

(Published at www.andoverks.com on August 6, 2022.)

ORDINANCE NO. 1837

AN ORDINANCE APPROVING THE RECOMMENDATION OF THE ANDOVER CITY PLANNING COMMISSION CHANGING THE ZONING DISTRICT CLASSIFICATION OF CERTAIN LANDS LOCATED IN THE CITY OF ANDOVER, KANSAS, UNDER THE AUTHORITY GRANTED BY THE ZONING REGULATIONS OF THE CITY.

WHEREAS, the Governing Body of the City of Andover, Kansas (the "City") has received a recommendation from the Andover City Planning Commission on Case No. Z-2022-01; and

WHEREAS, the Governing Body finds proper notice was given and a public hearing was held on Case No. Z-2022-01 on April 19, 2022, all as provided by law and under authority and subject to the provisions of the Zoning Regulations of the City.

NOW, THEREFORE, BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF ANDOVER, KANSAS:

Section 1. The recommendation of the Planning Commission is hereby approved. The Zoning Regulations of the City of Andover, Kansas are hereby amended to amend the Village Crossing Preliminary Planned Unit Development Plan and District Parcel 3 as set forth in Exhibit A.

Legal Description:

Block A, Lots 1 and the north 21.7 feet of Lot 2, Village Crossing 1st Addition, Andover, Kansas.

General Location

301 S. Andover Road, Andover, Kansas.

Section 2. Upon the taking effect of this Ordinance, the above zoning change shall be entered and shown on the Official Zoning Map(s) as previously adopted by reference and said map is hereby reincorporated as a part of the Zoning Regulations as amended.

Section 3. This Ordinance shall take effect and be in full force from and after its adoption by the Governing Body of the City, approval by the Mayor and publication once in the official newspaper of the City.

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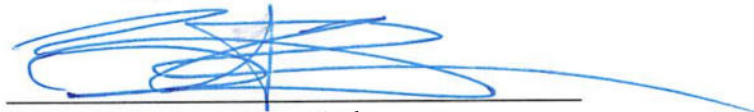
PASSED AND APPROVED by the Governing Body of the City of Andover, Kansas this
26th day of July 2022.

CITY OF ANDOVER, KANSAS





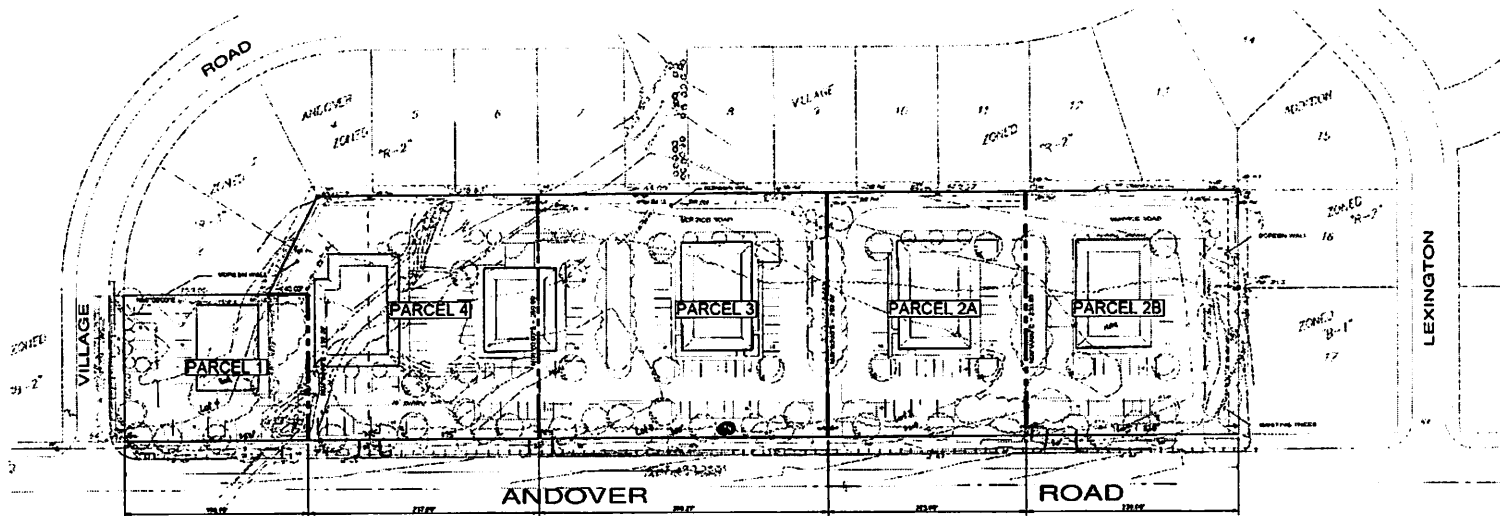
Ronnie Price, Mayor



Susan C. Renner, City Clerk

EXHIBIT A

VILLAGE CROSSING AMENDED PRELIMINARY PLANNED UNIT DEVELOPMENT A PORTION OF SECTION 19, T27S, R3E; ANDOVER, BUTLER COUNTY, KANSAS



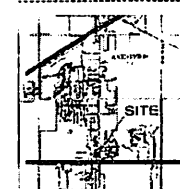
GENERAL PROVISIONS:

1. Total lot land area: 270,000 sq. ft. or 6.25 acres.
2. Planning shall be in accordance with Article 5 of the Planning of the City of Andover.
3. Subdivisions shall be as delineated on the PUD drawing or as specified in the parcel description.
4. A drainage plan shall be submitted to City Engineering for approval. Required guarantees for drainage shall be provided at the time of platting improvements.
5. Maintenance for water improvements for Andover Road shall be determined at the time of platting.
6. Signs shall be in accordance with Article 7 of the Planning of the City of Andover as it relates to the "B-1" District.
7. Access Easements shall be as shown on the PUD.
8. An easement right shall be in accordance with Article 4, Section 111.4 of the zoning laws of the City of Andover.
9. All parcels shall have water or wastewater service at the time of platting. Water, sewer, gas, and electric lines shall be located to a depth of 24 feet.
10. Streets shall be installed underground at all times.
11. Landscaping for lots shall be required as follows:
 - a. A landscape plan shall be prepared by a Kansas Landscaping Contractor for any lot area referenced hereinafter, including the lot, location, and dimensions of all plant material. This plan shall be submitted to the Director of Planning for review and approval prior to platting or a building permit.
 - b. A landscape plan shall be prepared for the PUD, showing the location, quantity, and dimensions of all plant material. This plan shall be submitted to the Director of Planning for review and approval prior to platting or a building permit.
12. Screening walls:
 - a. All walls (2) feet high maximum/minimum and shall be so situated along the western, eastern and northern property lines of the PUD shall be located in front of the building.
 - b. The wall shall be constructed of a pattern and color that is consistent with the building work.
13. Building materials and equipment shall be screened from ground level view.
14. Lawn replacement shall be approximately equivalent to existing lawn area.
15. Tree-retention requirements shall be required at the time of building permits. Tree-retention requirements shall be as follows:
 - a. All trees shall be preserved and maintained.
 - b. All trees shall be preserved and maintained.
 - c. All trees shall be preserved and maintained.
 - d. All trees shall be preserved and maintained.
 - e. All trees shall be preserved and maintained.
 - f. All trees shall be preserved and maintained.
 - g. All trees shall be preserved and maintained.
 - h. All trees shall be preserved and maintained.
 - i. All trees shall be preserved and maintained.
 - j. All trees shall be preserved and maintained.
 - k. All trees shall be preserved and maintained.
 - l. All trees shall be preserved and maintained.
 - m. All trees shall be preserved and maintained.
 - n. All trees shall be preserved and maintained.
 - o. All trees shall be preserved and maintained.
 - p. All trees shall be preserved and maintained.
 - q. All trees shall be preserved and maintained.
 - r. All trees shall be preserved and maintained.
 - s. All trees shall be preserved and maintained.
 - t. All trees shall be preserved and maintained.
 - u. All trees shall be preserved and maintained.
 - v. All trees shall be preserved and maintained.
 - w. All trees shall be preserved and maintained.
 - x. All trees shall be preserved and maintained.
 - y. All trees shall be preserved and maintained.
 - z. All trees shall be preserved and maintained.
16. The subject property shall be improved prior to the development of the site.
17. All public improvements shall be guaranteed by parties with the City of Andover.



SCALE: 1" = 80'

VICINITY MAP:



OWNER/DEVELOPER:

A.J. Reed and George Reed

NOTE:

See Revised Final Development, Page 2

VILLAGE CROSSING

AMENDED PRELIMINARY PLANNED UNIT DEVELOPMENT

A PORTION OF SECTION 19, T27S, R3E; ANDOVER, BUTLER COUNTY, KANSAS

Parcel 1

25,256 SF of 3.66 AC
9,227 SF of 19.8 percent
7,923 SF
27.7 percent
One (1)
15 feet are added to one story
See Village Crossing Addition
Palm Springs Land Development

R. ALONSO PÉREZ

- [illegible]

LEGAL DESCRIPTION

LSA 4, Block 4, Parcel 1, Village Ordinance Addition Phase Planned Unit Development,
City of Andover, Butler County, Kansas

Parcel 2A

and entered to one dairy
to Creating Addition
and the Development

PL. ACQUISITION

- 1 Permitted Uses: All permitted uses in the B-2 District with the following conditions:
Automobile service stations, gas and oil change area, and any use of outdoor
speakers, package repair areas. Gas stores, as well as all regulations are prohibited.

LEGAL DESCRIPTION

LOT 2, BLOCK 4, PHASE 2, EXISTING THE NORTH 5 FOOT "TRAIL", WIDGE CROSSING ADDITION FINAL PLANNED LANE DEVELOPMENT, CITY OF ANDOVER, BUTTE COUNTY, KANSAS

Parcel 2B

\$4,865 SF or 1.25% Acres
 12,168 SF or 18.5 percent.
 15,236 SF
 27.7 percent
 One (1)
 38 feet and divided to one story.
 See Drawing
 See Drawing.

25-40221 US-01

LEGAL DESCRIPTION

LIT 1, BOOK A, PAGES 2 AND THE NORTH Five (5) IN. 1001 of LIT 2, BOOK A, PAGES 2 of Varsity
Crossing Address Park Planned Unit Development, City of Ansdover, Butler County, Kansas

Parcel 3

The existing zoning classification applies to 2-acre 1 of 1-2 neighborhood business district is needed to show

15.00 SF at 1.75 AC
13,827 SF at 16.5 percent
22,806 SF
27.7 percent
Total (2)
all that and added to the 2nd
2nd Village Crossing at 16.5
an amendment to the 2nd
only 2nd and 3rd Development
2nd Village Crossing at 16.5

4. **Answer: D**

- | | |
|-------------------------------------|---|
| | An Agreement to the Attached
First Business Line Development |
| 1. PURPOSE OF OPERATION | SAFETY TO MICHIGAN |
| 2. AGREEMENT TO THE ATTACHED | MICHIGAN BUSINESS DEVELOPMENT |

4. Reporting Limit

- [illegible]

LEGAL DESCRIPTION

The North 308 27 Feet of Lot J, Block A, Phase 1 Village Crossing Addition P has assigned the Development, City of Overland, Butler County, Kansas

Parcel 4

62,715 SF, or 139 AC
11,032 SF, or 25.3 percent
46,610 SF
27.7 percent
One (1)
35 feet and invited to one story
See Village Overlay Action
Palm Springs Land Development

49. **Adolescents**

1. Personnel, JAGC As per item 1001 in the 8-2 Check with the following conditions:

Reporting Unit: All personnel units of the D-2 District and the Training Unit

1. Restaurants with drive-thru facilities. Process that any server/employee that is seated in speaker rooms, and a fee of \$100,000 per year shall be added along the year if the property is subject to the noise and traffic effects on the adjacent single family residential.
2. The hours of operation for such approved restaurant drive-thru windows shall be limited to 7 a.m. to 10 p.m., Central Time.

LEGAL DESCRIPTION

The South 25th East of Lot 3, Block A, Parcel 1, Village Crossing Addition, Phase B, Planned Unit Development, City of Ancker, Butler County, Kansas