



REQUEST FOR COMMISSION ACTION
CITY OF INDEPENDENCE
February 24, 2022

Department Housing **Director Approval** April Nutt

AGENDA ITEM Consider adopting a resolution establishing Rural Housing Incentive Districts.

SUMMARY RECOMMENDATION City Staff recommends approval.

BACKGROUND A Housing Needs Analysis has been conducted and the governing body has determined the following:

1. There is a shortage of quality housing of various price ranges in the City despite the best efforts of public and private housing developers.
2. The shortage of quality housing can be expected to persist and that additional financial incentives are necessary in order to encourage the private sector to construct or renovate housing in the City.
3. The shortage of quality housing is a substantial deterrent to the future economic growth and development of the City.
4. The future economic well-being of the City depends on the Governing Body providing additional incentives for the construction or renovation of quality housing in the City.

In establishing Rural Housing Incentive Districts this will aid the City of Independence in building housing within the community.

SUGGESTED MOTION I move to adopt Resolution Number 2022-004 establishing Rural Housing Incentive Districts.

SUPPORTING DOCUMENTS Resolution No. 2022-004

RESOLUTION NO. 2022-004

A RESOLUTION OF THE GOVERNING BODY OF THE CITY OF INDEPENDENCE, KANSAS, ESTABLISHING RURAL HOUSING INCENTIVE DISTRICTS WITHIN THE CITY, AND MAKING CERTAIN FINDINGS IN CONJUNCTION THEREWITH

Whereas, K.S.A. 12-5241 et seq. (the “Act”) authorizes any city incorporated in accordance with the laws of the state of Kansas (the “State”) with a population of less than 60,000 located in a county with a population of less than 80,000 to designate rural housing incentives within such city;

And Whereas, the City of Independence, Kansas (the “City”) has an estimated population of approximately 8,700, is located in Montgomery County, Kansas (the “County”), which has an estimated population of approximately 32,000, and therefore constitutes a city as said term is defined in the Act.

Now Therefore, BE IT RESOLVED by the governing body of the City of Independence, Kansas:

Section 1. A Housing Needs Analysis was completed in December, 2021, and presented to the governing body on January 27, 2022.

Section 2. After considering the Housing Needs Analysis, the governing body makes the following findings:

1. There is a shortage of quality housing of various price ranges in the City despite the best efforts of public and private housing developers.
2. The shortage of quality housing can be expected to persist and that additional financial incentives are necessary in order to encourage the private sector to construct or renovate housing in the City.
3. The shortage of quality housing is a substantial deterrent to the future economic growth and development of the City.
4. The future economic wellbeing of the City depends on the governing body providing additional incentives for the construction or renovation of quality housing in the City.

Section 3. Based upon the above findings and determinations, and finding that there exists a shortage of quality housing within the City, the governing body proposes establishment of the following Rural Housing Incentive Districts within the City as set forth below:

1. Jefferson Subdivision District
Preliminary Development Plan: 20 owner-occupied single-family units.

Legal Description:

HIGHLAND PARK ADD, S24, T32, R15, ACRES 7.36, COM POB NW COR LOT 4 E 297.58' S 624.11' W 595.84' N 442.78' E 265.04' NWLY 67.41' N 121.71' TO POB; LESS RW (commonly known as 0000 N 13TH ST, Independence, KS 67301)

2. Water Tower West Subdivision District
Preliminary Development Plan: 15 – 20 owner-occupied single-family units

Legal Description:

PHEASANT POINT ADD, S24, T32, R15, ACRES 5.91, W/2 SE4 NW4 EX BEG 660.71' E NW COR, S 665.18' W 147.45' S 70' W 60' NWLY 95' W 322' N 669' E TO POB; & EX BEG 30' N SE COR PHEASANT POINT ADD, W 114.32' N 114.32' E 114.32' S 114.32' TO POB & EX COM SW COR (commonly known as 00000 N 21ST ST, Independence, KS 67301)

3. South Rainbow Subdivision District
Preliminary Development Plan: 8-9 owner-occupied single-family units

Legal Description:

HORIZON ESTATES, S13, T32, R15, BLOCK D, Lot 21 - 29, 129001 SQUARE FEET, Lot Width: 966.5 Lot Depth: 112.5 IRR (commonly known as 00000 RAINBOW DR, Independence, KS 67301)

4. Horizon Estates Subdivision District
Preliminary Development Plan: 35 – 50 owner-occupied single-family units and 80 – 116 renter-occupied duplex/triplex/quadplex units

Legal Description:

HORIZON ESTATES, S24, T32, R15, BLOCK D, Lot 1 - 3 & 6-20, ACRES 5.74 (commonly known as 00000 MAJESTIC DR, Independence, KS 67301)

HORIZON ESTATES, S24, T32, R15, BLOCK F, ACRES 5.2, LTS 1-9; 14-22 (commonly known as 00000 MAJESTIC DR, Independence, KS 67301)

HORIZON ESTATES, S24, T32, R15, BLOCK H, Lot 1 - 25, ACRES 7.67 (commonly known as 00000 MAJESTIC DR, Independence, KS 67301)

HORIZON ESTATES, S24, T32, R15, BLOCK D, Lot 4 & 5, 27084 SQUARE FEET, Lot Width: 188.1 Lot Depth: 140.0 (commonly known as 00000 TAYLOR RD, Independence, KS 67301)

HORIZON ESTATES, S24, T32, R15, BLOCK G, Lot 22 - 28, ACRES 1.98 (commonly known as 00000 MAJESTIC DR, Independence, KS 67301)

5. Cohen-Esry Subdivision District
Preliminary Development Plan: 80 - 100 unit apartment complex.

Legal Description:

PHEASANT POINT ADD, S24, T32, R15, ACRES 12.99, E/2 SE4 NW4 EX S 425.66'; LESS R/W (commonly known as 00000 N 20TH PL, Independence, KS 67301)

6. Water Tower East Subdivision District
Preliminary Development Plan: 15 – 20 owner-occupied single-family units

Legal Description:

PHEASANT POINT ADD, S22, T32, R15, ACRES 5.78, BEG 30' N SE COR SE4 NW4, W 660.56' N 395.66' E 660.56' S 395.66' TO POB; LESS R/W (commonly known as 00000 N 20TH PL, Independence, KS 67301)

7. Water Tower West Subdivision District
Preliminary Development Plan: 15 – 20 owner-occupied single-family units

Legal Description:

PHEASANT POINT ADD, S24, T32, R15, ACRES 5.91, W/2 SE4 NW4 EX BEG 660.71' E NW COR, S 665.18' W 147.45' S 70' W 60' NWLY 95' W 322' N 669' E TO POB; & EX BEG 30' N SE COR PHEASANT POINT ADD, W 114.32' N 114.32' E 114.32' S 114.32' TO POB & EX COM SW COR (commonly known as 00000 N 21ST ST, Independence, KS 67301)

8. USD 446 District
Preliminary Development Plan: 15 – 20 owner-occupied single-family units

Legal Description:

PHEASANT POINT ADD, S24, T32, R15, ACRES 5.91, W/2 SE4 NW4 EX BEG 660.71' E NW COR, S 665.18' W 147.45' S 70' W 60' NWLY 95' W 322'

N 669' E TO POB; & EX BEG 30' N SE COR PHEASANT POINT ADD, W 114.32' N 114.32' E 114.32' S 114.32' TO POB & EX COM SW COR (commonly known as 00000 N 21ST ST, Independence, KS 67301)

9. Downtown Historic District

Preliminary Development Plan: development of upper-story housing units

Legal Description:

ORIG PLAT, S31, T32, R16, BLOCK 30, Lot 18, Lot Width: 023.0 Lot Depth: 140.0 (commonly known as 224 N PENNSYLVANIA AVE, Independence, KS 67301)

ORIG PLAT, S31, T32, R16, W 30' LT 3; LTS 4 & 5 BLK 44; Lot Width: 150.0 Lot Depth: 140.0 (commonly known as 120 N 6TH ST, Independence, KS 67301)

ORIG PLAT, S31, T32, R16, W 27' LT 2; ALL LT 3; E/2 LT 4; Lot Width: 117.0 Lot Depth: 140.0 (commonly known as 313 W MYRTLE ST, Independence, KS 67301)

ORIG PLAT, S31, T32, R16, BLOCK 42, W 23.3' LOT 22 BLK 42; Lot Width: 023.3 Lot Depth: 140.0 (commonly known as 115 W MYRTLE ST, Independence, KS 67301)

ORIG PLAT, S31, T32, R16, BLOCK 42, E 23.3' LOT 22 BLK 42; Lot Width: 023.3 Lot Depth: 140.0 (commonly known as 113 W MYRTLE ST, Independence, KS 67301)

ORIG PLAT, S31, T32, R16, BLOCK 42, Lot 1 - 4; Lot Width: 140.0 Lot Depth: 092.0 (commonly known as 125 N PENNSYLVANIA AVE, Independence, KS 67301)

ORIG PLAT, S31, T32, R16, W 4.2' LT 2; ALL LT 3 BLK 43; Lot Width: 050.8 Lot Depth: 140.0 (commonly known as 113 E MYRTLE ST, Independence, KS 67301)

ORIG PLAT, ACRES 3.9, E 150' BLK 44; LT 11 BLK 44; LTS 1-18 BLK 45; & VAC ALLEY & ADJ 5TH ST; SECTION 31 TOWNSHIP 32 RANGE 16 (commonly known as 217 E MYRTLE ST, Independence, KS 67301)

ORIG PLAT, S31, T32, R16, BLOCK 30, Lot 11, Lot Width: 023.0 Lot Depth: 140.0 (commonly known as 210 N PENNSYLVANIA AVE, Independence, KS 67301)

ORIG PLAT, S31, T32, R16, BLOCK 30, S 37' LT 3; N 10' LT 4 BLK 30; Lot Width: 047.0 Lot Depth: 140.0 (commonly known as 209 N 6TH ST, Independence, KS 67301)

ORIG PLAT, S31, T32, R16, BLOCK 31, COM 19.45' S NW COR LOT 16 AS POB E 50.2' S 73' E 20' N 20.35' E 18.2' S 60' W 101.2' N 40.55' TO POB; Lot Width: 040.5 Lot Depth: 101.2 (commonly known as 00000 N 8TH ST, Independence, KS 67301)

ORIG PLAT, S31, T32, R16, BLOCK 42, Lot 6; Lot Width: 023.0 Lot Depth: 140.0 (commonly known as 115 N PENNSYLVANIA AVE, Independence, KS 67301)

ORIG PLAT, S31, T32, R16, BLOCK 43, Lot 9, 3367 SQUARE FEET, Lot Width: 023.0 Lot Depth: 140.0 (commonly known as 114 N PENNSYLVANIA AVE, Independence, KS 67301)

ORIG PLAT, S31, T32, R16, BLOCK 42, Lot 5, Lot Width: 023.0 Lot Depth: 140.0 (commonly known as 117 N PENNSYLVANIA AVE, Independence, KS 67301)

ORIG PLAT, S31, T32, R16, BLOCK 42, Lot 7 & 8; Lot Width: 046.0 Lot Depth: 140.0 (commonly known as 113 N PENNSYLVANIA AVE, Independence, KS 67301)

ORIG PLAT, S31, T32, R16, BLOCK 43, Lot 10, 3131 SQUARE FEET, Lot Width: 023.0 Lot Depth: 140.0 (commonly known as 112 N PENNSYLVANIA AVE, Independence, KS 67301)

ORIG PLAT, S31, T32, R16, BLOCK 30, Lot 12 & 13, Lot Width: 046.0 Lot Depth: 140.0 (commonly known as 212 N PENNSYLVANIA AVE, Independence, KS 67301)

ORIG PLAT, S31, T32, R16, BLOCK 41, Lot 5; Lot Width: 140.0 Lot Depth: 060.0 (commonly known as 221 W MYRTLE ST, Independence, KS 67301)

ORIG PLAT, S31, T32, R16, W 50' LOT 3 BLK 41; Lot Width: 050.0 Lot Depth: 140.0 (commonly known as 211 W MYRTLE ST, Independence, KS 67301)

ORIG PLAT, S31, T32, R16, BEG NW COR LT 20 BLK 42, E 21.4' S 19.8' S ALG PARTY WALL 83.7' E 5.5' S 11.9' E 9.7' S 8.3' E 10.5' S 16.7' M/L TO S; Lot Width: 140.0 Lot Depth: 046.6 (commonly known as 120 N 8TH ST, Independence, KS 67301)

ORIG PLAT, S31, T32, R16, BEG 34.1' E NW COR LT 20 S 19.8' W 12.6' S 83.7' E 5.5' S 11.9' S 8.3' E 10.5' S 16.7' E 22.7' N 120.1' W 13.9' N 19.8'; Lot Width: 034.5 Lot Depth: 103.6 (commonly known as 119 W MYRTLE ST, Independence, KS 67301)

ORIG PLAT, S31, T32, R16, PART W/2 LOT 21 BLK 42 DAF: BEG NE COR W/2 LOT 21 S 19.8' W 13.9' N 19.8' E TO POB, BEING THE GROUND LEVEL AREA; Lot Width: 013.9 Lot Depth: 019.8 (commonly known as 119 1/2 W MYRTLE ST, Independence, KS 67301)

ORIG PLAT, S31, T32, R16, E 23.3' LT 21 BLK 42; Lot Width: 023.3 Lot Depth: 140.0 (commonly known as 117 W MYRTLE ST, Independence, KS 67301)

ORIG PLAT, S31, T32, R16, BLOCK 56, PRT LOTS 11-13 BLK 56, DAF: BEG SW COR LOT 13 N 60' E 42' N 6' SELY TO 2' W & 55' N SE COR LOT 11 S 55' W 67' TO POB; Lot Width: 060.0 Lot Depth: 067.0 (commonly known as 108 S 9TH ST, Independence, KS 67301)

ORIG PLAT, S31, T32, R16, BLOCK 30, Lot 6 & 7, LOT WIDTH: 047.0 LOT DEPTH: 140.0 (commonly known as 200 N PENNSYLVANIA AVE, Independence, KS 67301)

ORIG PLAT, S31, T32, R16, BLOCK 31, Lot 11 - 13; Lot Width: 070.0 Lot Depth: 140.0 (commonly known as 201 N PENNSYLVANIA AVE, Independence, KS 67301)

ORIG PLAT, S31, T32, R16, BLOCK 31, Lot 10, Lot Width: 023.0 Lot Depth: 140.0 (commonly known as 207 N PENNSYLVANIA AVE, Independence, KS 67301)

OWNERS RESUB BLK 31 GLOECKLERS, S31, T32, R16, Lot 1 - 5, 14950 SQUARE FEET, ESMNT TO 2ND STORY LOC N LT 1; LT WIDTH 140.00' LT DEPTH 120.00' IRR (commonly known as 112-122 W MYRTLE ST, Independence, KS 67301)

ORIG PLAT, S31, T32, R16, BLOCK 30, Lot 8,9, Lot Width: 046.0 Lot Depth: 140.0 (commonly known as 204 N PENNSYLVANIA AVE, Independence, KS 67301)

ORIG PLAT, S31, T32, R16, BLOCK 31, Lot 9; Lot Width: 023.0 Lot Depth: 140.0 (commonly known as 209 N PENNSYLVANIA AVE, Independence, KS 67301)

ORIG PLAT, S31, T32, R16, BLOCK 30, Lot 10, 3300 SQUARE FEET, LOT WIDTH: 023.0 LOT DEPTH: 140.0 (commonly known as 208 N PENNSYLVANIA AVE, Independence, KS 67301)

ORIG PLAT, S31, T32, R16, 3318 SQUARE FEET, LOT 13 & E 20.5' S 21.5" OF LOT 12; Lot Width: 023.0 Lot Depth: 140.0 (commonly known as 101 N PENNSYLVANIA AVE, Independence, KS 67301)

ORIG PLAT, S31, T32, R16, LOT 12 EX E 20.6' S 21.5" OF SAID LOT; Lot Width: 023.0 Lot Depth: 140.0 (commonly known as 103 N PENNSYLVANIA AVE, Independence, KS 67301)

ORIG PLAT, S31, T32, R16, S 70' LOT 17 BLK 42; Lot Width: 023.0 Lot Depth: 070.0 (commonly known as 120 W MAIN ST, Independence, KS 67301)

ORIG PLAT, S31, T32, R16, BLOCK 43, Lot 14 & 15, 3304 SQUARE FEET, Lot Width: 047.3 Lot Depth: 070 (commonly known as 100 N PENNSYLVANIA AVE, Independence, KS 67301)

ORIG PLAT, S31, T32, R16, BLOCK 43, Lot 16, 1670 SQUARE FEET, Lot Width: 023.0 Lot Depth: 070.0 (commonly known as 104 E MAIN ST, Independence, KS 67301)

ORIG PLAT, S31, T32, R16, BLOCK 43, Lot 17 & 18; Lot Width: 046.0 Lot Depth: 070.0 (commonly known as 106 E MAIN ST, Independence, KS 67301)

ORIG PLAT, S31, T32, R16, BLOCK 43, Lot 19, 1637 SQUARE FEET, Lot Width: 023.0 Lot Depth: 070.0 (commonly known as 110 E MAIN ST, Independence, KS 67301)

ORIG PLAT, S31, T32, R16, BLOCK 42, Lot 10 & 11, UNIT 1 ONLY; Lot Width: 046.0 Lot Depth: 140.0 (commonly known as 107 N PENNSYLVANIA AVE, Independence, KS 67301)

ORIG PLAT, S31, T32, R16, BLOCK 43, Lot 13; Lot Width: 023.0 Lot Depth: 140.0 (commonly known as 106 N PENNSYLVANIA AVE, Independence, KS 67301)

ORIG PLAT, S31, T32, R16, BLOCK 42, Lot 9; Lot Width: 023.0 Lot Depth: 140.0 (commonly known as 109 N PENNSYLVANIA AVE, Independence, KS 67301)

ORIG PLAT, S31, T32, R16, BLOCK 43, Lot 12, Lot Width: 023.0 Lot Depth: 140.0 (commonly known as 108 N PENNSYLVANIA AVE, Independence, KS 67301)

ORIG PLAT, S31, T32, R16, BLK 55, LTS 7-8 Lot Width 46' Lot Depth 140' (commonly known as 115 S PENNSYLVANIA AVE, Independence, KS 67301)

ORIG PLAT, S31, T32, R16, BLOCK 55, Lot 14 - 16; Lot Width: 140.0 Lot Depth: 140.0 (commonly known as 118 S 8TH ST, Independence, KS 67301)

ORIG PLAT, S31, T32, R16, PRT LTS 22-24 BLK 54 DAF: BEG NW COR LT 22 BLK 54 E 140' S 70' W 75.7' S.14' NELY TO PT 70' S OF POB N TO POB; Lot Width: 070.0 Lot Depth: 140.0 (commonly known as 115 S 6TH ST, Independence, KS 67301)

ORIG PLAT, S31, T32, R16, PT LTS 12 & 13 BLK 56 DAF: BEG NW COR LOT 13 S 80' E 40' N 80' W TO POB, BLK 56; Lot Width: 040.0 Lot Depth: 080.0 (commonly known as 223 W MAIN ST, Independence, KS 67301)

ORIG PLAT, S31, T32, R16, 5585 SQUARE FEET, LT 10; & BEG NE COR LT 11 W 29' S 80' E 2' N 6' SELY TO PT 2' W & 85' S NE COR LT 11 S 55' E 2' N TO POB BLK 56; Lot Width: 052.0 Lot Depth: 140.0 (commonly known as 219 W MAIN ST, Independence, KS 67301)

ORIG PLAT, S31, T32, R16, BLOCK 55, Lot 19 & 20; Lot Width: 046.0 Lot Depth: 140.0 (commonly known as 117 W MAIN ST, Independence, KS 67301)

ORIG PLAT, S31, T32, R16, 2179 SQUARE FEET, W 23' OF E 93' LOTS 1-4 BLK 55; Lot Width: 023.0 Lot Depth: 093.0 (commonly known as 107 W MAIN ST, Independence, KS 67301)

ORIG PLAT, S31, T32, R16, 4445 SQUARE FEET, W 46' OF E 70' LOTS 1-4 BLK 55; LOT WIDTH 46.00 LOT DEPTH 093.0 (commonly known as 105 W MAIN ST, Independence, KS 67301)

ORIG PLAT, S31, T32, R16, E 24' LOTS 1-4 BLK 55; Lot Width: 024.0 Lot Depth: 093.0 (commonly known as 101 W MAIN ST, Independence, KS 67301)

ORIG PLAT, S31, T32, R16, LT 12; W 24' LT 13 BLK 54; Lot Width: 024.0 Lot Depth: 116.0 (commonly known as 101 E MAIN ST, Independence, KS 67301)

ORIG PLAT, S31, T32, R16, LT 7; N 13' OF E 24' LT 13 BLK 54; Lot Width: 024.0 Lot Depth: 106.0 (commonly known as 111 E MAIN ST, Independence, KS 67301)

ORIG PLAT, S31, T32, R16, BLOCK 54, Lot 4; Lot Width: 023.0 Lot Depth: 140.0 (commonly known as 117 E MAIN ST, Independence, KS 67301)

ORIG PLAT, S31, T32, R16, BLOCK 54, Lot 3; Lot Width: 023.0 Lot Depth: 140.0 (commonly known as 119 E MAIN ST, Independence, KS 67301)

ORIG PLAT, S31, T32, R16, BLOCK 53, Lot 8, 3207 SQUARE FEET, Lot Width: 023.0 Lot Depth: 140.0 (commonly known as 211 E MAIN ST, Independence, KS 67301)

ORIG PLAT, S31, T32, R16, BLOCK 53, Lot 7, 3180 SQUARE FEET, Lot Width: 023.0 Lot Depth: 140.0 (commonly known as 213 E MAIN ST, Independence, KS 67301)

ORIG PLAT, S31, T32, R16, BLOCK 53, W 17.2' LT 5; ALL LT 6 BLK 53; Lot Width: 040.2 Lot Depth: 140.0 (commonly known as 215 E MAIN ST, Independence, KS 67301)

ORIG PLAT, S31, T32, R16, W 7.4' LOT 3; LOT 4; E 5.7' LOT 5 BLK 53; Lot Width: 036.1 Lot Depth: 140.0 (commonly known as 217 E MAIN ST, Independence, KS 67301)

ORIG PLAT, S30, T32, R16, LOT 7; & S 7 INCHES LOT 6 BLK 18; Lot Width: 023.5 Lot Depth: 140.0 (commonly known as 313 N PENNSYLVANIA AVE, Independence, KS 67301)

ORIG PLAT, S31, T32, R16, BLOCK 41, Lot 17 & 18, Lot Width: 047.0 Lot Depth: 140.0 (commonly known as 107 N 8TH ST, Independence, KS 67301)

ORIG PLAT, S31, T32, R16, BLOCK 41, Lot 15 & 16; Lot Width: 046.0 Lot Depth: 140.0 (commonly known as 206 W MAIN ST, Independence, KS 67301)

ORIG PLAT, S31, T32, R16, 4826 SQUARE FEET, N 70' LTS 17-19 BLK 42; Lot Width: 070.0 Lot Depth: 070.0 (commonly known as 106 N 8TH ST, Independence, KS 67301)

ORIG PLAT, S31, T32, R16, BLOCK 42, Lot 14 - 15, 6440 SQUARE FEET, LOT WIDTH: 046.0 LOT DEPTH: 140.0 (commonly known as 112 W MAIN ST, Independence, KS 67301)

ORIG PLAT, S31, T32, R16, BLOCK 43, Lot 11; Lot Width: 023.0 Lot Depth: 140.0 (commonly known as 110 N PENNSYLVANIA AVE, Independence, KS 67301)

ORIG PLAT, S31, T32, R16, BLOCK 43, Lot 20, Lot Width: 025.0 Lot Depth: 140.0 (commonly known as 112 E MAIN ST, Independence, KS 67301)

ORIG PLAT, S31, T32, R16, BLOCK 43, Lot 21 & 22, Lot Width: 046.0 Lot Depth: 140.0 (commonly known as 114 E MAIN ST, Independence, KS 67301)

ORIG PLAT, S31, T32, R16, BLOCK 31, Lot 5; Lot Width: 023.0 Lot Depth: 140.0 (commonly known as 217 N PENNSYLVANIA AVE, Independence, KS 67301)

ORIG PLAT, S31, T32, R16, BLOCK 30, Lot 14, Lot Width: 023.0 Lot Depth: 140.0 (commonly known as 216 N PENNSYLVANIA AVE, Independence, KS 67301)

ORIG PLAT, S31, T32, R16, BLOCK 31, Lot 1 - 2, 6616 SQUARE FEET, Lot Width: 47.0 Lot Depth: 140.0 (commonly known as 225 N PENNSYLVANIA AVE, Independence, KS 67301)

ORIG PLAT, S31, T32, R16, BLOCK 31, Lot 4, Lot Width: 023.0 Lot Depth: 140.0 (commonly known as 219 N PENNSYLVANIA AVE, Independence, KS 67301)

ORIG PLAT, S31, T32, R16, BLOCK 30, Lot 15, 3316 SQUARE FEET, Lot Width: 023.0 Lot Depth: 140.0 (commonly known as 218 N PENNSYLVANIA AVE, Independence, KS 67301)

ORIG PLAT, S31, T32, R16, BLOCK 31, Lot 3, 3199 SQUARE FEET, Lot Width: 023.0 Lot Depth: 140.0 (commonly known as 221 N PENNSYLVANIA AVE, Independence, KS 67301)

ORIG PLAT, S31, T32, R16, BLOCK 30, Lot 16; Lot Width: 023.0 Lot Depth: 140.0 (commonly known as 220 N PENNSYLVANIA AVE, Independence, KS 67301)

ORIG PLAT, S31, T32, R16, BLOCK 30, Lot 17; Lot Width: 023.0 Lot Depth: 140.0 (commonly known as 222 N PENNSYLVANIA AVE, Independence, KS 67301)

ORIG PLAT, S31, T32, R16, BLOCK 31, 10984 SQUARE FEET, W 70.2' LT 17 & 18; & COM NW COR LT 16 S 19.45' TO CEN PAR- TY WALL E 50.2' S .73' E 20' N 20.35' W 70.2' TO POB; Lot Width: 139.4 Lot Depth: 070.2 (commonly known as 123 W LAUREL ST, Independence, KS 67301)

ORIG PLAT, S31, T32, R16, E 30' N 10' LT 16; E 30' LTS 17 & 18 BLK 31; LOT WIDTH: 030.0 LOT DEPTH: 130.0 (commonly known as 113 W LAUREL ST, Independence, KS 67301)

ORIG PLAT, S30, T32, R16, W 100' LTS 6 & 7 BLK 19; ORIG; Lot Width: 047.0 Lot Depth: 100.0 (commonly known as 300 N PENNSYLVANIA AVE, Independence, KS 67301)

ORIG PLAT, S30, T32, R16, E 40' LOTS 6 & 7 BLK 19; Lot Width: 040.0 Lot Depth: 047.0 (commonly known as 108 E LAUREL ST, Independence, KS 67301)

ORIG PLAT, S30, T32, R16, BLOCK 18, Lot 11 - 13, 10647 SQUARE FEET, Lot Width: 070.0 Lot Depth: 170.0 (commonly known as 301 N PENNSYLVANIA AVE, Independence, KS 67301)

ORIG PLAT, S30, T32, R16, W 92' LT 14; W 92' S 49.2' LT 15 BLK 18; Lot Width: 109.2 Lot Depth: 092.0 (commonly known as 300 N 8TH ST, Independence, KS 67301)

ORIG PLAT, S30, T32, R16, 5857 SQUARE FEET, E 48' LOTS 14 & 15 BLK 18; Lot Width: 048.0 Lot Depth: 120.0 (commonly known as 112 W LAUREL ST, Independence, KS 67301)

ORIG PLAT, S30, T32, R16, BLOCK 18, Lot 9 & 10; Lot Width: 046.0 Lot Depth: 140.0 (commonly known as 307 N PENNSYLVANIA AVE, Independence, KS 67301)

ORIG PLAT, S30, T32, R16, BLOCK 18, Lot 8, Lot Width: 023.0 Lot Depth: 140.0 (commonly known as 311 N PENNSYLVANIA AVE, Independence, KS 67301)

ORIG PLAT, S30, T32, R16, LTS 4 & 5; N 22.4' LT 6 BLK 18 ORIG; Lot Width: 068.4 Lot Depth: 140.0 (commonly known as 317 N PENNSYLVANIA AVE, Independence, KS 67301)

ORIG PLAT, S30, T32, R16, BLOCK 19, Lot 15; Lot Width: 023.0 Lot Depth: 140.0 (commonly known as 318 N PENNSYLVANIA AVE, Independence, KS 67301)

ORIG PLAT, S30, T32, R16, BLOCK 18, Lot 1 - 3, 10597 SQUARE FEET, LOT WIDTH: 069.0 LOT DEPTH: 140.0 (commonly known as 325 N PENNSYLVANIA AVE, Independence, KS 67301)

ORIG PLAT, S31, T32, R16, UNIT NO 3 BADEN BLDG CONDO; ALSO 1% OF TOTAL COMMON AREA SECTION 31 TOWNSHIP 32 RANGE 16 (commonly known as 109 W MAIN ST, Independence, KS 67301)

ORIG PLAT, S31, T32, R16, IC 000833 UNIT NO 2 BADEN BLDG CONDO; ALSO 29% OF COMMON AREA (commonly known as 111 W MAIN ST, Independence, KS 67301)

ORIG PLAT, S31, T32, R16, IC 000833 UNIT NO 1 BADEN BLDG CONDO; ALSO 70% OF COMMON AREA SECTION 31 TOWNSHIP 32 RANGE 16 (commonly known as 109 W MAIN ST, Independence, KS 67301)

ORIG PLAT, S31, T32, R16, BLOCK 42, Lot 16, 3220 SQUARE FEET, Lot Width: 023.0 Lot Depth: 140.0 (commonly known as 118 W MAIN ST, Independence, KS 67301)

ORIG PLAT, S30, T32, R16, 9785 SQUARE FEET, LOT 6; S 6' LOT 7 BLK 8; LOT WIDTH: 066.0 LOT DEPTH: 140.0 (commonly known as 400 N 9TH ST, Independence, KS 67301)

ORIG PLAT, S31, T32, R16, BLOCK 52, Lot 12 & 13; Lot Width: 047.0 Lot Depth: 140.0 (commonly known as 301 E MAIN ST, Independence, KS 67301)

ORIG PLAT, S31, T32, R16, BLOCK 46, Lot 9 & 10; Lot Width: 046.0 Lot Depth: 140.0 (commonly known as 408 E MAIN ST, Independence, KS 67301)

ORIG PLAT, S36, T32, R15, 8338 SQUARE FEET, LTS 6 & 7; W 8' LT 8 BLK 39; Lot Width: 140.0 Lot Depth: 054.0 (commonly known as 422 W MAIN ST, Independence, KS 67301)

ORIG PLAT, S36, T32, R15, BLOCK 58, Lot 12 & 13; Lot Width: 046.0 Lot Depth: 140.0 (commonly known as 425 W MAIN ST, Independence, KS 67301)

10. Watts Subdivision

Preliminary Development Plan: 10 – 15 duplexes; 20 – 30 units for rent; 25 – 35 single-family homes for sale

Legal Description:

COUNTRY VILLAGE ADD, S35, T32, R15, BLOCK 1, Lot 2 - 3, 28809 SQUARE FEET, Lot Width: 213.4 Lot Depth: 135.0 (commonly known as 00000 AMERICAN WAY, Independence, KS 67301)

COUNTRY VILLAGE ADD, S35, T32, R15, BLOCK 4, Lot 10, 13427 SQUARE FEET, Lot Width: 104.37 Lot Depth: 074.93 IRREGULAR (commonly known as 00000 AMERICAN WAY, Independence, KS 67301)

COUNTRY VILLAGE ADD, S35, T32, R15, BLOCK 5, Lot 9 - 10, ACRES 0.95 (commonly known as 00000 LIBERTY LN, Independence, KS 67301)

COUNTRY VILLAGE ADD, S35, T32, R15, BLOCK 2, Lot 1, ACRES 1.3 (commonly known as 00000 W MAPLE ST, Independence, KS 67301)

COUNTRY VILLAGE ADD, S35, T32, R15, BLOCK 1, Lot 1, 15125 SQUARE FEET, Lot Width: 106.6 Lot Depth: 135.0 (commonly known as 339 AMERICAN WAY, Independence, KS 67301)

COUNTRY VILLAGE ADD, S35, T32, R15, BLOCK 3, Lot 1 - 9, ACRES 2.5 (commonly known as 00000 AMERICAN WAY, Independence, KS 67301)

COUNTRY VILLAGE ADD, S35, T32, R15, BLOCK 6, Lot 1, 12100 SQUARE FEET, Lot Width: 110.0 Lot Depth: 110.0 (commonly known as 00000 AMERICAN WAY, Independence, KS 67301)

COUNTRY VILLAGE ADD, S35, T32, R15, ACRES 3.15, LTS 1-6 & 14-18 BLK 4 (commonly known as 00000 FREEDOM RDG, INDEPENDENCE, KS 67301)

COUNTRY VILLAGE ADD, S35, T32, R15, ACRES 4, LTS 1-8 & 11-16 BLK 5 (commonly known as 00000 FREEDOM RDG, INDEPENDENCE, KS 67301)

COUNTRY VILLAGE ADD, S35, T32, R15, BLOCK 2, Lot 7 - 18, ACRES 3.2 (commonly known as 00000 LIBERTY LN, Independence, KS 67301)

COUNTRY VILLAGE ADD, S35, T32, R15, BLOCK 2, Lot 2 - 6, ACRES 1.93 (commonly known as 00000 LIBERTY LN, Independence, KS 67301)

COUNTRY VILLAGE ADD, S35, T32, R15, ACRES 1.44, LTS 7-8 & 11-13 BLK 4 (commonly known as 00000 FREEDOM RDG, INDEPENDENCE, KS 67301)

A map of the proposed Rural Housing Incentive Districts is attached hereto and incorporated herein by reference.

Section 4. This Resolution shall be published once in the official City newspaper and a certified copy of the Resolution shall be submitted to the Kansas Secretary of Commerce for approval of the establishment of the Rural Housing Incentive Districts set forth above.

ADOPTED by the governing body of the City of Independence, Kansas, on the 24th day of February, 2022.

Dean Hayse, Mayor

ATTEST:

David W. Schwenker, City Clerk