

(Ordinance published at www.andoverks.gov on March 15, 2025)

ORDINANCE NO. 1951

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-PUD25-0002; and

WHEREAS, the Governing Body finds proper notice was given and a public hearing was held on Case No. Z-PUD25-0002 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 2nd Addition Planned Unit Development District overlay. The Vista Ridge 2nd Addition Planned Unit Development Plan is also created as depicted in Exhibit A incorporated herein.

Legal Description

That portion of the East Half of the Southeast Quarter, Section 17, Township 27 South, Range 3 East of the Sixth Principal Meridian, Butler County, Kansas, more particularly described as follows:

BEGINNING at the Northeast corner of the Southeast Quarter of said Section 17; THENCE N89°54'59"W, coincident with the north boundary line of said Southeast Quarter, a distance of 946.33 feet, to the east boundary line of a street right-of-way easement and dedication recorded in Book 2023 Page 7825 with the Butler County, Kansas, Register of Deeds; THENCE continuing along the easterly right-of-way boundary line of said dedication, the following courses; FIRST COURSE, S45°14'44"E, a distance of 73.59 feet, to a tangent curve to the right; SECOND COURSE, said curve having a radius of 610.00 feet, a delta of 44°59'59", an arc length of 479.09 feet, a chord bearing of S22°44'44"E, and a chord distance of 466.87 feet, to a point of tangency; THIRD COURSE, S00°14'44"E, a distance of 723.10 feet, to a tangent curve to the right; FOURTH COURSE, said curve having a

radius of 610.00 feet, a delta of $44^{\circ}59'59''$, an arc length of 479.09 feet, a chord bearing of $S22^{\circ}15'16''W$, and a chord distance of 466.87 feet, to a point of tangency; FIFTH COURSE, $S44^{\circ}45'16''W$, a distance of 219.45 feet, to a tangent curve to the left; SIXTH COURSE, said curve having a radius of 540.00 feet, a delta of $45^{\circ}00'01''$, an arc length of 424.12 feet, a chord bearing of $S22^{\circ}15'16''W$, a chord distance of 413.30 feet, to a point of tangency; SEVENTH COURSE, $S00^{\circ}14'44''E$, a distance of 76.95 feet; THENCE $S89^{\circ}58'16''E$, parallel with the south line of said Southeast Quarter, a distance of 1209.04 feet, to the east boundary line of said Southeast Quarter; THENCE $N00^{\circ}16'54''W$, coincident with said east boundary line, a distance of 2252.12 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.

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PASSED, ADOPTED AND APPROVED by the Governing Body of the City of Andover,
Kansas the 11th day of March, 2025.

CITY OF ANDOVER, KANSAS

[seal]



ATTEST:

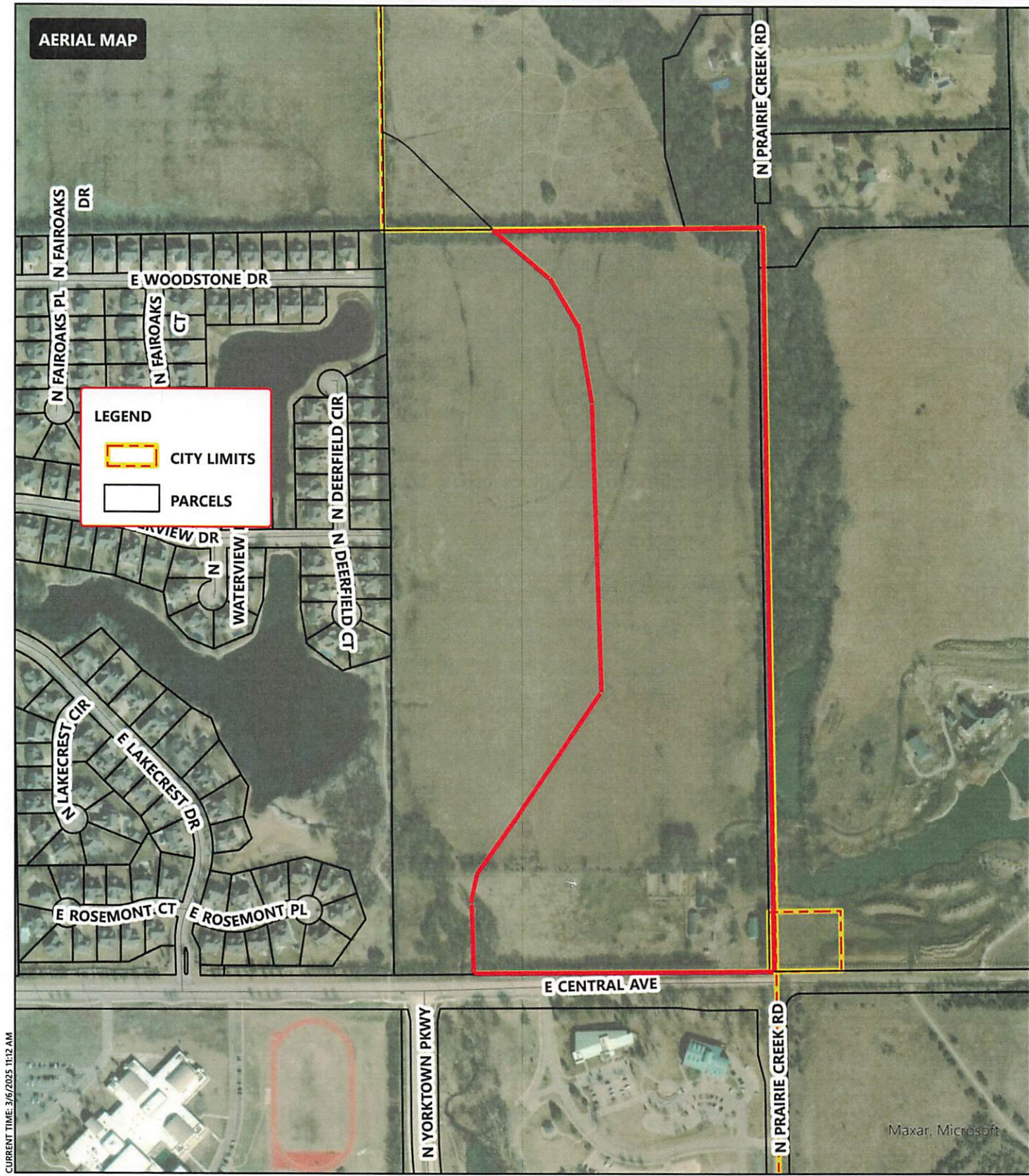


Ronnie Price, Mayor



Dana Engstrom, City Clerk

EXHIBIT A



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Z-PUD25-0002 // VISTA RIDGE 2ND 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

LEGEND

- A-1
- SF-2
- CITY LIMITS
- PARCELS

N FAIROAKS PL N FAIROAKS DR

E WOODSTONE DR

N DEERFIELD CIR N DEERFIELD CT

WATerview DR

N LAKECREST CIR E LAKECREST DR

E ROSEMONT CT E ROSEMONT PL

E CENTRAL AVE

N YORKTOWN PKWY N PRAIRIE CREEK RD

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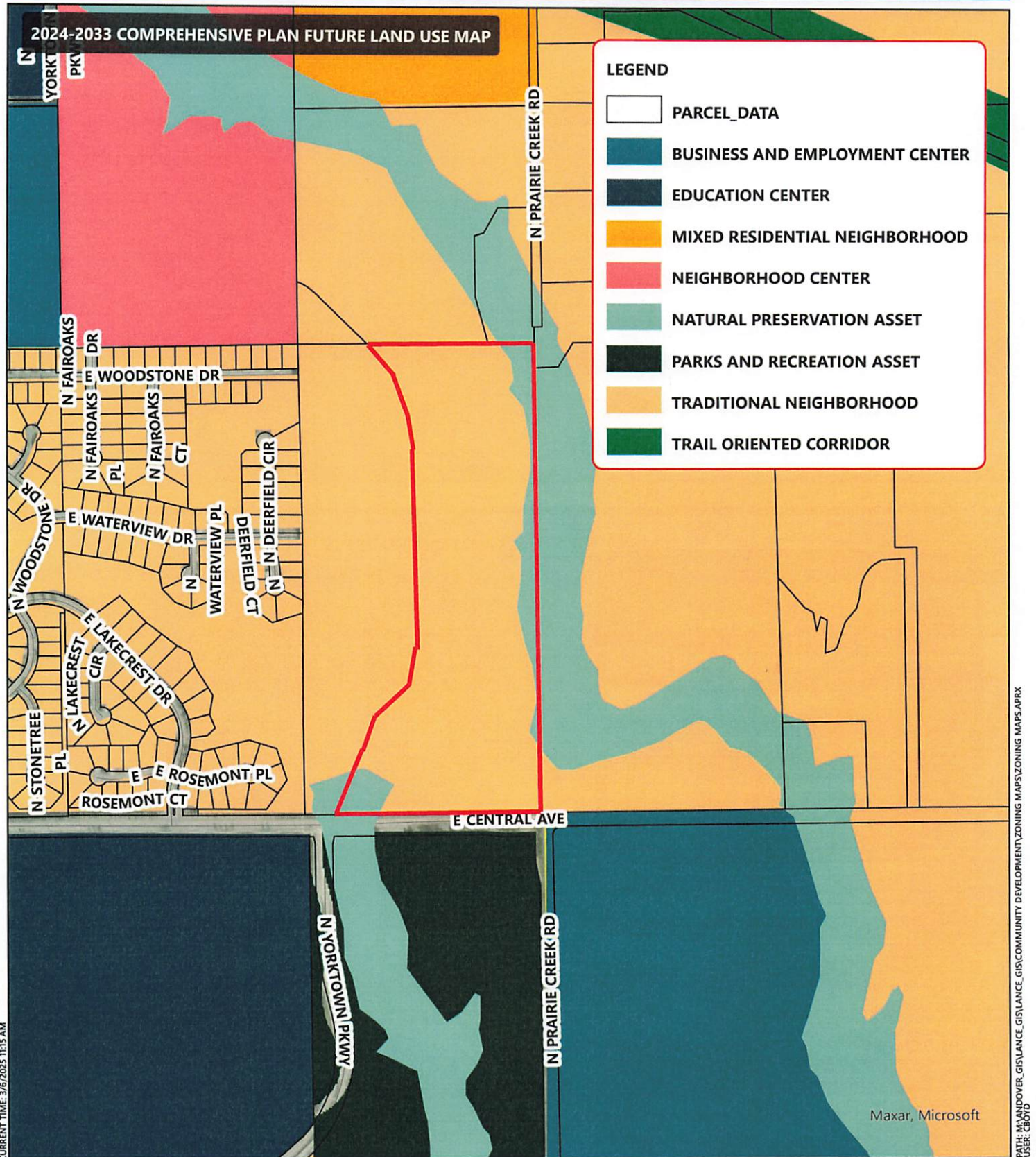
Z-PUD25-0002 // VISTA RIDGE 2ND PLANNED UNIT DEVELOPMENT

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2024-2033 COMPREHENSIVE PLAN FUTURE LAND USE MAP

LEGEND

-  PARCEL_DATA
-  BUSINESS AND EMPLOYMENT CENTER
-  EDUCATION CENTER
-  MIXED RESIDENTIAL NEIGHBORHOOD
-  NEIGHBORHOOD CENTER
-  NATURAL PRESERVATION ASSET
-  PARKS AND RECREATION ASSET
-  TRADITIONAL NEIGHBORHOOD
-  TRAIL ORIENTED CORRIDOR



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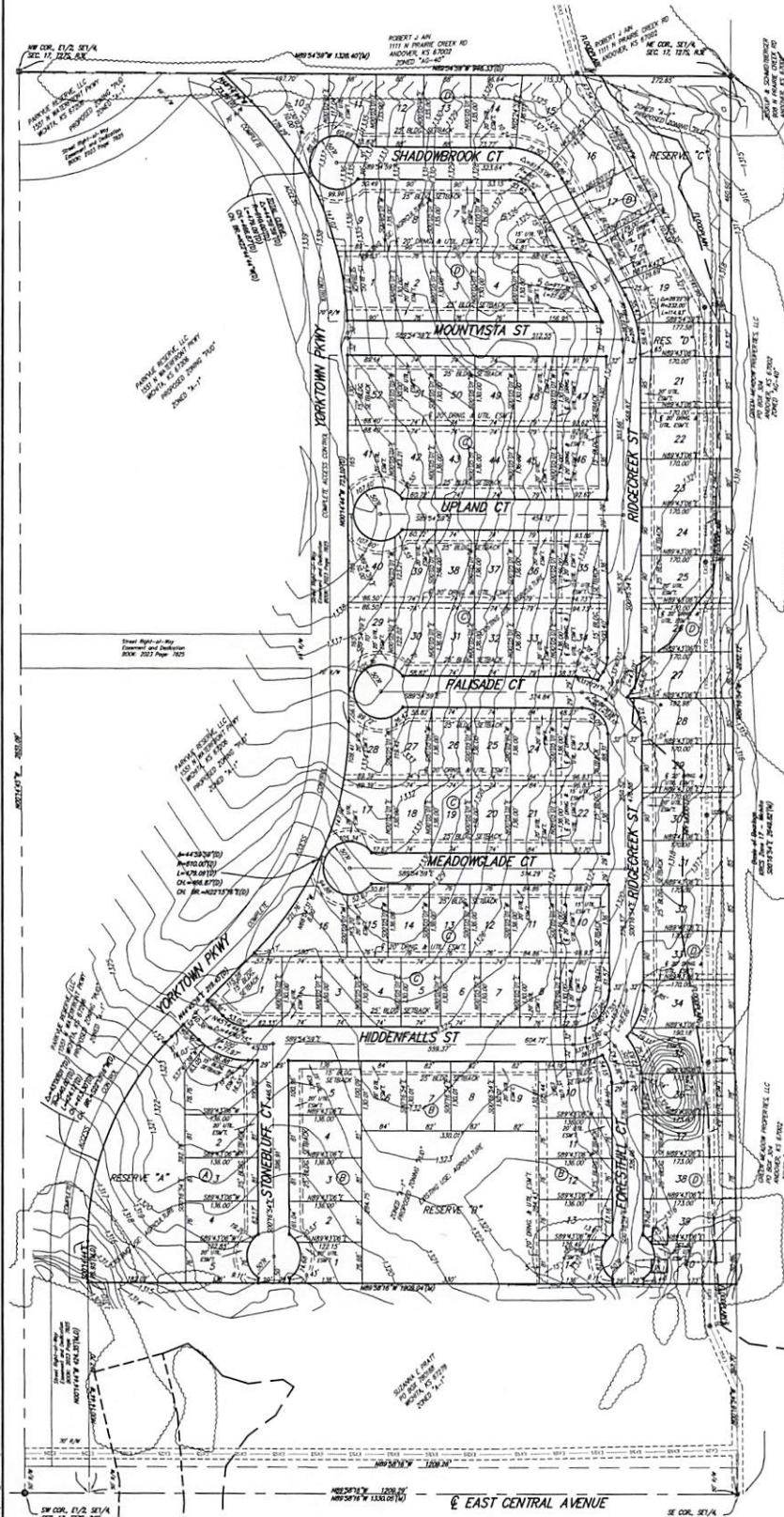


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PRELIMINARY PLANNED UNIT DEVELOPMENT PLAN VISTA RIDGE 2ND ADDITION ANDOVER, BUTLER COUNTY, KANSAS SE1/4, SECTION 17, TOWNSHIP 27 SOUTH, RANGE 3 EAST



PROJECT DESCRIPTION:

The Planned Unit Development allows a certain level of flexibility with site development regulations that would otherwise not be permitted under the existing zoning and platting codes.

GENERAL PROVISIONS:

General Provisions

- General Development Plan**
This plan illustrates 1 Parcel with 57-2 single family units. There are 111 single family lots on a site totaling 44.08 acres.
All uses permitted in the R-2 zoning district of the Andover Zoning Regulations, provided however, the maximum lot width may be less than 25' and the minimum lot size may be as little as 8,500 square feet while maintaining an average lot area exceeding 10,000 sq. ft.
The lots may change at the time the final PUD is submitted. In the event that the total lots change from what is illustrated on the preliminary PUD development plan, a revised preliminary PUD plan shall be submitted to the City of Andover, indicating the Revised Lot Layout.
- All utilities shall be installed underground. Easements shall be determined on the final PUD plan.
- Street Requirements**
A. **Public Streets**
1. The pavement section for public street shall meet the City of Andover Standards.
2. Right-of-way and pavement widths for public street are as follows:
60' right-of-way - 31' roadway with (back of curb to back of curb) with curb and gutter.
84' right-of-way - 35' roadway with (back of curb to back of curb) with curb and gutter.
58' right-of-way - 29' roadway with (back of curb to back of curb) with curb and gutter.
3. There shall be no gated access on public street.
B. **Cul-de-sacs**: All cul-de-sacs shall have a minimum property line diameter to 100 feet. Minimum length for a cul-de-sac shall not exceed 250 feet.
- Grading**
An overall grading and drainage plan shall be provided on 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.
- Signs**
Signs for residential parcels designating the name of the development shall be permitted in reserves and affixed to the screening walls at the entrances to each of the proposed parcels. The maximum size shall be as per the City Code. The maximum size for each project identification sign shall be 100 square feet. No project signs shall be permitted in the public right-of-way.
- Relationship 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.
- Setbacks**
The width of the sidewalk on Mount Vista St., Ripgreek St., and Palisade St. shall be 5 feet.
- Reserved Access**
The Reserves shall be determined at the time of final PUD. The proposed uses for the reserves are as follows: Drainage, utilities in designated locations, monuments including entry/development monuments, landscaping, irrigation, water features, sidewalks and/or walking paths in designated locations, signs, playground, pool and water house, clubhouse, private recreation areas, barns.

PARCEL 1

Gross Area:	44.08 Acres
Maximum Dwelling Units:	111
Density:	2.5 DU/Acre
Minimum Lot Coverage:	35%
Maximum Building Height:	35 Feet
Access Rights:	See Drawing
Setbacks:	Front: 25 ft. except that one part of a corner lot may be 15 ft. and the opening to a garage shall be no closer than 25 ft. Rear: 15 ft. Side: 8 ft.

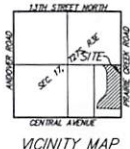
Mr. Douglas Company, P.A., under the supervision of the undersigned surveyor and land planner, did on this 17th day of November, 2024, perform a topographic survey of the above described tract of land.

Jonathan C. Haddad, P.E.
Jonathan C. Haddad, P.E. Surveyor

VISTA RIDGE 2ND ADDITION PLANNED UNIT DEVELOPMENT PLAN

Jan. 20, 2025

BAUGHMAN COMPANY
315 Ellis St. Wichita, KS 67211 316-262-7271
BaughmanCo.com



VICINITY MAP
17th Street North
Central Avenue
East Central Avenue
Andover, Kansas

RESERVE LEGEND
Reserve "A" is hereby reserved for open space, landscaping, trees, monuments, drainage purposes, and utilities as confirmed to easements.
Reserve "B" and "C" are hereby reserved for open space, landscaping, trees, monuments, drainage purposes, and utilities as confirmed to easements.
Reserve "D" is hereby reserved for open space, landscaping, trees, monuments, drainage purposes, and utilities as confirmed to easements.
Reserve "E" is hereby reserved for open space, landscaping, trees, monuments, drainage purposes, and utilities as confirmed to easements.
Reserve "F" is hereby reserved for open space, landscaping, trees, monuments, drainage purposes, and utilities as confirmed to easements.
Reserve "G" is hereby reserved for open space, landscaping, trees, monuments, drainage purposes, and utilities as confirmed to easements.
Reserve "H" is hereby reserved for open space, landscaping, trees, monuments, drainage purposes, and utilities as confirmed to easements.
Reserve "I" is hereby reserved for open space, landscaping, trees, monuments, drainage purposes, and utilities as confirmed to easements.
Reserve "J" is hereby reserved for open space, landscaping, trees, monuments, drainage purposes, and utilities as confirmed to easements.
Reserve "K" is hereby reserved for open space, landscaping, trees, monuments, drainage purposes, and utilities as confirmed to easements.
Reserve "L" is hereby reserved for open space, landscaping, trees, monuments, drainage purposes, and utilities as confirmed to easements.
Reserve "M" is hereby reserved for open space, landscaping, trees, monuments, drainage purposes, and utilities as confirmed to easements.
Reserve "N" is hereby reserved for open space, landscaping, trees, monuments, drainage purposes, and utilities as confirmed to easements.
Reserve "O" is hereby reserved for open space, landscaping, trees, monuments, drainage purposes, and utilities as confirmed to easements.
Reserve "P" is hereby reserved for open space, landscaping, trees, monuments, drainage purposes, and utilities as confirmed to easements.
Reserve "Q" is hereby reserved for open space, landscaping, trees, monuments, drainage purposes, and utilities as confirmed to easements.
Reserve "R" is hereby reserved for open space, landscaping, trees, monuments, drainage purposes, and utilities as confirmed to easements.
Reserve "S" is hereby reserved for open space, landscaping, trees, monuments, drainage purposes, and utilities as confirmed to easements.
Reserve "T" is hereby reserved for open space, landscaping, trees, monuments, drainage purposes, and utilities as confirmed to easements.
Reserve "U" is hereby reserved for open space, landscaping, trees, monuments, drainage purposes, and utilities as confirmed to easements.
Reserve "V" is hereby reserved for open space, landscaping, trees, monuments, drainage purposes, and utilities as confirmed to easements.
Reserve "W" is hereby reserved for open space, landscaping, trees, monuments, drainage purposes, and utilities as confirmed to easements.
Reserve "X" is hereby reserved for open space, landscaping, trees, monuments, drainage purposes, and utilities as confirmed to easements.
Reserve "Y" is hereby reserved for open space, landscaping, trees, monuments, drainage purposes, and utilities as confirmed to easements.
Reserve "Z" is hereby reserved for open space, landscaping, trees, monuments, drainage purposes, and utilities as confirmed to easements.