

**RESOLUTION NO. 2025-16**

**RESOLUTION TO PROVIDE FOR A NOTICE OF HEARING  
ON A REZONING REQUEST FROM A-1 AGRICULTURAL  
TO R-3 RESIDENTIAL; WITHIN THE CITY OF  
INDEPENDENCE, BUCHANAN COUNTY, IOWA**

**WHEREAS**, the Planning and Zoning Commission held a meeting on Tuesday, March 3, 2026, and approved Steve Gee's February 26, 2026, request to rezone an area of property from A-1 Agricultural to R-3 Residential for a housing subdivision and submitted their recommendation to the City Council for approval; and

**WHEREAS**, the description of the area of proposed rezoning is as follows:

Beginning at the Southwest corner of Parcel X as recorded in Instrument 2016R00957 of the Buchanan County Records in the NE  $\frac{1}{4}$  of the SW  $\frac{1}{4}$  of Section 9, Township 88 North, Range 9 West of the 5<sup>th</sup> P.M., City of Independence, Buchanan County, Iowa; thence N00°42'13"W, 352.12 feet along the West line of Parcel X to the SW corner of Lot 3 of the Pines Second Addition to Independence; thence along the south line of Lot 3 N90°00'00"E, 71.35 feet; thence N 82°32'35"E, 91.61 feet to the SW corner of Lot 29 of the Pines First Addition; thence along the westerly line of the Pines First Addition S21°06'54"E, 118.89 feet; thence S28°35'00E, 182.08 feet; thence S01°20'53"E, 86.35 feet to the North line of US Highway 20; thence along said North line S88°38'38"W, 289.92 feet to the point of beginning. Described land contains 1.93 acres.

**WHEREAS**, it has been proposed that the City Council of the City of Independence, Iowa (the "City"), undertake the authorization of a rezoning request, which proposed request and notice of hearing are on file with the City Clerk; and

**WHEREAS**, it is necessary to fix a time and place of a public hearing on the rezoning request;

**NOW, THEREFORE**, Be It Resolved by the City Council (the "Council") of the City of Independence, Iowa, as follows:

Section 1. The rezoning request documents referred to in the preamble hereof are hereby approved in their preliminary form.

Section 2. The request is hereby determined to be necessary and desirable for the City.

Section 3. March 23, 2026, at 5:30 p.m., at the City Hall, Independence, Iowa, is hereby fixed as the time and place of hearing on the Contract Documents.

Section 4. The City Clerk is hereby authorized and directed to publish notice (the "Notice of Hearing") of the hearing on the rezoning request in a newspaper of general circulation in the City, which publication shall be made at least once, not less than seven (7) and not more than twenty (20) days prior to the date of the said hearing. The Notice of Hearing shall be in substantially the following form:

**NOTICE TO PUBLIC  
NOTICE OF PUBLIC HEARING**

Notice is hereby given that the City Council of the City of Independence, Iowa will conduct a Public Hearing on March 23, 2026 at 5:30 p.m. in the Independence City Council Chambers to receive comments on the following item: Consider a rezoning request for an area of land at the end of Pine Drive with a legal description of “Beginning at the Southwest corner of Parcel X as recorded in Instrument 2016R00957 of the Buchanan County Records in the NE ¼ of the SW ¼ of Section 9, Township 88 North, Range 9 West of the 5<sup>th</sup> P.M., City of Independence, Buchanan County, Iowa; thence N00°42’13”W, 352.12 feet along the West line of Parcel X to the SW corner of Lot 3 of the Pines Second Addition to Independence; thence along the south line of Lot 3 N90°00’00”E, 71.35 feet; thence N 82°32’35”E, 91.61 feet to the SW corner of Lot 29 of the Pines First Addition; thence along the westerly line of the Pines First Addition S21°06’54”E, 118.89 feet; thence S28°35’00E, 182.08 feet; thence S01°20’53”E, 86.35 feet to the North line of US Highway 20; thence along said North line S88°38’38”W, 289.92 feet to the point of beginning. Described land contains 1.93 acres.” from its current zoning of A-1 Agricultural to R-3 Residential for a housing subdivision.

Section 5. All provisions set out in the attached forms of notice are hereby recognized and prescribed by the City Council and all resolutions or orders or parts thereof, to the extent the same may be in conflict herewith, are hereby repealed.

**RESOLUTION NO. 2026-** was passed and approved by a majority vote of the City Council of Independence, Iowa, on the 9<sup>th</sup> day of March 2026.

Record of Voting:

Ayes:

Nays:

Absent:

**Resolution No. 2026-** declared passed and adopted by the Mayor on this 9<sup>th</sup> day of March 2026.

\_\_\_\_\_  
Brad Bleichner, Mayor of the City of Independence, IA

ATTEST:

\_\_\_\_\_  
Susi Lampe, CMC, IaCMC, IaCFO,  
Assistant City Manager/City Clerk/Treasurer of the City of Independence, IA