

# *PROGRESS* with **Principles**



a master plan for  
community growth



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**Background Information**

The City of Bel Aire encompasses about 6.85 square miles between Wichita and Kechi in Sedgwick County, as depicted in **Figure 1.1** below. Bel Aire traces its beginnings to the formation of the Bel Aire Improvement District in 1955. This district was originally formed to construct a water system serving residents of Pearson’s First Addition subdivision. Area residents petitioned for incorporation after several expansions of the improvement district. Subsequently, Bel Aire was formed as a city of the third class in November 1980. In July 1998, Bel Aire became a city of the second class. The City currently operates under a Council-Manager form of government.

Bel Aire is a relatively fast-growing city within Sedgwick County and the Wichita metropolitan area. From its beginnings, it has primarily been a bedroom community. Residents are generally well educated with above average incomes. The quality and character of Bel Aire’s built environment tend to reflect its middle to upper middle class status.

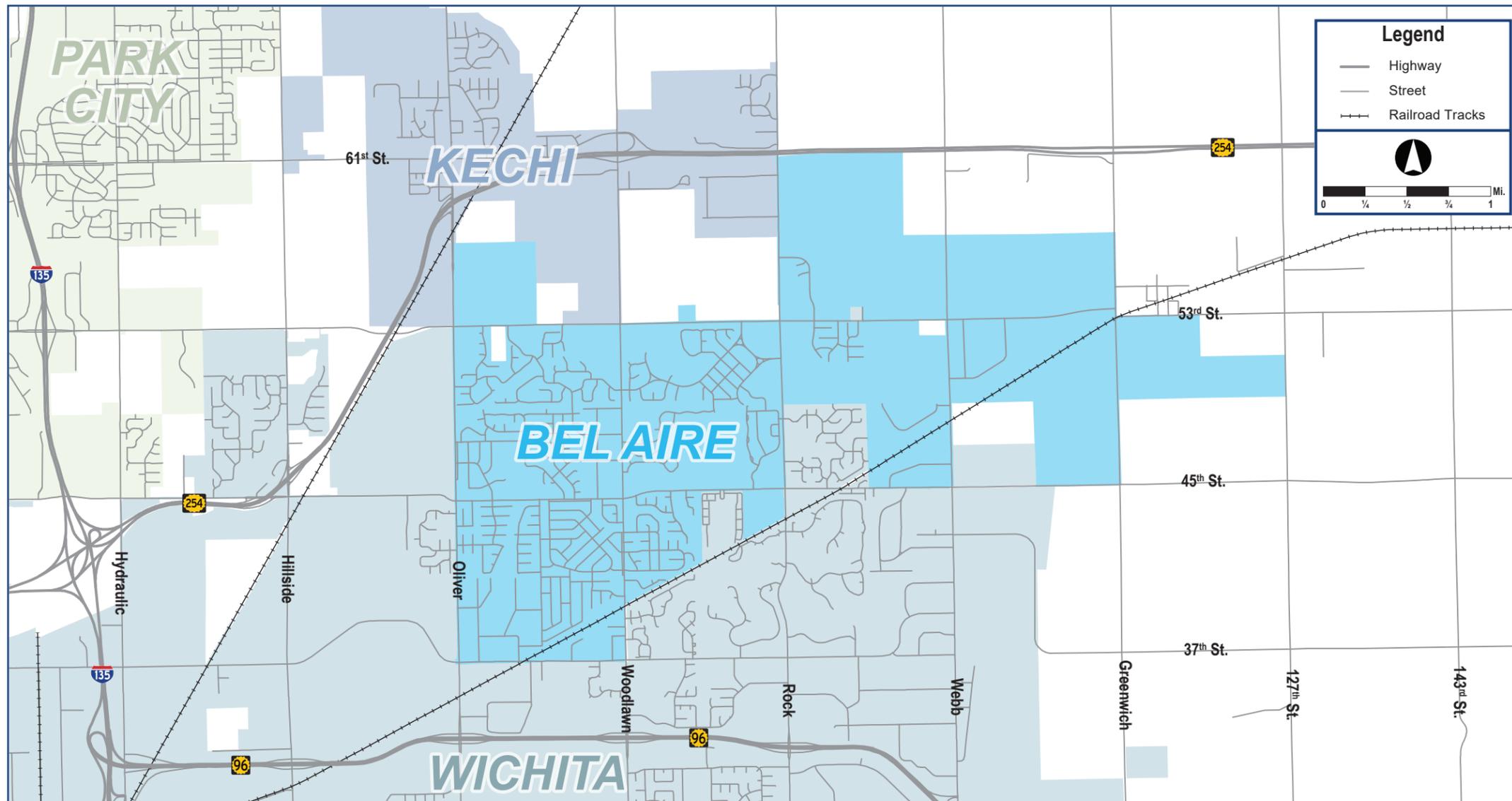
The recent development of Sunflower Commerce Park has helped to diversify the local economy and altered historic land use patterns. New momentum has been seen in demand for commercial and industrial development. Meanwhile, Bel Aire’s local residential market remains strong.

**Project Purpose**

This project was initiated by the City of Bel Aire to develop a long-term plan for growth and development through the year 2035. The Plan includes maps depicting appropriate locations for various land uses, basic development guidelines and realistic strategies for ensuring future growth meets community planning objectives.

Bel Aire prides itself a city of the future with respect for its past. The title “Progress with Principles” was conceived to reinforce this motto. It conveys the Plan’s intent to guide growth into the future while preserving the fabric of existing neighborhoods and maintaining Bel Aire’s unique character.

Figure 1.1: Bel Aire Location & Boundary Map



**Plan Overview**

This Plan is divided into four sections:

- **Section 1** provides background information about this Plan.
- **Section 2** summarizes historic and projected population growth, local development characteristics, and anticipated development demand.
- **Section 3** analyzes the existing land use pattern, discusses the three future land use scenarios considered during the planning process, presents the preferred scenario and outlines the strategies for maintaining community character and resiliency.
- **Section 4** reviews the inventory of city-owned properties and implementation strategies to ensure they are developed to maintain land use compatibility.

Figure 1.2: Land Use Definitions & Intensities

<b>AGRICULTURE</b>	<b>Uses related to personal or commercial agricultural activities. Includes growing crops, vegetables, fruits, trees, flowers and raising horses or livestock.</b>	<b>LOWEST INTENSITY</b>
<b>PARK/OPEN SPACE</b>	<b>Public parks, private parks, outdoor sport/recreation facilities, drainage ways, storm water retention/detention, natural areas and other properties to remain undeveloped.</b>	
<b>RESIDENTIAL SUBURBAN DENSITY</b>	<b>Single-family homes developed at a relatively low density of about 6 units per acre or less, which is typical of suburban residential subdivisions.</b>	
<b>RESIDENTIAL MEDIUM DENSITY</b>	<b>Single- and two-family homes developed at a moderate density between 6 - 12 units per acre. May include detached or attached (i.e. duplex, townhome) housing.</b>	
<b>RESIDENTIAL MULTI-FAMILY</b>	<b>Apartments and other housing types having multiple units in a single structure with each unit intended for one family or household, which are developed at a relatively high density greater than 12 units per acre.</b>	
<b>MIXED USE/ LOCAL COMMERCIAL</b>	<b>Low-intensity commercial uses with a local market area such as retail stores, restaurants, offices and personal services (i.e. bank, barber, doctor). Sites may be developed with individual uses or a compatible mix of local commercial uses and housing.</b>	
<b>GENERAL COMMERCIAL</b>	<b>Commercial uses of any intensity with any size market area developed at any allowable density. Also includes auto/equipment sales, commercial services (i.e. auto repair) and indoor/outdoor commercial storage of personal items, equipment, vehicles, boats, etc.</b>	
<b>GOVERNMENT/ INSTITUTION</b>	<b>Uses that support the primary activities or administrative functions of governments, institutions (i.e. churches, schools, jails/prisons) or non-profit organizations. Does not include public or private utilities.</b>	
<b>COMMERCE PARK</b>	<b>Corporate offices and "clean" industries (i.e. assembly, production, warehousing, shipping) located in the Sunflower Commerce Park.</b>	
<b>INDUSTRY/ MANUFACTURING</b>	<b>Manufacturing, assembly, production, freight, shipping, warehousing and other uses of a similar scale and intensity.</b>	
<b>UTILITY/ INFRASTRUCTURE</b>	<b>Public or private utilities and the related structures or equipment used to produce, provide, convey or facilitate delivery of utility services/products.</b>	<b>HIGHEST INTENSITY</b>

**Basic Land Use Concepts**

Land uses are planned and regulated according to intensity, which describes the level of activity and density of a use, along with the associated impacts. The activities of higher intensity land uses tend to negatively impact lower intensity uses. For example, a manufacturing plant typically has a fairly high level of activity, which may produce noise and traffic that affect nearby homes.

The City of Bel Aire uses several tools to plan and regulate land use and development. The Comprehensive Development Plan and land use master plans like this help maximize compatibility through locational criteria and mapping appropriate locations for development of the various land uses. The Zoning Ordinance helps minimize negative impacts by stipulating compatible levels of density. They also require mitigation measures, such as screening, to protect land uses from the impacts of higher intensity adjacent development. The Subdivision Regulations establish standards for site design and infrastructure to minimize broader impacts to the community.

**Figure 1.2** defines the various types of land uses and illustrates the relationship between uses according to intensity. The color of each use is the same color that depicts that use in the maps and charts. Each land use generally represents a step of intensity. However, utility/infrastructure uses must be considered on a case-by-case basis, because of a range of possible intensity. For example, underground water lines are rarely noticed, but waste water treatment plants sometimes produce significant impacts.



**Demographics**

**Population Growth Trend**

**Figure 2.1** illustrates Bel Aire’s historic and projected population trend for the years 1980 - 2035.

Bel Aire’s population was 2,771 when the city was incorporated in 1980. In its first decade, Bel Aire grew at an average rate of 3.33% annually to a population of nearly 3,700 residents. Significant growth occurred in the 1990s. By 2000, over new 2,100 residents were added at an average rate of 5.79% per year. Growth slowed to an average annual rate of 1.60% during the following decade to reach a population of 6,769 by 2010. Today Bel Aire is home to an estimated 7,877 residents, nearly three times the original population.

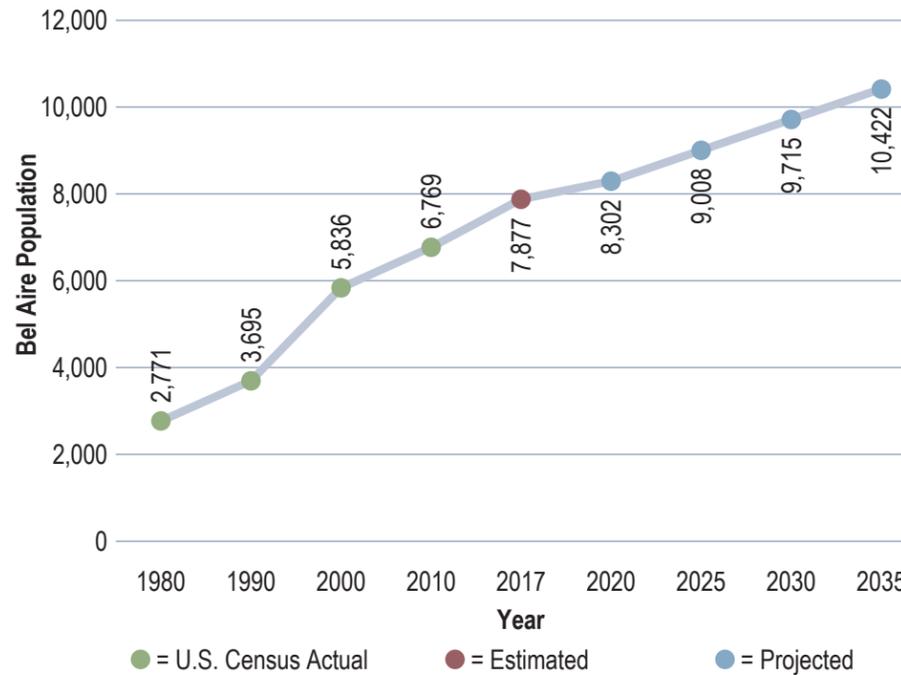
The population grew by an average of 138 residents per year between 1980 and 2017, which represents an average annual growth rate of 4.98%. As indicated, population growth was affected by the recession and sluggish economy of 2008 - 2012. However, Bel Aire appears to have made a fairly strong recovery. Since 2010, the population has grown by an estimated 1,108, an average of 158 residents per year (2.34%). Residential building permit activity demonstrates

that the majority of recent growth has occurred since 2013.

Bel Aire’s strong growth can be expected to continue. Population is projected to grow at an average rate of 2.42% to

reach about 8,300 residents by 2020. Annual growth should then level off at around 1.70% between 2020 and 2030 when the population is anticipated to be 9,715. Cumulative growth between today and 2035 is projected at 2,544 residents, which equates to an average of 141 additional residents per year at a rate of 1.79%. Bel Aire’s 2035 projected population is 10,422.

Figure 2.1: Population Trend



**Population Growth Comparison**

**Table A** compares Bel Aire’s population growth to the U.S., Kansas, several local cities and Wichita metropolitan statistical area (MSA), which is the U.S. Census region of south central Kansas.

Between 2000 and 2010 Bel Aire’s average annual growth rate of 1.6% outpaced national, state and regional growth. This growth essentially matched Sedgwick County, but lagged behind several comparison cities. Bel Aire’s 2000 population ranked third out of the seven cities, but had slipped to fifth place in total population by 2010. Since 2010, the annual growth rate has increased to 2.3%. This is over three times the national growth rate and stronger than every comparison city except Maize. The 2017 estimated population of 7,877 once again ranks third and regains the two spots lost to Park City and Valley Center between 2000 and 2010.

**Why is This Important?**

**Population growth is the key factor in determining a community’s future housing needs.** People need places to live. So, as population is added, new residential development is necessary. The number of new homes needed in the future is determined by the projected population.

**Understanding the projected population trend helps to plan future City services, facilities and utilities.** Residents expect City government to provide quality services at affordable

Table A: Population Growth Comparison

Geography	Census Population Actual			Census Annual Population Estimates							Estimated Population 2017	2010 - 2017 Avg. Annual Growth Rate
	2000	2010	Avg. Annual Growth Rate	2010	2011	2012	2013	2014	2015	2016		
U.S.	281,421,906	308,745,538	1.0%	309,348,193	311,663,358	313,998,379	316,204,908	318,563,456	320,896,618	323,127,513	325,453,140	0.7%
Kansas	2,688,418	2,853,118	0.6%	2,858,850	2,869,503	2,885,262	2,892,821	2,899,360	2,906,721	2,907,289	2,921,951	0.3%
Wichita MSA	571,164	623,061	0.9%	631,911	633,220	636,054	638,198	640,588	643,016	644,672	647,153	0.3%
Sedgwick Co.	425,869	498,365	1.7%	499,320	500,900	503,945	506,141	508,666	510,360	510,360	513,779	0.4%
Bel Aire	5,836	6,769	1.6%	6,783	6,801	6,839	6,917	7,280	7,416	7,661	7,877	2.3%
Kechi	1,038	1,909	3.7%	1,915	1,944	1,956	1,963	1,982	1,992	1,995	2,016	0.8%
Park City	5,814	7,297	1.3%	7,359	7,397	7,447	7,530	7,552	7,598	7,632	7,692	0.6%
Valley Center	4,883	6,822	2.4%	6,836	6,922	6,968	7,020	7,056	7,206	7,343	7,361	1.1%
Andover	6,698	11,791	4.9%	11,829	11,941	12,087	12,265	12,476	12,718	12,980	13,099	1.5%
Maize	1,868	3,420	2.8%	3,484	3,595	3,711	3,839	4,075	4,355	4,438	4,606	4.6%
Derby	17,807	22,158	1.6%	22,537	22,738	23,008	23,127	23,300	23,448	23,633	23,827	0.8%

Source: U.S. Census Bureau, Decennial Census 2000 & 2010, Population Estimates 2010 - 2016



rates. Staffing levels, tax rates and utility rates must be adjusted to meet growing demand while maintaining the community's desired service quality, efficiency and cost. Knowing the projected population trend allows the City to reasonably anticipate the timing of necessary adjustments.

**Population comparisons are useful in understanding local growth performance relative to other communities and geographies.** For example, Bel Aire grew stronger on the heels of the so-called Great Recession<sup>1</sup> than most regional communities, which demonstrates that Bel Aire was well-positioned for recovery. While many factors may have influenced this rebound, it is obvious that local decisions, investments and land use policies are major contributors to Bel Aire's resiliency.

1. A common term for the economic recession that lasted from December 2007 to June 2009. Layman's use of the term often refers to 2007 - 2012, which includes the sluggish economy that continued after the official end of the recession.

Rampell, Catherine. Great Recession: A Brief Etymology. New York Times Online Edition. March 11, 2009. Accessed February 8, 2018.

Gross, Daniel. The Recession Is Over?. Newsweek U.S. Online Edition. July 13, 2009. Accessed February 8, 2018.

History.com Staff. Great Recession. History.com. www.history.com/topics/recession. A+E Networks. 2017. Accessed February 8, 2018.

## Housing Characteristics

### Housing Snapshot

The U.S. Census Bureau's 2011 - 2015 American Community Survey (ACS) compiles housing data collected annually during that period. This information was reviewed to provide a snapshot of Bel Aire's housing characteristics in 2015.

### Housing Physical Characteristics

**Table B** summarizes Bel Aire's mix of housing types and sizes by number of bedrooms.

According to these measures, Bel Aire has nearly 2,400 traditional single-family detached homes. This accounts for over 88% of the approximately 2,700 total housing units. There are 100 single-family attached housing units, which is 3.7% of the total. These are defined as individual units intended for one family that share at least one common wall such as duplexes, townhomes and patio homes. Almost 8% (211) of housing units are multi-family units, which are commonly thought of as apartments. There are no mobile homes within Bel Aire city limits.

Table B: Housing Physical Characteristics

Physical Characteristic	Number	Percent
<b>Housing Type - All Units</b>	<b>2,703</b>	<b>100.0%</b>
1-Family Detached	2,392	88.5%
1-Family Attached	100	3.7%
Multi-Family	211	7.8%
Mobile Homes	0	0.0%
<b>No. of Bedrooms - All Units</b>	<b>2,703</b>	<b>100.0%</b>
Zero Bedrooms	0	0.0%
1 Bedroom	173	6.4%
2 Bedrooms	100	3.7%
3 Bedrooms	1,235	45.7%
4 Bedrooms	835	30.9%
5+ Bedrooms	359	13.3%
Average No. of Bedrooms	3.40	-

Source: U.S. Census Bureau, American Community Survey (ACS) 2011 - 2015 5-yr Estimates

Based on size, Bel Aire is very much a family-oriented housing market. About 90% of housing units contain three or more bedrooms. Three-bedroom units are most common with 1,235 units or nearly 47% of all housing units. There are 835 four-bedroom units, which is almost 31% of the total. Bel Aire's 359 units with five or more bedrooms account for 13.3% of the total. The remaining 11% is split between one- and two-bedroom units. Bel Aire has no housing with zero bedrooms, such as studio or loft-style apartments. Overall, Bel Aire has an average of 3.4 bedrooms per housing unit.

### Housing Occupancy

Housing was reviewed to determine occupancy/vacancy and household size by ownership status. **Table C** lists these occupancy characteristics for Bel Aire.

Of the 2,703 housing units in Bel Aire, 2,603 (97%) are occupied. Over 85% of occupied units are owner-occupied and almost 15% are renter-occupied. All 82 vacant housing units in Bel Aire are intended for owner occupancy, meaning that there is a zero vacancy rate for rental properties. The average household size in Bel Aire is 2.68 overall. This breaks down to average household sizes of 2.82 per owner-occupied unit and 1.88 per renter-occupied unit.



Table C: Housing Occupancy

Occupancy Characteristic	Number	Percent
<b>Total Housing Units</b>	<b>2,703</b>	<b>100.0%</b>
Occupied Units	2,621	97.0%
Vacant Units	82	3.0%
<b>Occupied Units</b>	<b>2,621</b>	<b>100.0%</b>
Owner Occupied	2,234	85.2%
Renter Occupied	387	14.8%
<b>Vacant Units</b>	<b>82</b>	<b>100.0%</b>
Ownership Units	82	100.0%
Rental Units	0	0.0%
<b>Avg. Household Size</b>	<b>2.68</b>	<b>-</b>
Owner Occupied	2.82	-
Renter Occupied	1.88	-

Source: U.S. Census Bureau, American Community Survey (ACS) 2011 - 2015 5-yr Estimates

Table D: Housing Costs

Median Monthly Cost Characteristic	Number/Cost	Percent
<b>All Owner Occupied Units</b>	<b>2,234</b>	<b>100.0%</b>
Amount / Pct. of Income	\$1,197	18.1%
<b>Owner Occupied No Mortgage</b>	<b>649</b>	<b>100.0%</b>
Less than \$400	116	17.9%
\$400 - \$799	519	79.9%
\$800 or More	14	2.2%
Cost / Pct. of Income	\$550	8.3%
<b>Owner Occupied w/ Mortgage</b>	<b>1,585</b>	<b>100.0%</b>
Less than \$1,000	154	9.7%
\$1,000 - \$1,499	878	55.4%
\$1,500 - \$1,999	496	31.3%
\$2,000 - \$2,999	41	2.6%
\$3,000 or More	16	1.0%
Mortgage / Pct. of Income	\$1,375	20.8%
<b>Renter Occupied Gross Rents</b>	<b>387</b>	<b>100.0%</b>
No Rent Paid	27	7.0%
Less than \$500	15	3.9%
\$500 - \$999	148	38.2%
\$1,000 - \$1,499	170	43.9%
\$1,500 - \$1,999	27	7.0%
\$2,000 or More	0	0.0%
Rent / Pct. Of Income	\$1,072	31.5%

Source: U.S. Census Bureau, American Community Survey (ACS) 2011 - 2015 5-yr Estimates

**Housing Costs**

Table D shows Bel Aire’s median monthly housing costs for owner-occupied and renter-occupied housing units. These figures include mortgage or rental payments, taxes, insurance, utilities, special assessments and homeowner association fees, as applicable.

Median monthly housing costs for all owner-occupied units without a mortgage is \$550, with about 80% paying \$400 - \$799. This is 8.3% of median monthly household income. For units with a mortgage, the

median cost is \$1,375 per month or about 21% of income. The majority of home owners (55.4%) pay between \$1,000 and \$1,500 in monthly housing costs. Median monthly housing costs for all owner-occupied units is about 18% of income at \$1,197 per month.

Housing costs for renter-occupied units are referred to as gross rents. Bel Aire’s median gross rent is \$1,072, which is 31.5% of monthly income. About 38% of renters pay \$500 - \$999 per month and 44% pay \$1,000 - \$1,499. Those paying no monthly rent and those paying \$1,500 - \$1,999 each make up 7% of renter-occupied housing units. No renters pay \$2,000 or more in gross monthly rents.

**Comparison of Housing Characteristics**  
**Housing Occupancy Comparison**

Table E compares Bel Aire’s housing occupancy measures against the same geographies used for the population growth comparison.

Bel Aire’s overall occupancy rate of 97% is ranks second against the comparison cities. This ranks between Maize at 97.6% occupancy and Kechi at 96.7%. The other comparison cities range between about 85% and 94% occupancy. The national occupancy rate is just below 88%, while Kansas, Sedgwick County and the Wichita MSA all hover around 90% occupancy.

In a comparison of ownership rates, Bel Aire ranks second in owner occupancy at 85.2% of all occupied housing units. Kechi’s 96.5% rate

Table E: Housing Occupancy Comparison

Geography	Occupancy Rate		Ownership Rate		Average Household Size		
	Occupied	Vacant	Owner Occupied	Renter Occupied	All Occupied Housing Units	Owner Occupied	Renter Occupied
<b>U.S.</b>	87.7%	12.3%	63.9%	36.1%	2.64	2.70	2.53
<b>Kansas</b>	89.5%	10.5%	66.7%	33.3%	2.53	2.63	2.32
<b>Wichita MSA</b>	90.2%	9.8%	65.9%	34.1%	2.59	2.71	2.35
<b>Sedgwick Co.</b>	90.3%	9.7%	64.1%	35.9%	2.59	2.74	2.33
<b>Bel Aire</b>	<b>97.0%</b>	<b>3.0%</b>	<b>85.2%</b>	<b>14.8%</b>	<b>2.68</b>	<b>2.82</b>	<b>1.88</b>
<b>Kechi</b>	96.7%	3.3%	96.5%	3.5%	2.83	2.83	2.74
<b>Park City</b>	85.2%	14.8%	76.9%	23.1%	2.90	2.59	3.92
<b>Valley Center</b>	90.5%	9.5%	82.3%	17.7%	2.69	2.81	2.14
<b>Andover</b>	94.0%	6.0%	79.4%	20.6%	2.81	2.98	2.14
<b>Maize</b>	97.6%	2.4%	81.1%	18.9%	3.62	3.56	3.86
<b>Derby</b>	92.7%	7.3%	69.8%	30.2%	2.67	2.81	2.36

Source: U.S. Census Bureau, American Community Survey (ACS) 2011 - 2015 5-yr Estimates



of owner occupancy is an outlier at the high end. Derby’s ownership rate of about 70% is significantly lower than the other comparison cities, which is likely a factor of close proximity to McConnell AFB. The U.S. and Sedgwick County both have approximately a 64% owner occupancy rate.

Average household size for all occupied housing units and by ownership varies between 2.59 and 2.90 for all comparison geographies, except Maize with an average of 3.62. Bel Aire’s overall average household size is 2.68. The average size of owner-occupied households tends to run slightly higher, which is true for Bel Aire at 2.82. However, Maize and Park City each have an average renter-occupied household size higher than that for owner-occupied units. Bel Aire’s average renter-occupied household size is significantly lower than all comparison geographies at 1.88. Andover and Valley Center each have an average size of 2.14 for renter-occupied units with the other comparison geographies falling in the 2.32 - 2.74 range.

*Housing Cost Comparison*

**Table F** is a summary of housing cost factors for the comparison geographies.

Annual income is directly related to housing affordability. Bel Aire has a relatively high median annual household income at \$72,640. This is over \$20,000 higher than Kansas, Sedgwick County and Wichita MSA, and almost \$19,000 higher than the national median. It also ranks third against the comparison cities with only Kechi and Andover having higher median incomes. This indicates that Bel Aire residents are able to spend more on housing than most of the comparison geographies.

Bel Aire’s overall median home value is about \$139,000. This is about \$40,000 less than the national median value, but higher than all comparison geographies except Kechi and Andover. However, in Bel Aire there is only \$200 difference in median value between homes with a mortgage and those without a mortgage. The other geographies range in difference between \$16,000 and \$47,000, except for Maize with an \$18,000 higher value for non-mortgaged homes.

Cost compared to income is another indicator of housing affordability. Bel Aire’s homeowners pay 18.1% of median monthly income toward housing costs. This is below the national percentage, but higher than other comparison geographies, except Park City’s 20.1% and Andover’s 18.4%. Bel Aire’s rental costs are 31.5% of median monthly

income. This is higher than all but the national percentage of 33.0%. The other comparison geographies range between Derby’s 20.0% and Kechi’s 30.5%.

**What Does This Tell Us?**

**Bel Aire’s housing is in high demand, both owner occupied and rental units.** Conversely, there is low supply, even accounting for recent construction. Homes are sold quickly after hitting the market and rental unit vacancies are rare. This makes for a tremendous growth opportunity. Meanwhile, this is likely to keep sale prices and rental rates fairly high in the short-term, while enhancing home values in the long-term.

**Bel Aire’s housing market is underserved with rental units in general and apartment units in particular.** So, higher rents can be charged. Second, a relatively high proportion of available rentals are single-family homes, which command higher rents than apartments. Third, much of the recent construction is duplex housing. Higher rents can be charged for these new three to four bedroom units. Rental units of this size can be difficult to find in the Wichita area. These offer a new supply of housing options for families.

**People pay higher rents in Bel Aire than in most of the region.** This is partially due to the recent construction apartments and duplexes. Given a choice, renters are typically willing to pay more for new unit

than an equivalent older unit. Unit size is another factor. Compared to other communities, Bel Aire’s number of renter occupied single-family homes and duplexes is disproportionate to the number of apartment units. These larger three and four bedrooms command higher rents. Demand and supply also play a role, especially for larger units. Increasing demand for a limited supply always translates into higher cost. It is difficult for a family of four or more to find adequate rental housing in the Wichita area. Bel Aire is now one of the few regional communities with available family-sized rental units.

**Homes in Bel Aire tend to retain value better than most regional communities.** The typical mortgage is paid off in 15 - 30 years. So, it can generally be assumed that homes without a mortgage are at least 15 years old. This infers that Bel Aire’s older homes are worth about the same amount as newer homes, even accounting for some mortgages paid off early and homes purchased with cash. Therefore, housing appears to be a fairly wise investment in Bel Aire.

**The homes built in the last few years will likely increase Bel Aire’s median home value.** Median values are from 2015 data, which do not account for the recent up-tick in Bel Aire housing construction. As overall median value increases, a widening in the valuation gap between mortgaged and non-mortgaged homes can be anticipated. Nonetheless, high demand for Bel Aire’s housing will likely buffer this discrepancy to some degree.

Table F: Housing Cost Comparison

Geography	Median Household Income			Median Home Value			Median Monthly Housing Costs					
	All Units	Owner Occupied	Renter Occupied	Owner Occupied Units	Units with Mortgage	Units without Mortgage	All Housing Units		Owner Occupied Units		Renter Occupied Units	
							Amount	Pct. of Income	Amount	Pct. of Income	Amount	Pct. of Income
U.S.	\$53,889	\$68,797	\$33,784	\$178,600	\$196,600	\$149,800	\$1,003	22.3%	\$1,084	18.9%	\$928	33.0%
Kansas	\$52,205	\$66,166	\$31,894	\$132,000	\$147,100	\$102,700	\$830	19.1%	\$905	16.4%	\$757	28.5%
Wichita MSA	\$51,424	\$65,745	\$30,073	\$124,400	\$133,600	\$103,600	\$823	19.2%	\$923	16.8%	\$727	29.0%
Sedgwick Co.	\$50,657	\$65,767	\$29,786	\$126,500	\$134,400	\$105,900	\$826	19.6%	\$932	17.0%	\$731	29.5%
Bel Aire	\$72,640	\$79,239	\$40,788	\$138,900	\$138,900	\$138,700	\$1,181	19.5%	\$1,197	18.1%	\$1,072	31.5%
Kechi	\$85,179	\$88,929	\$34,028	\$167,000	\$169,100	\$153,000	\$1,286	18.1%	\$1,315	17.7%	\$865	30.5%
Park City	\$58,719	\$62,633	\$42,188	\$112,700	\$130,600	\$78,900	\$930	19.0%	\$1,047	20.1%	\$840	23.9%
Valley Center	\$59,566	\$70,625	\$32,108	\$131,400	\$141,300	\$102,800	\$860	17.3%	\$883	15.0%	\$779	29.1%
Andover	\$83,608	\$95,574	\$40,680	\$176,600	\$184,100	\$140,200	\$1,372	19.7%	\$1,469	18.4%	\$982	29.0%
Maize	\$69,855	\$71,436	\$52,344	\$137,700	\$130,700	\$148,800	\$965	16.6%	\$985	16.5%	\$889	20.4%
Derby	\$68,736	\$77,340	\$52,951	\$152,000	\$156,000	\$135,000	\$1,010	17.6%	\$1,129	17.5%	\$883	20.0%

Source: U.S. Census Bureau, American Community Survey (ACS) 2011 - 2015 5-yr Estimates

**Development & Construction Trends**

**Historic Land Development Pattern**

**Figure 2.2** is a map of Bel Aire’s development history by decade and **Figure 2.3** charts land absorption (rate of development) by land use since 1960. Most pre-1990 development was south of 45th St. from Oliver St. to Woodlawn Blvd. Development generally spread north in the 1990s, east in the 2000s, and both north and east since 2010.

The average annual absorption since 1960 is 13.09 acres. Bel Aire currently has a total of about 1,302 developed acres, with most remaining vacant land located east of Rock Rd. and north of 45th St.

About 300 acres of mostly residential uses had been developed in Bel Aire by 1990. Annual absorption in the 1960s averaged 9 acres, all residential. The next two decades each saw average annual absorption of 13.77 acres. The 1970s had average non-residential absorption of less than 0.6 acres per year. This was slightly higher in the 1980s at 1.35 acres for combined commercial and institutional development.

The predominantly residential development trend began changing in the 1990s. Average annual absorption spiked to 31.25 acres, of which only 19.52 acres were residential. Development of the Catholic Care Center campus pushed institutional absorption to 10.63 acres, coupled with a modest up-tick in commercial development to 1.1 acres per year.

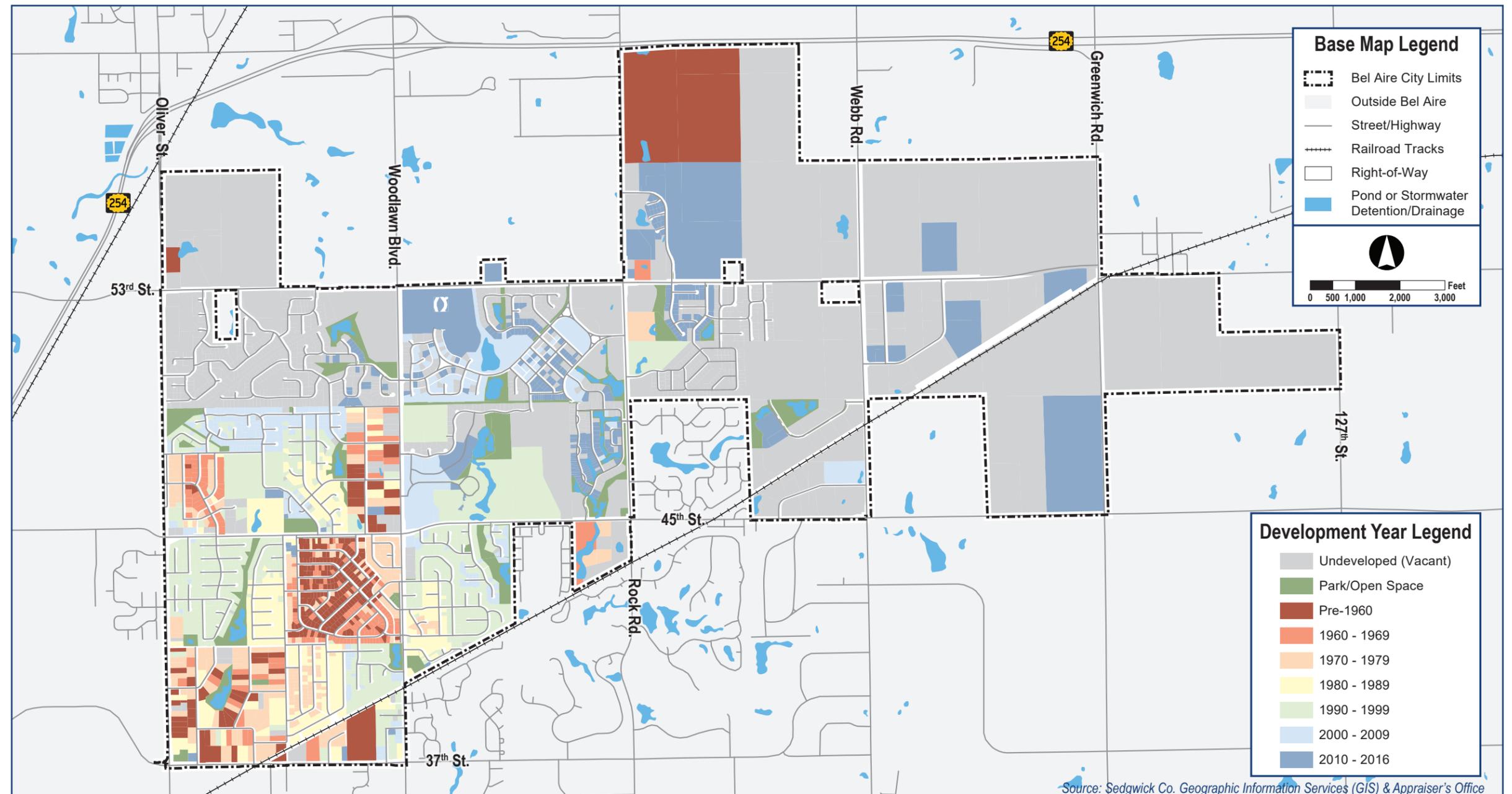
Overall absorption dipped back down to 14.22 acres per year during the 2000s. However, the land use mix continued to grow

more diverse. Residential uses accounted for 10.83 acres annually, a slightly lower proportion of total absorption than the pre-1990 trend. Bel Aire had its first industrial development with an annual absorption rate just over an acre. Slow commercial growth continued at 0.5 acres per year.

Development in Bel Aire has boomed since 2010. The average annual absorption so far this decade is 55.45 acres. Non-residential

development has exceeded residential development for the first time, outpacing it over 3 to 1. Annual residential absorption has been about 13.6 acres while the non-residential rate is nearly 42 acres. Development of Bel Aire City Hall, Northeast Magnet High School and Isley Magnet Elementary School has helped boost institutional absorption to an average of 21.91 acres per year. Sunflower Commerce Park has offered new industrial opportunities this decade. FedEx,

Figure 2.2: Development by Decade Map



Source: Sedgwick Co. Geographic Information Services (GIS) & Appraiser's Office

Wichita Hoops, Century Manufacturing and Direct Copper & Granite have helped drive the annual industrial development average to almost 19 acres. Meanwhile, Bel Aire’s commercial development has remained fairly steady with an average of just over 1 acre annually since 2010.

**Figure 2.4** shows the breakdown of existing development by land use. Bel Aire is 48% developed with a total of 2,128 developed acres. “Primary” development makes up 62% of total developed area. This refers to the uses where humans live and work, including residential (40%), institutional (14%), industrial (6%) and commercial (2%) land uses. The remaining 38% accounts for “ancillary” uses that support the functionality of primary development. Utility and transportation infrastructure comprise 28% of developed land, while 10% is developed with park, recreation or open space (including drainage) uses.

Figure 2.4: Developed Area by Use

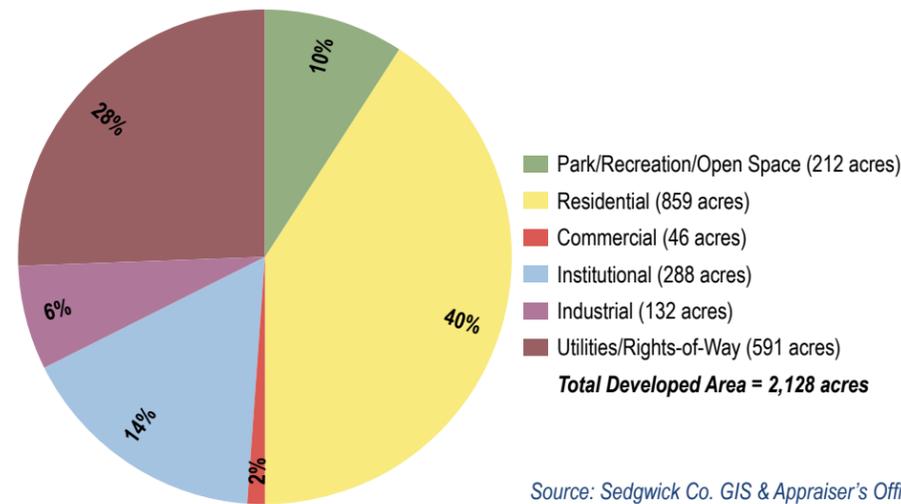


Figure 2.3: Land Absorption by Decade

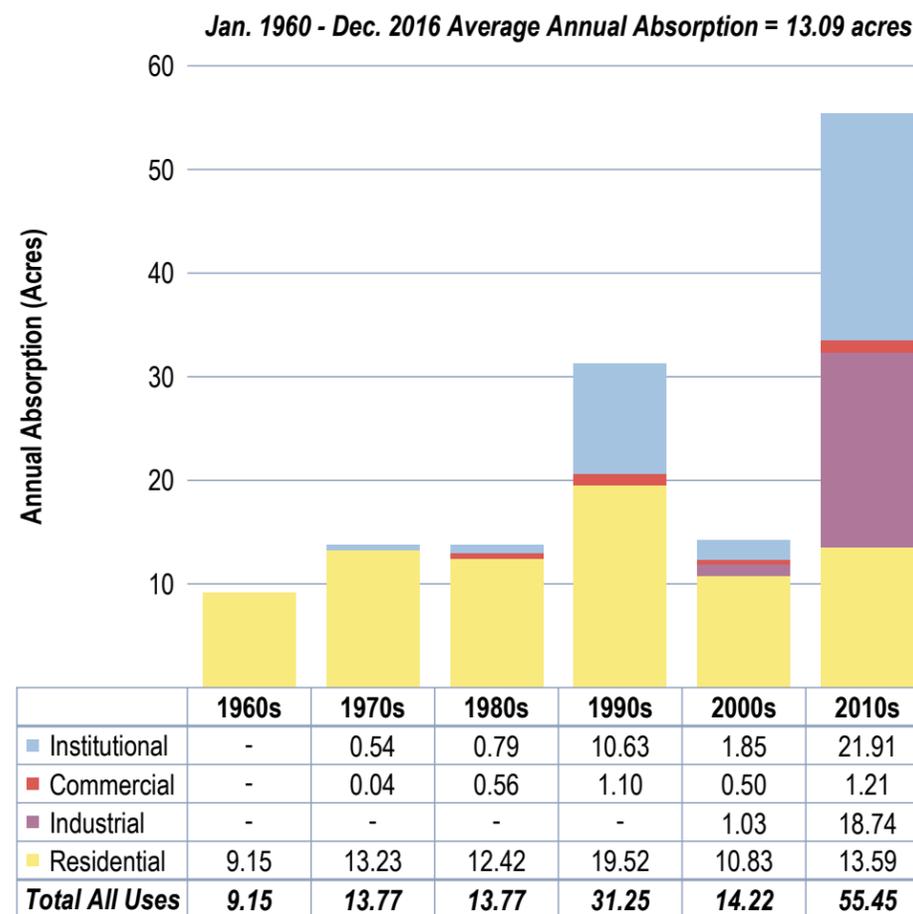
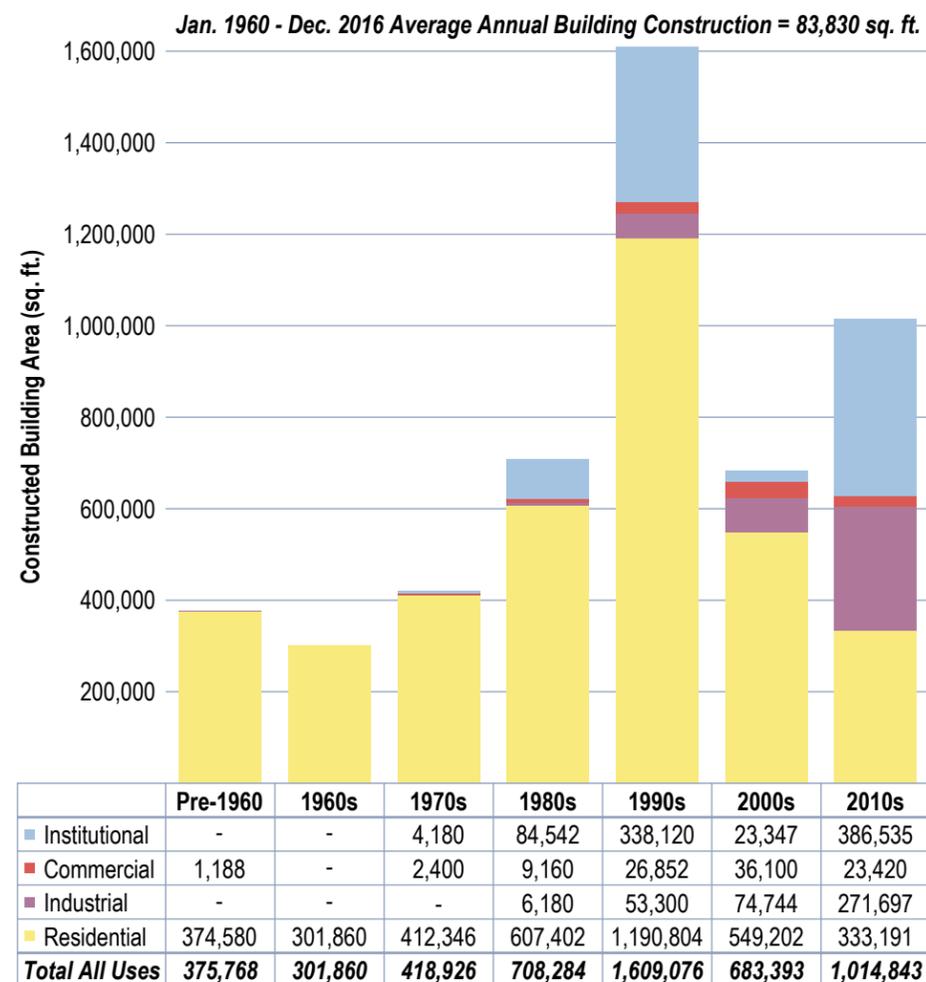


Figure 2.5: Construction by Use per Decade



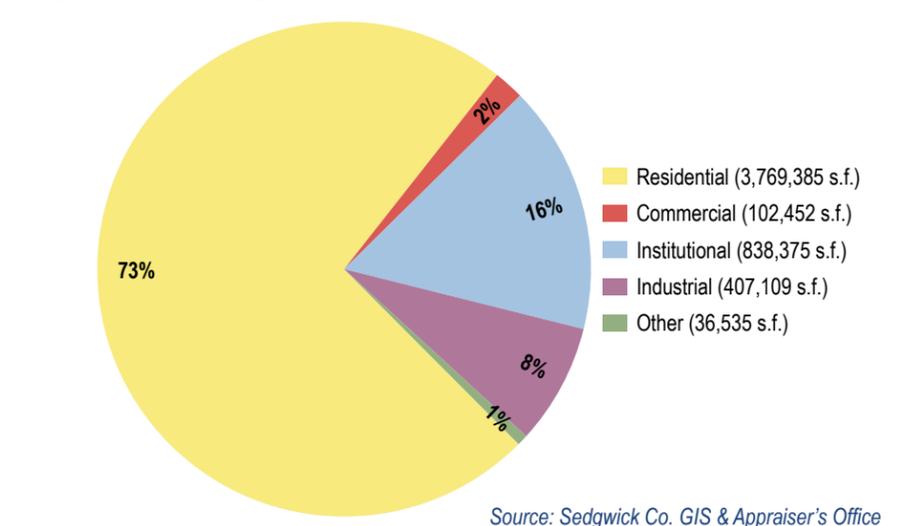
**Historic Construction Trends**

Sedgwick County data indicate that Bel Aire has approximately 5,150,000 sq. ft. of building improvements. **Figure 2.5** charts constructed building area by use per decade.

Prior to 1960, Bel Aire had about 375,000 sq. ft. of residential and only 1,200 sq. ft. of commercial buildings. Just over 300,000 sq. ft. of residential building area was constructed in the 1960s. The 1970s saw over 412,000 sq. ft. of residential and under 7,000 sq. ft. of non-residential construction. About 708,000 sq. ft. of residential and almost 100,000 sq. ft. of non-residential construction occurred in the 1980s. Total construction peaked in the 1990s when over 1.6 million sq. ft. was built. This includes about 1.2 million sq. ft. of residential construction. Total construction dropped to about 680,000 sq. ft. the following decade with roughly 550,000 sq. ft. being residential. Over 1 million sq. ft. have been constructed since 2010. About one-third of that is residential construction. Meanwhile, institutional construction has accounted for over 385,000 sq. ft. and over 270,000 sq. ft. of industrial space has been built.

The existing mix of building area is depicted in **Figure 2.6**. The percent of total area for commercial, institutional and industrial buildings is nearly equal to the percentage of total land area developed for the same uses. However, residential construction accounts for 73% of total building area while residential uses are only 40% of total developed land area. This is because housing can be built on less land area per unit compared to other uses. For example, a home requires much less parking than a comparably sized convenience store or doctor’s office.

Figure 2.6: Building Area by Use



**Table G** summarizes Bel Aire’s issued residential building permits since 2000. Single-family building permits exceeded two-family and multi-family permits each year through 2010. Each year beginning in 2011, the opposite has been true.

Table G: Residential Building Permits 2000 - 2016

Year	Single-Family Units	Two-Family Units	Multi-Family Units	Total Units
2016	44	18	60	122
2015	63	38	4	105
2014	31	24	0	55
2013	35	52	52	139
2012	13	12	4	29
2011	0	6	0	6
2010	7	2	0	9
2009	17	0	0	17
2008	19	0	0	19
2007	24	2	0	24
2006	26	0	2	28
2005	39	0	0	39
2004	26	0	0	26
2003	31	0	0	31
2002	58	0	0	58
2001	55	0	0	55
2000	73	4	0	77
<b>TOTALS</b>	<b>561</b>	<b>158</b>	<b>122</b>	<b>839</b>
<b>ANNUAL AVG.</b>	<b>33</b>	<b>9</b>	<b>7</b>	<b>49</b>

Source: U.S. Dept. of Housing & Urban Development

**What Does This Tell Us?**

**Bel Aire has fully transitioned from a rural community to a suburban community.** A notable shift in residential density is observed in the data. Comparing **Figure 2.3** to **Figure 2.5** shows slightly more property developed as residential in the 1970s than the 1980s. Yet, the 1980s outpaced residential construction of the previous decade by about 200,000 sq. ft. This corresponds with Bel Aire’s incorporation in 1980 and the adoption of development codes that increased residential density, which clearly marks Bel Aire’s transition to a suburban community.

**Bel Aire’s residential development has rebounded from the Great Recession.** The Great Recession changed housing markets<sup>2</sup> across the country. In general, demand increased for rental housing and smaller residential units. **Table G**, when viewed with **Figure 2.3** through **Figure 2.6**, show how Bel Aire’s residential development responded. The recession suppressed residential development in the late 2000s and early 2010s. A wave of two-family and multi-family development began slowly in 2011 and ramped up considerably since. This has in turn concentrated residential density.

**Bel Aire’s land use mix is imbalanced relative to many comparable suburban communities.** There are no recognized standards to determine if a community has a healthy mix of land uses. However, research<sup>3</sup> of similar communities was conducted to identify the average proportion of total development accounted for by each type of land use. This survey indicated that two imbalanced uses may put Bel Aire at a competitive disadvantage.



An average of 8% commercial development was seen among survey communities. In comparison, Bel Aire has 2% commercial development. The estimated deficit of 128 acres could be developed with a significant amount of potential shopping, restaurant, medical, commercial service and office establishments. Bel Aire has 14% institutional development versus a 9% average among survey communities. This is an estimated excess of about 106 acres.

The excess institutional development probably offsets some of the quality of life and job deficits caused by the lack of commercial development. However, Bel Aire is still missing out on the convenience of local commercial options. Also, institutional properties are generally exempt from property taxes and to not sell taxable goods or services. This results in a potentially significant loss of local tax generation, which likely increases the tax burden on Bel Aire’s resident property owners.

2. Scopelliti, Demetrio M. *Housing: Before, During, and After the Great Recession*. U.S. Bureau of Labor Statistics. September 2014.

3. Research included a review of published information available for download on the Urban Land Institute website and comprehensive plans from 10 midwestern suburbs. Reviewed communities have a population between 7,000 to 12,000 and are located near major colleges or universities.

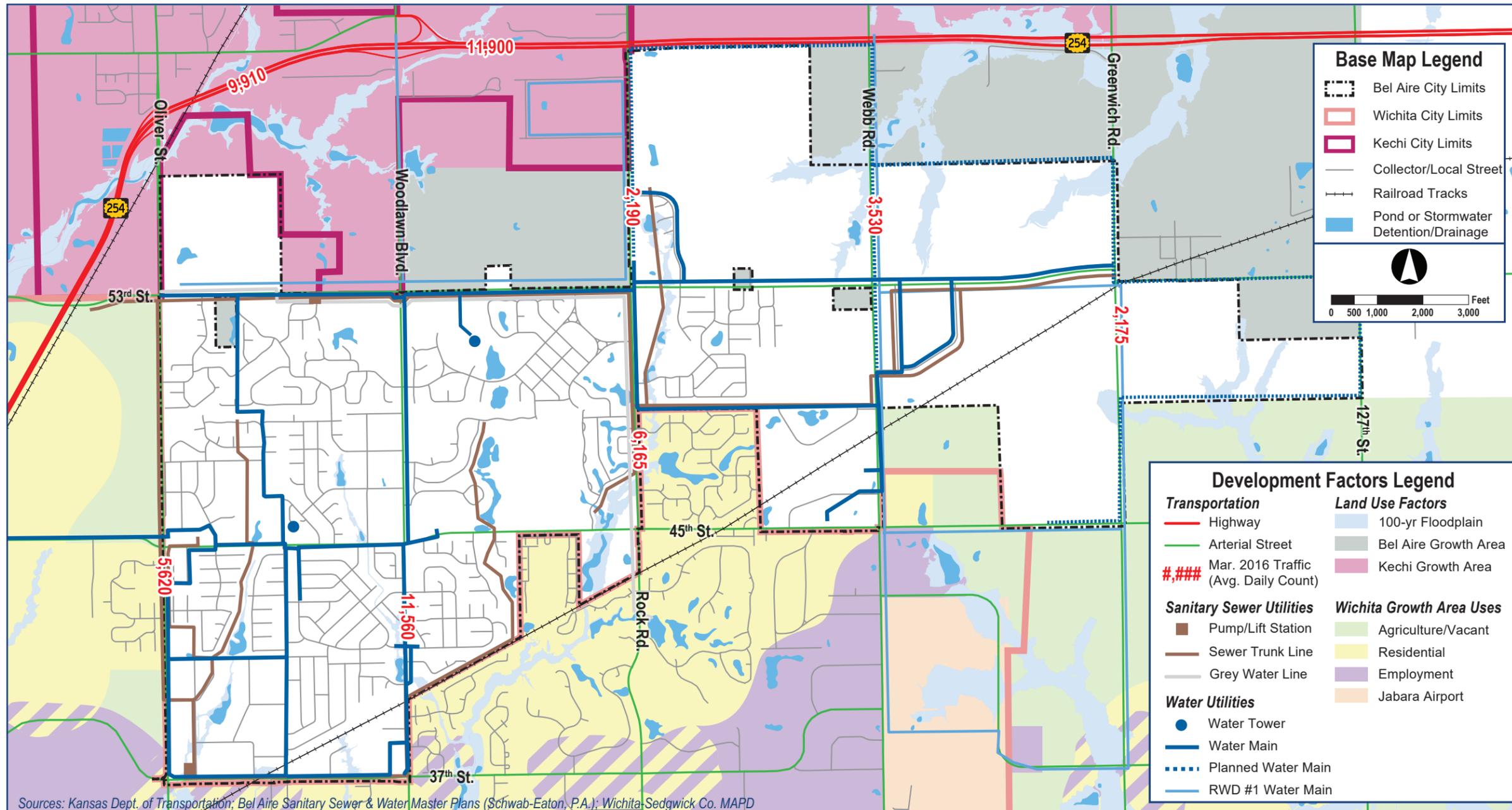


**Baseline Assessment**

**Development Factors**

Figure 3.1 shows the factors that have influenced Bel Aire’s historic development pattern and will continue to influence development into the future. Factors include natural and man-made barriers, political boundaries, access to suitable transportation and utility infrastructure, and general development patterns.

Figure 3.1: Bel Aire Development Factors



Floodplains are the major environmental barrier for development in Bel Aire. Because these are natural storm water drainage channels dictated by topography, they offer the most efficient routing for storm drainage infrastructure. So, most development occurs outside of floodplains, but located to take advantage of their topography.

Because of the potential for annexation, future growth isn't strictly limited to Bel Aire's current city limits. However, Bel Aire is bounded

by Wichita on the west, south and most of the east limits. To the north, expansion is possible only in the established growth area that extends halfway to Kechi's corporate boundary. Therefore, the only real opportunity for annexation is to the northeast.

The primary man-made barriers are the rail line and state highway K-254. As can be seen, Bel Aire's southern boundary closely follows the rail line. Meanwhile, K-254 is an obvious influence on the northern city limit line.

Development sites must have access to potable water and waste water treatment. Where public utilities cannot be provided, development must construct a water well and either a septic system or waste lagoon. The space required for such waste systems can only be provided in areas of low density development. Development in Bel Aire is mostly in locations served by public utilities, while future infrastructure is planned for mostly undeveloped areas.

Transportation access is critical to development. Any development would be impractical without access to a public roadway. If direct access is not available, a new street must be constructed. Because of this, Bel Aire's street system is concentrated in developed areas. Undeveloped areas

between the arterial street grid are largely devoid of transportation access. Proximity to K-254 is one of the reasons for Sunflower Commerce Park's recent success.

Roadway capacity and traffic volumes also play a role in development. The success of many types of commercial uses depends on exposure to passing traffic. Hence, the old adage "location, location, location." Bel Aire's highest traffic road segment is Woodlawn Blvd. south of 45th St., which runs through some of the oldest residential development in town. So, commercial development has been blocked and will have to go elsewhere when the market is ripe.

**Existing Land Use Pattern**

Bel Aire's land use pattern is shown in Figure 3.2. The original developed area in southwest Bel Aire is almost entirely residential uses west of Woodlawn Blvd., except for a few scattered institutional uses and a pocket commercial development south of the railroad line. North of 49th St. is platted as residential subdivisions south of 53rd St. and partially developed with infrastructure, but most lots remain vacant. Agricultural uses extend north to the city limits.

Moving east to Rock Rd., the area between the rail line and 45th St. is nearly all residential. North of 45th St. is about half developed with a mix of single-family, medium density residential and institutional uses, including a large cemetery.

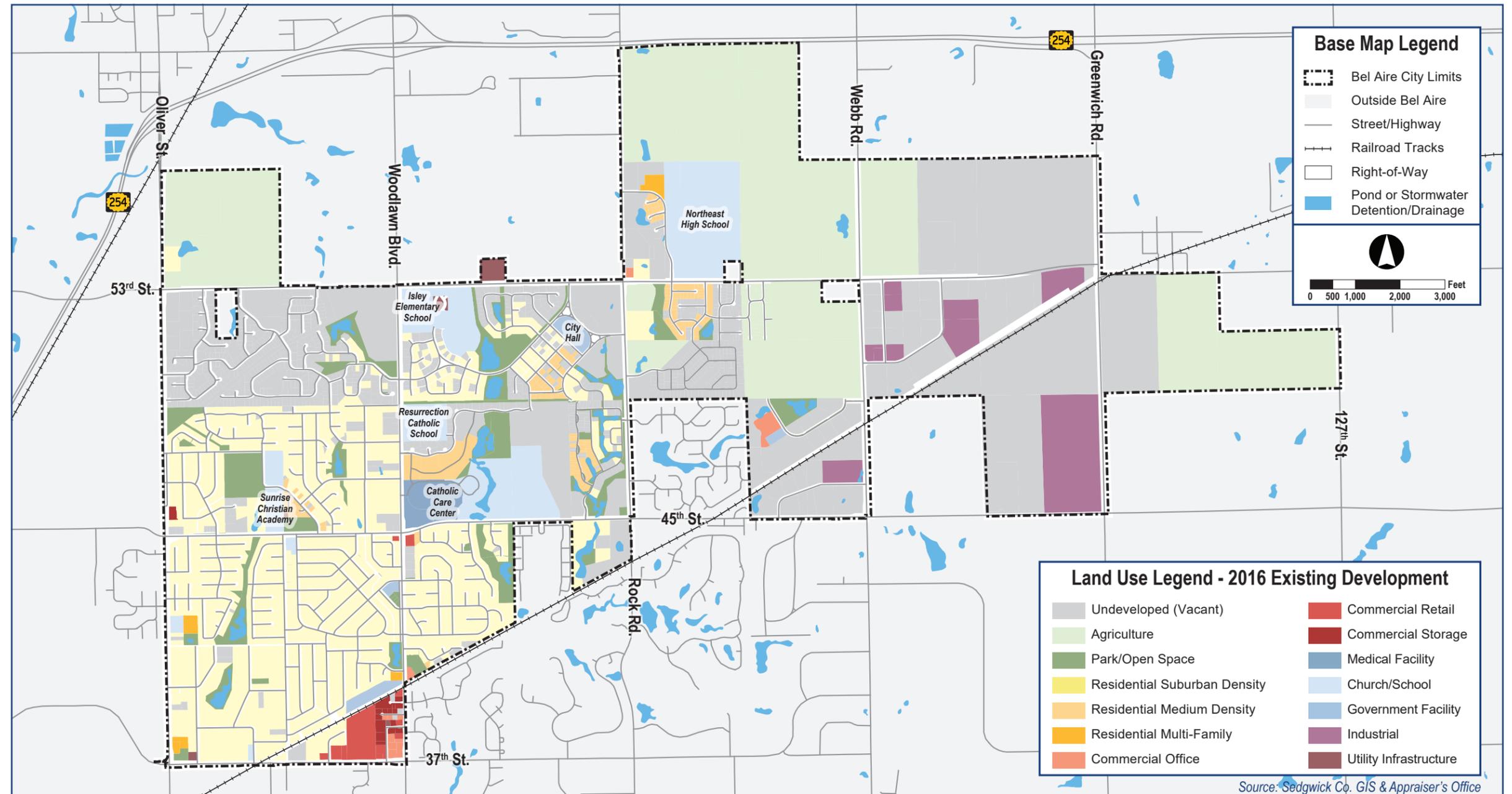
East of Rock Rd. mid-way to Webb Rd. is partially developed with a mix of residential uses

and the high school campus. The remainder of the area is agricultural uses. At the time of this writing a residential subdivision is partially developed and a few homes are under construction. And, a commercial subdivision is developed, but remains almost entirely vacant.

The remaining area east of Webb Rd. includes the partially developed commerce park, which contains several recently constructed industrial uses. The rest of the area is vacant or used for agriculture.

Figure 3.3 on the next page breaks down the land use mix. Just over half of Bel Aire is undeveloped or agricultural. Residential is the predominant land use and occupies 20% of the total area. Single-family housing accounts for over 90% of residential uses. Utility/infrastructure uses occupy about 13% of Bel Aire's incorporated area. Institutional uses, which as previously discussed account for 14% of developed area, occupy about 7% of total area. Almost 84% of institutional land is occupied by churches or schools.

Figure 3.2: Existing Development Map



Source: Sedgwick Co. GIS & Appraiser's Office

Figure 3.3: Existing Land Use Mix

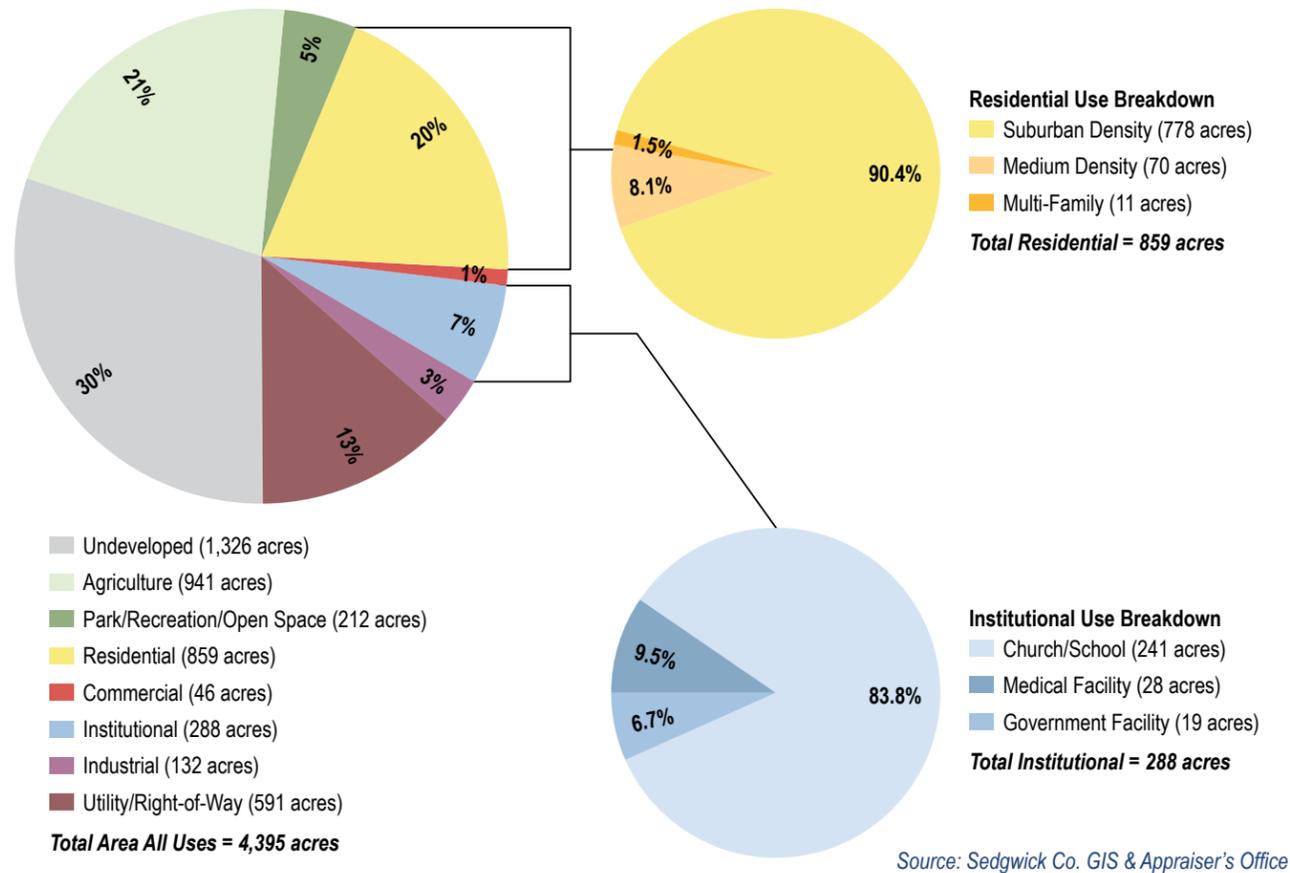


Table H: Baseline Future Land Use Demand

Land Use	Existing Land Use Population 7,877		Current Per Capita Density* 2035 Projected Population 10,422		Preferred Scenario Full Build-Out** 2035 Projected Population 10,422	
	Total Acres	Acres Per Capita	Total Acres	Acres Per Capita	Total Acres	Acres Per Capita
<b>Agriculture</b>	941	0.119	183	0.018	0	0
<b>Park/Recreation/Open Space</b>	212	0.027	280	0.027	437	0.042
<b>Residential</b>	859	0.109	1,139	0.109	1,776	0.170
Suburban Density	778	0.099	1,030	0.099	1,606	0.154
Medium Density	70	0.009	92	0.009	144	0.014
Multi-Family	11	0.001	14	0.001	22	0.002
<b>Commercial</b>	46	0.006	61	0.006	95	0.009
<b>Institutional</b>	288	0.037	381	0.037	595	0.057
<b>Industrial</b>	132	0.017	175	0.017	273	0.026
<b>Utility Infrastructure</b>	9	0.001	12	0.001	18	0.002
<b>Undeveloped</b>	1,326	0.168	257	0.025	0	0
<b>Right-of-Way</b>	582	0.074	770	0.074	1,201	0.115
<b>TOTALS</b>	<b>4,395</b>	<b>0.558</b>	<b>4,395</b>	<b>0.422</b>	<b>4,395</b>	<b>0.422</b>

\* Assumes current acres per capita with future development to occur on current agricultural and undeveloped properties only.

\*\* Assumes current percent of total developed area with future development to occur on current agricultural and undeveloped parcels only.

The second method accounts for all 2,267 acres of currently undeveloped and agricultural uses being developed. Residential uses would expand by 917 acres, park/open space by 225 acres, industrial by 141 acres, commercial by 49 acres and institutional by 307 acres. Plus, utility and transportation infrastructure would expand by 628 acres. Because this method assumes full build-out, there would be no land available for additional development.

### Future Land Use & Development

#### Planning Considerations

The projections establish the probable range of future development demand. Any plan for future development must take the trends and issues into consideration. There are too many variables to accurately predict actual future development. For example, economic fluctuations are difficult to forecast. A review of any community's projected growth leading up to the Great Recession will prove this to be true. Additionally, the baseline land use projections do not consider the trends or issues identified in Section 2.

Significant public and institutional construction has occurred since 2000. This includes the construction of Northeast Magnet High School

and Isley Traditional Magnet Elementary nearly doubled the square footage of such uses. It is unlikely for institutional land use to continue growing at that rate. Furthermore, the recent rate of institutional development would amplify concerns regarding a surplus of non-revenue generating properties.

The deficiency of commercial land uses must also be considered. The market is likely to respond with new commercial development as Bel Aire adds population. The degree of response will depend on several external factors. For example, significant recent commercial development in north Wichita may suppress demand because of its proximity to Bel Aire. However, K-254 highway frontage holds tremendous commercial development potential. A recent development proposal suggests that interest in this corridor is beginning to gain traction, which could translate into construction by 2035.

Placing too much weight on specific developments or temporary trends can skew attempts to predict land use demand. Recent development in Sunflower Commerce Park quickly diversified the overall land use mix. The duration of this trend is uncertain and the supply of available land is limited. Nonetheless, there are very few other "shovel-ready" sites for industrial development in the Wichita metropolitan area. Any land use prediction would need to balance these opposing factors.

**Future Development Scenarios**

*Analysis Methods*

The described variables and factors present challenges to accurately predicting the demand and pattern of future development. It is advantageous to consider plausible ranges. Scenario analysis helps to account for the described variables and factors when planning for future development. Three future development scenarios analyzed: Alternative 1 Housing Focus; Alternative 2 Jobs Focus; Alternative 3 Balanced Growth.

The first step in preparing the scenarios was to build a “target” land use projection for each scenario by adjusting the full build-out projection for each land use to account for the respective variables and factors. The target projections only account for increases in residential, commercial and industrial land uses. Acreage for institutional uses were held constant in the three scenarios because of identified concerns with the amount of institutional property in Bel Aire. Future utility and transportation infrastructure needs will be identified during the development process and constructed in appropriate locations to support the primary uses being developed. Therefore, no additional allocation was made beyond existing uses.

Next, scenario maps were created based on the existing land use map. The approximate target acreage for each land use was allocated to “in-process” undeveloped properties, which had been zoned and subdivided for proposed development. The balance of unallocated target acreage was then distributed to remaining undeveloped and agricultural properties based on locational suitability. Finally, the target projections were modified to reflect the actual acreage of each land use allocated under the three scenarios.

Alternative 3 was selected as the preferred future development scenario. **Table I** summarizes the final mapped land use acreages for the three scenarios. **Figure 3.4** on the next page is a map illustrating the preferred land development pattern of Alternative 3, which is referred to as the Preferred Balanced Growth Scenario. Maps of Alternatives 1 and 2 are included as an appendix. The maps shows appropriate and suitable locations for the various land uses in an amount that is roughly proportional to achieve the desired balanced growth.

*Preferred Balanced Growth Scenario*

The Preferred Balanced Growth Scenario accounts for an additional 63 acres of park/recreation/open space uses. Rather than identifying specific locations suitable for park development, the map identifies future park service areas associated with future residential

Table I: Future Development Scenario Land Use Allocations

Land Use	Existing Land Use		Future Development Scenarios					
	Acres	Percent	Preferred Balanced Growth		Alt. 1 Housing Focus		Alt. 2 Jobs Focus	
			Acres	Percent	Acres	Percent	Acres	Percent
<b>Agriculture</b>	941	21%	--	--	--	--	--	--
<b>Park/Recreation/Open Space</b>	212	5%	275	6%	275	6%	275	6%
<b>Residential</b>	<b>859</b>	<b>20%</b>	<b>1,784</b>	<b>41%</b>	<b>2,156</b>	<b>49%</b>	<b>1,771</b>	<b>40%</b>
<i>Suburban Density</i>	778	18%	1,306	30%	1,604	37%	1,037	24%
<i>Medium Density</i>	70	2%	397	9%	448	10%	499	11%
<i>Multi-Family</i>	11	0%	81	2%	103	2%	235	5%
<b>Commercial</b>	<b>46</b>	<b>1%</b>	<b>444</b>	<b>10%</b>	<b>308</b>	<b>7%</b>	<b>823</b>	<b>19%</b>
<i>Mixed Use/Local</i>	--	--	199	5%	64	1%	524	12%
<i>Office</i>	12	0%	--	--	--	--	--	--
<i>Retail</i>	24	1%	--	--	--	--	--	--
<i>General</i>	--	--	245	6%	245	6%	300	7%
<i>Storage</i>	10	0%	--	--	--	--	--	--
<b>Institutional</b>	<b>288</b>	<b>7%</b>	<b>288</b>	<b>7%</b>	<b>288</b>	<b>7%</b>	<b>288</b>	<b>7%</b>
<i>Church/School</i>	242	5%	--	--	--	--	--	--
<i>Government Facility</i>	19	0%	--	--	--	--	--	--
<i>Medical Facility</i>	28	1%	--	--	--	--	--	--
<b>Industrial</b>	<b>132</b>	<b>3%</b>	<b>1,013</b>	<b>23%</b>	<b>777</b>	<b>18%</b>	<b>1,055</b>	<b>24%</b>
<i>Commerce Park</i>	--	--	755	17%	755	17%	755	17%
<i>Production/Transport</i>	--	--	257	6%	21	0%	300	7%
<b>Utility Infrastructure</b>	9	0%	9	0%	9	0%	9	0%
<b>Undeveloped</b>	1,326	30%	--	--	--	--	--	--
<b>Right-of-Way</b>	582	13%	582	13%	582	13%	582	13%
<b>TOTALS</b>	<b>4,395</b>	<b>100%</b>	<b>4,395</b>	<b>100%</b>	<b>4,395</b>	<b>100%</b>	<b>4,395</b>	<b>100%</b>

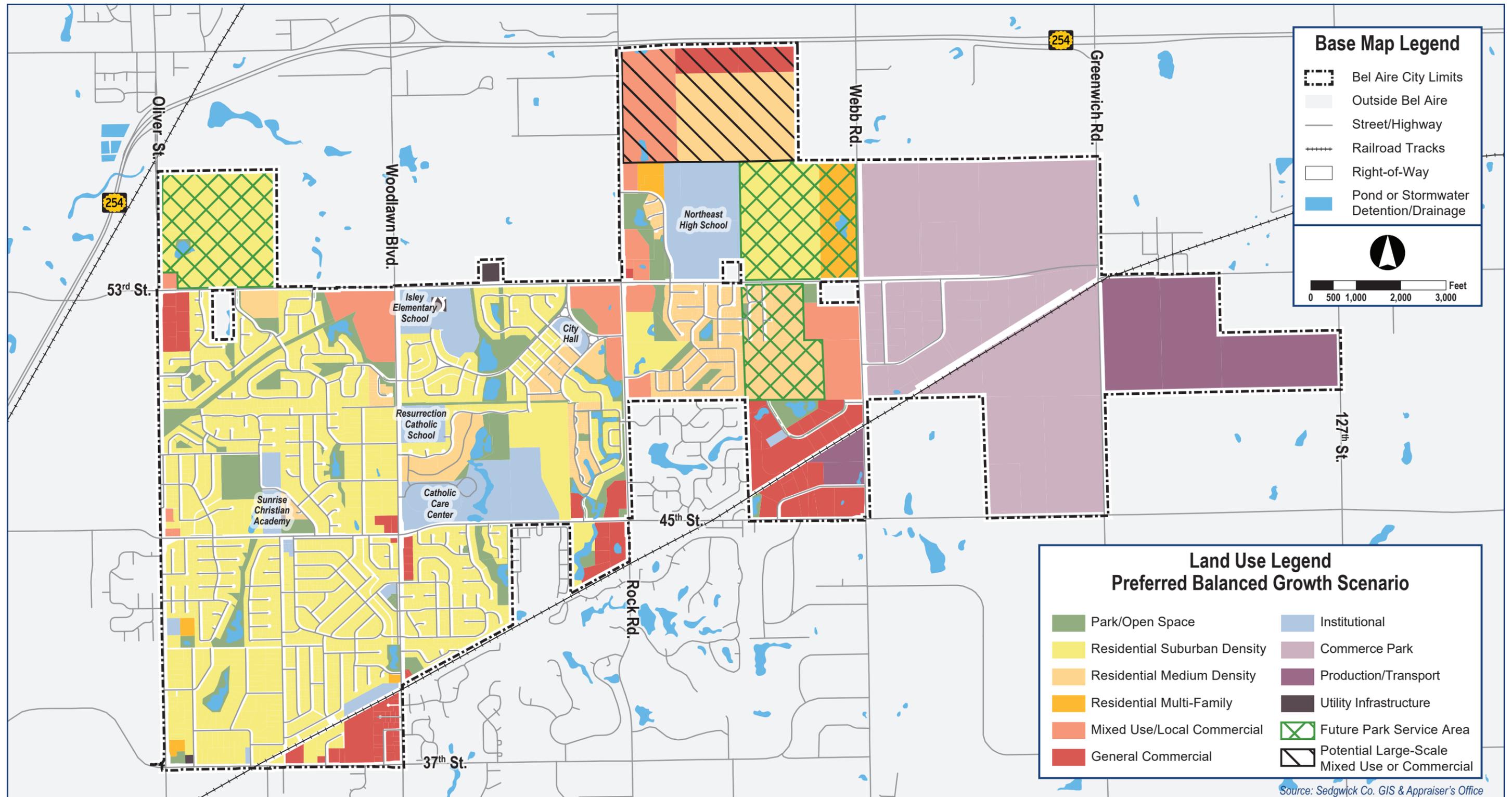
development. The service areas are designed to eventually provide all new residents with a public park within a 10- to 15-minute walk. The allocated acreage also accounts for future storm drainage channels and detention/retention.

Future residential uses account for 925 acres of future development, with 528 acres allocated to suburban density, 327 acres to medium density and 70 acres to multi-family uses. Most future residential uses will occur on undeveloped land that is already zoned and subdivided for residential development. Future multi-family housing is shown in locations with arterial street access that will serve as a transitional buffer between lower density housing and more intense land uses.

Nearly 400 acres of future commercial development is identified, which is split evenly between mixed use/local commercial and general commercial land uses. A portion of the total acreage is already appropriately zoned and subdivided. Nodal development at higher traffic intersections is preferred over strip development, except along the K-254 corridor.

About 880 acres of future industrial development is identified. This accounts for full build-out of Sunflower Commerce Park and agricultural properties between Webb Rd. and Greenwich Rd. with “clean” industries. Meanwhile, the remaining area inside city limits east of Greenwich Rd. is further removed from residential uses allocated for more intense industrial uses.

Figure 3.4: Preferred Balanced Growth Scenario Map



**Implementation Strategies for Future Development**

1. Maximize compatibility between land uses to preserve community character as development occurs.
  - Adhere to the Preferred Balanced Growth Scenario to ensure land uses are developed in appropriate locations.
  - Allow adjacent land uses to be separated by no more than one intensity level as shown in **Figure 3.5**, with the following assumptions:
    - ▶ Agriculture and park/open space uses are allowed adjacent to any use.
    - ▶ Low intensity utility/infrastructure uses (i.e. public streets and sidewalks, underground lines/mains, pump/lift stations, etc.) are allowed adjacent to any use they support.

- ▶ Industry/manufacturing and high intensity utility/infrastructure uses (i.e. water/waste water treatment, electric substations, etc.) are of equal intensity.
2. Encourage new development on currently undeveloped, agricultural and large lot/estate residential properties.
    - Use rezoning to phase out RR Rural Residential and R-1 Estate Residential zoning districts.
    - Avoid approval of new RR and R-1 zoning districts.
  3. Establish situational and locational criteria to guide decision-making when flexibility is needed during the development process. The following criteria apply to the various land uses.

**Residential Suburban Density & Medium Density**

- Generally limit suburban density to R-2 and R-3 zoning districts.
- Limit medium density is limited to R-4 and R-5 zoning districts.

Figure 3.5: Allowable Adjacent Use Relationships

INTENSITY LEVEL	COMPARISON LEVEL = ●	ADJACENT RELATIONSHIP				
	LAND USE	ALLOWED = ●	ALLOWED = ●	ALLOWED = ●	NOT ALLOWED = ●	NOT ALLOWED = ●
1	AGRICULTURE	●	●	●	●	●
	PARK/OPEN SPACE	●	●	●	●	●
	LOW INTENSITY UTILITY/INFRASTRUCTURE	●	●	●	●	●
2	RESIDENTIAL SUBURBAN DENSITY	●	●	●	●	●
	RESIDENTIAL MEDIUM DENSITY	●	●	●	●	●
3	RESIDENTIAL MULTI-FAMILY	●	●	●	●	●
	MIXED USE/ LOCAL COMMERCIAL	●	●	●	●	●
4	GENERAL COMMERCIAL	●	●	●	●	●
	GOVERNMENT/ INSTITUTION	●	●	●	●	●
5	COMMERCE PARK	●	●	●	●	●
6	INDUSTRY/ MANUFACTURING	●	●	●	●	●
	HIGH INTENSITY UTILITY/INFRASTRUCTURE	●	●	●	●	●

- Restrict single-lot development unless unavoidable.
- Require City utility connections, except for single-lot developments where restricted by site conditions.
- Avoid direct arterial street access to individual properties; provide street connections between adjacent residential subdivisions.
- Encourage Planned Unit Developments (PUD) to promote alternatives to traditional development models.

**Residential Multi-Family**

- Limit to R-6 zoning districts.
- Require City utility connections in all cases.
- Require direct property access to arterial or collector streets; avoid local residential street access to the extent practical.
- Provide ample setbacks and screening as a buffer between lower intensity residential uses.
- Encourage as a transitional use between lower intensity residential uses and commercial development.

**Mixed Use / Local Commercial**

- Limit to C-1 zoning districts.
- Require City utility connections in all cases.

- Encourage PUDs to promote development of multi-lot and mixed use developments with cohesive designs and aesthetics.
- Require primary access to arterial streets, with secondary access allowed to collector streets; avoid local residential street access.
- Provide ample setbacks and screening as a buffer between residential uses.
- Encourage as a transitional use between residential and general commercial uses.

**General Commercial & Government/Institution**

- Limit general commercial to C-2 zoning districts.
- Limit government/institution to C-1 and C-2 zoning districts.
- Encourage PUDs to promote multi-lot and campus style developments with cohesive designs and aesthetics.
- Require primary access to arterial streets, with secondary access allowed to collector streets; avoid local residential street access.
- Require City utility connections in all cases.
- Provide ample setbacks and screening as a buffer between lower intensity uses.
- Encourage as a transitional use between residential, mixed use or local commercial and Commerce Park or industry/manufacturing uses.

**Commerce Park**

- Limit to M-1 zoning districts within the Sunflower Commerce Park.
- Require City utility connections in all cases.
- Review restrictive covenants and development agreements for consistency with this Plan; revise as appropriate.
- Adhere to design and development standards established for the Sunflower Commerce Park.

**Industry/Manufacturing & Utility/Infrastructure**

- Limit industry/manufacturing and high intensity utility/infrastructure uses to M-1 zoning districts.
- Limit low intensity utility/infrastructure uses to zoning districts consistent with the uses they support.
- Require City utility connections in all cases.
- Encourage PUDs to promote industrial park or campus style developments with cohesive designs and aesthetics.
- Provide ample setbacks and screening as a buffer between lower intensity uses.

4. Amend the Bel Aire Zoning Ordinance to encourage mixed use/ local commercial developments.
  - Establish a new zoning district that allows by-right a mix of residential and local commercial uses.
  - Modify C-1 zoning district maximum lot size requirements and permitted uses to facilitate development of local commercial uses as defined by this Plan.
5. Maintain strict standards for general commercial uses that mitigate negative impacts to lower intensity uses.
  - Review Zoning Ordinance setback, landscape and screening requirements; revise as appropriate.
  - Encourage nodal commercial development on sites in close proximity to arterial street intersections.
  - Implement requirements to minimize light pollution and light trespass onto adjacent properties.
    - ▶ Require full cut-off or fully shielded fixtures that help control the direction and area of illumination. See [Figure 3.6](#).
    - ▶ Establish lighting setback and height standards where adjacent properties have lower intensity uses.
6. Review sign regulations and revise as appropriate.
  - Ensure regulations are “content-neutral” to avoid possible claims of restricting free speech. For example, signs may not be regulated by categories such as political sign, real estate sign and advertising sign.
  - Establish design standards to provide a consistent aesthetic throughout Bel Aire. For example, require freestanding signs to be monument style with masonry construction. [Figure 3.7](#) shows examples of this sign type.
  - Require automated controls to adjust illumination levels as ambient lighting changes (i.e. darkness/night, change in seasons, weather conditions). This applies in particular to LED signs with motion or video capabilities.
7. Adopt policies and programs that encourage local commercial development in the short-term.
  - Facilitate opportunities for local entrepreneurs to start and expand homegrown businesses.
  - Develop a recruitment strategy to attract businesses based in the Wichita region, which may lack the strict expansion criteria of national retail and restaurant chains.

Figure 3.6: Full Cut-Off vs. Unshielded Light Fixtures

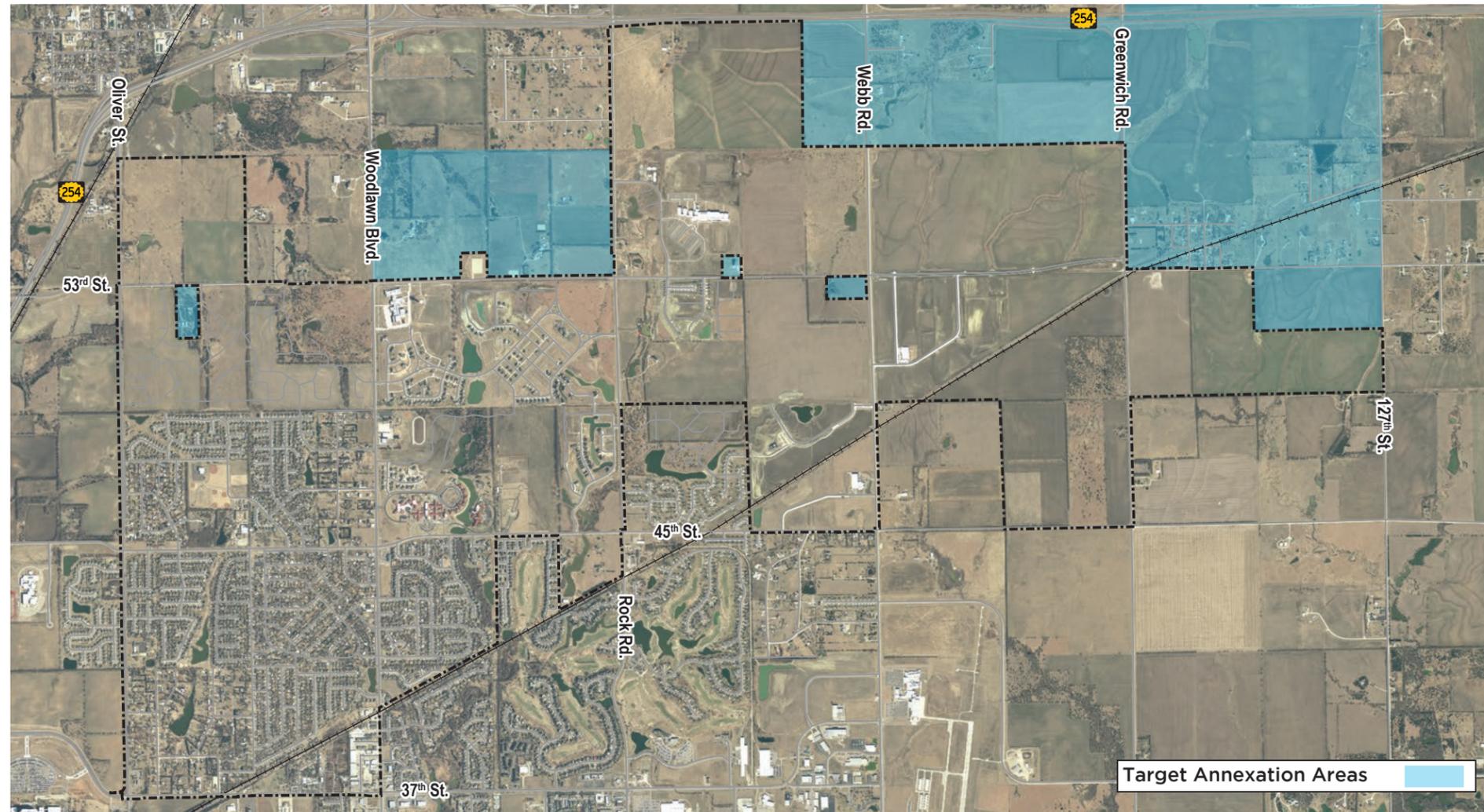
	Full Cut-Off & Fully Shielded Light Fixtures	Unshielded Light Fixtures
Pole Mounted		
Wall Mounted		

Figure 3.7: Monument Sign Examples



8. Provide for the development of sufficient parks and recreation facilities to meet community needs as Bel Aire grows.
  - Establish a target to ensure that all residents live within one-quarter mile of a city park.
  - Adopt a park dedication requirement in the Bel Aire Subdivision Regulations to ensure:
    - ▶ New parks are developed in appropriate locations to support residential development.
    - ▶ New residents have adequate access to recreational opportunities.
    - ▶ Property is available for new parks as development consumes vacant land.
9. Pursue unilateral annexation of properties in Bel Aire’s north growth and along K-254 east of existing city boundaries. This will preserve expansion opportunities as development demand grows. **Figure 3.8** shows the target areas.
10. Integrate the Preferred Balanced Growth Scenario and these strategies into Bel Aire’s land use, facility and infrastructure master plans to ensure implementation of this Plan.
  - Comprehensive Development Plan
  - Park System Master Plan
  - Bicycle & Pedestrian Plan
  - Transportation Master Plan
  - Towne Center Master Plan

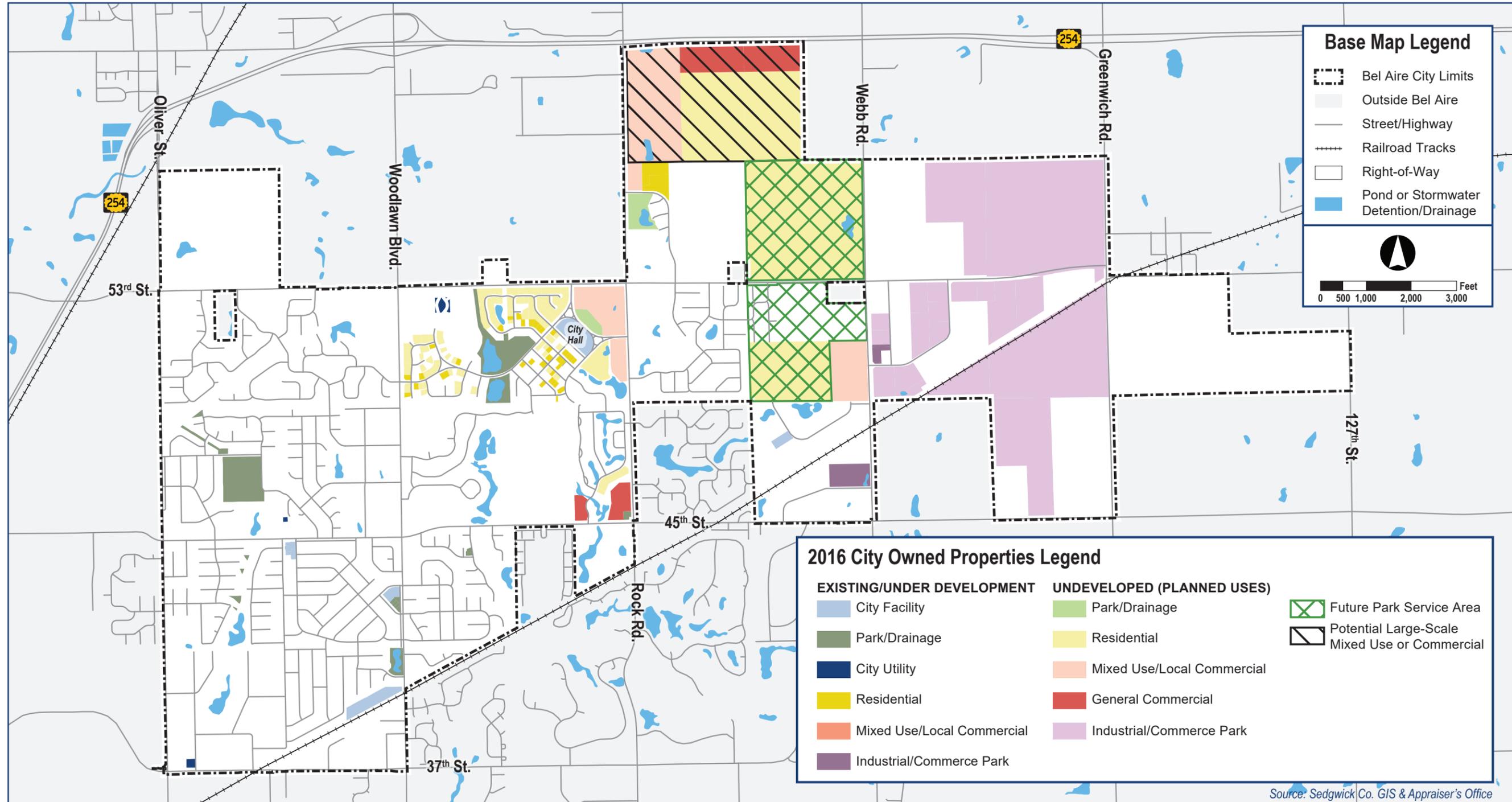
Figure 3.8: Target Annexation Areas



**City-Owned Properties**

The City of Bel Aire owns or has controlling interest in a substantial portion of undeveloped and agricultural property within city limits. **Figure 4.1** is a map of the city-owned properties by use. This ownership puts the City in a unique position to guide future development to maintain community character and resiliency.

Figure 4.1: City-Owned Properties Map



**Implementation Strategies for City-Owned Properties**

**1. Residential Development**

- Follow the strategies for these uses listed on page 15.
- Adopt policies that continue to diversify housing options while preserving community character.
  - ▶ Provide a range of price points with opportunities for all income levels.
  - ▶ Develop a range of residential density to meet rising demand for two-family and multi-family housing.
  - ▶ Encourage walkable development that allows residents to age in place.
  - ▶ Expand the supply of rental housing to attract new residents.

**2. Mixed Use/Local Commercial Development**

- Follow the strategies for these uses listed on page 15.
- Limit self-storage units in areas designated for these uses.
- Promote walkable mixed use development over sites developed entirely with commercial uses.
- Encourage cohesive development styles within contiguous developments.

**3. General Commercial Development**

- Follow the strategies for these uses listed on page 15.
- Work with KDOT and property owners to develop frontage roads along K-254 to facilitate commercial development.

**4. All Commercial Development**

- Promote high-quality design for buildings and sites. **Figure 4.2** illustrates examples consistent with recommendations.
  - ▶ Minimum masonry coverage requirements.
  - ▶ Enhanced landscape requirements.
  - ▶ Discourage metal buildings.
- Encourage contiguous multi-lot developments.

**5. Sunflower Commerce Park**

- Follow the strategies for these uses listed on page 15.
- Avoid “dirty” industry that is incompatible with community character.
- Keep larger lots intact to preserve opportunities to recruit major industrial residents.

6. Adopt a policy that prefers the sale of city owned properties for the development of tax revenue generating uses.

7. Implement strategies with the use of:

- Planned Unit Developments
- Overlay Zoning Districts
- Development Agreements
- Restrictive Covenants

Figure 4.2: Examples of Preferred Commercial Development Quality



## APPENDIX: ALTERNATIVE 1 AND 2 SCENARIO MAPS

