

(*Ordinance published at www.andoverks.com on May 20, 2023.*)

ORDINANCE NO. 1869

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-PUD23-0001; and

WHEREAS, the Governing Body finds proper notice was given and a public hearing was held on Case No. Z-PUD23-0001 on April 18, 2023, 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 Cornerstone Addition Preliminary Planned Unit Development Plan and District as set forth in Exhibit A.

Legal Description:

Parcels 15A and 15B

(Special Warranty Deed Book 2021, Page 1733)

An unplatted tract of land lying within a portion of the Southeast Quarter of Section 6, Township 27 South, Range 3 East of the 6th P.M., Butler County, Kansas, being more particularly described as follows:

COMMENCING at the Southeast corner of said Southeast Quarter; thence along the east line of said Southeast Quarter on a Kansas coordinate system of 1983 south zone bearing of N01°09'24"W, 1000 feet to the POINT OF BEGINNING; thence S89°35'49"W, 735.68 feet to the southeast corner of Block A, Final Planned Unit Development Plan, The Cornerstone Fifth Addition, an addition to Andover, Butler County, Kansas; thence along the east line of said Block A for the next two courses, N00°24'11"W, 537.00 feet; thence N43°31'16"W, 382.06 feet to the northeast corner of said Block A, also being a point on a south line of the Final Planned Unit Development, "The Revised Cornerstone First Addition", an Addition to Andover, Butler County, Kansas, and being a point on a non-tangent curve to the right, said curve having a radius of 418.00 feet, a central angle of 43°59'22", a chord bearing of N83°08'55"E, and a chord distance of 313.10 feet; thence along said south line and said non-tangent curve to the right, 320.92 feet to a point on a curve to the left, said curve having a radius of 666.00 feet, a central angle of 31°29'24", a chord bearing of N89°23'54"E, and a chord distance of 361.45 feet; thence continuing along said south line for the next four courses and along said curve to the left, 366.04 feet to a point on a curve to the right, said curve having a radius of 200.00 feet, a central angle

of $41^{\circ}14'40''$, a chord bearing of $S85^{\circ}43'27''E$, and a chord distance of 140.88 feet; thence along said curve to the right, 143.97 feet; thence $S65^{\circ}06'07''E$, 49.09 feet to a point on a curve to the left said curve having a radius of 140.00 feet, a central angle of $26^{\circ}03'16''$, a chord bearing of $S78^{\circ}07'46''E$, and a chord distance of 63.12 feet; thence continuing along said curve to the left, 63.66 feet; thence along the extended said south line, $N88^{\circ}50'36''E$, 67.18 feet to a point on said east line of said Southeast Quarter; thence along said east line, $S01^{\circ}09'24''E$, 807.37 feet to the POINT OF BEGINNING, EXCEPT for street right-of-way.

General Location

Northwest Corner of North Andover Road and West 21st Street, 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
9th day of May 2023.

CITY OF ANDOVER, KANSAS

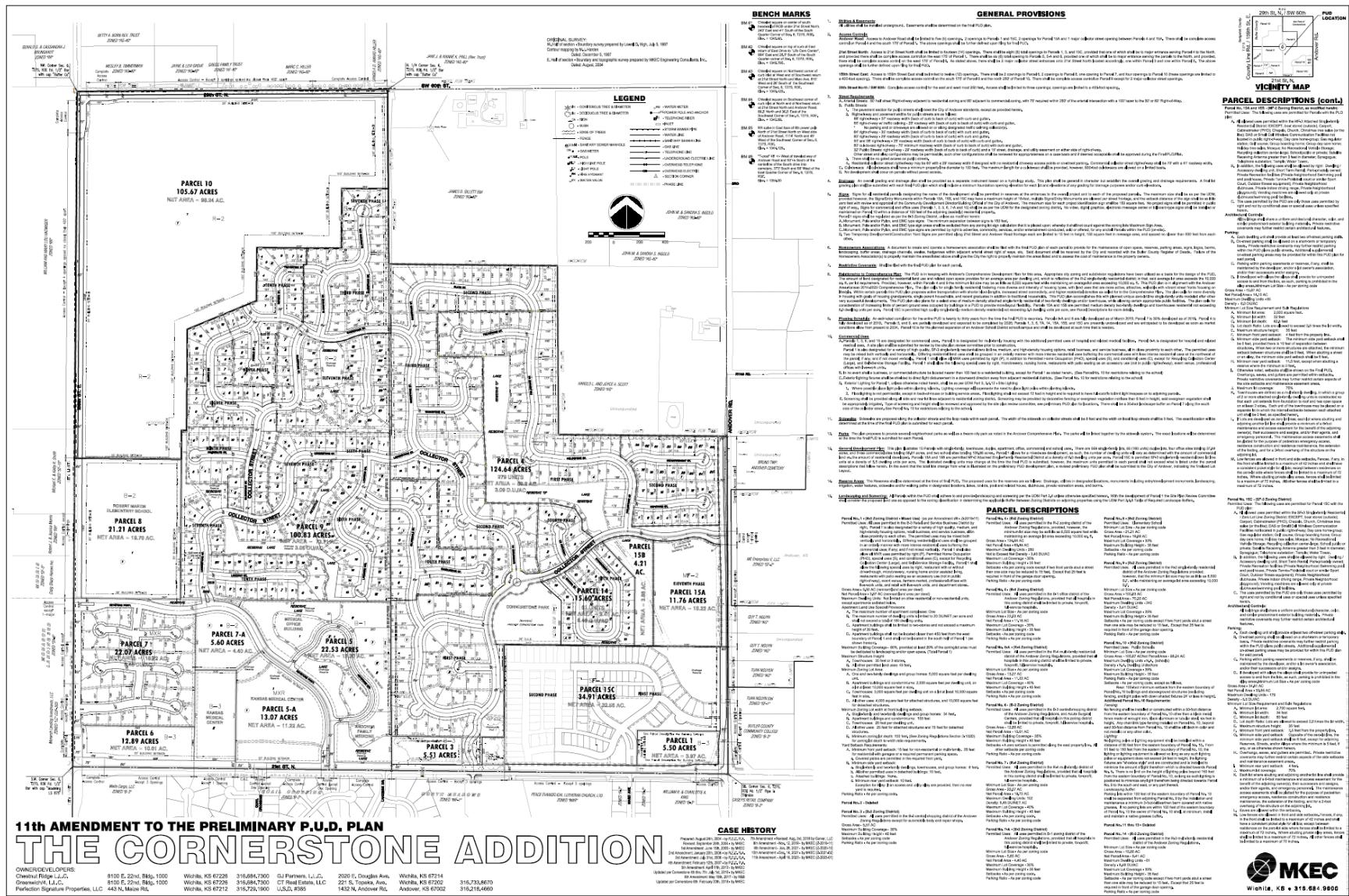
[seal]

Ronnie Price, Mayor

ATTEST:

Susan C. Renner, City Clerk

EXHIBIT A



11th AMENDMENT TO THE PRELIMINARY P.U.D. PLAN THE CORNERSTONE ADDITION

OWNER/DEVELOPERS:							
Greenfield Real Estate, LLC	8109 E. 22nd, Bldg. 1000	Wichita, KS 67226	316.684.7300	GU Partners, L.L.C.	2000 E. Douglas Ave.	Wichita, KS 67214	Upcoming
Greenwood, LLC	8109 E. 22nd, Bldg. 1000	Wichita, KS 67226	316.684.7300	GT Real Estate, LLC	221 S. Topeka Ave.	Wichita, KS 67202	Upcoming
Brinkmann Signs Company, Inc.	413 N. Main St., Bldg. B6	Wichita, KS 67202	316.356.1900	1827 M. Andover Rd.	1827 M. Andover Rd.	Andover, KS 67106	Upcoming

Chenille Ridge L.L.C.	8100 E. 22nd, Bldg. 1000	Wichita, KS 67226	316,944,700	GJ Partners, L.L.C.	2020 E. Douglas Ave.	Wichita, KS 67114	316,733,8670
GreenwayV, LLC	8100 E. 22nd, Bldg. 1000	Wichita, KS 67225	316,944,700	CT Real Estate, LLC	221 S. Topeka, Ave.	Wichita, KS 67202	316,733,8670
Perfecto Signature Properties, LLC	443 N. Main, Room 1000	Wichita, KS 67212	131,970,000	US,LLC	1432 N. Andover Rd.	Andover, KS 67002	316,218,4660

