

(Ordinance published at www.andoverks.com on September 28, 2024)

ORDINANCE NO. 1928

**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. SUBPRE-24-000002; and

WHEREAS, the Governing Body finds proper notice was given and a public hearing was held on Case No. SUBPRE-24-000002 on August 20, 2024, 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 Jaguar Estates Planned Unit Development District. The Jaguar Estates Planned Unit Development Plan is also created as depicted in Exhibit A incorporated herein.

Legal Description

Beginning 987.02 feet North and 418.05 feet West of the Southeast Corner of the West half of said Southeast Quarter; thence West 378.05 feet, more or less, to a point on the East right of way line of Archer Drive as dedicated in said Southeast Quarter; thence North 278.04 feet, more or less, along said East right of way line of Archer Drive, to the point of intersection with the South right of way line of Concord Road as dedicated in said Southeast Quarter; thence East 378.05 feet, more or less, along said South right of way line of Concord Road, to a point 278.04 feet North of the point of beginning; thence 278.04 feet to the point of beginning.

General Location

322 S. Archer Drive, 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.

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PASSED, ADOPTED AND APPROVED by the Governing Body of the City of Andover,
Kansas this 24th day of September, 2024.



CITY OF ANDOVER, KANSAS



Ronnie Price, Mayor

ATTEST:



Dana Engstrom, City Clerk

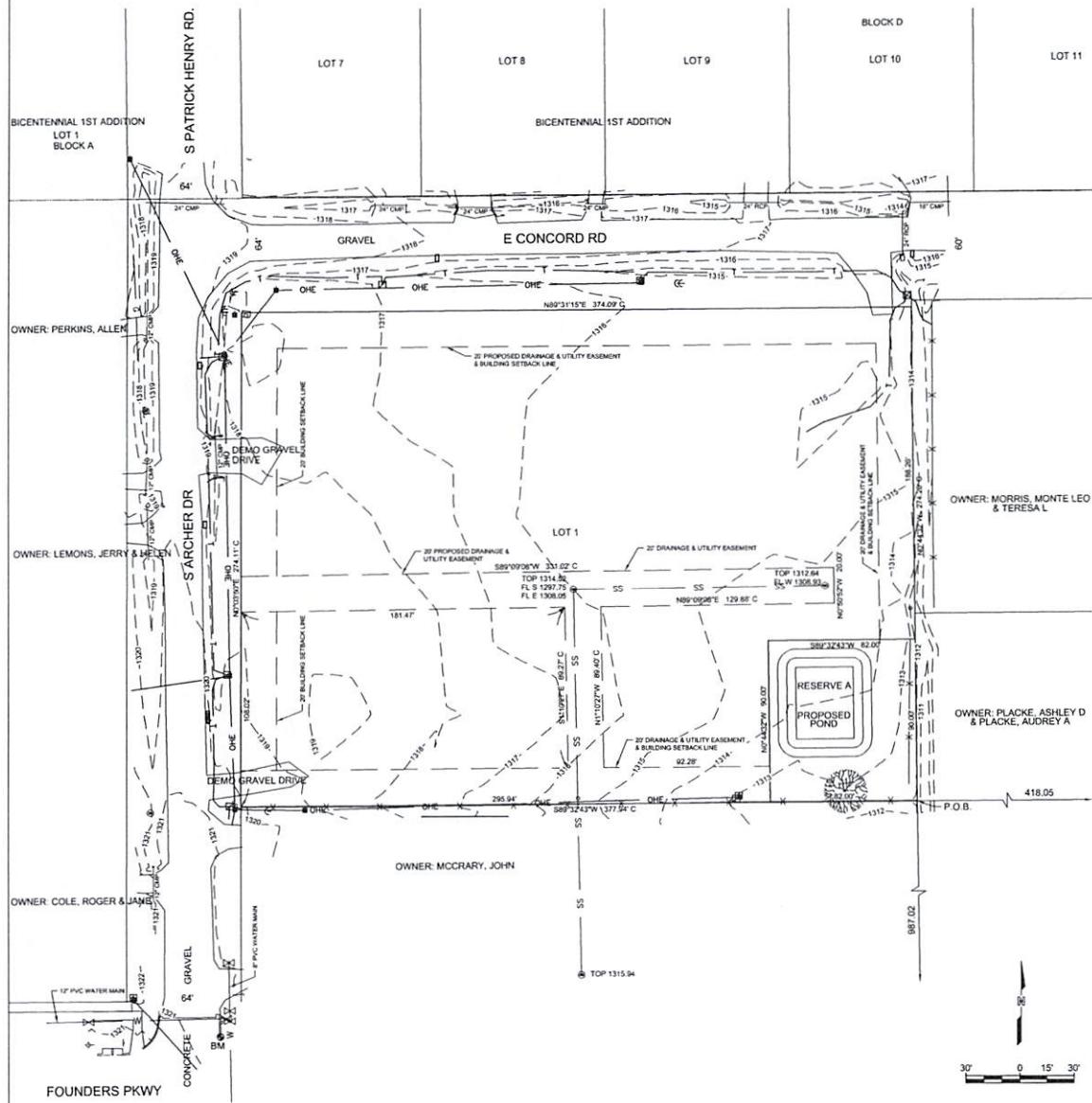
Exhibit A

Preliminary Planned Unit Development

JAGUAR ESTATES ADDITION

W 1/2, SE 1/4, SECTION 20, TOWNSHIP 27 SOUTH, RANGE 3 EAST

Andover, Butler County, Kansas



GENERAL PROVISIONS & PARCEL PROVISIONS

1. All utilities shall be installed underground. Easements shall be determined on the final PUD plan. Utilities are permitted to cross wall easements underground.

2. Drainage: An overall grading and drainage plan shall be provided as a separate instrument based on a hydrology study. This plan shall be general in character but establish the overall grading and drainage requirements. A final lot grading plan shall be submitted with each final PUD plan which shall include a minimum foundation opening elevation for each lot and elevations of any grading for drainage purposes and/or curb elevations.

3. Signs: Signs for all residential parcels designating the name of the development shall be permitted in Lot 1 at the drive entrances. The maximum size shall be as per zoning regulations.

4. Restrictive Covenants: Shall be filed with the final PUD plan for the parcel.

5. Relatable to Comprehensive Plan: The PUD is in keeping with Andover's Comprehensive Development Plan for this Area. Appropriate city zoning and subdivision regulations have been utilized as a basis for design of the PUD. The proposed development is located in a vacant urban area.

6. Phasing Schedule:

A. Utilities to be installed in one phase.
B. Development of structures in this addition will be developed in two phases.

7. Only residential uses will be allowed within this PUD.
Sidewalks: A 5 foot side sidewalk is proposed along the north and south parking stalls and leading to each building front entry.

8. No development shall occur on parcels without paved access.

9. The reserve uses shall be as listed in the Owner's Certificate on this sheet. The reserves shall be owned and maintained by WJAB, LLC, their successors and/or assigns.

10. All streets shall be public. Sanitary sewer, waterlines, storm sewers, detention ponds, and streets are to be public financed utilizing assessments if and where bonded indebtedness will permit.

11. Cross Lot Drainage: Surface stormwater drainage is permitted over and across all parcels. Underground drainage systems are to be located within drainage easements.

12. Setbacks are as indicated in parcel descriptions.

PARCEL DESCRIPTIONS

PART OF PRELIMINARY P.U.D. PARCEL NO. 1

MAP ZONING: Mixed

Parcel Use: Mixed use residential district of the Andover Zoning Regulations

Minimum Lot Size - 97.117 sf.

Gross Area - 2.40 AC.

Net Parcel Area - 2.23 AC

Maximum Lot Coverage - 38.884 7 sf.

Maximum Building Height - 45 feet

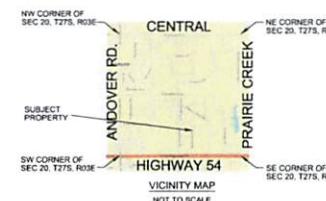
Setbacks: As per zoning regulations, unless otherwise shown on this PUD.

parking Ratio: As per zoning code

Max Dwelling Units - 28

Net Density - 12.56 DU/AC

Gross Density - 11.67 DU/AC



LEGAL DESCRIPTION:
A tract in the Southeast Quarter of Section 20, Township 27 South, Range 3 East of the West half of said Southeast Quarter, thence West 377.94 feet, more or less, to a point on the East right of way line of Andover Street, thence South 274.11 feet more or less, along said East right of way line of Andover Drive to the point of intersection with the South right of way line of Concord Road as dedicated in said Southeast Quarter; thence East 374.09 feet, more or less, along said South right of way line of Concord Road to a point 274.26 feet North of the point of beginning; thence South 274.26 feet to the point of beginning.

OWNER:
WJAB, LLC
Attn: John Wuthnow
7540 W Northwind St, Ste 300
Wichita, KS 67205

Ph. (316) 708-0161
Johnw29@sol.com

SURVEYOR & ENGINEER:
Gaver, LLC

EXISTING ZONING:
Subject property is zoned MF-1 Single-Family & Two-Family Residential District. The rest of the surrounding property is zoned SF-1 Single-Family Residential Low Density District. Existing use is vacant ground.

PROPOSED ZONING:
MXR Zoning District

FLOOD ZONE:
According to the FEMA/FIRM Map No. 20015C0486E, effective June 2, 2009; the property shown herein is located in Zone X

GROSS AREA:
104,591.8 Sq Ft ±
2.40 Acres

DATE OF TOPOGRAPHY:
March 6, 2024

LEGEND

X	X	FENCE
SS		SANITARY SEWER (CITY OF ANDOVER)
SWS		STORMWATER DRAIN (CITY OF ANDOVER)
OHE		OVERHEAD ELECTRIC (EVERGY)
T		UNDERGROUND TELEPHONE (AT&T)
G		GAS LINE (KANSAS GAS SERVICE)
W		WATER MAIN (CITY OF WICHITA)
	◆	FIRE HYDRANT
	◆	WATER VALVE BOX
	—	SIGN
	—	TELEPHONE PEDESTAL
	□	ELECTRIC BOX
	□	POWER POLE (EVERGY)
	□	GUY ANCHOR
	□	MAILBOX
	—	SANITARY SEWER MANHOLE
	—	DECIDUOUS TREE 18" AND ABOVE
	◆	BENCHMARK

BENCHMARK XCUT ON THE EAST TOP OF
CURE OF ARCHER IN LINE WITH NORTH TOP OF CURE OF
FOUNDRERS
ELEVATION = 1321.83 (NAVD88, G18)

DWG FILE: T41-2302267 SURVEY BASE
PROJECT NO. T41-2302267
August 15, 2024



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Wichita, KS 67209
(316) 264-8008
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