

(*Ordinance published at [www.andoverks.gov](http://www.andoverks.gov) on March 15, 2025*)

## ORDINANCE NO. 1950

### 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-PUD25-0003; and

WHEREAS, the Governing Body finds proper notice was given and a public hearing was held on Case No. Z-PUD25-0003 on February 18, 2025, 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 a Change in Zoning District Classification to the SF-2 Single Family Residential / Medium Density District, under the Vista Ridge First Preliminary Planned Unit Development District overlay. The Vista Ridge First Preliminary Planned Unit Development Plan is also created as depicted in Exhibit A incorporated herein.

#### Legal Description

A tract of land lying in a portion of the East Half of the Southeast Quarter, Section 17, Township 27 South, Range 3 East, of the 6th Principal Meridian, Butler County, Kansas, as prepared by Ernest Patrick Fink, Professional Surveyor, License Number 1459 on November 7, 2024, said tract of land being more particularly described as follows:

BEGINNING at the Southwest corner of said East Half; thence along the west line of said East Half, being common to the extended east line of the Final Planned Unit Development, Fifth Phase - Crescent Lakes Addition, Andover, Butler County, Kansas, on a Kansas coordinate system of 1983 south zone bearing of N00°51'40"W, 1541.33 feet to a point on a south line of a Permanent Right-of-Way Tract described in Street Right-of-Way Easement and Dedication recorded in Book 2023, Page 7825; thence along said south line, N89°08'13"E, 542.00 feet to a point on the west line of said Permanent Right-of-Way Tract; thence along said west line for the next four courses, S00°51'36"E, 98.85 feet to a point on a curve to the right, said curve having a radius of 540.00 feet, a central angle of 44°59'55", a chord bearing of S21°38'22"W, and a chord distance of 413.29 feet; thence along said

curve to the right, 424.103 feet; thence S44°08'20"W, 219.45 feet to a point on a curve to the left, said curve having a radius of 610.00 feet, a central angle of 45°00'01", a chord bearing of S21°38'20"W, and a chord distance of 466.88 feet; thence along said curve to the left, 479.09 feet; thence continuing along the extended said west line, S00°51'40"E, 474.40 feet to a point on the south line of said East Half; thence along said south line, S89°24'40"W, 50.00 feet to the POINT OF BEGINNING.

TOGETHER WITH,

A tract of land lying in a portion of the East Half of the Southeast Quarter, Section 17, Township 27 South, Range 3 East, of the 6th Principal Meridian, Butler County, Kansas, as prepared by Ernest Patrick Fink, Professional Surveyor, License Number 1459 on November 7, 2024, said tract of land being more particularly described as follows:

BEGINNING at the Southwest corner of said East Half; thence along the west line of said East Half, being common to the extended east line of the Final Planned Unit Development, Fifth Phase - Crescent Lakes Addition, Andover, Butler County, Kansas, on a Kansas coordinate system of 1983 south zone bearing of N00°51'40"W, 1605.33 feet to a point on a north line of a Permanent Right-of-Way Tract described in Street Right-of-Way Easement and Dedication recorded in Book 2023, Page 7825, also being the POINT OF BEGINNING; thence continuing along said west line, N00°51'40"W, 843.78 feet to a point on a south line of said Permanent Right-of-Way Tract, also being a point on a non-tangent curve to the left, said curve having a radius of 383.00 feet, a central angle of 45°20'41", a chord bearing of N66°48'39"E, and a chord distance of 295.26 feet; thence along said non-tangent curve to the left and along said south line, 303.11 feet; thence continuing along said south line, N44°08'20"E, 68.50 feet to a point on the west line of said Permanent Right-of-Way Tract; thence along said west line for the next three courses, S45°51'40"E, 88.07 feet to a point on a curve to the right, said curve having a radius of 540.00 feet, a central angle of 45°00'00", a chord bearing of S23°21'40"E, and a chord distance of 413.30 feet; thence along said curve to the right, 424.12 feet; thence S00°51'40"E, 560.26 feet to a point on said north line of said Permanent Right-of-Way Tract; thence along said north line, S89°08'13"W, 542.00 feet to the POINT OF BEGINNING.

TOGETHER WITH,

A tract of land lying in a portion of the East Half of the Southeast Quarter, Section 17, Township 27 South, Range 3 East, of the 6th Principal Meridian, Butler County, Kansas, as prepared by Ernest Patrick Fink, Professional Surveyor, License Number 1459 on November 7, 2024, said tract of land being more particularly described as follows:

BEGINNING at the Southwest corner of said East Half; thence along the west line of said East Half, being common to the extended east line of the Final Planned Unit Development, Fifth Phase - Crescent Lakes Addition, Andover, Butler County, Kansas, on a Kansas coordinate system of 1983 south zone bearing of N00°51'40"W, 1605.33 feet to a point on a north line of a Permanent Right-of-Way Tract described in Street Right-of-Way Easement and Dedication recorded in Book 2023, Page 7825, also being the POINT OF BEGINNING; thence continuing along said west line, N00°51'40"W, 843.78 feet to a point on a south line of said Permanent Right-of-Way Tract, also being a point on a non-tangent curve to the left, said curve having a radius of 383.00 feet, a central angle of 45°20'41", a chord bearing of N66°48'39"E, and a chord distance of 295.26 feet; thence along said non-tangent curve to the left and along said south line, 303.11 feet; thence continuing along said south line, N44°08'20"E, 68.50 feet to a point on the west line of said Permanent Right-of-Way Tract; thence along said west line for the next three courses, S45°51'40"E, 88.07 feet to a point on a curve to the right, said curve having a radius of 540.00 feet, a central angle of 45°00'00", a chord bearing of S23°21'40"E, and a chord distance of 413.30 feet; thence along said curve to the right, 424.12 feet; thence S00°51'40"E, 560.26 feet to a point on said north line of said Permanent Right-of-Way Tract; thence along said north line, S89°08'13"W, 542.00 feet to the POINT OF BEGINNING.

General Location

1616 E. Central Ave., 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, ADOPTED AND APPROVED by the Governing Body of the City of Andover,  
Kansas the 11th day of March, 2025.

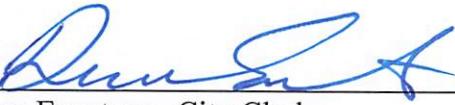
[seal]



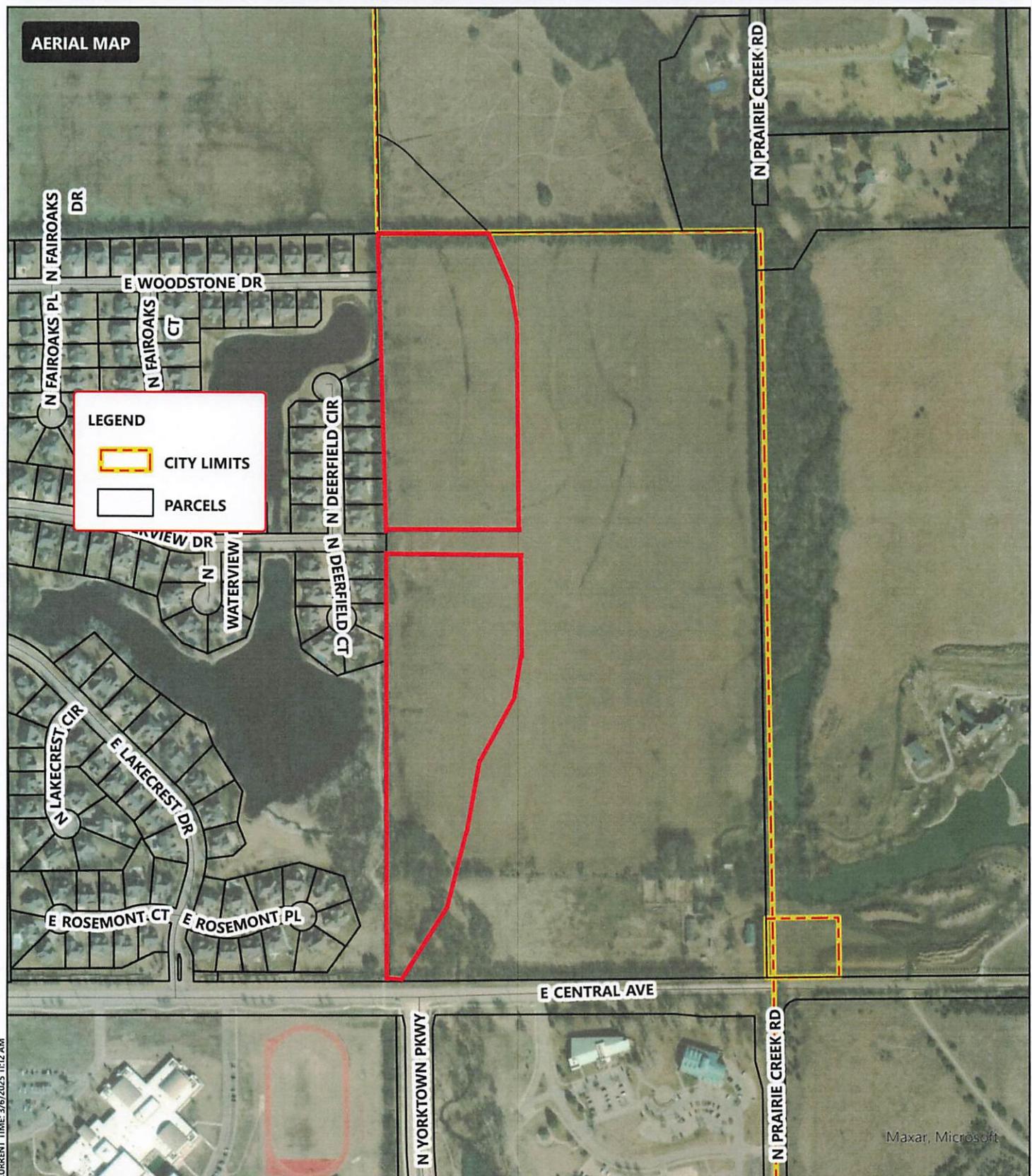
CITY OF ANDOVER, KANSAS

  
Ronnie Price, Mayor

ATTEST:

  
Dana Engstrom, City Clerk

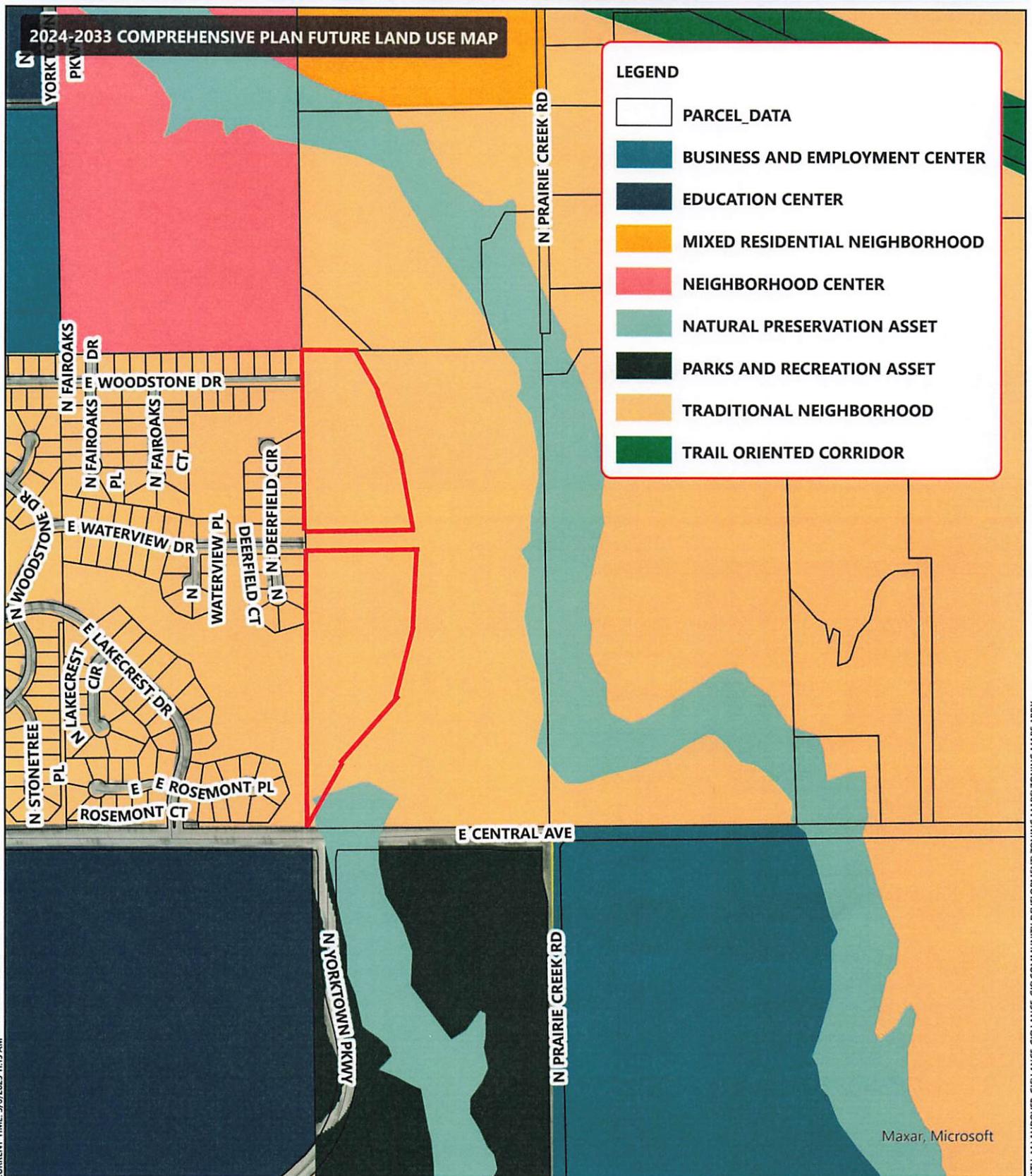
**EXHIBIT A**



0 280 560 840 1,120 FEET

## Z-PUD25-0003 // VISTA RIDGE FIRST PLANNED UNIT DEVELOPMENT

IT IS UNDERSTOOD THAT WHILE THE CITY OF ANDOVER GIS/MAPPING DEPARTMENT HAS NO INDICATION AND/OR REASON TO BELIEVE THAT THERE ARE INACCURACIES IN INFORMATION INCORPORATED IN THE MAP, THE CITY OF ANDOVER MAKES NO WARRANTY OR REPRESENTATION, EITHER EXPRESSED OR IMPLIED, WITH RESPECT TO THE INFORMATION, OR DATA DISPLAYED.



0 440 880 1,320 1,760 FEET

Z-PUD25-0003 // VISTA RIDGE FIRST PLANNED UNIT DEVELOPMENT

IT IS UNDERSTOOD THAT WHILE THE CITY OF ANDOVER GIS/MAPPING DEPARTMENT HAS NO INDICATION AND/OR REASON TO BELIEVE THAT THERE ARE INACCURACIES IN INFORMATION INCORPORATED IN THE MAP, THE CITY OF ANDOVER MAKES NO WARRANTY OR REPRESENTATION, EITHER EXPRESSED OR IMPLIED, WITH RESPECT TO THE INFORMATION, OR DATA DISPLAYED.

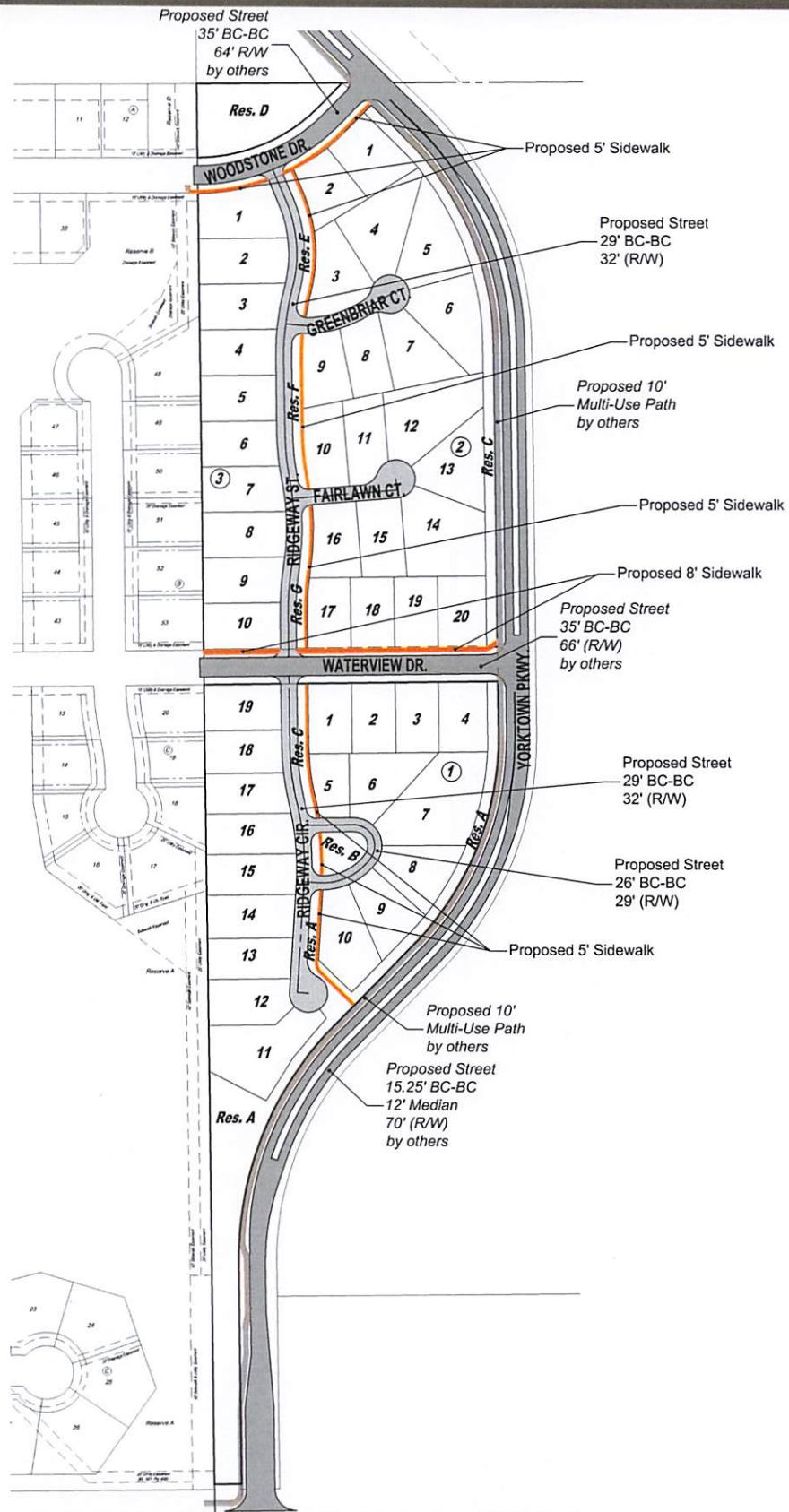
## OFFICIAL ZONING MAP

CURRENT TIME: 3/8/2023 11:16 AM



Z-PUD25-0003 // VISTA RIDGE FIRST PLANNED UNIT DEVELOPMENT

IT IS UNDERSTOOD THAT WHILE THE CITY OF ANDOVER GIS/MAPPING DEPARTMENT HAS NO INDICATION AND/OR REASON TO BELIEVE THAT THERE ARE INACCURACIES IN INFORMATION INCORPORATED IN THE MAP, THE CITY OF ANDOVER MAKES NO WARRANTY OR REPRESENTATION, EITHER EXPRESSED OR IMPLIED, WITH RESPECT TO THE INFORMATION, OR DATA DISPLAYED.



## SITE PLAN

100° 200° 400°

1.20.2025



# PAVEMENT & SIDEWALK EXHIBIT

## VISTA RIDGE FIRST