

City of Bel Aire

STAFF REPORT

DATE: 12/22/2025

TO: Bel Aire Planning Commission
FROM: Paula Downs
RE: Agenda

STAFF COMMUNICATION	
FOR MEETING OF	1/08/26
CITY COUNCIL	
INFORMATION ONLY	

SUMMARY:

Review proposed updates to the 2025 Bel Aire Zoning Map.

History

City staff worked with Professional Engineering Consultants (PEC) to update the City of Bel Aire Zoning Map to reflect current information as of December 2025. The Zoning Map is updated each year to include changes in zoning districts and zoning types. The current Zoning Map reflects changes from August 2024 (date of last zoning map end date) and December 2025.

Staff updates the official zoning map annually to match zoning district changes approved throughout the year. The City of Bel Aire zoning code section 18.6.1 provides information on the Official Zoning Map.

Full descriptions of each zoning type can be found in the Bel Aire City Code Chapter 18, Article 7. Zoning Districts. The City Code is available on the City of Bel Aire website-Government tab, City Clerk page.

Discussion

Summary of changes made to the Zoning Map:

1. Ordinance 719- Case No. ZON-24-01- Rezoning 80 acres from R-4 Single-Family Residential District to AG District- E ½ SW ¼ SEC 13-26-1E (PIN Number 00520983). Generally located
2. Ordinance 720- Case No. PUD-24-01- Sunflower Commerce Park 4th PUD to include uses permitted in the M-1. Lots 1, 2, 3, and Lots 1, 2, Block 2 and Reserve A and B. Generally Located

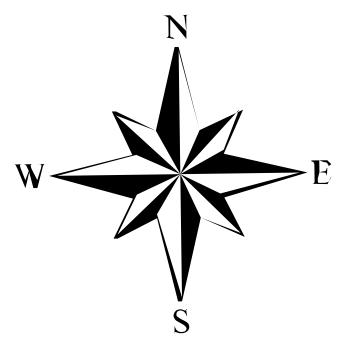
3. Ordinance 728- PUD-27-07- Zone change from R-4 to a Planned Unit Development R-PUD to create Bristol Hollows Addition allowing lot-splits to occur on duplex lots establishing no interior lot lines. Lots 1 through 19, Block A, and Lots 1 through 21, Block B. Generally located
4. Ordinance 731- PUD-24-02- Zone change from R-4 Single Family Residential District to the R-5 Garden and Patio Homes, Townhouses and Condominiums District, R-6 Multi-Family District, and C-1 Neighborhood Commercial, Office and Retail District for Spring Pines Addition. Generally located North and east of East 53rd Street North and North Oliver.
5. Ordinance 732- ZON-24-02. Zoning change from C-1 Neighborhood Commercial, Office and Retail, to R-5 Garden and Patio Homes, Townhouses and Condominiums at Skyview at Webb Addition. Generally located ¼ mile South of East 53rd Street North and North Webb Road, on the West side.
6. Ordinance 738- PUD-24-04. Zoning change from R-4 Single-Family Residential District to a R-PUD District to create Chapel Landing Addition PUD allowing lot-splits to occur on duplex lots establishing no interior lot lines. Generally located at 53rd street North and Bristol Street.
7. Ordinance 745- Zon-25-01. Zone Change from C-1 Neighborhood Commercial, Office and Retail District to an R-PUD to create Lycee Addition PUD to be zoned as R-6 Multi-Family District. Generally located on the East side of Rock Road and ¼ mile North of 53rd Street North.
8. Ordinance 749- Annexation of approximately 140 acres of agricultural land into the corporate limits of the City of Bel Aire. Generally located at the southwest corner of K-254 and Greenwich Road.
9. Modified zoning district colors and styles to easily distinguish zoning types.

Recommendation of permanent staff

Approve 2025 Bel Aire Zoning Map that accurately reflects updates to zoning districts in 2025.

Official Zoning Map

Bel Aire, Kansas



- Bel Aire City Limits
- Bel Aire Area of Influence
- Parcels

Zoning Type

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

Map Production:
December 1st, 2025

Current as of:
September, 2025
ZON-25-01

Planning Commission:
TBD

City Council:
TBD

PEC
PROFESSIONAL ENGINEERING CONSULTANTS, P.A.

**City of
Bel Aire**
LIFE'S *better* ON THE EDGE!