

(First published in The Andover Journal, Andover, Kansas, May 24, 1973.)

ORDINANCE NO. 196

AN ORDINANCE AMENDING ORDINANCE NO. 175 OF THE CITY OF ANDOVER, KANSAS AND PROVIDING FOR RECLASSIFICATION OF CERTAIN ZONING USE CLASSIFICATIONS OF CERTAIN TRACTS OF PROPERTY IN SAID CITY.

Section 1. That pursuant to proceedings duly had and taken, including valid hearings before the Planning Commission of the City of Andover, Kansas, the Governing Body of the City of Andover, Kansas has considered certain recommendations made by said Planning Commission and as a result of said consideration and in conformity with the recommendations of the said Planning Commission, the following tracts of land in the City of Andover, Kansas, are hereby declared to have their zoning use changed as follows:

A. The following tracts are hereby changed from a R-1 Residential use to a B-4 General Business District use:

- (a) Lot 4, Block 4, Koob's Tracts, Sec 19, Twn 27, Range 3 East
- (b) E 50' Lot 5, Block 4, Koob Tracts, Sec 19, Twn 27, Range 3 East.

B. The following tracts are hereby changed from a R-1 Residential use to a B-1 Office Business District use:

- (a) Beginning at the Northeast Corner of Northwest Quarter of the Northeast Quarter of Sec. 19, Twn. 27, Range 3 East, South 600 feet, West 300 feet, North 600 feet, East 300 feet to p.o.b. except the East 100 feet of said tract.

C. The following tracts are hereby changed from a R-1 Residential use to a B-3 Central Shopping District use:

- (a) The following tract in Thomas acres: Beg. 35 feet South of the Northwest Corner of Lot 7, South 107.12 feet, East 152 feet, North 107.12 feet, West 152 feet to p.o.b.

- (b) Beg. at the Southeast Corner of Southeast Quarter of Sec. 18, Twn. 27, Range 3, West 156.25 feet, North 178.34 feet, East 156.25 feet, South 178.34 feet to p.o.b.

- (c) Beg. 156.25 feet West of the Southeast Corner of the Southeast Quarter of Sec. 18, Twn. 27, Range 3, West 86 feet, North 178.34 feet, East 86 feet, South 178.34 feet to p.o.b.

D. The following tracts are hereby changed from a R-1 Residential use to a B-2 Neighborhood Business District use:

- (a) Beg. 178.34 feet North of Southeast Corner of Southeast Quarter of Sec. 18, Twn. 27, Range 3, West 242.25 feet, North 89.16 feet, East 242.25 feet, South 89.16 to p.o.b.

- (b) One acre tract lying in the Northwest Quarter of the Northwest Quarter of the Southwest Quarter of Sec. 17, Twn. 27, Range 3 East described as follows: Beg at Northwest Corner of the Southwest Quarter of Sec. 17, Twn. 27, Range 3, East 208.71 feet, South 208.71 feet, West 208.71 feet, North 208.71 feet to p.o.b.

E. The following tracts are hereby changed from a R-2 Residential use to a B-2 Neighborhood Business use:

- (a) A tract beginning 430 feet South of the Northeast Corner of Northeast Quarter of Sec. 18, Twn. 27, Range 3, South 90 feet, West 215 feet, North 90 feet, East 215 feet to p.o.b.
- (b) A tract in Hodges Tracts in the East Half of Northeast Quarter of Sec. 18, Twn. 27, Range 3 described as follows: Beg. 170 feet South of the Northeast Corner of the East Half of the Northeast Quarter of said section, South 100 feet, West 145 feet, North 100 feet, East 145 feet to p.o.b.
- (c) A tract in Hodges Tracts in the East Half of the Northeast Quarter of Sec. 18, Twn. 27, Range 3 described as follows: Beg. 150 feet South and 145 feet West of the Northeast Corner of the East Half of the Northeast Quarter of said section, South 120 feet, West 170 feet, North 120 feet, East 170 feet to p.o.b. except West 115 feet thereof.
- (d) A tract in Hodges Tracts in the East Half of the Northeast Quarter of Sec. 18, Twn. 27, Range 3 described as follows: Beg. 1150 feet North of the Southeast Corner of the Northeast Quarter of the Northeast Quarter of said section, North 170 feet, West 145 feet, South 170 feet, East 145 feet to p.o.b.
- (e) Lot 1 and the North 15 feet of Lot 2, Block 4, Andover Original Town, Now City.
- (f) All those lots lying between the railroad right-of-way and Block 1 of Original Andover City excepting the West 75 feet thereof. Section 7, Twn 27, Range 3 East

F. The following tracts are hereby changed from a R-1 Residential use to a I-1 Industrial Use:

- (a) Beg. 223.2 feet East of the Southwest Corner of the Southwest Quarter of Sec. 18, Twn. 27, Range 3, East 200 feet, North to the South right-of-way line of Kansas Turnpike Authority, Southwesterly along the South right-of-way line of the Kansas Turnpike Authority to a point North of the point of beginning, South 460.2 feet to p.o.b.

G. The following tracts are hereby changed from a R-2 Residential use to a B-1 Office Business District use:

- (a) Beg. 851 feet North of the Southeast Corner of the Northeast Quarter of Sec. 7, Twn. 27, Range 3, North 164 feet, West 160 feet, South 164 feet, East 160 feet, and also beg. 660 feet West of the Southeast Corner of the Northeast one half of Sec. 7, Twn. 27, Range 3 East, West 225 feet, North 125 feet, West 75 feet, North 890 feet, East 300 feet, South 1015 feet to p.o.b.
- (b) Beg. at the Southeast Corner of Northeast Quarter of Sec. 7, Twn. 27, Range 3 East, West 660 feet, North 851 feet, East 660 feet, South 851 feet to p.o.b. except permanent easement.
- (c) Beg. at the Southeast Corner of Lot 7, Block 6, Town Company Addition to the City of Andover, Kansas, West to the Southeast Corner of Lot 24, said Block 6, North to the Northeast Corner of Lot 30, said Block 6, West to a point 85 $\frac{1}{4}$ feet West of the East line of Section 7, South to the North line of Kansas Turnpike Authority, Northeasterly along the right-of-way of Kansas Turnpike Authority to a point South of the p.o.b., North to p.o.b.

Section 2. That in addition to the said Ordinance being so amended, the official zoning map of said City shall be and hereby is directed to be changed to conform with the changes in zoning uses made in this Ordinance.

Section 3. This Ordinance shall become effective thirty days from May 12, 1970 and after its adoption and publication in the official city paper.

Eugene Miller
Mayor

Patricia M. Stuenkele
City Clerk

Seal