

(*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]





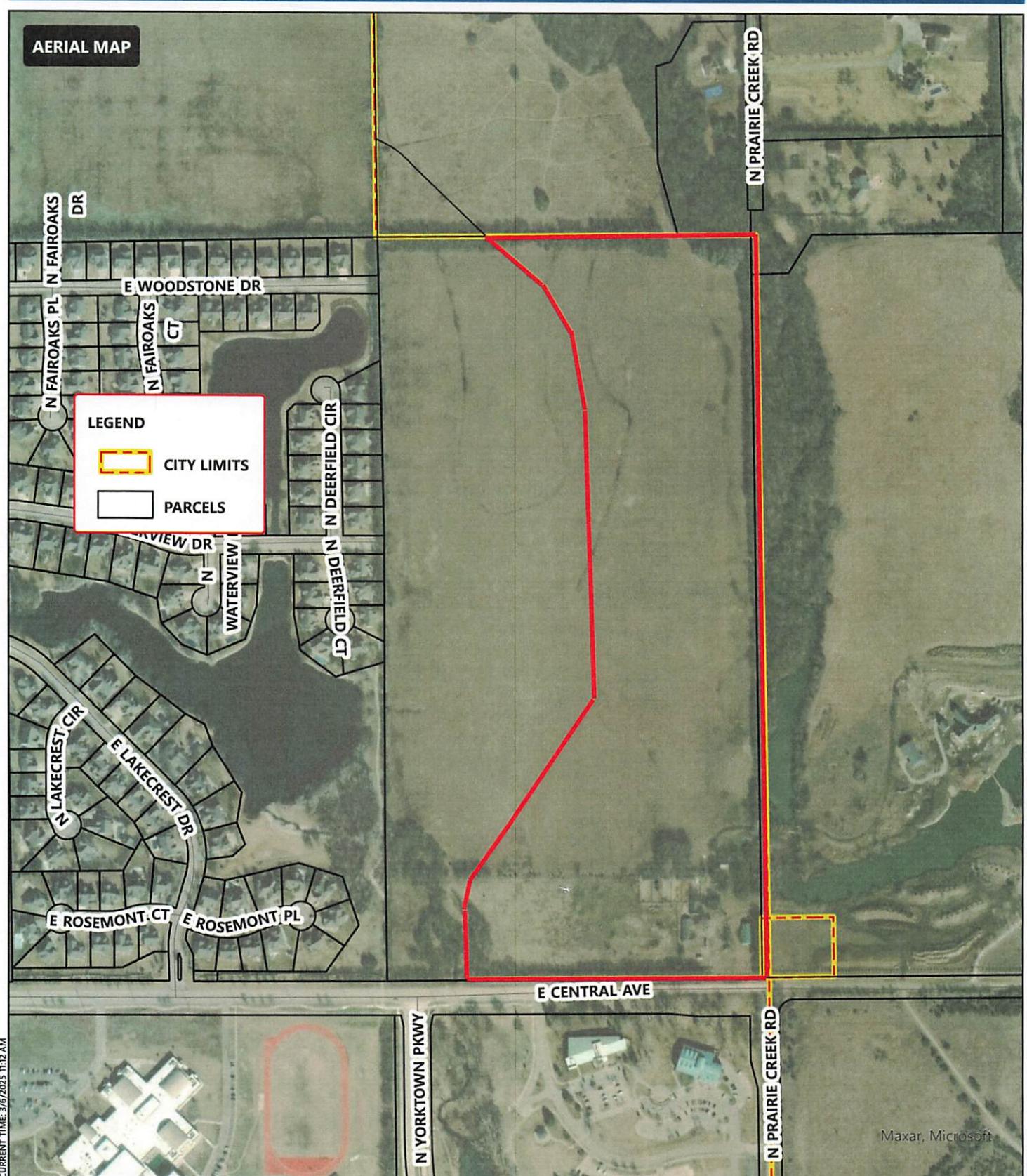
Ronnie Price, Mayor

ATTEST:



Dana Engstrom, City Clerk

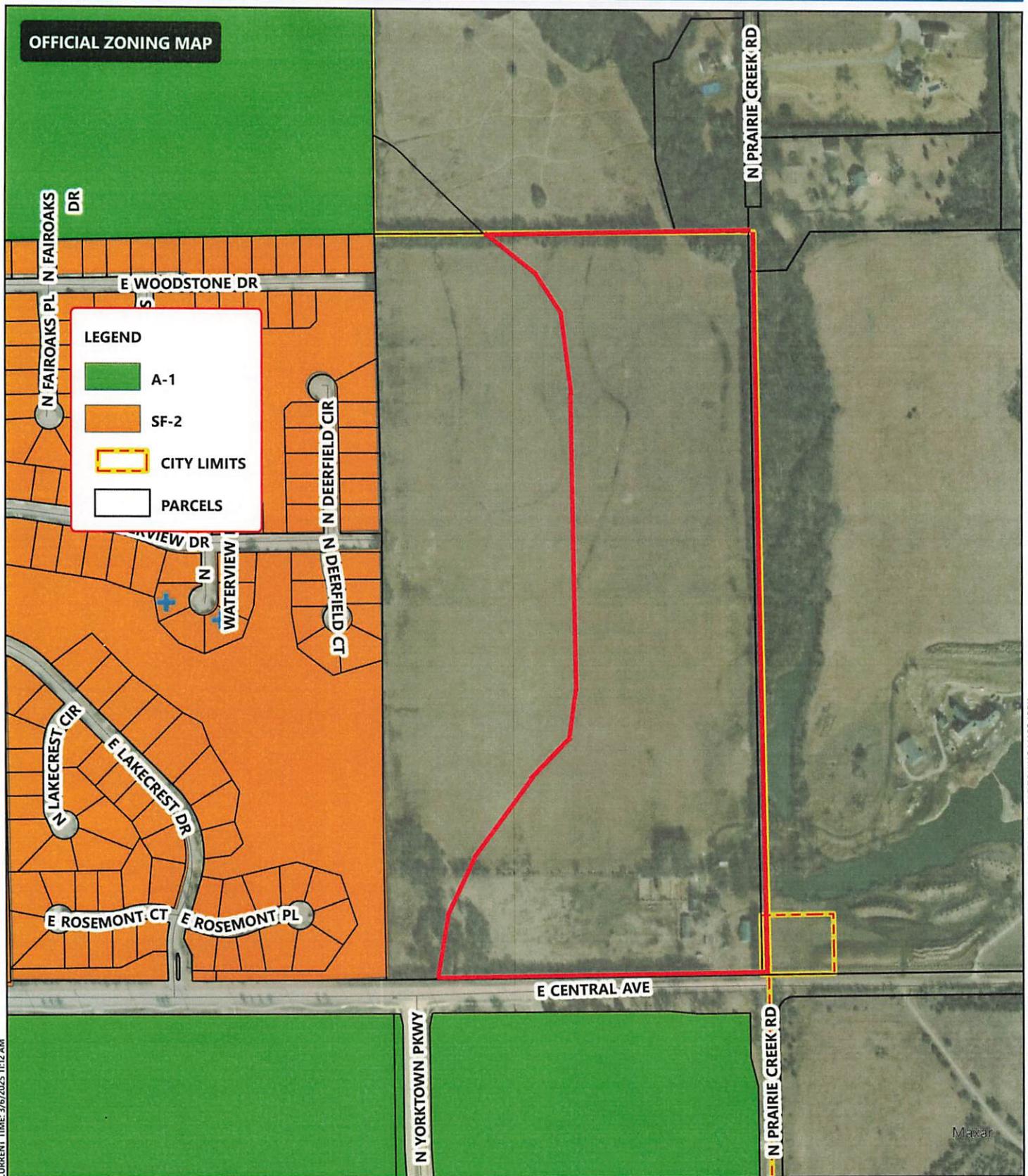
EXHIBIT A



0 280 560 840 1,120 FEET

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

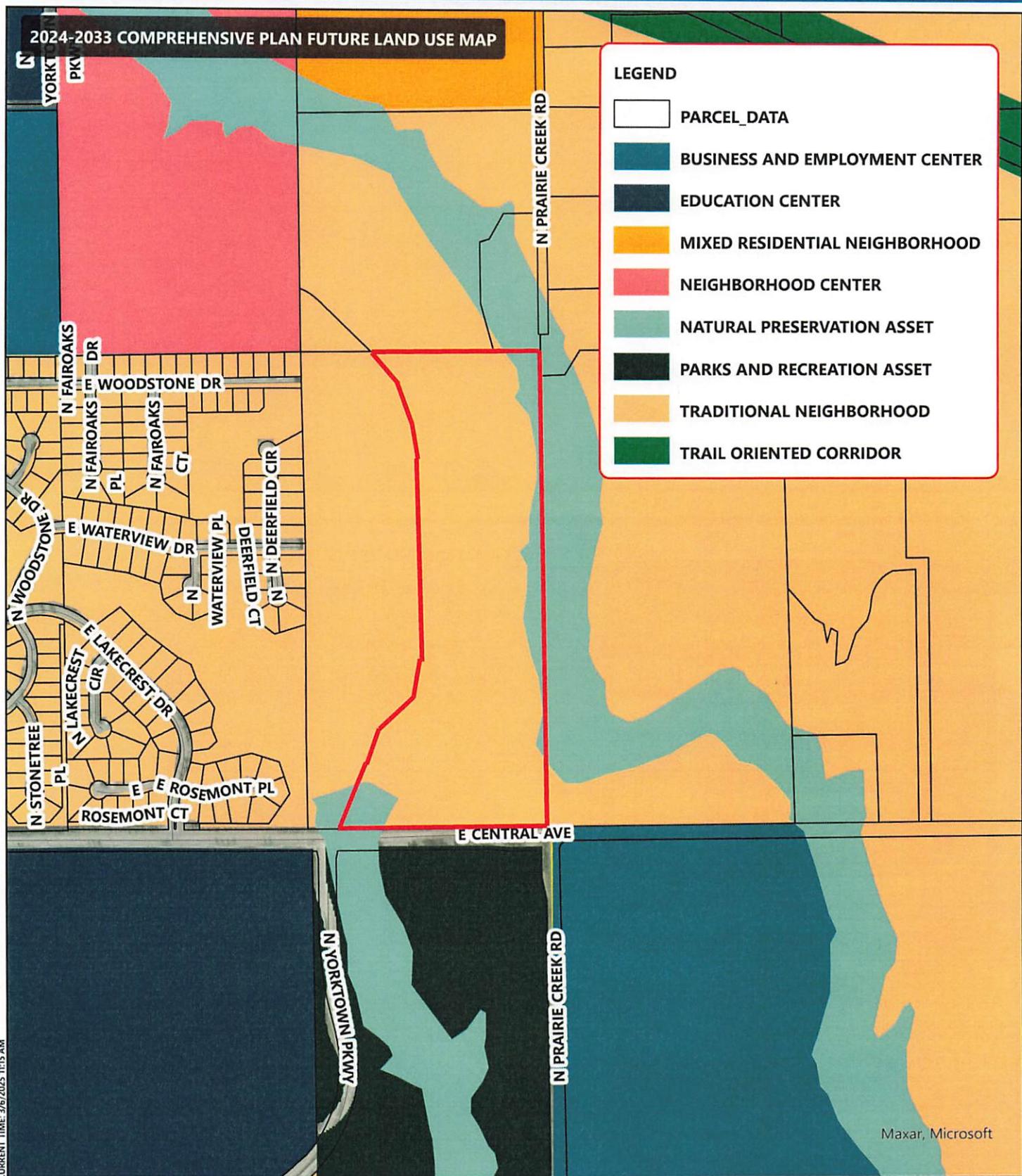
IT IS UNDERSTOOD THAT WHILE THE CITY OF ANDOVER GIS/MAPPING DEPARTMENT HAS NO INDICATION AND/OR REASON TO BELIEVE THAT THERE ARE INACCURACIES IN INFORMATION INCORPORATED IN THE MAP, THE CITY OF ANDOVER MAKES NO WARRANTY OR REPRESENTATION, EITHER EXPRESSED OR IMPLIED, WITH RESPECT TO THE INFORMATION,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



0 280 560 840 1,120 FEET

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

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0 440 880 1,320 1,760 FEET

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