

(Ordinance published at www.andoverks.com on August 5, 2023.)

ORDINANCE NO. 1876

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-PUD23-0003; and

WHEREAS, the Governing Body finds proper notice was given and a public hearing was held on Case No. Z-PUD23-0003 on June 20, 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 and the Zoning Regulations of the City of Andover, Kansas are hereby amended to establish The Lafayette Addition Planned Unit Development District. The Lafayette Addition Planned Unit Development Plan is also created as depicted in Exhibit A incorporated herein.

Legal Description

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: 35%
- J. Maximum Building Height: 35 feet
- K. Access Points: See Drawing

- L. Setbacks:
Front: 20 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.
Rear: 20 ft.
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.

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
25th day of July, 2023.

CITY OF ANDOVER, KANSAS

[seal]



Ronnie Price, Mayor

ATTEST:



Lance A. Onstott, Deputy City Clerk

Exhibit A

PRELIMINARY PLANNED UNIT DEVELOPMENT PLAN LAFAYETTE ADDITION AN ADDITION TO ANDOVER, BUTLER COUNTY, KANSAS

