

(First Published in the Ark Valley News on March ____, 2022.)

THE CITY OF BEL AIRE, KANSAS

ORDINANCE NO. ____

AN ORDINANCE CHANGING THE ZONING CLASSIFICATION FROM **R-1 RESIDENTIAL TO R-4 RESIDENTIAL** ON CERTAIN PROPERTY LOCATED WITHIN THE CORPORATE CITY LIMITS OF THE CITY OF BEL AIRE, KANSAS.

WHEREAS, the legal description of the tract of land is as follows:

Legal Description

CHAPEL LANDING 6TH

ZONE CHANGE LEGAL DESCRIPTION

All of Lots 58, 59, and 60, Block C, TOGETHER with all of Lots 68 and 69, Block F, TOGETHER with all of Reserve "G", all as platted in Chapel Landing, Bel Aire, Sedgwick County, Kansas, TOGETHER with that part of Lot 61 in said Block C described as follows: Beginning at the most northerly corner common to said Lots 60 and 61; thence S36°59'18"E coincident with the lot line common to said Lots 60 and 61, 154.65 feet to the most easterly corner common to said Lots 60 and 61; thence S64°07'45"W coincident with the southeast line of said Lot 61, 72.04 feet; thence N25°52'15"W, 132.02 feet; thence N71°44'35"W, 19.61 feet to the intersection with the northwest line of said Lot 61; thence northeasterly coincident with said northwest line, being a curve to the right, through a central angle of 03°20'42" and having a radius of 970.00 feet, an arc distance of 56.63 feet, (having a chord length of 56.62 feet bearing N57°58'17"E) to the point of beginning, TOGETHER with that part of Lot 66 in said Block F described as follows: Commencing at the most southerly corner common to Lots 66 and 67 in said Block F; thence N36°59'18"W coincident with the lot line common to said Lots 66 and 67, 26.37 feet for a point of beginning; thence N71°44'35"W, 39.24 feet; thence N66°33'24"W, 82.09 feet to the intersection with the northwest line of said Lot 66; thence N53°00'42"E coincident with the northwest line of said Lot 66, 62.88 feet to the most northerly corner common to said Lots 66 and 67; thence S36°59'18"E coincident with the lot line common to said Lots 66 and 67, 103.64 feet to the point of beginning, TOGETHER with Lot 67 in said Block F, EXCEPT that part of said Lot 67 described as follows: Beginning at the most southerly corner common to Lots 66 and 67 in said Block F; thence N36°59'18"W coincident with the lot line common to said Lots 66 and 67, 26.37 feet; thence S71°44'35"E, 32.18 feet to the intersection with the southeast line of said Lot 67; thence southwesterly coincident with said southeast line, being a curve to the left, through a central angle of 01°01'14" and having a radius of 1030.00 feet, an arc distance of 18.35 feet, (having a chord length of 18.35 feet bearing S53°13'16"W), to the point of beginning, and TOGETHER with that part of Reserve "S" as platted in said Chapel Landing lying generally east of and abutting the following described line: Beginning at the northwest corner of Lot 69 in said Block F, said northwest corner also being a point on the line common to said Lot 69 and said Reserve "S"; thence N31°30'57"E coincident with the northeasterly prolongation of the northwest line of said Lot 69, 15.88 feet to the intersection with the northeast line of said Reserve "S", and for a point of termination.

WHEREAS, A public hearing was convened on the matter of rezoning the afore described tract on February 10, 2022, by the Planning Commission for the City of Bel Aire, Kansas in

conformance with the requirements set forth in Article Five of the Zoning Regulations of the City of Bel Aire, Kansas;

WHEREAS, Following the public hearing, the Planning Commission found that the evidence does support this requested zone change based upon the guidelines set forth in Article 5.02 of the Zoning Regulations of the City of Bel Aire, Kansas;

WHEREAS, The Planning Commission for the City of Bel Aire, Kansas recommends approval of the application by the property owner to change the tract of land, as described above, from **R-1 RESIDENTIAL TO R-4 RESIDENTIAL**;

WHEREAS, the Governing Body has considered the factors set forth in Article 5.01 and Article 5.02 of the Zoning Regulations of the City of Bel Aire, Kansas in relation to this tract;

BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF BEL AIRE, KANSAS:

SECTION 1. The Governing Body supports the recommendation of the Bel Aire Planning Commission, and approves the rezoning of the tract of land from **R-1 RESIDENTIAL TO R-4 RESIDENTIAL**;

SECTION 2: All ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION 3. This Ordinance shall take effect and be in force from and after its publication in the official City newspaper.

Passed by the City Council this 1st day of March, 2022.

Approved by the Mayor this 1st day of March, 2022.

[SEAL]

MAYOR JIM BENAGE

ATTEST:

CITY CLERK MELISSA KREHBIEL