

*(Ordinance published at [www.andoverks.gov](http://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
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[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
	<a href="#">Michael Dohm</a>		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.](#)

[D](#)

#### 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

[D](#)

#### 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

[D](#)

#### 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) Proposed

#### 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
	<a href="#">Application Intake</a>		Accepted	04/15/2025	Dylan Carroll
	<a href="#">Plans Distribution</a>		Ready for Re...	04/15/2025	Dylan Carroll
	<a href="#">Director</a>	Les Mangus			
	<a href="#">Engineering</a>	PEC Engineer	Reviewed Wit...	04/16/2025	Kevin Graham
	<a href="#">Fire</a>	Mike Roosevelt			
	<a href="#">Public Works</a>	Richard Lanzrath			

Task	Assigned To	Status	Status Date	Action By	
<a href="#">Utility Companies</a>	Julie Boyd				
<a href="#">Public Works-Stormwater</a>	Matthew Perez	Reviewed No ...	04/15/2025	Matthew Perez	
Transportation Engineer					
Assistant Director					
Subdivision Committee					
<a href="#">Review Consolidation</a>					
City Council					
Closure					
Planning Commission					
Condition Status: Name	Short Comments	Status	Apply Date	Severity	Action By
<b>Application Comments:</b> View ID	Comment		Date		
<b>Initiated by Product:</b> ACA					
<b>Scheduled/Pending Inspections:</b> Inspection Type	Scheduled Date	Inspector	Status	<b>Comments</b>	
<b>Resulted Inspections:</b> Inspection Type	Inspection Date	Inspector	Status	<b>Comments</b>	

PRELIMINARY PLANNED UNIT DEVELOPMENT PLAN  
LAFAYETTE ADDITION  
AN ADDITION TO ANDOVER, BUTLER COUNTY, KANSAS

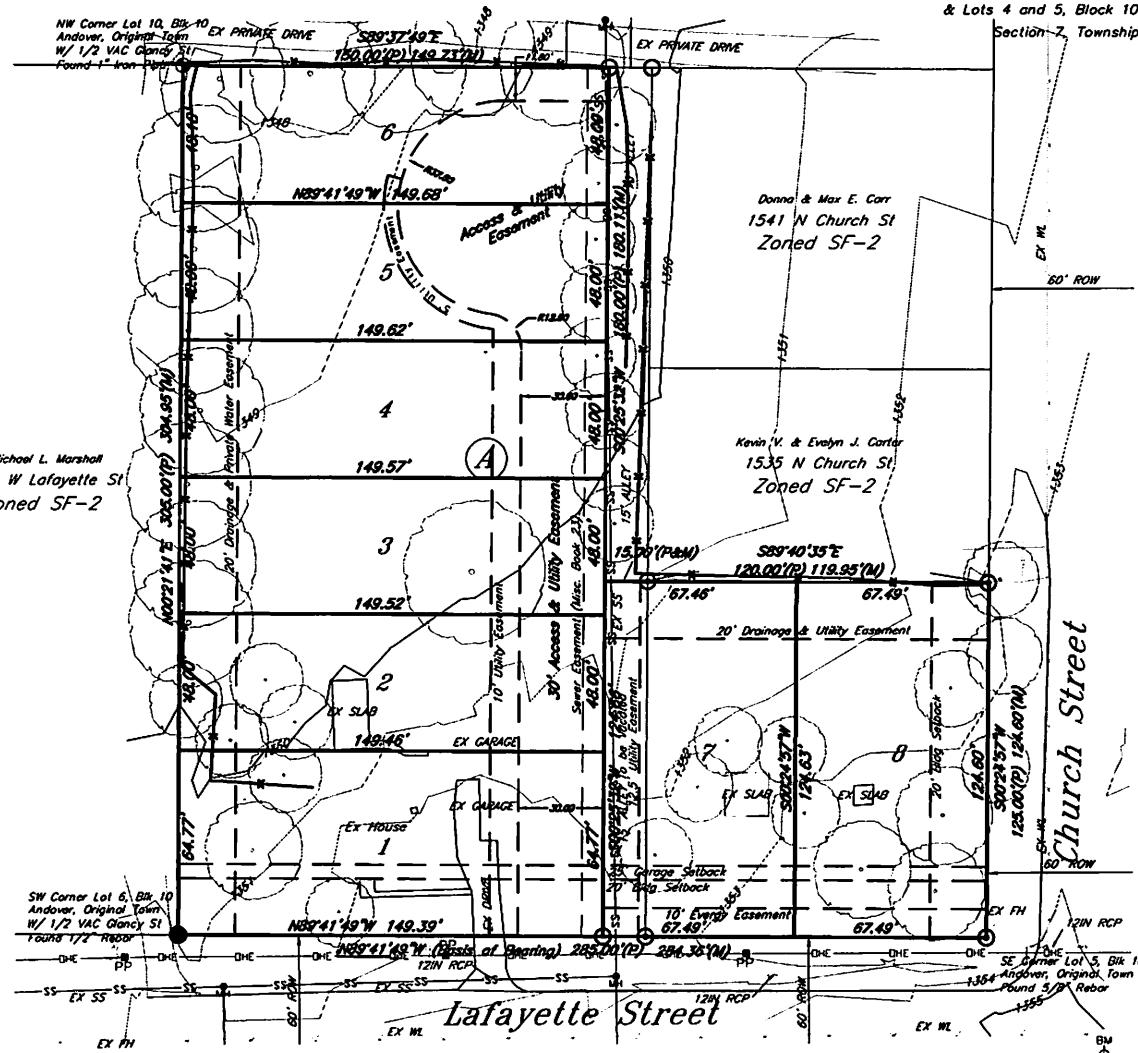
Donna & Max E. Corr  
Baker's Reserve  
Zoned SF-2

## LEGEND

- 1/2" Barb (Round)
- 1" Barb Pipe (Round)
- ◎ 3/8" Barb (Round)
- 5/8" Barb (Round) KENYA CLS #57

Michael L. Marshall  
406 W Lafayette St  
Zoned SF-2

Corner Lot 6, Blk 10  
over, Original Town  
1/2 VAC Glancy St  
8 1/2 Repor



Lots 6, 7 8, 9 and 10, Block 10, ORIGINAL Town of Andover, Butler County, Kansas.  
& Lots 4 and 5, Block 10. ORIGINAL Town of Andover, Butler County, Kansas  
Section 2, Township 27 South, Range 3 East of the 6th. P.M.

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

**AREA: 1.43 acres**  
**EXISTING ZONING: SF-2**  
*Single-Family Residential/  
Medium Density District*

#### **GENERAL PROVISIONS: LOT REQUIREMENTS**

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:	<p>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.</p> <p>Rear: 20 ft.</p> <p>Side: 6 ft.</p>
M.	Parking Ratio:	As per zoning code

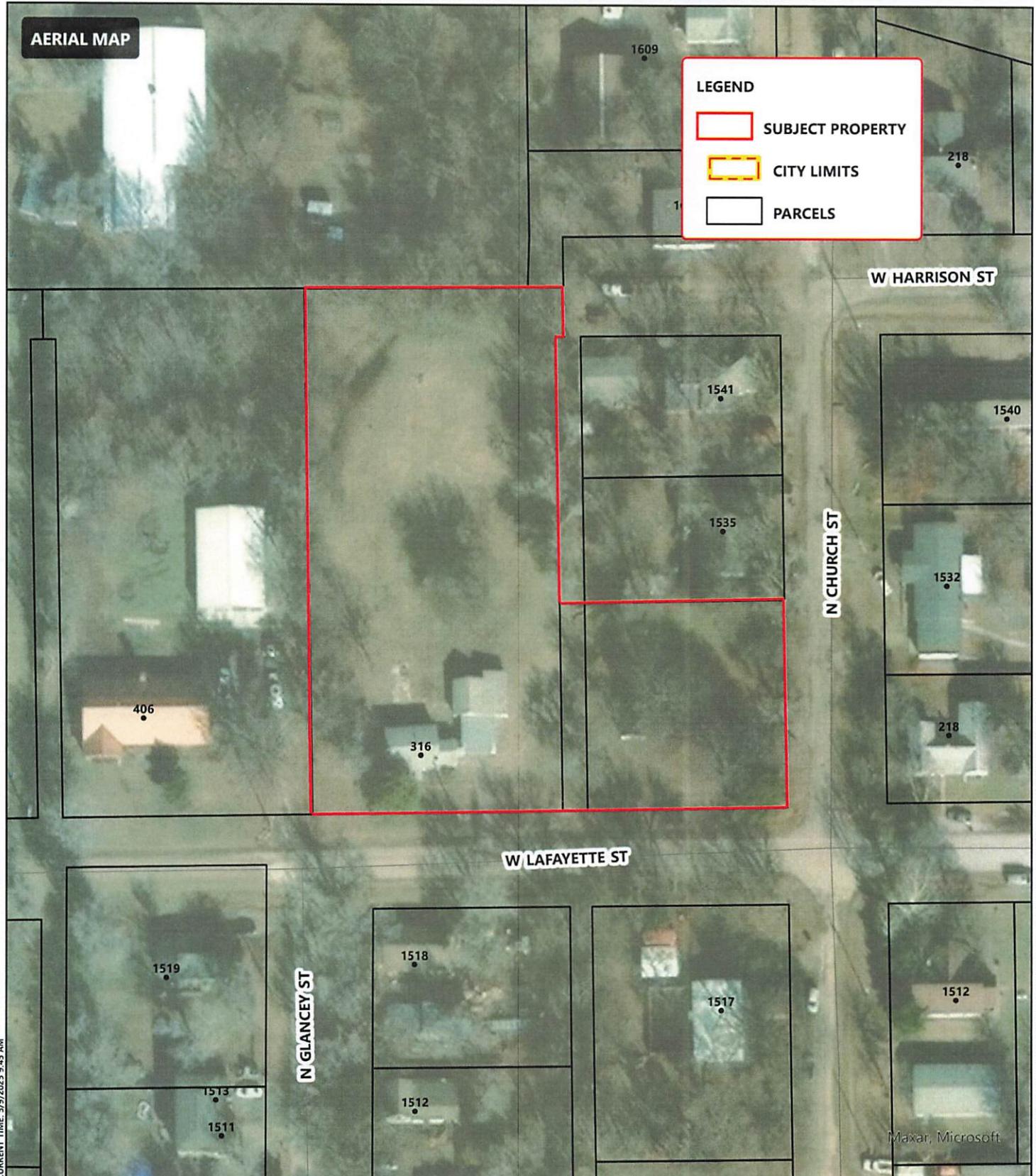
## BENCHMARK

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

Elevation= 1355.70 (NAVD 88)

23072 Lafayette Addition 06/08/2023

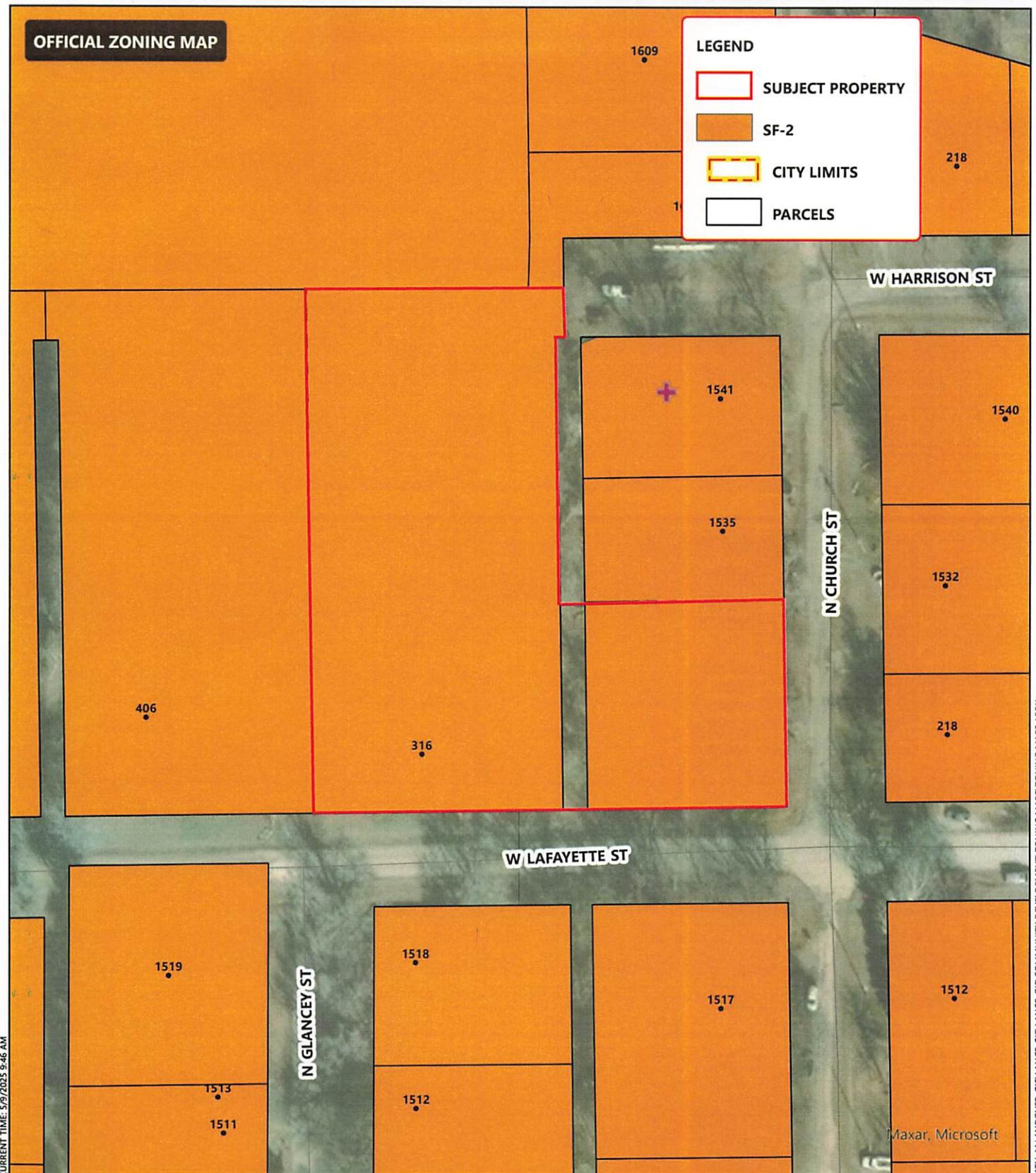
**KEMILLER** ENGINEERING PA  
117 E. Lewis, Wichita, KS 67202 (316)264-0242

**AERIAL MAP**

0 40 80 120 160 FEET

**Z-PUD25-0008 // LAFAYETTE PRELIMINARY PUD AMENDMENT**

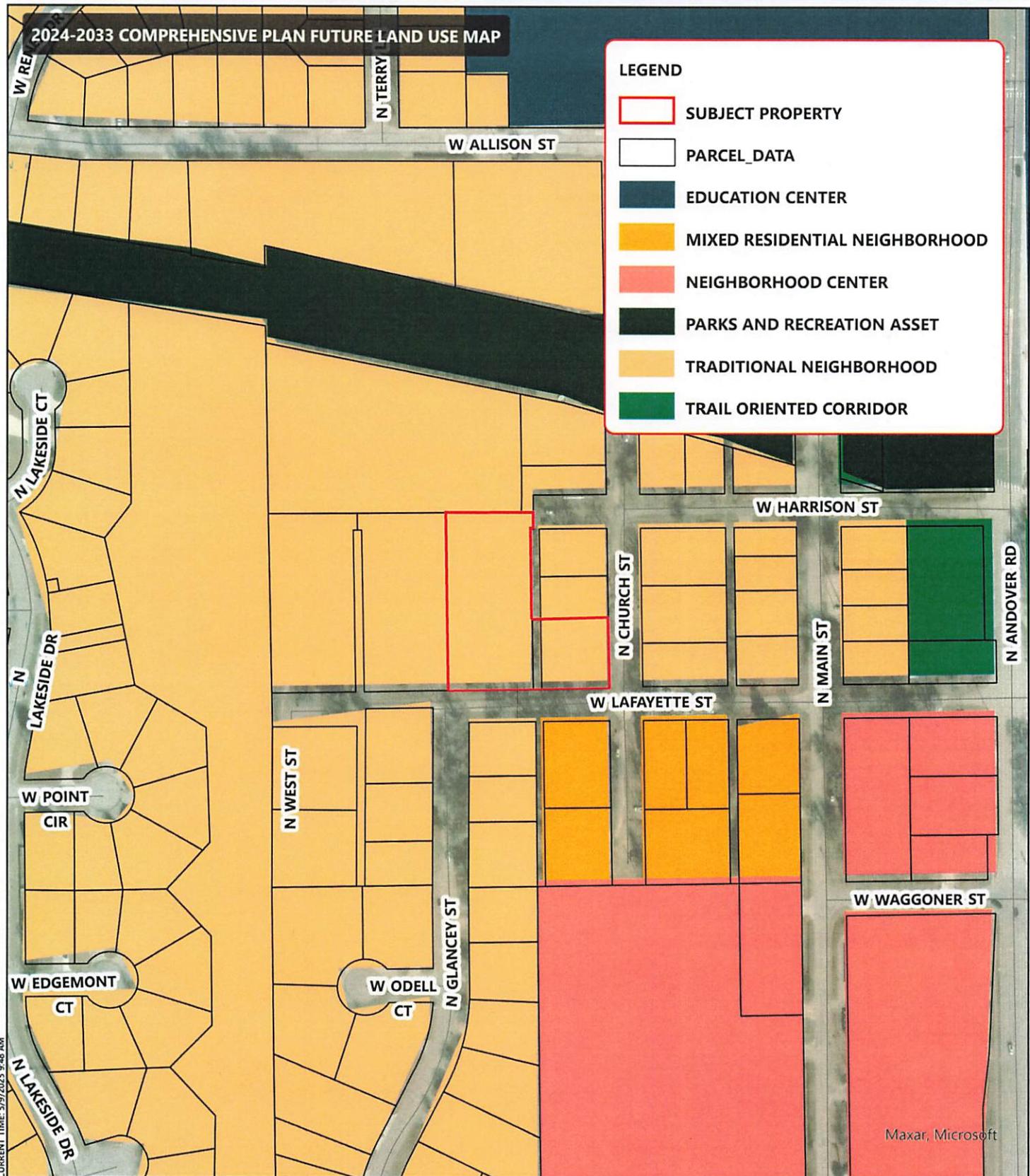
IT IS UNDERSTOOD THAT WHILE THE CITY OF ANDOVER GIS/MAPPING DEPARTMENT HAS NO INDICATION AND/OR REASON TO BELIEVE THAT THERE ARE INACCURACIES IN INFORMATION INCORPORATED IN THE MAP, THE CITY OF ANDOVER MAKES NO WARRANTY OR REPRESENTATION, EITHER EXPRESSED OR IMPLIED, WITH RESPECT TO THE INFORMATION,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



0 40 80 120 160 FEET

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