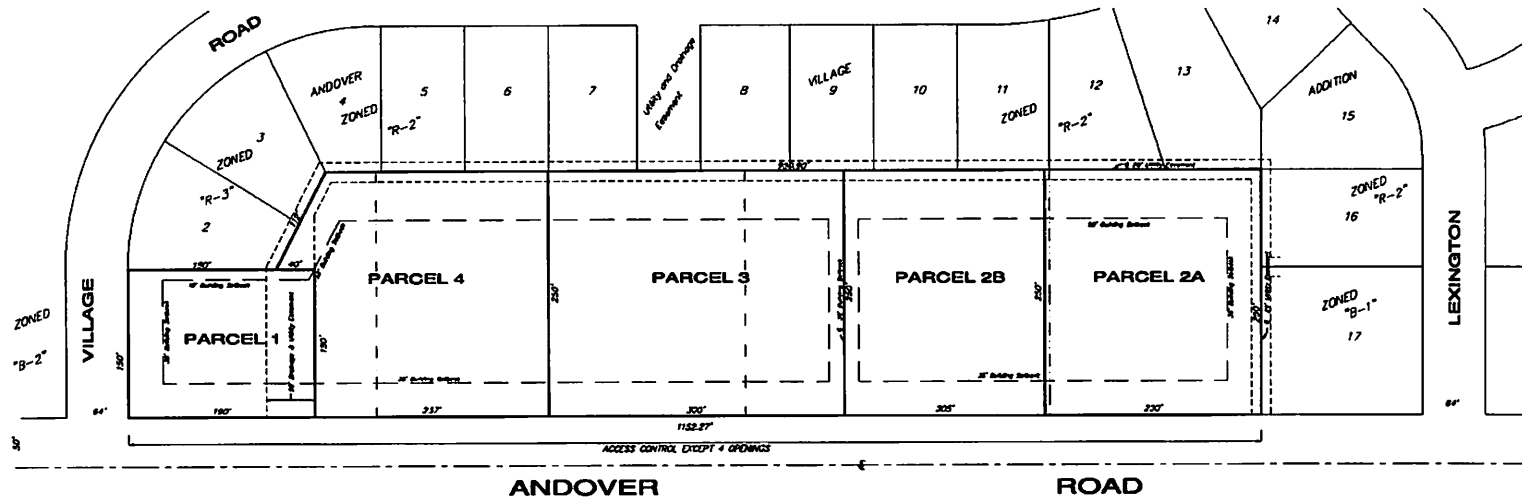


## EXHIBIT A

**VILLAGE CROSSING**  
**PRELIMINARY PLANNED UNIT DEVELOPMENT**  
**A PORTION OF SECTION 18, T27S, R3E; ANDOVER, BUTLER COUNTY, KANSAS**



**GENERAL PROVISIONS:**

1. Best And Last Offer: \$75,000 or \$ 8 1/2 acres
2. Planning shall be in accordance with Article 3, or the zoning of the City of Annapolis.
3. Setbacks are as indicated on the F.I.D. drawing, or as specified in the permit
4. A Drainage Plan shall be submitted to City Engineering for approval. Required permissions for drainage shall be provided at the time of placing improvements.
5. Guarantees for street improvements for Annapolis Road shall be determined at the time of placement.
6. Signs shall be in accordance with Article 7 of the Zoning Code of the City of Annapolis as it relates to the "J-F" District.
7. Access Controls shall be shown on the F.I.D.
8. Any other stippling shall be in accordance with Article 4, Section 717.1 of the "Zoning Code" of the City of Annapolis.
9. All parcels shall have similar or consistent parking lot stippling symbols (i.e., letters, signs, and lamps, etc.) and shall be limited to a height of 24 feet
10. Utilities shall be indicated underground on all parcels.
11. Landscaping for this site shall be required as follows:  
a. If a landscape plan shall be prepared by a Certified Landscape Architect for the same referenced subdivision, following the City of Annapolis and the specifications of the City of Annapolis, then the City of Annapolis shall not require a landscape plan and stippling for the purpose of a building permit.
12. Landscaping shall be required for the same referenced subdivision as the landscape plan for that parcel of the F.I.D. shall be required for that parcel for the issuance of any building permit, if the same referenced subdivision does not have a landscape plan.

12. Deed(s) shall:
  - A. As if eight (8) full acre(s)/half-acre(s) will be constructed upon the lot and surface property line of the PUD, there shall be no change in the size of the lot.
  - B. This sale shall be for the construction of a system and color that is consistent with the existing lot.
13. No/stop permanent easement shall be screened from ground level.
14. From regulations shall be immediately screened to remedy those less than three feet.
15. Cross-section agreement shall be required at the site of building permits. Cross-section agreement shall be written to ensure internal transfer movement between parcels after the PUD.
16. This PUD is in general compliance with Anderson's Comprehensive Development Plan (CDP) zoning and Suburban Regulations have been utilized as a basis for the PUD.
17. The design layout shown on this plan illustrates one development option. Additional design options must meet all requirements of the plan and be approved by the Planning Commission.
18. All public property shall be restored prior to the development of the city.
19. All public improvements shall be guaranteed by policies filed with the City of Annapolis.

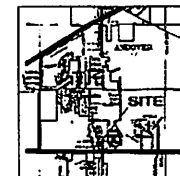
**LEGAL DESCRIPTION:**

Capt. Joseph Mallory E. The General Int. Division

**OWNER/DEVELOPER:**

#### A.1. Reed and George Howell

**VICINITY MAP:**



## REVISIONS

Approved by Planning Commission:	April 18, 2003
Approved by City Council:	May 31, 2003
Revised per Amendment #1:	September 12, 2003
Revised per Amendment #2:	November 17, 2003
Approved by Planning Commission:	December 16, 2003
Revised per staff review:	December 23, 2003
Revised to split parcel:	January 14, 2004
Revised access easement:	January 12, 2004
Approved by City Council:	November 24, 2004
Revised per Amendment #1:	December 18, 2004
Approved by City Council:	February 8, 2005
Revised per staff review:	



SCALE: 1" = 50'

**VILLAGE CROSSING  
PLANNED UNIT DEVELOPMENT**

**BAUGHMAN COMPANY P.A.**  
ENGINEERING, SURVEYING, & PLANNING  
216-266-7271 • 216-266-7148 • MONTE CARLO 2773

Page 1 of 2

**CITY OF ANDOVER  
PLANNING COMMISSION APPROVAL**

_____	DATE _____
_____	DATE _____

PASSED AND APPROVED by the Governing Body of the City of Andover, Kansas this  
13<sup>th</sup> day of September 2022.



CITY OF ANDOVER, KANSAS

  
\_\_\_\_\_  
Ronnie Price, Mayor

ATTEST:

  
\_\_\_\_\_  
Susan C. Renner, City Clerk

(Ordinance published at [www.andoverks.com](http://www.andoverks.com) on September 24, 2022.)

**ORDINANCE NO. 1841**

**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-PUD22-0001; and

WHEREAS, the Governing Body finds proper notice was given and a public hearing was held on Case No. Z-PUD22-0001 on August 16, 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 as set forth in Exhibit A.

Legal Description:

Block A, 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.

*[Remainder of Page Intentionally Left Blank]*