

*(Ordinance published at [www.andoverks.com](http://www.andoverks.com) on August 5, 2023.)*

**ORDINANCE NO. 1877**

**AN ORDINANCE APPROVING THE RECOMMENDATION OF THE  
ANDOVER CITY PLANNING COMMISSION CHANGING THE ZONING  
DISTRICT CLASSIFICATION OF AND GRANTING A SPECIAL USE  
UPON 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-A23-0001; and

WHEREAS, the Governing Body finds proper notice was given and a public hearing was held on Case No. Z-A23-0001 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. The Zoning Regulations of the City of Andover, Kansas are hereby amended to establish the following change: Change of zoning district classification from the present B-3 Retail and Service Business District to the B-5 Highway Corridor Mixed-Use Business District with a Special Use to allow a hospital.

Legal Description:

A portion of Lot 2, Block 2, The River at Andover Addition to Andover, Butler County, Kansas, more particularly described as follows:

Beginning at the Southwest corner of Lot 2, Block 2, The River at Andover Addition; thence with a bearing North 32°25'11" West (basis of bearings is NAD 83 Kansas South Zone) along the West line of said Lot 2 a distance of 64.86 feet (64.74 ft. record) to the point of curvature of a curve to the right having a radius of 195.00 feet; thence following the arc of said curve Northerly 73.72 feet (74.29 feet record); thence North 89°17'56" East 213.71 feet; thence North 89°05'47" East along the northerly line of said Lot 2 a distance of 99.91 feet (99.98 feet record) to a point that is 20.07 feet West of the Northeast corner of said Lot 2; thence South 00°41'19" East 106.07 feet to the South line of said Lot 2; thence North 74°08'55" West along the South line of said Lot 2 a distance of 4.26 feet to the point of curvature of a curve to the left having a radius of 345.00 feet; thence

following the arc of said curve westerly along the South line of said Lot 2 a distance of 262.80 feet (262.84 record) to the point of beginning.

General Location

126 W. Cloud Avenue, Andover, Butler County, 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.

*[Remainder of Page Intentionally Left Blank]*

PASSED AND APPROVED by the Governing Body of the City of Andover, Kansas this  
25<sup>th</sup> day of July 2023.

CITY OF ANDOVER, KANSAS

[seal]



Ronnie Price, Mayor

ATTEST:



Susan C. Renner, City Clerk

Lance A. Onstatt, Deputy City Clerk