

(Ordinance published at www.andoverks.com on October 22, 2022)

ORDINANCE NO. 1845

AN ORDINANCE APPROVING A SPECIAL USE FOR A CAR WASH IN THE B-3 RETAIL AND SERVICE BUSINESS DISTRICT ON 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-SU22-0002; and

WHEREAS, the Governing Body finds proper notice was given and a public hearing was held on Case No. Z-SU22-0002 on September 20, 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 and the special use is approved to allow a car wash on the property described below, zoned as B-3 Retail and Service Business District.

Legal description:

Block 1, Lots 5-7, Marketplace Commercial Second Addition

Parcel 1:

Lot 5, EXCEPT beginning at the northwest corner of said Lot 5; THENCE East 100.00 feet; THENCE South 52.39 feet; THENCE West 100.00 feet; THENCE North 52.58 feet, to the Point of Beginning; EXCEPT the West 35.00 feet therefrom.

Parcel 2:

Lot 6, EXCEPT beginning at the northwest corner of said Lot 6; THENCE East 104.1 feet; THENCE South 50.34 feet; THENCE West 104.1 feet; THENCE North 52.39 feet, to the Point of Beginning.

Parcel 3:

Lot 7, EXCEPT beginning at the northwest corner of said Lot 7; THENCE East 199.43 feet; THENCE South 49.97 feet; THENCE West 199.4 feet ; THENCE North 50.34 feet, to the point of Beginning.

General location:

Northwest Corner of E. Cloud Avenue and S. Plaza Street, Andover, Butler County, Kansas

Conditions:

- 1) That the applicant utilize a professional traffic operations engineer to produce a study detailing the traffic impact of the development at the proposed location.

Section 2. 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.

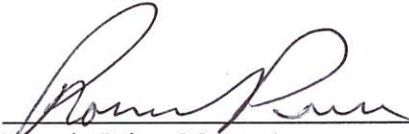
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PASSED, ADOPTED AND APPROVED by the Governing Body of the City of Andover, Kansas this 11th day of October, 2022.

CITY OF ANDOVER, KANSAS



ATTEST



Ronnie Price, Mayor



Susan C. Renner, City Clerk