

BEL AIRE COMPREHENSIVE DEVELOPMENT PLAN UPDATE

2014-2034

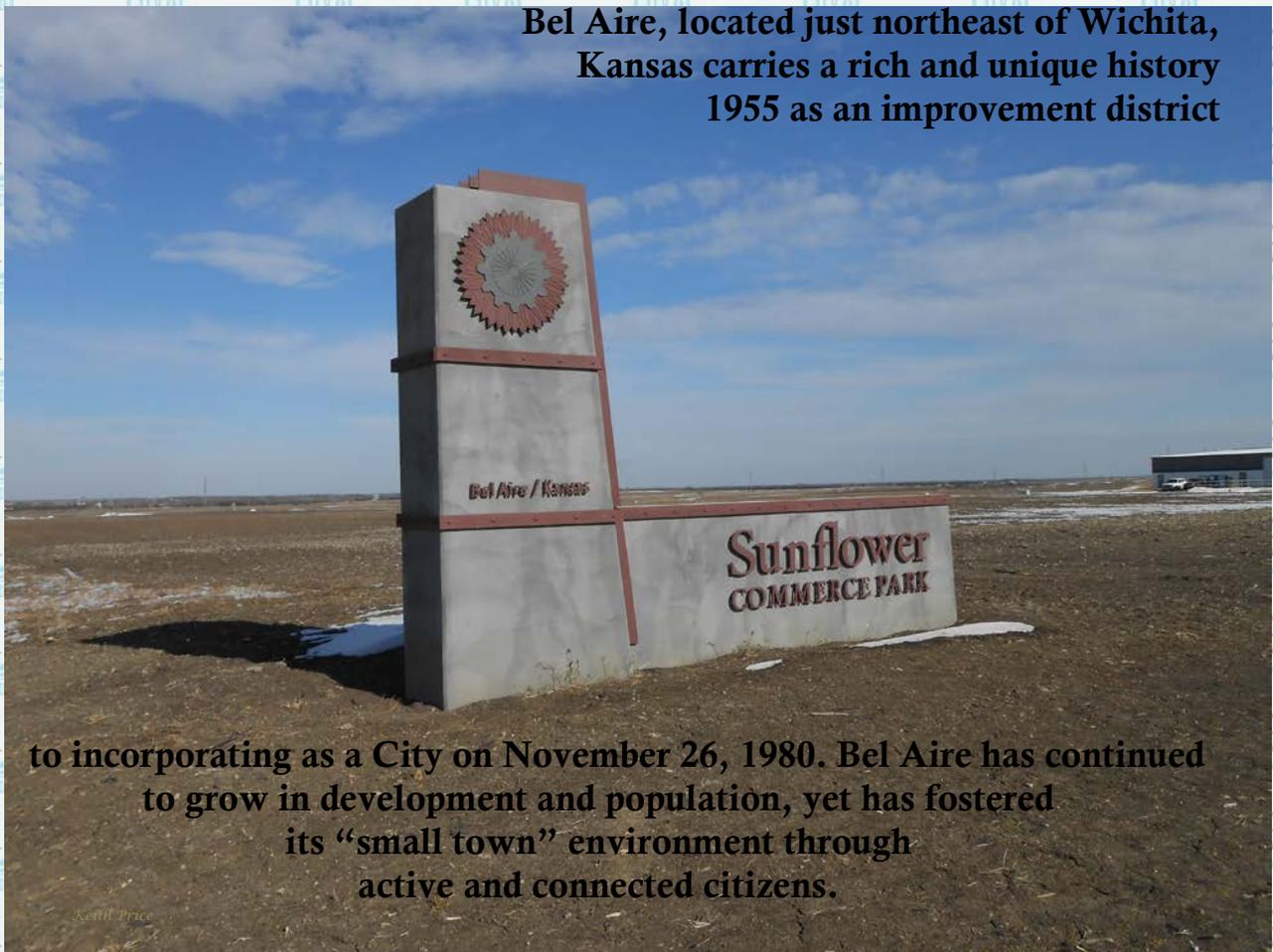
City of Bel Aire Kansas...

**Established by the will of its
Citizens**

**A safe, family oriented, engaged
community with a focus on
economics and growth to ensure an
independent future.**

Planning Our Future...

**Bel Aire, located just northeast of Wichita,
Kansas carries a rich and unique history
1955 as an improvement district**



**to incorporating as a City on November 26, 1980. Bel Aire has continued
to grow in development and population, yet has fostered
its "small town" environment through
active and connected citizens.**

Keith Price



CERTIFICATION

I Keith Price, Planning Commission Secretary do hereby declare that the Planning Commission held a public hearing on December 11, 2014 and had reviewed the Comprehensive Development Plan Update 2014 – 2034.

Members Present: James Schmidt, Gordon Jones, Craig Pumphrey, Carla Zielke, Dee Roths, and Jeff Artz and did hereby approve the Comprehensive Plan 2014-34 update December 11, 2014.

Members Absent: Mark Shelly

City Council approved Amendments to the Bel Aire Comprehensive Plan, thereby, approving Ordinance #558 and the adoption on January 22, 2015.

Certified by the City Clerk.


Jamie Hayes



March 18, 2014

Dear Citizens:

The City of Bel Aire experienced tremendous growth since its incorporation in 1980. The population has now increased to 6,863 with more growth on the horizon. New residential and commercial developments have lead to increased interest in Bel Aire and will allow for new growth in the future.

Kansas State Statutes requires City complete a Comprehensive Plan annually. The Comprehensive Plan takes into account not only the current city boundaries, but also an area surrounding the city with a high probability of development during the planning period. This plan looks at the economy as well as the conditions and extent of existing and proposed infrastructure, present and future land uses and their area delineations. Our community has been fortunate with growth and prosperity along with committed citizens working together to help make Bel Aire a great place to live, work, raise a family and call home!

The update of the Comprehensive Plan has been accomplished through the guidance of the Bel Aire Planning Commission and input from the Community Development Advisory Committee:

Planning Commission

Darrell Atteberry
Gordon Jones
Polly Charleston
Craig Pumphrey
Dee Roths
Mark Shelly
Carla Zielke

Community Development Advisory Committee

Ramona Becker Eliot Green
Carl Bush Katie Wyatt
Diane Winn Jeanette Clement
Linda Scott Nancy Larson
Shelly Smith Lauren Thiessen

The City Council would like to thank these individuals for their commitment and insight in the planning process for the future of our community. The goal of updating the Comprehensive Plan is to create a working document that helps guide the future of Bel Aire. The plan is designed to provide clear and simple direction, establish goals and objectives, and to define specific action steps/recommendations to make those goals possible. The Comprehensive Plan is a fluid document designed to change with time and continue to reflect the values and visions of the citizens of Bel Aire.

The City of Bel Aire was established by the "will of its people in 1980" and continues to be governed by the will of the people. The Comprehensive Plan update will provide the City with direction and actions to make that will a reality.

BEL AIRE CITY COUNCIL


Mayor David Austin

Profile of the City of Bel Aire

**"The mother principle is that governments are republican only
in proportion as they embody the will of their people...and execute it."**

--Thomas Jefferson

Historical Development

Knowledge of the past historical development of an area is often important to an understanding of its future. Factors, which influence growth or change, may extend their efforts for decades. Buildings change their purposes over periods of time as the type and intensity of uses varies. Their location, however, most often becomes a focal point to attract further growth. Like the natural features of an area, transportation routes laid out have a sense of permanency that endures for generations. For example, the location of one-third of the streets and highways in the nation were laid out before the automobile was even invented.

The City of Bel Aire has a unique history dating to its original formation in January 1955 as an Improvement District through incorporation as a City on November 26, 1980. The City Seal of the City depicts the pride of the City from the early beginnings - "Established by the Will of Its Citizens - Nov. 26, 1980."

The following account of the formation and development of Bel Aire was prepared by information supplied in the 1994 Comprehensive Development Plan (Charles H. Eaton, Dorothy Lowen, Alma Lou Gillispie). The 2002 update to this plan was prepared by Misty Bruckner. Direction for the 2007, 2010, and 2012 updates was a group effort of the Planning Commission with input from the Economic Development Board and edited by City staff. The 2014 update was a group effort of the Planning Commission with input from Community Development Advisory Committee and edited by City staff.

History of Bel Aire

Bel Aire is considered a relatively young city in the State of Kansas and has a unique history. Mr. T.E. Devlin and Mr. T.N. Pearson established the Bel Aire Improvement District and on the 27th day of January, 1955, the Sedgwick County Commission gave its approval for the incorporation. The District was formed to construct a water system to serve the area residents. These residents of the Improvement District signed a petition in 1980 expressing the desire to guide and determine their own destiny. The city of Bel Aire was "established by the will of its citizens" on November 26, 1980, as a Third Class City. In 1998, city officials applied for and received state recognition to become a City of the Second Class.

The initial area was platted as Pearson's First Addition and consisted of approximately 170 acres. Later in 1955, Arthur Heights 1st & 2nd Additions and Bel Aire East petitioned to be annexed to the district. These additions to the original Pearson's 1st Addition brought the total acreage to 250. Towards the end of 1955, Aurora Park and Lawn Terrace were added bringing the total acreage of the district to 836 acres. In the early 1970's Bel Aire Village and Bel Aire Height Additions joined the District. From 2000 through 2003, Bel Aire aggressively expanded to avoid being boxed in other jurisdictions. Today the total acreage encompassed by the corporate limits is now over 4,371 acres.

In 1974, a Community Park (now known as Bel Aire Park) was built on land adjacent to Sedgwick County Fire Station #7 (now # 37). The park consisted of a playground equipment, tennis court, basketball court and picnic area. Ownership of the park was transferred from Sedgwick County to the City of Bel Aire in August of 1991. A new 500,000 gallon water tower was constructed to replace the 75,000 water tower, (front cover of the 2012-2032 update), the City utilized In August of 1980,.

On November 26, 1980, the City of Bel Aire was incorporated as a city of the third class. After two lawsuits filed, the incorporation was approved by the Kansas Supreme Court. Bel Aire, Kansas became a 2nd Class City on July 4, 1998.

The original City Hall was located in the basement of Sedgwick County Fire Station #7 (now #37). In December 1986, the Bel Aire Nazarene Church building located at 4551 N. Auburn was purchased and remodeled into the Bel Aire City Hall Building. A Community Room was added to the City building in August of 1989 and served as a citizen meeting room. City Hall was relocated to 7651 E Central Park Ave. in April of 2004 and a cornerstone of the proposed town center located in Central Park Addition.

Bel Aire owns their own water wells located just West of Park City, and sewer is sent from City owned lines to a plant in Park City. The City of Bel Aire has taken a number of steps to ensure a dependable as well as expandable water supply for city resident. The original water supply for Bel Aire was obtained from wells in the Equus Beds drainage area. In 1988, with public support due to poor water taste and quality of the current system, the City of Bel Aire entered into a twenty year contract with the City of Wichita, Kansas to purchase potable water. The City of Wichita obtains its water from two sources; surface water from Cheney Reservoir and ground water from the Equus Beds near Halstead, Kansas. A service boundary area was established at that time. In an effort to grow beyond the service boundary, Bel Aire requested Wichita's approval as required in their agreement, and each time Bel Aire has asked, Wichita denied the request.

Growth continued with the development of the Catholic Life Center in 1991, which included a nursing home, priest's retirement home and counseling center. Woodlawn Court sub-division was started in February and growth continued in May of 1992 with the sub-division known as the Summit Hill Addition.

In October 1994, Park Vista Addition was started along with the addition of the Bel Aire Recreation Center. The Recreation Center now offers a wide variety of exercise and sporting activities to the residents of Bel Aire.

In April 1996, work began on the Quail Ridge Development. Expansion continued at the Catholic Life Center with the addition of a cemetery with future plans of educational, housing and worship projects. Willow Creek Development was started in November 1996. With the explosive growth happening in Bel Aire, the city had grown from 100 residents in 1955 to 4,764 by 1998.

Bel Aire had a limited number of lots left for growth within the service boundaries established by Wichita. With Wichita denying Bel Aire the ability to serve outside the defined service boundary, Bel Aire and Park City mutually agreed to jointly develop a Utility Authority. The Regional Utility System, known as the Chisholm Creek Utility Authority, was formed as an independent governmental body between the City of Bel Aire and Park City to provide water and sewer services to both communities. The Authority has constructed a water & sewer plant located in Park City, completed in 2003, which provides services to both communities. The new water & sewer plants along with the additional water rights purchased from KGE, increased water/sewer lines and a new 1 million gallon water tower (constructed just east of 53rd st. & Woodlawn Blvd.) were projected to meet service needs over the next 50 years.

The formation of the Chisholm Creek Utility Authority allowed Bel Aire to began acquiring land for growth. The incorporated City limits increased approximately 2,665 acres over the next years.

In 2005, Bel Aire became the first city in Sedgwick County to adopt a smoke free ordinance that prohibits smoking in public businesses and in employee workspaces.

The League of Kansas Municipalities 2006 list of Second class Cities recorded the City with 6,557 residents With 2,024 housing units.

Wickham Glass became the first manufacturing plant to move to a newly platted industrial park from Wichita in order to expand their glass product manufacturing business. Industrial revenue bonds were used to advance the project, allowing the implementation of new technology and equipment. January 2006 the project was given approval; by January 2007, the business was in the new 3 million dollar manufacturing facility. Other commercial, industrial residential developments both City controlled and private are in different phases of approval or construction.

Bel Aire Days fall event returned to the City in 2007, there has only been a few years since 1980 that it was not held. It started with wooden nickels and has grown to include carnival rides, pancake feeds, bands, cars shows and talent contests.

City land was platted as Bel Aire Industrial Park Addition and sold in 2008 to a developer completing 46th street to Cypress and a master drainage plan that started with Wickham Glass development. Savute Commercial, Chapel Landing, and Elk Creek Additions were all platted in 2008 making way for new commercial development and neighborhoods. Bel Aire also approved its first green construction development called Tierra Verde.

2009 Bel Aire became global in cyberspace as the new web site included Twitter, Facebook, and other links. A fresh new logo was unveiled, after much effort from designers, staff and citizens. Bel Aire Day has been expanded to 4 festivals for each season. The Docking Institute of Public Affairs at Fort Hays State University, conducted an extensive survey of the citizens of Bel Aire as part of the Master Parks Plan. Central Park, Park got a jump start with a walking path and a play ground funded in part by a grant from the Sunflower Foundation. Catholic Care, Shepherd's Crossing Addition and Spiritual Life center had various additions, remodels and housing starts. Elk Creek Addition continued to add more of the highest appraised homes in the city rounding out available price ranges of homes in the city.

2010 has a special meaning for Bel Aire as it represents the thirty year anniversary Bel Aire has been a city, providing a fertile environment for families and small business to thrive. Bel Aire welcomes construction of new K-8 school and a 5A high school, as well as the new model homes in Central Park 3rd in the midst of the worst USA economy in recent history. Tree City USA is a status Bel Aire has maintained for 15 years straight; Playful City USA status is new this year. A brick project and time capsule was completed to commemorate the 30 year anniversary as a celebration to everyone that has made Bel Aire a successful community.

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2011 Rock Spring Addition was platted across for the USD 259 North East Quadrant High School. Tierra Verde South addition utilities and streets are under construction. Sunrise Christian School added a modern addition in the athletic wing with offices and classrooms.

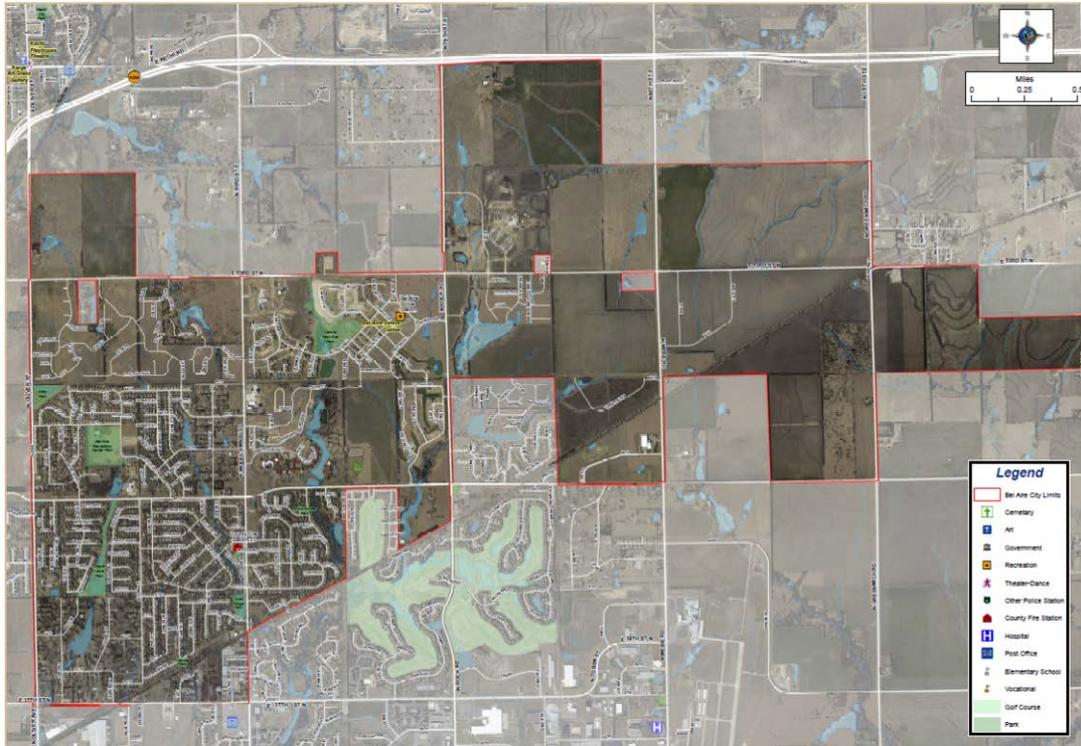
2012 The tough economic times for the entire Sedgwick County region changed the original intended use of the two USD 259 schools, both are scheduled to open as magnets schools in the fall; Isely Traditional Magnet Elementary and Northeast Magnet High School. The city is in the developing phase of a master industrial plan for the 800 acre site; an open house was hosted by the city, TranSystems and Lawkingdon provided preliminary analysis and preliminary platting displays.

2013 Construction started with the completion of the Century Manufacturing Inc a 36,000 square-foot facility that manufactures acrylic and promotional products for customers worldwide. The platting, utilities to the site, street construction, and the building ready to occupy in January, was accomplished in a speedy 6 month time frame. Bel Aire was a hit by a thunderstorm that impacted many areas in the metro area in May, hundreds of roofing and side permits were issued. Commercial construction included the start of: Tierra Verde's Concierge Surgical Recovery Center, Rock Ridge Family Medicine building in the new Wolff Addition, and the remodel of the Catholic Care entry for a \$5,448,000 value. Housing starts recovered to a rate near the 1980's with a total of 91 single units, 35 were single family houses. Phase 2 of Rock Spring Addition, Lycee Height's Addition and the Broadstone Villas Addition had started as well. The City was awarded a funding package from the Kansas Department of Transportation to construct a rail siding in the Bel Aire Sunflower Commerce Park. Bel Aire joined forces to host a talent show and a new spin on the dog swim with Hot Dawgs Pool Party, different than any other events Bel Aire has ever hosted for their citizens.

The first 5 months of 2014 Sunflower Commerce Park addition currently has Next Level Hoops Academy, a 45,000 s.f. facility and FedEx Ground Warehouse a 181,000 s.f. facility covering over five of the lots in phase 1; additional activity is underway for Buzzi Unicem USA, a cement distributor on a 15 acre site and call Bel Aire home starting in the summer. The Sunflower Commerce Park Addition receive an award from American Public Works Association (APWA); projects are reviewed for engineering, innovation, teamwork and construction. The City of Bel Aire received the Government Finance Officers Association (GFOA) Distinguished Budget Presentation Award for the 2014 Budget, one of three, for the entire state in the second class category. Bel Aire qualified to join CRS and is now published in the NFIP manual, one of 3 cities in Sedgwick County. Bel Aire is one of 6 communities in Kansas with the Playful City designation.

Location

The City of Bel Aire is located just northeast of Wichita, in Sedgwick County, Kansas. The City is bounded by 37th Street N. on the south, Oliver Street on the west, 127th on the east, and extends north between 53rd and 61st Streets, in the northeast quadrant of the County. Bel Aire enjoys a lofty perch in Sedgwick County with an elevation of 1,425 feet above sea level at the base of the city water tower near 45th and Edgemoor.



SEDGWICK COUNTY GIS 2014

Historical Preservation

The recognition and preservation of historic places and events should be part of the local planning process. To assist communities in the State, an inventory of Kansas historic, architectural, archeological, and cultural resources was begun in 1969 by the Kansas State Historical Society (KSHS). In their work, the Historic Preservation Department staff uses guidelines established by the National Park Service under the National Historic Preservation Act of 1966. The Department is currently proposing that guidelines specifically for Kansas be adopted.

Due to the precipitous loss of an important historic structure in the state, the 1988 Legislature amended K.S.A. 75-2724 to provide specific distances and a fine to the notice and review process through the State Historic Preservation Officers. Such a procedure is to avoid undertaking a project, which would encroach upon, damage or destroy any State of National historic site or "the environs of such property." In a city, the "environs" is defined as being within 500 feet of the boundary of a historic site or 1,000 feet in the

unincorporated area of a county. Once the State officer makes a finding that the site will be harmed, the "project shall not proceed until" the local governing body determines "that there is no feasible and prudent alternative to the proposal and that the program includes all possible planning to minimize harm" to such a site. Once the State Officer is notified, an investigation must be initiated within 30 days or the project is automatically approved. A substantial fine can be imposed for violating the procedure. A City may be authorized to undertake such a responsibility if it is determined that the City has enacted a comprehensive local historical preservation ordinance and created a local historic preservation board which is actively engaged in a local preservation program. The City of Wichita has had a landmark preservation board and program since the mid-70s.

Nationally, there is a strong movement to not only give official recognition to and preserve historically significant structures, but to encourage their restoration or utilization in an adaptive use. The Tax Reform Act of 1974 first opened the possibility of using private investment to rehabilitate commercial, industrial, and rental residential buildings of historic character. The tax incentives place old buildings in a favorable status compared to constructing new ones. The Federal Economic Recovery Act of 1981 further enhanced the attractiveness of such investments, and with minimum limitations, such benefits were continued in the Tax Act of 1986. During 1981, it was reported that since 1976 more than 1.2 million dollars in private investments had been made, in over 2,500 projects nationwide.

A small collection of memorabilia is maintained by the City. A special organization, or historical society, should be organized to focus on historical preservation. In 2006, Dr. Jay Price and his WSU students completed a history project, compiling interviews of long time residents, newspaper clipping, and pictures that may be published in the near future. The Bel Aire Breeze monthly Newspaper was born in 2006 printing stories and events happening within the city. Channel 7 on local cable television broadcasts City Council Meetings, the Mayor's report, and other information. A revamped Bel Aire website was introduced to better interact with citizens. Facebook out ranked channel 7 and Twitter as a favorite source of information from the survey results, which was added in 2009.

Form of Government

Bel Aire has a Mayor-Council-manager form of government where the mayor serves for two years and is not limited on the number of terms. Council members are elected to serve for a term of four years and are also not limited on the number of terms. The council members serve staggered terms, with two positions elected for four years, and then two years later, the remaining three positions are elected for four year terms.

City Administration

The City of Bel Aire government operations are lead by the City Manager, which is appointed by the City Council. The City Manager is responsible for oversight of the daily administrative aspects of the city, City Clerk functions, Municipal Court operation, utility

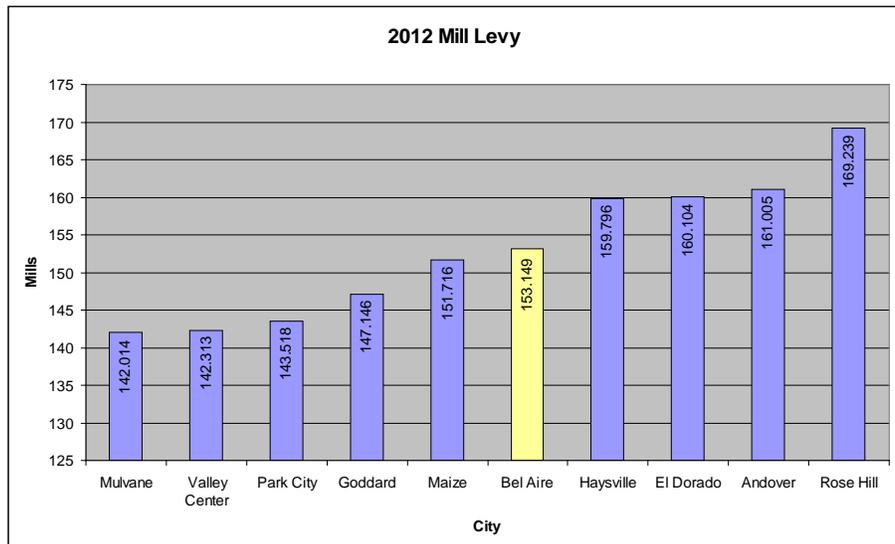
billing, and the Public Works department, Parks and Building Maintenance, Police Department, the Recreation Department, Finance, Building Inspection, Code Enforcement, zoning issues and directing special projects. Bel Aire provides 24-hour police services for its residents. Sedgwick County is under contract to provide fire protection, EMS and related services working with City department supervisors, have a fire station #37 located at the corner of Woodlawn & Danbury Street. In addition, the City operates a recreation center with programming opportunities and the Park department that maintains numerous parks for the enjoyment of citizens along with the responsibility of maintenance of governmental facilities. The Public Works division is responsible for infrastructure projects of streets, water & sewer and storm water drainage. The Chisholm Creek Utility Authority provides water and sewer services from plant located in Park City.

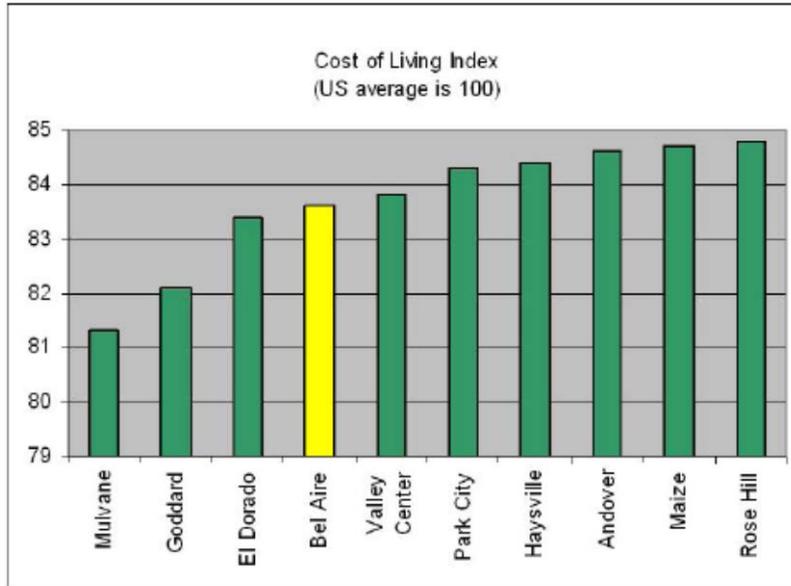
Economic Analysis

The economy of a planning area is a highly influential determinant of its potential growth. This section is intended, in a very limited way, to analyze the economic characteristics of the City in particular and to assess the potential, as well as needs for future economic development activity. Obtaining published economic data for a City of Bel Aire's size is very difficult. Using what is available most often lacks a sense of timeliness. The Kansas sales tax records that annually report on retail trade are not compiled by cities, just counties. Most of the useful information is contained in the U.S. Census of Population. This includes data on occupations, employment, transportation to work, disabilities, household and family incomes, and so forth. The 2010 Census data has been used for this document if available. Complete information can be viewed on the U.S. Census website www.census.gov.

Economics and Tax Base

The tax base is primarily residential real estate, with an assessed valuation for the 2002 budget of \$29,846,996. 2006 Bel Aire was listed with \$38,689,869 and in 2011 \$45,105,765 tangible assessed valuation. The levies listed below are the official 2010/11 ad valorem tax levies established by the Sedgwick County Clerk, and include those levies certified by the State and County Clerks of adjacent counties for joint taxing subdivisions with territory in this county. Rates there on are expressed in mills (or dollars per one thousand dollars on assessed valuation).





Demographic Profile

Bel Aire is primarily a bedroom community with a population of 6,769 (U.S. Census 2010). Residents occupy 2,554 housing units. The City is considered a strong middle-class community in Sedgwick County with an above average income, education and home-ownership rate. Residents in Bel Aire are approximately twice as likely to be in a management or professional employment position as compared to others living in Sedgwick County. ***Only Eastborough tops Bel Aire's median household income of \$66,937. The city has no poverty and relative no rental property. What Bel Aire does have is"...street after street lined with homes that are worth about \$150,000 to \$175,000." The homes are owned by educated professionals who can afford to live in Wichita's priciest locales but have chosen Bel Aire's quiet streets and thriving recreation programs over showplace developments elsewhere (Wealth Transforms Wichita's Suburbs, Wichita Eagle, May 28, 2002).***

"If you're looking for a suburban lifestyle, Bel Aire is a good place to be, according to a new list from [Coldwell Banker Real Estate LLC](#). The small community to the northeast of Wichita ranked No. 7 on the real estate company's top 25 list for the state. Coldwell Banker says it ranked the suburbs based on access to amenities, proximity to good schools, average commute times and community safety. According to the survey, suburbanites are more likely to eat in, commute to work, own their homes, and dedicate weekends to home improvement and do-it-yourself décor projects."
Wichita Business Journal September 26th 2012

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Every new home constructed since 2002 in the City has had a value of over \$100,000 listed on the building permit by the contractor except one and many homes values listed over \$400,000 not including the lot price and other improvements with the average of \$173,460 for the structure up to 2007. 2007 to 2010 the average value for a single living unit home built in the city was \$238,941. The average new house value for 2013 was \$254,798.

Regional Population Projection					
CITY	2010 Census Population	2012 Census Estimate	2.5 Yr. Annual Growth Rate (Permit Data)	MAPD 2035 Population Projection	Projected 25 Yr. Annual Growth Rate
Andale	928	964	0.77%	1,160	0.90%
Bel Aire	6,769	6,838	0.27%	13,230	2.72%
Bentley	530	528	-0.16%	690	1.06%
Cheney	2,094	2,120	0.54%	2,650	0.95%
Clearwater	2,481	2,489	0.37%	3,590	1.49%
Colwich	1,327	1,334	0.53%	1,880	1.40%
Derby	22,158	22,943	0.82%	33,740	1.70%
Eastborough	773	773	-0.22%	880	0.52%
Garden Plain	849	862	0.39%	1,000	0.66%
Goddard	4,344	4,559	1.00%	5,560	0.99%
Haysville	10,826	10,951	0.24%	16,700	1.75%
Kechi	1,909	1,958	0.46%	2,800	1.54%
Maize	3,420	3,708	3.15%	4,580	1.18%
Mount Hope	813	817	-0.10%	1,010	0.87%
Mulvane*	5,121	5,280	0.11%	6,790	1.13%
Park City	7,297	7,446	0.56%	13,650	2.54%
Sedgwick*	192	193	0.00%	520	4.07%
Valley Center	6,822	6,965	0.56%	9,330	1.26%
Viola	130	131	-1.96%	290	3.26%
Wichita	382,368	385,577	0.19%	429,380	0.46%
Unincorp. Sedg. Co	37,214	37,453	0.27%	32,570	-0.53%
Sedgwick Co. Totals	498,365	503,889	0.26%	582,000	0.62%
Andover	11,791	12,099	1.54%	17,870	1.68%
Sumner Co pt Mulvane	990	987	0.00%	1,118	0.49%
Region Totals	511,146	516,975	0.29%	601,260	0.65%

2013 Development Trends Sedgwick County Planning Department

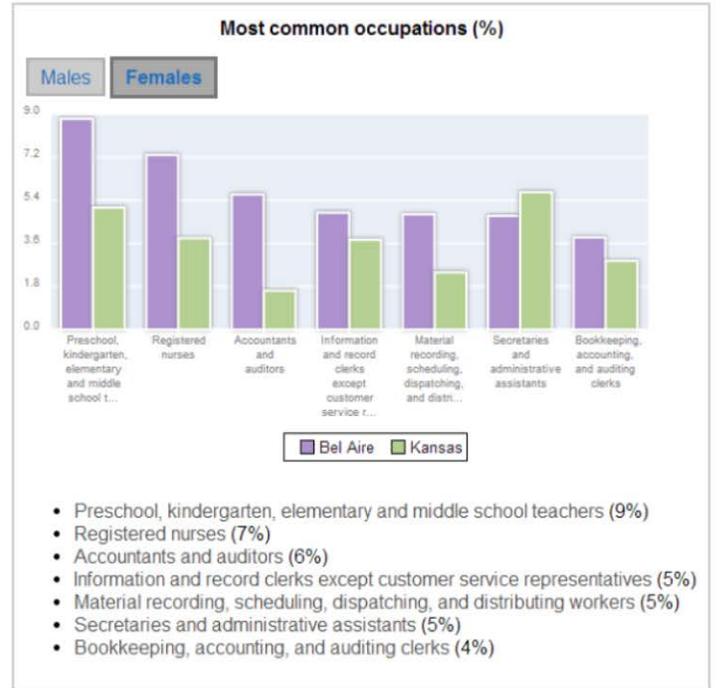
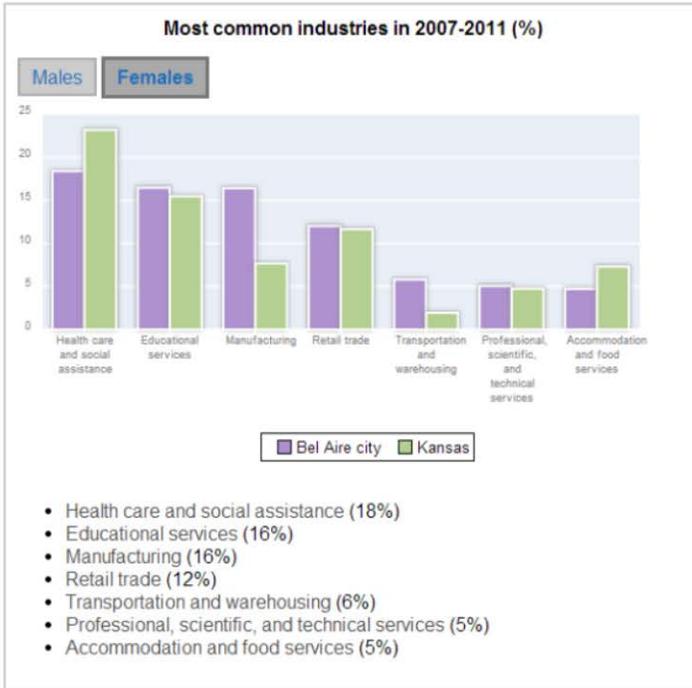
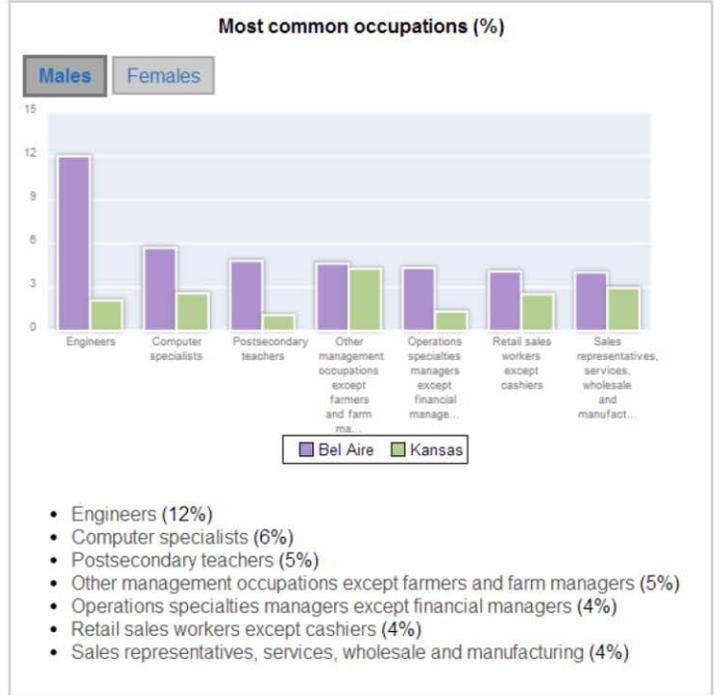
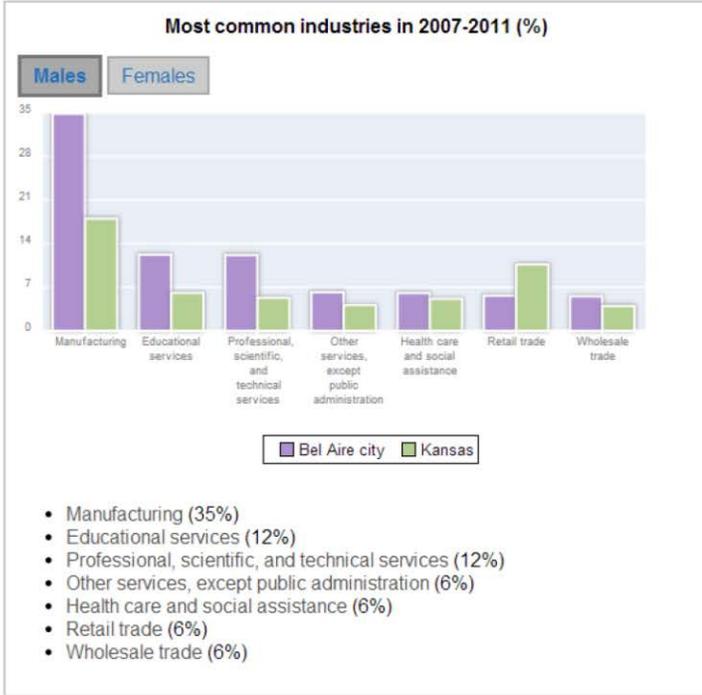
KS - Sedgwick County

Population	
Total Population	498,365
Housing Status (in housing units unless noted)	
Total	211,593
Occupied	193,502
Owner-occupied	126,535
Population in owner-occupied (number of individuals)	337,483
Renter-occupied	66,967
Population in renter-occupied (number of individuals)	153,630
Households with individuals under 18	67,321
Vacant	18,091
Vacant: for rent	7,982
Vacant: for sale	2,895
Population by Sex/Age	
Male	246,042
Female	252,323
Under 18	135,376
18 & over	362,989
20 - 24	34,847
25 - 34	70,319
35 - 49	96,286
50 - 64	91,226
65 & over	56,969
Population by Ethnicity	
Hispanic or Latino	64,636
Non Hispanic or Latino	433,729
Population by Race	
White	380,482
African American	46,167
Asian	20,385
American Indian and Alaska Native	5,739
Native Hawaiian and Pacific Islander	412
Other	25,302
Identified by two or more	19,878

KS - Bel Aire city

Population	
Total Population	6,769
Housing Status (in housing units unless noted)	
Total	2,554
Occupied	2,465
Owner-occupied	2,174
Population in owner-occupied (number of individuals)	6,168
Renter-occupied	291
Population in renter-occupied (number of individuals)	600
Households with individuals under 18	955
Vacant	89
Vacant: for rent	16
Vacant: for sale	39
Population by Sex/Age	
Male	3,263
Female	3,506
Under 18	1,913
18 & over	4,856
20 - 24	314
25 - 34	928
35 - 49	1,378
50 - 64	1,303
65 & over	784
Population by Ethnicity	
Hispanic or Latino	324
Non Hispanic or Latino	6,445
Population by Race	
White	5,492
African American	583
Asian	303
American Indian and Alaska Native	60
Native Hawaiian and Pacific Islander	1
Other	92
Identified by two or more	238

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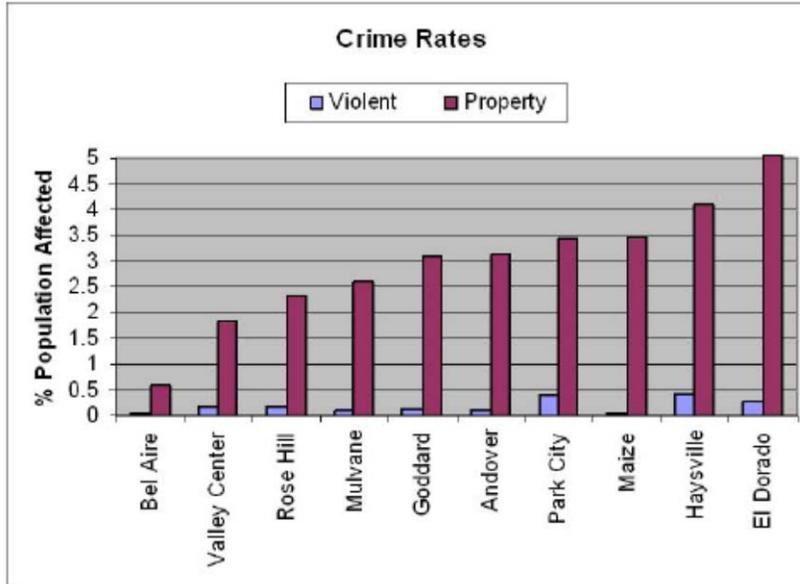


City-data.com/city/Bel-Aire-Kansas

Purpose and Process

"People who live on the prairie must not see things for what they are, but for what they can become."

---Historian Carl Becker (paraphrase)



Purpose of the Comprehensive Plan

When formally approved and adopted by ordinance by the City Council, this document will constitute the 2014 Update to the Comprehensive Development Plan for Bel Aire, Kansas for the period 2014-2034. Thus, this becomes the official update to the comprehensive plan for the City of Bel Aire and thereby compliments the Comprehensive Development Plan 1994-2010 dated 1995. The update has been prepared and edited by City Staff.

The "Bel Aire Planning Area" as delineated for this Plan includes the City and properties to the North and East of the current developed land in the City limits of Bel Aire as illustrated in the "Vision" Future Land Use Map. The Area recognizes that the City's activities both effect and are affected by the surrounding area. The preparation of this Plan comes at a particularly important time in the history of the City due to its forthcoming residential,

commercial/downtown, industrial growth and substantial expansion of the city limits. The area of "influence map" depicts the possible growth areas outside the city boundaries for possible expansion opportunities.

This Plan attempts to analyze the Planning Area in a "comprehensive" manner by integrating a broad range of individual functions such as land use, transportation and community facilities. For example, the location of a school as a community facility is related to the residential land use it serves and to the transportation system, it utilizes. The fact that a comprehensive plan addresses both short and long range planning situations causes it to be specific in some matters and more general in others. In either case, a plan should provide overall direction to a given planning situation which will then be considered and studied in greater detail for a decision made based on the current conditions at that point in time. Reference will periodically to be made to the "Planning Period" which is the 20 year period from 2014-2034. For this type of plan, this period appears to be the practical limits for forecasting possible future situations and needs. Some references are made to the "near future" which implies a period something less than five years. A basic issue is to consider whether an existing facility will last throughout the "Planning Period" or need to be modified or replaced in some way due to changing conditions or changes in population.

The basic function of a comprehensive plan is to provide policy direction and define management principals to guide land use for the next twenty years, 2014-2034. The goals for the Comprehensive Plan include:

- To serve as a guide for the overall development of land in an orderly fashion that minimizes conflicts between the various users of the land and to provide accompanying community services in an efficient and economical manner.
- To compile information and provide "Plan" proposals upon which City officials can base short-range decisions within the context of long-range planning.
- To balance urban development with the economical provision of community facilities and services.
- To serve as a planning and legal basis for the preparation and adoption of City zoning as well as subdivision regulations.
- Provide direction for City Council on major land use policy issues including assistance to potential developers.

Legal Basis

The enabling State statutes provide for a broad interpretation of what constitutes a plan. According to the statutes for Planning, Zoning and Subdivision Regulations in Cities and Counties in K.S.A. 12-741, et seq., a planning commission ". . . is hereby authorized to make or cause to be made a comprehensive plan for the development of such city and any unincorporated territory lying outside of the city but within the county in which such the city is located, which in the opinion of the planning commission forms the total community of which the city is a part."

In effect, the Planning Area could not extend into Harvey County as an example. In the preparation of such a plan, according to K.S.A. 12-747, the planning commission ". . . shall make or cause to be made comprehensive surveys and studies of past and present conditions and trends relating to land use, population and building intensity, public facilities, transportation and transportation facilities, economic conditions, natural resources and may include any other element deemed necessary to the comprehensive plan . . ." and ". . . shall show the commission's recommendations for the development or redevelopment . . ." of the planning area.

For the plan to become effective when completed, it must be formally adopted as a whole or in parts by a resolution of the planning commission after a 20-day advertised public hearing. Adoption must be based on a majority vote of the total membership. The governing body completes the process by approval and publication of an ordinance. A certified copy of the plan or part thereof, together with a written summary of the hearing, shall be submitted to the governing body. The governing body may either:

"(1) Approve such recommendations by ordinance ...;
(2) override the planning commission's recommendations by a 2/3 majority vote; or (3) may return the same to the planning commission for further consideration, together with a statement specifying the basis for the governing body's failure to approve or disapprove.

If the governing body returns the planning commission's recommendations, the planning commission, after considering the same, may resubmit its original recommendations giving the reasons therefore or submit new and amended recommendations. Upon the receipt of such recommendations, the governing body, by a simple majority thereof, may adopt or may revise or amend and adopt such recommendations by the respective ordinance . . ., or it need take no further action thereon. If the planning commission fails to deliver its recommendations to the governing body following the planning commission's next regular meeting after receipt of the governing body's report, the governing body shall consider such course of inaction on the part of the planning commission as a resubmission of the original recommendations and proceed accordingly."

An attested copy of the comprehensive plan and any amendments thereto shall be sent to all other taxing subdivisions in the Planning Area which request a copy of the plan. The plan or part thereof ". . . shall constitute the basis or guide for public action to insure a coordinated and harmonious development or redevelopment which will best promote the health, safety, morals, order, convenience, prosperity and general welfare as well as a wise and efficient expenditure of public funds."

Although the Kansas Supreme Court views the adoption and annual review of a comprehensive plan as a "legislative function," note that a plan is still a "guide" and actual implementation must take place within the democratic process of local government and other agencies. On a nationwide scale, the comprehensive plan and the role it plays in the planning and implementation process is assuming an increasingly important role in land use litigation. The consistency of the plan with the implementation "tools", especially zoning and subdivision regulations, is often at the center of such litigation. At least once each year according to state statutes, the planning commission shall review or reconsider the plan or any part thereof and may propose amendments, extensions or additions to it. Amendments to the plan in the future are made by the same procedures as for the original adoption process.

Background

In the summer of 2001, the City Council of Bel Aire approved an update process of the 1994-2010 Comprehensive Development Plan. The City Council members and administrative staff participated in a Comprehensive Plan Workshop on Tuesday, October 23, 2001. The purpose of the workshop was to provide priorities and direction for development of the update to the Comprehensive Plan.

The 2007, 2010, and 2012 updates had many challenges with the last few years' growth within the corporate city limits and land development falling squarely in the hands of the city. The process unfolded each time with planning Commission Meetings with homework and discussions. First by analyzing the direction of achievements to date, then reviewing goals that are yet to be realized, and finally voicing new ideas and direction to add to the existing Comprehensive Plan. The Economic Board submitted the Vision map and other information used to fuel discussions and developed the final draft provided to the City Council.

The 2014 update wasn't conducted much differently; the planning commissioners request the help of the Community Development Advisory Committee in reviewing the 2012 update for relevancy and direction development and growth should take in the future, and compare that with the direction of the new updated document.

The outcome of the averages and ranking of the most important to ensure long term growth from the survey was well maintained homes and businesses followed by a safe environment. Taking a walk was the most popular answer to how free time was utilized over shopping or dining out. The Bel Aire Breeze newspaper has proven to be a good method to provide information about the city as it had a 76% vote of those that chose to respond to that question. Out of the categories of what would benefit Bel Aire in the near future a dog park and restaurant was chosen.

Once the feedback was provided a more comprehensive survey was conduct with members of both the committee and the commission anonymously providing data. Combine that result with the Planning Commission's review, the new 2014-2034 update was realized.

Visioning

During the 2001, workshop participants first discussed what the future might hold for the City of Bel Aire. The purpose of the visioning process was for the participants to articulate a picture of the future of Bel Aire. The vision provided a target destination. After much discussion, an agreement was reached among the participants on a number of critical qualities for the vision. The 2014 review Planning Commissioners were ask to review the 2012 results for the order of importance, notwithstanding a valid statement or goal, and to add new visions. Listed below is the modification of vision:

- A controlled destiny which provides for an orderly and growing community both in the residential and commercial sector
- Continue to build a strong economy for the residents of Bel Aire
- Ensure a safe environment for all residents
- Retain a family oriented community
- Plan and guide the development of land use into desirable and efficient patterns consistent with short and long-range community goals
- Continue to maintain active and engaged citizens

The following is the City of Bel Aire 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."

Assessing

The 2001 Workshop provided the opportunity for City Council members and Staff to assess items and issues that contribute or hinder the vision. The participants used the C.A.R.E model, which encourages discussion and identification of projects, policies and programs that, the City Council and Staff aspiration to: Continue, Add, Remove or Exclude (C.A.R.E). There were 31 targeted items discussed. (The complete list of items is available in the Appendix Attachment B.)

Prioritizing

Participants then ranked the items with the top four priorities identified as: (A complete list of the items and outcome of voting is available in Appendix Attachment C)

- Investing in City Personnel
- Upgrade of City Facilities
- Public Safety
- Equipment, Operation and Maintenance Capital Reserves

Top issues voted on by City Council Members included:

- Public Safety
- Investing in City Personnel
- Equipment, Operation and Maintenance Capital Reserves
- A New City Center
- Economic Development
- Ensure Destiny
- Reduction in Water Expense

Direction Setting

Each participant was then asked to prioritize these items on a 1-10 scale, with 10 being the most important. The top three issues for all participants were: (Complete listing available in the Appendix Attachment D). The 2014 Planning Commissioners were asked to review the statements and add any additional statements that may have more merit. The Bel Aire Economic Advisory Board was asked to review goals and objectives and report to the Planning Commissioners.

- Upgrade Facilities including ADA standards
- Public and Facility Safety
- Ensure Destiny (Retain an independent community with policies, budget and projects to secure the future of the community)

City Council's top priorities included: (Complete listing available in Appendix Attachment E):

- Public and Facility safety
- Efficient Service Delivery
- Ensure Destiny (Retain an independent community with policies, budget and projects to secure the future of the community)

Final 2014 Comprehensive Plan Update

The Staff's top priorities include (Complete listing available in Appendix Attachment E):

- Upgrade Facilities including ADA standards
- Investing in City Personnel
- Public and Facility Safety

2014 Comprehensive Plan Review Team (CPRT)

Planning Commission

Darrell Atteberry
Gordon Jones
Polly Charleston
Craig Pumphrey
Dee Roths
Mark Shelly
Carla Zielke

Community Development Advisory Committee

Ramona Becker	Eliot Green
Carl Bush	Katie Wyatt
Diane Winn	Jeanette Clement
Linda Scott	Nancy Larson
Shelly Smith	Lauren Thiessen

The team addressed the following issues for creation of the update to the Comprehensive Plan:

- Destiny and Growth
- Character Development/Quality of Life
- Zoning/Housing/Building Codes
- Infrastructure
- Core Area/City Facilities/New Development
- Economic Diversification/Tax Base
- Utilities

Beautification/Community Image

- Land Use
- Financing

The Update of the Plan

The 2014 CPRT reviewed materials from City staff and the Community Development Advisory Committee from October through May 2014 to develop the 2014 Comprehensive Plan Update. To prepare the plan document, the process consisted of inventorying and then analyzing the existing conditions of the area, establishing goals and setting standards, projecting future needs, deciding upon alternative solutions to problems and selecting methods of implementing the plan. The 2014 update main goal was to incorporate new data from the completed 2010 Census and other sources once formally adopted this document will constitute the official Comprehensive Development Plan Update for the City of Bel Aire, Kansas.

Land Use

"What really distinguishes this generation in all countries from earlier generations ... is its determination to act, its joy in action, the assurance of being able to change things by one's own efforts."

-- Hannah Arendt (1906-75)

Sunflower Commerce Park 50th Street construction November 2012



The Land Use section of the Comprehensive Plan update provides the framework for the interrelationships of existing land uses and a plan for the potential development of the city and its surrounding area for future growth.

Smart Growth

In projecting Land Use, the CPRT examined possible growth areas for the next 20 years. The focus of the Team was to ensure land use compatibility, while still planning for diversification of development.

An extremely important component is a distinctive quality development for the City of Bel Aire. The Team often referenced the direction set forth by the City Council for Bel Aire to retain independence. With that goal in mind comes the recognition and responsibilities of adding community services to ensure effective and efficient service to the public and continuing to create the unique "Bel Aire Atmosphere."

Other major elements to the plan are directly linked to the land use components; include infrastructure, economic development, zoning and subdivision regulations. The future growth, amenities, quality of life and character of the community are all tied to the land use plan.

Smart Growth

"Smart growth," said William McDonogh, Dean of University of Virginia School of Architecture, is the most important new planning and development strategy for the American landscape in decades. It's desperately needed, he said, to offset today's "strategy of tragedy," the random scattering of disconnected real estate developments with no thought to what they mean for the environment or of the land use plan is to make human community.

Today, planners, lenders, builders, preservationists, often referenced the direction set government officials, and land developers are working together to develop strategies for economic development and growth management that rebuild communities and preserve vital open spaces - including farmland.

Smart growth is community development that recognizes the link between quality of life and development patterns and practices. Smart growth aims to achieve a balance among economic growth, community livability, and environmental protection.

The features of smart growth may vary but in general, smart growth:

- Points development toward town centers,
- Promotes pedestrian traffic and mass transit,
- Brings a renewed mix of housing, commercial and retail use, and

- Preserves open space and supports agriculture.

The Washington Post
Dec. 22, 1997

The purpose of this section is to project land use patterns while taking into consideration physical features, existing infrastructure and developments, development trends and realistic growth patterns.

The following recommendations set forth the direction for future land development:

Goal One:

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.

Objective 1:

Encourage congruent land uses that are compatible and developed in a lowest-impact method to adjacent properties

Recommendations:

- a. Continue to update zoning codes and subdivision regulations, which will ensure proper development
- b. Focus higher-impact developments on the peripheral of the city
- c. Evaluate exceptions to the land use plan
- d. Use updated plan on a regular basis
- e. Continually develop the community as the "City of the Future with Respect for its Past"

Objective 2:

Establish easy access for all citizens to public services and amenities

Recommendations:

- a. Encourage limited public amenities (parks, equipment, etc) in neighborhoods
- b. consider locating central community amenities (Recreation Center, ball diamonds, etc.) in the core area

Objective 3:

Continue to plan and develop greenways and pedestrian systems for creating community connections

Recommendations:

- a. Encourage additional greenways for beautification and develop walkways for community connection between neighborhoods
- b. Consider sidewalks on arterials and collector streets in existing developments and require sidewalk systems within all new developments

Objective 4:

Diversify development to broaden the City's tax base with commercial, industrial and residential development

(Additional information under economic development)

Character Development and Quality of Life

"To affect the quality of the day; that is the art of life."

Henry David Thoreau

The CPRT spent a great deal of time defining the issues of community character and quality of life in Bel Aire. Team members discussed the importance of Bel Aire defining its own image and character to set it apart from surrounding communities. One example has been the effort made envisioning and creating concept designed for a future downtown area by members on this team combined with the Planning Commission and Governing Body.



Activities that continue to make Bel Aire a safe and friendly environment for its citizens. The following items set forth a direction for developing the character of Bel Aire and improving the quality of life for the residents:

The feeling one gets upon "entering Bel Aire" and noting any change not only by physical location, but also by the quality of new development and the character of the community were important qualities identified by the Team. Team members defined "Quality of life" as being the preference to retain the "hometown" feeling that the original residents of Bel Aire created and the desire to continue to develop that atmosphere. Bel Aire has many unique characteristics to build upon for the future. Bel Aire is an economically homogenous community with many existing amenities. The Team recommends that Bel Aire should strive to define its own character by connecting resources with congruent themes, whether through landscape design, lightening, signage or other physical connections. The CPRT also recommends that the quality of all future development always be evaluated to carry through the defined congruent themes. The defining of Bel Aire's own character is important to enhancing the quality of life for the residents. Creating a visually pleasing environment through proper development, maintenance, code enforcement and beautification projects is of the utmost importance. The Team recommends development of future green space and pedestrian systems in all developments to connect the community and create the "hometown" quality of "walk to" instead of "drive to" life.

Quality of Life

Quality of Life can mean many things to different people. Some would argue that in order for a community to enjoy a good quality of life, residents should feel safe from crime, live in affordable and high quality housing, and should have access to education and employment. Indeed, these are basic expectations for a community. They transcend economic status, age, race, household composition, or any other demographic characteristic.

There are, however, other more subjective ideas of what makes a neighborhood an enjoyable place to live. These ideas often revolve around the character of a neighborhood. Is it clean? What do the houses look like?

It includes economic vitality. Are there shops in the neighborhood? Is transportation available for those without automobiles? And finally, the physical and civic health of the residents is important. Are there opportunities for civic involvement? How well are children doing in school?

The idea of "quality of life" is a multi-faceted concept that seeks to include a wide variety of issues under one umbrella.

City of Charlotte, NC

Goal Two:

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

The following are recommendations for the City of Bel Aire to create a unique community character and continue to develop a high quality of life for its residents:

Objective 1:

Develop a visually pleasing community character through the following recommendations.

Recommendations:

- a. Identify main entrances into the City and place quality signage, landscaping/beautification, green space, water and/or quality design features
- b. Ensure that all entrances are congruent and have complimentary landscape
- c. Develop congruent themes for all signs, water tower and similar community features creating a distinct Bel Aire character
- d. Review the need to place additional lighting in park areas
- e. Revise or adopt ordinances and codes to promote quality appearance for residential, commercial and industrial development along with the mechanisms for code enforcement

- f. Encourage that any type of infrastructure projects enhance rather than deter from the appearance of the community
- g. Grade and/or maintain ditches creating the best possible appearance
- h. Develop a beautification program that will provide support for the enhancement of water, trees, landscaping, etc. throughout the community

Objective 2:

Promote community identification and development

Recommendations:

- a. Enhance the Bel Aire festivities and consider developing a another major family event for the community
- b. Promote a unique gathering site for social/family activities
- c. Develop a plan/activities for building stronger neighborhoods
- d. Continue to develop a pedestrian friendly community
- e. Support alternate housing developments with features such as alley access, front porch, garages in back, etc
- f. Ensure zoning codes meet the desired needs for new development.

- g. Create a "city center" environment as the focal point of the community
- h. Encourage developments and plans, which have congruent themes to "tie" Bel Aire together, so there is an identifiable difference between Bel Aire and surrounding areas
- i. Research the future of servicing the community, including the development of Rec Center activities, with the new School facilities.
- j. Promote city pride with marketing campaigns to include merchandise with the new logo and pride-building activities

Objective 3:

Develop Open Space/Parks

Recommendations:

- a. Ensure accessibility of all present and future parks
- b. Require development projects to create open space
- c. Encourage all future parks to contain elements or features deemed important in the master park/green space plan

Objective 4:

Safety/Activity in Community

Recommendations:

- a. Support programs such as National Night Out and other

community/neighborhood activities

b. Review Crime Prevention thru Environmental Design (CPTED) for

public and private development

c. Initiate discussions with Sedgwick County and other entities for future options of fire protection services, Infrastructure, and Utilities

"A new vision of development is emerging.

Development is becoming a people-centered process,

whose ultimate goal must be the improvement of the human condition."

■ **Boutros Boutros-Ghali**



November 2012 Century Manufacturing ground breaking

Infrastructure and utilities comprise many of the "hidden" elements that greatly influence the culture and quality of life of a community. The transportation system (roads, streets bridges, pedestrian systems, paths and waterways) is the backbone and the image for all people living or visiting Bel Aire.

Not only do these infrastructure elements have an important functional Street Utility consideration, but infrastructure also portrays the image of the community.

INFRASTRUCTURE & UTILITIES

Street Information:	2002	2007	2013
Gravel road w/ open ditches	5 mi	8 mi	5 mi
Asphalt w/ open ditches	8 mi	13 mi	17 mi
Asphalt w/ Curb and Gutter	19.7 mi	25 mi	28.8 mi
Sidewalk Footage	9.9 mi	13.5 mi	16.5 mi
Water System:			
Footage of Pipe	38.5 Mi	45.5 Mi	55.4 Mi
Number of Fire Hydrants	268	295	391
Number of Valves	355	509	664
Number of active service connections	2334	2451	2537
Water Storage:			
1- 1,000,000 Gal Elevated Storage Tank			
1- 500,000 Gal Elevated Storage Tank			
Pumping			
Wichita Water Connection:			
1-15 HP Pump/motor- Approx. 800 GPM			
3- 40HP Pump/motors Approx 1200 GPM (ea)			
Wichita Capacity: Approx. 3,000 GPM			
C.C.U.A. Capacity: Approx. 2,500 GPM			
Sanitary Sewer System:			
Footage of Pipe:	28.2 Mi	36.5 MI	42.6 MI
Manholes	unk	unk	900
Lift Stations:	1	3	3

Is the infrastructure unique, well maintained and accessible? Does the infrastructure connect or divide a community? Does the infrastructure serve those who live here best or those passing through the community? These are some of the questions discussed when making recommendations for infrastructure. Integral to a transportation system's ability to connect various land uses and promote future development is an accompanying system of utilities. As streets and roads are constructed, utility lines, telephone, cable lines, and fiber optic cables are planned and installed. It is important they meet the changing environmental standards and quantitative needs of the community. Sufficient Space for construction in utility and drainage easements or within street rights-of-way should be carefully planned. Policies on the placement of structures, fences and vegetation in utility and drainage easements should be adopted. Additionally, accurate records and mapping of existing and newly installed utilities plus policies for their installation and maintenance are important.

Without long-term planning of the utility system in a community, over time certain utilities may limit future growth as well as become a financial burden. As street right-of-ways become narrower and lot sizes decrease in modern developments, there is a growing public awareness of the visual impact and sometimes noise made by utility equipment. Screening of such equipment and service areas and increased installation of electric and telephone lines underground reduce complaints and maintenance.

In both areas of infrastructure and utilities, the CPRT strongly emphasized the importance of long-term maintenance and capital planning. The following are recommendations made by the prior CPRT combined with new recommendations for infrastructure and utilities:

Goal Three:

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

Objective 1:

Provide convenient access for citizens within the community and along the perimeter of Bel Aire to reach other destinations

Recommendations:

- a. Consider alternatives to the traditional Sedgwick County/Wichita model of four-lane street surrounding every square mile:
 - *45 Street - developed as a three-lane arterial street
 - *Rock Road - developed as a three-lane arterial street
- b. Planned four-lane perimeter access roads that would service Bel Aire include:
Oliver Street, 37 Street North, 53rd Street North, Woodlawn Blvd. and Webb Road
- c. Change to consider traffic signalization at arterial intersections when traffic counts warrant.

Objective 2:

Maintain a quiet neighborhood community

Recommendations:

- a. Encourage wider streets in new residential developments to allow parking on both sides
- b. Consider new developments to have alternative street design, such as alleys, garage in backyard and other options to create the quiet neighborhood atmosphere
- c. Encourage installing streets that have curves to reduce traffic speeds and add dimension
- d. Encourage the use of cul-de-sacs and cluster platting to reduce through traffic in housing developments

Objective 3:

Use infrastructure design to connect the community

Recommendations:

- a. Ensure connection of new center city development to the remainder of Bel Aire
- b. Support the current policy of requiring curb and gutter in all new developments
- c. Support the current policy direction of sidewalks for all new developments
- d. Examine opportunities to connect existing neighborhoods with public amenities and other neighborhoods
- e. Support sidewalks being included with the reconstruction of collector streets in developed areas of the community

Objective 4:

Balance architectural design and aesthetics to a central theme

Recommendations:

- a. Consider a plan to pave dirt roads within the community

- b. Establish an architectural and aesthetic review process for designs so infrastructure will add to a quality community

Objective 5:

Ensure long-term planning, construction and maintenance of utilities and related infrastructure

Recommendations:

- a. Seek options for growth and improvement concerning water & sewer services through the "Chisholm Creek Utility Authority" including use of grey water for irrigation
- b. Continue maintaining the storm water drainage plan with consideration of any impact of federal/state regulations
- c. Consider policies for placing all utilities underground in new developments
- d. Encourage the use of alternative and environmentally friendly solutions
- e. Consider adjusting rights-of-ways and easements sizes to handle future growth.

Economic Development and Diversification

"I'm proud to be paying taxes in the United States.

The only thing is -- I could be just as proud for half the money."

-- Arthur Godfrey

The economy of a community is an important factor for growth and quality of life for the citizens. Since its originations, Bel Aire has primarily remained a residential community, with some commercial development. The primary tax base for the community has remained with the residents. Growth through new residential construction and increased population (approx. 60% increase since 1990) has allowed Bel Aire to keep a low mill levy and taxes for Bel Aire's residents.

To ensure future growth and to diversify the tax base, the CPRT recommends diversification of development to expand the tax base and ensure new developments pay for growth through impact fees.

The CPRT also recognizes not all growth is positive for the culture of the community or the financial responsibilities. Quality commercial and or industrial will help diversify development is the direction recommended by the CPRT.

Working with the development community to create private-public partnerships and establishing a management process for economic development are also the direction organizational assistance, and recommended by the CPRT. The following are specific objectives and actions steps recommended:

Economic Development Cornerstones...

Economic development is comprised of five cornerstones: organizational, product, market, business, and workforce. Successful communities that choose to expand their economies incorporate elements of all five cornerstones. Economic development is an investment in the future of your community. Communities should recognize and understand their individual assets. Economic development plans must have community consensus. Partnerships are an essential component of all five cornerstones. External partners will be able to assist a community in education and training, funding, technical and incentives.

By Maury Forman and James Mooney A
Primer on Economic Development
Strategies

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

Objective 1:

Increase the Tax Base through development

Recommendations:

- a. Continually review the economic development plan to stay current with:
 1. Land use and economic development locations
 2. Revenue sources and incentives
 3. Types of services the community needs and desires
 4. Detailed information an appropriate action steps
- b. Focus on service industry for commercial developments
- c. Promote positive industry in the industrial park near appropriate transportation systems
- d. Review "sphere of influence" when planning economic development, such as neighboring communities
- e. Consider "high return" land use developments that will improve tax base
- f. Develop a marketing strategy for attracting new business and local

developers.

g. Increase City participation with regional, county, South Central Kansas Economic Development District (SCKEDD) and state economic development groups and activities.

h. Evaluate financing alternatives including: grants, different taxes structures and special funds

Objective 2:

Maximize revenue generated from developments which will provide the most return for the investment and land use

Recommendations:

a. Avoid development that would create a negative impact on the quality of residential life.

b. Ensure location of development is planned in an orderly process to locate near like established

c. Ensure zoning and building policies reflects progression of development

d. Work with the development community to reach common goals

e. Provide quality, community friendly development resulting in a "distinct"

Bel Aire community

Objective 3:

Move from sole residential community to a full-service community with

diverse city services

Recommendations:

- a. Develop list of desirable businesses and developments to be recruited
- b. Seek public safety input on design and development to ensure commitment to public safety
- c. Gather community input to determine needs of serves

Zoning Codes and Planning Process

To accomplish great things, we must not only act but also dream.

Not only plan but also believe."

-- Anatole France

Residential properties within the City of Bel Aire compose the vast majority of the tax base for the community. Protecting that tax base and ensuring a healthy and continued increase in property valuation is important to individual homeowners and to the community at-large. Due to the age of housing stock in the original Bel Aire neighborhood, some properties are in need of significant repair, while a few have been abandoned.

The Comprehensive Plan Review Team

The 2012 team (CPRT) only tweaked some areas the 2002 team unanimously recommended addressing on the issue of any deteriorated and abandoned homes within the City. 2014 review only minor changes were implemented based on the feedback data. New projects will need to be discussed by city leaders and developed to ensure success.

The "Broken Window" theory in community policing explains how basic disrepair to properties and neighborhoods leads to an increase in crime and the continued decline of a community. The CPRT believe early evidence of that decline can be seen in some homes in Bel Aire and recommends intervention to reestablish all of Bel Aire as a quality community.

Goal Five: 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.

ZONING TODAY

Virtually all of us live in communities that have adopted zoning ordinances. How did this happen and why? It's a simple story, and there are good books written on the subject that cover it in great detail. Here is a quick summary.

Land-use segregation. Early in the 20th century in the northeastern United States, a citizen said to a member of a local government council, "Would you do something to keep people from building a fat-rendering plant next to my house?" The result was that in some localities, areas or zones, were set apart for heavy industries. As time went on, in addition to industries, cities and counties segregated their businesses, then their small businesses multiple-family residences from their single-family residences, and then their agriculture from everything else. That's how we got where we are today. This may or may not have been a good thing-that is a different question-but this is what was done.

(Public Management, Nov. 1999 Carl Stephani))

Objective 1:

Establish appropriate administrative processes and legal procedures to address deteriorating property conditions, including:

Recommendations:

- a. The Housing/Zoning/Environmental Codes must be reviewed on a regular basis to ensure the proper legal standing for code violations.
- b. Develop a program for strong enforcement of codes and follow-up with violations to improve the housing conditions.
- c. Resources must be allocated to ensure inspection and enforcement of violations are done in a timely manner.
- d. Maintain an inventory of distressed property, immediate repairs, and owners located.
- e. Develop funding sources to assist homeowners unable to make home repairs including special programs for elderly and other designated populations.

Objective 2:

Engage citizens in the effort of improving the property conditions in the community by creating a citizens organization to assist with community

education and improvement efforts, with the following duties:

Recommendations:

- a. Assist with the inventory of distressed properties
- b. Develop an education plan to work with homeowners wherever possible to address property concerns in a timely manner
- c. Make available clean-up activities and work with homeowners to assist with property conditions
- d. Provide updates of progress to City Staff and the City Council on activities, accomplishments and concerns
- e. Develop innovative solutions to address difficult properties

Objective 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.

Recommendation:

- a. Citizens, City Staff and the City Council work together to develop alternatives to improve the current process and avoid the situation of on-going code violations at specific properties.

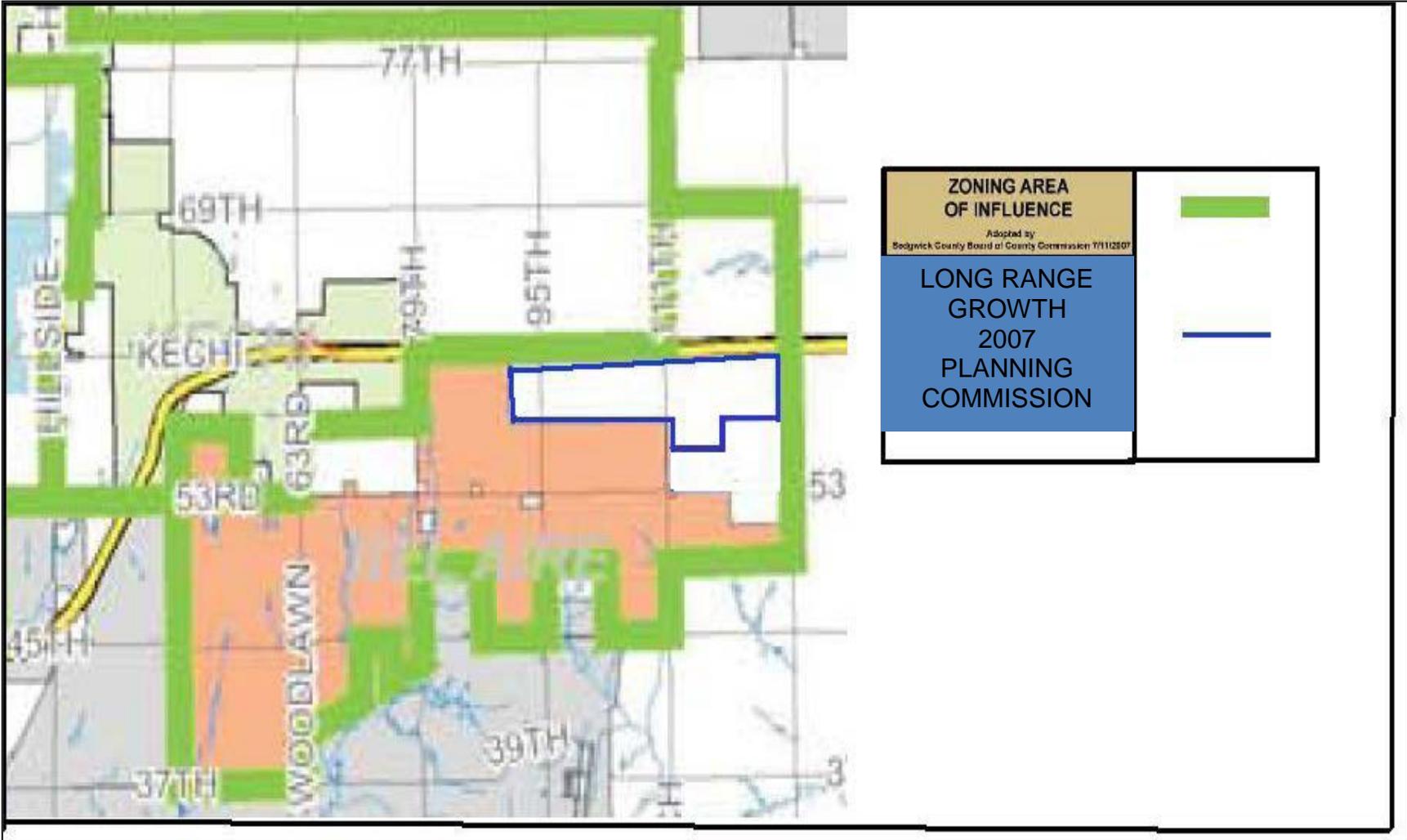
Objective 4:

Revise the zoning and sub-division codes:

Recommendations:

- b. Create a mixed-use district for the downtown center to allow residential and commercial occupancies within the same building or parcel through the use of a PUD.
- c. Change the minimum standard for residential side yard building setbacks from 10' to 8' with allowances for encroachments.
- d. Develop a process to ensure maintenance agreements between City and Home Owners Associations for monuments, community lots, etc.
- e. Establish an Architectural Review Committee (ARC) to review City projects
- f. Adopt or develop a green code that is balanced to protect the environment while sustainable long term.

LONG RANGE GROWTH



Zoning Districts

Bel Aire, Kansas



Map Legend

- Government Properties
- Parks
- Property Boundaries
- Bel Aire City Limits

Zoning Types

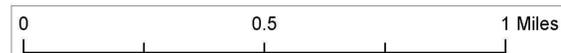
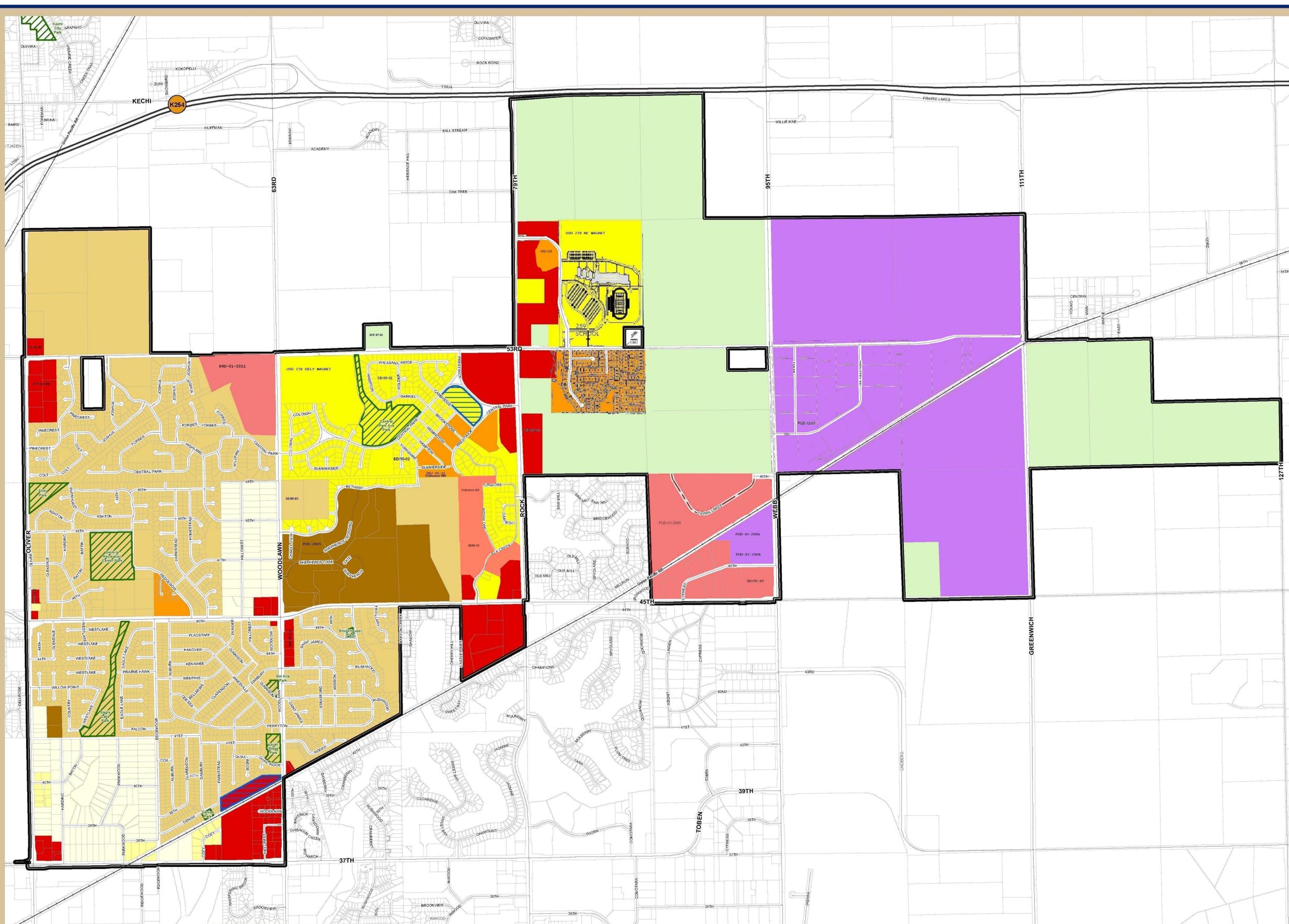
- Rural Residential
- AG Agricultural
- R-1 Residential 1
- R-2 Residential 2
- R-3 Residential 3
- R-4 Residential 4
- R-5 Residential 5
- R-5b Residential 5b
- R-6 Residential 6
- C-1 Commercial 1
- C-2 Commercial 2
- M-1 Manufacturing
- MPH Manufactured Home Park



DATE: 8/21/14

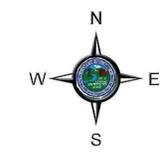
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Vision Map
Planning Commission

Bel Aire, Kansas



Map Legend

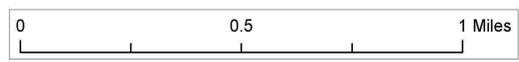
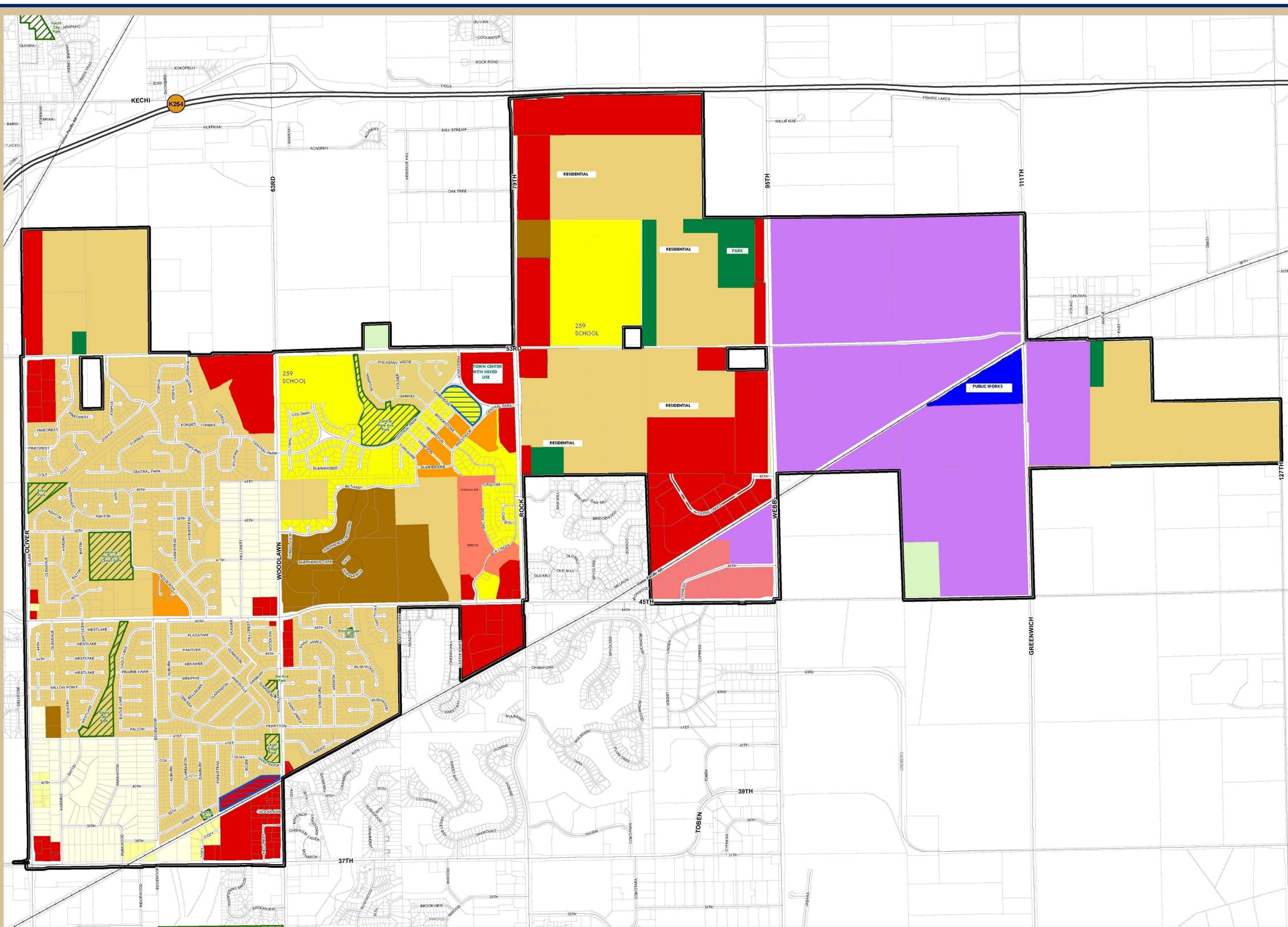
- Government Properties
- Parks
- Property Boundaries
- Bel Aire City Limits

Zoning Types

- Rural Residential
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- R-1 Residential 1
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- R-5 Residential 5
- R-5b Residential 5b
- R-6 Residential 6
- C-1 Commercial 1
- C-2 Commercial 2
- M-1 Manufacturing
- MPH Manufactured Home Park

Any differences between the current Zoning Districts and the Visionary Zoning Districts will require rezoning processes and approval by the Governing Body. This is only a visual aid.

Date: 12/11/14



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