

## City of Bel Aire

# STAFF REPORT

DATE: 07/26/2023

TO: Bel Aire Planning Commission

FROM: Jay Cook

RE: Agenda

### STAFF COMMUNICATION

FOR MEETING OF	7/13/2023
CITY COUNCIL	
INFORMATION ONLY	

### SUMMARY:

**SD-23-04.** Final Plat of approximately 96 acres in Sunflower Commerce Park 2<sup>nd</sup>. The development is labeled Sunflower Commerce Park 3<sup>rd</sup>.

#### **Applicant/Agent:**

- Applicant: Michael Le, Bayside Development
- Agent: Jake Vasa, SEH, Inc

#### **Background Information:**

- The 96-acre tract is located in platted Sunflower Commerce Park 2<sup>nd</sup> Addition plat.
- The property is currently vacant and the applicant desires to subdivide the parcel for the opportunity for future business growth in Bel Aire through manufacturing and warehouses.
- The land was platted for Epic Sports and future growth of that business if the land options were exercised; total acreage of the plat is around 245 acres.
- The process started in 2016 and was completed in 2018. Floodplain, Evergy power lines, pipeline easements were some of the items the city worked through to complete the platting process.
- The Covenants from the Sunflower Commerce Park is the binding design document; the PUD page two has the basic overall PUD rules.

#### **Discussion:**

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

**Recommended Motion:**

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