



**REQUEST FOR COMMISSION ACTION**  
**CITY OF INDEPENDENCE**  
**October 14, 2021**

Department Administration

Director Approval David Cowan

**AGENDA ITEM** Consider vacating certain setback lines for Lots 11, 12 and 13 in the West Laurel Street Industrial Park.

**SUMMARY RECOMMENDATION** City staff recommends vacating setback lines

**BACKGROUND** City Administration was contacted by Precision Railway regarding the three lots they are purchasing in the Industrial Park. They request the City to vacate the interior building setback lines and leave the exterior setback lines of Lots 11, 12, and 13. The purpose of their request is to accommodate the construction of their new facility on these lots.

**SUGGESTED MOTIONS** I move to authorize Ordinance 4374 and to vacate the following setback lines:

1. The 20-foot building setback lines running north and south between Lots 11 and 12
2. The 30-foot building setback lines running east and west between Lots 12 and 13
3. The 30-foot building setback lines running east and west between Lots 11 and 13

The exterior setback lines of Lots 11, 12 and 13 shall not be vacated.

**SUPPORTING DOCUMENTS** Ordinance 4374

**ORDINANCE NO. 4374**

**An Ordinance Vacating Certain Setback Lines  
in the West Laurel Street Industrial Park**

*BE IT ORDAINED* by the Governing Body of the City of Independence, Kansas:

**Section 1.** The City of Independence is conveying the following described real estate to Precision Railway Equipment Company, LLC, as part of an economic development project:

All of Lots 12 and 13, and Lot 11, excluding a tract of land located in a portion of Lot 11, West Laurel Street Industrial Park, City of Independence, Montgomery County, Kansas, being more particularly described as follows: Beginning at the Southeast corner of Lot 11, thence S 88°40'29" W, along the South line of said Lot 11, a distance of 102.40 feet; thence N 01°17'51" W, a distance of 403.32 feet to the North line of Lot 11; thence along the North line, following a non-tangent curve to the right, said curve having a radius of 669.23 feet, an arc length of 348.09 feet, a chord bearing of S 72°49'09" E and a chord distance of 344.18 feet to the Northeast corner of Lot 11; thence along the East line of Lot 11, following a non-tangent curve to the right, said curve having a radius of 4038.24 feet, an arc length of 369.91 feet, a chord bearing of S 35°59'38" W, and a chord distance of 369.78 feet to the Point of Beginning, in the West Laurel Street Industrial Park, City of Independence, Montgomery County, Kansas, containing 2.000 acres

**Section 2.** The following setback lines are hereby vacated:

- A. The 20-foot building setback lines running north and south between Lots 11 and 12.
- B. The 30-foot building setback lines running east and west between Lots 12 and 13.

C. The 30-foot building setback lines running east and west between Lots 11 and 13.

**Section 3.** The building setback lines along the exterior of Lots 11, 12 and 13 are not vacated.

**Section 4.** This Ordinance shall be published in the official City newspaper and shall thereafter take effect thirty (30) days after publication unless one or more interested parties file a written protest before expiration of such time all as provided by law.

*Adopted by the Governing Body of the City of Independence, Kansas, on the 14th day of October, 2021.*

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LOUIS YSUSI, Mayor

ATTEST:

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DAVID W. SCHWENKER, City Clerk