



CITY COUNCIL MEMORANDUM

TO: Matthew R. Schmitz, MPA – City Manager

FROM: Matt Chesmore – Building Official

DATE OF MEETING: March 9, 2026

ITEM TITLE: Resolution to approve the preliminary plat of Jackson Green 7th Addition to the City of Independence

BACKGROUND:

Ohl Construction is planning to develop a tract of land along Enterprise Dr and 6th Ave SW. The development will contain twenty (20) lots with a new cul-de-sac roadway named Brookslie Court. It is worth noting that there are four lots (15-18) that will exit directly to Enterprise Dr and two (19,20) that will exit directly to 6th Avenue SW. It is proposed that Lot C be dedicated to the City for stormwater management. For clarity, public easements are not shown on the plat; however, if the City accepts Lot C, an access easement will need to be placed on the plat.

DISCUSSION:

On December 8, 2025, the City Council approved re-zoning this area from an agricultural district to an R-2 zoning district, which restricts construction to one and two-family dwellings only. Once the Preliminary Plat of Survey has been approved, the contractor, Ohl Construction, will begin construction of the public improvements, including the Brookslie Court roadway, public utilities, and grading to accommodate stormwater detention.

On February 23, 2026, the Independence Planning and Zoning Commission recommended that the City Council approve the Preliminary Plat for the Jackson Green 7th Addition, as submitted, with a 3-2 vote.

There have been some questions about which regulations are in place and must be followed, and the City Attorney has drafted a couple of memos about that topic, which are attached for the Council's review. Additionally, the Mayor had authored a letter to the Planning & Zoning Commission for their consideration, and that is also included for the Council's review.

RESULTS:

The City has established priorities during strategic planning sessions. This item supports the Vision from that session of **encouraging a supportive environment for businesses, workforce, and economic development**. This item helps achieve that vision by enabling development within the corporate boundary.

FINANCIAL CONSIDERATION:

There is no significant financial consideration for this matter other than the staff's time in preparing the resolution.

RECOMMENDATION:

Staff recommends a motion to approve and authorize the Mayor to sign a resolution approving the Preliminary Plat of Survey for the Jackson Green 7th Addition, noting that it complies with the City Ordinances, with the exception of 175.37, 1 C (5), which requires a cul-de-sac not exceed 500 feet in length, which, by approval of the attached resolution, is extended as shown on the attached Preliminary Plat, but only for this Preliminary Plat.

OR

Staff recommends a motion to rescind the Preliminary Plat back to the Planning & Zoning Commission for further review and modification, noting any changes that the City Council would like to see made to the Preliminary Plat.