

OFFICIAL NOTICE OF ZONING HEARING

(Published on the City of Andover Municipal Website on March 25, 2023)

NOTICE IS HEREBY GIVEN that on April 18, 2023, the Andover City Planning Commission will consider the following zoning application at 7:00 p.m. in the Council Chambers at City Hall, 1609 E. Central Ave., Andover, Kansas:

Case No. Z-PUD23-0002

Proposed amendment to The Heritage Preliminary Planned Unit Development Plan to amend the general provisions and create Parcel 3 and requiring all dwelling units within Parcel 3 to access the garage from the front of the lot by way of the street and reducing the minimum side yard setback from six feet to five feet:

Legal Description

Parcel 2

A tract of land lying within a portion of The Heritage Second, of the Final Planned Unit Development Plan, an addition to Andover, Butler County, Kansas, AND The Heritage First, of the Final Planned Unit Development Plan, an addition to Andover, Butler County, Kansas; said tract being more particularly described as follows:

All of The Heritage First, of the Final Planned Unit Development Plan, an addition to Andover, Butler County, lying west of the east line of Reserve E, said The Heritage First,

TOGETHER WITH, All of The Heritage Second, of the Final Planned Unit Development Plan, an addition to Andover, Butler County, addition to Andover, Butler County, Kansas, EXCEPT, BEGINNING at the northwest corner of said The Heritage Second, being coincident with the northwest corner of Lot 1, Block 1, said The Heritage Second; thence along the north line of said The Heritage Second on a platted bearing of N89°22'02"E, 144.00 feet to a point on the centerline of Sunset Drive; thence along said centerline extended S00°37'58"E, 595.48 feet to a point on the south line of said The Heritage Second; thence along said south line, S89°22'02"W, 144.90 feet to the southwest corner of said The Heritage Second, being coincident with the southwest corner of Lot 14, said Block 1; thence along the west line of said The Heritage Second, N00°32'46"W, 595.49 feet to the POINT OF BEGINNING.

Parcel 3

A tract of land lying within a portion of The Heritage Second, of the Final Planned Unit Development Plan, an addition to Andover, Butler County, Kansas; said tract being more particularly described as follows:

BEGINNING at the northwest corner of said The Heritage Second, being coincident with the northwest corner of Lot 1, Block 1, said The Heritage Second; thence along the north line of said The Heritage Second on a platted bearing of N89°22'02"E, 144.00 feet to a point on the centerline of Sunset Drive; thence along said centerline extended S00°37'58"E, 595.48 feet to a point on the south line of said The Heritage Second; thence along said south line, S89°22'02"W, 144.90 feet to the southwest corner of said The Heritage Second, being coincident with the southwest corner of Lot 14, said Block 1; thence along the west line of said The Heritage Second, N00°32'46"W, 595.49 feet to the POINT OF BEGINNING.

General Location

West of Sunset Drive and North of Lexington Lane, Andover, Kansas

You may appear at this time in person or by agent or attorney, if you so desire, and be heard on the matter. After hearing the views and wishes of all persons interested in the case, the Planning Commission may close the hearing and consider a recommendation to the Governing Body which, if approved under the City Zoning Regulations, would be effectuated by ordinance. The public hearing may be recessed and continued from time to time without further notice.

If you have any questions prior to the hearing, please call (316) 733-1303 and refer to the above case number.

DATED this 23rd day of March, 2023.

/s/

Gary Israel, Secretary
Andover City Planning Commission