.2

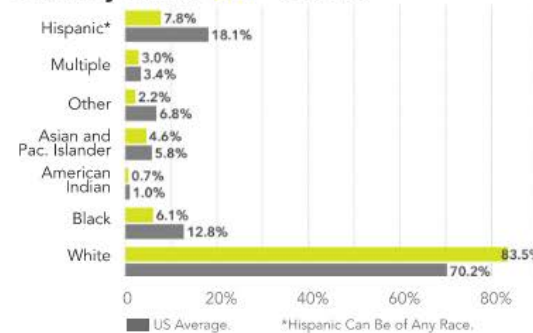
■ Indicates US



RACE AND ETHNICITY (Esri data)

The Diversity Index summarizes racial and ethnic diversity. The index shows the likelihood that two persons, chosen at random from the same area, belong to different race or ethnic groups. The index ranges from 0 (no diversity) to 100 (complete diversity).

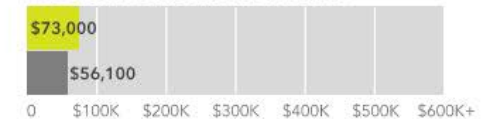
Diversity Index: **39.8** US: 64.0



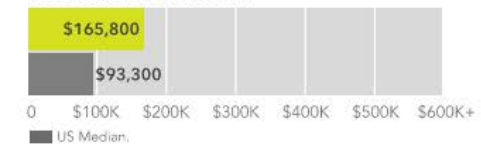
INCOME AND NET WORTH

Net worth measures total household assets (homes, vehicles, investments, etc.) less any debts, secured (e.g., mortgages) or unsecured (credit cards). Household income and net worth are estimated by Esri.

Median Household Income

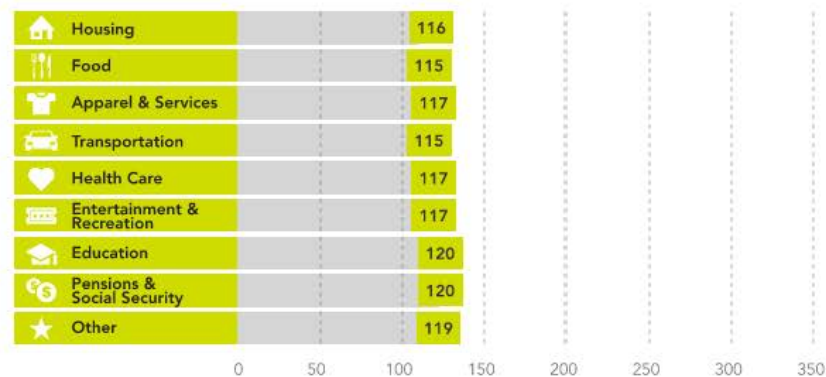


Median Net Worth



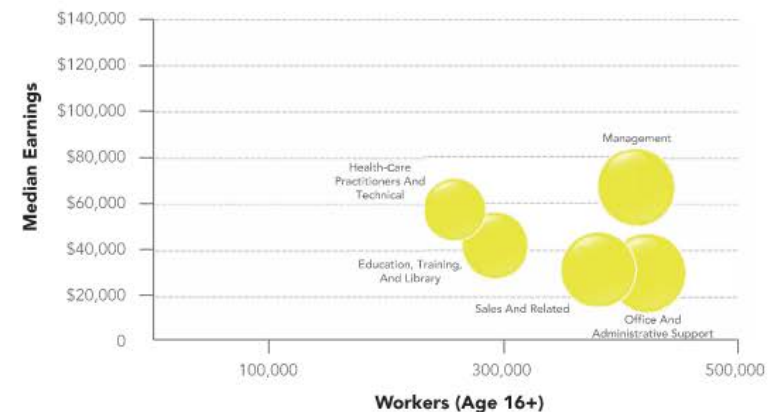
AVERAGE HOUSEHOLD BUDGET INDEX

The index compares the average amount spent in this market's household budgets for housing, food, apparel, etc., to the average amount spent by all US households. An index of 100 is average. An index of 120 shows that average spending by consumers in this market is 20 percent above the national average. Consumer expenditures are estimated by Esri.



OCCUPATION BY EARNINGS

The five occupations with the highest number of workers in the market are displayed by median earnings. Data from the Census Bureau's American Community Survey.





LifeMode Group: GenXurban In Style



TAPESTRY
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MARKET PROFILE (Consumer preferences are estimated from data by MRI-Simmons.)

- Partial to late model SUVs: compact SUVs are gaining popularity.
- Homes integral part of their style; invest in home remodeling/maintenance, DIY or contractors; housekeeping hired.
- Prefer organic foods, including growing their own vegetables.
- Financially active, own a variety of investments often managed by a financial planner.
- Meticulous planners, both well insured and well invested in retirement savings.
- Generous with support of various charities and causes.
- Actively support the arts, theater, concerts, and museums.

HOUSING

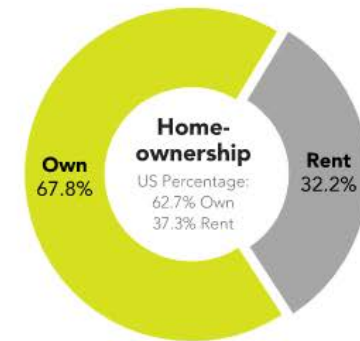
Median home value is displayed for markets that are primarily owner occupied; average rent is shown for renter-occupied markets. Tenure and home value are estimated by Esri. Housing type and average rent are from the Census Bureau's American Community Survey.



Typical Housing:
Single Family

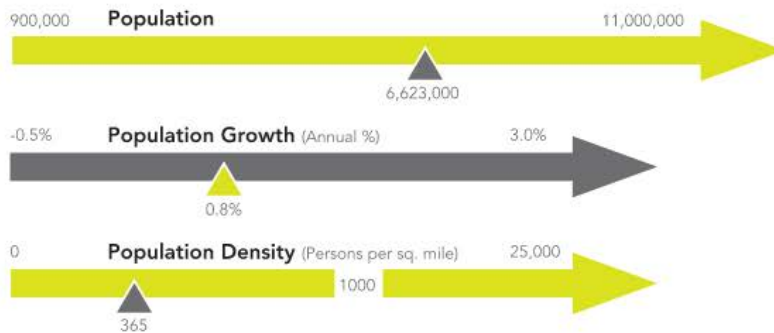
Median Value:
\$243,900

US Median: \$207,300



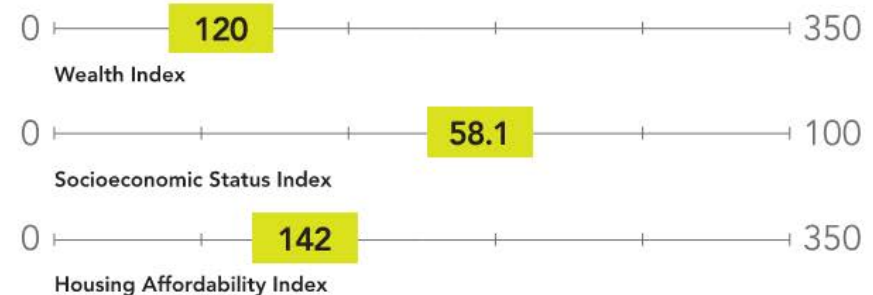
POPULATION CHARACTERISTICS

Total population, average annual population change since Census 2010, and average density (population per square mile) are displayed for the market relative to the size and change among all Tapestry markets. Data estimated by Esri.



ESRI INDEXES

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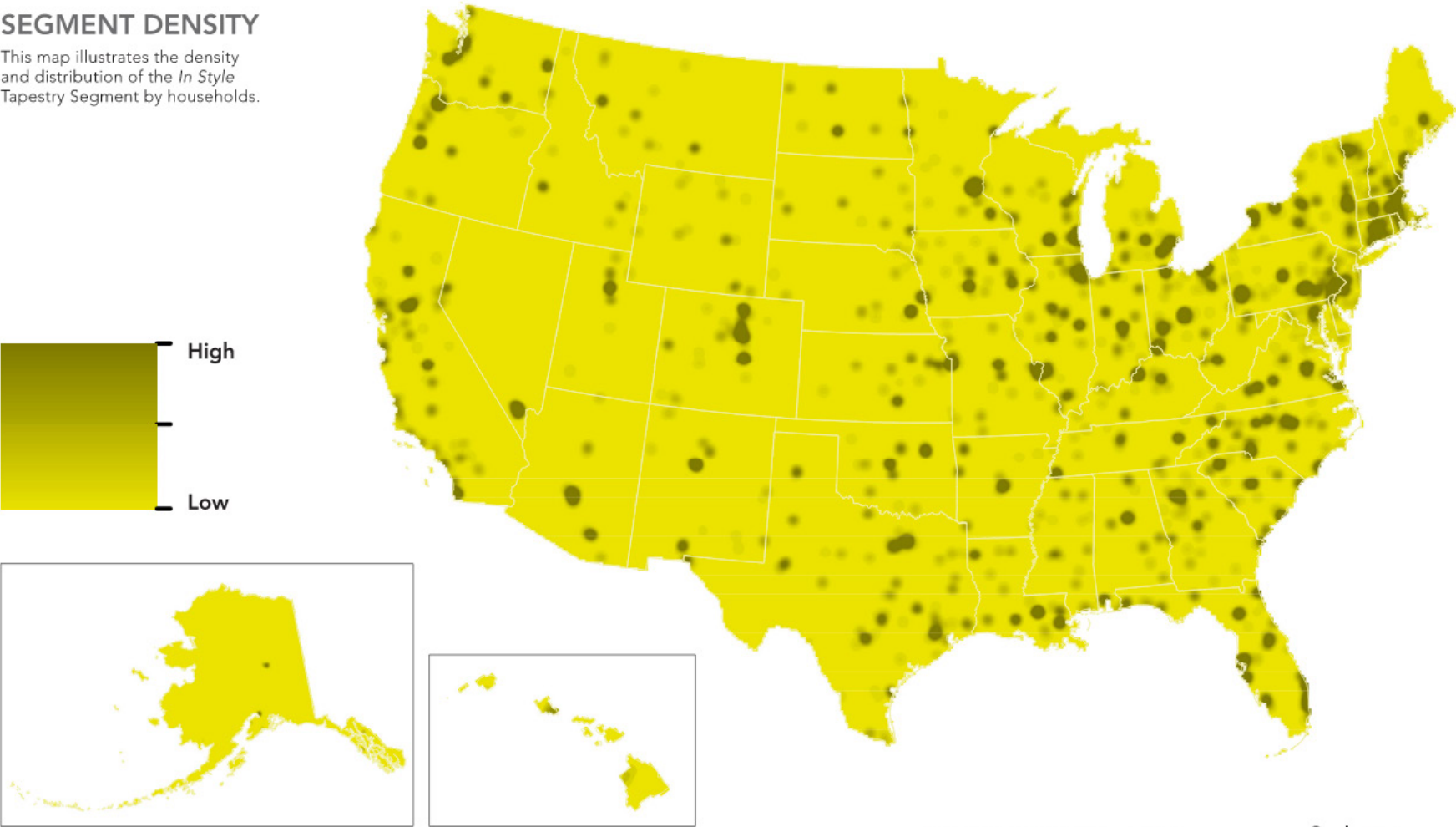


LifeMode Group: GenXurban
In Style



SEGMENT DENSITY

This map illustrates the density and distribution of the *In Style* Tapestry Segment by households.



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ECONOMIC DEVELOPMENT PROFILE

EMPLOYMENT BY INDUSTRY

Bel Aire residents over the age of 16 and employed are primarily represented in the **educational services, health care, and social assistance industries** – approximately 23.6%. Other primary employment industries include manufacturing, professional, scientific, and management. Compared to the Wichita Metropolitan Statistical Area, a greater share of the Bel Aire population are employed in the professional, scientific, and management industries. While a substantially smaller share of the population are employed in the construction industry.

RETAIL DEMAND BY INDUSTRY

The Spending Potential Index (SPI) compares average local expenditures to U.S. levels. The SPI value for the U.S. is 100. If, for example, the SPI value for a geographic area is 70, this implies that average spending by consumers in the geographic area is likely to be 30 percent less than the U.S. average.

The SPI for the City of Bel Aire for retail trade is 104 and 105 for food services and drinking places. Translated, **this means Bel Aire households are expected to spend 4% more that the average U.S. household on retail trade and 5% more on food services and drinking places.**

Bel Aire households are expected to spend \$24,290 annually in the retail trade sector and \$4,197 annually on food services and drinking places. Wichita Metropolitan Statistical Area households are expected to spend approximately \$5,636 less annually in the retail trade sector than Bel Aire households, and \$1,036 less on food services and drinking places.

The graphic on the following page breaks retail trade and food services/ drinking places into subsectors for more granular analysis.

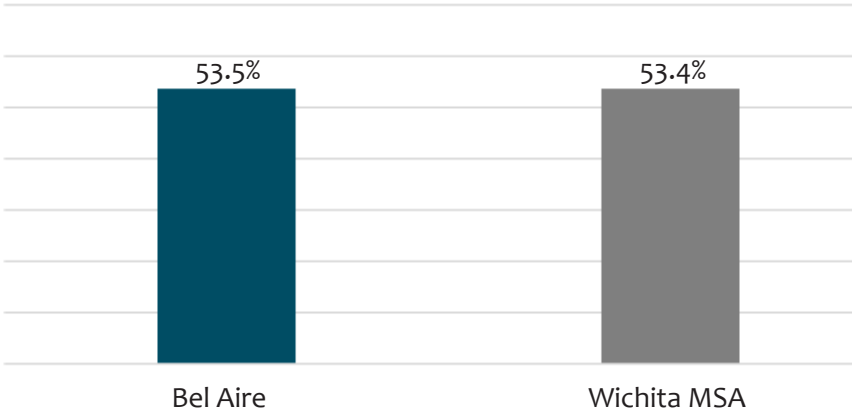
COMMUTE TIME

The percentage of commute times less than 20 minutes is similar to the average Wichita Metropolitan Statistical Area commuter. Approximately **53.5%** of all commutes in Bel Aire are less than 20 minutes compared with 53.4% of the Wichita MSA.

COMMUTE TYPE

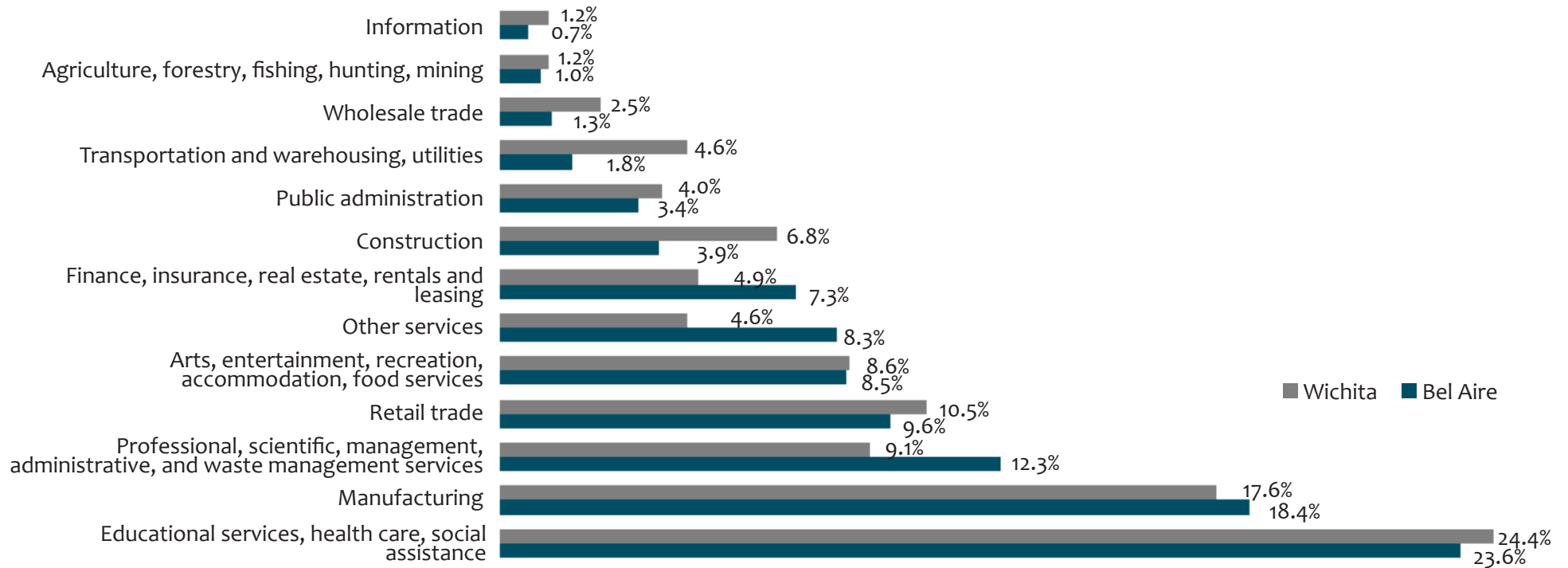
Bel Aire residents that commute to work **predominantly choose to drive alone (80.6%)**. Compared to the Wichita Metropolitan Statistical Area, **more Bel Aire commuters work at home, and less choose active transportation options such as walking and biking.**

COMMUTES LESS THAN 20 MINUTES

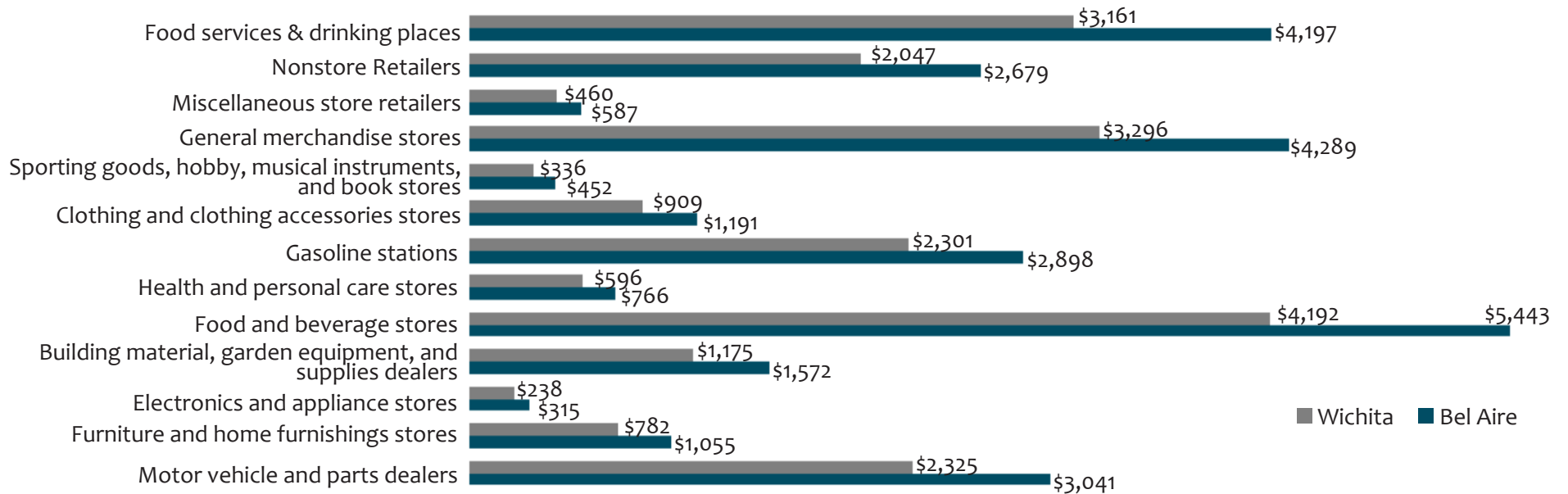


TYPE	BEL AIRE	WICHITA MSA
Drive Alone	80.6%	82.2%
Carpooled	7.9%	8.7%
Work at Home	9.2%	5.6%
Walk	0.9%	1.5%
Other	1.2%	0.9%
Public Transportation	0.0%	0.5%
Bus	0.0%	0.4%
Motorcycle	0.0%	0.2%
Taxicab	0.0%	0.1%
Bicycle	0.2%	0.3%

EMPLOYMENT BY INDUSTRY



RETAIL DEMAND BY INDUSTRY



Key Findings

Over half of Bel Aire residents are employed in education, health care, social assistance, manufacturing, and professional sectors. The notable deviations from the Wichita MSA include more representation in the professional, finance, and real estate sectors. Conversely, less Bel Aire residents are employed in the construction and transportation sectors.

Not surprisingly, based on a comparison of median household incomes between the City, Wichita MSA, and State of Kansas, **the expected annual household spending within the retail trade sector is notably higher in Bel Aire.** The largest deviation by index between the City and the Wichita MSA is in the Building Material, Garden Equipment, Furniture and Home Furnishings, Sporting Goods, Hobby, Musical Instruments, and Book Store industries.

53.5% of Bel Aire's commuters experience a commute less than 20 minutes, which is comparable to the Wichita MSA as a whole. Although the average commute time is comparable, **the City does exhibit less commutes happening by non-vehicular means such as walking and biking. Approximately 9.2% of Bel Aire residents avoid a commute altogether by working at home compared with 5.6% of all Wichita MSA residents.**



APPENDIX B - SUMMARY OF RELEVANT PLANS & STUDIES

This plan builds off of several key documents already established for the City of Bel Aire. Using this information to inform the work herein helps springboard Bel Aire to continue on an informed and congruent path. The following pages summarize several key past plans.



BEL AIRE COMPREHENSIVE DEVELOPMENT PLAN UPDATE 2014-2034

The 2014 Plan established the following vision statement:

"The City of Bel Aire is a safe, family oriented, engaged community with a focus on economics and growth to ensure an independent future for generations to come."

LAND USE GOAL

Land should be developed within the corporate boundaries which continue the high quality of life for the citizens of Bel Aire and to produce efficient and effective delivery of public services to the growing community.

1. Encourage congruent land uses that are compatible and developed in a lowest-impact method to adjacent properties.
2. Establish easy access for all citizens to public services and amenities.
3. Continue to plan and develop greenways and pedestrian systems for creating community connections.
4. Diversify development to broaden the City's tax base with commercial, industrial, and residential development.

CHARACTER DEVELOPMENT & QUALITY OF LIFE GOAL

The City of Bel Aire shall strive to establish its own identity by ensuring a high quality of life for its residents.

1. Develop a visually pleasing community character.
2. Promote community identification and development.
3. Develop open space and parks.
4. Safety/activity in community.

INFRASTRUCTURE & UTILITIES GOAL

The City of Bel Aire must plan for and maintain infrastructure to ensure continued quality growth and preservation of existing resources.

1. Provide convenient access for citizens within the community along the perimeter of Bel Aire to reach other destinations.
2. Maintain a quiet neighborhood community.
3. Use infrastructure design to connect the community.

4. Balance architectural design and aesthetics to a central theme.
5. Ensure long-term planning, construction, and maintenance of utilities and related infrastructure.

ECONOMIC DEVELOPMENT & DIVERSIFICATION GOAL

The City of Bel Aire must support economic development and diversification to ensure a stable and healthy financial growing community.

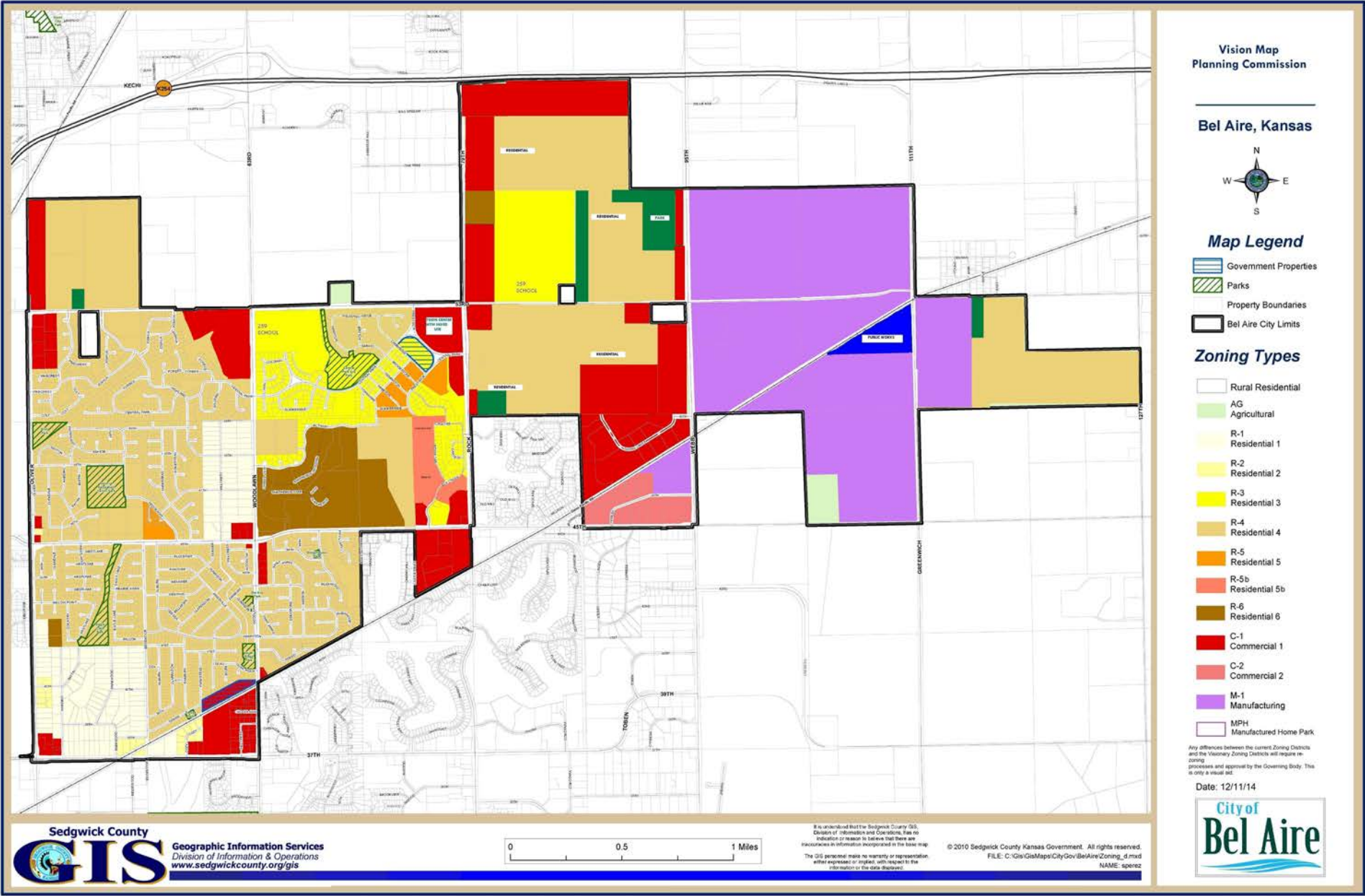
1. Increase the tax base through development.
2. Maximize revenue generated from developments which will provide the most return for the investment and land use.
3. Move from a solely residential community to a full service community with diverse city services.

ZONING CODE & PLANNING PROCESS GOAL

The City of Bel Aire must strive to require excellence in architectural design of facilities with curb appeal from commercial businesses, then ensure a well-maintained, healthy community with quality development through proper zoning, housing, and building codes.

1. Establish appropriate administrative processes and legal procedures to address deteriorating property conditions.
2. Engage citizens in the effort of improving the property conditions in the community by creating a citizen's organization to assist with community education and improvement efforts.
3. Recognize the role of the judicial process for code violations and ensure the intent and goal of improved property conditions is clear to all entities involved in the legal process.
4. Revise the zoning and subdivision codes.

MAP B-1 - 2014 COMPREHENSIVE PLAN FUTURE LAND USE MAP



PROGRESS WITH PRINCIPLES: A MASTER PLAN FOR COMMUNITY GROWTH

This 2018 plan aimed to develop a long-term plan for growth and development through 2035. The plan set forth several strategies:

1. Maximize compatibility between land uses to preserve community character as development occurs.
2. Encourage new development on currently undeveloped, agricultural, and large lot/estate residential properties.
3. Establish situational and locational criteria to guide decision-making when flexibility is needed during the development process.
4. Amend the Bel Aire Zoning Ordinance to encourage mixed-use/local commercial developments.
5. Maintain strict standards for general commercial uses that mitigate negative impacts to lower intensity uses.
6. Review sign regulations and revise as appropriate.
7. Adopt policies and programs that encourage local commercial development in the short-term.
8. Provide for the development of sufficient parks and recreation facilities to meet community needs as Bel Aire grows.
9. Pursue unilateral annexation of properties in Bel Aire's north growth and along K-254 east of existing City boundaries.

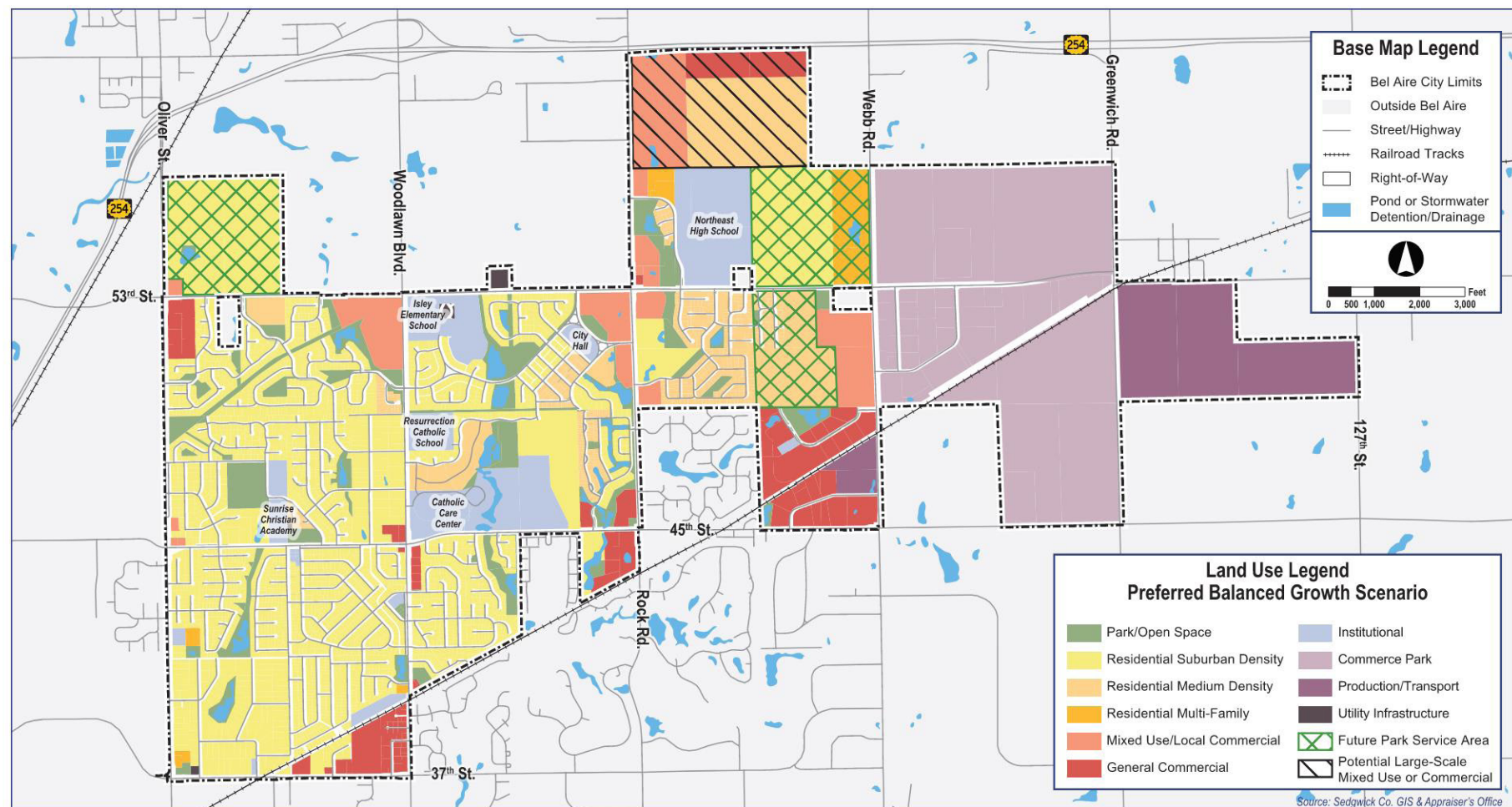


MAP B-2 - 2018 MASTER GROWTH PLAN FUTURE LAND USE MAP



Section 3: Existing & Planned Land Uses

Figure 3.4: Preferred Balanced Growth Scenario Map



3 PARKS MASTER PLAN

Adopted in 2023, this plan was focused on planning for three key community parks: 1) Bel Aire Park, 2) Bel Aire Recreation Complex, and 3) Central Park. The plan was tasked with determining if new or additional amenities might better serve users while providing for “unique and spectacular experiences.”

Central Park is approximately 5 acres and is located near Central Park Avenue between Woodlawn Boulevard and Rock Road. Recommended improvements for Central Park include an estimated \$2,535,000 investment.

Bel Aire Park, known as Fire Station Park, is approximately 1.5 acres and is located on Woodlawn Boulevard between 37th Street and 45th Street. Recommended improvements for Bel Aire Park include an estimated \$950,000 investment.

The Bel Aire Recreation Complex is approximately 18 acres and is located on 48th Street between Oliver Street and Edgemoor Drive. Recommended improvements for the Bel Aire Recreation Complex include an estimated \$3,762,000 investment.



This concept for Bel Aire Park is designed to enhance the experience of area residents. The current park includes a playground, shelter, sand playground, tennis court, and a basketball court. Due to the current conditions and maintenance issues the sand play and the tennis court have been removed in this concept. A new playground with amenities for older children has been added in place of the tennis court. A restroom is included in this concept to better the chances of people spending more time at the park. Parking is also added to this park in order to advance the parks accessibility and safety.



Bel Aire Recreation Complex

This concept is what the Bel Aire Recreation Complex could be in order to keep up with the needs of the community. The Recreation Building is in need of a remodel, expansion, or both. The playground closest to the building has been expanded for the daycare children. A Multi-Sport Court with tennis and pickleball has been proposed to replace the tennis court that currently exists at Bel Aire Park. A stage and playground are proposed around the existing shelter a to activate this area. The Little League Fields have been converted into a wheel shape to maximize the usability and accessibility of the space.



Central Park

This concept is designed to activate Central Park without it feeling overcrowded. Currently Central Park offers a nice walking trail with views of the neighborhood and the pond. In order to enhance the experience at Central Park pickleball, shelters, fishing docks, added play elements, a restroom, and additional parking have all been added, making this a park visitors can spend a full day at. This concept also makes this park a source of revenue as the shelters could be rented out or one could be used as a stage for live music. This concept is quite active but still leaves enough flexibility to host different events or do something on your own away from the crowd in the open lawn spaces.

Bel Aire Recreation Complex plan from the 3 Parks Master Plan.

Central Park plan from the 3 Parks Master Plan.

BEL AIRE BICYCLE AND PEDESTRIAN PLAN

In 2018, Bel Aire developed this plan as a response to the 2014 Comprehensive Plan. The plan found that 67% of Bel Aire's streets had no sidewalks. The vision created from this plan was that "Bel Aire will be a community for all ages that promotes equitable and active living opportunities for its residents by providing an enhanced, safe, and connected bicycle and pedestrian network."

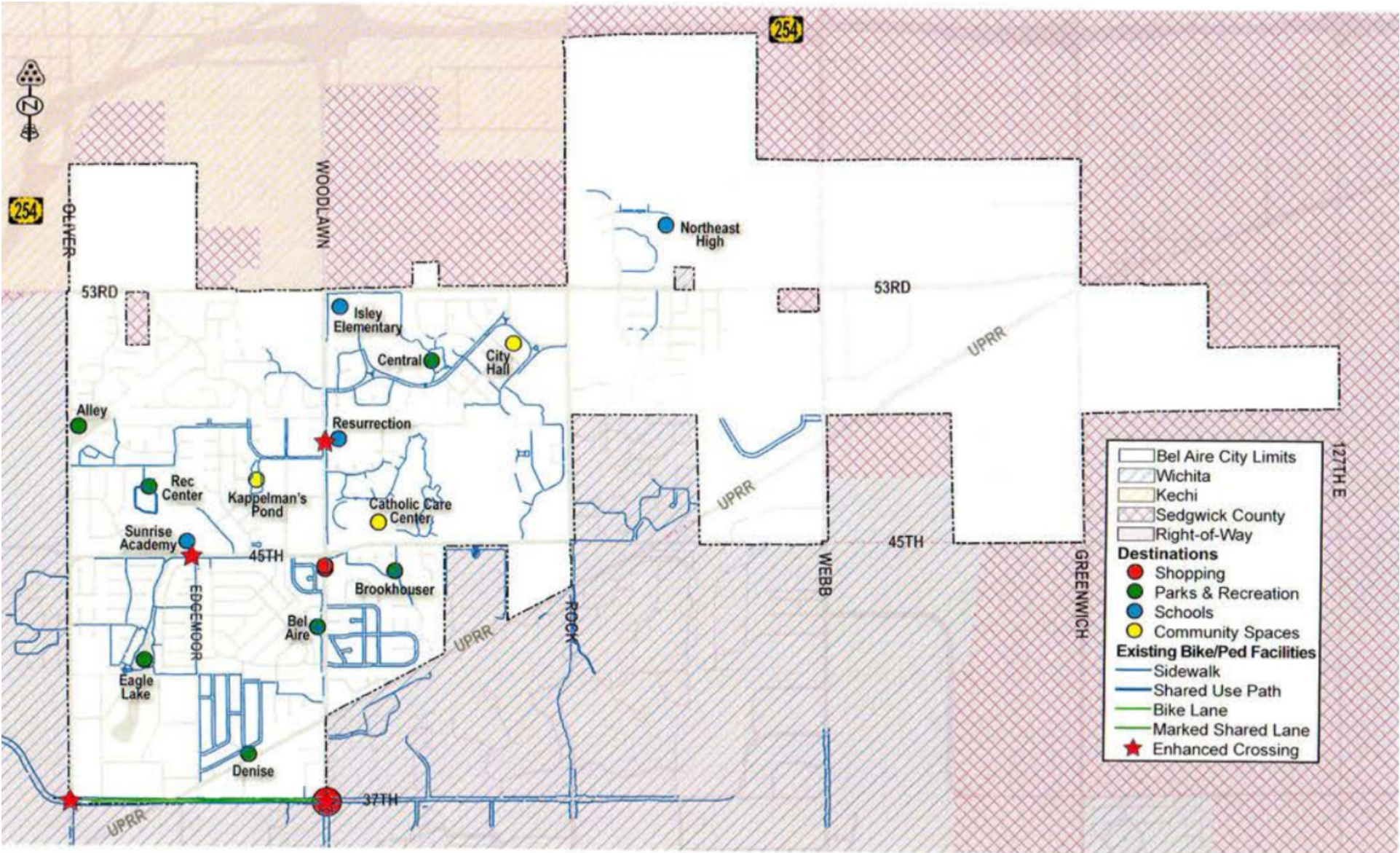
Top priority projects identified were Woodlawn Boulevard from 37th Street to 45th Street and Rock Road from Central Park Avenue to Old Mill Street. The plan also developed several high-priority and lower-priority actions. Some of the high-priority actions were:

- Program local funds for, and construct, short-term capital projects.
- Seek outside funding sources to supplement local funds for near-term capital projects.
- Require the provision of pedestrian and bicycle connections between adjacent neighborhoods and from neighborhoods to the bicycle and pedestrian network during the land development process.
- As development and redevelopment occurs, require the construction of bicycle and pedestrian projects, or portions thereof, consistent with this plan, or require fee-in-lieu of construction.
- When appropriate and feasible, incorporate pathway projects with other City projects, such as street and intersection improvements.

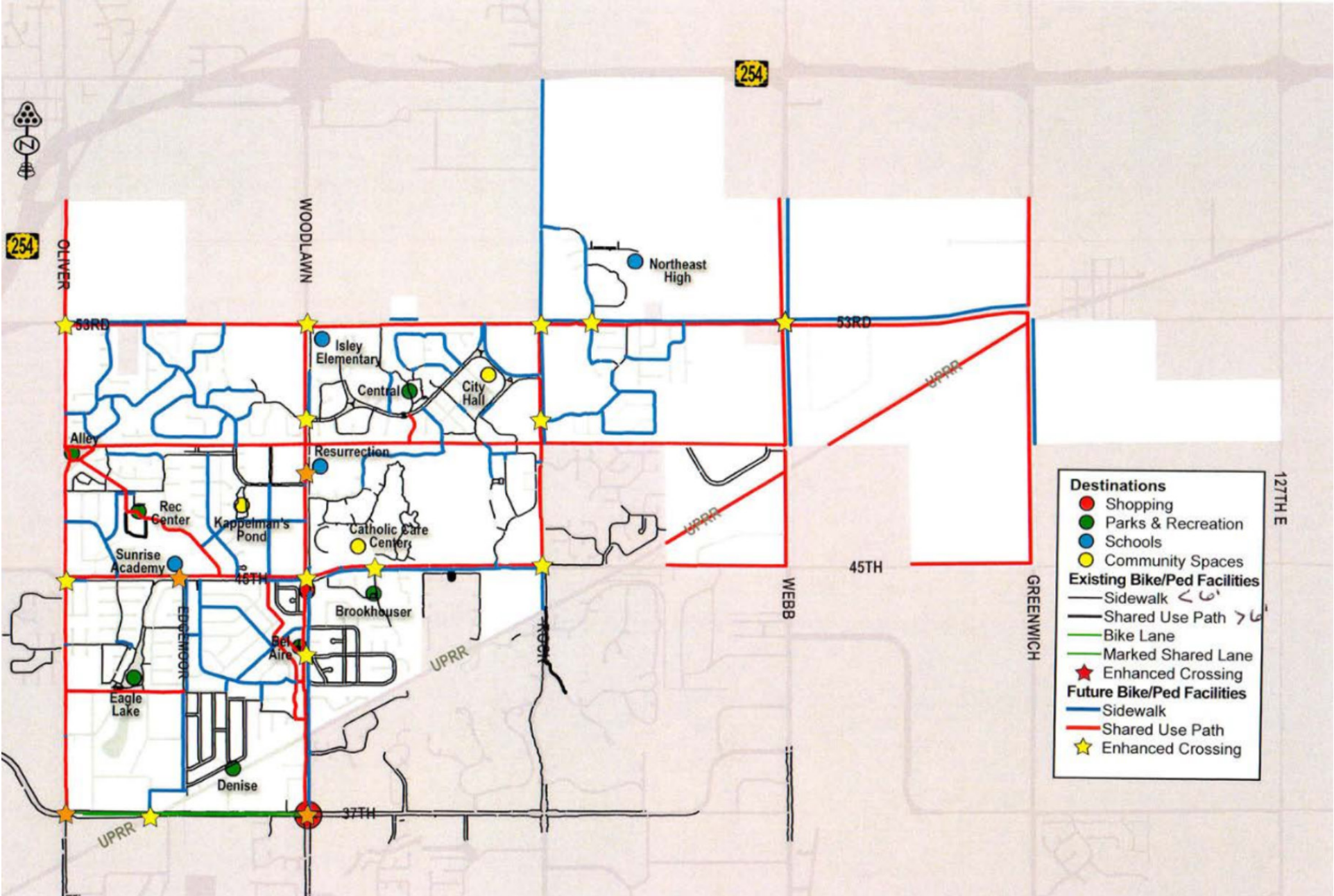
The map on Page B-69 shows the existing (2017) bicycle and pedestrian infrastructure in Bel Aire. The map on Page B-70 shows the future projects identified by the Bicycle and Pedestrian Plan, including near-term, long-term, and projects to be completed along with new development.



MAP B-3 - EXISTING BICYCLE & PEDESTRIAN FACILITIES (2017)



MAP B-4 - BICYCLE & PEDESTRIAN FUTURE PROJECTS



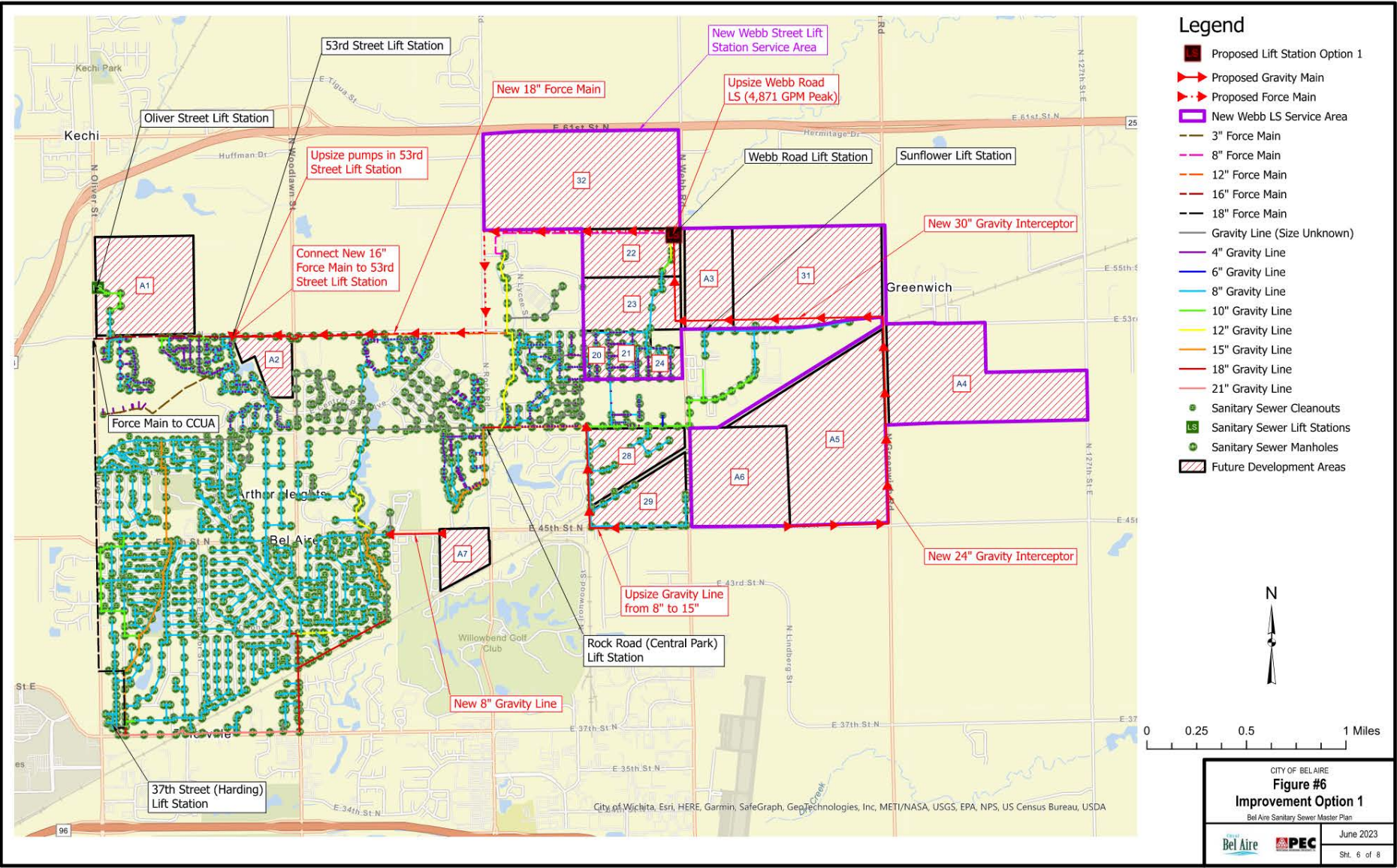
SEWER MASTER PLAN

This 2023 plan developed a working computer model of the City's sanitary sewer collection system and performed a detailed capacity analysis. The primary objective of this plan was to determine sanitary sewer system improvements needed to address current system deficiencies and anticipated future conditions. Average daily flow is 0.59 million gallons per day (MGD), and with a maximum day flow of 1.44 MGD. The plan used three scenarios to project future demand. **Average daily flows ranged from 1.18 to 4.77 MGD, with peak hour flows ranging from 3.55 MGD to 11.78 MGD.**

The plan presented three options on how to serve the City in the future.

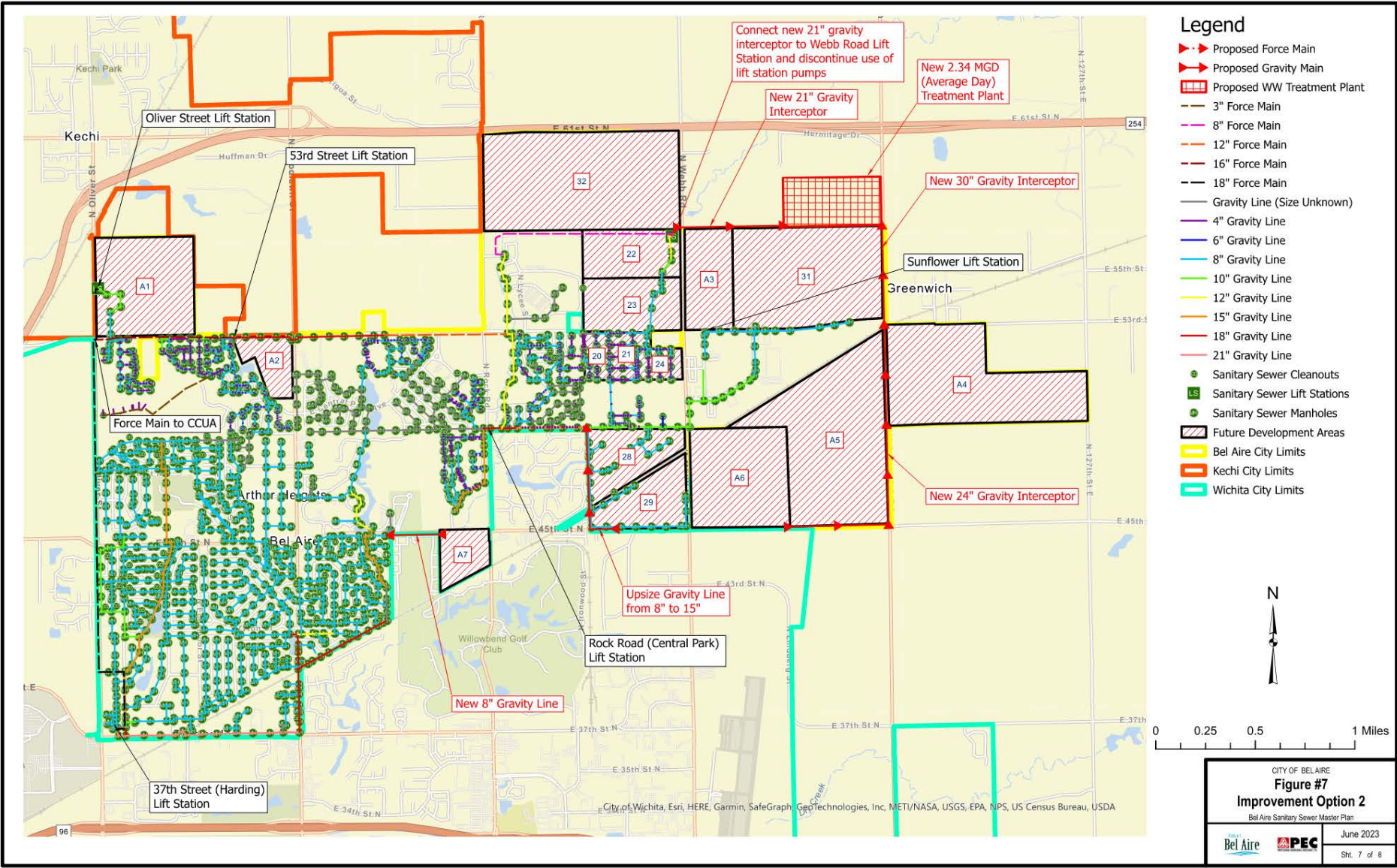
1. Improvements to direct all sanitary sewer flows to the Chisholm Creek Utility Authority (CCUA). This would require new gravity lines and improvements to existing lift stations. CCUA would also need to be expanded to accommodate the increased flows. Conceptual projects costs for this option are \$42,093,900.
2. Construct a new treatment plant with an approximate capacity of 2.1 million gallons per day. The existing flows would continue to go to CCUA, but most future growth areas would be directed to the new treatment plant. Conceptual projects costs for this option are \$38,196,200.
3. Split future development flows between CCUA and a new connection with the City of Wichita's sanitary sewer system. Instead of upgrading CCUA or building a new treatment plant, this option would direct new demand into the City of Wichita's collection and treatment system. The City of Wichita would need to verify its ability and willingness to partner on this option. Conceptual project costs for this option are \$37,824,500.

MAP B-5 - SEWER IMPROVEMENTS: OPTION 1



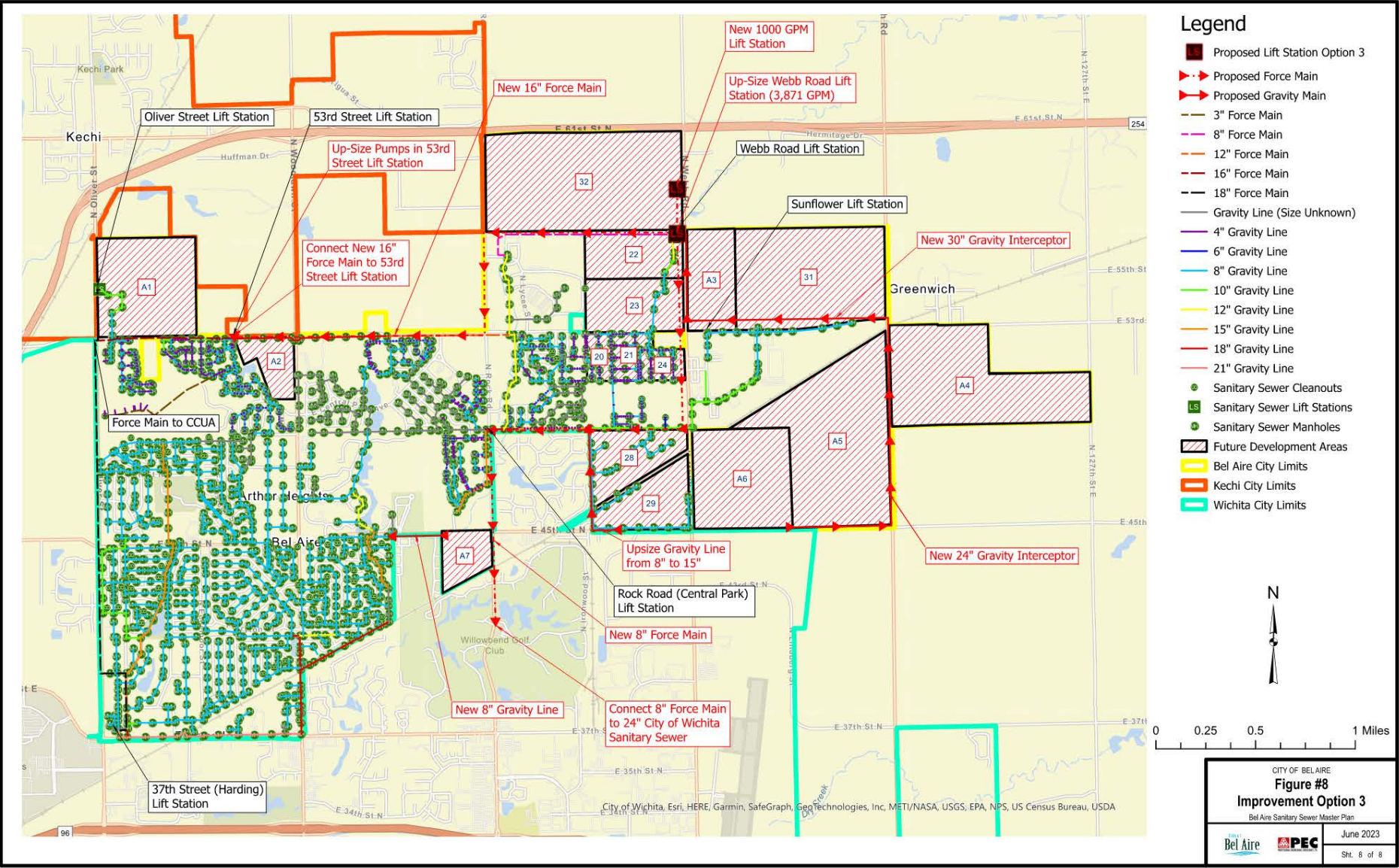
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MAP B-6 - SEWER IMPROVEMENTS: OPTION 2



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MAP B-7 - SEWER IMPROVEMENTS: OPTION 3



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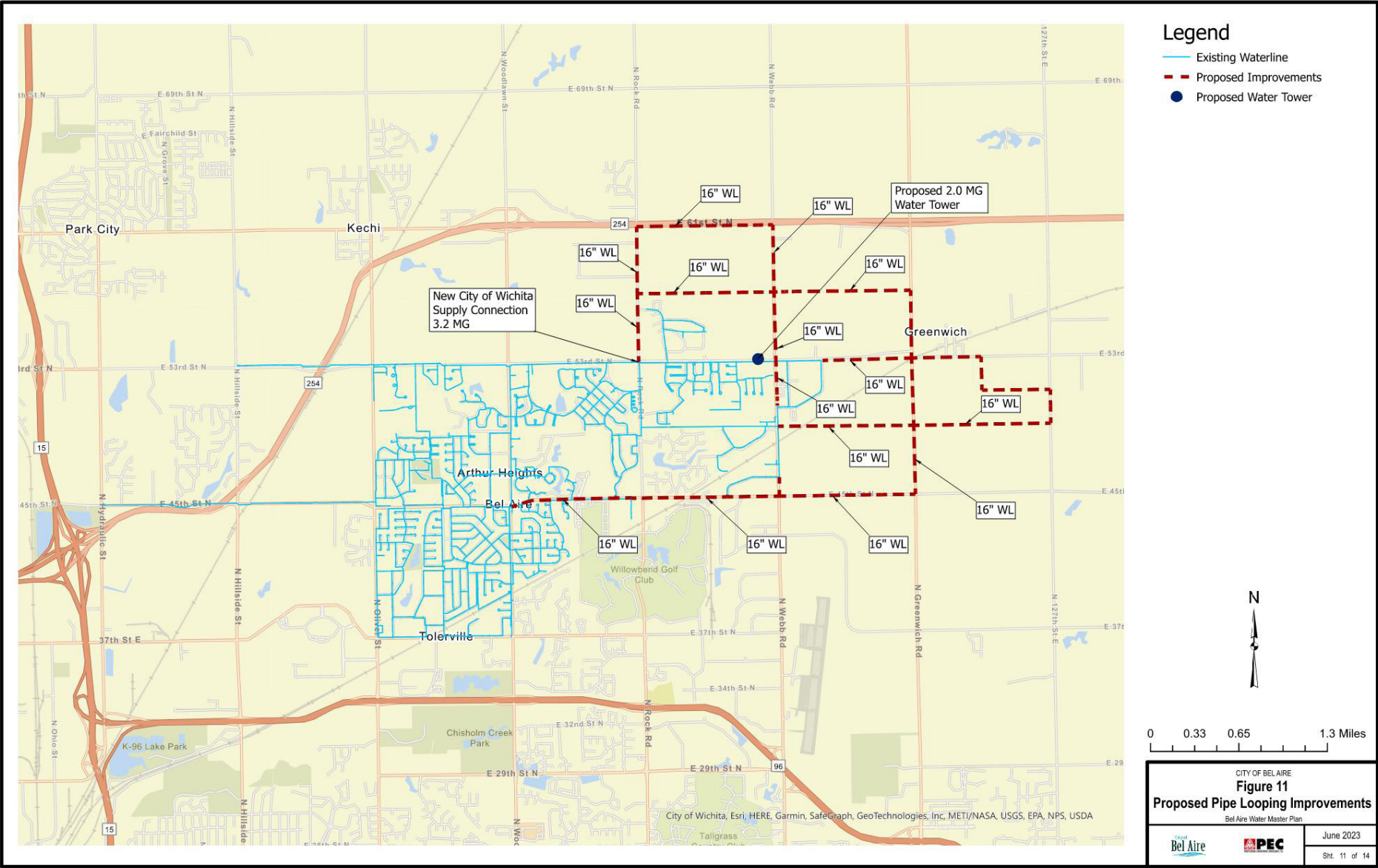
WATER MASTER PLAN

This 2023 plan was aimed at determining what water distribution system improvements the City needed to address existing deficiencies and plan for future growth. At the time of the analysis, average daily demand was 0.80 million gallons per day (MGD). The plan used three scenarios to project future demand. **Average daily demand ranged from 1.52 to 6.25 MGD.**

The plan recommended:

1. Construction of looped waterlines in the north and east portions of the distribution system at an estimated cost of \$20,393,880.
2. Adding 2.0 million gallons of elevated storage at an estimated cost of \$15,966,000.
3. Adding a new 3.2 MGD water supply connection from the City of Wichita at an estimated cost of \$222,300.

MAP B-8 - WATER IMPROVEMENTS



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WATER AND WASTEWATER OPTIONS ASSESSMENT - PHASE 1

In February of 2024, PEC completed Phase 1 of a water and wastewater assessment for the City of Bel Aire. The study scope focused on supply and treatment of potable water and treatment of wastewater, and was largely precipitated by a potential major industrial user. This study identified several preliminary options across three scenarios for Bel Aire to meet its future needs. Scenario 1 focused projections without the potential new industrial user. Scenario 2 includes the first phase of the potential industrial user, and Scenario 3 includes development areas noted in the 2018 Master Growth Plan as well as both phases of the potential new industrial user. The study found only some options were practical given the anticipated timelines of the potential new industrial development. Phase 2 of this study will be conducted once the potential new industrial user gets further along in the development process, as the project is still awaiting federal funding as of this writing.

PEC recommended Bel Aire further consider connecting its existing potable water distribution system to the Northwest Wichita Water Treatment Plant, the construction of a new Wastewater Treatment Plant, and a new connection to Wichita's wastewater treatment collection system.

Table 3-1 Projected Bel Aire Water Demands

Scenario	Timeframe	Cumulative ADD (MGD)	Cumulative MDD (MGD)	Cumulative PHD (MGD)
1	2023-2025	1.52	3.04	4.55
2	2026-2031	3.43 – 9.43 (2.23)	5.67 – 11.67 (4.47)	7.88 – 13.88 (6.68)
3	2032-2043	6.25 – 18.25 (3.85)	10.12 – 22.12 (7.72)	13.95 – 25.95 (11.55)

Table 3-2 Projected Bel Aire Wastewater Generation

Scenario	Timeframe	Cumulative ADD (MGD)	Cumulative MDD (MGD)	Cumulative PHD (MGD)
1	2023-2025	1.18	2.55	3.55
2	2026-2031	2.53 – 5.70 (1.89)	4.71 – 7.88 (4.07)	6.32 – 9.49 (5.68)
3	2032-2043	4.77 – 11.12 (3.50)	8.80 – 15.15 (7.53)	11.78 – 18.13 (10.51)

Table 7-2 Wastewater Treatment Options Review

Wastewater Treatment Options ⁽¹⁾	Construction Timeframe Requirements		Flow Requirements (With Suppliers)		
	Meets Scenario 2?	Meets Scenario 3?	Meets Scenario 2 (7.37 MGD)?	Meets Scenario 3 (14.67 MGD)?	Estimated Flow
Existing Wichita Sewer Connection	Yes	Yes	No	No	1.25 MGD ⁽²⁾
Wichita 24-inch Sewer Connection	Yes	Yes	No	No	1.92 MGD ⁽²⁾
CCUA WWTP (with expansion)	No	Yes	No	No	2.1 MGD
Bel Aire WWTP	No	Yes	Yes	Yes	15+ MGD

(1) The high end of the maximum day flow projections was used to determine if an option meets each scenario.

(2) Requires confirmation from Wichita.

Table 7-1 Water Supply Options Review

Water Supply Options ⁽¹⁾	Construction Timeframe Requirements		Demand Requirements (With Suppliers)		
	Meets Scenario 2?	Meets Scenario 3?	Meets Scenario 2 (9.19 MGD)?	Meets Scenario 3 (12.01 MGD)?	Estimated Water Supply
Wichita Distribution System Connection	Yes	Yes	No	No	5.6-7.1 MGD ⁽²⁾
Wichita NWWTP Connection	No	Yes	Yes	Yes	25+ MGD ⁽³⁾
El Dorado WTP Connection	No	Yes	No	No	6 MGD ⁽⁴⁾
CCUA WTP (Existing)	N/A	N/A	No	No	1.75 MGD ⁽⁵⁾
Reuse	N/A	N/A	N/A	N/A	N/A

(1) Excludes a new Bel Aire WTP due to lack of raw water supply options. The high end of the MDD was used to determine if an option meets each scenario.

(2) Based on preliminary conversations with Wichita, requires confirmation.

(3) Requires confirmation that Wichita is willing to supply this amount based on their projected growth.

(4) Assumes expansion of the WTP; 3MGD could be provided without significant WTP improvements, reducing the construction timeframe.

(5) Does not include possibility of expanding WTP if water rights can be recovered from previous conversion process.

COMMUNITY SURVEY

Wichita State University's Hugo Wall School of Public Affairs Public Policy and Management Center prepared a community survey in 2017. The results of this survey included input from approximately **650 Bel Aire residents** to “infuse public investment decisions with the will of the community framed by the public interest and community wellbeing.”

COMMUNITY SUPPORT FOR PLANNED/CURRENT INVESTMENTS

1. Support for improvements at the 45th Street and Woodlawn Boulevard (87%), 45th Street and Oliver Street (70%), and 45th Street and Oliver Street (62%) intersections.
2. Approximately 84% approve of improving Woodlawn Boulevard to three-lanes between 37th Street and 45th Street.

COMMUNITY SUPPORT FOR INVESTMENTS IN THE FUTURE

1. 87% approve of investments that include aggressively improving neighborhood streets before conditions begin deteriorating.
2. 91% approve of investments that include aggressively improving roads before traffic congestion becomes a problem.
3. 92% approve of infrastructure investment including replacing aging water and sewer lines before disruptions occur.
4. 84% approve of efforts to systematically improve the drainage system to reduce potential flooding damage.

APPROVAL OF HOUSING RELATED INVESTMENT

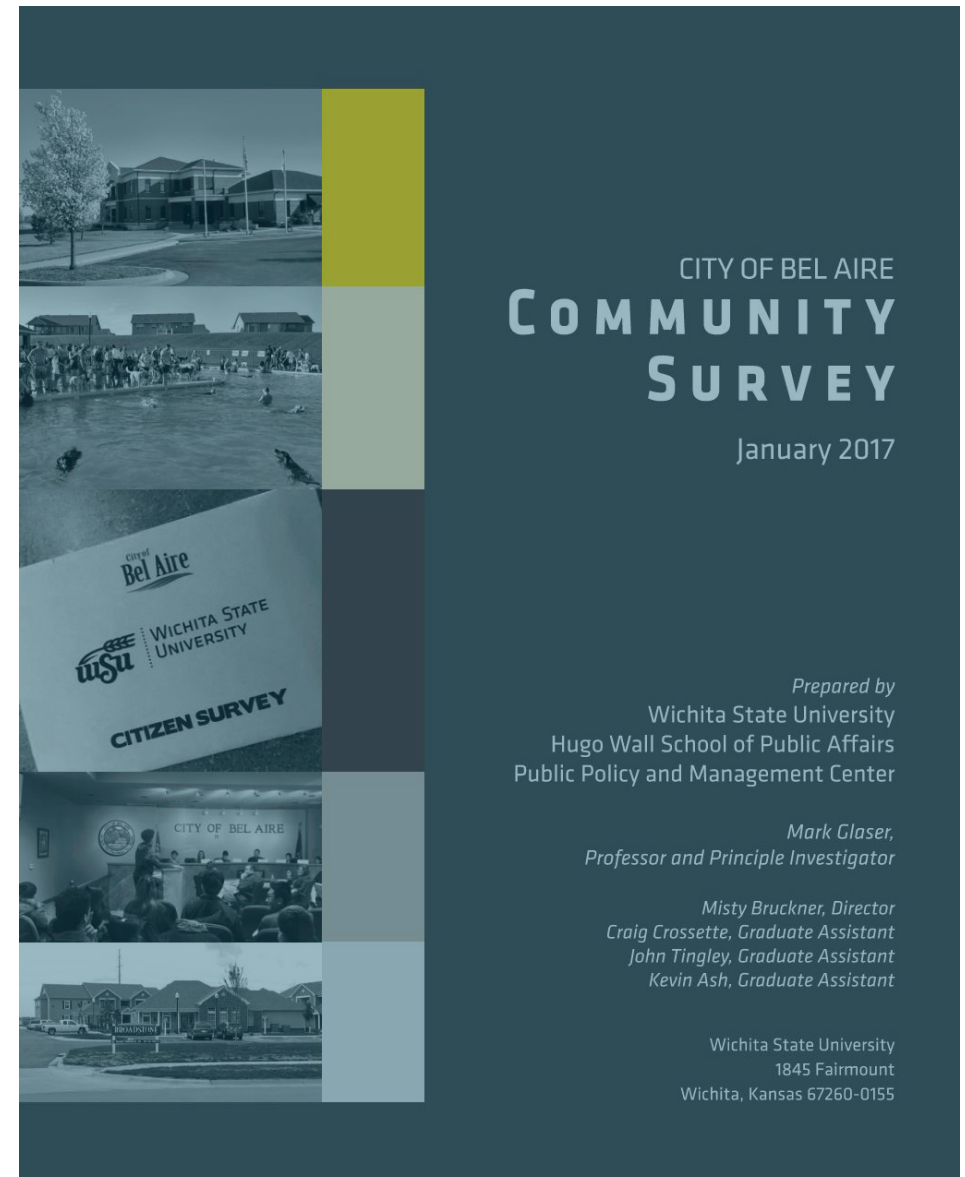
1. 24% approve of housing policies that encourage investment in apartments and duplexes.
2. 63% approve of housing policies that encourage housing for seniors.

PARK & RECREATION INVESTMENTS

1. 35% approve of investing in the development of a dog park.
2. 48% approve of investments in small neighborhood parks.
3. 66% support the development of walking and bicycle paths that connect Bel Aire parks
4. 60% support the development of walking and bicycle paths that connect to Wichita walking and bicycle paths.

CREATION OF TOWN CENTER

1. 64% feel that Bel Aire should not develop a downtown but should encourage the development of pockets of commercial/retail activity at selected intersections in the community.





APPENDIX C - COMMUNITY ENGAGEMENT SUMMARY

The foundation of comprehensive planning is community engagement. Throughout the creation of this plan, the planning team has sought feedback from Bel Aire citizens and community groups using a variety of engagement tools and activities. Comments and conversations from these sessions directly impacted the recommendations seen within this plan. This section discusses the quantitative and qualitative results from the community engagement phase.



OVERVIEW

The PEC planning team collaborated with the general public, community stakeholders, City staff members, and City Leadership to hold public engagement events. Over the course of this plan's development, multiple community engagement activities were held, including a City leadership work session, stakeholder meetings, and a pop-up event, leading to contacts with over seventy (70) citizens.

COMMUNITY ENGAGEMENT EVENTS

- Fall Festival Pop-Up Event (10.21.2023)
- City Leadership Work Session (05.14.2024)
- Stakeholder Session: Bel Aire Utility Advisory Committee (07.24.2024)
- Stakeholder Session: Bel Aire Tree Board (07.29.2024)
- Stakeholder Session: Bel Aire Seniors (08.16.2024)
- Stakeholder Session: Bel Aire Bike Walk (08.22.2024)
- Stakeholder Session: Bel Aire Lions Club (09.18.2024)
- Stakeholder Session: Bel Aire Chamber of Commerce (09.19.2024)
- City Leadership Work Session #2 (02.11.2025)
- City Leadership Work Session #3 (05.13.2025)

Several common themes emerged following the Community Engagement Phase of the Comprehensive Plan process. These themes are summarized on the following pages and represent a synthesis of the information received through the exercises completed during community engagement events.

BUSINESS DIVERSIFICATION

With housing as the primary land use in Bel Aire, an increase in and diversification of commerce is needed for the City to increase its tax base. This will also provide highly desired amenities to the community. One group noted that the City's slogan, "Life's Better on the Edge!" is indicative of the lack of shopping, dining, and entertainment businesses in Bel Aire. With growing senior and child populations, opportunities for entertainment, grocery shopping, and dining in town are of increasing importance. Continued development will be difficult to spur without bringing in more commercial options.

MOBILITY & CONNECTIVITY

A commonly discussed topic was that citizens desire an increase in Bel Aire's transportation infrastructure. Most roads in Bel Aire are two-lane rural sections (open ditches) with little to no pedestrian facilities. Improving roadway capacity and efficiency as development occurs is important, as well as providing multi-use paths for pedestrians and cyclists. Pedestrian connectivity is needed between neighborhoods in town and nearby towns and trails. Citizens are concerned with traffic speeds, especially in neighborhoods. Multi-modal transportation is of increasing importance because there is no public transportation available in Bel Aire currently. It is important to develop incrementally to maintain infrastructure expansion and keep the town cohesive.

PARKS & RECREATION

The recreation programs available in Bel Aire are a strength in the community, providing activities for all ages. Bel Aire's parks are enjoyed by many community members, and continued maintenance and expansion of parks should be prioritized. Additional parks on the east half of town are needed. Creating amenities and programming within parks, such as lighting, shaded benches, disc golf, etc., should continue. The addition of a dog park is highly favored, as well as an outdoor music venue or other outdoor amenities within the parks. Focusing on improving parks to be accessible for those in wheelchairs and the elderly should be a priority as well.

● INFRASTRUCTURE

Bel Aire’s water, sewer, and street infrastructure should be prioritized for maintenance and improvements. Citizens want to see improvements in all areas of infrastructure, but most notably in water supply.

● AMENITIES

Bel Aire should increase amenities that provide for the town’s character and decrease the need for citizens to travel to Wichita. This will increase Bel Aire’s attractiveness for new businesses, visitors, and residents alike. These could include, but are not limited to, a library, outdoor venue, dog park, farmer’s market, and indoor pool.

● IDENTITY & CHARACTER

Bel Aire was identified as safe, friendly, and a great community at every engagement event. This is a strength that should be amplified and marketed. There was consistent back and forth on the desire for Bel Aire to remain a bedroom community, or to grow and become a recognizable city. The “small town feel” was identified as both a strength and a challenge. However, the overwhelming desire for an increase in retail business leads to the conclusion that most citizens are willing to welcome new businesses. The “small town feel” can still be maintained with proper planning and street design.

● HOUSING

There is a split between the desirability of duplexes, however most agreed that high rises would not be appropriate in Bel Aire. While new development continues, it was stressed that older sections of Bel Aire cannot be forgotten when the City plans for maintenance and upgrades. Some groups recognized that the market and the economy are prompting the development of multi-family housing, however others are against it. The challenge will be to encourage the continued development of housing that is welcoming, diverse, and responsive to market demands, while maintaining the preferred physical character of the City.

● COMMUNICATION & TRANSPARENCY

Citizens discussed the importance of communication from the City regarding development projects and other events. Community engagement is appreciated and citizens desire to have their voices put to action. Clear

expectations and project plans can be provided to the citizens, who are ready to be engaged and participate in their community. It was noted that better communication between Bel Aire, the City of Wichita, and USD 259 was also of utmost important improving connectivity.

Additionally, each engagement session attendees were given a response card and individually asked the following questions:

The compilation of all responses can be found in the word clouds below. The larger the word the more frequently it was mentioned. Individual word clouds reflective of only the responses received during individual sessions are included on the following pages.

What are three things that make you proud of Bel Aire?



What are three challenges we face in Bel Aire?



FALL FESTIVAL POP-UP EVENT

On October 21, 2023, PEC hosted a pop-up event at the Fall Festival. Attendees were presented with four paper boards, each with a prompt. They were asked to write in answers to the following prompts:

- What word or phrase would you use to describe Bel Aire today?
- What are Bel Aire's opportunities?
- What are Bel Aire's challenges?
- What word or phrase would you hope to use to describe Bel Aire in 20 years?

RESULTS

In general, the community saw Bel Aire today as friendly, safe, a “picket fence community”, but also as a place growing without direction.

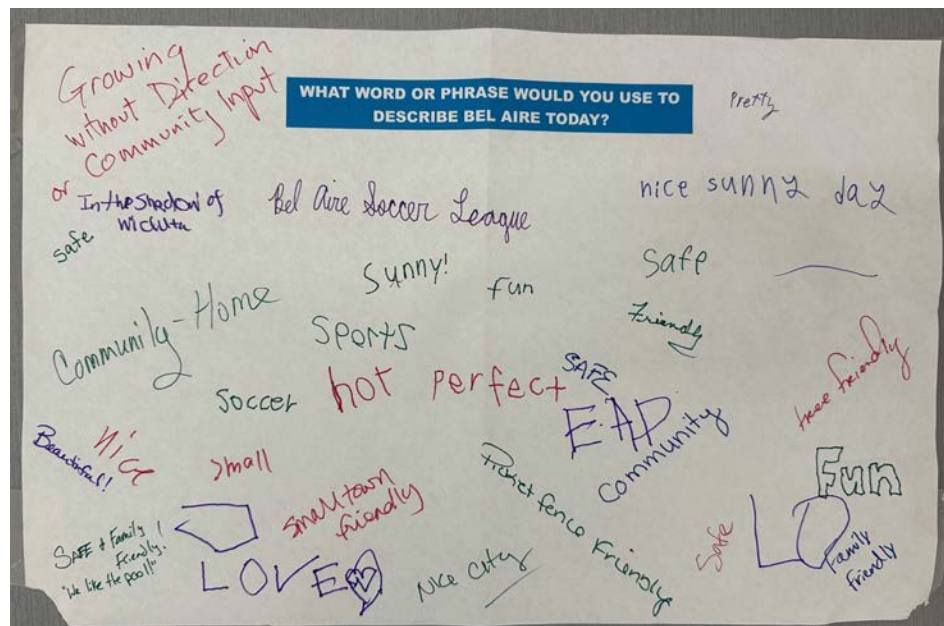
For opportunities, citizens suggested creating more amenities such as green spaces, crosswalks, and neighborhood pools.

Bel Aire's challenges were lack of input from the citizens and lack of transparency, the need to grow in more efficient and sustainable ways for better connectivity, and the need for additional amenities such as a dog park and coffee shop.

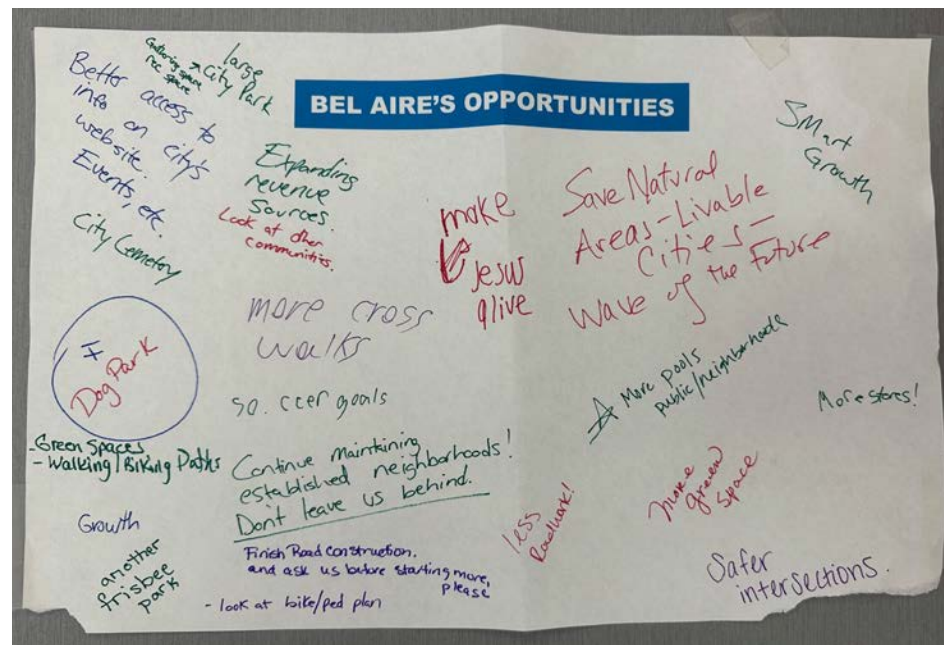
Finally, in 20 years, citizens want to be able to describe Bel Aire as having plenty to do, walkable, bikeable, and accessible to nature, and **“be on the leading edge rather than just lying on the edge!”**.



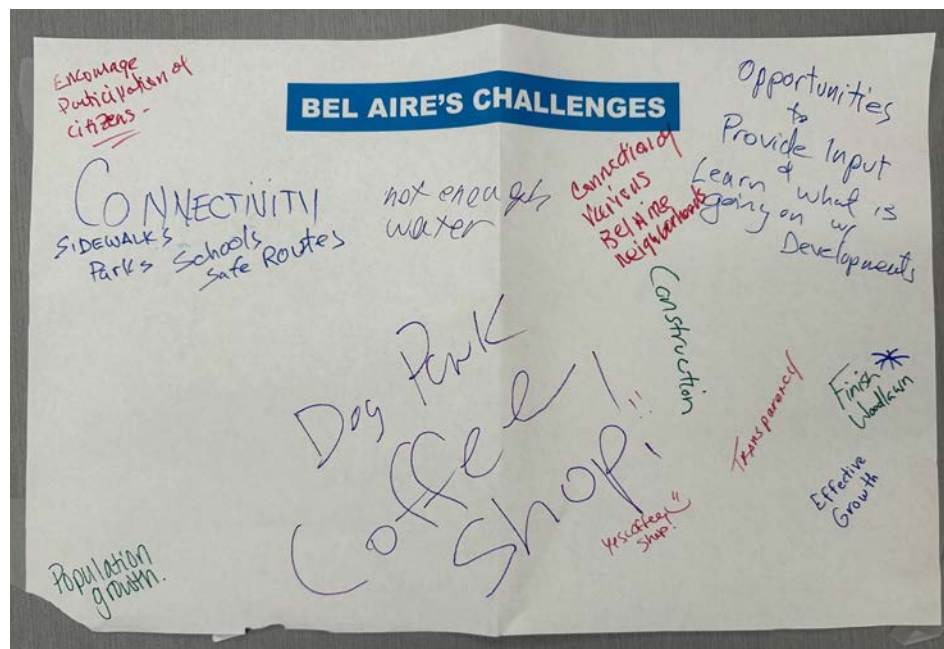
What word or phrase would you use to describe Bel Aire today?



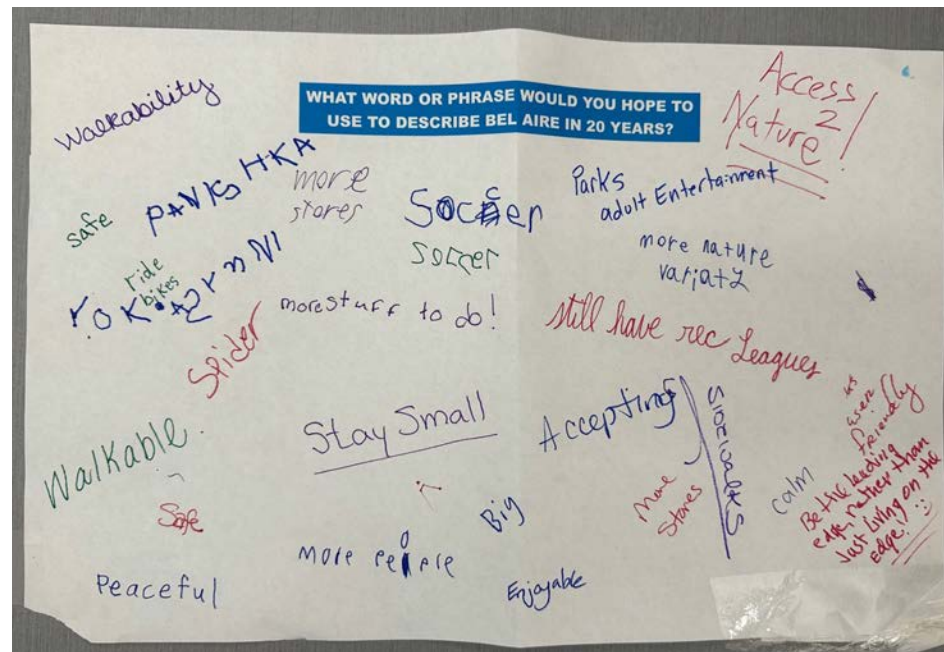
What are Bel Aire's opportunities?



What are Bel Aire's challenges?



What word or phrase would you hope to use to describe Bel Aire in 20 years?



CITY LEADERSHIP WORK SESSION #1

The City Leadership Work Session #1 was held on May 14th, 2024, at Bel Aire City Hall. City leadership consisted of the full City Council and Planning Commission in addition to several City staff members. The session consisted of a presentation and three exercises: Priorities, ACE, and Response Cards.

PRIORITIES

In the first exercise, attendees were asked to envision the 10-year future of Bel Aire. Six community priorities were presented on boards throughout the room and attendees were given three sticky notes of three different colors, each color representing a different priority rank. Using those sticky notes, attendees were to select their top three priorities for the community. The six community priorities are:

- **Housing:** Strong communities feature quality housing, a robust housing market, and provide a diversity of housing types to accommodate buyers and renters at all stages of life.
- **Mobility:** Strong communities provide a transportation system that supports all residents' ability to navigate freely and safely regardless of age, physical ability, and income.
- **Community Image, Character & Identity:** Strong communities embrace what makes them unique, and use these differentiators to create, maintain and progress a cohesive identity.
- **Community Connections:** Strong communities are places where residents feel safe and welcomed, and where neighbors know each other.
- **Parks & Recreation:** Strong communities provide opportunities for all ages to be active, to encourage physical and emotional well-being.
- **Business, Services, and Economic Development:** Strong communities have a business economy that provides essential goods and services for residents and visitors and is an important aspect of the local, regional, and state economy.

Priority	1st	2nd	3rd	Total
Housing	0	1	1	2
Mobility	0	2	2	4
Community Image, Character, & Identity	2	3	2	7
Community Connections	3	3	3	9
Parks & Recreation	2	2	2	6
Business, Services, & Economic Development	2	2	6	10

Three top priorities were identified:

1. **Business, Services, and Economic Development** - Bel Aire should prioritize businesses, services, and economic development. Attendees want Bel Aire to be a strong community with a business economy that prioritizes essential goods and services for residents and visitors.
2. **Community Connections** - Bel Aire should prioritize creating a community where residents feel safe and welcomed and neighbors know each other. Residents should feel connected to the community through events and activities.
3. **Community Image, Character, and Identity** - Bel Aire should foster a strong sense of community where residents feel welcomed.



ACE

In the second activity, attendees were divided into three groups and asked to identify what aspects of the community need to be Amplified (A), Created (C), and Eliminated (E). These answers did not need to correspond to the prioritization exercise responses above.

Amplified: actions that Bel Aire is already doing and should keep doing. Responses were:

- The balance of housing types and increase the diversity of lot sizes within developments
- Infrastructure investment, community events, parks and recreation
- Safety, open spaces and parks, retail businesses

Created: actions that Bel Aire is not doing but should. Responses were:

- Require all developments to install and maintain native grass plantings and green space as a part of all projects
- Emphasize a retail-focused “main street” area
- East side amenities, bike path, restaurants

Eliminated: actions that Bel Aire is currently doing but should stop. Responses were:

- Plantings and green space that requires excessive fertilization and irrigation
- Limit property tax-exempt development
- Strategically assess two-family and multi-family residential development

RESPONSE CARDS

Finally, attendees were given a comment card and individually asked the following questions:

1. What are three things that make you proud of Bel Aire?
2. What are three challenges we face in Bel Aire?

Attendee responses can be found in the word clouds below. The larger the word, the more frequently it was mentioned.

What are three things that make you proud of Bel Aire?



What are three challenges we face in Bel Aire?



BEL AIRE UTILITY ADVISORY COMMITTEE STAKEHOLDER SESSION

On July 24th, 2023, the Bel Aire Utility Advisory Committee met with PEC staff for a Stakeholder Session. This session consisted of three exercises: Priorities, ACE, and Response Cards.

PRIORITIES

In the first exercise, attendees were asked to envision the 10-year future of Bel Aire. Six community priorities were presented on boards throughout the room and attendees were given three sticky notes of three different colors, each color representing a different priority rank. Using those sticky notes, attendees were to select their top three priorities for the community. The six community priorities are the same as were used in the City Leadership Work Session #1, and are described on page C-89. This session's priorities are listed in the following table:

Priority	1st	2nd	3rd	Total
Housing	1	1	2	4
Mobility	3	0	0	3
Community Image, Character & Identity	0	2	0	2
Community Connections	0	0	1	1
Parks & Recreation	0	1	1	2
Business, Services, & Economic Development	0	0	0	0



Four top priorities were identified:

1. **Housing:** Bel Aire should feature quality, diverse housing types that accommodate buyers and renters at all stages of life.
2. **Mobility:** Bel Aire should provide a transportation system that supports all residents' ability to navigate freely and safely regardless of age, physical ability and income.
3. **Community Image, Character & Identity:** Bel Aire should foster a strong sense of community where residents feel welcomed.
4. **Parks and Recreation:** Bel Aire should provide opportunities for all ages to be active to encourage physical and emotional well-being.

ACE

In the second activity, attendees were divided into three groups and asked to identify what aspects of the community need to be Amplified (A), Created (C), and Eliminated (E). These answers did not need to correspond to the prioritization exercise responses above.

Amplified: actions that Bel Aire is already doing and should keep doing. Responses were:

- Continue providing excellent parks and recreation services
- Sidewalks should continue to be placed throughout Bel Aire
- Preserve the small-town community feel
- Keep future plans at the forefront of all development

Created: actions that Bel Aire is not doing but should. Responses were:

- Create a mobility program that allows all ages to move around
- Be adaptable to changing community needs
- Be transparent regarding City development

Eliminated: actions that Bel Aire is currently doing but should stop. Responses were:

- Focus on keeping the small-town community feel
- Resolve issues surrounding sewer and water
- Reduce high water costs

RESPONSE CARDS

Finally, attendees were given a comment card and asked the following questions:

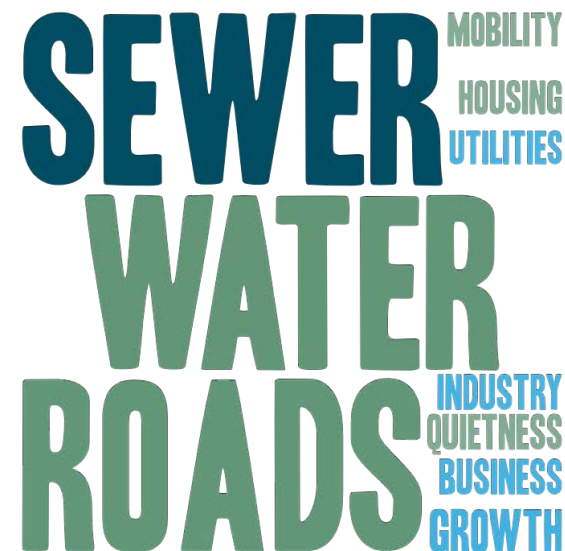
1. What are three things that make you proud of Bel Aire?
2. What are three challenges we face in Bel Aire?

Attendee responses can be found in the word clouds on the right. The larger the word, the more frequently it was mentioned.

What are three things that make you proud of Bel Aire?



What are three challenges we face in Bel Aire?



BEL AIRE TREE BOARD STAKEHOLDER SESSION

On July 29th, 2024, the Bel Aire Tree Board met with PEC staff for a Stakeholder Session. This session consisted of three exercises: Priorities, ACE, and Response Cards.

PRIORITIES

In the first exercise, attendees were asked to envision the 10-year future of Bel Aire. Six community priorities were presented on boards throughout the room and attendees were given three sticky notes of three different colors, each color representing a different priority rank. Using those sticky notes, attendees were to select their top three priorities for the community. The six community priorities are the same as were used in the City Leadership Work Session #1, and are described on page C-89. This session's priorities are listed in the following table:

Priority	1st	2nd	3rd	Total
Housing	0	1	0	1
Mobility	3	2	0	5
Community Image, Character & Identity	1	0	1	2
Community Connections	1	0	2	3
Parks & Recreation	1	2	1	4
Business, Services, & Economic Development	0	1	2	3

Four top priorities were identified:

- 1. Mobility:** Bel Aire should provide a transportation system that supports all residents' ability to navigate freely and safely regardless of age, physical ability and income.
- 2. Parks and Recreation:** Bel Aire should provide opportunities for all ages to be active to encourage physical and emotional well-being.
- 3. Community Connections:** Bel Aire should strive to be a place where residents feel safe and welcome, and where neighbors know each other.
- 4. Business, Services & Economic Development:** Bel Aire should attempt to have a business economy that provides essential goods and services for residents and visitors and is an important aspect of the local, regional, and state economy.

ACE

In the second activity, attendees were divided into three groups and asked to identify what aspects of the community need to be Amplified (A), Created (C), and Eliminated (E). These answers did not need to correspond to the prioritization exercise responses above.

Amplified: actions that Bel Aire is already doing and should keep doing. Responses were:

- Increase transparency between public and private entities
- Outdoor amenities surrounding recreation
- Current Bel Aire recreation center
- Trees and natural habitat

Created: actions that Bel Aire is not doing but should. Responses were:

- Library

- Indoor pool
- Farmers Market
- Public transportation
- Regulation of chemical sprays

Eliminated: actions that Bel Aire is currently doing but should stop.
Responses were:

- Disconnectedness of neighborhoods
- Invasive species
- Cutting corners on road construction

RESPONSE CARDS

Finally, attendees were given a comment card and asked the following questions:

1. What are three things that make you proud of Bel Aire?
2. What are three challenges we face in Bel Aire?

Attendee responses can be found in the word clouds to the right. The larger the word, the more frequently it was mentioned.

What are three things that make you proud of Bel Aire?



What are three challenges we face in Bel Aire?



BEL AIRE SENIORS STAKEHOLDER SESSION

On August 16, 2024, the Bel Aire Seniors group met with PEC staff for a Stakeholder Session. This session consisted of three exercises: Priorities, ACE, and Response Cards.

PRIORITIES

In the first exercise, attendees were asked to envision the 10-year future of Bel Aire. Six community priorities were presented on boards throughout the room and attendees were given three sticky notes of three different colors, each color representing a different priority rank. Using those sticky notes, attendees were to select their top three priorities for the community. The six community priorities are the same as were used in the City Leadership Work Session #1 engagement session, and are described on page C-89. This session's priorities are listed in the following table:

Priority	1st	2nd	3rd	Total
Housing	0	0	1	1
Mobility	0	2	1	3
Community Image, Character & Identity	0	0	0	0
Community Connections	0	2	1	3
Parks & Recreation	3	0	0	3
Business, Services, & Economic Development	2	1	2	5



Four top priorities were identified:

- 1. Business, Services & Economic Development:** Bel Aire should attempt to have a business economy that provides essential goods and services for residents and visitors and is an important aspect of the local, regional, and state economy.
- 2. Mobility:** Bel Aire should provide a transportation system that supports all residents' ability to navigate freely and safely regardless of age, physical ability and income.
- 3. Community Connections:** Bel Aire should strive to be a place where residents feel safe and welcome, and where neighbors know each other.
- 4. Parks and Recreation:** Bel Aire should provide opportunities for all ages to be active to encourage physical and emotional well-being.

ACE

In the second activity, attendees were divided into three groups and asked to identify what aspects of the community need to be Amplified (A), Created (C), and Eliminated (E). These answers did not need to correspond to the prioritization exercise responses above.

Amplified: actions that Bel Aire is already doing and should keep doing. Responses were:

- Creating amenities in the parks (like lighting, disc golf, benches, etc.)
- Traffic control, especially near the Recreation Center in the mornings
- Innovation in the Police Department. Citizens wish they would have used the Flock Cameras
- More City Council members being active and talking with the community
- Communication from the City to the people on projects
- Walk/bike community & expand sidewalks in town
- Diversity in types of businesses

- Continue putting ‘boring’ land uses out of main parts of town, like storage units
- Continue adding housing options without high rises

Created: actions that Bel Aire is not doing but should. Responses were:

- Transparency from local government
- Follow through after community engagement
- Things for people to do in the City who cannot drive (kids and seniors)
- Restaurant to sit down with your family in Bel Aire
- Something other than houses
- Street design compatibility with land uses

Eliminated: actions that Bel Aire is currently doing but should stop. Responses were:

- City asking for feedback on project ideas and then not listening to citizens
- Roundabouts
- City selling land that was planned for a park
- Lack of action from the City
- “Life’s Better on the Edge!” slogan – it implies Bel Aire has nothing to offer

RESPONSE CARDS

Finally, attendees were given a comment card and asked the following questions, to be answered with 3 single words:

1. What are three things that make you proud of Bel Aire?
2. What are three challenges we face in Bel Aire?

Attendee responses can be found in the word clouds below. The larger the word, the more frequently it was mentioned.

What are three things that make you proud of Bel Aire?



What are three challenges we face in Bel Aire?



BEL AIRE BIKE WALK GROUP STAKEHOLDER SESSION

On August 22, 2024, the Bel Aire Bike Walk group met with PEC staff for a Stakeholder Session. This session consisted of three exercises: Priorities, ACE, and Response Cards.

PRIORITIES

In the first exercise, attendees were asked to envision the 10-year future of Bel Aire. Six community priorities were presented on boards throughout the room and attendees were given three sticky notes of three different colors, each color representing a different priority rank. Using those sticky notes, attendees were to select their top three priorities for the community. The six community priorities are the same as were used in the City Leadership Work Session #1 engagement session, and are described on page C-89. This session's priorities are listed in the following table:

Priority	1st	2nd	3rd	Total
Housing	0	0	0	0
Mobility	7	4	0	11
Community Image, Character & Identity	1	1	1	3
Community Connections	1	0	5	6
Parks & Recreation	0	6	4	10
Business, Services, & Economic Development	2	0	1	3

Three top priorities were identified:

- 1. Mobility:** Bel Aire should provide a transportation system that supports all residents' ability to navigate freely and safely regardless of age, physical ability and income.
- 2. Parks and Recreation:** Bel Aire should provide opportunities for all ages to be active to encourage physical and emotional well-being.
- 3. Community Connections:** Bel Aire should strive to be a place where residents feel safe and welcome, and where neighbors know each other.

ACE

In the second activity, attendees were divided into three groups and asked to identify what aspects of the community need to be Amplified (A), Created (C), and Eliminated (E). These answers did not need to correspond to the prioritization exercise responses above.

Amplified: actions that Bel Aire is already doing and should keep doing. Responses were:

- Walking and biking paths
- Awareness of how to navigate walk/bike paths throughout town
- Lighting, especially in older areas of Bel Aire
- Communication in general, and communication between the City of Wichita and USD 259 in Bel Aire
- Multi-use bike/walk paths, including one that connects to Kechi

Created: actions that Bel Aire is not doing but should. Responses were:

- 254 Interchange
- Traffic garden for kids to learn rules of the road on their bikes

- Bike path between Woodlawn and Rock (under electrical easement)
- Adding shade & green spaces where new benches are being put in
- Research grant writing capabilities to access more funding
- Provide public transportation options
- Dog park
- Park with amphitheater music for entertainment

Eliminated: actions that Bel Aire is currently doing but should stop.
Responses were:

- The City playing real estate developer
- Sidewalks to nowhere / broken sidewalks
- Excessive car speeds
- Developments, new and old, without connected sidewalks
- Unsafe streets to walk on
- Leaving community input out of decisions such as developments, parks, streets, sidewalks, water

RESPONSE CARDS

Finally, attendees were given a comment card and asked the following questions, to be answered with 3 single words:

1. What are three things that make you proud of Bel Aire?
2. What are three challenges we face in Bel Aire?

Attendee responses can be found in the word clouds to the right. The larger the word, the more frequently it was mentioned.

What are three things that make you proud of Bel Aire?



What are three challenges we face in Bel Aire?



BEL AIRE LIONS CLUB STAKEHOLDER SESSION

On September 18, 2024, the Bel Aire Lions Club met with PEC staff for a Stakeholder Session. This session consisted of three exercises: Priorities, ACE, and Response Cards.

PRIORITIES

In the first exercise, attendees were asked to envision the 10-year future of Bel Aire. Six community priorities were presented on boards throughout the room and attendees were given three sticky notes of three different colors, each color representing a different priority rank. Using those sticky notes, attendees were to select their top three priorities for the community. The six community priorities are the same as were used in the City Leadership Work Session #1 engagement session, and are described on page C-89. This session's priorities are listed in the following table:

Priority	1st	2nd	3rd	Total
Housing	0	4	1	5
Mobility	0	0	1	1
Community Image, Character & Identity	1	0	0	1
Community Connections	2	1	1	4
Parks & Recreation	1	2	2	5
Business, Services, & Economic Development	4	1	3	8



Three top priorities were identified:

- 1. Business, Services & Economic Development:** Bel Aire should attempt to have a business economy that provides essential goods and services for residents and visitors and is an important aspect of the local, regional, and state economy.
- 2. Parks and Recreation:** Bel Aire should provide opportunities for all ages to be active to encourage physical and emotional well-being.
- 3. Housing:** Bel Aire should feature quality, diverse housing types that accommodate buyers and renters at all stages of life.

ACE

In the second activity, attendees were divided into three groups and asked to identify what aspects of the community need to be Amplified (A), Created (C), and Eliminated (E). These answers did not need to correspond to the prioritization exercise responses above.

Amplified: actions that Bel Aire is already doing and should keep doing. Responses were:

- Attract more retail restaurants
- More civic & community involvement from residents
- More community events like National Night Out and Fall Fest
- More sidewalks, and more attractive sidewalks
- Pickleball
- Bel Aire is a young community with little past, can be focused on building a future
- Parks and Recreation amenities

Created: actions that Bel Aire is not doing but should. Responses were:

- Involvement from and opportunities to meet new residents

- Reinstate the Special Events Committee to put on parades and other community events
- Accessible, handicap friendly parks and playgrounds
- Local businesses in Bel Aire
- Sports Bar
- Main street
- Sports complex
- Parking
- Gathering place / iconic space to be in Bel Aire
- Community meeting rooms available to reserve and host meetings
- Awareness of Bel Aire as an individual town- hard to tell where it starts and stops
- STAR Bond project or something similar
- Walking path in the disc golf course park

Eliminated: actions that Bel Aire is currently doing but should stop.
Responses were:

- Bike lanes
- Decision making at higher levels without proper public education
- Seeing Bel Aire as a bedroom community
- More multi-family developments

RESPONSE CARDS

Finally, attendees were given a comment card and asked the following questions, to be answered with 3 single words:

1. What are three things that make you proud of Bel Aire?
2. What are three challenges we face in Bel Aire?

Attendee responses can be found in the word clouds below. The larger the word, the more frequently it was mentioned.

What are three things that make you proud of Bel Aire?



What are three challenges we face in Bel Aire?



BEL AIRE CHAMBER OF COMMERCE STAKEHOLDER SESSION

On September 19, 2024, the Bel Aire Chamber of Commerce met with PEC staff for a Stakeholder Session. Staff from the Parks & Recreation Department and the Mayor were also present. This session consisted of three exercises: Priorities, ACE, and Response Cards.

PRIORITIES

In the first exercise, attendees were asked to envision the 10-year future of Bel Aire. Six community priorities were presented on boards throughout the room and attendees were given three sticky notes of three different colors, each color representing a different priority rank. Using those sticky notes, attendees were to select their top three priorities for the community. The six community priorities are the same as were used in the City Leadership Work Session #1 engagement session, and are described on page C-89. This session's priorities are listed in the following table:

Priority	1st	2nd	3rd	Total
Housing	0	1	0	1
Mobility	0	2	2	4
Community Image, Character & Identity	0	0	0	0
Community Connections	1	2	1	4
Parks & Recreation	2	1	3	6
Business, Services, & Economic Development	4	1	1	6



Four top priorities were identified:

- 1. Business, Services & Economic Development:** Bel Aire should attempt to have a business economy that provides essential goods and services for residents and visitors and is an important aspect of the local, regional, and state economy.
- 2. Parks and Recreation:** Bel Aire should provide opportunities for all ages to be active to encourage physical and emotional well-being.
- 3. Mobility:** Bel Aire should provide a transportation system that supports all residents' ability to navigate freely and safely regardless of age, physical ability and income.
- 4. Community Connections:** Bel Aire should strive to be a place where residents feel safe and welcome, and where neighbors know each other.

ACE

In the second activity, attendees were divided into three groups and asked to identify what aspects of the community need to be Amplified (A), Created (C), and Eliminated (E). These answers did not need to correspond to the prioritization exercise responses above.

Amplified: actions that Bel Aire is already doing and should keep doing. Responses were:

- Creation of diverse housing market
- Apartment options to attract young workers to work in Bel Aire
- Civic engagement: The Tree Board does monthly walks and some group clean ups that are great and there could be more of them
- Mobility improvements like bike lanes and new sidewalks
- Street improvements
- More parks in Bel Aire, especially on east side of town

- Continue to revisit the Comprehensive Plan in the coming decade

Created: actions that Bel Aire is not doing but should. Responses were:

- Target percentages for how much new housing needs to be multi family vs. single family
- Target percentages for how much more property tax-exempt land use the city can support
- Meeting center to hold community meetings
- Handicap accessible equipment in the parks
- Requirement for park space in every new development
- A way to know you're in Bel Aire – the big rocks aren't enough (flags, flowers, etc.)
- Shift of perception at government level from extraneous costs to investments in the town
- Retail options
- Way to get word out to developers that Bel Aire can support retail
- Ideas to grow if large-scale industrial development doesn't occur

Eliminated: actions that Bel Aire is currently doing but should stop. Responses were:

- There were no elimination comments from this session

RESPONSE CARDS

Finally, attendees were given a comment card and asked the following questions, to be answered with 3 single words:

1. What are three things that make you proud of Bel Aire?
2. What are three challenges we face in Bel Aire?

Attendee responses can be found in the word clouds to the right. The larger the word, the more frequently it was mentioned.

What are three things that make you proud of Bel Aire?



What are three challenges we face in Bel Aire?



CITY LEADERSHIP WORK SESSION #2

The City Leadership Work Session #2 was held on February 11th, 2025, at Bel Aire City Hall. City leadership consisted of the full City Council and Planning Commission in addition to several City staff members. The session consisted of a presentation and two exercises: Value Statements & Goals, and Development Boards.

VALUE STATEMENTS & GOALS

In the first exercise, attendees received a list of draft Value Statements & Goals for the City of Bel Aire. In groups of four-six, they reviewed each line and noted approval or disapproval next to each.



ECONOMIC DEVELOPMENT

BEL AIRE'S NON-RESIDENTIAL ENVIRONMENT WILL ENHANCE THE QUALITY OF LIFE FOR ALL RESIDENTS AND VISITORS ALIKE.

Review internal regulatory processes to ensure high levels of service for those wishing to do business in Bel Aire.	★★★★★	
Review and amend adopted regulations to identify inconsistencies, improvements, and revisions. The focus of review should be on the incorporation of modern best practices for non-residential regulation tailored specifically to assist with the implementation of this Plan.	★★★★	
Support small/local business development.	★★	
Strengthen relationships and communication with regional development entities.	★★	
Explore the development of a unique tourism attraction to encourage visitation.		☹ ☹ ☹ ☹
Explore a public-facing GIS portal providing access to accurate and relevant zoning and land use information.	★★★	☹
Review and market economic development incentive policies and processes.	★★★	
Continue to monitor and refine process coordination with the Metropolitan Area Building and Construction Department.	★★	☹

TRANSPORTATION

BEL AIRE'S TRANSPORTATION SYSTEM WILL BE SAFE, ENHANCE THE AESTHETIC APPRECIATION OF THE CITY, AND PROVIDE EFFICIENT OPTIONS FOR ALL TRANSPORTATION MODES.

Compile transportation system information into a master plan.	★★★★	
Consider the development and adoption of a Complete Streets Policy and related design guidelines.	★★★	
Explore a multi-use pathway connection into the Redbud Trail and other regionally significant trail systems.	★★	☹
Explore public transportation options between Bel Aire and the surrounding communities.	★★	
Develop a continual physical and operational assessment process for the existing transportation system inclusive of non-vehicular assets.	★★	
Consider crash reduction and mitigation in all transportation system projects – both vehicular and pedestrian.	★★★	
Assess additional funding/revenue sources for transportation system improvements and maintenance.	★★★★	
Ensure that the City's desired land use goals are coordinated with transportation system improvements.	★★★★	

PARKS & RECREATION

BEL AIRE'S PARKS & RECREATION SYSTEM WILL PROVIDE FIRST CLASS SPACES AND PROGRAMMING FOR ALL AGES AND ABILITIES.

Establish a Park, Recreation, and Trails Advisory Board.	★ ★ ★	☹
Consider Developing a performance measure to assess public park availability for each resident, and plan improvements/additions based on the assessment.	★ ★ ★	☹ ☹
Assess public dedication policies and regulations during development proposals related to parks, recreation, and open space.	★ ★ ★ ★	
Assess additional funding/revenue sources for parks and recreation system improvements and maintenance.	★ ★ ★	
Monitor operation and maintenance budgets and staffing levels as parks and recreation assets/programs are added and/or improved.	★ ★ ★ ★	
Audit existing spaces, facilities, equipment, and programs to ensure adequate accessibility for all ability levels	★ ★	

COMMUNITY IDENTITY & CHARACTER

BEL AIRE'S BUILT ENVIRONMENT WILL COMMUNICATE A DISTINCT IDENTITY TO CREATE COHESION, INCREASE COMMUNITY PRIDE, AND ATTRACT RESIDENTS, BUSINESSES, AND VISITORS.

Evaluate placemaking initiatives for projects of all scales.	★	☹
Encourage unique and differentiating right-of-way treatments along key corridors to enhance Bel Aire's sense of place.	★ ★	☹
Continue to develop and enhance signature events.	★ ★ ★ ★	
Encourage civic participation with community clean up days, community walks, etc.	★ ★ ★ ★	
Assess the City's marketing strategy and assets to ensure they align with the City's identity and goals.	★ ★ ★ ★	
Consider overlay districts and/or design guidelines within key corridors.	★ ★ ★	☹
Consider cohesive enhancements at identified major gateways into the City.	★	☹

GROWTH & INVESTMENT

BEL AIRE WILL CONCENTRATE ON SUSTAINABLE GROWTH THROUGH SMART INVESTMENTS AND COMMUNITY COMMUNICATION.

Develop and maintain a structured Capital Improvement Program, including a public-facing utility for the public to monitor progress.	★ ★ ★	☹
Explore a public-facing GIS portal providing accurate utility and transportation information.	★ ★	☹
Review and plan for improvements set forth in the utility master plans adopted by the City.	★ ★ ★ ★	
Review smart growth principles, including a “return on investment” perspective, when considering infrastructure improvements/extensions and land use decisions.	★ ★ ★	
Continue to assess and participate in regional issues related to water supply/ treatment and sanitary sewer treatment.	★ ★ ★ ★	
Enhance efforts to ensure citizens are aware of public decision-making processes.	★ ★ ★	
Explore recurring community surveys to measure and track community sentiment and assess level of service experiences.	★	☹ ☹
Foster relationships with USD 259 and USD 375 with the goal of considering Bel Aire for additional school sites.	★	☹

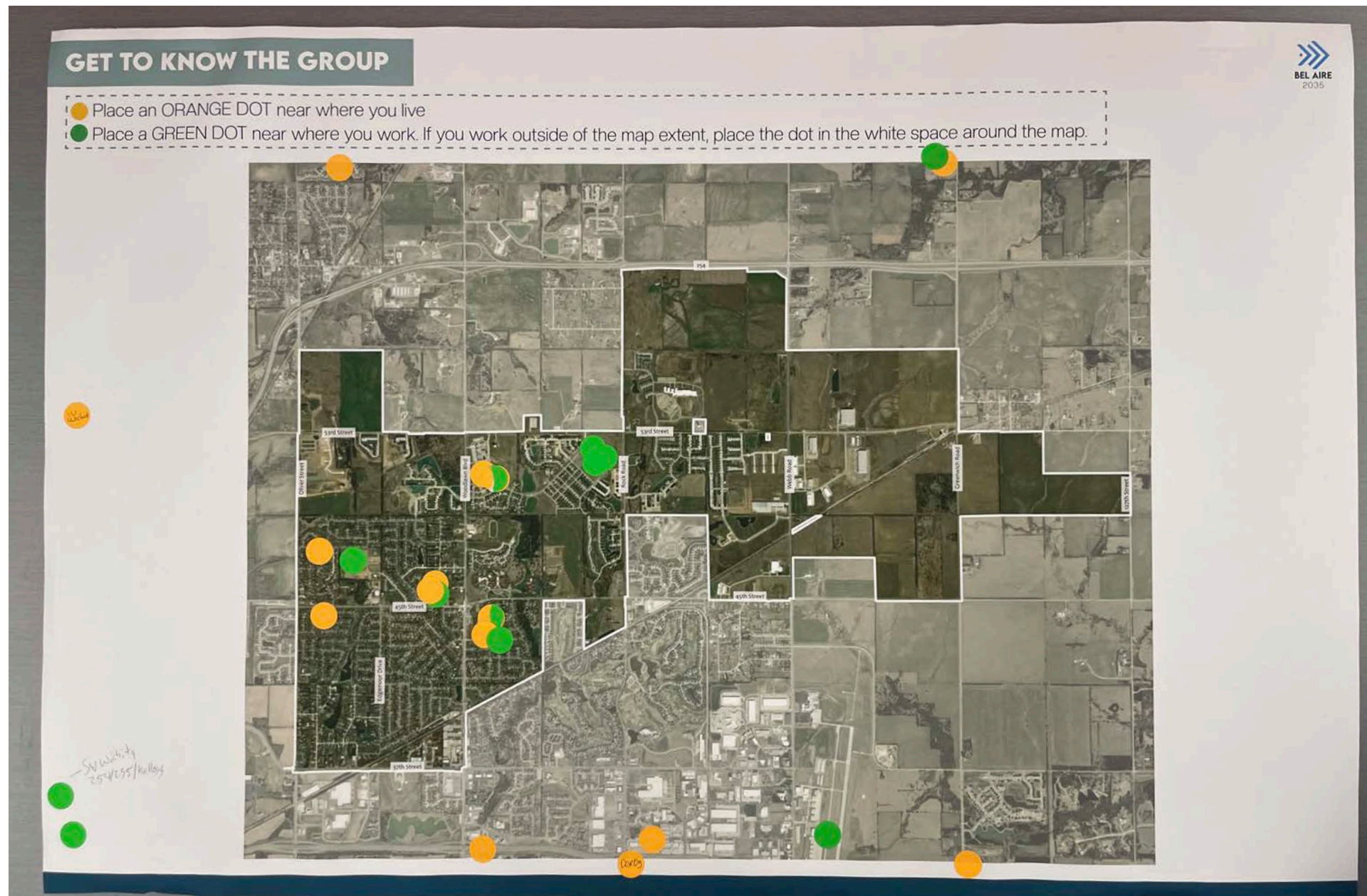
HOUSING

BEL AIRE WILL BE A DESTINATION OF CHOICE FOR PEOPLE AT ALL STAGES OF LIFE.

Assess and overhaul internal regulatory processes to ensure high levels of service for those wishing to do develop housing in Bel Aire.	★★★★	
Review and amend adopted regulations to identify inconsistencies, improvements, and revisions. The focus of review should be on the incorporation of modern best practices for housing regulation tailored specifically to assist with the implementation of this Plan.	★★★	
Promote multiple housing types and densities of housing to ensure residents at all stages of life can remain in Bel Aire.	★★★★	
Support the maintenance and redevelopment of underutilized and/or deteriorating existing neighborhoods.	★★★	
Foster the creation of a local and incremental development community that is responsive to local housing needs.	★	☹

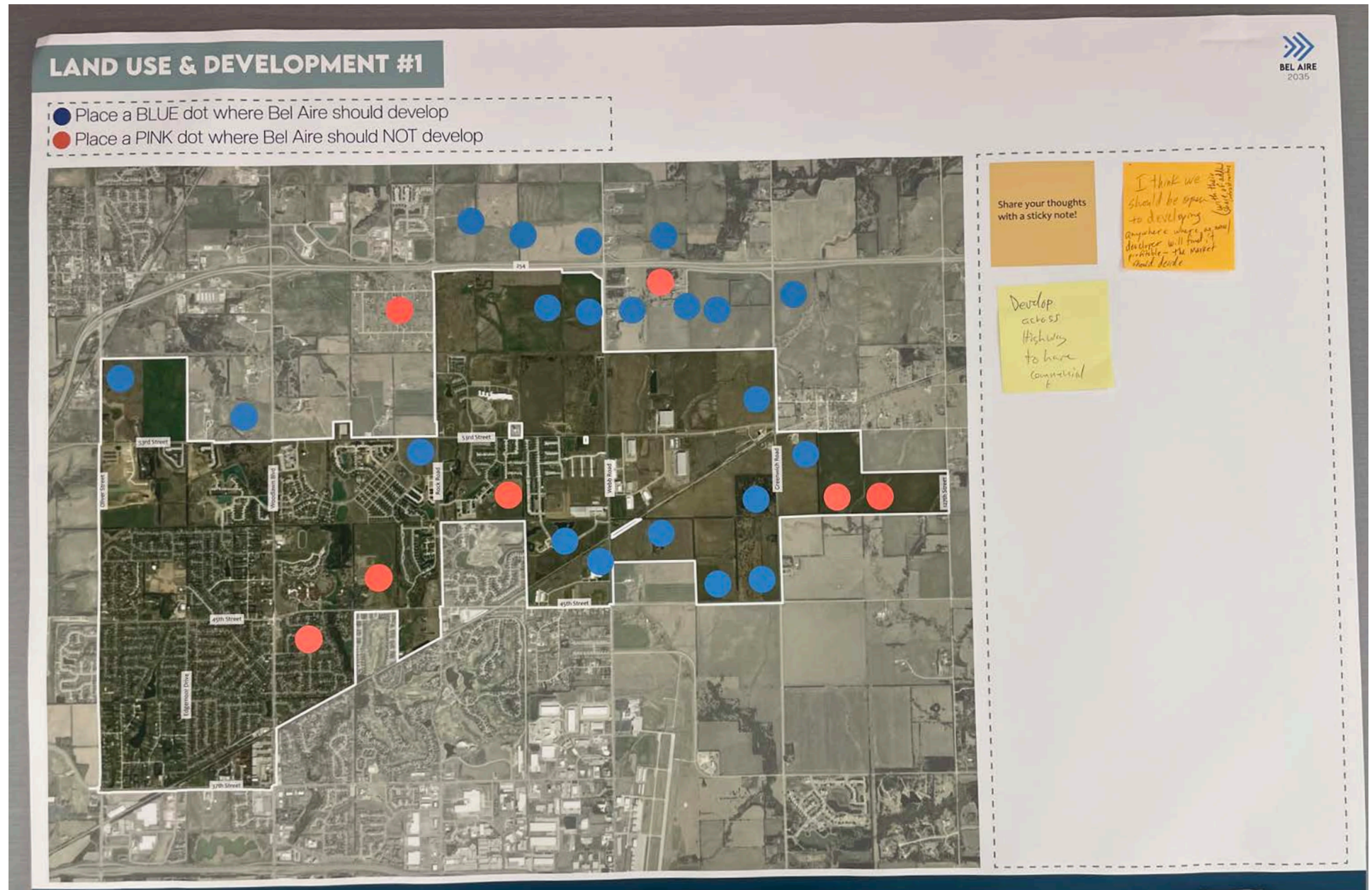
GET TO KNOW THE GROUP

Attendees were asked to place orange dots near their place of residence and green dots near their place of work.



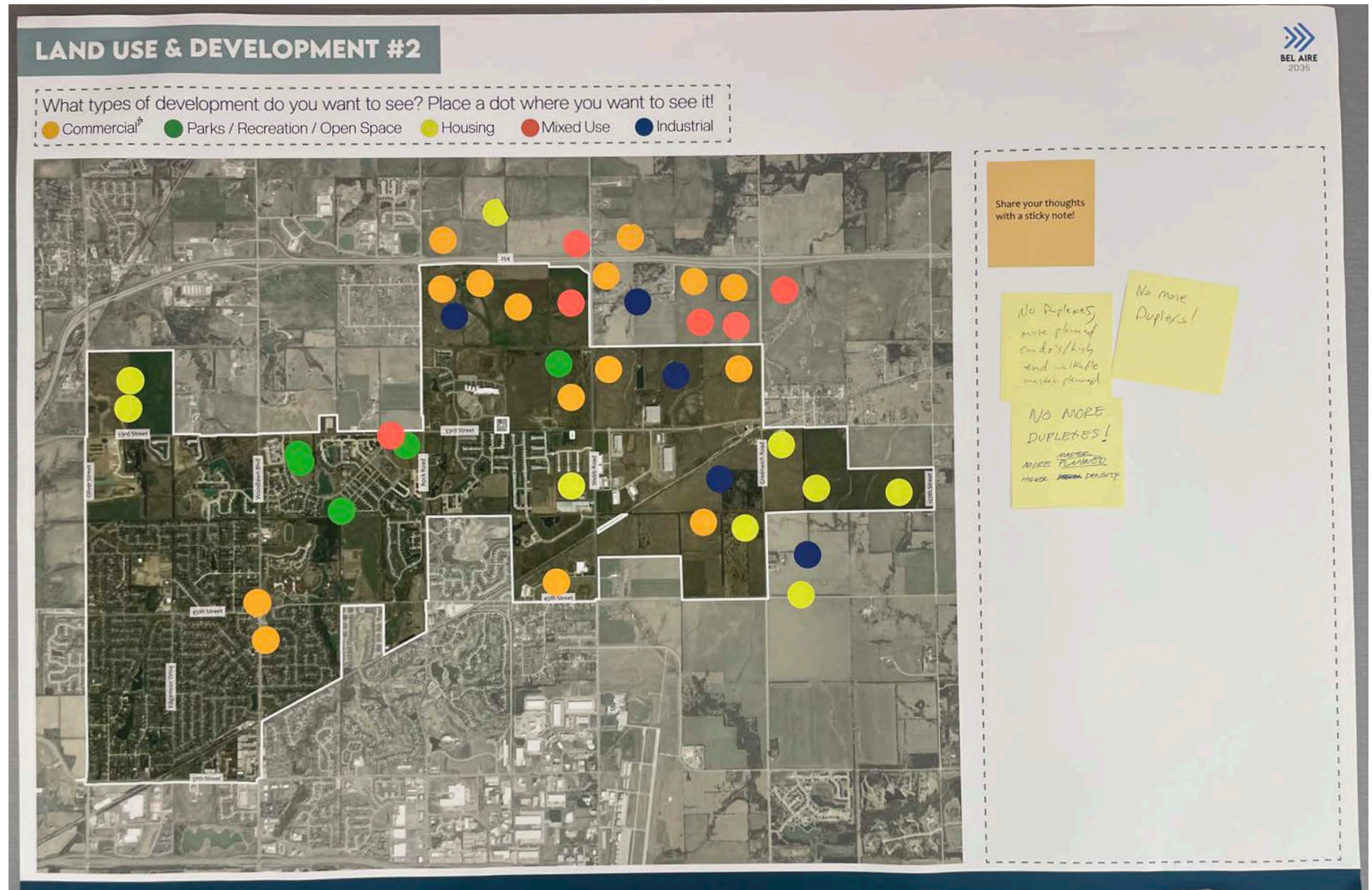
LAND USE & DEVELOPMENT - BOARD 1

Attendees were asked to place blue dots in areas Bel Aire should grow, and pink dots where Bel Aire should not grow.



LAND USE & DEVELOPMENT - BOARD 2

Attendees were asked which types of developments they wanted to see in Bel Aire and told to place colored dots in the applicable location.



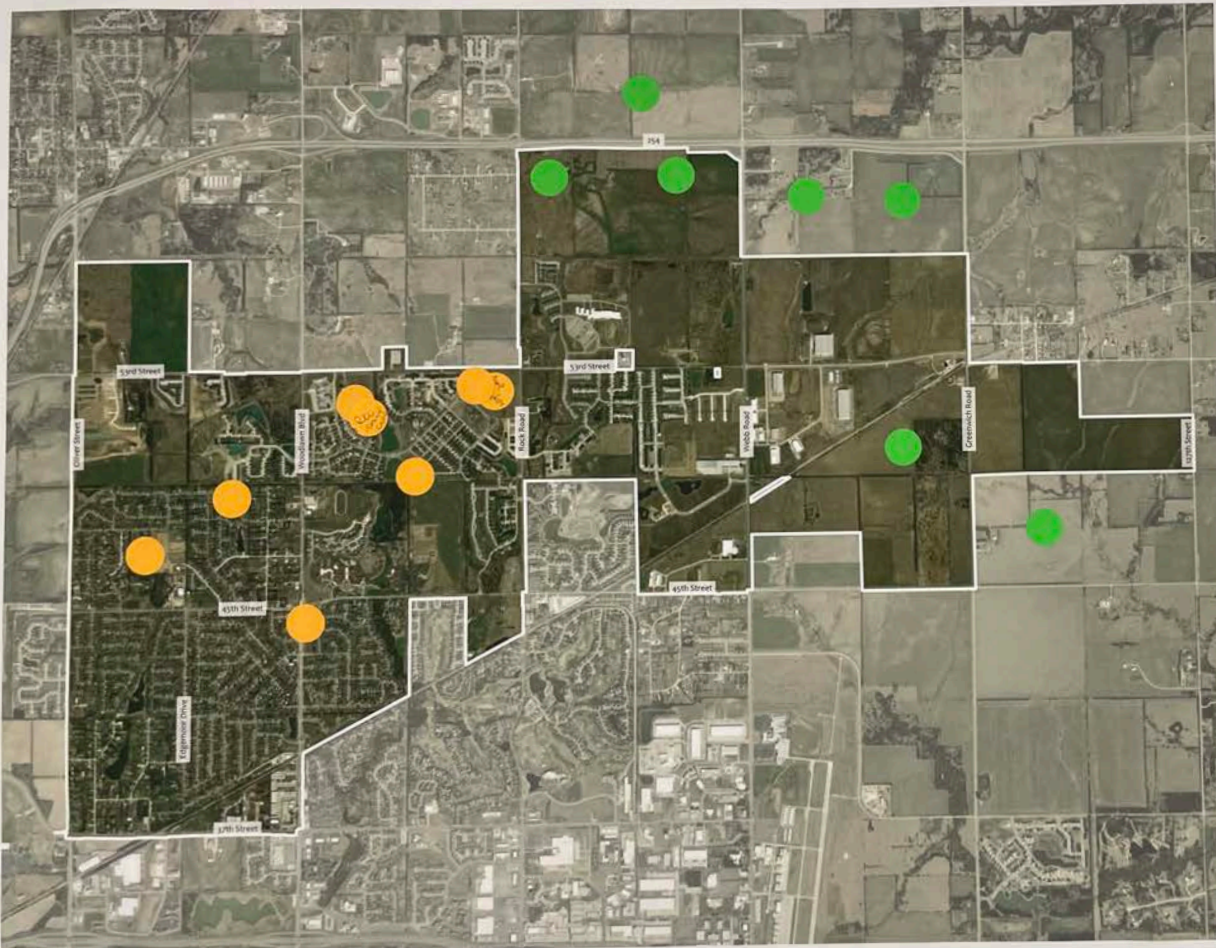
LAND USE & DEVELOPMENT - BOARD #3


For the final land use board, attendees were asked to indicate where infill vs. greenfield development should take place.

LAND USE & DEVELOPMENT #3

Where should Bel Aire focus on greenfield vs. infill or redevelopment? Place stickers where you want to see each, and use sticky notes to leave explanations.

● Infill and Redevelopment
 ● Greenfield Development





Infill / Redevelopment
Infill and redevelopment differs from "greenfield" or new development by focusing on reusing existing buildings and revitalizing areas of town. Vacant or run down buildings are usually targeted, and can be transformed to provide vibrant community spaces. A benefit is utilities are often already present, lowering initial costs. This type of development helps preserve agricultural land and other green spaces, and is often kinder to the environment, while using land that already exists in the city boundary.

Greenfield Development
Greenfield development exists on land that is completely vacant. Developers are given a clean slate to build new buildings, but must figure out how to get utilities to this new part of town, which is often expensive. This development type can be more harmful for the environment, but provides more creative opportunity for developers or large projects. Because it happens on empty land, this development type often extends the boundary of the city.

Share your thoughts with a sticky note!

Any thoughts about
across from
City Hall

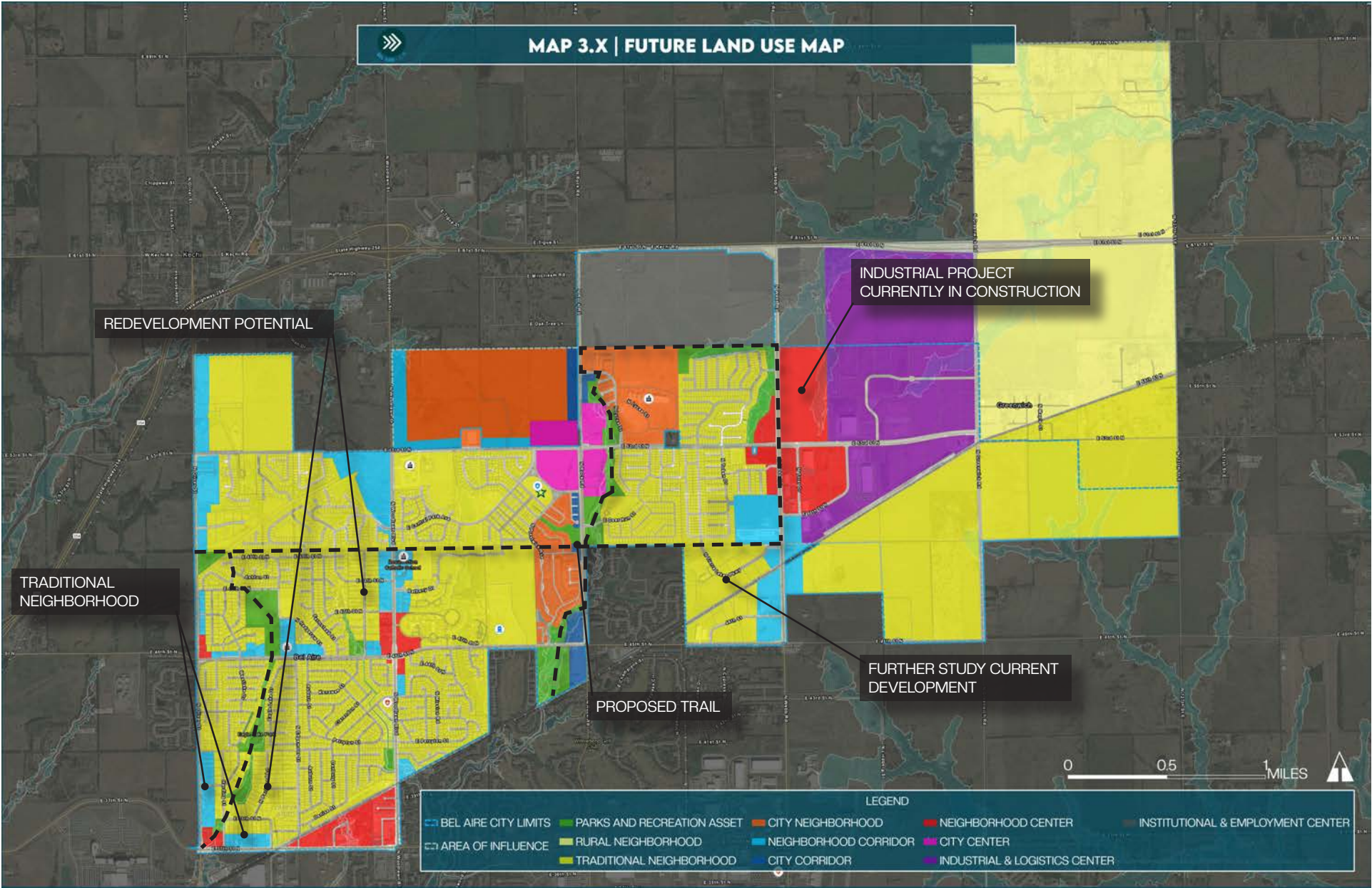
Potential next
site for Bel Aire
New community
space (right
W 450 259)

CITY LEADERSHIP WORK SESSION #3

The City Council, Planning Commission, and Staff were invited for a final engagement evening during a regular City Council work session on Tuesday, May 13th, 2025 at Bel Aire City Hall. The meeting was recorded and lived streamed on the city's YouTube page and Facebook.

The City Council was all in attendance, however only one planning commissioner was present as well as two staff members. In this meeting, participants were presented with hard copies of the proposed future land use map and were given the chance to provide feedback. That feedback is shown on the map on the following page.







From: Mayor Jim Benage

To: City Staff- Ted Henry, Maria Schrock, and Paula Downs

Re: Report on Draft Comprehensive Plan

Date: Sent via email on September 5, 2025

Purpose: Provide detailed review of concerns with the comprehensive plan.

Detailed Items:

1. Page 7 – Under Planning Process, the first paragraph does NOT have an ending Month/Year.
2. Page 15 – Under Goals, the first goal is to establish a Park, Recreation and Trails Advisory Board. Due to challenges in filling board positions, we may consider utilizing existing boards, such as the Tree Board.
3. Page 17 – Under Goals, the first goal is to develop and maintain a structured CIP. Currently we have a CIP program, but maybe we can enhance the public facing document.
4. Page 24 – Does this reflect development that may occur? Agree that these are within area of influence, but it may be unlikely it will develop as represented. May need to review.
5. Page 27 – On the south side of the RR tracks, the area east of ½ mile east of Rock and RR tracks to 119th. This area may be in the Bel Aire Industrial Park or the Sunflower Commerce Park and may not be neighborhood of any type. Is this in conflict with current zoning shown on page A-7?
6. Appendix A-3 – Key Finding (blue box) statement related to residential uses. It appears development has not occurred because Bel Aire as not done a good job of marketing itself, which we are working on. Suggest saying something like a marketing opportunity exist with the current demographics of Bel Aire needing more retail services.
7. Appendix A-8 – Under Public Facilities this notes hospital and health service along Webb Road. Need to remove the health services listed and add Wesley at 2610 N. Woodlawn which is “a 99-bed hospital offering emergency care, cardiac, orthopedic and bariatric services in northeast Wichita. Part of Wesley Healthcare, it provides advanced treatments, high quality care and a personal touch.”
8. Appendix A-10 – Should add the Skyview Park to the map. The developer reserved land for this park.
9. Appendix A-11 – May need to review the placement of a park in the area north of 53rd along the east side of Rock Road. A park might not be appropriate in that area.

10. Appendix A-15 – The traffic counts listed may not be the current numbers. Garver did a recent study of 45th and 53rd Streets between Oliver and Woodlawn. KDOT funded studies of the intersections of 53rd and Woodlawn and 53rd and Rock Road. USD259 did a study of 53rd and Woodlawn. Bel Aire has the ability to do additional traffic counts if needed.
11. Appendix A-21 – The middle paragraph talks about 2022 Census data. We should be using available current data.
12. Appendix A-22 – Review population data and use available current data. Chart may contain incorrect information.
13. Appendix A-25 — Review household income data. Currently using 2022 data and need to use available current data.
14. Appendix A-26 — Review median household income, different number between A-26 and A-25. Need to use available current data.
15. Appendix A-27 – Review data and use current data related to housing units.
16. Appendix A-28 – Does not reflect current approved Mill Levy. Need to update reference.
17. Appendix B-4 — Master Plan is referenced as being a 2018 plan. Verify and correct if needed.

STAFF REPORT

DATE: 08/27/2025

TO: Bel Aire City Council

FROM: Paula Downs

RE: Bel Aire 2035 Comprehensive Plan

STAFF COMMUNICATION

FOR MEETING OF	9/2/2025
CITY COUNCIL	
INFORMATION ONLY	

SUMMARY: Bel Aire 2035 Comprehensive Plan

The city placed notification on the City of Bel Aire's website as required by city code. The affidavit of publication is provided. The comprehensive plan required notification of public hearing which was made on July 24, 2025.

Planning Commission approved the Comprehensive Plan Resolution at their August 14, 2025, meeting. The draft meeting minutes provide details of the discussion. Meeting minutes are included in the agenda packet.

Background:

In 2023, the City initiated a project to create a new comprehensive plan that describes a vision and framework for the community's development over the next 10 years. The document will serve as a roadmap for adopting new policies and initiatives that achieve its identified vision. The comprehensive plan will assist the City Council in making well-informed decisions regarding land use and capital improvements.

The plan will complement zoning regulations, development codes, capital improvement programs and other city processes.

August 14, 2025- Planning Commission Meeting

The Planning Commission were provided a brief overview of the planning process and overall organization of the planning document.

Planning Process:

Phase 1: Community Assessment

The first phase included a review of previous planning documents and policies, land use conditions, demographic trends, and local development opportunities and constraints.

Phase 2: Community Engagement

Although identified as a specific phase of the planning process, community engagement was carried out throughout the entire project calendar. A series of stakeholder group events and listening sessions, pop-up community events, and City leadership engagement were prioritized to ensure the planning vision created is reflective of diverse community voices.

Phase 3: Planning

Following the community assessment and initial phases of the community engagement process, considerable time and effort were invested to establish a community vision. Once the vision was identified, the planning team worked to develop community goals, policies, and strategies through continued analysis and community dialogue.

Phase 4: Refine, Adopt, & Implement

During this phase, the final review of the plan occurred, followed by the official plan adoption process.

Plan Organization:

The Bel Aire 2035 Comprehensive Plan is organized into three sections and three appendices.

Section 1: Section explains how the Plan came to be, why it is necessary, and how it should be integrated into daily decisions. Of interest is the Community History visual.

Section 2: Describes the value statements and goals for the plan. Value Statements are as follows:

- a. Bel Aire's Non-Residential Environment Will Enhance the Quality of Life for All Residents and Visitors Alike. Value includes seven (7) goals.
- b. Bel Aire's transportation system will be safe, enhance the aesthetic appreciation of the City, and provide efficient options for all transportation modes. Value includes nine (9) goals.
- c. Bel Aire's parks and recreation system will provide first class spaces and programming for all ages and abilities. Value includes six (6) goals.
- d. Bel Aire's built environment will communicate a distinct identity to create cohesion, increase community pride, and attract residents, businesses, and visitors. Value includes eight (8) goals.
- e. Bel Aire will concentrate on sustainable growth through smart investments and community communication. Value includes eight (8) goals.
- f. Bel Aire will be a destination of choice for people at all stages of life. Value has six (6) goals.

Section 3: Provides the Plan's recommendations related to future land use and the built environment. This section delivers recommendations to guide Bel Aire as the City works to achieve this Plan's vision.

The Appendices cover detailed background information that was considered comprehensively to form the Plan. Appendix A is an in-depth assessment of the community that includes a snapshot of where the City is now. Appendix B summarizes relevant plans and studies that were evaluated during the development of the plan. Appendix C is a full recap of the community engagement events and findings.

The Planning Commission asked several questions and made comments about the plan which Lance Onstott, PEC, answered and responded to:

1. Does the comprehensive plan go across 254? The land use does in certain areas- place types are predicted through the city's area of influence or the extraterritorial jurisdiction. Rural neighborhood is housing that doesn't require public utilities such as a farm, five-acre subdivision, etc.
2. What are the two or three things that are different between our previous plan and this plan? What two or three ways were you surprised at the input that maybe went in a different direction from the previous plan? Previous plan was in 2018- Master Growth Plan- it only looked at future land use and it didn't have any value statements. Major difference it used the traditional way of looking at land use such as single-family residential, etc. Development patterns were similar between the plans. Water and sewer plans were developed ahead of the comprehensive plan so that information could be used to assess costs of service and return on investment as the city continues to grow. The community had a desire for different modes of transportation-they want to safely move around our community without a vehicle. The city has good potential for off street trails utilizing the floodplain areas as pathways. Any future option for a rail to trail option could be utilized in the future if changes occur in the use of the railroad tracks. Trains will continue to use the tracks in the foreseeable future.
3. Commission felt the plan was well put together graphically and it is user friendly so it can be used.
4. Anything surprise you when meeting with the various groups? Alternative transportation was surprising across all groups. It not surprising to hear that there was confusion about the identity of the city. People expressed the need for grocery stores and restaurants, but don't really want to grow. Many people want the small-town feel, but also the large city services. City will need to navigate these needs.
5. Is the City lacking in services? Land use was analyzed, and the City is 90% primarily residential. 0.8% of land use in Bel Aire is currently commercial use.
6. Comprehensive plan will help the city make decision on what and how to develop in the future. The plan is a 10-year plan
7. Was there any discussion about working with or looking at the plans from Metropolitan Area Planning Commission (MAPC)? This wasn't assessed in detail but did look at where they are projecting employment and housing areas. Looked at Wichita Area

Metropolitan Planning Organization's (WAMPO) transportation plan to influence the plan.

8. Does Wichita have any plans for East of Bel Aire? Unknown currently. Generally, they will face the need for services in that area.
9. It is surprising that Bel Aire has a high rate of not-for-profit land uses in the City.
10. Some concern that when the Commission reviews a case, preliminary plat and final plat we may ask for a reduction in lots to allow for green space, which the Commission doesn't have the authority to do that, so there is no enforcement.
11. If it shows up on the master plan for more green space, how does that get implemented or steered that way? One way is to review zoning and subdivision regulations, building codes and policies around funding developments to steer towards implementing this vision. Developers and designers are always looking at the codes, so the city needs to ensure that codes reflect what we want to see happen. The other way is how we encourage development patterns through policies- City might want to participate in funding developments in a different way if they utilize the comprehensive plan vision.

During the public hearing two Kechi residents spoke. They lived in a neighborhood on North Rock Road. One citizen asked what the Comprehensive Plan covers, and Lance Onstott responded that the plan only covers what is in Bel Aire. The other citizen commented that when talking about (city) identity that people are starting to call Bel Aire "duplex city" and they believe that Bel Aire has enough duplexes.

The Planning Commission moved to adopt the Resolution to Adopt the Bel Aire 20235 Comprehensive Plan as presented and recommend that the Governing Body approve the Plan by publication of an Ordinance per K.S.A. 12-747(b).

City Council Review:

The City Council has been involved in community engagement events and provided input into the plan. Current discussion is to provide any modifications to the plan you feel is appropriate.

Staff Recommendation:

Staff recommend that the comprehensive plan be approved with any appropriate modifications identified by the City Council.



MINUTES
PLANNING COMMISSION
7651 E. Central Park Ave, Bel Aire, KS
August 14, 2025, 6:30 PM



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

II. Roll Call

Chairman Phillip Jordan and Commissioners Dee Roths, Paul Matzek and Brian Stuart were present. Commissioners Derek Faber and Brian Mackey were absent. Quorum was present.

Also present were Paula Downs, Secretary and Maria Schrock City Attorney.

III. Pledge of Allegiance to the American Flag

Chairman Phillip Jordan led the pledge of allegiance.

IV. Consent Agenda

A. Approval of Minutes from Previous Meeting.

No updates or changes were requested.

Motion: Commissioner Matzek moved to approve the meeting minutes of the June 12, 2025, meeting. Commissioner Stuart seconded the motion. *Motion carried 4-0.*

V. Announcements: No announcements were made by staff.

VI. Old Business/New Business

A. Public Hearing on the Consideration of a Resolution to Adopt the Bel Aire 2035 Comprehensive Plan

Paula Downs, Secretary provided background information on the Comprehensive Plan to support Lance Onstott, PEC who will provide a more detailed presentation of the Comprehensive Plan.

The plan was initiated in 2023 through a long and thoughtful process that involved several workshops that included Planning Commission members. The plan was developed in four phases: Community Assessment; Community Engagement; Planning and Refine, Adopt & Implement. The draft document was developed from engagement and other information gathering that took place over the last year. The plan document is organized into three sections with appendices. Sections included: section one is a current visual representation of

the community; section two lays out six value statements and goals for each one; and section three includes plans and recommendations for future land use for the built environment. The final section of the plan are appendixes that provide details on the activities that occurred during the planning process.

The plan has good foundational information about the community, and it has set out design standards. It shows how we will look at the city moving forward and the engagement process that took place to prepare the plan.

Lance Onstott, PEC stated that state statute requires that the comprehensive plan have a public hearing, and the agenda item tonight is for the Planning Commission to approve and adopt the plan, by Resolution, for governing body approval by ordinance.

Lance provided highlights of the plan and its purpose:

- The comprehensive plan should represent the vision of the community for the next 10 years and be a record of the community's shared goals and desires. The plan is not an agreement on everything but reflects common themes so that the City can make informed decisions.
- The Appendices show what has happened in Bel Aire in the last 20 years: demographics, market-based land use, development patterns, and what is happening now and what is projected for the future.
- The plan primarily addresses the built environment or the physical part of the City.
- The City will use the comprehensive plan to make decisions on planning and zoning cases, budgets, staffing, and public safety.
- As things change the plan may need to be updated and by statute it will be reviewed every year.
- The plan was developed in stages starting with developing the community assessment on past and current information. The second phase was the engagement of the community, city leadership, and city staff. The final stage is the final draft plan being reviewed and approved.
- Three different "teams" were engaged in preparing this plan. The core team were staff that met regularly to review and provide comments on the plan. City leadership included the City Council and the Planning Commission in workshops to engage in the development of the plan. Stakeholders provided feedback during fall festival, workshops, focus groups and interviews. There should be no surprises in the plan.

Lance stated that the three primary sections of the plan include: introduction; value Statements/Goals; and land Use Framework. In addition, the appendices are good references on how the plan was developed. This section lists; resources, community engagement details, census and other data sources, and other City plans. All notes and summary information for the community engagement activities are also included. Those details support the information contained in the other sections of the plan.

Lance stated that the values statements and goals were developed from the overarching themes that were heard during the engagement activities. For each value statement there are goals which are those things that are measurable to make sure we are making progress on the plan. There are six value statements:

- Economic Development- *Bel Aire's Non-Residential Environment Will Enhance The Quality Of Life For All Residents And Visitors Alike*
- Transportation- *Bel Aire's Transportation System Will Be Safe, Enhance The Aesthetic Appreciation of the City, and Provide Efficient Options For All Transportation Modes.*
- Parks and Recreation- *Bel Aire's Parks And Recreation System Will Provide First Class Spaces And Programming For All Ages And Abilities.*
- Community Identity and Character- *Bel Aire's Built Environment Will Communicate A Distinct Identity To Create Cohesion, Increase Community Pride, And Attract Residents, Businesses, And Visitors*
- Growth & Investment- *Bel Aire Will Concentrate On Sustainable Growth Through Smart Investments And Community Communication.*
- Housing- *Bel Aire Will Be A Destination Of Choice For People At All Stages Of Life.*
- Every decision made should be influenced by the value statements. If there is a policy change or a re-zoning application that is not furthering one of the value statements then it needs to be critically looked at. It organizes your decision making and staff recommendations and it will serve as a guide for private investment.

Lance discussed the Future Land-Use Map which shows where residential and commercial uses are in the City. The first level of assessment before projecting future growth patterns is to establish four key elements to create places. We want to create an identifiable space designed around the uses for that space. The four building blocks are: green spaces- designed park, programmed park, natural preserve; complete neighbors; corridors; and centers.

In addition to the building blocks there are place types. Place Types will represent each one of those building block key elements. There are ten place types used in the city. For each place type these elements are included: description, including a narrative of the place type to be used in a staff report; types of land uses that are appropriate in each place type; utilized existing zoning districts to determine where each district could be compatible with each place type; and images to further communicate what the place types are looking to do.

Lance highlighted three example place types. One place type is a traditional neighborhood. There are no place types in the plan that are exclusively single family or multi-family residential place types. The goal is to see various place elements like homes, churches, or a corner store to create a complete neighborhood environment. This is predominately the place type that the city's future land use map is using. Another place type is a neighborhood corridor which is based on based on the transportation corridor. The goal is to build corridors or streets to complement the neighborhood. There may be something that the neighborhood

might need to quickly access like the corner store, bank or restaurant- these elements would be within the corridor. It is not an area that would have a mall. Centers are another place type. The corridor place type is going to buffer the neighborhood place type from a Center. Multiple centers in our place types - neighborhood center is typically at the intersection of multiple neighborhood corridors or hubs of activity. Scale changes with city neighborhoods, corridors and centers which may be denser with more activity.

Lance explained that the comprehensive plan gives guidance to private sector development so that they can determine if their development is compatible with the place type identified in the development area.

Lance clarified that the neighborhood traditional place type is the most common type in the city and can be seen on the map in light yellow; corridors are largely located along the arterial roadways; purple areas are for industrial or institutional areas, and the Rock Road corridor isolates higher uses.

The Planning Commission had several questions about the Comprehensive Plan:

- Does the comprehensive plan go across 254? The land use does in certain areas- place types are predicted through the city's area of influence or the extraterritorial jurisdiction. Rural neighborhood is housing that doesn't require public utilities such as a farm, five-acre subdivision, etc.
- What are the two or three things that are different between our previous plan and this plan? What two or three ways were you surprised at the input that maybe went in a different direction from the previous plan? Previous plan was in 2018- Master Growth Plan- it only looked at future land use and it didn't have any value statements. Major difference it used the traditional way of looking at land use such as single-family residential, etc. Development patterns were similar between the plans. Water and sewer plans were developed ahead of the comprehensive plan so that information could be used to assess costs of service and return on investment as the city continues to grow. The community had a desire for different modes of transportation-they want to safely move around our community without a vehicle. The city has good potential for off street trails utilizing the floodplain areas as pathways. Any future option for a rail to trail option could be utilized in the future if changes occur in the use of the railroad tracks. Trains will continue to use the tracks in the foreseeable future.
- Commission felt the plan was well put together graphically and it is user friendly so it can be used.
- Anything surprise you when meeting with the various groups? Alternative transportation was surprising across all groups. It not surprising to hear that there was confusion about the identity of the city. People expressed the need for grocery stores and restaurants, but don't really want to grow. Many people want the small-town feel, but also the large city services. City will need to navigate these needs.

- Is the City lacking in services? Land use was analyzed, and the City is 90% primarily residential. 0.8% of land use in Bel Aire is currently commercial use.
- Comprehensive plan will help the city make decision on what and how to develop in the future. The plan is a 10-year plan
- Was there any discussion about working with or looking at the plans from Metropolitan Area Planning Commission (MAPC)? This wasn't assessed in detail but did look at where they are projecting employment and housing areas. Looked at Wichita Area Metropolitan Planning Organization's (WAMPO) transportation plan to influence the plan.
- Does Wichita have any plans for East of Bel Aire? Unknown currently. Generally, they will face the need for services in that area.
- It is surprising that Bel Aire has a high rate of not-for-profit land uses in the City.
- Some concern that when the Commission reviews a case, preliminary plat and final plat we may ask for a reduction in lots to allow for green space, which the Commission doesn't have the authority to do that, so there is no enforcement.
- If it shows up on the master plan for more green space, how does that get implemented or steered that way? One way is to review zoning and subdivision regulations, building codes and policies around funding developments to steer towards implementing this vision. Developers and designers are always looking at the codes, so the city needs to ensure that codes reflect what we want to see happen. The other way is how we encourage development patterns through policies- City might want to participate in funding developments in a different way if they utilize the comprehensive plan vision.

Commissioner Jordan opened the Public Hearing:

- Donnis McPhaul- 7901 E. Oaktree Lane, Kechi, KS 67067. On the land use map in the orange area- what is the street running east/west? There is no street on the top of the orange area. Rock road area says city neighborhood- where does it stop the city neighborhood north between 254 and 53rd St.? Where does the orange area stop? The area extends Northwest Magnet anything above that is outside of Bel Aire's jurisdiction. The Comprehensive Plan covers only what is in Bel Aire.
- Jerry Hamilton, 7200 E. Oak Tree Ln. Kechi, KS- When you talk about your identity people are starting to call Bel Aire "Duplex City". Stated that he believes that Bel Aire has enough duplexes.

Commissioner Jordan closed the Public Hearing

Commission Discussion- Steering development is outside what the Planning Commission can control, and this is what the City Council can determine. Codes could assist as the Planning Commission hears cases. When the Secretary provides a staff report, one of the criteria in the "Golden Factors" is how the case is evaluated against the comprehensive plan. The Planning Commission will see comments both on how the case fits and how it doesn't fit within the comprehensive plan. This is one of several criteria the case is evaluated against.

Motion: Commissioner Matzek moved to adopt the Resolution to Adopt the Bel Aire 2035 Comprehensive Plan as presented and recommend that the Governing Body approve the Plan by publication of an Ordinance per K.S.A. 12-747(b). Commissioner Roths seconded the motion. ***Motion carried 4-0.***

B. Consideration of an Ordinance to Amend the Bylaws of the Planning Commission

Paula Downs, Secretary stated that the Commission has seen the Bylaws a few times and all suggestions have been included in the document. The bylaws were shared with Mayor Benage, and he had a few suggestions that were changed in the document.

The following changes were made:

- Removed language on line 35- “such removal and” – only appointments will require the consent of the City Council.
- Line 42 - Added language for appointment- Policies and Procedures for Appointment and Removal of Members of the Planning Commission shall be in accordance with Ordinance 357.
- Line 178- update language-.....reasonable notice as to date, time, place, manner and purpose for the meeting shall be given by the chairperson to the Secretary at least five (5) business days before the meeting by hand delivery.
- Line 181- Commission members and the Governing Body shall be notified by the Secretary (vs. Chairperson), including all persons designated to receive agendas on a regular basis.
- City of Bel Aire official city newspaper is the city website.
- Language was added that said the Planning Commission will review every three years, but changes can be made at any time should updates need to be made.

City Attorney stated that the Planning Commission will approve a resolution per statute and not an ordinance as stated in the motion language.

Motion: Chairman Jordan moved to Adopt the Resolution to Amend the Bylaws of the Planning Commission As Presented and recommend that the Governing Body Approve the Amended Bylaws. Commissioner Matzek seconded the motion. ***Motion carried 4-0.***

C. Public Hearing on ZON-25-01: Zone change request in the City from a Neighborhood Commercial, Office and Retail District “C-1” to a Planned Unit Development Residential District “R-PUD” to create the Lycee Addition R-PUD, generally located at the East side of Rock Road and ¼ mile North of 53rd Street North, Bel Aire, Sedgwick County, Kansas

Chairman Jordan read the case checklist:

- Disqualification Declared & Quorum Determined- Chairman Jordan “let the record reflect that no one was disqualified”.

- Chairman Jordan declared that proper notification was given.
- Ex parte communication- Chairman Jordan “let the record reflect no ex parte communication was received prior to the agenda item”.

Paula Downs, Secretary, stated that the case was before Planning Commission previously and the overview of each time the case appeared at the Planning Commission and City Council is set out in the staff report. The final plat for Lycee appeared at the February 2022 Planning Commission meeting with a Planned Unit Development (PUD) agreement and updated site plan. Lycee appeared at the April 5, 2022, City Council meeting and the final plat, PUD and development agreements were approved.

Previous change in zoning had not been formally approved in the proper manner- a zoning case should have been filed and an Ordinance developed and approved. The change in zoning needed to be an R-PUD which addresses the change in zoning and provides for an R-PUD Preliminary Plat document with PUD language vs. a separate PUD Agreement.

The PUD agreement sets out Parcel 1, the commercial lot and Parcel 2, the R-6 residential lots. The general provisions set out how the area will be developed, and they have set out the relief from code they are seeking. On pages 3-4 of the staff report it sets out zoning relief they are seeking. It will have what the code requires and what the case is asking for. The applicant will further define the development and answer questions.

The staff report also includes the review criteria that staff are recommending with the key review criteria (Golden Factors) of 2, 5, 7, 8 and that the case be approved with conditions listed in review criteria 10.

Phil Meyer, Baughman & Company, owner’s representative and Craig Sharp, applicant. Reviewed the R-PUD plat text. Mr. Meyer set out the following items to ensure the Planning Commission is clear on what they are asking for:

- Maximum lot coverage for Parcel 2 is currently at 65%. Might want to make it 70% in case a sidewalk or something is required to be added. City zoning code sets the maximum lot coverage at 30%.
- Site plan discussion for parcel 2:
 - Lot 1 Units:
 - garage is in the back
 - front doors face Rock Road
 - This housing is different from the previous plan from Greg Hiser
 - Lot 2 Units:
 - front doors face west
 - Garage and driveway up front
 - Lot 3:
 - No garages

- PUD Agreement #5- Uses within the parcels:
 - Uses for the parcel have not changed
 - C-2 and C-1 uses that include restaurant, food, etc. This hasn't changed
 - Greg Hiser owns this lot and wants to continue along those lines. His idea was to build a wine bar.
 - Greg Hiser's vision for housing on parcel 2 was single. professionals, however, the current plan is not directed this way.
- PUD Agreement #7- Lighting
 - Multiple units being built
 - Don't want light poles
 - Will use the buildings to light up areas
 - Will require parking lot poles relief. Lighting will be on the buildings- garages to light up the parking lots
- PUD Agreement #9- Landscaping
 - Asking for a waiver from landscaping
 - Parcel 1- will have two (2) street trees along Rock Rd. With power lines and the pipeline, it is difficult to install landscaping- have a very small landscape window.
 - Parcel 2- will have five (5) street trees on Lycee and Rock Rd. seven (7) street trees with eight (8) ornamentals inside the interior of front door and parking areas. Asking for a waiver for other items listed in code.
- PUD Agreement #12- Parking
 - Parking will be based on the multi-family designation- two (2) spaces per living unit like the property to the East.
 - The site offers 2.7 spaces per unit.
 - This is viewed as multi-family because it is multiple units on one lot.
- Units:
 - Clarification: the site will have two (2) duplexes, and the rest are four-plexes. The prior plan were all duplexes.
 - Each unit is either two (2) or three (3) bedrooms
 - Four-plexes:
 - Lots 1 & 2 there is a tri-plex and two four-plexes.
 - Lot 3- is a quad-plex where the units are stacked- exterior steps for two (2) units on top and two (2) units on bottom.
 - There are no basements in the units.
 - Lots 1 and 2 are single units' side-by-side
 - Grass will be in the open units. Along Rock Rd., in front of the units could do more landscaping on the East, but there is a nice hedgerow and there are utilities in the easement
 - Greg Hiser still wants to do a wine bar on parcel 1- very small lot size of building and parking lot is very limited.

Applicant shared that the main difference now and before are the update of the unit styles and the three-plex and four-plex. There are now three (3) different types of units. Applicant confirmed that he will continue to own the units.

The Planning Commission had concerns about the lighting for the site would come from building mounted fixtures which could shine light into units across from each other's windows. To prevent that, lighting is on the building would need to be aimed a different way. Commission asked applicant what kind of light will be shining on the unit across from each building. The applicant stated that building lighting can be angled and shaded so light can be controlled where it goes. Applicant stated that they can get better lighting on the building than on poles. Lighting will be placed on the ends of building, and they don't face windows, and they will all have garage lights and porch lights on the units. Heights and angles of lighting can be well controlled. Commission acknowledged that the 29th and Greenwich apartments have building lights and no poles and the complex is well-lit. Applicant shared that poles add more clutter to the site.

Planning Commission discussed the lot coverage percentage for the site. Applicant explained that parcel 1 has all the pipeline area in it. Commission discussed that if you take the whole PUD area (parcels 1 and 2), you won't be at a high lot coverage percentage- it would be approximately 43%. The Secretary stated that each lot is calculated individually or per parcel. The Secretary stated that the R-6 zoning district doesn't set out anything different lot coverage percentages between single-family and multi-family units. Lot coverage is calculation includes total lot size minus structures and pavement. Commission suggested that they might need to consider the entire area related to lot coverage

Commission stated that the site appears to be like an apartment complex that is broken up but done well.

Applicant confirmed that the square footage of the east units are 1170 s.f. and the rest of the units are in the 1450 s.f. range. Units in the middle have a one car garage and units on Rock Rd. have two-car garages. Updates on the R-PUD Preliminary Plat have been corrected and parcel 2 is 72,030 s.f. which creates the 65% lot coverage.

Chairman Jordan opened the public hearing:

- Carla Hamilton, 7200 E. Oak Tree Ln Kechi, KS- Comprehensive plan map was on the screen and Ms. Hamilton asked about the "orange" area-
 - Went from duplex to apartments now and we'll probably have playground and other stuff- is that right. Developer responded and stated there would be no playground
 - Don't know what it looks like- so is this Section 8 housing- is that what it is? Developer answered "no".
 - Do you have pictures of the development?- Developer didn't have pictures

- What about the traffic on Rock Road- with school and existing apartment complex and with more apartments- are there any considerations on what is going to happen? Commission stated that the area is suited for this type of development. Development doesn't empty onto Rock Road directly
- Donnis McPhaul, 7901 E. Oak Tree Ln, Kechi, KS 67067
 - Where is this development in relation to Apartments? Development is West of the apartments.
 - How many tri-plexes and four-plexes are there? There are eight (8) four-plexes and two (2) three-plexes.
 - Where is the wine bar? Wine Bar location is on Rock Road North of the housing development.
 - Where is entrance to development? Entrance is off Lycee and not Rock Road.
- Jerry Hamilton, 7200 Oak Tree Ln, Kechi KS.
 - Is there a difference between single-family vs. multi-family zoning districts? Bel Aire has several types of zoning districts in the city.
 - Mr. Hamilton would like to see single family homes along Rock Rd.
 - There is an abundance of duplexes
 - It would be good to have single family homes around the school

Chairman Jordan closed the Public Hearing

With regards to written communications Chairman Jordan stated, "let the record reflect no written communications have been received".

Applicant had no final comments but did share that the price range of leasing the units are \$1450 - \$1600. The units are an urban feel, and they are also bigger than duplexes.

Commissioner Matzek stated that he was concerned about the nearby single family large lots with this development be near. He asked what the status of Integra is, and it was confirmed by the Secretary that there was currently no status on that project. Commissioner Matzek has concerns about Rock Road traffic with the higher density development. He further stated that commercial use is 0.8% in the City and this development is now taking away additional parcels for commercial development with this development getting closer to the City Center concept on our comprehensive plan.

Commissioner Roths stated that this is an upgrade, and this is a different style. It will influence other development to not just build duplexes. More cutting-edge type development.

Commissioners cited, from the staff report, Golden Factors: 1, 3, 6, 2, 5, 10 as criteria to support the case. There are conditions recommended by staff for landscaping and trash enclosures. Planning Commission would need to use motion language #2 "approved with modifications" to include recommendations listed within #10 of the staff report.

Chairman Jordan stated that the case will be forwarded to the Governing Body with the Planning Commission recommendation and a written summary of the hearing for consideration at their regular meeting on Tuesday, September 2, 2025. He further stated that protest petitions against the case may be received by the City Clerk for 14 days after tonight, August 28, 2025, at 4:30 p.m.

Motion: Commissioner Roths moved, having considered the evidence at the hearing and the factors to evaluate the application, I move we recommend to the City Council, that the zone change request from Neighborhood Commercial, Office and Retail District “C-1” to a Planned Unit Development Residential District “R-PUD” in ZON-25-01 be approved with modifications, based on findings: recommendation #10 listed in staff report, as recorded in the summary of this hearing. Chairman Phillip Jordan seconded the motion. ***Motion carried 4-0.***

D. Overview of Zoning Case Script

Maria Schrock, City Attorney, provided an overview of the Zoning Case Checklist.

Primary and crucial duty of PC is holding the public hearing. The hearing is not only provided to hear public comments, but also to satisfy Kansas statutes. When holding a public hearing it is important to be consistent each time. All elements included in the “script” or checklist is to ensure that we address each element of the state statute and that everyone in the room is informed of key items. The benefit of the checklist reminds us to let the record show that commissioners did not disqualify themselves. When we close the public hearing we are reflecting in the minutes that there is no further discussion from the public and it can be reflected in the minutes. This announcement about closing the hearing then lets the public know no additional comments can be made and the minutes are clear. The minutes of the meeting are forwarded to the governing body, and they are required to go back to the minutes and the minutes capture everything including all comments. They are the total record of everything that occurred, and all elements considered by the Commission to make good decisions. The checklist helps make sure that everything is included in the minutes and that they are a fair and accurate depiction of what occurred at the meeting. The checklist is 3 pages and includes all the required elements and in what order for the public hearing. It is not required that the chairperson go through the checklist, any Commissioner can read the checklist especially if there are multiple items that require the checklist on an agenda.

Lawsuits can be filed and having this checklist read into the minutes helps create a record of what happened during the meeting. Checklist makes sure we follow the statutes, especially for the public hearing. We are expanding the depth of the minutes and creating more detailed information about what happened during the meeting. Moving forward the Commission meeting minutes will be more in depth moving. This is a checklist and not a script because we don’t want to give any indication that the Commission is being told how to vote or how to deliberate. This checklist doesn’t contain any information related to that.

Commission asked if they have to use the Golden Factors? The statute does not require the use of the Golden Factors. A case came through that provided a list of factors- state supreme case encouraged planning commissions to use these factors and add additional factors that may be unique to your community. The factors provide a consistent list of things we consider to be fair to every applicant so there is no appearance of being discriminatory or arbitrary. Not required but encouraged. Factors are a way for Commissioners to share their thinking about why they voted yes or no on a case.

Commission asked if they are we protected as Commissioners from lawsuits? The Planning Commission gets authority from Kansas statutes which is to abide by the zoning regulations and subdivision regulations that show that you are making decisions based on specific regulations. If a commissioner or the commission says that “I’m not going to abide by the regulations” that would indicate that they are operating outside the scope of their authority. Providing rationale of a decision is all that is required when making decisions on deviations from the codes.

Action: No action required; for discussion and review only.

E. Overview of Voting on Planning Commission Minutes

Maria Schrock, City Attorney, provided an overview of voting on Planning Commission minutes.

When you receive the agenda packet go through the minutes and confirm that it appears to be a fair and accurate depiction of what occurred during the meeting. Feel free to take notes during the meeting and compare them to the draft minutes and provide any updates. By voting to approve the minutes, the Commission is saying we’ve reviewed them, and they accurately reflect what occurred during the meeting. Minutes will be relied upon for actions. The Chairman, Vice Chairman or the Senior Commissioner may be the person signing the minutes after any given meeting. Commission is encouraged to keep notes and compare them to ensure accuracy.

Commission requested minutes to be provided earlier than the following month to recall and ensure their accuracy. Secretary will provide minutes within 10 days after the meeting. Commissioners then could provide updates prior to the next meeting via emails.

Action: No action required; for discussion and review only.

VII. Approval of the Next Meeting Date.

Commissioner Stuart will not be in attendance for the next meeting

Motion: Chairman Jordan moved to approve the date of the next meeting: September 11, 2025, at 6:30 p.m. Commissioner Matzek seconded the motion. ***Motion carried 4-0.***

VIII. Current Events

A. Upcoming Agenda Items:

Secretary shared that on September 2nd an Ordinance appointing the Planning Commission as the Board of Zoning Appeals will be on the City Council's agenda.

That approval will then result in bylaws being developed and shared with the Planning Commission. Bylaws will closely resemble the PC Bylaws.

1. Board of Zoning Appeals Bylaws
2. Board of Zoning Appeals- Types of Cases

B. Upcoming Events:

1. August 30 – Tree Board Park Clean-up | Alley Park 8-10 a.m.
2. September 1 – City Offices Closed for Labor Day
3. September 27 – Tree Board Park Clean-up | Bel Aire Rec Center 8-10 a.m.
4. October 4 – Fall Curbside Clean-Up

IX. Adjournment

Motion: Commissioner Roths moved to adjourn. Commissioner Matzek seconded the motion.
Motion carried 4-0.

STAFF REPORT

DATE: 08/08/2025

TO: Bel Aire Planning Commission
FROM: Paula Downs
RE: Bel Aire 2035 Comprehensive Plan

STAFF COMMUNICATION	
FOR MEETING OF	8/14/2025
CITY COUNCIL	
INFORMATION ONLY	

SUMMARY: Bel Aire 2035 Comprehensive Plan

Background:

The city placed notification on the City of Bel Aire’s website as required by city code. The affidavit of publication is provided. The comprehensive plan required notification of public hearing which was made on July 24, 2025.

In 2023, the City initiated a project to create a new comprehensive plan that describes a vision and framework for the community’s development over the next 10 years. The document will serve as a roadmap for adopting new policies and initiatives that achieve its identified vision. The comprehensive plan will assist the City Council in making well-informed decisions regarding land use and capital improvements.

The plan will complement zoning regulations, development codes, capital improvement programs and other city processes.

Planning Process:

Phase 1: Community Assessment

The first phase included a review of previous planning documents and policies, land use conditions, demographic trends, and local development opportunities and constraints.

Phase 2: Community Engagement

Although identified as a specific phase of the planning process, community engagement was carried out throughout the entire project calendar. A series of stakeholder group events and listening sessions, pop-up community events, and City leadership engagement were prioritized to ensure the planning vision created is reflective of diverse community voices.

Phase 3: Planning

Following the community assessment and initial phases of the community engagement process, considerable time and effort were invested to establish a community vision. Once the vision was identified, the planning team worked to develop community goals, policies, and strategies through continued analysis and community dialogue.

Phase 4: Refine, Adopt, & Implement

During this phase, the final review of the plan occurred, followed by the official plan adoption process.

Plan Organization:

The Bel Aire 2035 Comprehensive Plan is organized into three sections and three appendices.

Section 1: Section explains how the Plan came to be, why it is necessary, and how it should be integrated into daily decisions. Of interest is the Community History visual.

Section 2: Describes the value statements and goals for the Plan. Value Statements are as follows:

- a. Bel Aire's Non-Residential Environment Will Enhance the Quality of Life for All Residents and Visitors Alike. Value includes seven (7) goals.
- b. Bel Aire's transportation system will be safe, enhance the aesthetic appreciation of the City, and provide efficient options for all transportation modes. Value includes nine (9) goals.
- c. Bel Aire's parks and recreation system will provide first class spaces and programming for all ages and abilities. Value includes six (6) goals.
- d. Bel Aire's built environment will communicate a distinct identity to create cohesion, increase community pride, and attract residents, businesses, and visitors. Value includes eight (8) goals.
- e. Bel Aire will concentrate on sustainable growth through smart investments and community communication. Value includes eight (8) goals.
- f. Bel Aire will be a destination of choice for people at all stages of life. Value has six (6) goals.

Section 3: Provides the Plan's recommendations related to future land use and the built environment. This section delivers recommendations to guide Bel Aire as the City works to achieve this Plan's vision.

The **Appendices** cover detailed background information that was considered comprehensively to form the Plan.

Appendix A: An in-depth assessment of the community that includes a snapshot of where the City is now. It includes information on:

- Existing land use
- Existing Zoning
- Community facilities and services
- Parks and open space
- Transportation and mobility
- Environmental features
- Utilities
- Demographics
- Housing characteristics
- Property valuations
- Population characteristics; and
- Economic development profile.

Appendix B: Summaries of relevant plans and studies including:

- Comprehensive Development Plan Update 2014 – 2035
- Master Plan for Community Growth
- Parks Master Plan
- Bicycle and Pedestrian Plan
- Sewer Master Plan
- Water Master Plan
- Water and Wastewater Options Assessment- Phase 1; and
- Community Survey

Appendix C: A full recap of the community engagement events and findings

- Fall Festival Pop-Up Event (10.21.2023)
- City Leadership Work Session (05.14.2024)
- Stakeholder Session: Bel Aire Utility Advisory Committee (07.24.2024)
- Stakeholder Session: Bel Aire Tree Board (07.29.2024)
- Stakeholder Session: Bel Aire Seniors (08.16.2024)
- Stakeholder Session: Bel Aire Bike Walk (08.22.2024)
- Stakeholder Session: Bel Aire Lions Club (09.18.2024)
- Stakeholder Session: Bel Aire Chamber of Commerce (09.19.2024)
- City Leadership Work Session #2 (02.11.2025)
- City Leadership Work Session #3 (05.13.2025)

Planning Commission Review:

Planning Commission has been involved in community engagement events and provided input into the plan. Current discussion is to provide any modifications to the plan you feel is appropriate.

Staff Recommendation:

Staff recommend that the comprehensive plan be approved with any appropriate modifications identified by the Planning Commission.

(Notification Posted on the City of Bel Aire Website, the designated official City newspaper for the City of Bel Aire on July 24, 2025)

OFFICIAL NOTICE OF PUBLIC HEARING

TO WHOM IT MAY CONCERN AND TO ALL PERSONS INTERESTED:

Notice is Hereby Given that on August 14, 2025, the City of Bel Aire Planning Commission will consider the Bel Aire 2035 Comprehensive Plan in the order placed on the agenda after 6:30 p.m. in the City Council Chamber at City Hall in Bel Aire, Kansas:

Pursuant to Kansas Statute 12-747, the City of Bel Aire will hold a public hearing to discuss and receive input on the proposed Bel Aire 2035 Comprehensive Plan. This plan outlines the long-term vision for the growth and development of our community.

You may appear at this time either in person or by agent or attorney, if you so desire, and be heard on the matter. After hearing the views and wishes of all the persons interested in the case, the Planning Commission may close the hearing and consider a recommendation to the Governing Body, which, if approved under the City Zoning and Sub- Division regulations, would be effectuated by city code. The public hearing may be recessed and continued from time to time without notice.

DATED this 23 day of July 2025.

/s/ Paula L. Downs
Bel Aire Planning Commission Secretary



AFFIDAVIT OF PUBLICATION

State of Kansas, Sedgwick County, ss:

Melissa Krehbiel, City Clerk

Being first duly sworn, deposes and says:

That I, Melissa Krehbiel, City Clerk of the City of Bel Aire, Kansas, has published the attached notice on the City of Bel Aire website, www.belaireks.gov, which website is designated as the official City newspaper for the City of Bel Aire, Kansas by Charter Ordinance No. 25, effective August 6, 2024.

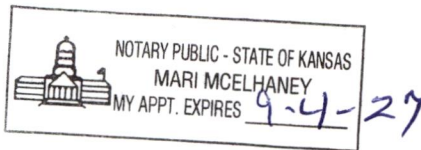
That the attached Notice of Public Hearing- Bel Aire 2035 Comprehensive Plan is a true copy thereof and was published on such website beginning on the 24th day of July, 2025.



Signature

SUBSCRIBED AND SWORN to before me this 29th day of July 2025.

(seal)





Notary Public

City of Bel Aire
Melissa Krehbiel – City Clerk
7651 East Central Park Avenue, Bel Aire, Kansas 67226
316-744-2451
www.belaireks.gov

Public hearing 2025.08.14

(Notification
Posted on the
City of Bel Aire
Website, the
designated
official City
newspaper for
the City of Bel
Aire on July 24,
2025)

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Pursuant to Kansas Statute 12-747, the City of Bel Aire will hold a public hearing to discuss and receive input on the proposed Bel Aire 2035 Comprehensive Plan. This plan outlines the long-term vision for the growth and development of our community.

You may appear at this time either in person or by agent or attorney, if you so desire, and be heard on the matter. After hearing the views and wishes of all the persons interested in the case, the Planning Commission may close the hearing and consider a recommendation to the Governing Body, which, if approved under the City Zoning and Sub- Division regulations, would be effectuated by city code. The public hearing may be recessed and continued from time to time without notice.

DATED this _23_____ day of July 2025.

/s/ Paula L. Downs
Bel Aire Planning Commission Secretary