



# The City of Andover

## Agenda

Subdivision Committee Meeting  
Tuesday, April 14, 2026 @ 5:30 PM  
City Hall - 1609 East Central Avenue

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To: Subdivision Committee  
From: Julie Boyd  
Date: April 14, 2026  
Subject: January 13, 2026

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**RECOMMENDED ACTION:** Review and approve the minutes of the January 13, 2026 meeting of the Andover Subdivision Committee.

**ATTACHMENTS:**

[Draft Subdivision Committee Minutes - 01/13/26](#)



**1. CALL TO ORDER**

The meeting was called to order at 5:31pm by Chairperson Marla Canfield.

**2. ROLL CALL**

**Committee Members present:** Chairperson Marla Canfield, Peter Fox & Gary Israel

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

**3. APPROVAL OF THE MINUTES OF THE NOVEMBER 12, 2025 MEETING**

Gary Israel made a motion to approve the minutes of the November 12, 2025, meeting as presented.

Seconded by Peter Fox. Motion passed 3-0.

**4. COMMUNICATIONS**

**A. COMMITTEE & STAFF REPORT**

None.

**B. POTENTIAL RESIDENTIAL DEVELOPMENT REPORT**

**5. AGENDA**

**5.1 FINAL PUD — REVIEW AND RECOMMENDATION ON THE CORNERSTONE COMMERCIAL 2<sup>ND</sup> ADDITION FINAL PLANNED UNIT DEVELOPMENT, ON CERTAIN LANDS GENERALLY LOCATED AT W. 21<sup>ST</sup> ST. AND N. 159<sup>TH</sup> ST. E., ANDOVER, KANSAS**

Chairperson Marla Canfield called the first and only agenda item pertaining to the review and recommendation on the Cornerstone Commercial 2<sup>nd</sup> Addition Final Planned Unit Development, on certain lands generally located at W. 21<sup>st</sup> & N. 159<sup>th</sup> St. E.

Julie Boyd introduced the agenda item by stating that this is an approximately 5.3-acre parcel located at the corner of W 21<sup>st</sup> St. and 159<sup>th</sup> St in the Cornerstone Development. This was originally a very large lot that has been split over time. The applicant intends to split this into 5 lots of roughly equal width for commercial development in the future. The lots will retain their existing zone, which is the B-3 Retail & Service Business District, which is appropriate for the area according to the Comprehensive Plan. This district encourages mixed use urban and commercial development, which is exactly what Staff would like to see at this entrance to the city and the Cornerstone Development. Staff did have some comments but feel with the incorporation of the comments, the rest of the plan looks good.



Fire Marshal Mike Roosevelt was in attendance and spoke about some of the comments he made regarding fire safety. He stated that if there are going to be multiple buildings across the way, then the fireplug should be placed at the point of access and not someplace on the property that is inaccessible. He further stated that depending on the type of development that occurs on this lot, it may be beneficial to have 2 fire hydrants serve this lot in the long run. Mike then spoke about a potential backage connection and the possibility of connecting to the surgical center that is located directly to the east. Les Mangus and Jennifer McCausland stated that the surgical center is under an IRB and is not owned outright by the city. Les Mangus stated that he does not see anything that would prohibit that plan. However, it depends on what the users are and what a potential agreement with the surgery center would look like. Julie Boyd chimed in by stating that she believes there are not any provision in the PUD that would prohibit this.

Kobe Pietro, agent of the applicant, was in attendance and spoke to answer any questions from the Committee. Kobe stated that the PUD may already have a cross-lot agreement between them already because the development is part of a larger PUD. In response, Les commented that a cross-lot agreement can either be on the face of the plat or it can be a standalone agreement. In this case, the back 20 feet of the property must be dedicated for a landscaping and screening buffer. The current plan shows the back as a drainage easement, but it needs to be dedicated to landscape. Julie Boyd stated the landscaping was needed and required due to the residential properties that are located directly to the north.

Kobe Pietro asked if the landscape and screening buffer could be combined with the drainage and utility easement, or if it could be separate. Les responded that that you can plant over drainage easements, but you cannot plant over utility easements. Kevin Graham stated that the easements could be stacked, so there could be a 20-foot drainage and landscape buffer easement, followed by a 10-foot utility easement.

Kevin Graham spoke about the drainage of this site. He stated that this parcel is part of a larger previously master planned development and that stormwater was intended to be collected and conveyed through the existing infrastructure including a storm manhole at the northeast corner that ultimately drains to the ponds near Keystone Pkwy. The site contours indicate that the drainage generally flows east to northeast, which is consistent with the master plan. As stormwater management was already addressed at the larger, master planned level, this site does not need its own detention pond. Lastly, he stated that for later phased plats, additional detail should be shown to demonstrate compliance with the original intent, including the expanded explanation of the supporting calculations.

Les Mangus stated that he made a couple of comments about access control that need to be addressed. He stated that the access control needs to line up with the access control on the opposite side of the street to the west. It doesn't show on the plat, but across the street to the west was recently platted and they platted an access opening on 159<sup>th</sup> St.

There was a discussion between Les Mangus and Mike Roosevelt about a gas line that runs underneath the property to the west and crosses the intersection on a diagonal line.



Jennifer McCausland asked Mike Roosevelt where KMC is landing helicopters in the vicinity. He stated that KMC lands their helicopters right up against the pond and the building.

Julie stated that Staff did not have a lot of problems with this plat as it is fairly simple. Staff believe that they have the ability to approve some minor revisions and send it on.

Chairperson Marla Canfield asked about the B-3 zoning district and what could be placed there. Julie stated that there are quite a lot of things that could go there, from banks to hotels, indoor recreation, auto sales etc., it has a wide range of business uses.

Julie Boyd asked Kobe if he had an idea of what might be constructed on these lots. Kobe responded that they are doing this for developers, but interest has been shown by banks regarding the corner lot. He stated once the hard corner is built first, the rest of the development will start to build out.

Gary Israel asked if somebody could buy two lots and combine them in the future. Julie Boyd stated it was a possibility.

Peter Fox stated that at the present, there is only one access to these 5 lots and asked if that was flexible. Les Mangus stated that there is existing access, but up to 3 are allowed.

Gary Israel made a motion to recommend that the Planning Commission approve with conditions the Cornerstone Commercial 2<sup>nd</sup> Addition final plat with the condition that all outstanding Staff comments be addressed. Seconded by Peter Fox. Motion carried 3-0.

## 6. MEMBER ITEMS

Chairperson Marla Canfield and Gary Israel both stated they would be out of town for next month's meeting.

## 7. ADJOURN

Chairperson Marla Canfield made a motion to adjourn the meeting. Seconded by Gary Israel. Motion passed 3-0.

Meeting adjourned at 5:49pm.



To: Subdivision Committee  
From: Julie Boyd  
Date: April 14, 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 March Site Plan Review Committee and draft Planning Commission meeting minutes are attached

**ATTACHMENTS:**

[Site Plan Review Minutes - 03/03/26](#)

[Draft Planning Commission Minutes - 03/17/26](#)



**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 5<sup>th</sup> 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 Every 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 Virginia 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. Virginia 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. There 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**



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

**SITE PLAN REVIEW COMMITTEE AGENDA**  
**MARCH 3, 2026 | 6:00 P.M.**  
ANDOVER CITY HALL | 1609 E. CENTRAL AVE.

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

4-0.

Meeting adjourned at 6:51pm

**1. CALL TO ORDER**

The meeting was called to order at 7:00pm by Chairperson Garwood.

**2. ROLL CALL**

**Committee Members present:** Chairperson Vance Garwood, Gary Israel, David Foley, Kemp Smith, Dan Colson.

**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 FEBRUARY 17, 2026 MEETING**

David Foley made a motion to approve the minutes of the February 17, 2026, meeting as presented. Seconded by Dan Colson. Motion passed 3-0.

**4. COMMUNICATIONS**

**A. COMMITTEE & STAFF REPORT**

Julie Boyd introduced the newest member of the Planning Commission, Kemp Smith. Mr. Smith previously spent 20+ years working for Evergy.

**B. POTENTIAL RESIDENTIAL DEVELOPMENT REPORT**

**5. AGENDA**

**5.1 FINAL PLAT — REVIEW AND APPROVAL OF THE CORNERSTONE COMMERCIAL 2<sup>ND</sup> ADDITION FINAL PLAT, ON CERTAIN LANDS GENERALLY LOCATED AT THE CORNER OF N. 159<sup>TH</sup> ST. E. AND W. 21<sup>ST</sup> ST., ANDOVER, KANSAS**

Chairperson Garwood called the first agenda item pertaining to the review and approval of the Cornerstone Commercial 2<sup>nd</sup> Addition.

Julie Boyd introduced the item by stating that this is the final plat for the Cornerstone Commercial 2<sup>nd</sup> Addition and that the Commission has seen this final plat before, but it was tabled for revisions to be made regarding drainage. She stated that Staff has been working with the applicant for some time to make the revisions, and Staff is satisfied with all the drainage requirements.



Kobe Pietro from Kaw Valley Engineering was present as the agent for the applicant and spoke at the podium to address any comments the Committee may have. He stated that he has worked with city staff to iron out all the revisions and is satisfied with the final plat.

Julie Boyd stated that the only outstanding items that needed to be addressed were drainage and a few labeling issues, but they have all been straightened out. This project complies with the Comprehensive Plan and helps to finish out the empty area on the corner there.

Gary Israel made a motion to approve the final plat & PUD for the Cornerstone Commercial 2<sup>nd</sup> Addition and recommend that the Governing Body accept the dedications of land for public purposes. Seconded by David Foley. Motion passed 5-0.

**5.2 Z-SU26-0001 — PUBLIC HEARING ON AN APPLICATION FOR A SPECIAL USE PERMIT TO ALLOW FOR PET GROOMING AND BOARDING, ON A PROPERTY ZONED B-2 NEIGHBORHOOD BUSINESS DISTRICT, AND GENERALLY LOCATED AT 1023 N. ANDOVER RD., ANDOVER, KANSAS**

Chairperson Garwood called the next agenda item, pertaining to the public hearing on an application for a Special Use permit to allow for pet grooming and boarding, on a property generally located at 1023 N. Andover Rd.

The public hearing was opened at 7:07pm.

Julie Boyd introduced the item by stating that this case involves a 1-acre parcel at the intersection of North Andover Rd and West Mike Street with the B-2 zoning district. This is an existing business where the applicant does some pet grooming. However, at the current time they can only have 3 dogs on site, due to restrictions above our zoning regulations. In this case, the applicant is wanting to go beyond that three-dog limit and offer some limited boarding. If the Special Use is granted, the facility would be limited to no more than 20 dogs at any given time. The applicant told Staff that he does not intend to operate a kennel out of this location, just short-term selective boarding. Mrs. Boyd stated that the Commission heard a similar case to this one for Bark 44 located on Central that wanted to have some pet grooming and boarding and the Special Use was granted. The applicant has made a presentation on how they intend to minimize disruptions to the neighborhood. City staff believe that this would be an acceptable use for this property.

Scott Sexton, the owner and applicant, was present and spoke at the podium about his request. He stated that dog grooming facilities are not regulated in the same way as boarding operations and due to restrictions from the Department of Agriculture he is limited to 3 dogs, despite the city allowing up to 5. Due to these constraints, he relocated to Augusta to expand capacity but would like to return his business to Andover, where he lives. He stated his goal is to establish a primary fallback option that would allow him to scale back into Andover if needed and accommodate a small number of boarding dogs to sustain his business long-term.



Gary Israel asked how long Scott could board a stray if needed. Mr. Sexton responded that they would keep the dog for 4 days before they send them to a rescue or Humane Society.

Gary Israel asked if staff member would be present overnight while dogs are being boarded. Mr. Sexton replied that there is no one there at night, but he does have cameras to monitor the inside of the business and one of his employees lives within 300 feet of the business. Mr. Israel then asked if Mr. Sexton had his own "pack of dogs". Mr. Sexton replied that he currently has 3 dogs, two Golden Retrievers and a Belgian Malinois.

Kemp Smith asked if the dogs are allowed outside during the day. Mr. Sexton replied that they are not allowed outside or to mingle with the other dogs to reduce the spread of disease.

The public hearing was closed at 7:17pm.

**STAFF ITEMS**

<p><b>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?</b></p> <p>STAFF   The site is presently served by Wichita Water and Andover sewer lines. Access is limited to W. Mike St., and is adequate for the property.</p>
<p><b>2. If the special use 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?</b></p> <p>STAFF   The subject property is within the Hodges Tracts survey plat. Since the use classification of the property would remain the same (it would still be a retail tenant space), this is sufficient, and no replatting would be required. The structure that the business would operate out of is existing, as is the access drive, and neither are expected to be altered.</p>
<p><b>3. If the special use request was approved, would the subject property need a screening plan for existing or potential uses?</b></p> <p>STAFF   The applicant does not intend to modify the exterior of the site if the Special Use request is approved. While the overall site screening is below the standards of the 2018 Unified Development Manual, the existing legally nonconforming site can remain as-is under this Special Use. A screening fence is present at the rear of the building already.</p>
<p><b>4. What fact-based information in support of or in opposition to the requested zoning change has staff received?</b></p>

STAFF	None at this time.
<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	No error is known to exist.

**STAFF & COMMISSION/COUNCIL ITEMS**

<p>6 How suitable or unsuitable is the subject property for its current use?</p>	
STAFF	The subject property is suitable for its current use as a multi-tenant retail space.
PLANNING	Concur
COUNCIL	
<p>7 Is the length of time the subject property has been vacant or undeveloped under its current zoning a factor in the special use request?</p>	
STAFF	No.
PLANNING	Concur
COUNCIL	
<p>8 How reasonably well-suited will the requested special use of the subject property be with the current zoning of nearby properties.</p>	
STAFF	The subject property is located in a mixed-use area, with several similar businesses and multiple medium-density residential properties close by. This use would be well-suited to such an area.
PLANNING	Concur
COUNCIL	
<p>9 Has the special use 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?</p>	
STAFF	No.



PLANNING	Concur
COUNCIL	
<b>1: What are the current land uses, character and condition of the subject property and the surrounding neighborhood?</b>	
STAFF	The subject property is located in a mixed-use area, with several similar businesses and multiple medium-density residential properties close by.
PLANNING	Concur
COUNCIL	
<b>1: Would the proposed special use of the subject property allow land uses which might have detrimental effects on nearby properties, and if so, how?</b>	
STAFF	The applicant has made provisions in order to minimize the effect of this Special Use on nearby properties. The lack of an outdoor 'run'-type area would greatly assist in minimizing disturbances. A screening fence is present at the rear of the building already.
PLANNING	Concur
COUNCIL	
<b>1: How would the requested special use conform with the City's Comprehensive Plan and other adopted master plans and policies?</b>	
STAFF	The subject property is designated with the Neighborhood Corridor place type, which encourages mixed-use residential and low- to mid-intensity commercial development. A particular focus is the importance of easy access for those residences to the nearby businesses. The proposed use would suit this place type well, as it offers a service that serves mostly residential users with pets.
PLANNING	Concur
COUNCIL	
<b>1: Do any professional persons knowledgeable on conditions that affect this special use request have information or recommendations to provide, which would be helpful in its evaluation?</b>	

STAFF	Staff support approval of the Special Use permit.
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 use to the requested use?</b>	
STAFF	Denial of the Special Use would force the applicant to retain no more than three (3) animals on-site at any given time, greatly limiting their ability to conduct business and stay in their tenant space. The overall impacts to public health, safety and welfare are expected to be minimal when compared to the current use.
PLANNING	Concur
COUNCIL	

Gary Israel made a motion to recommend approval of the Special Use based on findings #6, #8, #10 & #12 to the Governing Body. Seconded by David Foley. Motion passed 5-0.

*RECESS THE PLANNING COMMISSION AND CONVENE THE BOARD OF ZONING APPEALS*

Gary Israel made a motion at 7:24pm to recess the Planning Commission and convene The Board of Zoning Appeals. Seconded by Kemp Smith. Motion passed 5-0.

**5.3 APPEAL — REVIEW AN APPEAL OF THE DECISION OF THE SITE PLAN REVIEW COMMITTEE REGARDING CASE NO. SP-A26-0007, ON CERTAIN LANDS GENERALLY LOCATED AT 936 N. ANDOVER RD., ANDOVER, KANSAS**

Chairperson Garwood called the next agenda item pertaining to the review of an appeal of the decision of the Site Plan Review Committee regarding case No. SP-A26-0007 on certain lands generally located at 936 N. Andover Rd.

Julie Boyd introduced the item by stating that although they are the Board of Zoning Appeals, very rarely are appeals heard by the board. In this case, the applicant is wanting to modify their sign at Myer’s Automotive from the existing monument sign into a pole sign that is 20 feet in height. Twenty feet is the maximum height allowed in the MXI district and the sign would be staying in its initial location. In addition, a landscaping bed would be placed around the base of the sign as required. The Site Plan Review Committee voted to disapprove this sign. Staff recommended to the SPRC that this case be approved because its meets all of the code



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requirements. How the SPRC had some concerns about the overall brightness of the sign, as well as the Comprehensive Plan calling for pole signs to be phased out in favor of monument signs across the city. To be clear, currently under the Unified Development Manual pole signs are permitted but the Comprehensive Plan does say that pole signs should be phased out in favor of monument signs. The applicant submitted their appeal and let Staff know that the primary factor for the proposed sign change in that their irrigation system kept shooting the sign with water.

Kemp Smith asked if the sign would be above the trees. Julie Boyd stated that it would be a max height of 20 feet.

Julie Boyd stated the role of the Committee tonight is to determine the reasonableness of the SPRC's denial. If the Committee feels it was a reasonable decision, then the denial would stand. However, the Committee is free to override the decision.

Kemp Smith stated that it seems it would be easier to move the sign where it's not blocked by the trees and getting hit by the sprinkler system.

Julie Boyd stated that in the packet of info that was submitted by Wichita Sign Company, there are multiple examples of pole signs throughout Andover.

Chairperson Garwood asked Les Mangus about the conversations he had with Myer's about reducing the brightness of the LED sign. Les stated that there was some discussion early on with Myer's about controlling the brightness of the sign. The Site Plan Review Committee talked a lot about the brightness of the sign, but they also focused on the context of the neighborhood. He stated while there are various examples of pole signs in Andover, it is important to note that all those examples are over 1/2 mile away from Myer's. He further stated that this site is a bit unique as there are some residences in the area. The SPRC was concerned about raising the LED sign component and then casting its light into those residences.

Chairperson Garwood stated that it appears in their provided documents that the sign company agreed to keep it within the 3-foot candle limit of light projection.

David Foley stated that he feels raising the sign would make it easier and safer to pull out of the driveway, as the monument sign can make it a bit hard to see the incoming traffic on Andover Rd.

Gary Israel asked if the current sign is positioned so it is setback from the road. Les Mangus responded that the sign and all of its components cannot encroach into the road right of way. Gary Israel then asked about the rendering and Mr. Homer Henry's comments about the sign potentially hanging over into the right of way. Julie Boyd stated that the perspective of the rendering is probably a bit off and the aerial provided shows the sign located at its original spot.

Chairperson Garwood commented that Jumpstart was before the Committee a couple of months ago and asked for a variance relating to a pole sign. Julie responded that Jumpstart



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was seeking a variance to have a sign taller than the 20 foot maximum allowed, the Myer's sign would be the max height allowed, 20 feet.

Gary Israel stated that while driving down Andover Road, he does not have an issue seeing the Myer's sign.

Luke Latrell, the owner of Wichita Sign Company and NextLED was present and was invited to speak at the podium by Chairperson Garwood. He stated he believes this appeal is fairly simple as city staff had already recommended approval originally to the SPRC. He stated his customer seeks to adjust the sign size to meet what they deem a maintenance issue, while being consistent with the other signs found along Andover Rd. He further stated his client is prepared to meet all existing zoning regulations as well as brightness regulations. Mr. Latrell told the Commission that Wichita Sign Company has already sold multiple LED signs to various businesses in Andover without issue or complaints.

David Foley asked if Wichita Sign Company installed the original sign. Mr. Latrell stated that they did not.

Les Mangus asked Luke Latrell if his client had contemplated flipping the location of the LED components out of the sprinkler spray area. Luke responded that a few different sign options were reviewed and this is the one that Myer's was happiest with.

Chairperson Garwood asked where the closest residence is located. Julie Boyd stated she believes it is a little over 200 feet away at the corner to the northwest.

Scott Sexton interjected from the gallery to state that his employee lives near Myer's automotive and does not have an issue with a new pole sign.

Luke Latrell stated that regarding the residential area, their customer is willing to meet all code requirements and seeks to be a good partner in the community. Mr. Latrell gave a few examples of signs they had installed nearby residential areas where they ensured that the sign was not a nuisance to the surrounding area.

Chairperson Garwood noted that the proposal complies with existing regulations, including maintaining brightness within required limits, and that the applicant has agreed to address any problems if they arise.

**David Foley recused himself from this case, as his business is located next door to Myer's Automotive.**

Chairperson Garwood stated that he was reluctant to deny a proposal that is currently allowed under the regulations. The discussion among the Committee members and Staff clarified that the role of the Board is to determine whether the SPRC's denial was reasonable, which was based on the conflict with the Comprehensive Plan, the context of the area and brightness concerns. Committee members discussed whether to defer to the expertise of the Site Plan



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Review Committee, while recognizing the challenges of maintaining consistency in appearance standards.

Gary Israel made a motion to stand behind the SPRC's denial. Seconded by Kemp Smith. Motion failed 2-2.

Dan Colson pointed out what he believed to be an error in the minutes regarding the motion. Les Mangus responded that it is an error in the motion, not the minutes, as they were co-mingling the Comprehensive Plan and UDM together.

Chairperson Garwood asked if the additional info they received was not given to the SPRC when they made their decision. Julie Boyd stated the information about the LED sign and documentation about brightness controls was not provided to the Committee. Les Mangus stated he thought it was important to note that a representative from the sign company did not show up to the SPRC meeting to answer these types of questions. Les further stated that he has known Luke Latrell for years and he is an expert in his field, he trusts his word and his company.

Concern was raised about holding applicants to future planning goals rather than current regulations, emphasizing that decisions should be based on existing rules. The Committee confirmed that their role is limited to determining the reasonableness of the original denial and that the matter cannot be sent back to the site plan committee. The discussion concluded with members focusing on whether the remaining issues, primarily brightness and the relationship between sign height and light impact, justify the denial.

Scott Sexton once again interjected from the gallery to ask if there was a hard deadline on when pole signs would be phased out in Andover. Julie Boyd responded that the Comp Plan does not set a hard date when something must happen. It simply encourages the city to move in a direction during the duration of the plan.

There was continued discussion amongst the Committee members about what they can and cannot vote on, continuing conversation about the brightness of the sign and where the Committee members stand currently on the issue.

Dan Colson made a motion to overturn the Site Plan Review Committee's decision on the Myer's Automotive case. Seconded by Chairperson Vance Garwood. Motion passed 4-0.



**5.4 BZA-V26-0002 — PUBLIC HEARING ON AN APPLICATION FOR A VARIANCE OF 5 FEET FROM THE 25 FOOT MINIMUM FRONT AND REAR YARD BUILDING SETBACKS, ON A PROPERTY ZONED MF-2 ATTACHED SINGLE-FAMILY RESIDENTIAL DISTRICT, AND GENERALLY LOCATED AT 420 W. MIKE ST., ANDOVER, KANSAS**

Chairperson Garwood called the next agenda item pertaining to the public hearing on an application for a variance of 5 feet from the 25-foot minimum front and rear yard building setbacks, on a property generally located at 420 W. Mike St.

The public hearing was opened at 7:55pm.

Julie Boyd introduced the agenda item by stating that this case involves a 1/2 acre parcel with the MF-2 zoning district adjacent to the Terradyne Golf Course and surrounded by a bunch of similar multi family residential uses. The applicant wants to develop their parcel to have 4 duplexes with a total of 8 dwelling units and a private drive/parking lot that would be to the east. This has already gone before the Site Plan Review Committee and they recommended approval. The applicant is applying for a variance for the front and rear yard building setbacks of 5 feet from 25-foot setback in order to fit all the duplexes on the lot. Originally when this was reviewed by the SPRC the variance wasn't required, but some discussion with the Fire Marshall meant that they had to spread the buildings out a little more than originally. Part of what makes this case a bit strange is the road right of way that encroaches onto the property because it is a cul-de-sac. As stated previously, the SPRC approved this design pending the variance being resolved.

Kobe Pietro from Kaw Valley Engineering was present as an agent for the applicant and spoke at the podium. He stated originally the site was within the building setbacks, however the Fire Marshall required them to space the buildings out a bit more, leading to their encroachment into the setback. The buildings were originally 10 feet apart, but that was moved to 12 feet apart after discussions with the Fire Marshall.

The public hearing was closed at 7:58pm.

**DOES THE EVIDENCE DEMONSTRATE THAT:**

<b>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.</b>	
STAFF	The subject property is on the small side for a duplex development, and is impacted by an unusual road right-of-way at the southern end. In order for an access drive and parking to be placed near the dwellings, the applicant has had to move the structures closer to this right-of-way encroachment.
BZA	Concur



1f 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. The area features many multi-family developments with varying setbacks.
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 detrimental effects are anticipated. The applicant has made provisions for access and fire protection with the help of Staff, and the neighborhood already features duplex development and other, denser residential developments.
BZA	Concur
1f 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 request for a variance would allow the property owner to utilize their property as it would exist if not for the oddly-shaped right-of-way encroachment at the southern end.
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 on the small side for a duplex development, and is impacted by an unusual road right-of-way at the southern end. In order for an access drive and parking to be placed near the dwellings, the applicant has had to move the structures closer to this right-of-way encroachment.
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 applications of the provisions of these regulations would likely restrict the property owner to three structures on the property instead of four, which would not allow them to fully utilize the lot for all of the structures that it could otherwise support under other parts of the provisions.
BZA	Concur
<b>3 Granting the variance will not adversely affect the rights of adjacent property owners or residents.</b>	
STAFF	No such detrimental effects are anticipated. Adjacent properties are also multi-family residential, or, to the west, a large, residentially-zoned golf course, separated by a hedgerow.
BZA	Concur
<b>4 The requested variance will not adversely affect the public health, safety, morals, order, convenience, prosperity or general welfare.</b>	
STAFF	No such detrimental effects are anticipated.
BZA	Concur
<b>5 The requested variance will not be opposed to the general spirit and intent of these Zoning Regulations.</b>	
STAFF	The requested Variance is not opposed to the promotion of public health, safety, morals, comfort, or general welfare in the City.
BZA	Concur

Dan Colson made a motion to authorize the Chairperson to sign a resolution granting the variance. Seconded by Gary Israel. Motion passed 5-0.

**5.5 BZA-V26-0003 — PUBLIC HEARING ON AN APPLICATION FOR A VARIANCE FROM THE FLOODPLAIN REGULATIONS TO CONSTRUCT IMPROVEMENTS BELOW THE EFFECTIVE BASE FLOOD ELEVATION, ON A PROPERTY ZONED SF-1 SINGLE FAMILY RESIDENTIAL / LOW DENSITY DISTRICT, AND GENERALLY LOCATED AT 726 S. 159<sup>TH</sup> ST. E., ANDOVER, KANSAS**

Chairperson Garwood called the next agenda item pertaining to the public hearing on an application for a variance from the floodplain regulation to construct improvements below the effective base flood elevation, on a property generally located at 726 S. 159<sup>th</sup> St. E.

The public hearing was opened at 8:03pm.

Julie Boyd introduced the case by stating that this case involves an approx. 10-acre lot on the county border, just South of the Cottonwood Point subdivision with the SF-1 zoning district. This property is almost entirely covered by the special food hazard area of the Four Mile Creek. It is zoned AE under the floodplain map which states that is within the 100 year or 1% annual chance floodplain. When the present house was constructed, the land underneath was elevated above that flood elevation, so in the event of a 100-year flood the house would not be affected. In 2001 the original letter of revision was sent to FEMA which showed the revision. However, similar to another case that was heard recently, the revision was placed in the wrong spot on the map, about 100 feet south of the actual location. The applicant is asking for a variance to act as if the letter of revision was interpreted correctly. The revised Butler County Flood Risk Map is in progress currently and this issue is corrected by it.

Dennis Bush, the property owner, was present and spoke at the podium. He stated that he also submitted a drawing by his hydrologist which shows the correct height of the house. This was just a mistake by FEMA that he hopes will eventually be corrected.

The public hearing was closed at 8:06pm.

**VARIANCE CRITERIA**

<b>1! Danger to life and property due to flood damage;</b>	
STAFF	Danger is minimal; the primary dwelling and its outbuildings have been elevated above the Base Flood Elevation.
BZA	Concur
<b>2 Danger that materials may be swept onto other lands to the injury of others;</b>	
STAFF	Danger is minimal; the majority of the structures on the property are within the elevated area.
BZA	Concur
<b>2 Susceptibility of the proposed facility and its contents to flood damage and the effect of such damage on the individual owner;</b>	
STAFF	The structures are unlikely to be damaged during a flood, as they are in fact above the BFE for the area.
BZA	Concur
<b>2 Importance of the services provided by the proposed facility to the community;</b>	



STAFF	The proposed facility is an addition for personal use.
BZA	Concur
<b>2 Necessity to the facility of a waterfront location, where applicable;</b>	
STAFF	Not applicable.
BZA	Concur
<b>2 Availability of alternative locations, not subject to flood damage, for the proposed use;</b>	
STAFF	The majority of the property is within the Special Flood Hazard Area (SFHA). The area around the primary dwelling is the best and only place for the proposed construction on this site.
BZA	Concur
<b>2 Compatibility of the proposed use with existing and anticipated development;</b>	
STAFF	The subject property features an existing dwelling and several outbuildings, with some low-density residential development in the surrounding area. The proposed use is in keeping with this density of development.
BZA	Concur
<b>2 Relationship of the proposed use to the comprehensive plan and floodplain management program for that area;</b>	
STAFF	The 2024-2033 Activate Andover Comprehensive Plan designated the subject property with the Traditional Neighborhood place type, which encourages low-to medium-density residential development, of which the subject property is a perfect example.
BZA	Concur
<b>2 Safety of access to the property in times of flood for ordinary and emergency vehicles;</b>	
STAFF	Were the subject property to flood, the primary dwelling would likely remain out of harm's way, though access to and from it would be affected by flooding.
BZA	Concur
<b>2 Expected heights, velocity, duration, rate of rise and sediment transport of the flood waters, if applicable, expected at the site;</b>	



STAFF	Not applicable to the site of the proposed improvements.
BZA	Concur
<b>2 Costs of providing governmental services during and after flood conditions, including maintenance and repair of public utilities and facilities such as sewer, gas, electrical, and water systems; streets; and bridges.</b>	
STAFF	Repairs around the primary dwelling and its nearby structures are expected to be minimal in a flood event, because the area has been elevated such that it should be removed from the SFHA.
BZA	Concur

Chairperson Vance Garwood made a motion to authorize the Chairperson to sign a resolution granting the variance. Seconded by Gary Israel. Motion passed 5-0.

**5.6 BZA-V26-0004 — PUBLIC HEARING ON AN APPLICATION FOR A VARIANCE OF 22 FEET FROM THE 25-FOOT MINIMUM REAR YARD BUILDING SETBACK, ON A PROPERTY ZONED SF-2 SINGLE FAMILY RESIDENTIAL / MEDIUM DENSITY DISTRICT, AND GENERALLY LOCATED AT 821 N. WOODSTONE DR., ANDOVER, KANSAS**

Chairperson Garwood called the next agenda item pertaining to the public hearing on an application for a variance of 22 feet from the 25-foot minimum rear yard building setback on a property generally located at 821 N. Woodstone Dr.

The public hearing was opened at 8:11pm.

Julie Boyd introduced the item by stating that this case involves a ¼ acre lot in the Crescent Lakes Addition that backs up to a large reserve. The applicant wants to install a pool house and pool in their backyard, which would encroach on the 25-foot rear yard building setback. In this case, the applicant’s backyard is about 30 feet wide in total so there is not a lot of space for accessory structures outside of the setback. Their variance requests rest on the face that the house directly to the north, their neighbor, has an accessory structure placed in the exact same spot, which was installed before the UDM was adopted. This means they did not have to comply with this particular setback. As far as Staff is aware, there have not been any issues since the pool was installed and that was over 10 years ago. The applicant would just like to be able to locate their structure in the same spot as their neighbor. Since these properties back up to a large reserve, there is not a neighbor adjacent to the rear that would be encroached upon by the structures.



Justin Thomas of 821 N. Woodstone and Chad Allen of 148 SW 90<sup>th</sup> St were present and spoke at the podium. They stated that they intended to install an accessory structure similar to what their neighbor has.

Gary Israel asked if the homeowner had spoken with the HOA about the accessory structure. The applicant stated that he had spoken with them and they did not have an issue with it. Gary Israel then asked if he had spoken to any of his neighbors. The applicant stated that he has talked to his neighbors on both sides and they are good friends, they do not have any issues with the structure.

The public hearing was closed at 8:15pm.

**DOES THE EVIDENCE DEMONSTRATE THAT:**

<p>3 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</p> <p>BZA</p>	<p>The subject property is very near the minimum size for its zoning district, and the existing house respects the front yard building setback of 25 feet. This leaves little room behind the house for additional structures if the 25-foot rear yard building setback is enforced.</p> <p>Concur</p>
<p>3 Granting the variance will result in material detriment or injury to other property or improvements in the neighborhood.</p> <p>STAFF</p> <p>BZA</p>	<p>No such detriment is expected. Other properties nearby have structures placed within the rear yard building setback to the same degree, and no detrimental effects have been observed.</p> <p>Concur</p>
<p>3 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</p> <p>BZA</p>	<p>No such detrimental effects are anticipated.</p> <p>Concur</p>
<p>3 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>	



STAFF	The owner wishes to install a pool and accompanying pool house on their property for personal use only.
BZA	Concur

**SPECIFIC CONDITIONS TO BE MET:**

<p>6 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>	
STAFF	The subject property is very near the minimum size for its zoning district, and the existing house respects the front yard building setback of 25 feet. This leaves little room behind the house for additional structures if the 25-foot rear yard building setback is enforced.
BZA	Concur
<p>7 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>	
STAFF	Strict application of these provisions would require the property owner to respect a setback that their adjacent neighbors are able to ignore, due to the latter having structures in the setback that predate these provisions. It would render the backyard of the property unusable for any additional structures.
BZA	Concur
<p>8 Granting the variance will not adversely affect the rights of adjacent property owners or residents.</p>	
STAFF	No such adverse effects are anticipated. Nearby properties feature the same encroachment into the setback and have not created any adverse effects.
BZA	Concur
<p>9 The requested variance will not adversely affect the public health, safety, morals, order, convenience, prosperity or general welfare.</p>	
STAFF	No such adverse effects are anticipated.
BZA	Concur
<p>10 The requested variance will not be opposed to the general spirit and intent of these Zoning Regulations.</p>	



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STAFF	The requested Variance is not opposed to the promotion of public health, safety, morals, comfort, or general welfare in the City.
BZA	Concur

David Foley made a motion to authorize the Chairperson to sign a resolution granting the variance. Seconded by Gary Israel. Motion passed 5-0.

*ADJOURN THE BOARD OF ZONING APPEALS AND RECONVENE THE PLANNING COMMISSION*

Gary Israel made a motion at 8:20pm to adjourn The Board of Zoning Appeals and reconvene the Planning Commission. Seconded by Kemp Smith. Motion passed 5-0.

**6. MEMBER ITEMS**

Gary Israel had questions for Staff regarding Robert’s Rules of Order and the correct way to vote. Mr. Israel also asked Les Mangus about any updates regarding the Kellogg expansion project. Mr. Mangus stated that they are beginning work out there currently. The work is not apparent as the new freeway alignment is north of the existing freeway, so a lot of work will be done in the next year and a half on the north side of the existing highway before KDOT breaks into removal of the old highway. He stated there are approx. 27 bridges on this project and 18 of them must be built within the first 18 months of the project.

**7. ADJOURN**

Gary Israel made a motion to adjourn. Seconded by Dan Colson. Motion passed 5-0.

Meeting adjourned at 8:23pm.



To: Subdivision Committee  
From: Les Mangus  
Date: April 14, 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	#-C of 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	23	2	35	0	39.66%	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	24		7	0	77.42%	80.65%	25
Flint Hills Phase 5	23	20	1	3	13	86.96%	78.26%	18
Flint Hills Phase 6	30	10	1	20	13	33.33%	33.33%	9
Heritage 1st	75	74	2	1	0	98.67%	98.67%	74
Heritage 2nd	72	36	2	36	0	52.94%	36.76%	25
Heritage 3rd	44	19	13	25	0	43.18%	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	12		31	0	100.00%	0.00%	0
North Meadows 3rd Addition	59	58	2	1	0	98.31%	98.31%	58
Prairie Creek 6th	45	45	22	0	0	100.00%	88.89%	40
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	59	1	1	0	98.33%	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	13		13		108.33%	25.00%	3
Valsong	3	1		2	0	33.33%	33.33%	1
<b>Total Single Family</b>	<b>2800</b>	<b>2396</b>	<b>73</b>	<b>404</b>	<b>719</b>			<b>2324</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>2503</b>	<b>109</b>	<b>398</b>	<b>719</b>	<b>83.57%</b>		
<b>Total Lots/Units, Platted and Unplatted</b>	<b>3714</b>	<b>2503</b>		<b>1930</b>	<b>719</b>	<b>67.39%</b>		

[Path]Chris Tracking

4/10/2026



To: Subdivision Committee  
From: Julie Boyd  
Date: April 14, 2026  
Subject: Lot Split: 1119 W. Harry St.

---

**RECOMMENDED ACTION:** Recommend that the Planning Commission APPROVE the Lot Split at 1119 W. Harry St.

**SUMMARY:**

The subject property is an approximately 59-acre parcel, zoned A-1 Agricultural Transition District, and located near the intersection of W. Harry St. and S. 159th St. The applicant wishes to split the lot into two, 'breaking off' a 5-acre lot at the northeastern corner of the parcel. The new parcel would be approximately 270 ft x 807 ft.

The large parcel is platted as Block 1, Lot 1 of the Adams Acres II subdivision. The proposed 5-acre lot would become Lot 1B, with the remainder of the parcel being known as Lot 1A. The proposed configuration would create a new lot which complies with the existing A-1 zoning, which mandates a 5-acre minimum lot area. The new lot would have street frontage on W. Harry St., measuring over twice the minimum frontage required by the zoning district. There are presently no structures on the proposed smaller lot-- the larger lot has an existing single-family dwelling with nearby accessory structures. The applicant has not indicated their intent with the new lot, though development is expected.

A small portion-- approximately 0.46 acres-- of the proposed lot would be within the 100-year (or 2% annual chance) Special Flood Hazard Area for Fourmile Creek. Floodplain Development requirements may come into play with applications for new construction, but do not preclude splitting the lot.

Both parcels are readily served by nearby Wichita Water and Andover sewer lines.

**FINANCIAL IMPLICATIONS:**

None.

**LEGAL IMPLICATIONS:**

The splitting of the platted lot creates two parcels that both must each meet the minimum requirements for platted lots.

For Lot Splits, the Planning Commission is the board of final action. If approved and signed by the Chairperson, the Lot Split document can be recorded with the Register of Deeds.

**ATTACHMENTS:**

[Lot Split - 1119 W. Harry St. - Stamped](#)

[FIRMETTE with New Lot Outline](#)

[Aerial Map](#)

[Zoning Map](#)

[Comp Plan Map](#)

# LOT SPLIT

Lot 1, Block 1, Adams Acres II Subdivision to  
Andover, Butler County, Kansas.

## CERTIFICATE OF SURVEY

State of Kansas, County of Butler) SS

### PARENT TRACT TO SPLIT

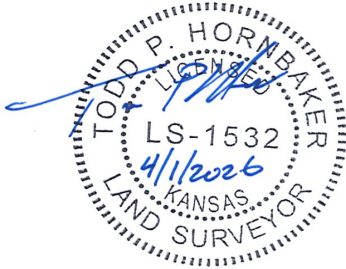
Lot 1, Block 1, ADAMS ACRES II SUBDIVISION, Andover, Butler County, Kansas.

### Lot 1A

Lot 1, Block 1, ADAMS ACRES II SUBDIVISION, Andover, Butler County, Kansas,  
EXCEPT that part of the Lot 1, Block 1, ADAMS ACRES II SUBDIVISION, Andover, Butler County, Kansas, as prepared by Todd P. Hornbaker (P.S. #1532) with Merestone Surveying (CLS-179), surveyors in the aforementioned county and state on March 31, 2026, more particularly described as follows: Beginning (P.O.B.) at the Northeast corner of Lot 1, Block A, Adams Acres II Subdivision;  
THENCE South 00°48'43" East, coincident with the East boundary of said Lot 1, a distance of 806.67 feet;  
THENCE South 89°03'00" West, parallel with the North boundary of said Lot 1, a distance of 270.00 feet;  
THENCE North 00°48'43" West, parallel with the East boundary of said Lot 1, a distance of 806.67 feet to the North boundary of said Lot 1;  
THENCE North 89°03'00" East, coincident with the said North boundary, a distance of 270.00 feet to the POINT OF BEGINNING (P.O.B.).  
Subject Lot 1A contains an area of 54.15 Acres more or less and is subject to any existing easement and/or right(s)-of-way of record.

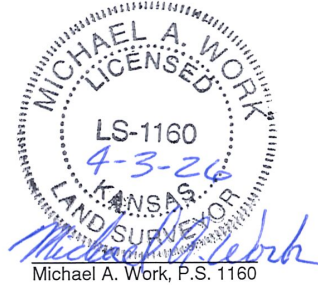
### Lot 1B

That part of the Lot 1, Block 1, ADAMS ACRES II SUBDIVISION, Andover, Butler County, Kansas, as prepared by Todd P. Hornbaker (P.S. #1532) with Merestone Surveying (CLS-179), surveyors in the aforementioned county and state on March 31, 2026, more particularly described as follows: Beginning (P.O.B.) at the Northeast corner of Lot 1, Block A, Adams Acres II Subdivision;  
THENCE South 00°48'43" East, coincident with the East boundary of said Lot 1, a distance of 806.67 feet;  
THENCE South 89°03'00" West, parallel with the North boundary of said Lot 1, a distance of 270.00 feet;  
THENCE North 00°48'43" West, parallel with the East boundary of said Lot 1, a distance of 806.67 feet to the North boundary of said Lot 1;  
THENCE North 89°03'00" East, coincident with the said North boundary, a distance of 270.00 feet to the POINT OF BEGINNING (P.O.B.).  
Subject Lot 1B contains an area of 5.00 Acres more or less and is subject to any existing easement and/or right(s)-of-way of record.



Todd P. Hornbaker, P.S. #1532  
Merestone Surveying LLC, CLS-179

## COUNTY SURVEYOR'S CERTIFICATE Reviewed in accordance with K.S.A. 58-2005.



Michael A. Work, P.S. 1160

## CERTIFICATE OF LOT SPLIT APPROVAL

STATE OF KANSAS )  
) ss  
CITY OF ANDOVER )

I hereby certify that this lot split has been examined by the Andover City Planning Commission and found to comply with the Subdivision Regulations of the City of Andover, Kansas, and is, therefore, approved for recording.

\_\_\_\_\_, Chairperson  
Vance Garwood

## NOTARY CERTIFICATE

STATE OF KANSAS )  
) ss  
COUNTY OF BUTLER )

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 20\_\_, by \_\_\_\_\_.

Date: \_\_\_\_\_, 20\_\_

\_\_\_\_\_  
Notary Public

My appointment expires: \_\_\_\_\_, 20\_\_.

### **MERESTONE SURVEYING LLC**



216 W. Rosewood St.  
Rose Hill, KS 67133  
PH.(316) 425-7770  
FAX(316) 425-7773

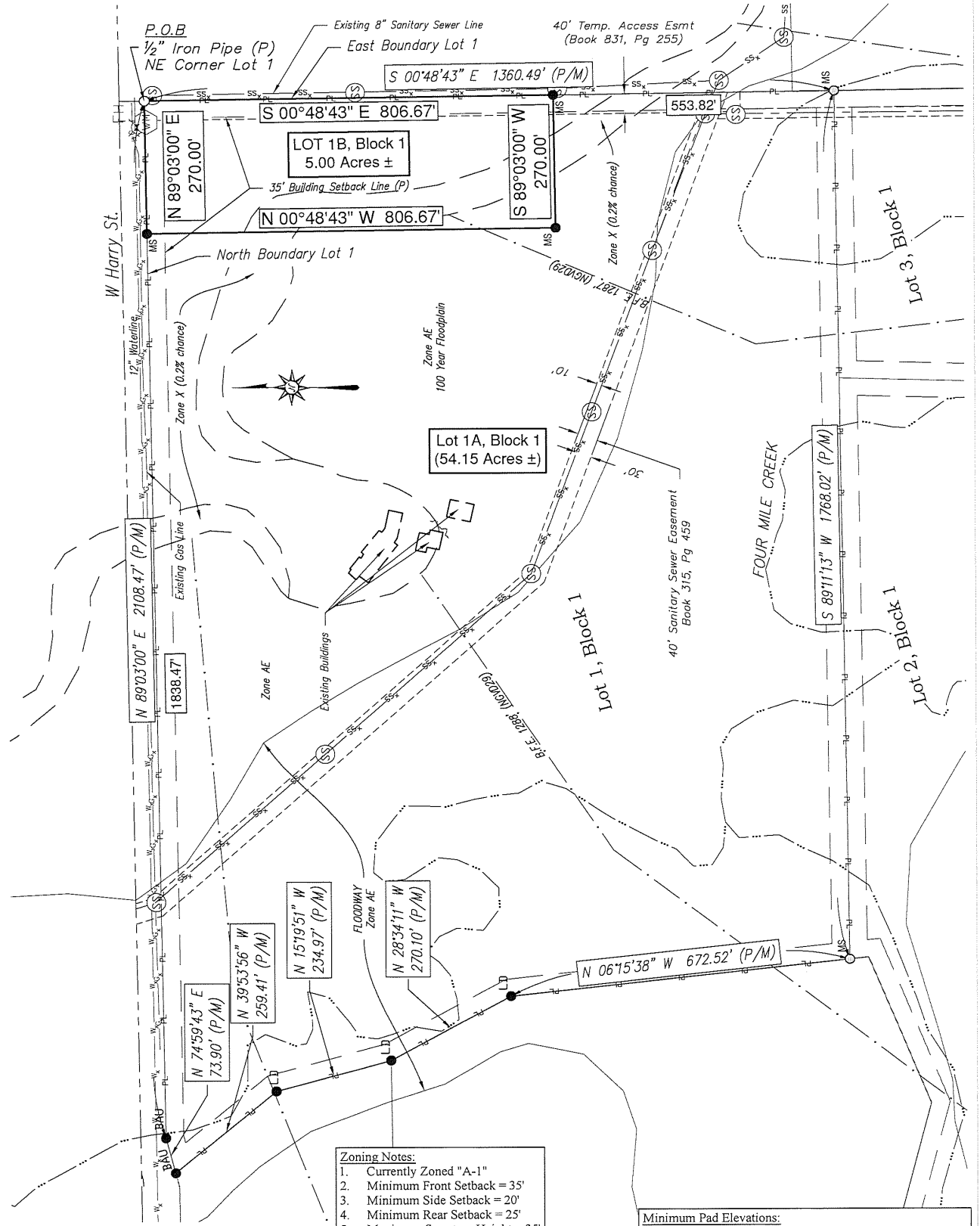
Mel & Pamela Adams  
1119 W Harry St  
Andover, KS 67002-8788

LOT SPLIT  
LOT 1, BLOCK 1,  
ADAM ACRES II SUBDIVISION  
ANDOVER, BUTLER COUNTY, KANSAS

Job #:	26-03-119
Date:	March 31, 2026
Dwn by:	TH App'd by: BP
Sheet:	1 of 2
Scale:	As Noted

# LOT SPLIT

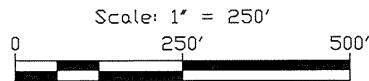
Lot 1, Block 1, Adams Acres II Subdivision to  
Andover, Butler County, Kansas.



- Zoning Notes:**
1. Currently Zoned "A-1"
  2. Minimum Front Setback = 35'
  3. Minimum Side Setback = 20'
  4. Minimum Rear Setback = 25'
  5. Maximum Structure Height = 35'

- Minimum Pad Elevations:**
1. Lot 1, Block 1 = 1290.0 (NGVD29) / 1290.5 (NAVD88)

- Survey Notes:**
1. Bearings are based on the East boundary of the Lot 1 being South 00°48'43" East (NAD83 Kansas State Plane, South Zone, US Foot)
  2. Error of Closure is better than 1:20,000
  3. Field Work was completed 3/31/2026.
  4. Title work was not provided, surveyor did not perform any title research. There may be encumbrances that affect the properties that are not shown hereon.
  5. See Page 1 of 2 for tract description.



LEGEND	
● MS	= Set 1/2" Iron Bar w/ orange "Merestone CLS 179" cap
○ MS	= 3/4" Iron Bar w/ orange "Merestone CLS-179" cap
● BAU	= 1/2" Iron bar w/ "Baughman" cap
● LD	= 1/2" Iron bar w/ "LD High LS-685" cap
(P)	= per plat (Adams Acres II Subdivision)
(M)	= Measured Bearing/Distance
—	= Proposed Lot Boundary
— PL — PL —	= Parent Tract Boundary
—	= Existing Lot Boundary
- - -	= Easement Line
—	= Building Setback Line

**MERESTONE SURVEYING LLC**

216 W. Rosewood St.  
Rose Hill, KS 67133  
PH.(316) 425-7770  
FAX(316) 425-7773

Mel & Pamela Adams  
1119 W Harry St  
Andover, KS 67002-8788

LOT SPLIT  
LOT 1, BLOCK 1,  
ADAM ACRES II SUBDIVISION  
ANDOVER, BUTLER COUNTY, KANSAS

Job #:	26-03-119
Date:	March 31, 2026
Dwn by:	TH App'd by: BP
Sheet:	2 of 2
Scale:	As Noted

**NOTES TO USERS**

This map is for use in administering the National Flood Insurance Program. It does not necessarily identify all areas subject to flooding, particularly from local drainage sources of small size. The community map repository should be consulted for possible updated or additional flood hazard information.

To obtain more detailed information in areas where **Base Flood Elevations (BFEs)** and/or **floodways** have been determined, users are encouraged to consult the Flood Profiles and Floodway Data and/or Summary of Stillwater Elevations tables contained within the Flood Insurance Study (FIS) report that accompanies this FIRM. Users should be aware that BFEs shown on the FIRM represent rounded whole-foot elevations. These BFEs are intended for flood insurance rating purposes only and should not be used as the sole source of flood elevation information. Accordingly, flood elevation data presented in the FIS report should be utilized in conjunction with the FIRM for purposes of construction and/or floodplain management.

**Coastal Base Flood Elevations** shown on this map apply only to landward of 10' National Geodetic Vertical Datum of 1929 (NGVD 29). Users of this FIRM should be aware that coastal flood elevations are also provided in the Summary of Stillwater Elevations table in the Flood Insurance Study report for this jurisdiction. Elevations shown in the Summary of Stillwater Elevations table should be used for construction and/or floodplain management purposes when they are higher than the elevations shown on this FIRM.

Boundaries of the **floodways** were computed at cross sections and interpolated between cross sections. The floodways were based on hydraulic considerations with regard to requirements of the National Flood Insurance Program. Floodway widths and other pertinent floodway data are provided in the Flood Insurance Study report for this jurisdiction.

Certain areas not in Special Flood Hazard Areas may be protected by flood control structures. Refer to Section 2.4 "Flood Protection Measures" of the Flood Insurance Study report for information on flood control structures for this jurisdiction.

The **projection** used in the preparation of this map was Universal Transverse Mercator (UTM) zone 14. The **horizontal datum** was NAD83, GRS1980 spheroid. Differences in datum, spheroid, or UTM zones used in the production of FIRMs for adjacent jurisdictions may result in slight positional differences in map features across jurisdiction boundaries. These differences do not affect the accuracy of this FIRM.

Flood elevations on this map are referenced to the National Geodetic Vertical Datum of 1929. These flood elevations must be compared to structure and ground elevations referenced to the same vertical datum. For information regarding conversion between the National Geodetic Vertical Datum of 1929 and the North American Vertical Datum of 1988, visit the National Geodetic Survey website at <http://www.ngs.noaa.gov/> or contact the National Geodetic Survey at the following address:

NGS Information Services  
 NOAA, NIMS12  
 National Geodetic Survey  
 SSMC-3, #2022  
 1215 East-West Highway  
 Silver Spring, MD 20910-3282

To obtain current elevation, description, and/or location information for **bench marks** shown on this map, please contact the Information Services Branch of the National Geodetic Survey at (301) 713-3242, or visit its website at <http://www.ngs.noaa.gov/>.

**Base map** information shown on this FIRM was derived from U.S. Geological Survey Digital Orthophoto Quadrangles produced at a scale of 1:24,000 from photography dated April 30, 2002.

This map reflects more detailed and up-to-date **stream channel configurations** than those shown on the previous FIRM for this jurisdiction. The floodplains and floodways that were transferred from the previous FIRM may have been adjusted to conform to these new stream channel configurations. As a result, the Flood Profiles and Floodway Data tables in the Flood Insurance Study report (which contains authoritative hydraulic data) may reflect stream channel changes that differ from what is shown on this map.

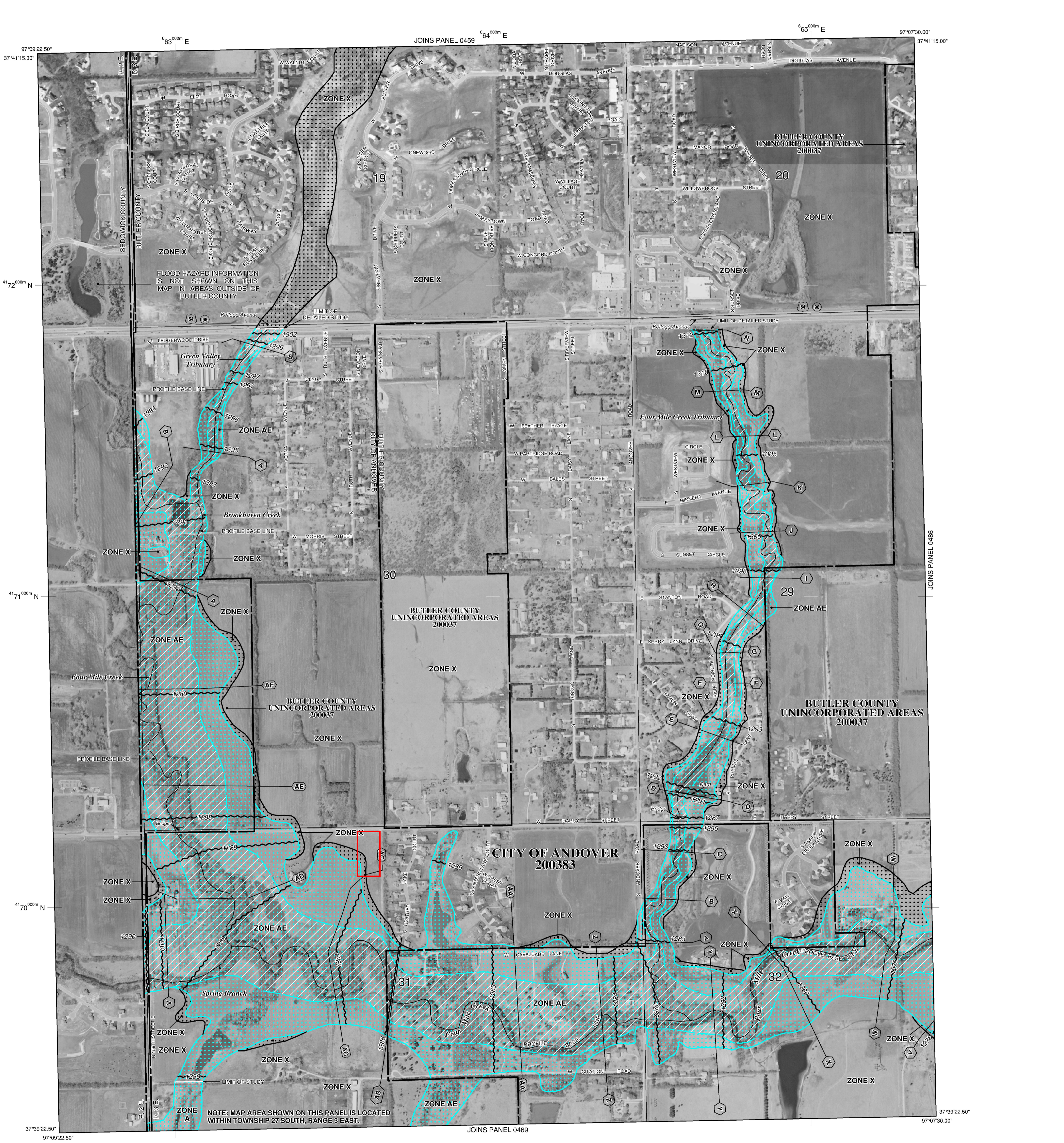
**Corporate limits** shown on this map are based on the best data available at the time of publication. Because changes due to annexations or de-annexations may have occurred after this map was published, map users should contact appropriate community officials to verify current corporate limit locations.

Please refer to the separately printed **Map Index** for an overview map of the county showing the layout of map panels; community map repository addresses; and a Listing of Communities table containing National Flood Insurance Program dates for each community as well as a listing of the panels on which each community is located.

Contact the **FEMA Map Service Center** at 1-800-358-9616 for information on available products associated with this FIRM. Available products may include previously issued Letters of Map Change, a Flood Insurance Study report, and/or digital versions of this map. The FEMA Map Service Center may also be reached by Fax at 1-800-358-9620 and its website at <http://www.msc.fema.gov/>.

If you have **questions about this map** or questions concerning the National Flood Insurance Program in general, please call 1-877-FEMA MAP (1-877-336-2627) or visit the FEMA website at <http://www.fema.gov/>.

The "profile base lines" depicted on this map represent the hydraulic modeling baselines that match the flood profiles in the FIS report. As a result of improved topographic data, the "profile base lines" in some cases, may deviate significantly from the channel centerline or appear outside the SFHA.



**LEGEND**

**SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD**

The 1% annual chance flood (100-year flood), also known as the base flood, is the flood that has a 1% chance of being equaled or exceeded in any given year. The "Special Flood Hazard Area" is the area subject to flooding by the 1% annual chance flood. Areas of Special Flood Hazard include Zones A, AE, AH, AO, A99, V and VE. The Base Flood Elevation is the water surface elevation of the 1% annual chance flood.

**ZONE A** No Base Flood Elevations determined.

**ZONE AE** Base Flood Elevations determined.

**ZONE AH** Flood depths of 1 to 3 feet (usually areas of ponding); Base Flood Elevations determined.

**ZONE AO** Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined. For areas of alluvial fan flooding, velocities also determined.

**ZONE AR** Special Flood Hazard Area formerly protected from the 1% annual chance flood by a flood control system that was subsequently identified. Zone AR indicates that the former flood control system is being restored to provide protection from the 1% annual chance or greater flood.

**ZONE A99** Area to be protected from 1% annual chance flood by a Federal flood protection system under construction; no Base Flood Elevations determined.

**ZONE V** Coastal flood zone with velocity hazard (wave action); no Base Flood Elevations determined.

**ZONE VE** Coastal flood zone with velocity hazard (wave action); Base Flood Elevations determined.

**FLOODWAY AREAS IN ZONE AE**

The floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment to so that the 1% annual chance flood can be carried without substantial increases in flood heights.

**OTHER FLOOD AREAS**

**ZONE X** Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.

**OTHER AREAS**

**ZONE X** Areas determined to be outside the 0.2% annual chance floodplain.

**ZONE D** Areas in which flood hazards are undetermined, but possible.

**COASTAL BARRIER RESOURCES SYSTEM (CBRS) AREAS**

**OTHERWISE PROTECTED AREAS (OPAs)**

CBRS areas and OPAs are normally located within or adjacent to Special Flood Hazard Areas.

1% annual chance floodplain boundary  
 0.2% annual chance floodplain boundary  
 Floodway boundary  
 Zone D boundary  
 CBRS and OPA boundary  
 Boundary dividing Special Flood Hazard Areas of different Base Flood Elevations, flood depths or flood velocities  
 Base Flood Elevation line and value; elevation in feet  
 Base Flood Elevation value where uniform within zone; elevation in feet  
 \* Referenced to the National Geodetic Vertical Datum of 1929 (NGVD 29)  
 Cross section line  
 Transverse line  
 Geographic coordinates referenced to the North American Datum of 1983 (NAD 83)  
 47°00'00"N  
 1000-meter Universal Transverse Mercator grid ticks, zone 14  
 6000000 M  
 5000-foot grid ticks: Kansas State Plane coordinate system, South zone (FIPSZONE 1502), Lambert Conformal Conic projection  
 DX5510  
 Bench mark (see explanation in Notes to Users section of this FIRM panel)  
 M1.5  
 River Mile  
 MAP REPOSITORIES  
 Refer to Map Repositories list on Map Index  
 EFFECTIVE DATE OF COUNTYWIDE FLOOD INSURANCE RATE MAP  
 June 2, 2009  
 EFFECTIVE DATE(S) OF REVISION(S) TO THIS PANEL

For community map revision history prior to countywide mapping, refer to the Community Map History table located in the Flood Insurance Study report for this jurisdiction.

To determine if flood insurance is available in this community, contact your insurance agent or call the National Flood Insurance Program at 1-800-638-6620.

**MAP SCALE 1" = 500'**  
 250 0 500 1000 FEET  
 150 0 150 300 METERS

**NATIONAL FLOOD INSURANCE PROGRAM**

**PANEL 0467E**

**FIRM**  
**FLOOD INSURANCE RATE MAP**  
**BUTLER COUNTY,**  
**KANSAS**  
**AND INCORPORATED AREAS**

**PANEL 467 OF 900**  
 (SEE MAP INDEX FOR FIRM PANEL LAYOUT)

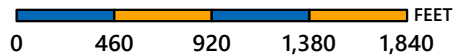
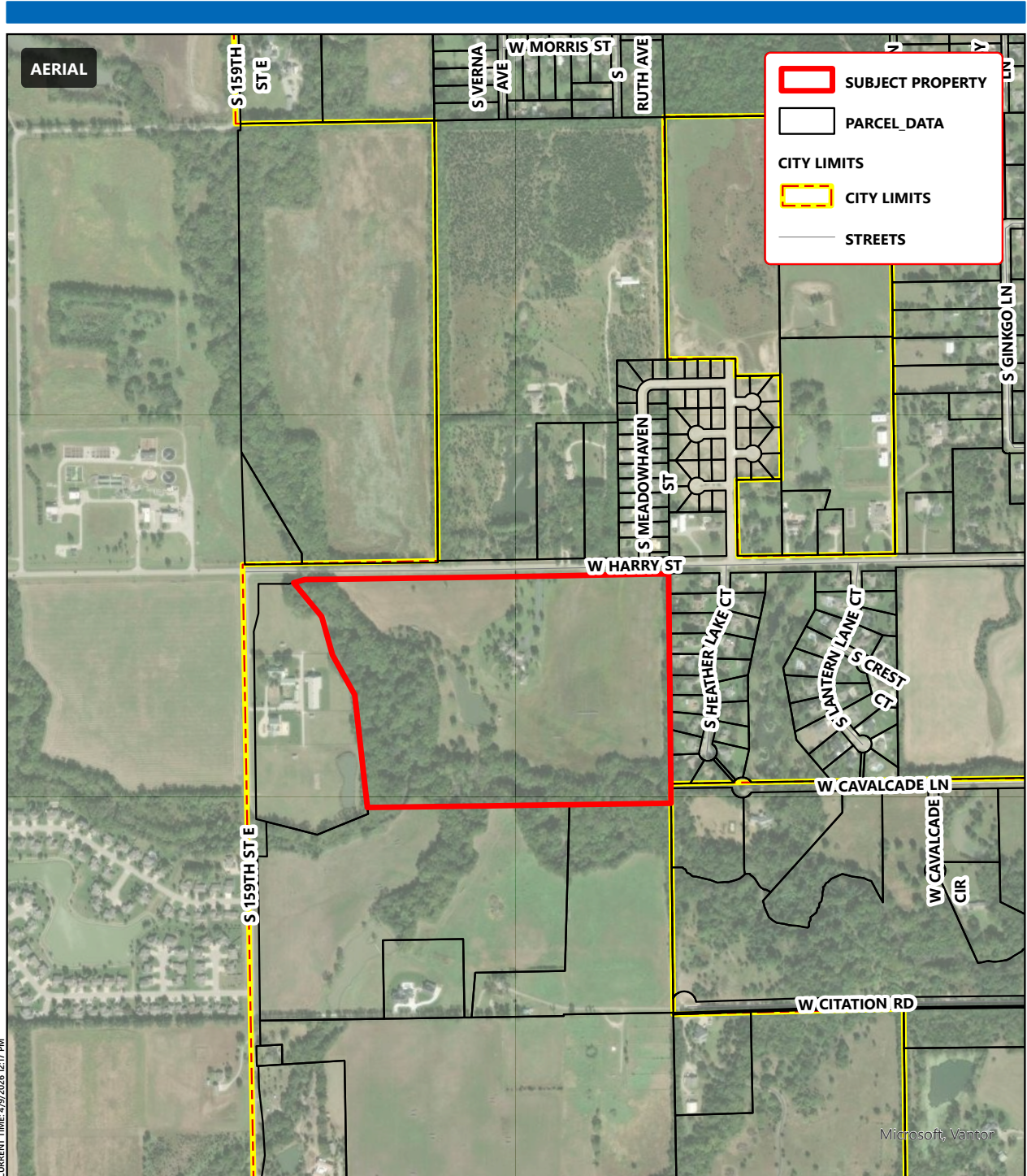
CONTAINS:	COMMUNITY	NUMBER	PANEL	SUFFIX
	BUTLER COUNTY	200037	0467	E
	ANDOVER, CITY OF	200383	0467	E

Notice to User: The Map Number shown below should be used when placing map orders; the Community Number shown above should be used on insurance applications for the subject community.

**MAP NUMBER**  
**20015C0467E**

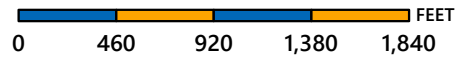
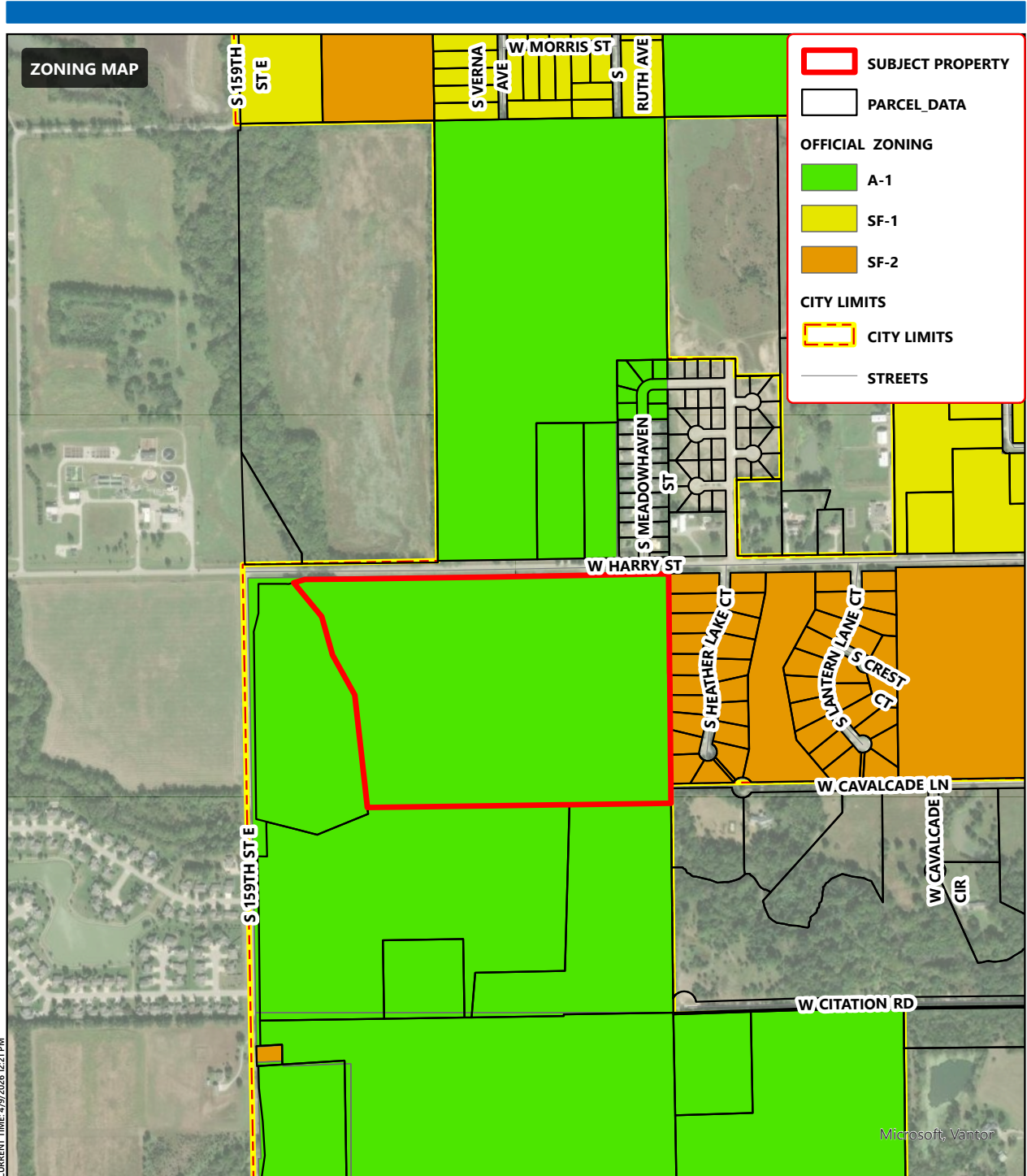
**EFFECTIVE DATE**  
**JUNE 2, 2009**

**Federal Emergency Management Agency**



**LS26-0001 // 1119 W. HARRY ST.**

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



LS26-0001 // 1119 W. HARRY ST.

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