

(Ordinance published at www.andoverks.gov on June 14, 2025)

ORDINANCE NO. 1964

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-PUD25-0008; and

WHEREAS, the Governing Body finds proper notice was given and a public hearing was held on Case No. Z-PUD25-0008 on May 20, 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 MF-1 Single-Family and Two-Family Residential District, and so amend the Preliminary Planned Unit Development Plan, Lafayette Addition, as depicted in Exhibit A incorporated herein.

Legal Description

Lots 1- 8, Block A, Lafayette Addition

General Location

300 Block of W. Lafayette St., 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 10th day of June, 2025.

CITY OF ANDOVER, KANSAS

[seal]



ATTEST:

Dana Engstrom, City Clerk

Ronnie Price, Mayor

EXHIBIT A

[see included PUD]

Z-PUD25-0008 - Amendment to Lafayette Addition

Menu Reports Help

File Date: 04/14/2025

Application Status: Plan Review

Assigned To:

Description of Work: We are seeking to amend a planned unit development in the Lafayette Addition of Andover Ks, from single-family lots to multi-family lots so we can build duplexes on 7 lots

Application Detail: Detail

Application Type: Amend Planned Unit Development

Documents:	File Name	Document Group	Category	Description	Type	Docum
	Show all					

Address: 336 W Lafayette St, andover, KS 67220

Owner Name:

Owner Address:

Application Name: Amendment to Lafayette Addition

Parcel No:

Contact Info:	Name	Organization Name	Contact Type	Status
	Michael Dohm		Applicant	Active

Licensed Professionals Info:	Primary	License Number	License Type	Name	Business Name	Business License #
------------------------------	---------	----------------	--------------	------	---------------	--------------------

Job Value: \$0.00

Total Fee Assessed: \$0.00

Total Fee Invoiced: \$0.00

Balance: \$0.00

Custom Fields: ESTABLISH PUD DETAILS

Development Type of PUD
[Residential](#)

Amendment to the zoning is requested for the following reasons
[To change the permitted use from single family zoning to M-1 zoning.](#)
[n.](#)

OFFICE USE ONLY

Number of Prints of the Final Plat received	Final drainage plan, if required, received
Copy of Proposed Restrictive Covenants, If any, Received Including Waiver of Protest to annexation	Methods for financing and guaranteeing i
Topographic drawing, if required, Received for plats for small tract	Original drawing or photographic equival

Office Use Establish/Amendment

This application was received by the Zoning Administrator at Date	This application was received by the Zoning Administrator at tim
---	--

Property Dimensions

Feet in depth by	Feet in width
Square feet in area	

NEW STREET LINEAL FEET DETAILS

Street Name R/W Width Lineal Feet

Proposed Use Detail

Zoning or Overlay District Proposed # of lots (Number) Proposed min. lot area (Number) Average lot area (Number) Proposed min. lot width (Number) Propri

Existing Permit/Authorization

Type of Permit/Authorization Issued By Issued Date Expiration Date

Public Notification

Name Contact Type Mailing Address Email Address Note

Workflow Status:

Task	Assigned To	Status	Status Date	Action By
Application Intake		Accepted	04/15/2025	Dylan Carroll
Plans Distribution		Ready for Re...	04/15/2025	Dylan Carroll
Director	Les Mangus			
Engineering	PEC Engineer	Reviewed Wit...	04/16/2025	Kevin Graham
Fire	Mike Roosevelt			
Public Works	Richard Lanzrath			

Task	Assigned To	Status	Status Date	Action By
Utility Companies	Julie Boyd			
Public Works-Stormwater	Matthew Perez	Reviewed No ...	04/15/2025	Matthew Perez
Transportation Engineer				
Assistant Director				
Subdivision Committee				
Review Consolidation				
City Council				
Closure				
Planning Commission				

Condition Status: Name	Short Comments	Status	Apply Date	Severity	Action By
Application Comments: View ID Comment			Date		
Initiated by Product: ACA					
Scheduled/Pending Inspections: Inspection Type	Scheduled Date	Inspector	Status	Comments	
Resulted Inspections: Inspection Type	Inspection Date	Inspector	Status	Comments	

AN ADDITION TO ANDOVER, BUTLER COUNTY, KANSAS

& Lots 4 and 5, Block 10. ORIGINAL Town of Andover, Butler County, Kansas

OWNER(S): Ron L. Smith & Valerie A. Smith
1104 W. Harry Street
Andover, Kansas 67002

Michael B. Dohm
8000 N Webb RD
Valley Center, KS 67147

EXISTING ZONING: SF-2
Single-Family Residential/
Medium Density District

PROPOSED ZONING: MF-1
Single & Two-Family
Residential District

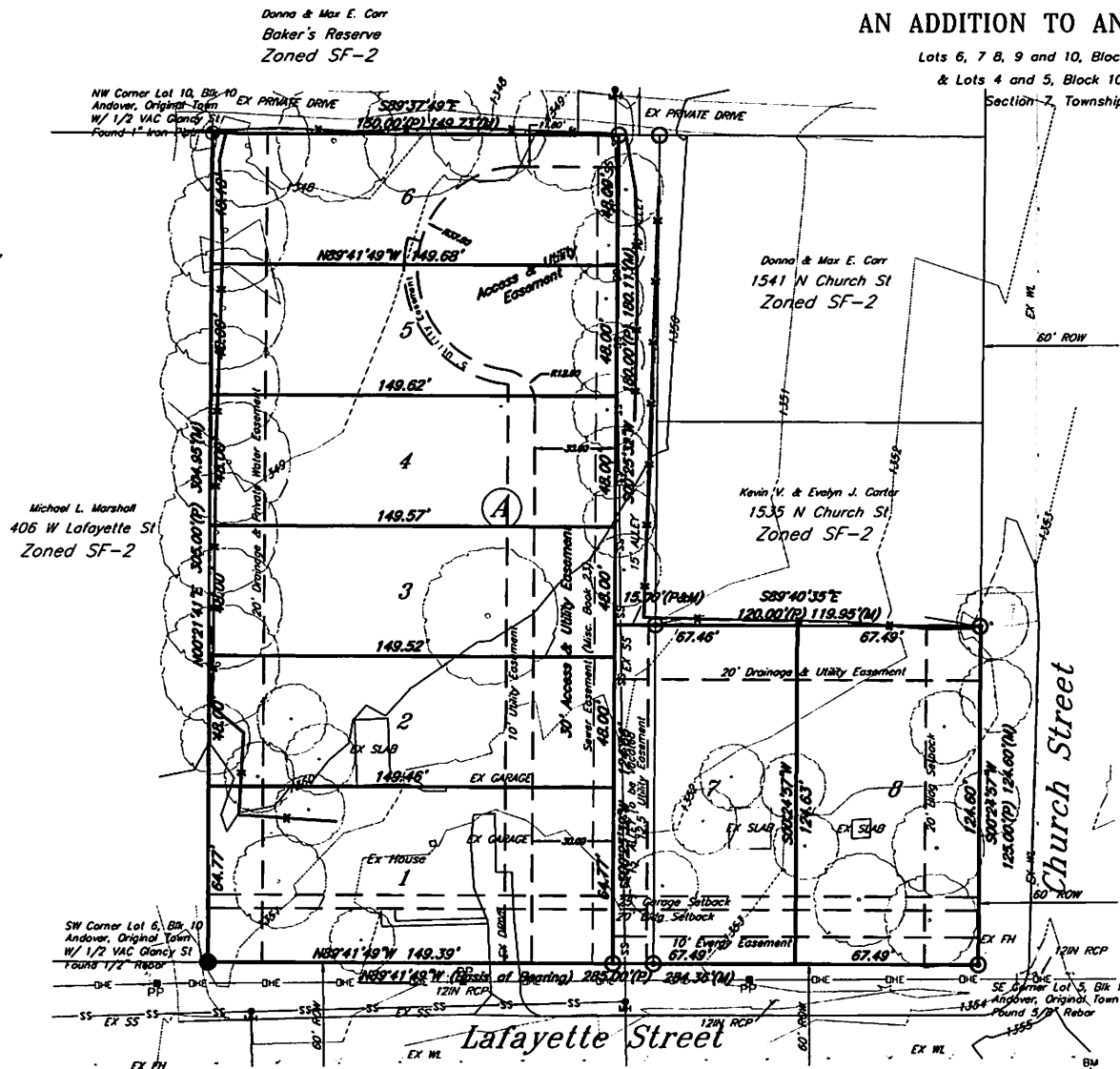
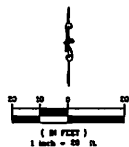
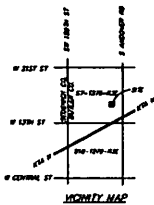
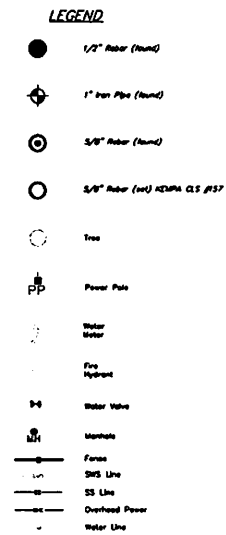
A. Permitted Uses:	All uses permitted in the MF-1 zoning district of the Andover Unified Development Manual.
B. Minimum Lot Size:	7,000 sq.ft.
C. Minimum Lot Width:	48' at front yard setback
D. Minimum Lot depth:	100'
E. Gross Area:	1.43 Acres
F. Net Parcel:	1.43 Acres
G. Maximum Dwelling Units:	16
H. Maximum Density:	11.19 DU/AC
I. Maximum Lot Coverage:	35% excluding private street within access easement.
J. Maximum Building Height:	35 feet
K. Access Points:	See Drawing
L. Setbacks:	
Front:	20 ft. except that one front of a corner lot may be 15 ft. and the opening to a garage shall be no closer than 25 ft.
Rear:	20 ft.
Side:	6 ft.
M. Parking Ratio:	As per zoning code

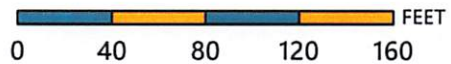
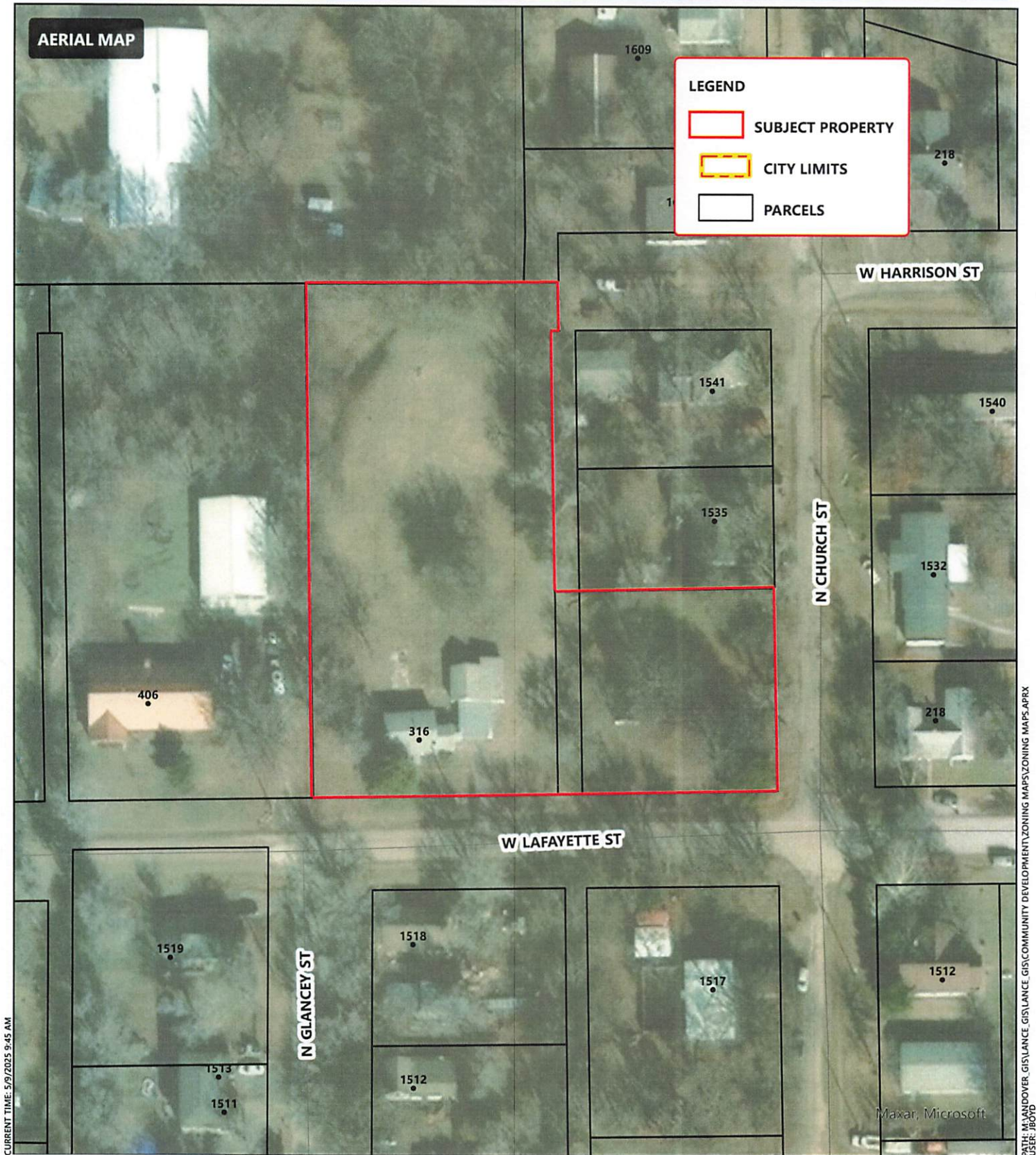
⊕ Top of Magnetic Nail located Southeast of the intersection of Church Street and Lafayette Street

Elevation= 1355.70 (NAVD 88)

23072 Lafayette Addition 05/09/2023

KEMILLER
ENGINEERING PA
117 E. Lewis, Wichita, KS 67202 (316)264-0242









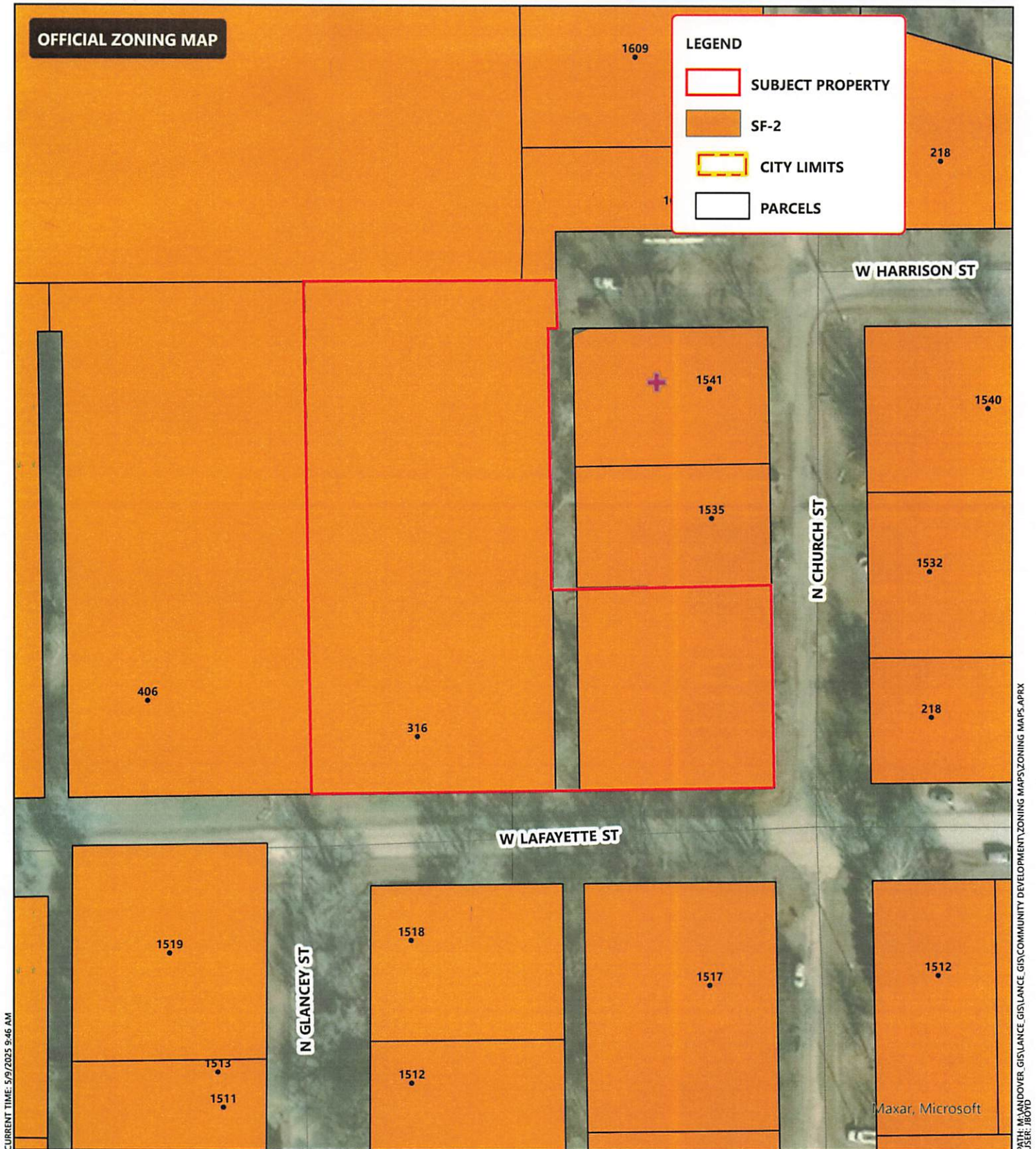
Z-PUD25-0008 // LAFAYETTE PRELIMINARY PUD AMENDMENT

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

-  SUBJECT PROPERTY
-  SF-2
-  CITY LIMITS
-  PARCELS



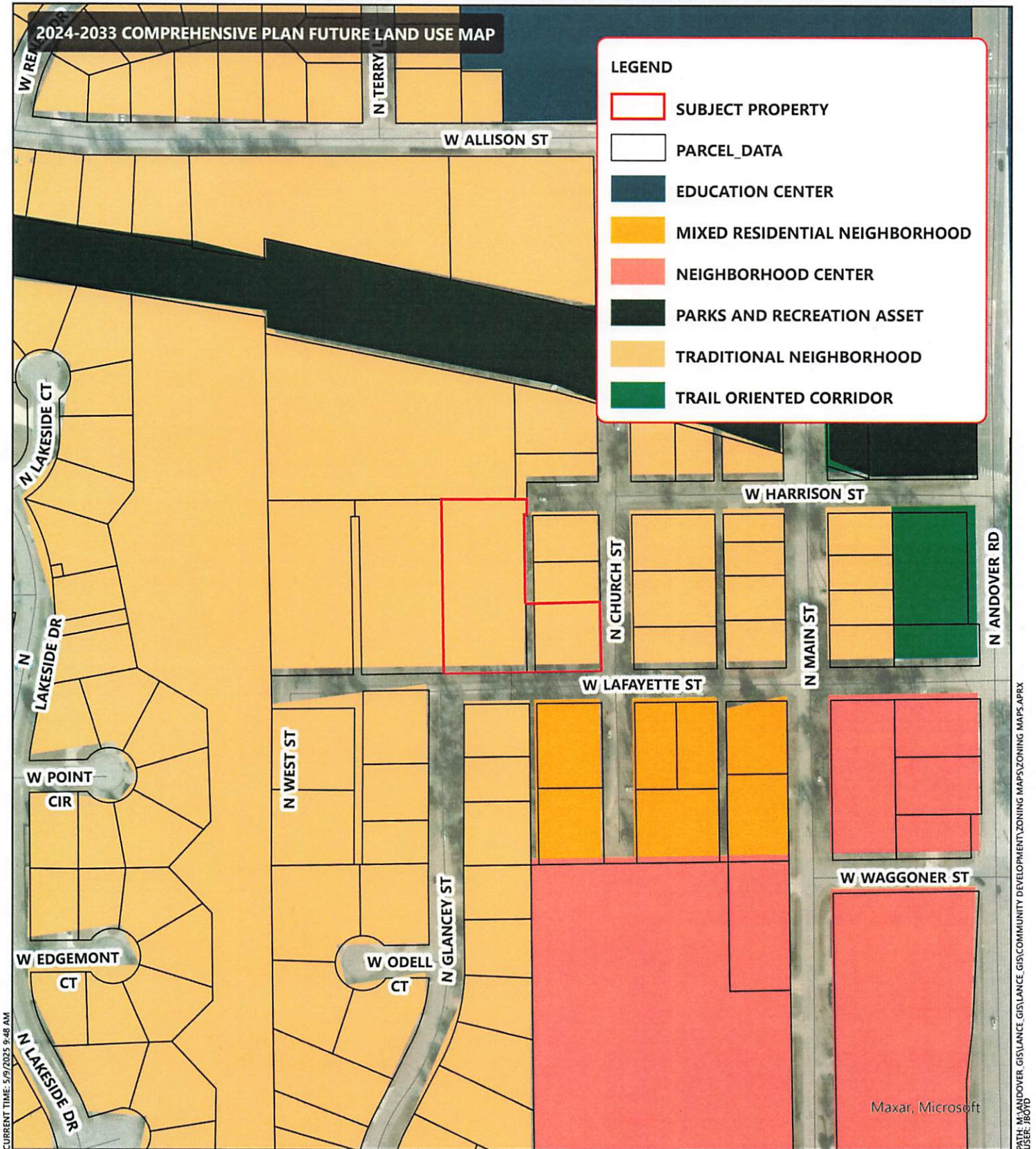
Z-PUD25-0008 // LAFAYETTE PRELIMINARY PUD AMENDMENT

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.

2024-2033 COMPREHENSIVE PLAN FUTURE LAND USE MAP

LEGEND

- SUBJECT PROPERTY
- PARCEL_DATA
- EDUCATION CENTER
- MIXED RESIDENTIAL NEIGHBORHOOD
- NEIGHBORHOOD CENTER
- PARKS AND RECREATION ASSET
- TRADITIONAL NEIGHBORHOOD
- TRAIL ORIENTED CORRIDOR



CURRENT TIME: 5/9/2025 9:48 AM

PATH: M:\ANDOVER_GIS\LANDUSE_GIS\COMMUNITY DEVELOPMENT\ZONING MAPS\ZONING MAPS.APRX
USER: JB01D



Z-PUD25-0008 // LAFAYETTE PRELIMINARY PUD AMENDMENT

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.