

*(Ordinance published at [www.andoverks.gov](http://www.andoverks.gov) on January 17, 2026)*

**ORDINANCE NO. 1986**

**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-PUD25-0010; and

WHEREAS, the Governing Body finds proper notice was given and a public hearing was held on Case No. Z-PUD25-0010 on November 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 MXR Multiple-Family / Mixed Residential Use District, under The Hodges 8<sup>th</sup> Addition Planned Unit Development District overlay. The Hodges 8<sup>th</sup> Addition Planned Unit Development Plan is also created as depicted in Exhibit A incorporated herein.

Legal Description

A replat of Lot 1, Block A, and Reserve "A", Hodges Seventh Subdivision, Andover, Butler County, Kansas; TOGETHER WITH that portion of the East Half of the Northeast Quarter, Section 18, Township 27 South, Range 3 East, Sixth Principal Meridian, Butler County, Kansas, as prepared by Baughman Company, P.A., CLS 58, surveyors in aforementioned county and state on October 16, 2025, more particularly described as follows: Beginning 296 feet South of the Northwest Corner of the East Half of the Northeast Quarter of Section 18, Township 27 South, Range 3 East of the 6<sup>th</sup> Principal Meridian in Butler County, Kansas, THENCE South 321.33 feet; THENCE East 200 feet; THENCE North 321.33 feet; THENCE West 200 feet to the Point of Beginning, except that portion of the North side taken by the Kansas Turnpike Authority; TOGETHER WITH that portion of the East Half of the Northeast Quarter, Section 18, Township 27 South, Range 3 East, Sixth Principal Meridian, Butler County, Kansas, as prepared by Baughman Company, P.A., CLS 58, surveyors in aforementioned county and state on October 16, 2025, more particularly described as follows: Beginning at a point that is 296 feet South and 200 feet East of the Northwest corner of the East half of the Northeast Quarter of Section 18, Township 27 South, Range 3 East of the 6<sup>th</sup> P.M.; THENCE South 321.33 feet; THENCE East 216 feet; THENCE Northeasterly to a point

25 feet North and 25 feet East of the last described point; THENCE North 592.33 feet to the North line of said Section; THENCE West 147 feet; THENCE South 296 feet; THENCE West 94 feet to place of beginning, Butler County, Kansas, subject to the rights of the Kansas Turnpike Authority; TOGETHER WITH that portion of the East Half of the Northeast Quarter, Section 18, Township 27 South, Range 3 East, Sixth Principal Meridian, Butler County, Kansas, as prepared by Baughman Company, P.A., CLS 58, surveyors in aforementioned county and state on October 16, 2025, more particularly described as follows: Beginning at a point that is 587 feet East of the Northwest Corner of the East Half of the Northeast Quarter of Section Numbered 18, Township Numbered 27 South, Range Numbered 3 east of the 6<sup>th</sup> P.M.; THENCE East 150 feet; THENCE South 290 feet; THENCE West 150 feet; THENCE North 290 feet to the point of beginning, in Butler County, Kansas. Subject to road rights-of-way of record.

General Location

303, 309, 401, and 423 W. Turnpike Rd., 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 13th day of January, 2026


CITY OF ANDOVER, KANSAS

[seal]



  
\_\_\_\_\_  
Ronnie Price, Mayor

ATTEST:

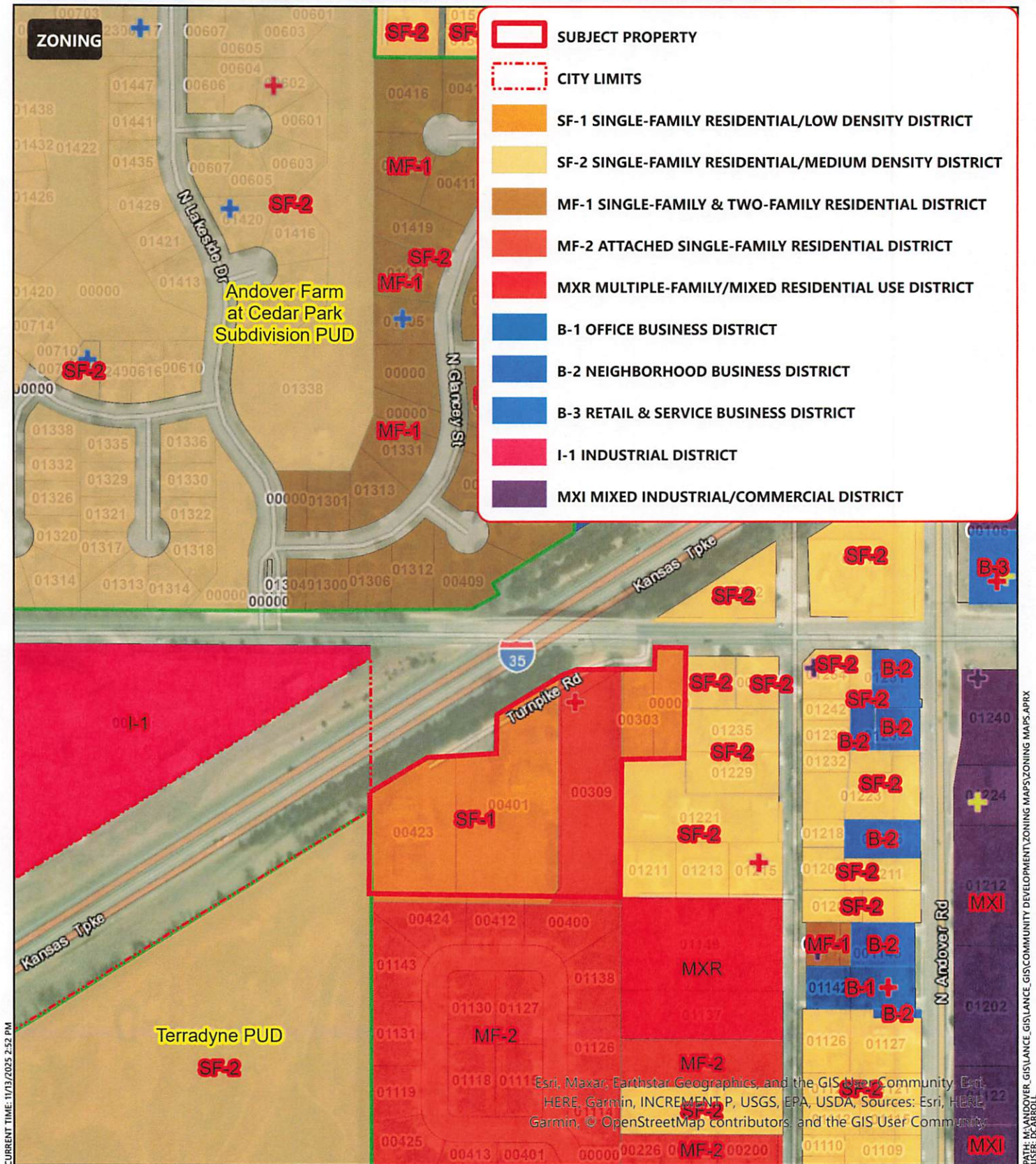
  
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Dana Engstrom, City Clerk

**EXHIBIT A**









Z-PUD25-0010 // 401 W TURNPIKE R

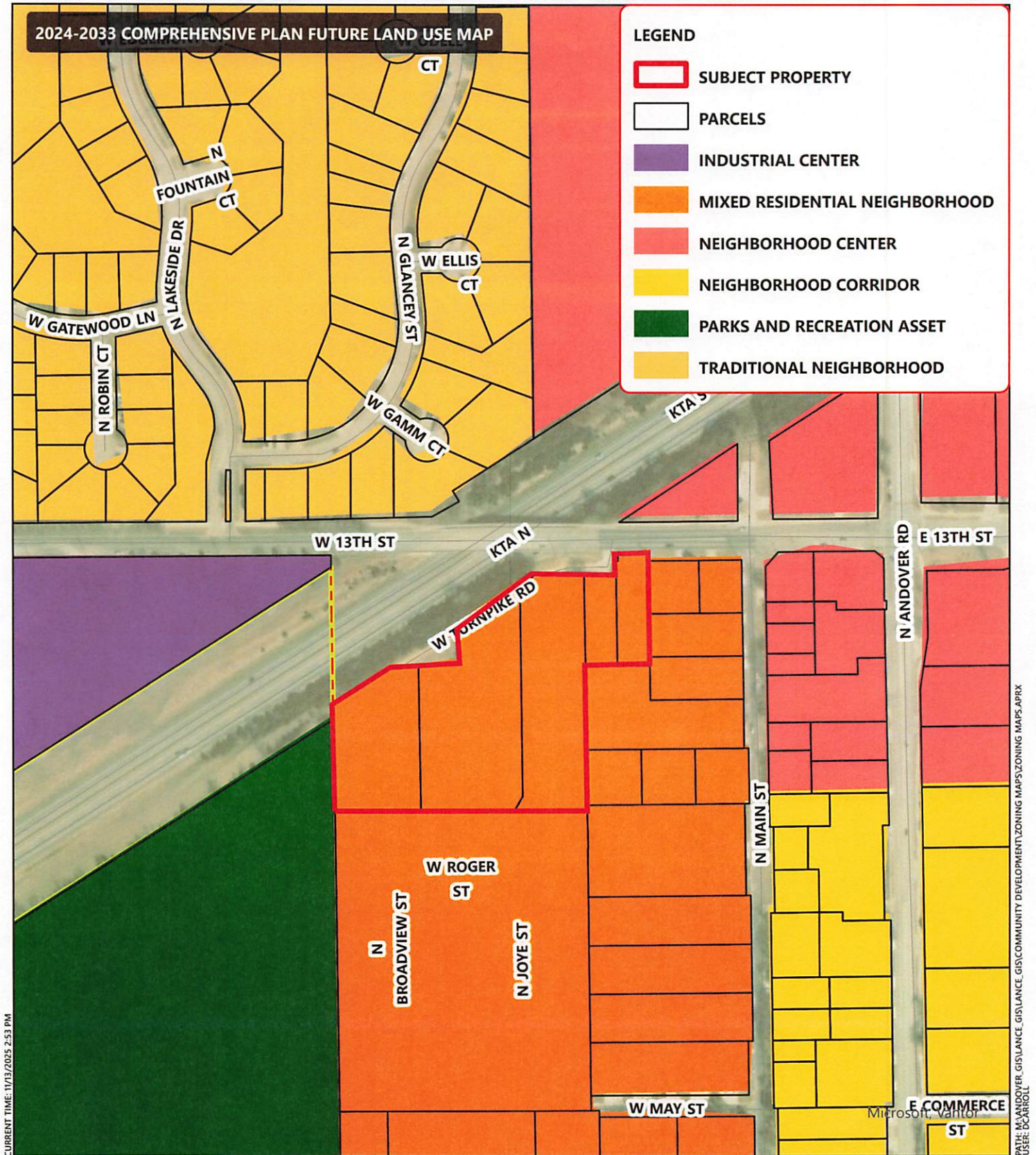
IT IS UNDERSTOOD THAT WHILE THE CITY OF ANDOVER GIS/MAPPING DEPARTMENT HAS NO INDICATION AND/OR REASON TO BELIEVE THAT THERE ARE INACCURACIES IN INFORMATION INCORPORATED IN THE MAP, THE CITY OF ANDOVER MAKES NO WARRANTY OR REPRESENTATION, EITHER EXPRESSED OR IMPLIED, WITH RESPECT TO THE INFORMATION,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



# 2024-2033 COMPREHENSIVE PLAN FUTURE LAND USE MAP

## LEGEND

- SUBJECT PROPERTY
- PARCELS
- INDUSTRIAL CENTER
- MIXED RESIDENTIAL NEIGHBORHOOD
- NEIGHBORHOOD CENTER
- NEIGHBORHOOD CORRIDOR
- PARKS AND RECREATION ASSET
- TRADITIONAL NEIGHBORHOOD



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Z-PUD25-0010 // 401 W TURNPIKE RD

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