

OFFICIAL NOTICE OF ZONING HEARING
(Published on the *City of Andover Municipal Website* on May 27, 2023)

NOTICE IS HEREBY GIVEN that on June 20, 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-PUD23-0003

To create a Planned Unit Development (PUD) District and establish a Preliminary Planned Unit Development (PUD) Plan of the Lafayette Addition on the subject property as follows:

Block 10, Lots 4-10, Original Town of Andover, Andover, Butler County, Kansas

General Provisions: Lot Requirements

- A. Permitted Uses: All uses permitted in the SF-2 zoning district of the Andover Unified Development Manual.
- B. Minimum Lot Size: 7,000 sq.ft.
- C. Minimum Lot Width: 48' at setback
- D. Minimum Lot depth: 100'
- E. Gross Area: 1.43 Acres
- F. Net Parcel: 1.43 Acres
- G. Maximum Dwelling Units:8
- H. Maximum Density: 5.6 DU/AC
- I. Maximum Lot Coverage:65%
- J. Maximum Building Height: 35 feet
- K. Access Points: See Drawing
- L. Setbacks:
 - a. Front: 25 ft. except that one front of a corner lot may be 15 ft. and the opening to a garage shall be no closer than 25 ft.
 - b. Rear:20 ft.
 - c. Side:6 ft.
- M. Parking Ratio: As per zoning code

Schedule for Construction:

This Project is to be completed in a single phase beginning in late summer / early fall 2023.

Lot Ownership and Shared Easements:

Proposed lots are to initially be under the same ownership with the option to sell them off individually in the future. The proposed drive within the shared 30' access easement is to be maintained by a future established HOA.

Relationship to Comprehensive Plan:

The Project complies with the existing Comprehensive Plan by maintaining the area for Residential use into the future.

Restrictive Covenants:

Restrictive covenants to be provided by Developer.

General Location

Northwest Corner of W. Lafayette Street and N. Church Street

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. If the PUD District is ultimately approved by the City Council to establish the Preliminary Planned Unit Development Plan and if the Final PUD Plan(s) is in substantial compliance to the Preliminary Plan, then no further hearing will be held on this case unless a modification is requested.

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

DATED this 24rd day of May, 2023.

/s/

Gary Israel, Secretary
Andover City Planning Commission