



CITY COUNCIL MEMORANDUM

TO: Matthew R. Schmitz, MPA - City Manager

FROM: Matt Chesmore – Building Official

DATE OF MEETING: March 10, 2025

ITEM TITLE: Resolution to Approve a Preliminary Plat of Survey for Boundary Line Adjustment – Cleveland

BACKGROUND:

Lori Cleveland is interested in combining property and moving property boundaries on grounds she currently owns to create one parcel so that she may comply with zoning regulations due to a garage that was constructed in 2024. Article 3, Section 3.06 of the Independence Zoning Ordinance requires one principle building per lot. In this case, the lots are zoned R-2, therefore each lot would require a residential structure or the lots would need to be combined to create one lot (parcel) that has an existing residential structure. In summary, a garage cannot be built across property lines or on its own lot.

Ms. Cleveland engaged Fehr/Graham, a civil engineering firm, to firstly conduct an elevation survey to ensure the newly constructed garage is not located in a special flood hazard area and then to survey the subject parcels and create a Plat of Survey for Boundary Line Adjustment.

DISCUSSION:

The attached Preliminary Plat of Survey for Boundary Line Adjustment shows the combination of Parcel T and part of Lot 2, with a private easement belonging to the abutting rear property owner. Furthermore, upon examination of the document, a portion of the dwelling was discovered to encroach across the South property line, in Lot 2. Adam Recker of Fehr/Graham was consulted regarding the encroachment and assured the Zoning Administrator there should not be any issue at this time. Mr. Recker advised that upon the transfer of the property, there may need to be some more work done to correct the South boundary. Ms. Cleveland has declined to address that at this time.

After careful consideration, the Independence Planning and Zoning Commission recommended on March 4, 2025, that the Independence City Council approve the Preliminary Plat of Survey for Boundary Line Adjustment.

RESULTS:

The City has established priorities during strategic planning sessions. This item supports the Vision from that session of Developing and Reviving Independence. This item helps achieve that vision by allowing a property owner to combine parcels so that they can utilize the property in their preferred manner.

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 accept and approve the Preliminary Plat of Survey for Boundary Line Adjustment for Lori Cleveland.