



# The City of Andover

## Agenda

Subdivision Committee Meeting  
Tuesday, May 12, 2026 @ 5:30 PM  
City Hall - 1609 East Central Avenue

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To: Subdivision Committee  
From: Julie Boyd  
Date: May 12, 2026  
Subject: April 14, 2026

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**RECOMMENDED ACTION:** Review and approve the minutes of the April 14, 2026 meeting of the Andover Subdivision Committee.

**ATTACHMENTS:**

[Draft Subdivision Committee Minutes - 04/14/26](#)



**1. CALL TO ORDER**

The meeting was called to order at 5:30pm by Acting Chairperson Gary Israel.

**2. ROLL CALL**

**Committee members present:** Acting Chairperson Gary Israel

**Staff members present:** Jennifer McCausland, City Administrator; 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 JANUARY 13, 2026 MEETING**

Acting Chairperson Gary Israel made a motion to approve the minutes of the January 13, 2026, meeting as presented. Motion passed 1-0.

**4. COMMUNICATIONS**

**A. COMMITTEE & STAFF REPORT**

**B. POTENTIAL RESIDENTIAL DEVELOPMENT REPORT**

**5. AGENDA**

**5.1 LOT SPLIT — REVIEW AND RECOMMENDATION ON AN APPLICATION TO SPLIT THE PROPERTY GENERALLY LOCATED AT 1119 W. HARRY ST., ANDOVER, KANSAS**

Acting Chairperson Gary Israel called the first and only agenda item, pertaining to the review and recommendation on an application to split the property generally located at 1119 W. Harry St.

Julie Boyd introduced the item by stating that this is a pretty simple lot split case. This case involves an approximately 59-acre parcel zoned in the A-1 Agricultural Transition district at the intersection of West Harry and 159<sup>th</sup> St. The applicant seeks to split off about 5 acres in the northeast corner of the property, approx. 270 feet by 870 feet. The remaining large parcel would become Lot 1A and the new parcel would become Lot 1B. Julie further stated that the A-1 zone requires a minimum of 5 acres, so the new parcel is within the regulations. There is already existing Wichita water and Andover sewer serving the single-family house on the property and these services could easily be extended to the new parcel. One thing of note is that a small portion of this property, a bit less than ½ an acre is within the floodplain for Fourmile Creek and if any development was to happen in that area, it would be subject to the floodplain development ordinance. Julie stated that the Fire Marshall Mike Roosevelt could not



make it tonight, but he wanted her to pass on that he has no issues with the lot split but future development may require fire considerations before development could begin.

Brian Peltier from Merestone Survey was present and spoke to address any questions from the Committee. He explained that the house will be located outside the floodplain and that the existing sewer line on the east side will be utilized. He also noted that a water line along Harry Street will be connected for the project.

Gary Israel made a motion to approve the lot split for the property generally located at 1119 W. Harry St. Motion passed 1-0.

**6. MEMBER ITEMS**

Les Mangus commented that Brian Peltier will need to reach out to the Fire Marshall to discuss the requirement on distance to a fire hydrant.

**7. ADJOURN**

Acting Chairperson Gary Israel made a motion to adjourn. Motion passed 1-0.

Meeting adjourned at 5:36pm.



To: Subdivision Committee  
From: Julie Boyd  
Date: May 12, 2026  
Subject: Committee & Staff Report

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

**SUMMARY:**

The Committee & Staff Report encompasses all development-related meetings that have occurred since the last Site Plan Review Committee meeting. These minutes provide an overview of recent discussions and actions taken regarding community development in the City of Andover.

The April Site Plan Review Committee and draft Planning Commission meeting minutes are attached

**ATTACHMENTS:**

[Site Plan Review Minutes - 04/07/26](#)

[Draft Planning Commission Minutes - 04/21/26](#)



**1. CALL TO ORDER**

Homer Henry made a motion to nominate Scott Bonebrake as the new Chairperson. Seconded by Jessica Friedrichs. Motion passed 5-0.

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

**2. ROLL CALL**

**Committee Members present:** Chairperson Scott Bonebrake, Jessica Friedrichs, Homer Henry, John VanSickle, Andrew Jarvis.

**Staff Members present:** 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 3, 2026 MEETING.**

Homer Henry made a motion to approve the minutes of the March 3, 2026 meeting as presented. Seconded by Jessica Friedrichs. Motion passed 5-0.

**4. COMMUNICATIONS**

- A. COMMITTEE & STAFF REPORT**
- B. POTENTIAL RESIDENTIAL DEVELOPMENT REPORT**

**5. AGENDA**

**5.1 SP-A26-0008 — REVIEW AND APPROVAL OF THE SITE PLAN FOR CULVER’S, GENERALLY LOCATED AT 422 S. HOMESTEAD DR., ANDOVER, KANSAS**

Chairperson Bonebrake called the first agenda item, pertaining to the review and approval of the site plan for Culver’s, generally located at 422 S. Homestead Dr.

Julie Boyd introduced the item by stating that this is a site plan for a new commercial building spread across two parcels in the Heritage Mixed Use development and fronting onto US-54. Per the design guidelines in the Heritage PUD, there will be a monument sign on the US-54 frontage, which is to the south of the subject property. This will be a Culver’s restaurant with the standard Culver’s design language throughout. In addition to the monument sign, there will be some additional logo wall signage, all fit within the regulations. There will be outdoor seating at this location, generally outdoor patio seating requires a Conditional Use, however in the Heritage PUD it is permitted outright. They are proposing two drive-thru lanes and a parallel bypass lane with waiting areas for the drive-thru. Staff have worked with the applicants the entire process and they have implemented many staff comments. There are a few minor outstanding comments that can be addressed by Kevin. All other requirements for this were



satisfied, including adequate landscaping and parking provided. Julie mentioned that there are a couple of parking spaces located by the trash enclosure and that Staff would like to see that area striped off instead and not used for parking, the plan includes more than adequate parking

Kevin Graham stated his only comment is regarding the curb/asphalt edge that is depicted for the shared access drive to the north of the site. He stated his preference would be for the curb to be fully constructed and simply cut into when connecting to the shared access drive, instead of an open asphalt edge.

Homer Henry asked about the proposed right-in, right-out onto Yorktown Pkwy and if the medians will need to be modified. Julie stated the medians will not be modified. Kevin Graham responded that there will be some temporary traffic control on either side, but no improvements to the median will be made throughout the process.

Homer Henry asked if the Culver's team submitted all required application materials to city staff. Julie stated that there are no outstanding documents that staff are waiting for and everything looks in order.

The civil engineer for the project, Aaron from Kimley Horn was present and introduced Joey from Mitchell Private Holdings, who currently owns and operates 17 Culver's restaurants. She spoke about new locations they have recently opened in the Wichita metro area. She then introduced the franchise owners of the new store in Andover, Ryan & Katie Vaughn.

Ryan Vaughn spoke at the podium about his past experience at Culver's.

Chris McGuire with Macan Building Corporation then spoke at the podium. He stated that their company builds Culver's across the country and have built in 30 different states. He also stated that they can accommodate Kevin Graham's request for a full curb at the shared access drive.

Homer Henry asked city staff about landscaping for the building and if the Heritage PUD had any special landscaping provisions. Julie responded that it has some requirements that are over and above what the Heritage requires, but the landscaping plan is still in effect, and they have satisfied both requirements. Kevin Graham stated that the Heritage PUD had a clause stating that the landscape requirements in the UDM are guidelines, but some accommodation may need to be made.

Homer Henry made a motion to approve the site plan for Culver's with the modifications stated by the engineer regarding the curb and guttering. Seconded by Jessica Friedrichs. Motion passed 5-0.



**5.2 SP-A26-0009 — REVIEW AND APPROVAL OF THE REVISED SITE PLAN FOR THE ANDOVER YMCA, GENERALLY LOCATED AT 1115 E. HWY 54, ANDOVER, KANSAS**

Chairperson Bonebrake called the next agenda item, pertaining to the review and approval of the revised site plan for the Andover YMCA, generally located at 1115 E. Hwy 54.

Julie Boyd introduced the item by stating that this case involves a minor change to the existing site plan for the YMCA. The YMCA plans to add a small shade structure on the west side of the property. The shade structure would have a connecting path to the parking lot and would have similar lighting to the fixtures that are already in place for the concrete pads. This site is already surrounded by lots of existing vegetation and trees and is screened from all public rights of way.

Homer Henry asked who owned the tree line that partially screens the site from Yorktown and US-54. There was discussion amongst Staff and the Committee about how owns the tree line. Brad from Icon Structures was present and spoke at the podium to address any questions. He stated that it was Icon Structure’s understanding that it was all YMCA property. Kevin Graham stated that the tree lines to the north and south of the structure are on YMCA property, but it appears the tree line to the West is on the adjacent property but within the existing Yorktown right of way. So, unless the city needed to cut the trees down, the screening is adequate.

Homer Henry made a motion to approve the revised site plan for the Andover YMCA. Seconded by Jessica Friedrichs. Motion passed 5-0.

**5.3 SP-A26-0011 — REVIEW AND APPROVAL OF THE SIGN PLANS FOR CITY OF ANDOVER SIGNAGE, GENERALLY LOCATED AT THE INTERSECTION OF W. 21<sup>ST</sup> ST. AND N. 159<sup>TH</sup> ST. E., ANDOVER, KANSAS**

Chairperson Bonebrake called the next agenda item, pertaining to the review and approval of the sign plans for City of Andover signage, generally located at the intersection of W. 21<sup>st</sup> St & N. 159<sup>th</sup> St. E.

Julie Boyd introduced the item by stating that the city currently has a large monument sign at the intersection of 21<sup>st</sup> & 159<sup>th</sup> St and are wanting to update the sign to reflect the new city logo. In addition to the logo change, the sign will also be retrofitted with internal lighting for a halo lighting effect. All wires and electronics will be housed within the sign and there will be no discernable effect on the outside of the sign besides the new logo.

Chairperson Bonebrake asked if there was power supplied to the sign already. Julie Boyd responded that there is a power connection available already.

Homer Henry asked how the current sign is lit. Les Mangus responded that the current sign is lit by a set of up lights that are in a trough in the limestone base.

Megan Schapaugh, the Public Information Officer from the City of Andover, was present and spoke at the podium to address any questions from the Committee. She stated that the city



had adopted a new logo in January of 2025 and over the last year, things have slowly been transitioning to the new logo. The digital items and other smaller materials were changed over first and now the focus is on the larger and more visible materials. This sign is one of the largest and most visible in all of Andover and that is why it was chosen to be replaced next. She stated that the city worked with Alpha Charlie to proportionally size the logo to fit within the current dimensions of the monument sign.

Homer Henry asked how many additional monument signs will need to be changed to the new logo in the coming years. Megan responded that there are a few more signs throughout the city that are slated to be replaced within the coming years (13th & 149<sup>th</sup>, The Archway, etc.). Homer Henry asked about when the archway signs in Central Park would be replaced and if they would have to come to Site Plan. Julie Boyd stated that they would not have to be approved by the Site Plan Review Committee because all that is changing is the sign face.

Homer Henry expressed how much he liked the sign design and how cool he thinks it will look when it is lit up at night.

Chairperson Bonebrake asked if the backside of the sign is limestone. Les Mangus responded that it is limestone slabs that are molded together.

Homer Henry asked if the backside of the sign would be drilled into. Brooke Mohler from Miracle Signs was present. She stated that they would not touch the back of the sign, only the front portion. Homer Henry then asked if any wires or raceways would be visible on the back of the sign. Les Mangus responded that the white portion of the sign plans is slightly raised from the base and this allows all the wires to be run internally and away from public view. Brooke stated that the white part is made from aluminum and is painted with a 10-year warranty aircraft paint.

Homer Henry asked when the new sign would be installed. Brooke responded that the sign will be completed by July or August.

Homer Henry made a motion to approve the sign plan for the City of Andover Monument sign located at the corner of 21<sup>st</sup> & 159<sup>th</sup> Street. Seconded by Jessica Friedrichs. Motion passed 5-0.

**SP-A26-0012 — REVIEW AND APPROVAL OF THE SIGN PLAN FOR DONDLINGER  
5.4 WILDCAT CONSTRUCTION, GENERALLY LOCATED AT 220 W. HWY 54,  
ANDOVER, KANSAS**

Chairperson Bonebrake called the final agenda item, pertaining to the review and approval of the sign plan for Dondlinger Wildcat Construction, generally located at 220 W. Hwy 54.

Julie Boyd introduced the item by stating this case involves the Z Auto located on US-54. The Z Auto building is being occupied by Dondlinger Wildcat Construction while they work on some projects in the area, this is just a temporary location for them. They would like to remove the existing Z Auto sign and replace it with their own logo wall sign. They would also like to replace the Z Auto sign on the pole out by the highway. The new sign is smaller than the



current sign and they are nowhere near the maximum allowed wall coverage. In addition, the signs will be unlit.

Colin Heagler from TriMark Signs was present and spoke at the podium. He said he didn't have anything to present and that this case is a pretty straightforward civil sign package.

Homer Henry asked how long the sign will be temporary and whether it will be a permanent plastic sign or simply a banner that's hung up. Colin responded that the sign will be made from routed aluminum and will be blind mounted to the front fascia of the building. He further stated that the sign will be easily removable once Dondlinger Wildcat Construction is through using the building. Homer Henry then asked what the process is if the sign becomes ripped or damaged before Dondlinger is done with construction in the area. Julie Boyd stated that they would be out of compliance with their site plan and Mickey would help them return to compliance.

Les Mangus led a discussion with the Committee members about the current Days Inn pole sign that is located on the property. The discussion involved whether or not the Committee could require that the Days Inn sign be removed from the premises before the new Dondlinger Wildcat Construction signs could be installed.

Homer Henry made a motion to approve the sign plan for Dondlinger Wildcat Construction as well as the removal of the Days Inn sign generally located at 220 W. Hwy 54. Seconded by Jessica Friedrichs.

**The vote was interrupted by a question by Colin Heagler.**

Mr. Heagler asked if the motion requires him to tear down the Days Inn sign before he can begin installation of the new Dondlinger signs, because if so, he will have to rebind the project due to it not being in the original scope of work.

There was additional discussion amongst the Committee members and City Staff about the wording of the motion and the impact it would have on TriMark Signs. A consensus was reached to recommend removal of the Days Inn sign, if possible, and not require the removal.

Homer Henry retracted his motion.

Homer Henry made a new motion to approve the sign plan for Dondlinger Wildcat Construction and if possible, by the sign company, removal of the Days Inn pole sign. Seconded by Andrew Jarvis. Motion passed 5-0.

## 6. MEMBER ITEMS

Homer Henry talked about his reasoning for nominating Scott Bonebrake as Chairperson. He stated that Mr. Bonebrake has been on both sides of the Committee and has the professional ability and experience in construction to lead this Committee into the future.

## 7. ADJOURN



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

**SITE PLAN REVIEW COMMITTEE MINUTES**  
**APRIL 7, 2026 | 6:00 P.M.**  
ANDOVER CITY HALL | 1609 E. CENTRAL AVE.

Homer Henry made a motion to adjourn the meeting. Seconded by Jessica Friedrichs. Motion passed 5-0.

Meeting was adjourned at 6:33pm.

**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 split 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. 120<sup>TH</sup> 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 Tuscan Preliminary Planned Unit Development, generally located at the corner of S.W. 120<sup>th</sup> 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 Tuscan 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**

<p>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?</p> <p>STAFF   Public facilities are in place and adequate or could be readily extended to serve the property.</p>
<p>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?</p> <p>STAFF   The PUD is being amended in order to correct an error with building setbacks.</p>
<p>3. If the zoning change request was approved, would the subject property need a screening plan for existing or potential uses?</p> <p>STAFF   The amendment will not affect the physical conditions of the PUD area, and all previously-approved screening requirements will remain in effect.</p>
<p>4. What fact-based information in support of or in opposition to the requested zoning change has staff received?</p> <p>STAFF   None at this time.</p>
<p>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?</p>

STAFF	This amendment is in fact <i>only</i> to correct an error affecting the subject property.
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**STAFF & COMMISSION/COUNCIL ITEMS**

<b>6</b> How suitable or unsuitable is the subject property for its current zoning?	
STAFF	The property is suitable for its current zoning.
PLANNING COUNCIL	Concur
<b>7</b> 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 COUNCIL	Concur
<b>8</b> 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 COUNCIL	Concur
<b>9</b> 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 COUNCIL	Concur
<b>11</b> 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	
<b>1: Would the proposed zoning change of the subject property allow land uses which might have detrimental effects on nearby properties, and if so, how?</b>	
STAFF	No such detrimental effects are anticipated; the permitted land uses on the affected parcel are not changing.
PLANNING	Concur
COUNCIL	
<b>1: How would the requested zoning change conform with the City's Comprehensive Plan and other adopted master plans and policies?</b>	
STAFF	The Comprehensive Plan suggests a Traditional Neighborhood Place Type which is consistent with the applicant's proposal.
PLANNING	Concur
COUNCIL	
<b>1: 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?</b>	
STAFF	Staff supports the proposed amendment.
PLANNING	Concur
COUNCIL	
<b>1: 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?</b>	
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 & 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.

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:**

<p>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.</p> <p>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.</p> <p>BZA   Concur</p>
<p>1! Granting the variance will result in material detriment or injury to other property or improvements in the neighborhood.</p> <p>STAFF   No such detrimental effects are anticipated. Similar structures are present in the surrounding neighborhood already.</p> <p>BZA   Concur</p>
<p>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.</p> <p>STAFF   No such adverse effects are anticipated.</p> <p>BZA   Concur</p>
<p>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.</p> <p>STAFF   The applicant intends to construct the accessory structure for personal use and storage.</p> <p>BZA   Concur</p>



**SPECIFIC CONDITIONS TO BE MET:**

<p>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.</p> <p>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.</p> <p>BZA   Concur</p>
<p>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.</p> <p>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.</p> <p>BZA   Concur</p>
<p>3. Granting the variance will not adversely affect the rights of adjacent property owners or residents.</p> <p>STAFF   No such adverse effects are anticipated. Similar structures are present in the surrounding neighborhood already.</p> <p>BZA   Concur</p>
<p>4. The requested variance will not adversely affect the public health, safety, morals, order, convenience, prosperity or general welfare.</p> <p>STAFF   No such adverse effects are anticipated.</p> <p>BZA   Concur</p>
<p>5. The requested variance will not be opposed to the general spirit and intent of these Zoning Regulations.</p> <p>STAFF   The requested Variance is not opposed to the promotion of public health, safety, morals, comfort, or general welfare in the City.</p> <p>BZA   Concur</p>

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



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.

*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: Subdivision Committee  
From: Les Mangus  
Date: May 12, 2026  
Subject: Potential Residential Development Report

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**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.

**FINANCIAL IMPLICATIONS:**

None.

**LEGAL IMPLICATIONS:**

None.

**ATTACHMENTS:**

[Potential Residential Development Report](#)

POTENTIAL RESIDENTIAL DEVELOPMENT

	Platted Lots	Permits Issued	2024 Permits	Available for Construction	Unplatted Lots	% with Bldg Permits	% with C of O's	#-Cof O's Issued
<b>SINGLE - FAMILY</b>								
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
Cornerstone 1st	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	13		30	0	108.33%	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
<b>Total Single Family</b>	<b>2800</b>	<b>2410</b>	<b>73</b>	<b>390</b>	<b>719</b>			<b>2333</b>
<b>MULTIFAMILY</b>								
	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%	0.00%	0
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	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
<b>Total Multifamily</b>	<b>195</b>	<b>107</b>	<b>18</b>	<b>-6</b>	<b>0</b>	<b>54.87%</b>		<b>166</b>
<b>Total Dwelling Units</b>	<b>2995</b>	<b>2517</b>	<b>109</b>	<b>384</b>	<b>719</b>	<b>84.04%</b>		
<b>Total Lots/Units, Platted and Unplatted</b>	<b>3714</b>	<b>2517</b>		<b>1916</b>	<b>719</b>	<b>67.77%</b>		

[Path]Chris Tracking

3/6/2026



To: Subdivision Committee  
From: Julie Boyd  
Date: May 12, 2026  
Subject: Final PUD: Hodges Eighth Subdivision

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***RECOMMENDED ACTION:*** Recommend that the Planning Commission APPROVE WITH CONDITIONS the Hodges Eighth Subdivision, on the condition that any outstanding Staff markups be satisfied.

**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.

Staff had provided a number of comments on the proposed Final PUD, drainage and utility plans, back in April. The applicant has prepared a revised final PUD, and provided responses to Staff comments. Staff were not able to fully review the revised plat because it was submitted so close to the Subdivision Committee meeting. The comments on the previous revision of the PUD were altogether minor, so Staff do not expect to have many more issues; regardless, Staff recommends conditional approval contingent on satisfaction of any comments which may arise during review of this revised final PUD.

**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](#)

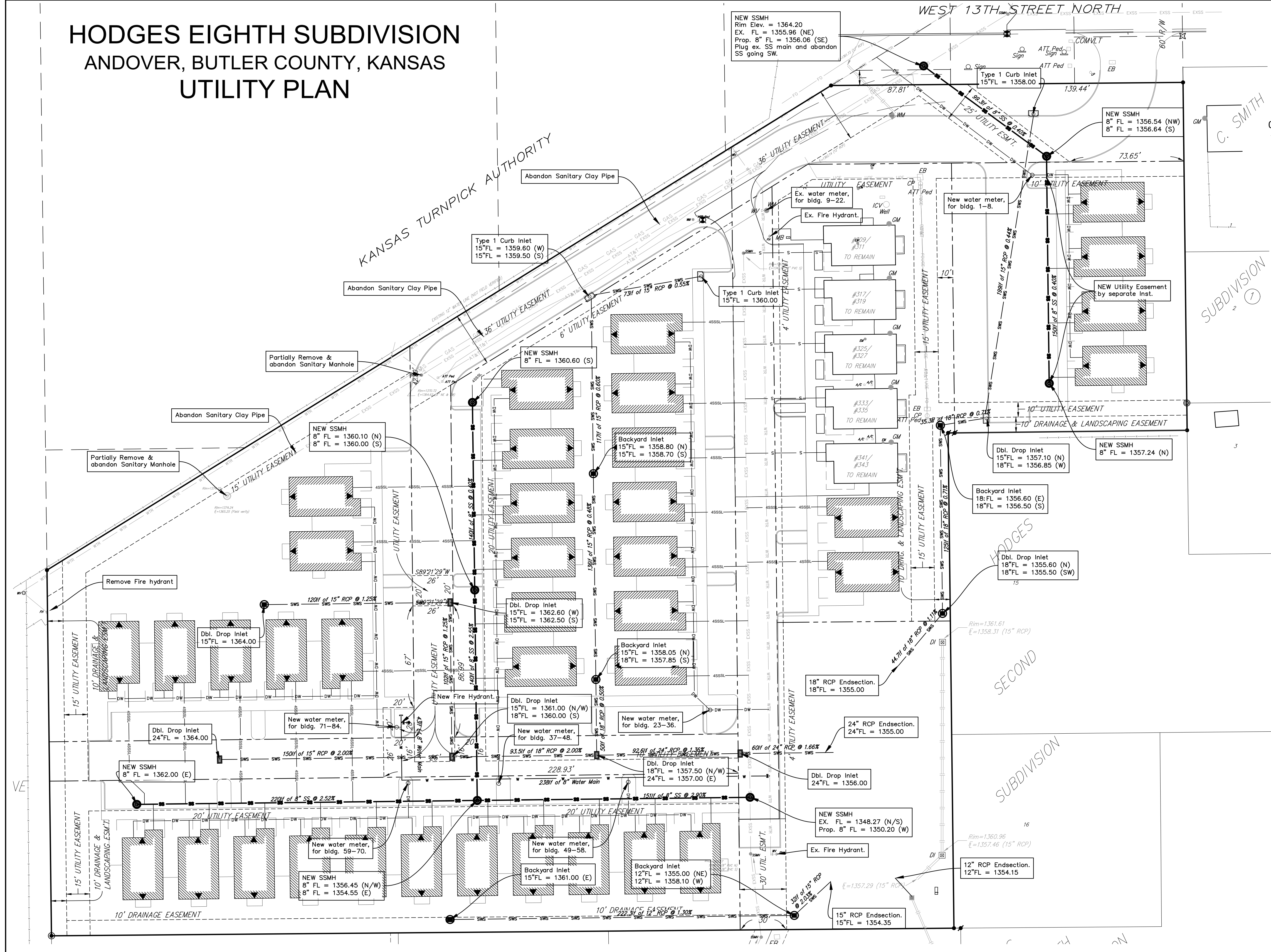
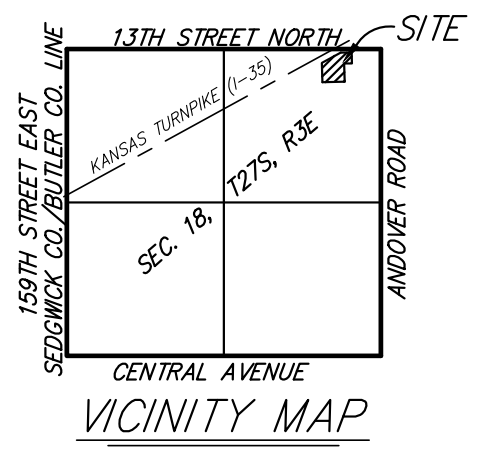
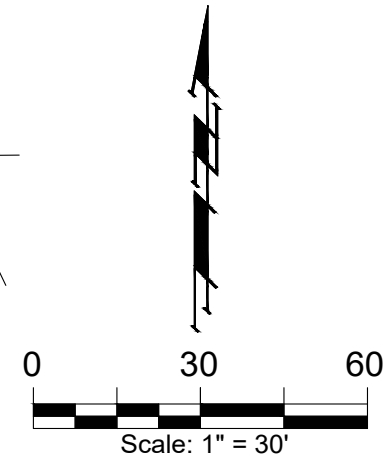
[Hodges Eighth Subdivision Approved Preliminary Plat and PUD - 11/18/25](#)



# HODGES EIGHTH SUBDIVISION ANDOVER, BUTLER COUNTY, KANSAS UTILITY PLAN

KANSAS TURNPICK AUTHORITY

WEST 13TH STREET NORTH



## HODGES EIGHTH SUBDIVISION UTILITY PLAN

Revised: 7 May 2026  
6 January 2026

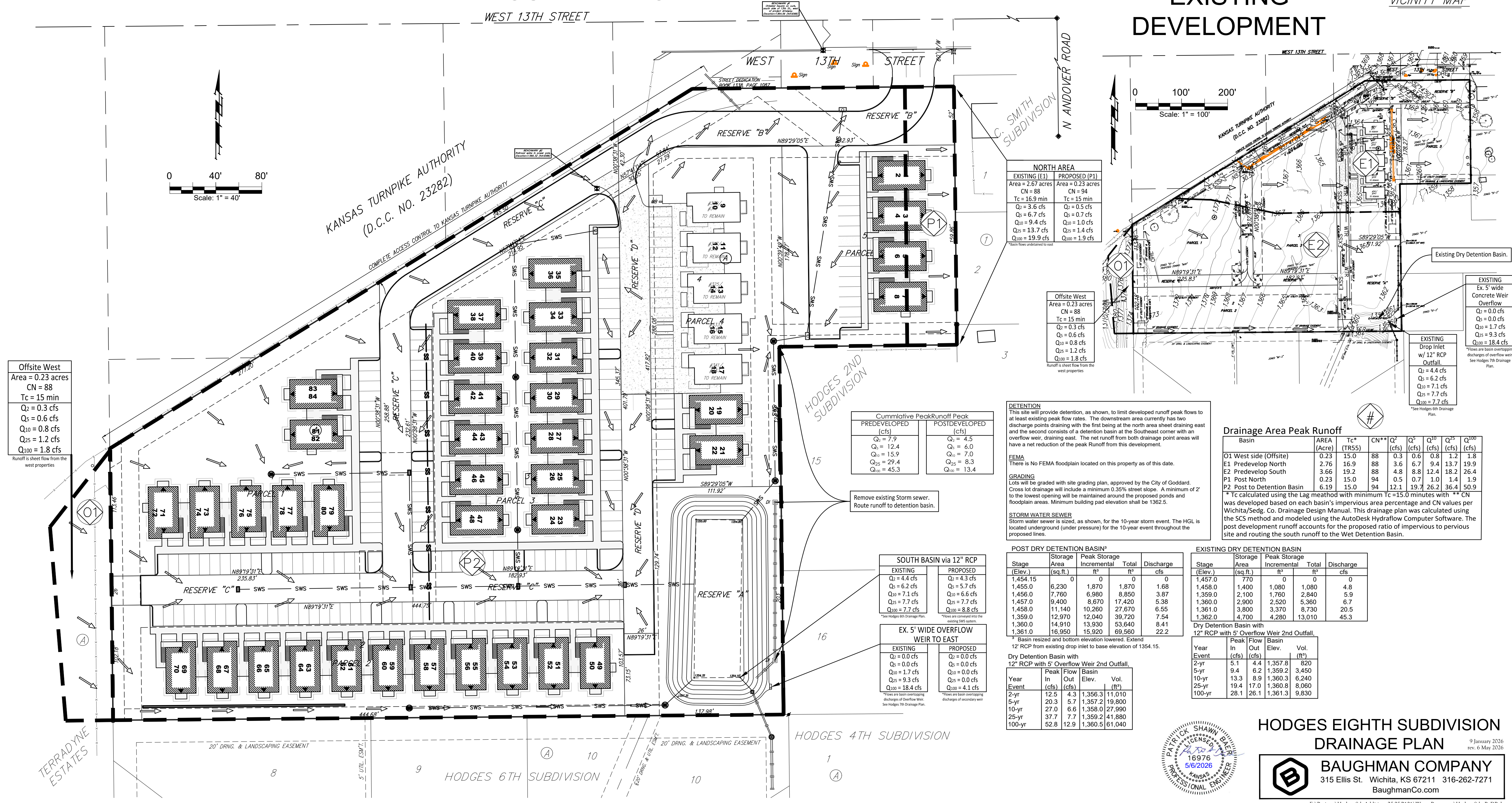
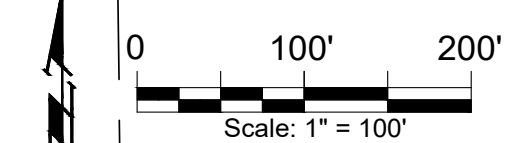
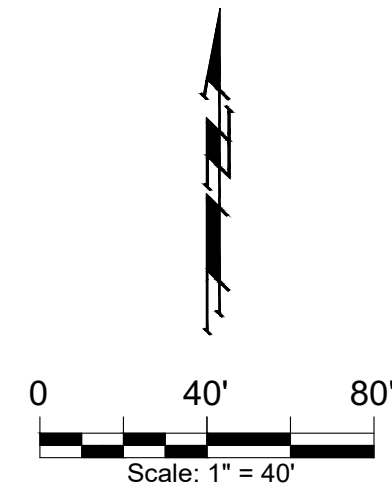
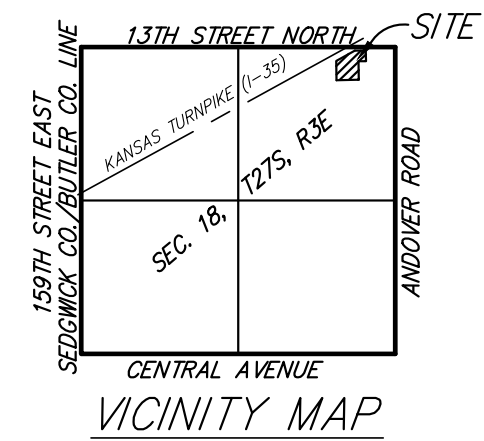
**BAUGHMAN COMPANY**  
315 Ellis St. Wichita, KS 67211 316-262-7271  
BaughmanCo.com

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# HODGES EIGHTH SUBDIVISION ANDOVER, BUTLER COUNTY, KANSAS DRAINAGE PLAN

## POST DEVELOPMENT

## EXISTING DEVELOPMENT



Offsite West  
Area = 0.23 acres  
CN = 88  
Tc = 15 min  
Q<sub>2</sub> = 0.3 cfs  
Q<sub>5</sub> = 0.6 cfs  
Q<sub>10</sub> = 0.8 cfs  
Q<sub>25</sub> = 1.2 cfs  
Q<sub>100</sub> = 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 = 15.9 min	Tc = 15 min
Q <sub>2</sub> = 3.6 cfs	Q <sub>2</sub> = 0.5 cfs
Q <sub>5</sub> = 6.7 cfs	Q <sub>5</sub> = 0.7 cfs
Q <sub>10</sub> = 9.4 cfs	Q <sub>10</sub> = 1.0 cfs
Q <sub>25</sub> = 13.7 cfs	Q <sub>25</sub> = 1.4 cfs
Q <sub>100</sub> = 19.9 cfs	Q <sub>100</sub> = 1.9 cfs

Offsite West  
Area = 0.23 acres  
CN = 88  
Tc = 15 min  
Q<sub>2</sub> = 0.3 cfs  
Q<sub>5</sub> = 0.6 cfs  
Q<sub>10</sub> = 0.8 cfs  
Q<sub>25</sub> = 1.2 cfs  
Q<sub>100</sub> = 1.8 cfs

Runoff is sheet flow from the west properties

**Cumulative PeakRunoff Peak**

PREDEVELOPED (cfs)	POSTDEVELOPED (cfs)
Q <sub>2</sub> = 7.9	Q <sub>2</sub> = 4.5
Q <sub>5</sub> = 12.4	Q <sub>5</sub> = 6.0
Q <sub>10</sub> = 15.9	Q <sub>10</sub> = 7.0
Q <sub>25</sub> = 29.4	Q <sub>25</sub> = 8.3
Q <sub>100</sub> = 45.3	Q <sub>100</sub> = 13.4

**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 1322.5.

**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.

**Drainage Area Peak Runoff**

Basin	AREA (Acres)	TR55	CN**	Q <sub>2</sub> (cfs)	Q <sub>5</sub> (cfs)	Q <sub>10</sub> (cfs)	Q <sub>25</sub> (cfs)	Q <sub>100</sub> (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

\*\*CN calculated using the lag method 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 Hydroflow 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.

**POST DRY DETENTION BASIN\***

Stage (Elev.)	Storage Area (sq. ft.)	Peak Storage Incremental (ft³)	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

\* Basin resized and bottom elevation lowered. Extend 12" RCP from existing drop inlet to base elevation of 1354.15.

**EXISTING DRY DETENTION BASIN**

Stage (Elev.)	Storage Area (sq. ft.)	Peak Storage Incremental (ft³)	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)	Peak Out (cfs)	Flow Elev. (ft)	Basin 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	41,980
100-yr	52.8	12.9	1,360.5	61,040

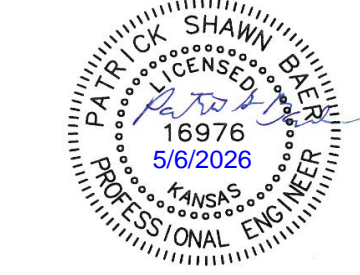
**Dry Detention Basin with 12" RCP with 5' Overflow Weir 2nd Outfall.**

Year Event	Peak In (cfs)	Peak Out (cfs)	Flow Elev. (ft)	Basin Vol. (ft³)
2-yr	5.1	4.4	1,357.8	820
5-yr	9.4	6.2	1,359.3	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

## 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



**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            )  
  )  
COUNTY OF SEDGWICK    )

ss:

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:**

- General Development Plan:**  
This plan illustrates 3 Parcels with MXR multi family uses. There are 3 multi family lots on a site totaling 270,842 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.
- Utilities:**  
All utilities shall be installed underground. Easements shall be determined on the final PUD plan.
- 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.
- 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.
- 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.

- 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.
- 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.

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

**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**

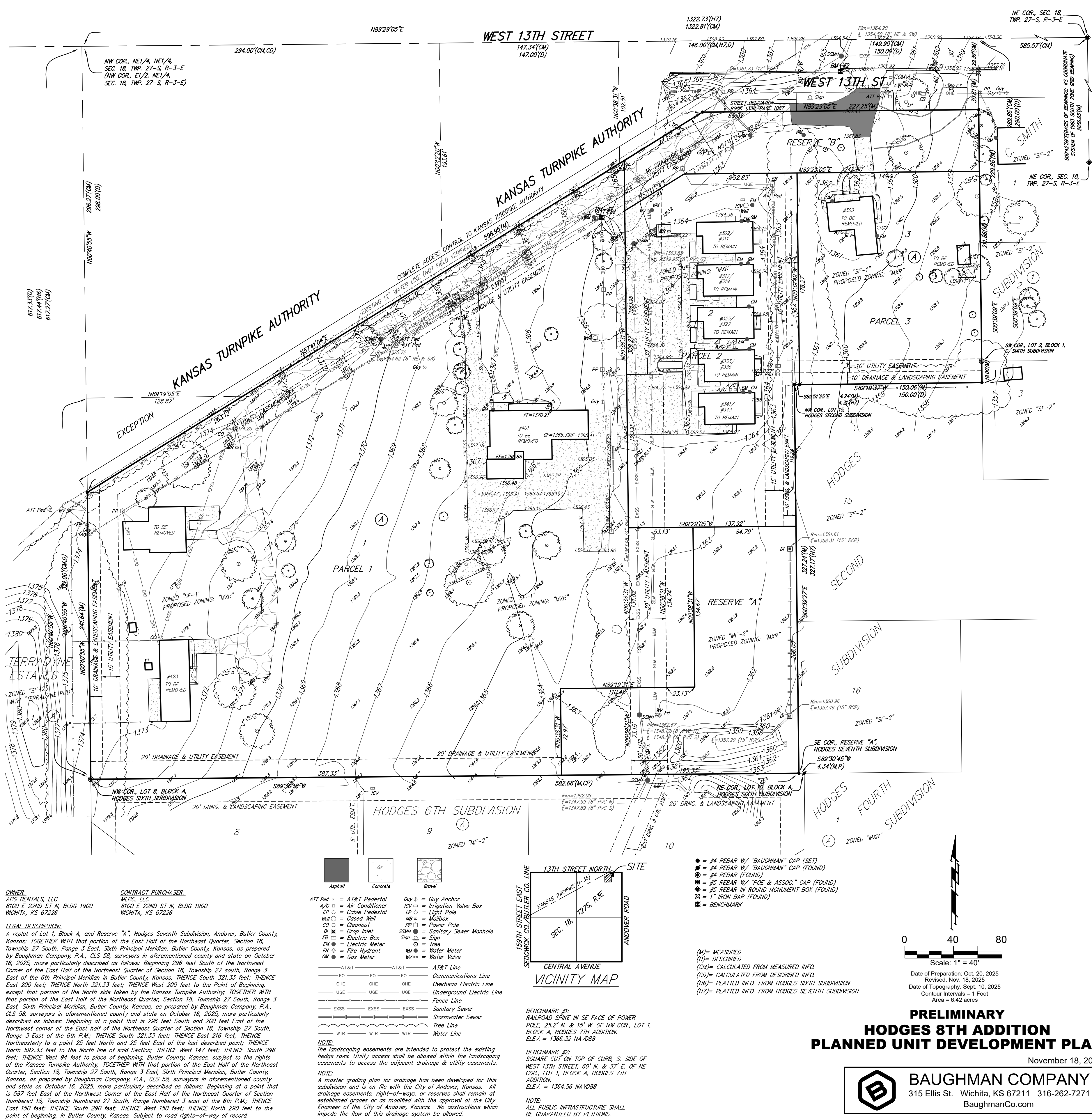
Gross Area:	171,741 sq.ft. or 3.94 Acres
Minimum Lot Area for Two-family dwellings:	2,770 sq.ft.
Minimum Lot Area for all other permitted uses:	Per "MXR" zoning district
Maximum Dwelling Units:	62
Density:	15.73 DU/Acre
Maximum Lot Coverage:	40%
Maximum Building Height:	45 feet
Access Points:	See Drawing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



**PRELIMINARY**  
**HODGES 8TH ADDITION**  
**PLANNED UNIT DEVELOPMENT PLAN**  
 November 18, 2025

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

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