The City of Andover

Agenda

Planning Commission & Board of Zoning Appeals Meeting

Tuesday, May 19, 2026 @ 7:00 PM

City Hall - 1609 East Central Avenue

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To: Planning Commission
From: Julie Boyd
Date: May 19, 2026
Subject: April 21, 2026

RECOMMENDED ACTION: Approve the minutes of the April 21, 2026 meeting of the Andover Planning Commission and Board of Zoning Appeals.

ATTACHMENTS:
Draft Planning Commission Minutes - 04/21/26

PLANNING & ZONING
1609 E. CENTRAL AVE.
ANDOVER, KS 67002
316.733.1303

PLANNING COMMISSION & BOARD OF ZONING APPEALS AGENDA

APRIL 21, 2026 | 7:00 P.M.

ANDOVER CITY HALL | 1609 E. CENTRAL AVE.

1. CALL TO ORDER

The meeting was called to order at 7:01pm by Chairperson Garwood.

2. ROLL CALL

Committee Members present: Chairperson Vance Garwood, Gary Israel, David Foley, Dan Colson

Staff Members present: Jolene Graham, Assistant City Administrator; Les Mangus, Director of Community Development; Kevin Graham, Assistant Public Works Director; Julie Boyd, Planning & Zoning Administrator; Dylan Carroll, Planning Technician.

3. APPROVAL OF THE MINUTES OF THE MARCH 17, 2026 MEETING

Gary Israel made a motion to approve the minutes of the March 17, 2026, meeting as presented. Seconded by Dan Colson. Motion passed 4-0.

4. COMMUNICATIONS

A. COMMITTEE & STAFF REPORT

Julie Boyd stated that the city is advertising for the open Planning Commission spot.

B. POTENTIAL RESIDENTIAL DEVELOPMENT REPORT

5. AGENDA

5.1 LOT SPLIT — PUBLIC HEARING ON AN APPLICATION FOR A LOT SPLIT ON A PROPERTY ZONED A-1 AGRICULTURAL TRANSITION DISTRICT, AND GENERALLY LOCATED AT 1119 W. HARRY ST., ANDOVER, KANSAS

Chairperson Garwood called the first agenda item pertaining to the public hearing on an application for a lot split on the property generally located at 1119 W. Harry St.

The public hearing was opened at 7:05pm.

Julie Boyd introduced the item by stating that it is a fairly simple lot split case. This is an approximately 59-acre parcel, zoned in the A-1 Agricultural Transition District. The property owner would like to split off 5 acres of the parcel in the northeast corner of the property. The minimum lot size for the A-1 district is 5 acres, so this split would create a compliant lot. The remainder of the parcel would become Lot 1A and the new parcel would be Lot 1B. In addition, there is approximately a ½ acre section of Lot 1B that is within the special flood hazard area of Fourmile Creek. There are currently no structures that will be split off, however there is an

existing single-family house on the 59-acre parcel. The new lot can be served by Wichita water and Andover sewer as the existing house already is and the lines run along Harry St.

Chairperson Garwood made a comment that it appears this case was heard by the Subdivision Committee about a week ago. Gary Israel stated he reviewed this lot split and recommended approval during the Subdivision Committee meeting. Mr. Israel stated there were discussions about distances to a fire hydrant at the Subdivision Committee meeting and asked if those discussions had been addressed. Julie Boyd responded that it would come up at the time for building permits and does not apply to the lot split. Les Mangus stated he looked at the GIS utility map and there is a fire hydrant located directly across the street from this property.

Brian Peltier from Merestone Survey was present and spoke at the podium to address any questions the Commission may have. He stated that he believes the fire hydrant is located on the same side of the street at the property.

Leroy Maneth from 1639 S Heather Lake Ct spoke at the podium to address concerns he had relating to the lot split. He stated he would like to know what the owners are planning for the lot because his property abuts the parcel and he is concerned about future development and the impact it will have on his property. Julie Boyd responded that it would retain the same zoning as it already has and if the property owner intended to change the zone, it would require an additional public hearing. Mrs. Boyd then listed off the approved uses for the A-1 Agricultural Transition District.

David Foley sought clarification that this is not a zoning change and that the property owner would not be able to construct multi-family housing on the parcel. Julie stated the zone is not changing and if they sought to change the zone, it would require an additional public hearing that the resident could speak at.

The public hearing was closed at 7:12pm.

Gary Israel made a motion to approve the lot spit on the property generally located at 1119 W. Harry St. Seconded by David Foley. Motion passed 4-0.

5.2 PUD AMENDMENT — PUBLIC HEARING ON AN APPLICATION TO AMEND THE TUSCANY PRELIMINARY PLANNED UNIT DEVELOPMENT, GENERALLY LOCATED AT THE CORNER OF S.W. 120TH ST. AND S. ANDOVER RD., ANDOVER, KANSAS

Chairperson Garwood called the next agenda item, pertaining to the public hearing on an application to amend the Tuscany Preliminary Planned Unit Development, generally located at the corner of S.W. 120th St and S. Andover Rd.

The public hearing was opened at 7:13pm.

Julie Boyd introduced the agenda item by stating this is an extremely minor revision to the preliminary PUD for the Tuscany addition. The current addition was put into place on June 10, 2025, after another amendment was made. When building permits began to be pulled for this development, it was found that the side yard setbacks allowed in parcel 2b did not match between the different parts of the PUD. The applicant intends to correct the PUD to what they originally intended, which is a 5-foot side yard setback in parcel 2b instead of 8-feet as is listed. The only change is this amendment is a single number, from 8 feet to 5 feet, everything else is staying exactly the same.

Will Cleavinger from Garver was present and spoke at the podium. He stated he had nothing further to add but could answer any questions.

The public hearing was closed at 7:15pm.

STAFF ITEMS

1. Do adequate sewage disposal and water supply and all other necessary public facilities including street access exist or can they be provided to serve the uses that would be permitted on the subject property if the change in zoning were approved?	
STAFF	Public facilities are in place and adequate or could be readily extended to serve the property.
2 If the zoning change request was approved, would the subject property need to be platted or replatted, or have in-lieu-of dedications made, in order to provide needed rights-of-way, easements, building setback lines, or access control?	
STAFF	The PUD is being amended in order to correct an error with building setbacks.
3 If the zoning change request was approved, would the subject property need a screening plan for existing or potential uses?	
STAFF	The amendment will not affect the physical conditions of the PUD area, and all previously-approved screening requirements will remain in effect.
4 What fact-based information in support of or in opposition to the requested zoning change has staff received?	
STAFF	None at this time.
5 If there has been an error in the application of these Zoning Regulations to the subject property, would the requested zoning change correct the error?	

STAFF	This amendment is in fact *only* to correct an error affecting the subject property.

STAFF & COMMISSION/COUNCIL ITEMS

6 How suitable or unsuitable is the subject property for its current zoning?

STAFF	The property is suitable for its current zoning.
PLANNING	Concur
COUNCIL	

7 Is the length of time the subject property has been vacant or undeveloped under its current zoning a factor in the zoning change request?

STAFF	No.
PLANNING	Concur
COUNCIL	

8 How reasonably well-suited will the requested zoning change of the subject property be with the current zoning of nearby properties.

STAFF	The requested zoning change would in fact not modify the underlying zoning of the affected parcel, so the compatibility of the zoning with that of nearby properties will not change from current conditions.
PLANNING	Concur
COUNCIL	

9 Has the zoning change been requested because conditions in the area of the subject property have changed or are changing? If so, what is the nature and significance of these conditions?

STAFF	No.
PLANNING	Concur
COUNCIL	

1(What are the current land uses, character and condition of the subject property and the surrounding neighborhood?

STAFF	The subject property is located fully within the Tuscany Addition Planned Unit Development, which is made up of single-family homes.
PLANNING	Concur
COUNCIL	

11 Would the proposed zoning change of the subject property allow land uses which might have detrimental effects on nearby properties, and if so, how?

STAFF	No such detrimental effects are anticipated; the permitted land uses on the affected parcel are not changing.
PLANNING	Concur
COUNCIL	

12 How would the requested zoning change conform with the City's Comprehensive Plan and other adopted master plans and policies?

STAFF	The Comprehensive Plan suggests a Traditional Neighborhood Place Type which is consistent with the applicant's proposal.
PLANNING	Concur
COUNCIL	

13 Do any professional persons knowledgeable on conditions that affect this zoning change request have information or recommendations to provide, which would be helpful in its evaluation?

STAFF	Staff supports the proposed amendment.
PLANNING	Concur
COUNCIL	

14 How would the potential loss in value or hardship imposed on the Applicant compare to the relative gain to the public health, safety and welfare, if there is a change from the current zone to the requested zone?

STAFF	No detriment to the public health, safety and welfare is perceived. Any changes in light, traffic, or noise can be sufficiently mitigated with adequate screening and buffering.

PLANNING	Concur
COUNCIL	

David Foley made motion to recommend to the Governing Body that Z-PUD26-0002 be approved based on the finding of fact #6, #8, #10, #12. Seconded by Dan Colson. Motion passed 4-0.

RECESS THE PLANNING COMMISSION AND CONVENE THE BOARD OF ZONING APPEALS

Gary Israel made a motion to recess the Planning Commission and convene the Board of Zoning Appeals at 7:21pm. Seconded by David Foley. Motion passed 4-0.

5.3 BZA-V26-0005 — PUBLIC HEARING ON AN APPLICATION FOR A VARIANCE OF 620 SQUARE FEET FROM THE 500 FOOT MAXIMUM FLOOR AREA OF AN ACCESSORY STRUCTURE; AND OF 120 SQUARE FEET FROM THE 1000 SQUARE FOOT MAXIMUM AGGREGATE TOTAL FLOOR AREA OF ALL ACCESSORY STRUCTURES; ON A PROPERTY ZONED SF-1 SINGLE FAMILY RESIDENTIAL / LOW DENSITY DISTRICT, AND GENERALLY LOCATED AT 125 E. KERRY LYNN DR., ANDOVER, KANSAS

Chairperson Garwood called the final agenda item, pertaining to the public hearing on an application for a variance at the property generally located at 125 E. Kerry Lynn Dr.

The public hearing was opened at 7:21pm.

Julie Boyd stated this is an application for a variance on a 0.8 acre parcel near the intersection of Harry and S. Andover Rd. The property is zoned SF-1 Single Family Residential / Low Density District, and the applicant intends to construct a 1,120 sq ft accessory structure in the backyard for personal use. The accessory structure would be over twice the maximum permitted in the SF-1 district, which is 500 sq ft and over the maximum aggregate total. While this is a large variance from what is listed as the maximum, the total lot coverage would only be 8% with the addition of this accessory structure, the maximum is 35%. This neighborhood already has multiple similar structures that predate the UDM, which was adopted in 2018. Directly across the street from the applicant there is a detached garage that is roughly the same size as the intended accessory structure.

Ron Tozier, the property owner was present and spoke at the podium. He stated he did not have much to add, just that he wanted to add a small building to the backyard.

Chairperson Garwood asked if he had talked with his neighbors. Mr. Tozier stated they had no issue with the accessory structure. Chairperson Garwood then asked what the accessory structure would look like. Mr. Tozier stated it will match the color of the house.

Mr. Israel asked how tall the structure would be. Mr. Tozier stated the ceiling will be 10 feet, which is similar to the existing garage.

The public hearing was closed at 7:25pm.

DOES THE EVIDENCE DEMONSTRATE THAT:

1! The physical surroundings, shape or topography of the property would result in a practical difficulty, as distinguished from a mere inconvenience, for the owner, lessee or occupant.	
STAFF	The subject property is approximately 50% larger than the minimum lot area for the SF-1 zoning district, with a large backyard area that can easily accommodate a large accessory structure while respecting the required building setbacks.
BZA	Concur
1(Granting the variance will result in material detriment or injury to other property or improvements in the neighborhood.	
STAFF	No such detrimental effects are anticipated. Similar structures are present in the surrounding neighborhood already.
BZA	Concur
1' Granting the variance will result in an inadequate supply of light or air to adjacent property, substantially increase traffic congestion, increased fire risk, or substantially diminished property values in the neighborhood.	
STAFF	No such adverse effects are anticipated.
BZA	Concur
1(The request for a variance is not based exclusively on a desire of the owner, lessee, occupant or applicant to make more money out of the property.	
STAFF	The applicant intends to construct the accessory structure for personal use and storage.
BZA	Concur

SPECIFIC CONDITIONS TO BE MET:

1. The requested variance arises from a condition unique to the property in question, which is not ordinarily found in the same zoning district, and which was not created by any action of the property owner or the applicant.	
STAFF	The subject property is approximately 50% larger than the minimum lot area for the SF-1 zoning district, with a large backyard area that can easily accommodate a large accessory structure while respecting the required building setbacks.
BZA	Concur
2 Strict application of the provisions of these Zoning Regulations would result in unnecessary hardship for the owner, lessee or occupant of the land or structures.	
STAFF	Strict application of the provisions would limit the applicant to an accessory structure which is comparably much smaller than those enjoyed by their neighbors.
BZA	Concur
3 Granting the variance will not adversely affect the rights of adjacent property owners or residents.	
STAFF	No such adverse effects are anticipated. Similar structures are present in the surrounding neighborhood already.
BZA	Concur
4 The requested variance will not adversely affect the public health, safety, morals, order, convenience, prosperity or general welfare.	
STAFF	No such adverse effects are anticipated.
BZA	Concur
5 The requested variance will not be opposed to the general spirit and intent of these Zoning Regulations.	
STAFF	The requested Variance is not opposed to the promotion of public health, safety, morals, comfort, or general welfare in the City.
BZA	Concur

Gary Israel made a motion to authorize the Chairperson to sign a resolution granting the variance. Seconded by Dan Colson. Motion passed 4-0.

ADJOURN THE BOARD OF ZONING APPEALS AND RECONVENE THE PLANNING COMMISSION

Gary Israel made a motion to adjourn the Board of Zoning Appeals and reconvene the Planning Commission at 7:30pm. Seconded by David Foley. Motion passed 4-0.

6. MEMBER ITEMS

The Planning Commission and Les Mangus had a brief discussion about Yorktown Parkway.

7. ADJOURN

Chairperson Vance Garwood made a motion to adjourn the meeting. Seconded by Gary Israel. Motion passed 4-0.

Meeting adjourned at 7:32pm

To: Planning Commission
From: Les Mangus
Date: May 19, 2026
Subject: Committee & Staff Report

RECOMMENDED ACTION: No action is necessary. Please review and file the development-related meeting minutes.

SUMMARY:
Attached are the meeting minutes of all development-related meetings that have occurred since the last Planning Commission meeting. These minutes provide an overview of recent discussions and actions taken regarding community development in the City of Andover.

The March Site Plan Review minutes are attached. The Subdivision Committee did not meet in March.

ATTACHMENTS:
Site Plan Review Minutes - 03/03/26

SITE PLAN REVIEW COMMITTEE AGENDA

MARCH 3, 2026 | 6:00 P.M.

ANDOVER CITY HALL | 1609 E. CENTRAL AVE.

1. CALL TO ORDER

The meeting was called to order at 6:00pm by Chairperson Woolsoncroft.

2. ROLL CALL

Committee Members present: Chairperson Todd Woolsoncroft, Homer Henry, Jessica Friedrichs, John VanSickle.

Staff Members present: Les Mangus, Director of Community Development; Kevin Graham, Assistant Director of Public Works; Julie Boyd, Planning & Zoning Administrator; Dylan Carroll, Planning Technician.

3. APPROVAL OF THE MINUTES OF THE FEBRUARY 3, 2026 MEETING.

Homer Henry made a motion to approve the minutes of the February 3, 2026 meeting as presented. Seconded by Jessica Friedrichs. Motion passed 4-0.

4. COMMUNICATIONS

A. COMMITTEE & STAFF REPORT

Julie Boyd mentioned that she had sent out a meeting invite to the Committee members regarding the refresh of the Unified Development Manual.

B. POTENTIAL RESIDENTIAL DEVELOPMENT REPORT

5. AGENDA

5.1 SP-A26-0003 — REVIEW AND APPROVAL OF THE SIGN PLAN FOR KANSAS MEDICAL CENTER, GENERALLY LOCATED AT 1016 N. WACO AVE., ANDOVER, KANSAS

Chairperson Woolsoncroft called the first agenda item pertaining to the review and approval of the sign plan for Kansas Medical Center, generally located at 1016 N. Waco Ave.

Julie Boyd introduced the item by stating that in this case, this is an application to modify an existing monument sign for the Kansas Medical Center. The sign has been there since 2008, and at the time, the city did not require that landscaping be installed around the base of the monument sign. They plan to modify the sign by replacing the LED panel with one that is slightly taller. The sign with the modification would still stay below the maximum height for monument signs. Due to the modification of the sign, they will be required to bring the site up to current site plan review standards, such as the required landscaping bed. Staff feel that they can approve the landscaping independently if the Committee grants that permission. Other than the required landscaping, the sign fits all requirements.

Chairperson Woolsoncroft asked if the landscaping required irrigation. Julie Boyd responded that is correct.

Homer Henry asked why a proposed landscaping plan was not presented. Julie responded that they had been notified a landscaping plan would be required, but they did not get one submitted in time before the meeting. Homer Henry then asked who the sign company that is responsible. Julie responded that Miracle Signs is the one that submitted the plans.

Homer Henry asked when the application was submitted and when Julie notified them that a landscaping plan would be required. Julie responded that the application was submitted on February 5th and they were notified the same week that a plan would be required.

Homer Henry made a motion to approve with conditions the revised sign plan for Kansas Medical Center. The conditions being they submit a landscaping plan for staff review. Seconded by Jessica Freidrichs. Motion passed 4-0.

5.2 SP-A26-0005 — REVIEW AND APPROVAL OF THE REVISED SIGN PLAN FOR THE CAPITOL FEDERAL AMPHITHEATER, GENERALLY LOCATED AT 1607 E. CENTRAL AVE., ANDOVER, KANSAS

Chairperson Woolsoncroft called the next agenda item pertaining to the review and approval of the revised sign plan for the Capitol Federal Amphitheater, generally located at 1607 E. Central Ave.

Virginia Baumgartner from Lumineo Signs was present and spoke at the podium to introduce the sign plan as well as answer any questions the Committee may have. She stated that the existing sign was installed when the amphitheater was constructed. Since then, the new lodge has finished construction, and a new sign has been installed. She stated the plan is to have the new Capitol Federal Amphitheater sign illuminate the same way as The Lodge sign. She further stated that the overall design is to Capitol Federal's specifications, with the Evergy logo being relocated lower on the face of the sign. The letters of the sign will be stud-mounted into the limestone with a small penetration through the back of the sign for low-voltage LED wiring, the wiring will then run inside of the wall, which may require some removal and repair of the EIFS on the back of the structure.

There was a discussion amongst the Committee members and Virgina relating to the mounting holes and color of chalk used to cover up the mounting holes, as there are limestone colored caulk that could be used to help mask some of the old mounting holes. As part of the discussion, Les Mangus commented that properly power washing and cleaning the face of the sign will help cover some of the previous mounting holes. The Committee reached the conclusion that Staff could make the determination.

Homer Henry asked if the letters for the new sign will be proportional to the existing Lodge signage. Virginia responded they will look similar, but the Capitol Federal sign may be slightly larger due to the increase in characters used.

Chairperson Woolsoncroft asked if there was any landscaping on the rear of the sign. Virigina responded that there is not a landscape buffer on the rear of the sign.

Chairperson Woolsoncroft asked what color the signs will be illuminated. Virginia responded that they will be lit up blue both day and night.

There was a discussion amongst Committee members and Virginia regarding the rear of the sign, specifically regarding an access panel and where it may be located. In addition to discussion regarding the access panel, there was also discussion regarding the potential for wires or raceways to be visible to children at the park. Virginia reiterated that all wires will safety be located inside of the wall, away from outside hands.

Danile Schapaugh, Park & Recreation Manager was present and spoke at the podium about the past landscaping plans for the Lodge and how they will be tweaked before installation.

Homer Henry made a motion to approve the revised sign plan for the Capitol Federal Amphitheater with Staff approval for the caulk and back of sign. Seconded by Jessica Friedrichs. Motion passed 4-0.

5.3 SP-A26-0006 — REVIEW AND APPROVAL OF THE SIGN PLAN FOR SCOOTER'S COFFEE, GENERALLY LOCATED AT 626 S. ANDOVER RD., ANDOVER, KANSAS

Chairperson Woolsoncroft called the next agenda item pertaining to the sign plan for Scooter's Coffee, generally located at 626 S. Andover Rd.

Julie Boyd introduced the item by stating that Scooter's is revising their existing sign plan, which currently consists of two identical logo and business name signs. One sign is facing toward the road from the front of the building and their other is facing to the north near Dillon's. They're adding one additional small Scooter's sign to the side of the building by the drive-thru. The is ample room for more wall signage and they are nowhere near the maximum wall coverage. Additionally, they intend to retrofit the existing channel letters so that they are illuminated the same way as the new signs.

Chris Hampton from Springfield Sign Company was present via Microsoft Teams to answer any questions from the Committee. He stated that due to the building being multi-tenant, they used different signs than they normally would if it was a standalone business. He also stated that Scooter's had recently changed their main logo and that is the reason for the change and retrofit of the existing signs.
Homer Henry asked exactly where the emoji sign will be placed. Julie stated it will be situated on the north side of the building, above where the drive-thru is located. Homer Henry asked if the canopy above the drive-thru will be staying. Chris responded that it would remain and the emoji sign will go on the stone part next to the canopy. Homer Henry asked if any signs would be changed near Andover Road. Chris responded that no aesthetic changes will be made to the road signage.

Homer Henry made a motion to approve the revised sign plan for Scooter's Coffee. Seconded by Jessica Friedrichs. Motion passed 4-0.

5.4 SP-A26-0007 — REVIEW AND APPROVAL OF THE SIGN PLAN FOR MEYERS AUTOMOTIVE, GENERALLY LOCATED AT 936 N. ANDOVER RD., ANDOVER, KANSAS

Chairperson Woolsoncroft called the next agenda item pertaining to the review and approval of the sign plan for Myer's Automotive, generally located at 936 N. Andover Rd.

Julie Boyd introduced the agenda item by stating that Myer's Automotive has an existing monument sign out along Andover Road that they would like to replace with a pole sign that is basically just the monument sign but raised in the air. It is almost the same design overall with the height of the pole sign reaching the maximum of 20 feet allowed in the MXI zoning district. The pole would have a square sheath on it that will be blue to match the existing colors. The applicant did include a landscaping bed as part of their plan. There is existing landscaping that will all remain in place, but a small landscaping bed will be added around the base of the sign with the evergreen ground cover. From a Staff perspective, everything meets regulations.

Homer Henry stated that he thought that the city was trying to phase out pole signs. Jessica Friedrichs concurred. Julie responded that the current UDM as of 2018 allows pole signs. However, in the comprehensive plan it states that pole signs should be phased out in favor of monument signs. She further stated this is something that will be reviewed and tweaked during the Unified Development Manual refresh that is currently being conducted.

Chairperson Todd Woolsoncroft led a discussion about the locations of the nearest pole signs to Myer's Automotive.

Homer Henry stated that he does not see a photometric plan in the packet and the reason he brings this up, is because he drives down Andover Road at night fairly regularly and this Myer's Automotive sign seems to be the brightest sign on the street. Les Mangus responded that from time to time, city staff have to remind Myer's that LED signs are required to be dimmed at night.

Jessica Friedrichs stated her concerns of raising an already bright LED sign even higher into the area and the potential impact of light pollution it may have on the surrounding area.

Homer Henry asked where the nearest neighborhood is located to this sign. Les Mangus responded that the nearest neighborhood is to the northwest. Mr. Henry then asked when specifically, this sign was built. Julie responded that their original site plan was approved in 2017.

Chairperson Woolsoncroft stated that he believes it would be a good idea to review this during the UDM discussion to have it align more with the comprehensive plan. He also stated his concern about the sign potentially being placed closer to the road based off the renderings. Julie responded that for any permit pulled regarding this sign, staff will review it to ensure that it does not encroach on the right-of-way.

Homer Henry reiterated his concerns about the brightness of the sign and how raising the sign into the air could potentially increase the impact of the white light on the surrounding area. He further asked what corrective action staff could take in order to mitigate these reoccurring brightness issues with signs around town. Les Mangus stated that it is a constant reminder to businesses that dimming is required at night. He further stated that Myer's tends to use white and yellow lights that appear very bright in an area where there isn't much signage illuminated.

Chairperson Woolsoncroft asked if these constant reminders were unique to Myer's, or if they are common across Andover. Les Mangus stated that generally across the board staff has to remind owners that they must dim these LED signs. Julie Boyd stated that the light level of signs is something that is being looked at in the UDM review as something to modernize. She stated that our regulations are not as prescriptive as a lot of other cities.

John VanSickle asked what would happen if that light threshold were crossed and the business owner refused to comply with the regulations. Julie responded that they would be issued a zoning violation. Julie stated that generally, the threat of a bunch of fines from the city is usually enough to get most people to listen.

Les Mangus stated that this case boils down to pole sign or no pole sign as the internals are essentially the same as they are today.

Homer Henry asked about the pole sign at the Jumpstart located in the northern part of the city, as it was just recently approved. Les Mangus stated that the pole sign is the maximum of 20 feet as allowed. Mr. Henry stated he believes in that area the city, the pole sign looks and fits in differently with its surroundings.

Julie stated that Staff brought this up with the consultants during the UDM review process because of regulations are out of date in this area.

Homer Henry made a motion to disapprove the sign plan for Myer's Automotive due to the overall conflict with the UDM, the context of the area and brightness concerns. Seconded by Jessica Friedrichs. Motion passed 4-0.

6. MEMBER ITEMS

None.

7. ADJOURN

Chairperson Woolsoncroft made a motion to adjourn the meeting. Seconded by Homer Henry. Motion passed 4-0.

Meeting adjourned at 6:51pm

To: Planning Commission
From: Les Mangus
Date: May 19, 2026
Subject: Potential Residential Development Report

RECOMMENDED ACTION: No action is necessary. Please review and file the Potential Residential Development Report.

SUMMARY:
The Potential Residential Development Report provides a general overview of single-family and multi-family development within the City of Andover. The report compares the total number of platted lots versus the total number of building permits issued.

ATTACHMENTS:
Potential Residential Development Report

POTENTIAL RESIDENTIAL DEVELOPMENT

SINGLE - FAMILY	Platted Lots	Permits Issued	2024 Permits	Available for Construction	Unplatted Lots	% with Bldg Permits	% with C of O's	#-Cof O's Issued
Aspen Creek	31	27		4	0	87.10%	87.10%	27
Cedar Park	52	51		1	0	98.08%	98.08%	51
Chateauroux	38	36		2	0	94.74%	94.74%	36
Cornerstone1st	105	105		0	0	100.00%	99.05%	104
Cornerstone 3rd	135	133		2	160	100.00%	98.50%	131
Cornerstone 6th	33	33		0	0	100.00%	96.97%	32
Cornerstone 10th	32	31	5	1	0	96.88%	96.88%	31
Cornerstone 11th	40	39	4	1	0	100.00%	89.74%	35
Courtyard @ Cornerstone	58	25	2	33	0	43.10%	39.66%	23
Cottages @ Cornerstone	80	0		80	0	0.00%	0.00%	0
Crescent Lakes	84	83		1	0	98.81%	97.62%	82
Crescent Lakes 5th	117	117		0	0	100.00%	97.44%	114
Diamond Creek	0	0		0	185	0.00%	0.00%	0
Flint Hills Phase 1	23	20		3	0	86.96%	86.96%	20
Flint Hills Phase 2	36	35		1	0	97.22%	94.44%	34
Flint Hills Phase 3 (FHN Club Estates)	33	29		4	0	87.88%	81.82%	27
Flint Hills Phase 4	31	25		6	0	80.65%	80.65%	25
Flint Hills Phase 5	23	21	1	2	13	91.30%	78.26%	18
Flint Hills Phase 6	30	12	1	18	13	40.00%	40.00%	9
Heritage 1st	75	75	2	0	0	100.00%	98.67%	74
Heritage 2nd	72	36	2	36	0	52.94%	36.76%	25
Heritage 3rd	44	23	13	21	0	52.27%	36.36%	16
Heritage Mixed-Use		0		0		0.00%	0.00%	0
Hilltop	7	7		0	0	100.00%	100.00%	7
Jaguar Estates		0		0		0.00%	0.00%	0
Lafayette Addition	8	1	0	7	0	8.33%	0.00%	0
Meadowbrook 2nd	17	17	9	0	0	100.00%	100.00%	17
Meadowbrook 4th	43	14		29	0	116.67%	16.67%	2
North Meadows 3rd Addition	59	58	2	1	0	98.31%	98.31%	58
Prairie Creek 6th	45	45	22	0	0	100.00%	100.00%	45
Reflection Lake @ Cloud City 2nd	65	65		0	0	100.00%	100.00%	65
Reflection Lake 3rd	81	81		0	0	100.00%	98.77%	80
Scattered Lots	86	10		76	0	11.63%	9.30%	8
Shadow Rock	60	60	1	0	0	100.00%	98.33%	59
Southern Hills		0		0		0.00%	0.00%	0
Speyside @ Terradyne	28	13	5	15	0	46.43%	35.71%	10
Summerlin	33	5	1	28	0	15.15%	3.03%	1
Terradyne 2nd Addition	43	43		0	0	100.00%	97.67%	42
Tuscany 3rd	19	18	3	1	0	100.00%	88.89%	16
Tuscany 5th	26	14		12		116.67%	41.67%	5
Valsong	3	1		2	0	33.33%	33.33%	1
Total Single Family	**2800**	**2411**	**73**	**389**	**719**			**2333**

MULTIFAMILY	Units	Permits Issued		Available for Construction	Unplatted Units	% with Bldg. Permits	% with C of O's	#-C of O's Issued
Cornerstone 5th	29	27	10	2	0	93.10%	6.90%	2
Prairie Creek 2nd - Duplex	41	41		0	0	100.00%	92.68%	38
Hodges 6th - Duplex	17	30		-13	0	96.77%	96.77%	30
Hodges 7th- Duplex	11	11		0		64.71%	41.18%	7
Prairie Pointe @ Cornerstone - Duplex	17	17		0	0	100.00%	100.00%	17
Prairie Pointe 2nd @ Cornerstone - Duplex	17	17	8	0	0	100.00%	100.00%	17
Prairie Pointe 3rd @ Cornerstone - Duplex	17	0	0	17	0	0.00%	0.00%	1
The Residences @ Heritage West	60							
Buffalo Ridge Apartments		7		-7		100.00%	0.00%	0
Total Multifamily	**195**	**107**	**18**	**-6**	**0**	**54.87%**		**168**
Total Dwelling Units	**2995**	**2518**	**109**	**383**	**719**	**84.07%**		
Total Lots/Units, Platted and Unplatted	**3714**	**2518**		**1915**	**719**	**67.80%**		

To: Planning Commission
From: Julie Boyd
Date: May 19, 2026
Subject: Final PUD: Hodges Eighth Subdivision

RECOMMENDED ACTION: APPROVE the Hodges Eighth Subdivision Final Planned Unit Development, and recommend that the Governing Body accept the dedications of land for public purposes.

SUMMARY:
The subject property is a collection of parcels totaling approximately 6.4 acres, encompassing the entirety of the Hodges Seventh Subdivision plat as well as several surrounding parcels, near the intersection of the KTA turnpike and 13th St. The proposed Final PUD would replat the aforementioned Hodges Seventh along with those nearby parcels to create the Hodges Eighth Planned Unit Development.

The applicant proposes to vacate (via this plat) the existing street right-of-way over Turnpike Rd., and convert this street into a private drive to serve the complex. The connection to E. 13th St. would be moved as far to the east as possible, in order to minimize traffic issues.

The 2024-2033 Comprehensive Plan designates the area with the Mixed Residential Neighborhood Place Type, encouraging the development of higher-density residential areas. In keeping with this Place Type, the existing Hodges Seventh duplex concept would be expanded over the entire PUD, with a predicted total of 42 duplexes or 84 dwelling units total. While prior additions to the Hodges development(s) have been simple plats without a PUD overlay, such an overlay will be necessary to support the proposed dwelling unit density, setbacks, and lot area per dwelling that are planned for this complex. The underlying zoning of the PUD would be the MXR Multi-family / Mixed Residential District, which is already in place across the existing Hodges Seventh duplexes.

The complex would be served by Andover sanitary and storm sewer, as well as Wichita Water lines, all of which are already in place near Turnpike Rd. and can be readily extended. The subdivision would feature 4 reserves, which would provide for drainage and such utility extensions, as well as for landscaping and open green space.

The applicant has acquired a portion of the right-of-way dedicated to the KTA for the turnpike to the north, in order to unify the borders of the PUD. At time of writing, the ownership of that land has not officially changed, but the applicant has provided documentation attesting to the approval of the quitclaim. This final change in ownership will be required before the final PUD can be accepted by the Governing Body.

The Subdivision Committee recommended approval of the final PUD at their May 12, 2026 meeting, on the condition that any outstanding Staff comments be addressed on the most recent revision of the PUD. Staff are satisfied with the state of the final PUD as presented.

FINANCIAL IMPLICATIONS:
None.

LEGAL IMPLICATIONS:

If the final PUD is approved by the Planning Commission, the final PUD will be subsequently reviewed by the Governing Body. Within 30 days after the first meeting of the Governing Body following the date the final PUD is submitted to the City Clerk, the Governing Body must either accept or not accept the dedication of any land for public purposes.

ATTACHMENTS:

Hodges 8th Final Plat and PUD - 05/07/26

Utility Plan - 05/07/26

Drainage Plan - 05/06/26

Restrictive Covenants

Hodges Eighth Subdivision Approved Preliminary Plat and PUD - 11/18/25

FINAL PLANNED UNIT DEVELOPMENT PLAN AND PLAT

HODGES EIGHTH SUBDIVISION

ANDOVER, BUTLER COUNTY, KANSAS

A REPLAT OF LOT 1, BLOCK A AND RESERVE "A", HODGES SEVENTH SUBDIVISION, TOGETHER WITH A TRACT OF LAND LYING IN THE NE1/4, SECTION 18, TOWNSHIP 27 SOUTH, RANGE 3 EAST

SURVEYORS CERTIFICATE AND DESCRIPTION

State of Kansas)
County of Butler) SS I, the undersigned licensed Land Surveyor in the State of Kansas, do hereby certify that the following described tract of land was surveyed on September 10, 2025, and the accompanying final plat prepared and that all the monuments shown herein actually exist and their positions are correctly shown to the best of my knowledge and belief:

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 6th 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 6th 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 6th 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; 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 November 20, 2025, more particularly described as follows: Commencing at the Northwest Corner of said East Half; THENCE S00°40'55"E, coincident with the west boundary line of said East Half and the west boundary line of property owned by Kansas Turnpike Authority (KTA), as recorded in District Court Condemnation Case No. 23282, a distance of 296.27 feet; THENCE N89°19'05"E, coincident with the south boundary line of said property owned by KTA, a distance of 128.82 feet for a Point of Beginning; THENCE continuing N89°19'05"E, a distance of 165.30 feet, to a point of deflection; THENCE N00°42'20"W, coincident with the east boundary line of said property owned by KTA, a distance of 101.80 feet; THENCE S57°41'04"W, a distance of 194.10 feet to the point of beginning. Subject to road rights-of-way.

Existing public easements, building setback lines, dedications, and access controls, if any, being vacated by virtue of K.S.A. 12-512b, as amended.

Date signed:_____ Baughman Company, P.A.

_____, Surveyor
Jonathan C. Hubbell, PLS #1680

We, the undersigned holders of a mortgage on the above described property, do hereby consent to this plan and plat of "HODGES EIGHTH SUBDIVISION", Andover, Butler County, Kansas.

Legacy Bank

_____, _____
(Title)

My App't. Exp._____

OWNERS CERTIFICATION AND DEDICATION

State of Kansas)
County of Butler) SS This is to certify that the undersigned owners of the land described in the Surveyors Certificate; have caused the same to be surveyed and subdivided on the accompanying plat into Lots, a Block, a Street, and other public easements, under the name of "HODGES EIGHTH SUBDIVISION", Andover, Butler County, Kansas; that all easements as denoted on the plat are hereby dedicated to and for the use of the public for the purpose of constructing, operating, maintaining, and repairing public improvements; and further that the land contained herein is held and shall be conveyed subject to any reservations, and covenants on file or hereafter filed in the office of the Register of Deeds of Butler County, Kansas. The drainage and landscaping easements are hereby granted as indicated for drainage purposes and landscaping purposes. The utility easements are hereby granted as indicated for the construction and maintenance of all public utilities. The drainage and utility easements are hereby granted as indicated for drainage purposes and for the construction and maintenance of all public utilities. The street is hereby dedicated to and for the use of the public. Reserve "A" is hereby reserved for open space, landscaping as confined to easement, drainage purposes, trash enclosures, parking, and utilities as confined to easement. Reserve "B" is hereby reserved for open space, landscaping, drainage purposes, private drives, and utilities as confined to easement. Reserve "C" is hereby reserved for open space, landscaping, drainage purposes, private drives, trash enclosures, and utilities as confined to easement. Reserve "D" is hereby reserved for open space, landscaping, drainage purposes, private drives, and utilities. Reserves "A", "B", "C", and "D" shall be owned and maintained by the owners association for the subdivision. Failure to properly maintain said reserves shall give the City of Andover the right, but not the obligation, to properly maintain said reserve and assess the cost of maintenance to the property owners within the addition. All abutters rights of access shall be as depicted on the face of the plat and are hereby granted to the appropriate governing body. The Minimum Building Pad Elevation for the lowest opening to the structures shall be as indicated on the face of the plat.

Date signed:_____

ARG Rentals LLC, a Kansas limited liability company
By: Alegator Investments LLC, Sole Member

_____, Manager
Paul J. Gray

NOTARY CERTIFICATE

State of Kansas)
County of) SS The foregoing instrument acknowledged before me this_____day of_____, 2026, by Paul J. Gray, Manger of Alegator Investments LLC, as Sole Member of ARG Rentals LLC, a Kansas limited liability company, on behalf of the limited liability company.

_____, Notary Public

My App't. Exp._____

PLANNING AGENCY CERTIFICATE

State of Kansas)
City of Andover) SS This plat approved by the Andover City Planning Commission this_____day of_____, 2026.

Date signed:_____

_____, Chairman
Vance Garwood

ATTEST:_____, Secretary
Gary Israel

State of Kansas)
County of) SS The foregoing instrument acknowledged before me, this_____day of_____, 2026, by _____, _____, of Legacy Bank, on behalf of the bank.
(Title)

_____, Notary Public

My App't. Exp._____

GOVERNING BODY CERTIFICATE

State of Kansas)
City of Andover) SS The dedications shown on this plan and plat, if any, are hereby accepted by the Governing Body of the City of Andover, Kansas, this_____day of_____, 2026.

_____, Mayor
Ronnie Price

ATTEST:_____, City Clerk
Dana Engstrom

Reviewed in accordance with K.S.A. 58-2005 on this_____day of_____, 2026.

_____
Gerald E. Dixon, PLS #1516
Appointed Land Surveyor
Butler County, Kansas

TRANSFER RECORD

Entered on transfer record this_____day of_____, 2026.

_____, County Clerk
Tatum Stafford

REGISTER OF DEEDS

State of Kansas)
County of Butler) SS This is to certify that this instrument was filed for record in the office of the Register of Deeds at _____o'clock____M., on the_____day of_____, 2026, and is duly recorded.

Book_____ Page_____

_____, Register of Deeds
Jacque Roberts

_____, Deputy
Anna Ashcraft

PARCEL 1

Gross Area:	43,916 sq.ft. or 1.01 Acres
Minimum Lot Area for Two-family dwellings:	3,000 sq.ft.
Minimum Lot Area for all other permitted uses:	Per "MXR" zoning district
Maximum Dwelling Units:	14
Density:	13.86 DU/Acres
Maximum Lot Coverage:	40%
Maximum Building Height:	45 feet
Access Points:	See Drawing
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:	10 ft.

PARCEL 2

Gross Area:	45,750 sq.ft. or 1.05 Acres
Minimum Lot Area for Two-family dwellings:	2,000 sq.ft.
Minimum Lot Area for all other permitted uses:	Per "MXR" zoning district
Maximum Dwelling Units:	22
Density:	21.78 DU/Acres
Maximum Lot Coverage:	40%
Maximum Building Height:	45 feet
Access Points:	See Drawing
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:	10 ft.

GENERAL PROVISIONS:

1. General Development Plan:
   This plan illustrates 5 Parcels with MXR multi family uses. There are 5 multi family lots on a site totaling 279,842 sq. ft. or 6.42 acres. All uses permitted in the MXR zoning district of the Andover Zoning Regulations. The overall area per proposed dwelling unit is 3,300 sq.ft. per dwelling unit.
2. Utilities:
   All utilities shall be installed underground.
3. Drainage:
   A drainage plan shall be submitted to the City for approval. This plan shall be general in character but establish the overall grading and drainage requirements.
4. Signs:
   Signs for all parcels designating the name of the development shall be per code for the MXR zoning district. Signs for Parcels 1, 2, 3, & 4 shall be permitted within reserves. No signs shall be permitted in the public right-of-way.
5. Relationship to Comprehensive Plan:
   The PUD is in keeping with Andover's Comprehensive Development Plan for this area. Appropriate city zoning and subdivision regulations have been utilized as a basis for design of the PUD.
6. Reserve Areas:
   Reserve "A" is hereby reserved for open space, landscaping as confined to easement, drainage purposes, trash enclosures, parking, and utilities as confined to easement. Reserve "B" is hereby reserved for open space, landscaping, drainage purposes, private drives, and utilities as confined to easement. Reserve "C" is hereby reserved for open space, landscaping, drainage purposes, private drives, trash enclosures, and utilities as confined to easement. Reserve "D" is hereby reserved for open space, landscaping, drainage purposes, private drives, and utilities.
7. Common Open Areas
   Common open areas will be owned and maintained by an owners association. Failure to properly maintain the open areas shall give the City the right to properly maintain them and assess the cost of maintenance to the property owners.

PARCEL 3

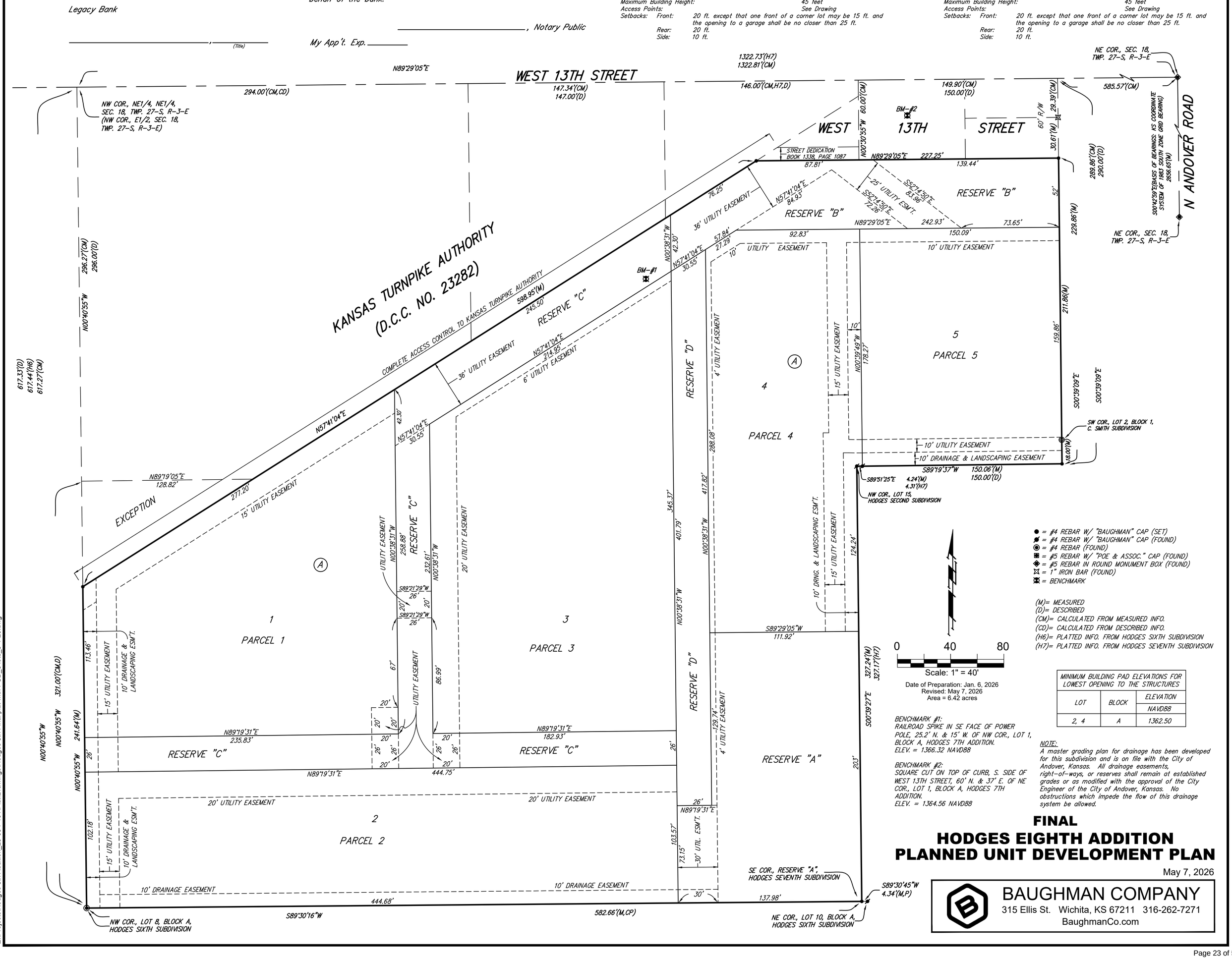
Gross Area:	52,865 sq.ft. or 1.21 Acres
Minimum Lot Area for Two-family dwellings:	2,000 sq.ft.
Minimum Lot Area for all other permitted uses:	Per "MXR" zoning district
Maximum Dwelling Units:	26
Density:	21.49 DU/Acres
Maximum Lot Coverage:	40%
Maximum Building Height:	45 feet
Access Points:	See Drawing
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:	10 ft.

PARCEL 4

Gross Area:	34,426 sq.ft. or 0.79 Acres
Minimum Lot Area for Two-family dwellings:	2,400 sq.ft.
Minimum Lot Area for all other permitted uses:	Per "MXR" zoning district
Maximum Dwelling Units:	14
Density:	17.72 DU/Acres
Maximum Lot Coverage:	40%
Maximum Building Height:	45 feet
Access Points:	See Drawing
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:	10 ft.

PARCEL 5

Gross Area:	26,723 sq.ft. or 0.61 Acres
Minimum Lot Area for Two-family dwellings:	3,200 sq.ft.
Minimum Lot Area for all other permitted uses:	Per "MXR" zoning district
Maximum Dwelling Units:	8
Density:	13.11 DU/Acres
Maximum Lot Coverage:	40%
Maximum Building Height:	45 feet
Access Points:	See Drawing
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:	10 ft.



Date of Preparation: Jan. 6, 2026
Revised: May 7, 2026
Area = 6.42 acres

MINIMUM BUILDING PAD ELEVATIONS FOR LOWEST OPENING TO THE STRUCTURES		
LOT	BLOCK	ELEVATION NAVD88
2, 4	A	1362.50

BENCHMARK #1:
RAILROAD SPIKE IN SE FACE OF POWER POLE, 25.2' N. & 15' W. OF NW COR., LOT 1, BLOCK A, HODGES 7TH ADDITION.
ELEV. = 1366.32 NAVD88

BENCHMARK #2:
SQUARE CUT ON TOP OF CURB, S. SIDE OF WEST 13TH STREET, 60' N. & 37' E. OF NE COR., LOT 1, BLOCK A, HODGES 7TH ADDITION.
ELEV. = 1364.56 NAVD88

NOTE:
A master grading plan for drainage has been developed for this subdivision and is on file with the City of Andover, Kansas. All drainage easements, right-of-ways, or reserves shall remain at established grades or as modified with the approval of the City Engineer of the City of Andover, Kansas. No obstructions which impede the flow of this drainage system be allowed.

FINAL
HODGES EIGHTH ADDITION
PLANNED UNIT DEVELOPMENT PLAN

May 7, 2026

BAUGHMAN COMPANY
315 Ellis St. Wichita, KS 67211 316-262-7271
BaughmanCo.com

E:\Projects\Hodges 8th Addition_25-05-P101\Plat\Drawings\Hodges 8th Final plat with PUD_5 lots_5-4-26.dwg

HODGES EIGHTH SUBDIVISION

ANDOVER, BUTLER COUNTY, KANSAS

UTILITY PLAN

NEW SSMH
Rim Elev. = 1364.20
EX. FL = 1355.96 (NE)
Prop. 8" FL = 1356.06 (SE)
Plug ex. SS main and abandon SS going SW.

WEST 13TH STREET NORTH

60' R/W

COMVLT

ATT Ped

Sign

Type 1 Curb Inlet
15"FL = 1358.00

87.81'

139.44'

99.3lf of 8" SS @ 0.40%

25' UTILITY ESMT.

NEW SSMH
8" FL = 1356.54 (NW)
8" FL = 1356.64 (S)

73.65'

C. SMITH

0 30 60
Scale: 1" = 30'

13TH STREET NORTH
SITE
KANSAS TURNPIKE (I-35)
159TH STREET EAST
SEDGWICK CO./BUTLER CO. LINE
T27S, R3E
SEC. 18.
ANDOVER ROAD
CENTRAL AVENUE
VICINITY MAP

KANSAS TURNPICK AUTHORITY

36' UTILITY EASEMENT

Abandon Sanitary Clay Pipe

Type 1 Curb Inlet
15"FL = 1359.60 (W)
15"FL = 1359.50 (S)

Abandon Sanitary Clay Pipe

73lf of 15" RCP @ 0.55%

6' UTILITY EASEMENT

Type 1 Curb Inlet
15"FL = 1360.00

4' UTILITY EASEMENT

Ex. water meter,
for bldg. 9–22.

Ex. Fire Hydrant.

ICV
Well

New water meter,
for bldg. 1–8.

10' UTILITY EASEMENT

15' UTILITY EASEMENT

10'

159lf of 15" RCP @ 0.44%

159lf of 8" SS @ 0.40%

NEW Utility Easement
by separate Inst.

#309/
#311
TO REMAIN

#317/
#319
TO REMAIN

#325/
#327
TO REMAIN

#333/
#335
TO REMAIN

#341/
#343
TO REMAIN

Partially Remove &
abandon Sanitary Manhole

NEW SSMH
8" FL = 1360.60 (S)

Abandon Sanitary Clay Pipe

NEW SSMH
8" FL = 1360.10 (N)
8" FL = 1360.00 (S)

Partially Remove &
abandon Sanitary Manhole

15' UTILITY EASEMENT

469lf @ RCP @ 2.52%

Backyard Inlet
15"FL = 1358.80 (N)
15"FL = 1358.70 (S)

35.3lf of 18" RCP @ 0.71%

10' UTILITY EASEMENT

10' DRAINAGE & LANDSCAPING EASEMENT

NEW SSMH
8" FL = 1357.24 (N)

Dbl. Drop Inlet
15"FL = 1357.10 (N)
18"FL = 1356.85 (W)

Backyard Inlet
18"FL = 1356.60 (E)
18"FL = 1356.50 (S)

125lf of 18" RCP @ 0.71%

Dbl. Drop Inlet
18"FL = 1355.60 (N)
18"FL = 1355.50 (SW)

Rim=1361.61
E=1358.31 (15" RCP)

44.7lf of 18" RCP @ 1.11%

18" RCP Endsection.
18"FL = 1355.00

SECOND SUBDIVISION

24" RCP Endsection.
24"FL = 1355.00

60lf of 24" RCP @ 1.66%

Dbl. Drop Inlet
24"FL = 1356.00

NEW SSMH
EX. FL = 1348.27 (N/S)
Prop. 8" FL = 1350.20 (W)

Ex. Fire Hydrant.

Rim=1360.96
E=1357.46 (15" RCP)

12" RCP Endsection.
12"FL = 1354.15

E=1357.29 (15" RCP)

38lf of 15" RCP @ 2.63%

15" RCP Endsection.
15"FL = 1354.35

Remove Fire hydrant

120lf of 15" RCP @ 1.25%

Dbl. Drop Inlet
15"FL = 1364.00

10' DRAINAGE & LANDSCAPING ESMT.

15' UTILITY EASEMENT

S89°21'29"W
26'

20'

20' UTILITY EASEMENT

Dbl. Drop Inlet
15"FL = 1362.60 (W)
15"FL = 1362.50 (S)

102lf of 15" RCP @ 1.25%

140lf of 8" SS @ 2.55%

Backyard Inlet
15"FL = 1358.05 (N)
18"FL = 1357.85 (S)

67'

86'

New Fire Hydrant.

Dbl. Drop Inlet
15"FL = 1361.00 (N/W)
18"FL = 1360.00 (S)

50lf of 18" RCP @ 0.50%

New water meter,
for bldg. 71–84.

New water meter,
for bldg. 37–48.

New water meter,
for bldg. 23–36.

Dbl. Drop Inlet
24"FL = 1364.00

150lf of 15" RCP @ 2.00%

93.5lf of 18" RCP @ 2.00%

92.6lf of 24" RCP @ 1.36%

228.93'

238lf of 8" Water Main

Dbl. Drop Inlet
18"FL = 1357.50 (N/W)
24"FL = 1357.00 (E)

NEW SSMH
8" FL = 1362.00 (E)

220lf of 8" SS @ 2.52%

151lf of 8" SS @ 2.80%

20' UTILITY EASEMENT

10' DRAINAGE & LANDSCAPING ESMT.

15' UTILITY EASEMENT

New water meter,
for bldg. 59–70.

New water meter,
for bldg. 49–58.

NEW SSMH
8" FL = 1356.45 (N/W)
8" FL = 1354.55 (E)

Backyard Inlet
15"FL = 1361.00 (E)

Backyard Inlet
12"FL = 1355.00 (NE)
12"FL = 1358.10 (W)

10' DRAINAGE EASEMENT

222.3lf of 12" RCP @ 1.30%

30'

30' UTIL. ESM'T.

HODGES

SUBDIVISION

HODGES EIGHTH SUBDIVISION
UTILTY PLAN

Revised: 7 May 2026
6 January 2026

BAUGHMAN COMPANY
315 Ellis St. Wichita, KS 67211 316-262-7271
BaughmanCo.com

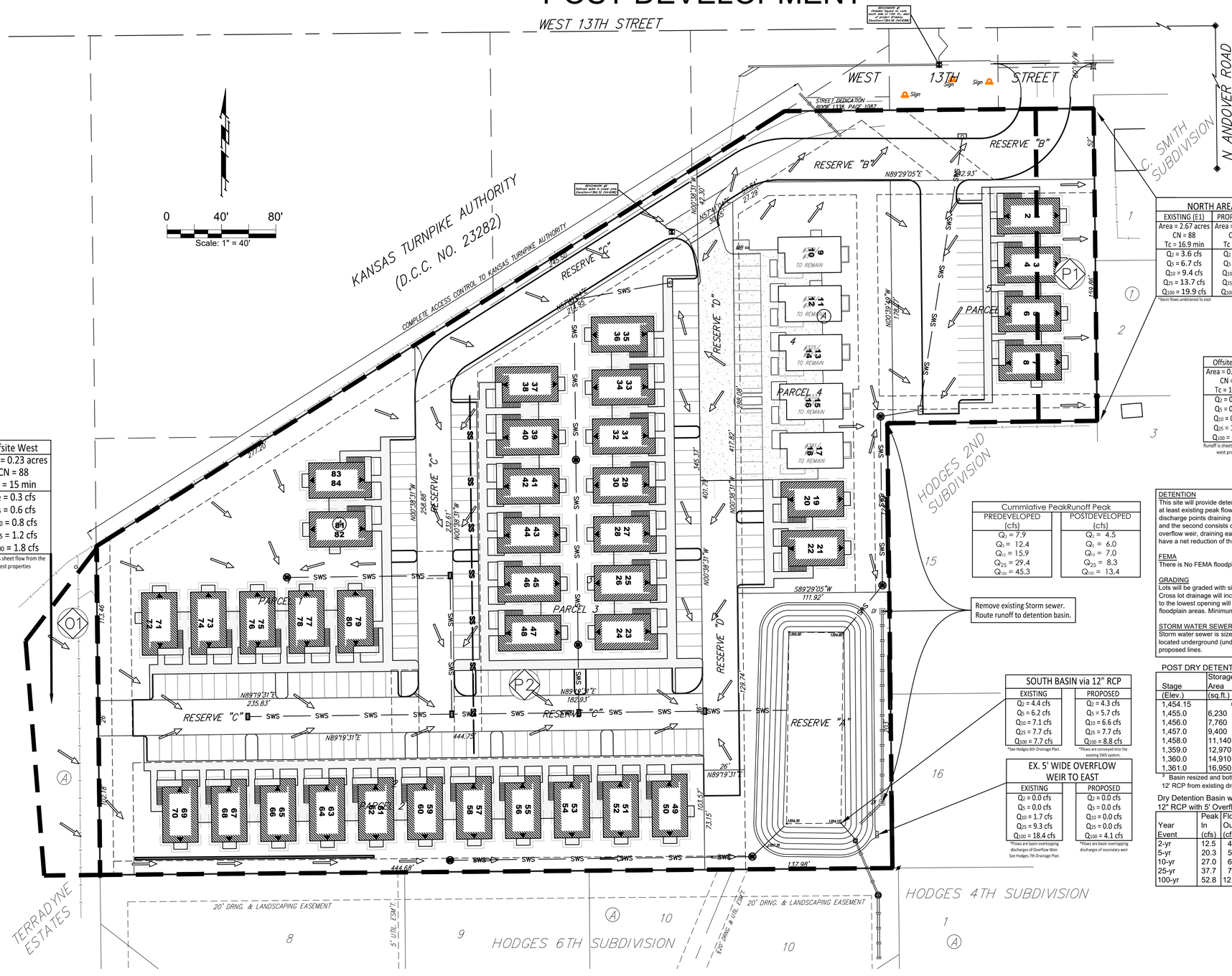
E:\Projects\Hodges 8th Addition_25-05-P101\Engineering\H8_base.dwg-TNJ

HODGES EIGHTH SUBDIVISION
ANDOVER, BUTLER COUNTY, KANSAS
DRAINAGE PLAN



VICINITY MAP

POST DEVELOPMENT



Offsite West
Area = 0.23 acres
CN = 88
Tc = 15 min
Q_2 = 0.3 cfs
Q_5 = 0.6 cfs
Q_{10} = 0.8 cfs
Q_{25} = 1.2 cfs
Q_{100} = 1.8 cfs

Runoff is sheet flow from the west properties

NORTH AREA	
EXISTING (E1)	PROPOSED (P1)
Area = 2.67 acres	Area = 0.23 acres
CN = 88	CN = 94
Tc = 16.9 min	Tc = 15 min
Q_2 = 3.6 cfs	Q_2 = 0.5 cfs
Q_5 = 6.7 cfs	Q_5 = 0.7 cfs
Q_{10} = 9.4 cfs	Q_{10} = 1.0 cfs
Q_{25} = 13.7 cfs	Q_{25} = 1.4 cfs
Q_{100} = 19.9 cfs	Q_{100} = 1.9 cfs

*Basin flows undetained to east

Offsite West
Area = 0.23 acres
CN = 88
Tc = 15 min
Q_2 = 0.3 cfs
Q_5 = 0.6 cfs
Q_{10} = 0.8 cfs
Q_{25} = 1.2 cfs
Q_{100} = 1.8 cfs

Runoff is sheet flow from the west properties

Cummlative PeakRunoff Peak	
PREDEVELOPED (cfs)	POSTDEVELOPED (cfs)
Q_2 = 7.9	Q_2 = 4.5
Q_5 = 12.4	Q_5 = 6.0
Q_{10} = 15.9	Q_{10} = 7.0
Q_{25} = 29.4	Q_{25} = 8.3
Q_{100} = 45.3	Q_{100} = 13.4

Remove existing Storm sewer.
Route runoff to detention basin.

SOUTH BASIN via 12" RCP	
EXISTING	PROPOSED
Q_2 = 4.4 cfs	Q_2 = 4.3 cfs
Q_5 = 6.2 cfs	Q_5 = 5.7 cfs
Q_{10} = 7.1 cfs	Q_{10} = 6.6 cfs
Q_{25} = 7.7 cfs	Q_{25} = 7.7 cfs
Q_{100} = 7.7 cfs	Q_{100} = 8.8 cfs
*See Hodges 6th Drainage Plan.	*Flows are conveyed into the existing SWS system.

EX. 5' WIDE OVERFLOW WEIR TO EAST	
EXISTING	PROPOSED
Q_2 = 0.0 cfs	Q_2 = 0.0 cfs
Q_5 = 0.0 cfs	Q_5 = 0.0 cfs
Q_{10} = 1.7 cfs	Q_{10} = 0.0 cfs
Q_{25} = 9.3 cfs	Q_{25} = 0.0 cfs
Q_{100} = 18.4 cfs	Q_{100} = 4.1 cfs
*Flows are basin overtopping discharges of Overflow Weir. See Hodges 7th Drainage Plan.	*Flows are basin overtopping discharges of secondary weir

DETENTION
This site will provide detention, as shown, to limit developed runoff peak flows to at least existing peak flow rates. The downstream area currently has two discharge points draining with the first being at the north area sheet draining east and the second consists of a detention basin at the Southeast corner with an overflow weir, draining east. The net runoff from both drainage point areas will have a net reduction of the peak Runoff from this development.

FEMA
There is No FEMA floodplain located on this property as of this date.

GRADING
Lots will be graded with site grading plan, approved by the City of Goddard. Cross lot drainage will include a minimum 0.35% street slope. A minimum of 2' to the lowest opening will be maintained around the proposed ponds and floodplain areas. Minimum building pad elevation shall be 1362.5.

STORM WATER SEWER
Storm water sewer is sized, as shown, for the 10-year storm event. The HGL is located underground (under pressure) for the 10-year event throughout the proposed lines.

POST DRY DETENTION BASIN[3]

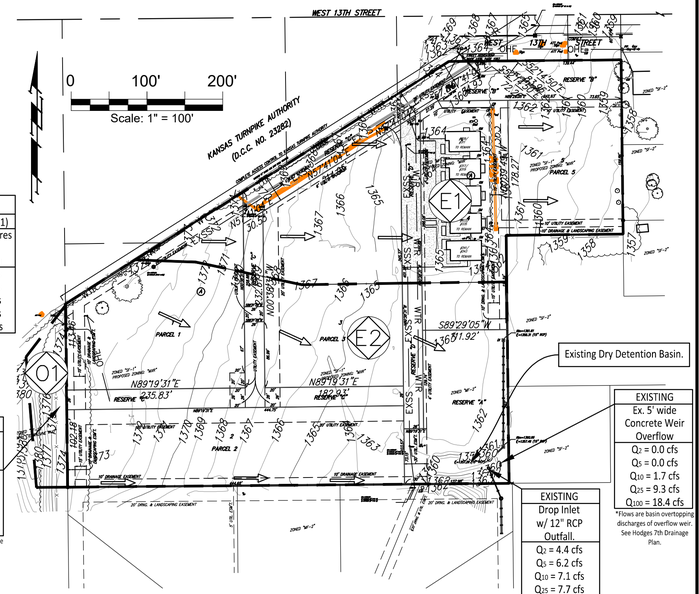
Stage (Elev.)	Storage Area (sq.ft.)	Peak Storage Incremental ft³	Peak Storage Total ft³	Discharge cfs
1,454.15	0	0	0	0
1,455.0	6,230	1,870	1,870	1.68
1,456.0	7,760	6,980	8,850	3.87
1,457.0	9,400	8,670	17,420	5.38
1,458.0	11,140	10,260	27,670	6.55
1,359.0	12,970	12,040	39,720	7.54
1,360.0	14,910	13,930	53,640	8.41
1,361.0	16,950	15,920	69,560	22.2

[3] Basin resized and bottom elevation lowered. Extend 12' RCP from existing drop inlet to base elevation of 1354.15.

Dry Detention Basin with 12" RCP with 5' Overflow Weir 2nd Outfall,

Year Event	Peak In (cfs)	Flow Out (cfs)	Basin Elev.	Vol. (ft³)
2-yr	12.5	4.3	1,356.3	11,010
5-yr	20.3	5.7	1,357.2	19,800
10-yr	27.0	6.6	1,358.0	27,990
25-yr	37.7	7.7	1,359.2	41,880
100-yr	52.8	12.9	1,360.5	61,040

EXISTING DEVELOPMENT



Existing Dry Detention Basin.

EXISTING Ex. 5' wide Concrete Weir Overflow	
Q_2 = 0.0 cfs	
Q_5 = 0.0 cfs	
Q_{10} = 1.7 cfs	
Q_{25} = 9.3 cfs	
Q_{100} = 18.4 cfs	

*Flows are basin overtopping discharges of overflow weir. See Hodges 7th Drainage Plan.

EXISTING Drop Inlet w/ 12" RCP Outfall.	
Q_2 = 4.4 cfs	
Q_5 = 6.2 cfs	
Q_{10} = 7.1 cfs	
Q_{25} = 7.7 cfs	
Q_{100} = 7.7 cfs	

*See Hodges 6th Drainage Plan.

EXISTING DRY DETENTION BASIN

Stage (Elev.)	Storage Area (sq.ft.)	Peak Storage Incremental ft³	Peak Storage Total ft³	Discharge cfs
1,457.0	770	0	0	0
1,458.0	1,400	1,080	1,080	4.8
1,359.0	2,100	1,760	2,840	5.9
1,360.0	2,900	2,520	5,360	6.7
1,361.0	3,800	3,370	8,730	20.5
1,362.0	4,700	4,280	13,010	45.3

Dry Detention Basin with 12" RCP with 5' Overflow Weir 2nd Outfall,

Year Event	Peak In (cfs)	Flow Out (cfs)	Basin Elev.	Vol. (ft³)
2-yr	5.1	4.4	1,357.8	820
5-yr	9.4	6.2	1,359.2	3,450
10-yr	13.3	8.9	1,360.3	6,240
25-yr	19.4	17.0	1,360.8	8,060
100-yr	28.1	26.1	1,361.3	9,830

Drainage Area Peak Runoff

Basin	AREA (Acre)	Tc* (TR55)	CN**	Q^2 (cfs)	Q^5 (cfs)	Q^{10} (cfs)	Q^{25} (cfs)	Q^{100} (cfs)
O1 West side (Offsite)	0.23	15.0	88	0.3	0.6	0.8	1.2	1.8
E1 Predevelop North	2.76	16.9	88	3.6	6.7	9.4	13.7	19.9
E2 Predevelop South	3.66	19.2	88	4.8	8.8	12.4	18.2	26.4
P1 Post North	0.23	15.0	94	0.5	0.7	1.0	1.4	1.9
P2 Post to Detention Basin	6.19	15.0	94	12.1	19.7	26.2	36.4	50.9

* Tc calculated using the Lag meathod with minimum Tc =15.0 minutes with ** CN was developed based on each basin's impervious area percentage and CN values per Wichita/Sedg. Co. Drainage Design Manual. This drainage plan was calculated using the SCS method and modeled using the AutoDesk Hydraflow Computer Software. The post development runoff accounts for the proposed ratio of impervious to pervious site and routing the south runoff to the Wet Detention Basin.

PATRICK SHAWN BAKER LICENSED PROFESSIONAL ENGINEER 16976 5/6/2026 KANSAS

HODGES EIGHTH SUBDIVISION DRAINAGE PLAN

9 January 2026
rev. 6 May 2026

BAUGHMAN COMPANY
315 Ellis St. Wichita, KS 67211 316-262-7271
BaughmanCo.com

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RESTRICTIVE COVENANT

THIS DECLARATION made this _____ day of _____, 2026, by ARG Rentals LLC, a Kansas limited liability company, hereinafter called "Declarant",

WITNESSETH

WHEREAS, Declarant is the owner of the following described property:

HODGES EIGHTH SUBDIVISION
Lots 1 through 5, Block A

WHEREAS, Declarant is desirous in connection therewith that various provisions for the maintenance and responsibility for the maintenance be placed of record for Reserves "A", "B", "C" and "D", Hodges Eighth Subdivision, Andover, Butler County, Kansas.

NOW, THEREFORE, Declarant hereby declares and covenants:

1. That Reserve "A" is hereby reserved for open space, landscaping as confined to easement, drainage purposes, trash enclosures, parking, and utilities as confined to easement.

Reserve "B" is hereby reserved for open space, landscaping, drainage purposes, private drives, and utilities as confined to easement.

Reserve "C" is hereby reserved for open space, landscaping, drainage purposes, private drives, trash enclosures, and utilities as confined to easement.

Reserve "D" is hereby reserved for open space, landscaping, drainage purposes, private drives, and utilities.

Reserves "A", "B", "C", and "D" shall be owned and maintained by the owners association for the subdivision.

2. That a Homeowners' Association shall be formed and incorporated as a non-profit corporation under Kansas Statutes, at the Declarant's sole cost. Reserves "A", "B", "C" and "D", as designated on the plat for Hodges Eighth Subdivision, shall be deeded to the Homeowners' Association upon its incorporation or within 30 days thereafter.

3. That the declaration of covenants and other provisions of the Homeowners' Association being formed shall provide specific pertinent language requiring that the Homeowners' Association shall include the first or any other subsequent phase or phases for the maintenance of any and all common areas contiguous to Reserves "A", "B", "C" and "D", Hodges Eighth Subdivision, under the same scope of responsibility as the initial phase of development.

4. That the owners hereby grant an irrevocable easement to whichever appropriate governing body or authority has jurisdiction, to enter upon the Reserve, as defined, for the purposes of maintaining such Reserve. This easement is conditioned upon the following event or events happening:

A. That the Declarant or the Homeowners' Association, as may be appropriate, has failed to maintain the reserve in a reasonable and prudent manner; and,

B. That the appropriate governing body has given written notice to the Declarant or the Homeowners' Association and neither entity has responded in initiating corrective action within thirty (30) days of such notice. If the governing body has taken action to maintain the reserve under this covenant, the Declarant or Homeowners Association shall pay promptly the costs expended. If the costs are not paid within thirty (30) days of the rendering of an account, the costs shall be considered an assessment against all lots in Hodges Eighth Subdivision, and shall be considered a lien thereon and be treated in the same manner as a special assessment.

This covenant shall be binding on the owner, their heirs, or successors or assigns and is a covenant running with the land and is binding on all successors in Lots in Hodges Eighth Subdivision, Andover, Butler County, Kansas.

EXECUTED the day and year first written.

ARG RENTALS LLC

BY: Alegator Investments LLC, Sole Member

By:_____
Paul J. Gray, Manager

STATE OF KANSAS)
) ss:
COUNTY OF SEDGWICK)

BE IT REMEMBERED that on this _____ day of _____, 2026, before me, the undersigned, a notary public in and for the County and State aforesaid, came Paul J. Gray, as Manager of Alegator Investments LLC, as Sole Member of ARG Rentals LLC, a Kansas limited liability company, who is personally known to me to be the same person who executed the within instrument of writing and such person duly acknowledged execution of the same to be the act and deed of said limited liability company.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year last above written.

_____
Notary Public

My Appointment Expires:

_____

PRELIMINARY PLANNED UNIT DEVELOPMENT PLAN AND PLAT

HODGES 8TH ADDITION

ANDOVER, BUTLER COUNTY, KANSAS

A REPLAT OF LOT 1, BLOCK A AND RESERVE "A", HODGES SEVENTH SUBDIVISION, TOGETHER WITH A TRACT OF LAND LYING IN THE NE1/4, SECTION 18, TOWNSHIP 27 SOUTH, RANGE 3 EAST

GENERAL PROVISIONS:

1. General Development Plan:
   This plan illustrates 3 Parcels with MXR multi family uses. There are 3 multi family lots on a site totaling 279,842 sq. ft. or 6.42 acres.

   All uses permitted in the MXR zoning district of the Andover Zoning Regulations. The lots may change at the time the final PUD is submitted. In the event that the total lots change from what is illustrated on the preliminary PUD development plan, a revised preliminary PUD plan shall be submitted to the City of Andover, indicating the finalized Lot Layout.

   The overall area per proposed dwelling unit is 3,200 sq.ft. per dwelling unit.

2. Utilities:
   All utilities shall be installed underground. Easements shall be determined on the final PUD plan.

3. ~~Street Requirements:~~
   ~~A. Public Streets~~
   ~~1. The pavement section for public street shall meet the City of Andover Standards.~~
   ~~2. Right-of-way and pavement widths for public street are as follows:~~
   ~~60' right-of-way – 31' roadway width (back of curb to back of curb) with curb and gutter.~~
   ~~3. There shall be no gated access on public street.~~

   ~~B. Cul-de-sacs: All cul-de-sacs shall have a minimum property line diameter to 100 feet. Maximum length for a cul-de-sac shall not exceed 750 feet.~~

   #3 & #7 TO BE REMOVED ON FINAL PUD DUE TO NO PUBLIC STREETS.

4. Drainage:
   An overall grading and drainage plan shall be provided as a separate instrument based on a hydrology study. This plan shall be general in character but establish the overall grading and drainage requirements. A final lot grading plan shall be submitted with each final PUD plan which shall include a minimum foundation opening elevation for each lot and elevations of any grading for drainage purposes and/or curb elevations.

5. Signs:
   Signs for all parcels designating the name of the development shall be per code for the MXR zoning district. Signs for Parcels 1 & 2 shall be permitted in Parcel 3. The maximum size shall be as per the City Code. No project signs shall be permitted in the public right-of-way.

6. Relationship to Comprehensive Plan:
   The PUD is in keeping with Andover's Comprehensive Development Plan for this area. Appropriate city zoning and subdivision regulations have been utilized as a basis for design of the PUD.

7. ~~Sidewalks:~~
   ~~The width of the sidewalk on Turnpike Road shall be 5 feet.~~

8. Reserve Areas:
   The Reserve shall be determined at the time of final PUD. The proposed uses for the reserve are as follows: Open space, landscaping, drainage, private drives, parking, entry/development signs, and utilities in designated locations.

PROJECT DESCRIPTION:

The Planned Unit Development allows a certain level of flexibility with site development regulations that would otherwise not be permitted under the existing zoning and adopted zoning code.

PARCEL 1

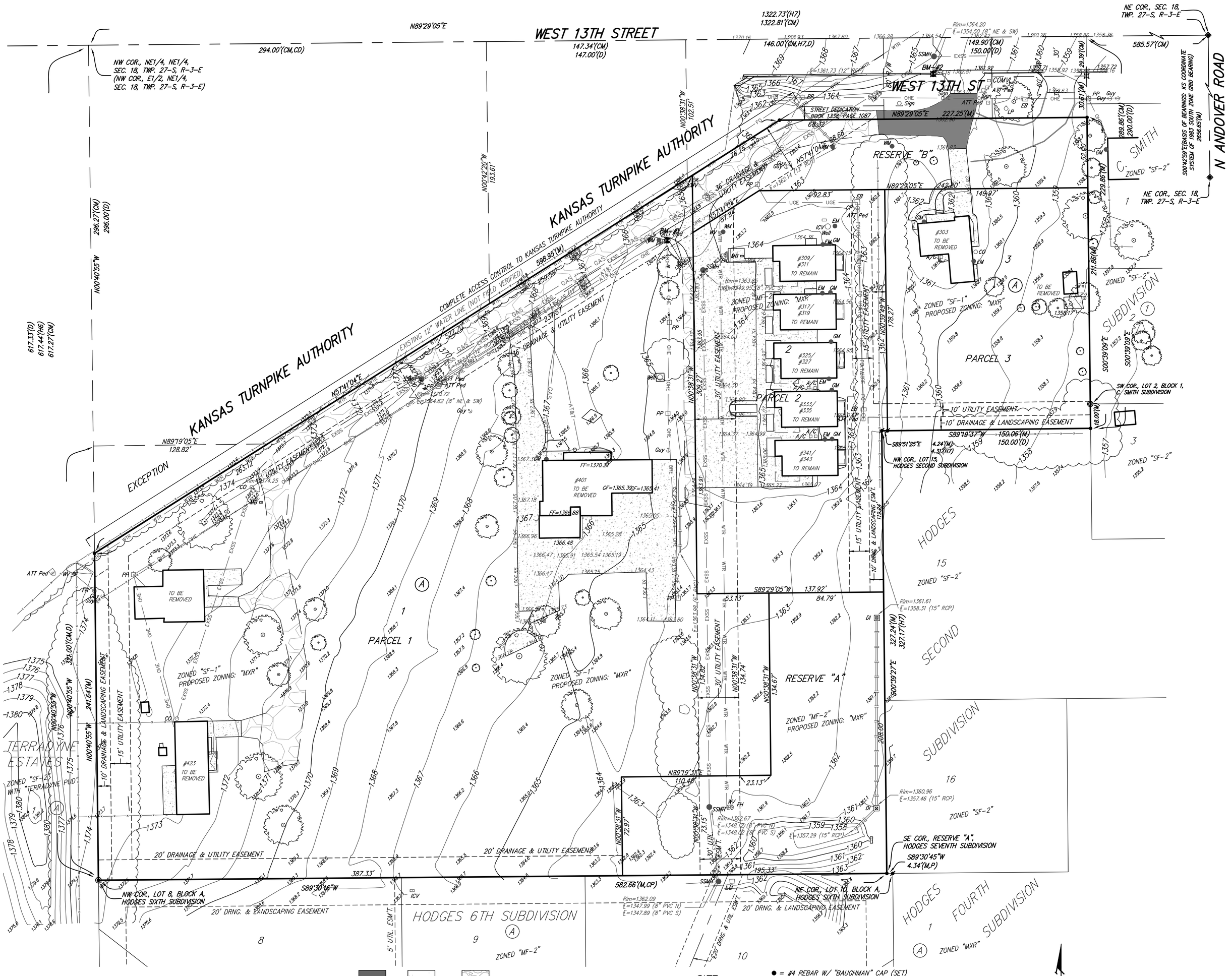
Gross Area:	171,741 sq.ft. or 3.94 Acres
Minimum Lot Area for Two-family dwellings:	2,770 sq.ft.
Minimum Lot Area for all other permitted uses:	Per "MXR" zoning district
Maximum Dwelling Units:	62
Density:	15.73 DU/Acre
Maximum Lot Coverage:	40%
Maximum Building Height:	45 feet
Access Points:	See Drawing
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:	10 ft.

PARCEL 2

Gross Area:	41,017 sq.ft. or 0.94 Acres
Minimum Lot Area for Two-family dwellings:	2,550 sq.ft.
Minimum Lot Area for all other permitted uses:	Per "MXR" zoning district
Maximum Dwelling Units:	16
Density:	17.02 DU/Acre
Maximum Lot Coverage:	40%
Maximum Building Height:	45 feet
Access Points:	See Drawing
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:	10 ft.

PARCEL 3

Gross Area:	26,723 sq.ft. or 0.61 Acres
Minimum Lot Area for Two-family dwellings:	3,300 sq.ft.
Minimum Lot Area for all other permitted uses:	Per "MXR" zoning district
Maximum Dwelling Units:	8
Density:	13.04 DU/Acre
Maximum Lot Coverage:	40%
Maximum Building Height:	45 feet
Access Points:	See Drawing
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:	10 ft.



Asphalt | Concrete | Gravel

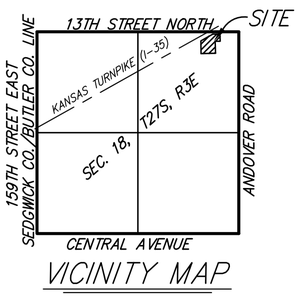
ATT Ped = AT&T Pedestal; A/C = Air Conditioner; CP = Cable Pedestal; Well = Cased Well; CO = Cleanout; DI = Drop Inlet; EB = Electric Box; EM = Electric Meter; FH = Fire Hydrant; GM = Gas Meter

Guy = Guy Anchor; ICV = Irrigation Valve Box; LP = Light Pole; MB = Mailbox; PP = Power Pole; SSMH = Sanitary Sewer Manhole; Sign = Sign; = Tree; WM = Water Meter; WV = Water Valve

AT&T Line; Communications Line; Overhead Electric Line; Underground Electric Line; Fence Line; Sanitary Sewer; Stormwater Sewer; Tree Line; Water Line

● = #4 REBAR W/ "BAUGHMAN" CAP (SET)
● = #4 REBAR W/ "BAUGHMAN" CAP (FOUND)
◉ = #4 REBAR (FOUND)
■ = #5 REBAR W/ "POE & ASSOC." CAP (FOUND)
◆ = #5 REBAR IN ROUND MONUMENT BOX (FOUND)
⊠ = 1" IRON BAR (FOUND)
⊠ = BENCHMARK

(M)= MEASURED
(D)= DESCRIBED
(CM)= CALCULATED FROM MEASURED INFO.
(CD)= CALCULATED FROM DESCRIBED INFO.
(H6)= PLATTED INFO. FROM HODGES SIXTH SUBDIVISION
(H7)= PLATTED INFO. FROM HODGES SEVENTH SUBDIVISION



VICINITY MAP

0 40 80
Scale: 1" = 40'

Date of Preparation: Oct. 20, 2025
Revised: Nov. 18, 2025
Date of Topography: Sept. 10, 2025
Contour Intervals = 1 Foot
Area = 6.42 acres

OWNER:
ARG RENTALS, LLC
8100 E 22ND ST N, BLDG 1900
WICHITA, KS 67226

CONTRACT PURCHASER:
MLRC, LLC
8100 E 22ND ST N, BLDG 1900
WICHITA, KS 67226

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 6th 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 6th 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 6th 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.

NOTE:
The landscaping easements are intended to protect the existing hedge rows. Utility access shall be allowed within the landscaping easements to access the adjacent drainage & utility easements.

NOTE:
A master grading plan for drainage has been developed for this subdivision and is on file with the City of Andover, Kansas. All drainage easements, right-of-ways, or reserves shall remain at established grades or as modified with the approval of the City Engineer of the City of Andover, Kansas. No obstructions which impede the flow of this drainage system be allowed.

BENCHMARK #1:
RAILROAD SPIKE IN SE FACE OF POWER POLE, 25.2' N. & 15' W. OF NW COR., LOT 1, BLOCK A, HODGES 7TH ADDITION.
ELEV. = 1366.32 NAVD88

BENCHMARK #2:
SQUARE CUT ON TOP OF CURB, S. SIDE OF WEST 13TH STREET, 60' N. & 37' E. OF NE COR., LOT 1, BLOCK A, HODGES 7TH ADDITION.
ELEV. = 1364.56 NAVD88

NOTE:
ALL PUBLIC INFRASTRUCTURE SHALL BE GUARANTEED BY PETITIONS.

PRELIMINARY
HODGES 8TH ADDITION
PLANNED UNIT DEVELOPMENT PLAN

November 18, 2025

BAUGHMAN COMPANY
315 Ellis St. Wichita, KS 67211 316-262-7271
BaughmanCo.com

E:\Projects\Hodges 8th Addition_25-05-P101\Plat\Drawings\Hodges 8th Preliminary plat with PUD.dwg

To: Planning Commission
From: Julie Boyd
Date: May 19, 2026
Subject: Zoning Amendment: 601 S. Daisy Ln. (Z-A26-0001)

RECOMMENDED ACTION: Recommend that the Governing Body APPROVE the change of zoning district classification from the SF-2 to the B-3 district, on the property generally located at 601 S. Daisy Ln., Andover, Kansas.

SUMMARY:
The subject property is an approximately 0.42-acre parcel zoned SF-2 Single Family Residential / Medium Density District, and located at the northern end of S. Daisy Ln., near the intersection of S. Andover Rd. and W. Cloud Ave. The property owner has applied to change the zoning district classification of the property from the current SF-2 zone to the B-3 Retail & Service Business District zone for redevelopment.

Currently, the subject property is a vacant lot. A dwelling was present on the property in the past, but it has since been demolished, and no redevelopment has taken place since the current owner obtained the property in 2015. The applicant intends to replat the subject property if the zoning change is approved, and, after replatting, the subject property, along with the triangular parcel directly adjacent to the north, would become a part of the Andover Auto Body business' campus. The subject property is likely planned to be developed into a parking area for the business.

The Comprehensive Plan designates the property with the Mixed Residential Neighborhood place type, which indicates that it "...serve[s] as a transition between lower density development and higher intensity commercial or mixed-use centers...". The subject property is at the border between this place type and properties with the City Center place type, which encourages more commercial development.

Directly to the east of the subject property is 602 S. Daisy Ln., which was similarly rezoned from single-family residential to the B-3 zone in December 2025. The subject property is a very similar case, in that the same property owner wishes to incorporate the parcel into their larger business' footprint.

Robust screening buffers would be required between the subject property and the adjacent residential properties. This landscaping would be reviewed by the Site Plan Review Committee, as would any development on the parcel.

FINANCIAL IMPLICATIONS:
None.

LEGAL IMPLICATIONS:
Per Subsection 12-100.G3 of the City's Zoning Regulations, the Planning Commission may authorize a zoning amendment only after making specific findings of fact based on the particular evidence presented to it at the hearing. The factors which must be addressed are derived from the Supreme Court of Kansas decision in Golden v. City of Overland Park [224 Kan. 591 P. 2d 130 (1978)].

If the findings of fact are adopted and the zoning amendment is recommended for approval by the Planning Commission, the recommendation will be subsequently considered for final approval by the City Council.

ATTACHMENTS:

Site Layout Concept

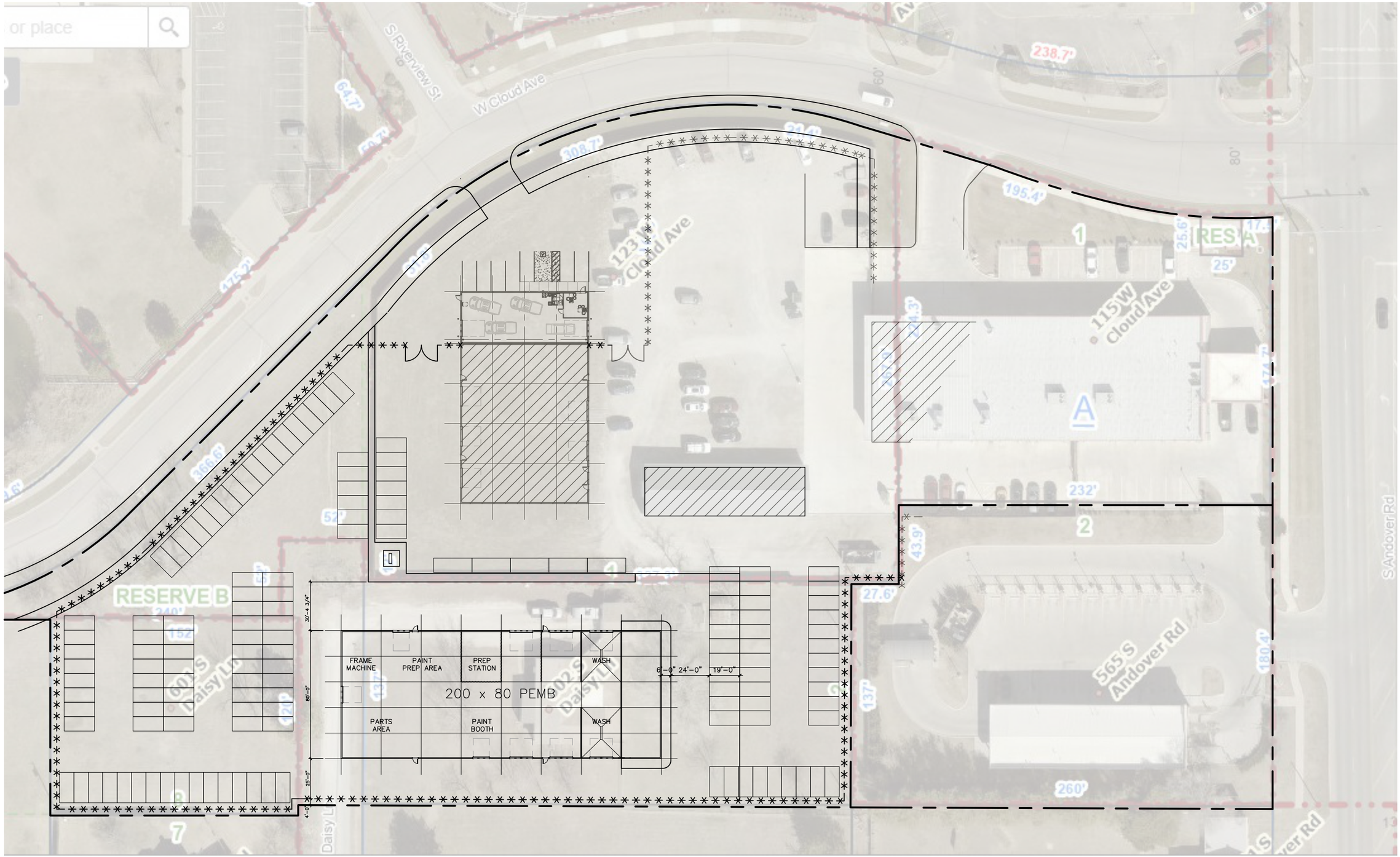
Map - Aerial

Map - Zoning

Map - Comp Plan

Rezoning Report

Chairperson's Checklist



SITE LAYOUT PLAN

(24X36) = 1" = 30'-0" (11X17) = 1" = 60'-0"

NORTH

0 15' 30' 60'

SCALE: 1" = 30'-0"

ANDOVER AUTO BODY
NEW BUILDING

113 CLOUD AVE
ANDOVER, KS 67002

NOT FOR CONSTRUCTION

MJC Architecture

450 N. 159th St. E. - Wichita KS 67230
cell (316)218.3103 - (316)733.1413 tel & fx
mjcarchitect@thx2u.com

PRINTS ISSUED
02-02-26 – PRELIM RVW
03-27-26 – PRELIM RVW
04-20-26 – PRELIM RVW

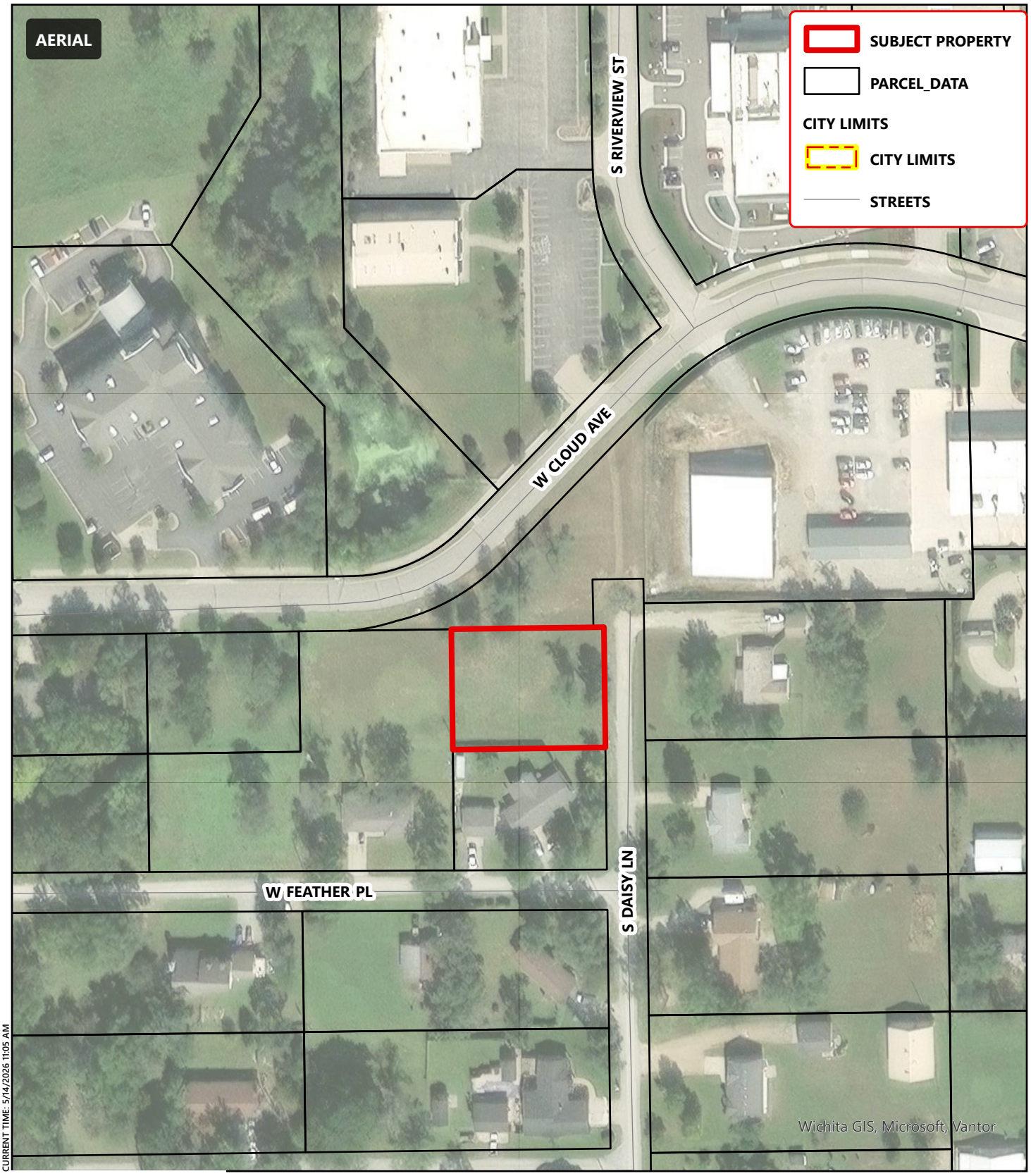
MJC No. 25066
drawn: BCB
checked: MJC

SITE LAYOUT PLAN
-

SA1

©copyright 2026 MJC Architecture

Drawing Name:
Date:
Time:
Scale:



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ANDOVER
KANSAS

Z-A26-0001 // 601 S DAISY LN

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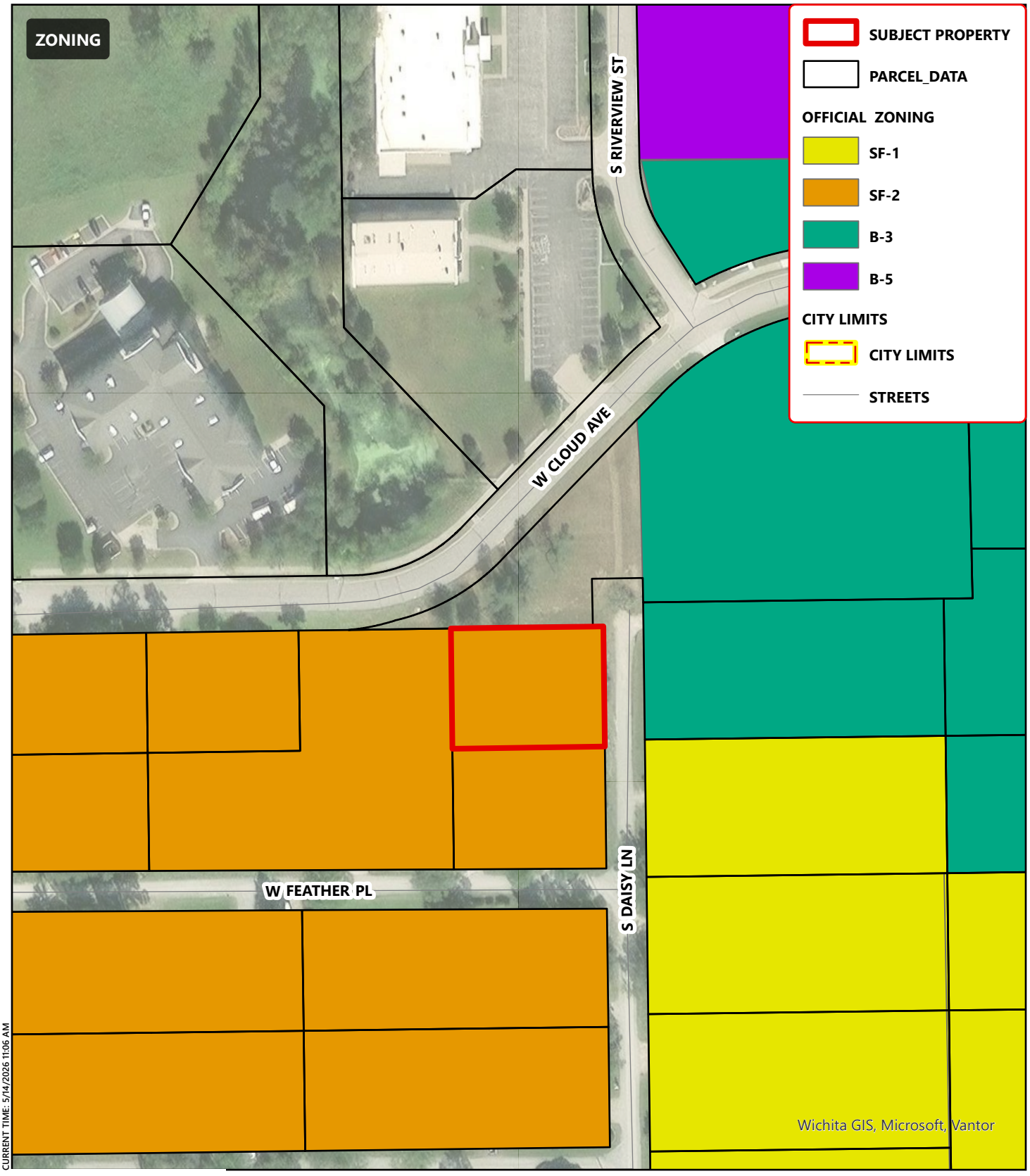

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KANSAS

Z-A26-0001 // 601 S DAISY LN

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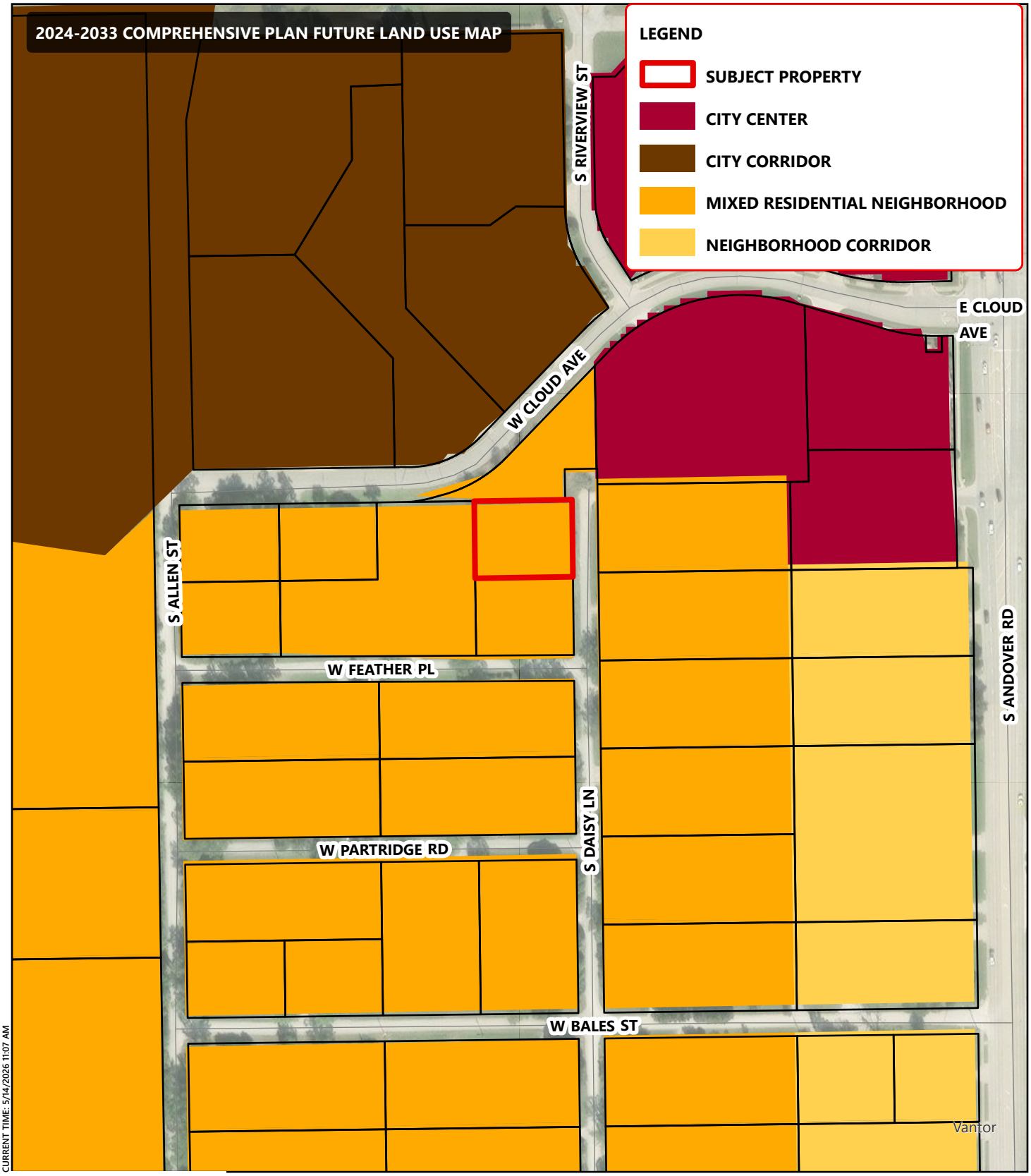

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ANDOVER KANSAS

Z-A26-0001 // 601 S DAISY LN

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PLANNING & ZONING
1609 E. CENTRAL AVE.
POB 295
ANDOVER, KS 67002
316.733.1303

PLANNING COMMISSION
REZONING REPORT
CASE NO. Z-A26-0001

APPLICATION INFORMATION	
APPLICANT	Bill Brouhard (Weekenders, LLC)
AGENT	-
REQUEST	Change of zoning district classification from the SF-2 Single Family Residential / Medium Density District, to the B-3 Retail & Service Business District

SITE INFORMATION	
GENERAL LOCATION	601 S. Daisy Ln., Andover, Butler County, Kansas
SITE SIZE	±0.42 AC.
CURRENT USE	SF-2 Single-Family Residential/Medium Density District
PROPOSED USE	B-3 Retail & Service Business District
ADJACENT ZONING – NORTH	B-5 Highway Corridor Mixed Use Business District
ADJACENT ZONING – EAST	B-3 Retail & Service Business District
ADJACENT ZONING – WEST	SF-2 Single-Family Residential / Medium Density District
ADJACENT ZONING - SOUTH	SF-2 Single-Family Residential / Medium Density District

BACKGROUND INFORMATION

The subject property is an approximately 0.42-acre parcel zoned SF-2 Single Family Residential / Medium Density District, and located at the northern end of S. Daisy Ln., near the intersection of S. Andover Rd. and W. Cloud Ave. The property owner has applied to change the zoning district classification of the property from the current SF-2 zone to the B-3 Retail & Service Business District zone for redevelopment.

Currently, the subject property is a vacant lot. A dwelling was present on the property in the past, but it has since been demolished, and no redevelopment has taken place since the current owner obtained the property in 2015. The applicant intends to replat the subject property if the zoning change is approved, and, after replatting, the subject property, along with the triangular parcel directly adjacent to the north, would become a part of the Andover Auto Body business' campus. The subject property is likely planned to be developed into a parking area for the business.

The Comprehensive Plan designates the property with the Mixed Residential Neighborhood place type, which indicates that it "...serve[s] as a transition between lower density development and higher intensity commercial or mixed-use

centers...". The subject property is at the border between this place type and properties with the City Center place type, which encourages more commercial development.

Directly to the east of the subject property is 602 S. Daisy Ln., which was similarly rezoned from single-family residential to the B-3 zone in December 2025. The subject property is a very similar case, in that the same property owner wishes to incorporate the parcel into their larger business' footprint.

Robust screening buffers would be required between the subject property and the adjacent residential properties. This landscaping would be reviewed by the Site Plan Review Committee, as would any development on the parcel.

This report is to assist the Planning Commission to determine their findings from the evidence presented at the hearing so as to base their rezoning recommendation on the required 14 factors found in Article 12 of the Zoning Regulations. The responses provided need to be evaluated with the evidence and reworded as necessary to reflect the Planning Commission's considered opinion. Sample motions are provided to ensure the accuracy of the motion and facilitate the summary of the hearing for the minutes. Conditions attached to the motion, if any, should be carefully worded to provide instructions to the applicant and facilitate enforcement by the Zoning Administrator.

STAFF ITEMS

1.	**Do adequate sewage disposal and water supply and all other necessary public facilities including street access exist or can they be provided to serve the uses that would be permitted on the subject property if the change in zoning were approved?**	
	STAFF	The subject property has ready access to existing, nearby Wichita water and Andover sewer lines, and it can access the street system via S. Daisy Ln.
2.	**If the zoning change request was approved, would the subject property need to be platted or replatted, or have in-lieu-of dedications made, in order to provide needed rights-of-way, easements, building setback lines, or access control?**	
	STAFF	The property would need to be replatted. The applicant intends to replat the subject property along with a parcel adjacent to the north.
3.	**If the zoning change request was approved, would the subject property need a screening plan for existing or potential uses?**	
	STAFF	Yes. The subject property would change to commercial use, bordering parcels with residential uses and character. A substantial screening buffer would be required.
4.	**What fact-based information in support of or in opposition to the requested zoning change has staff received?**	
	STAFF	None at this time.
5.	**If there has been an error in the application of these Zoning Regulations to the subject property, would the requested zoning change correct the error?**	
	STAFF	No error is known to exist.

STAFF & COMMISSION/COUNCIL ITEMS

6. How suitable or unsuitable is the subject property for its current zoning?	
STAFF	The subject property is reasonably suitable for its current zoning, as it is adjacent to other residential-use parcels.
PLANNING	
COUNCIL	
7. Is the length of time the subject property has been vacant or undeveloped under its current zoning a factor in the zoning change request?	
STAFF	Yes. The property has been undeveloped for over ten years since the applicant acquired it after the demolition of a dwelling.
PLANNING	
COUNCIL	
8. How reasonably well-suited will the requested zoning change of the subject property be with the current zoning of nearby properties.	
STAFF	Nearby properties range from low- and medium-density residential uses to the south and west, to medium-density commercial uses to the north and east. The proposed zoning would align with those existing commercial business parcels to the north and east, but would be more at odds with the existing residential parcels to the south and west.
PLANNING	
COUNCIL	
9. Has the zoning change been requested because conditions in the area of the subject property have changed or are changing? If so, what is the nature and significance of these conditions?	
STAFF	Yes: the Andover Auto Body business to the north continues to expand, and the property owner wishes to convert the subject property from a vacant lot to a parking area for the business. The property across from the subject property on Daisy Ln. was rezoned to the same B-3 district in 2025, for similar purposes.
PLANNING	
COUNCIL	

10. What are the current land uses, character and condition of the subject property and the surrounding neighborhood?

STAFF	Nearby properties range from low- and medium-density residential uses to the south and west, to medium-density commercial uses to the north and east. Daisy Ln. serves a primary residential area, though it is surrounded by commercial uses to the north and east, being close to the S. Andover Rd. corridor.
PLANNING	
COUNCIL	

11. Would the proposed zoning change of the subject property allow land uses which might have detrimental effects on nearby properties, and if so, how?

STAFF	Yes. A change to a commercial zone, especially if development takes place on the now-vacant lot, would bring with it a potential increase in noise, light, pollution, and traffic for the area. These detriments can be mitigated with a robust screening buffers to the south and west of the subject property.
PLANNING	
COUNCIL	

12. How would the requested zoning change conform with the City's Comprehensive Plan and other adopted master plans and policies?

STAFF	The Comprehensive Plan designates the subject property with the Mixed Residential Neighborhood place type, a place type it shares with adjacent parcels and the parcel across Daisy Ln. to the east. While some nearby parcels designated with this place type abut properties with other, more commercially-focused place types, the subject property is located at a transitional point between a business-zoned commercial parcel to the north, and residentially-zoned parcels to the south. It is not uncommon to see this type of 'bleed' at the edges of an area designated with a particular place type; Staff anticipate that over time, the area around the subject property will shift more toward commercial uses as the Andover Rd. corridor continues to develop.
PLANNING	
COUNCIL	

13. Do any professional persons knowledgeable on conditions that affect this zoning change request have information or recommendations to provide, which would be helpful in its evaluation?

STAFF	Staff support the proposed change in zoning district classification.
PLANNING	
COUNCIL	

14. How would the potential loss in value or hardship imposed on the Applicant compare to the relative gain to the public health, safety and welfare, if there is a change from the current zone to the requested zone?	
STAFF	If the zone were not changed, the subject property, as well as the parcel adjacent to the north, would likely continue to be undeveloped. Detrimental effects of future development, to public health, safety and welfare, are expected to be minimal, and can be mitigated by way of required screening buffers abutting the residential-use properties nearby.
PLANNING	
COUNCIL	

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PLANNING COMMISSION
REZONING PUBLIC HEARING CHECKLIST
CASE NO. Z-A26-0001

CALL AGENDA ITEM

I now call Agenda Item 5.2, which is a public hearing on Case No. Z-A26-0001.

DISQUALIFICATION DECLARED & QUORUM DETERMINED

Before we proceed with the hearing, I'll ask the Commission members if any of them intend to disqualify themselves from participating in this case, because they or a relative own property in the area of notification or have conflicts of interest.

- In the case of disqualification
  - Let the minutes show that ---------- has disqualified himself/herself and has temporarily disassociated himself/herself from our Commission. According to our Bylaws, those members who only abstain from voting are still part of the quorum. I now declare that we have a quorum of -- present for the hearing.

ZONING ADMINISTRATOR'S REPORT

I now call on the City's Zoning Administrator to provide us with a report on this case.

APPLICANT'S REQUEST

I now call upon the applicant to make his/her presentation on the request and any response to the Zoning Administrator's report.

PUBLIC COMMENTS

Are there any members of the public who wish to speak on this case?

- Recognize first come, first served
- Obtain name and address
- If an unusual number of people wish to speak, a time limit can be implemented. Speakers may also be asked not to repeat what has already been said

WRITTEN COMMUNICATIONS

Have any written communications been received?

APPLICANT'S FINAL COMMENTS

Does the applicant wish to present any final comments?

CLOSE THE PUBLIC HEARING

Hearing no further public comments, I hereby close the public portion of the hearing. There will be no further public comments unless the Commission wishes to ask questions to clarify information.

PLANNING COMMISSION DELIBERATIONS

The Planning Commission will now deliberate the request. There are 14 factors which the commission must consider in order to make findings and, ultimately, a recommendation.

MOTIONS

Having discussed and reached conclusions on our findings of fact, I would remind the Commission that a proper motion should reflect the factors on which it is based and, if approval is recommended, then consideration should be given to any conditions that might be attached. Is there a motion to either recommend approval, modification and approval, disapproval or to table the discussion?

APPROVE	DISAPPROVE	TABLE
Having considered the evidence at the hearing and the factors to evaluate the application, I, --------, move that we recommend to the Governing Body that Case No. Z-A26-0001 be *(approved) (modified & approved)* based on the findings of the Planning Commission on findings: #, #, #, # as recorded in the summary of this hearing. (and that the following conditions be attached to this recommendation.) Motion seconded by --------. Motion carried --/--.	Having considered the evidence at the hearing and the factors to evaluate the application, I, --------, move that we recommend to the Governing Body that Case No. Z-A26-0001 be *disapproved* based on the findings of the Planning Commission on findings: #, #, #, # as recorded in the summary of this hearing. Motion seconded by ----. Motion carried --/--.	I, --------, move that Case No. Z-A26-0001 be *tabled* until ------- --, ---- at --:--pm. Motion seconded by ----. Motion carried --/--.

CONDITIONS

PLATTING & REPLATTING	That (all) or (a portion of) such property to be platted (or replatted) and recorded within one year from the date of Governing Body approval or the case be considered disapproved and closed, and that the Ordinance effectuating the zone change not be published by the City Clerk until the final plat has been recorded with the Register of Deeds during the period stated above.
DEDICATION	That, in lieu of platting, a dedication be made before the effectuating ordinance is published for (an additional) _____ foot right-of-way to the ____ side of _____) (and) (a _____ foot easement located on _____ for (utility) (drainage) (screening) (_____ purposes) (and) (total access control along _____ with not more than _____ openings permitted which are not more than ___ feet wide and not less than _____ feet from the corner of the property at the street intersection) (and) (a building setback line of ___ feet on _____.)
SITE PLAN	That a site plan be submitted to the Site Plan Review Committee for approval prior to the approval of a zoning permit.
ANNEXATION	That an annexation ordinance be approved and published prior to the effectuating ordinance for the rezoning amendment.

To: Board of Zoning Appeals
From: Julie Boyd
Date: May 19, 2026
Subject: Conditional Use: 601 S. Andover Rd. (BZA-CU26-0002)

RECOMMENDED ACTION: Authorize the Chairperson to sign a Resolution GRANTING the Conditional Use permit for a single-family dwelling on a property zoned B-3 Retail & Service Business District, and generally located a 601 S. Andover Rd.

SUMMARY:
The subject property is an approximately 0.88-acre parcel located just south of the Andover Auto Body business, at the corner of S. Andover Rd. and W. Cloud Ave. The applicant intends to retain the existing single-family house on the property, for use accessory to the commercial use of the property as the physical location of a mobile pest control business.

The property owner kept the existing dwelling unit when they took ownership of the subject property, but rezoned the parcel to the B-3 Retail & Service Business District for future redevelopment. Under this zoning, a single-family dwelling may be permitted as a Conditional Use.

The nature of the commercial activity on the property is commensurate with a typical Home Occupation: no storage of hazardous materials, nor any clientele would be found at the subject property. The property would retain its residential character, despite carrying the B-3 zoning.

No changes to the site are expected as a result of the Conditional Use. The house is existing, and will not be modified for business purposes: it is planned, and is indeed required, to stay primarily residential in character.

Staff have worked extensively with the applicant and the current tenant to come to this consensus solution for the needs of the business and the site.

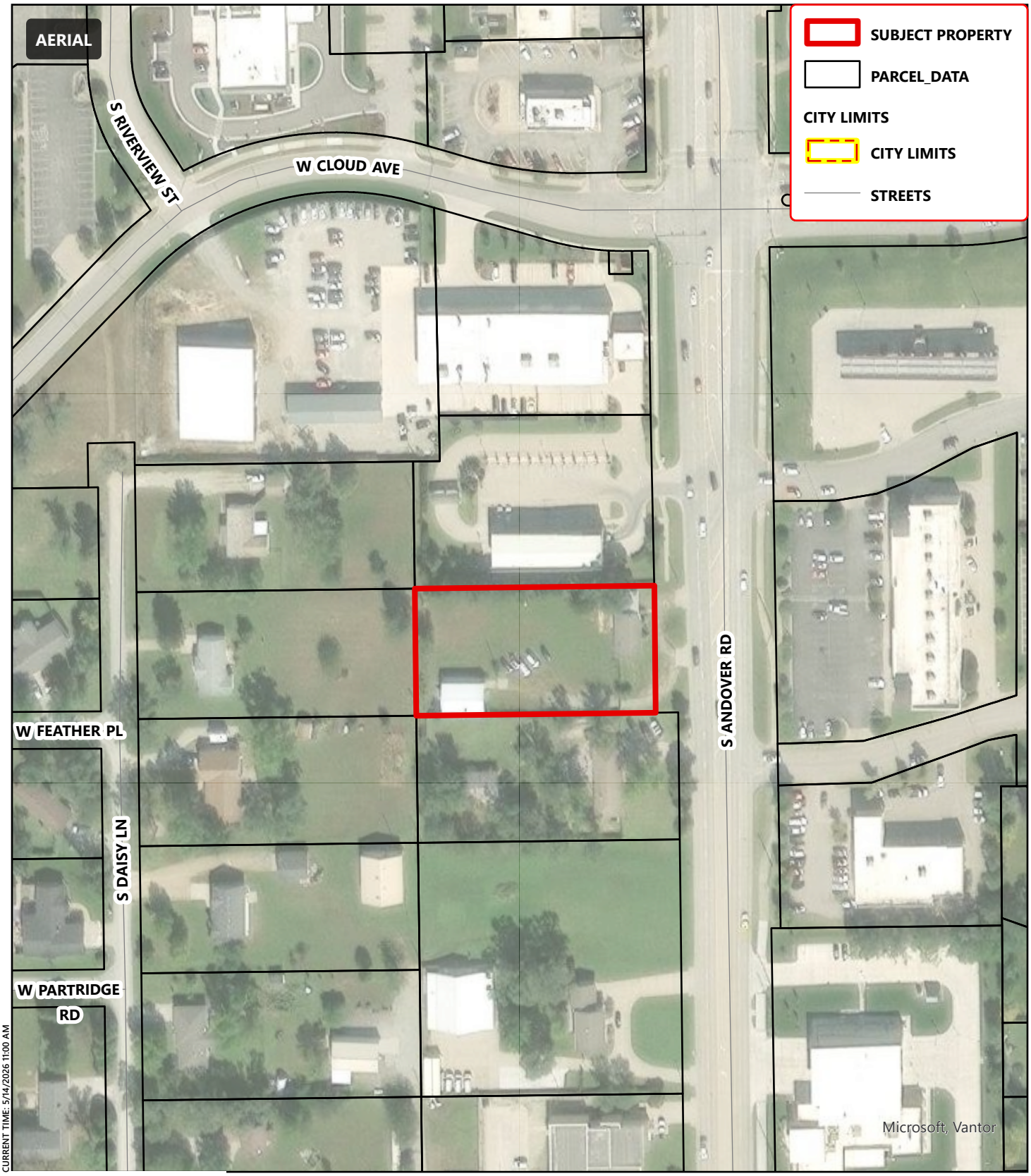
FINANCIAL IMPLICATIONS:
None.

LEGAL IMPLICATIONS:
Per K.S.A. 12-759(e) and Subsection 11-107.C of the City's Zoning Regulations, the Board of Zoning Appeals may authorize a conditional use only under specific conditions and only after making specific findings of fact based on the particular evidence presented to it at the hearing. The Board must render its decisions in the form of a Resolution. If granted, the conditional use is valid for 180 days from the date the Resolution is signed.

The Board of Zoning Appeals is a board of final action. If the conditional use is approved, no further action is required by the applicant pertaining to the conditional use.

ATTACHMENTS:
Map - Aerial

Map - Zoning
Map - Comp Plan
Conditional Use Report
Chairperson's Checklist



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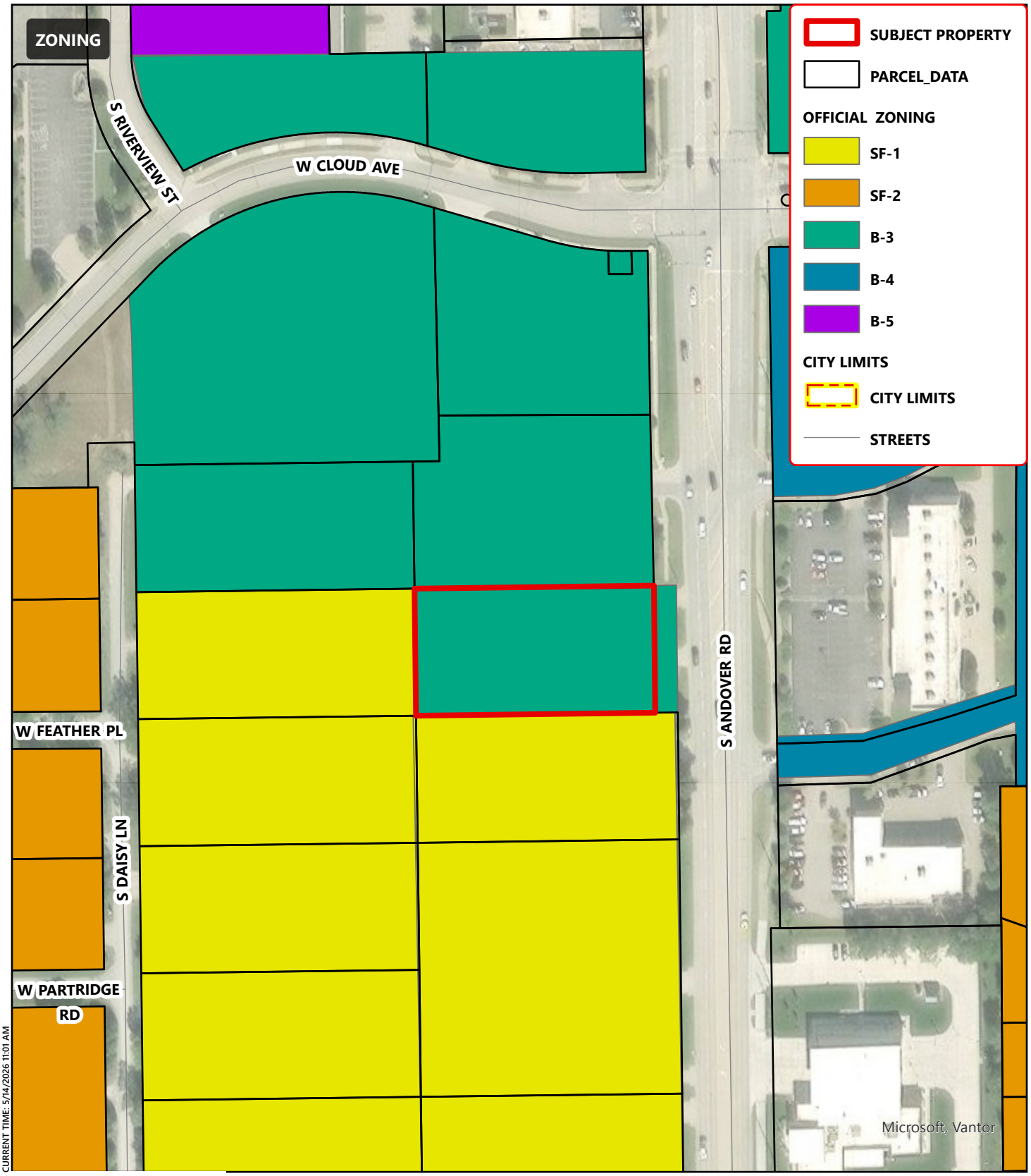

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BZA-CU26-0002 // 601 S ANDOVER RD

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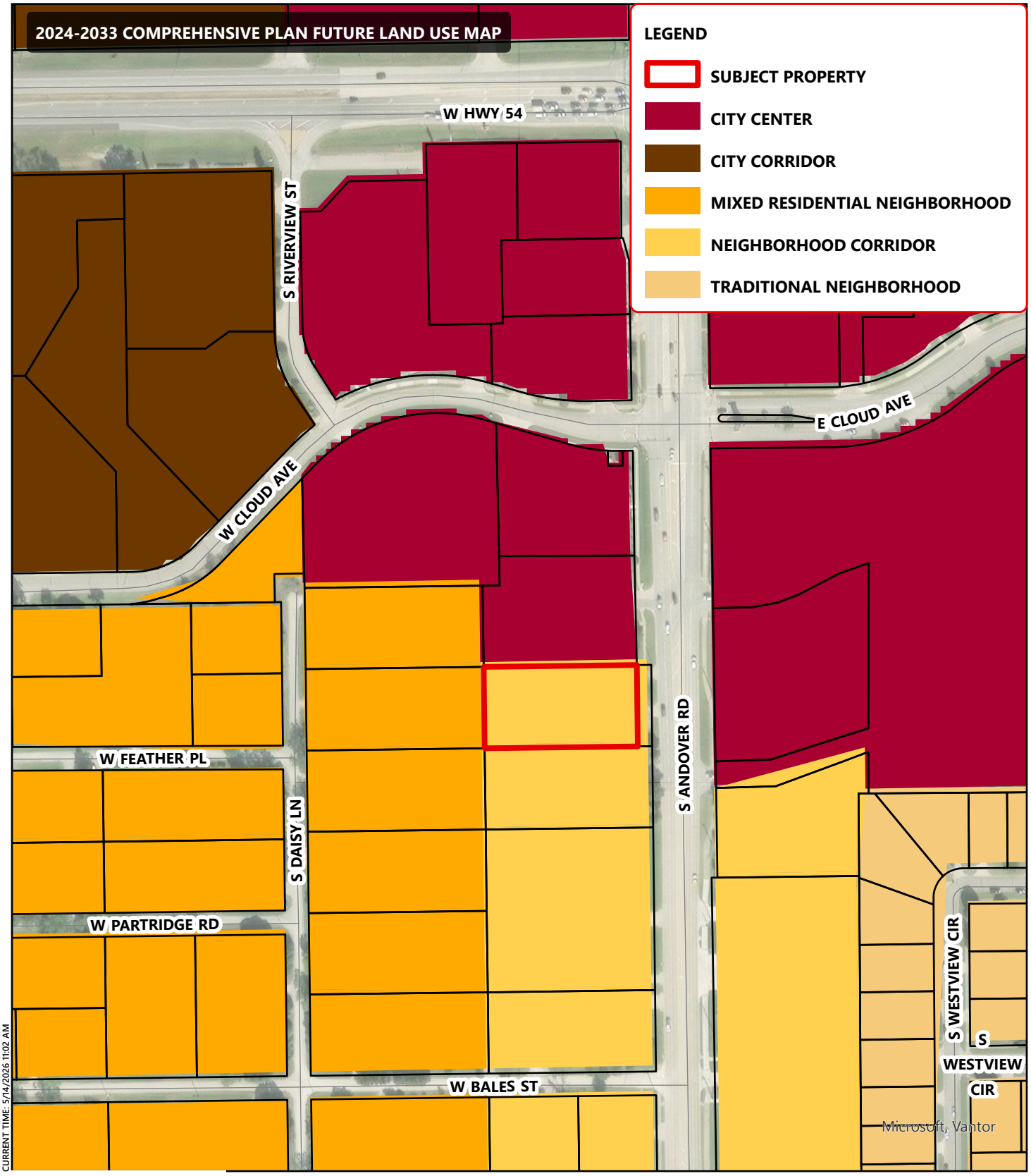

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BOARD OF ZONING APPEALS
CONDITIONAL USE REPORT
CASE NO. BZA-CU26-0002

APPLICATION INFORMATION	
APPLICANT	Jeff Coykendall
AGENT	Mick Lowderman – Go Green Pest Control
REQUEST	Conditional Use to allow for a single-family dwelling on a property zoned B-3 Retail & Service Business District

SITE INFORMATION	
GENERAL LOCATION	601 S. Andover Rd., Andover, Kansas
LEGAL DESCRIPTION	Lot 12, Block 6, Bales, Allen Tracts, Andover, Butler County, Kansas
SITE SIZE	± 0.88 acres
SUBJECT PROPERTY ZONING	B-3 Retail & Service Business District
ADJACENT ZONING – NORTH	B-3 Retail & Service Business District
ADJACENT ZONING – EAST	B-3 Retail & Service Business District
ADJACENT ZONING – WEST	SF-1 Single Family Residential / Low Density Residential
ADJACENT ZONING - SOUTH	SF-1 Single Family Residential / Low Density Residential

BACKGROUND INFORMATION

The subject property is an approximately 0.88-acre parcel located just south of the Andover Auto Body business, at the corner of S. Andover Rd. and W. Cloud Ave. The applicant intends to retain the existing single-family house on the property, for use accessory to the commercial use of the property as the physical location of a mobile pest control business.

The property owner kept the existing dwelling unit when they took ownership of the subject property, but rezoned the parcel to the B-3 Retail & Service Business District for future redevelopment. Under this zoning, a single-family dwelling may be permitted as a Conditional Use.

The nature of the commercial activity on the property is commensurate with a typical Home Occupation: no storage of hazardous materials, nor any clientele would be found at the subject property. The property would retain its residential character, despite carrying the B-3 zoning.

No changes to the site are expected as a result of the Conditional Use. The house is existing, and will not be modified for business purposes: it is planned, and is indeed required, to stay primarily residential in character.

Staff have worked extensively with the applicant and the current tenant to come to this consensus solution for the needs of the business and the site.

FINDINGS OF FACT

This report has been prepared by the Zoning Administrator to assist the Board of Zoning Appeals to determine their findings from the evidence presented at the hearing so as to base their decision for a conditional use on the required findings found in Subsection 11-107.C. of the Zoning Regulations. The Board may grant a request upon specific written findings of fact when all of the conditions, as required by state statutes, are found to exist. The responses provided need to be evaluated with the evidence and reworded as necessary to reflect the Board of Zoning Appeals considered opinion. Conditions attached to the motion, if any, should be carefully worded to provide instructions to the applicant and facilitate enforcement by the Zoning Administrator.

DOES THE EVIDENCE SUPPORT THE CONCLUSION THAT:

1. The proposed conditional use complies with all applicable regulations, including lot size requirements, bulk regulations, use limitations and performance standards; unless a concurrent application is in process for a variance.

STAFF	The proposed Conditional Use complies with all applicable regulations. The dwelling which is proposed is in fact existing on the site.
BZA	

2. The proposed conditional use will not cause substantial injury to the value of other property in the neighborhood.

STAFF	No such detrimental effects are anticipated. The proposed dwelling already exists on the subject property.
BZA	

3. The location and size of the conditional use, the nature and intensity of the operation involved in or conducted in connection with it, and the location of the site with respect to streets giving access to it are such that the conditional use will not dominate the immediate neighborhood so as to prevent development and use of neighboring property in accordance with the applicable zoning district regulations. In determining whether the conditional use will so dominate the immediate neighborhood, consideration shall be given to:

a. The location, nature, size and height of building, structures, walls and fences on the site; and
b. The nature and extent of landscaping and screening on the site.

STAFF	The proposed Conditional Use would not dominate the neighborhood, given that it is already in place without conflicts with nearby properties.
BZA	

4. Off-street parking and loading areas will be provided in accordance with the standards set forth in Article 5 of these regulations. Such areas will be screened from adjoining residential uses and located so as to protect such residential uses from injurious effects.

STAFF	No such parking or loading areas would be installed on the property.

BZA	
5. Adequate utility, drainage and other such necessary facilities have been installed or will be provided by platting, dedications and/or guarantees.	
STAFF	The property is currently served by the Andover sewer and Wichita Water. No change in utility service is expected.
BZA	
6. Adequate access roads, entrance and exit drives and/or access control is available or will be provided by platting, dedications and/or guarantees and shall be so designed to prevent traffic hazards and to minimize traffic congestion in public streets and roads.	
STAFF	The existing driveway would be retained. No additional access is planned, nor is it necessary.
BZA	

PLANNING & ZONING
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ANDOVER, KS 67002
316.733.1303

BOARD OF ZONING APPEALS
CONDITIONAL USE CHECKLIST
CASE NO. BZA-CU26-0002

CALL AGENDA ITEM

I now call Agenda Item 5.3, which is a public hearing on Case No. BZA-CU26-0002.

DISQUALIFICATION DECLARED & QUORUM DETERMINED

Before we proceed with the hearing, I'll ask the Commission members if any of them intend to disqualify themselves from participating in this case, because they or a relative own property in the area of notification or have conflicts of interest.

- In the case of disqualification
  - Let the minutes show that ---------- has disqualified themself and has temporarily disassociated themself from our Commission. According to our Bylaws, those members who only abstain from voting are still part of the quorum. I now declare that we have a quorum of -- present for the hearing.

ZONING ADMINISTRATOR'S REPORT

I now call on the City's Zoning Administrator to provide us with a report on this case.

APPLICANT'S REQUEST

I now call upon the applicant to make their presentation on the request and any response to the Zoning Administrator's report.

PUBLIC COMMENTS

Are there any members of the public who wish to speak on this case?

- Recognize first come, first served
- Obtain name and address
- If an unusual number of people wish to speak, a time limit can be implemented. Speakers may also be asked not to repeat what has already been said

WRITTEN COMMUNICATIONS

Have any written communications been received?

APPLICANT'S FINAL COMMENTS

Does the applicant wish to present any final comments?

CLOSE THE PUBLIC HEARING

Hearing no further public comments, I hereby close the public portion of the hearing. There will be no further public comments unless the Board wishes to ask questions to clarify information.

PLANNING COMMISSION DELIBERATIONS

The Board will now deliberate the request. To determine whether the evidence presented supports the conclusions of the required findings of fact, the Board will now consider the criteria provided for evaluation.

MOTIONS

Is there a motion to either approve, modify and approve, disapprove or to table the discussion?

APPROVE	DISAPPROVE	TABLE
Having considered the evidence at the hearing and determined that the findings of fact have been found to exist that support all six conditions set out in Subsection 11-107C of the Zoning Regulations, I, --------, move that the Chairperson be authorized to sign a Resolution granting the conditional use for Case No. BZA-CU26-0002 as requested. (and that the following conditions be attached to this approval.) Motion seconded by ------. Motion carried --/--.	Having considered the evidence at the hearing and determined that the findings of fact have not been found to exist that support all six conditions set out in Subsection 11-107C of the Zoning Regulations, I, --------, move that the Chairperson be authorized to sign a Resolution *not* granting the variance for Case No. BZA-CU26-0002. Motion seconded by ------. Motion carried --/--.	I, --------, move that Case No. BZA-CU26-0002 be *tabled* until ------- --, ---- at -: --pm. Motion seconded by ------. Motion carried --/--.

CLOSING REMARKS

A Resolution will be prepared and made available to the applicant as soon as reasonably possible but no later than 45 days from the date of this hearing. If anyone is aggrieved by this decision, a further appeal can be made to the District Court to determine its reasonableness within 30 days after the Resolution is signed and filed with the Zoning Administrator.