



PLANNING AND ZONING MEMORANDUM

TO: Planning and Zoning Commission

FROM: Matt Chesmore, Building Official

DATE OF MEETING: January 6th, 2025

ITEM TITLE: Final Plat of Survey

BACKGROUND:

Steve Gee Construction inc. is seeking approval of the Final Plat of Survey for the Bluebird Court at the Pines Third Additon development and is dedicating public improvements to the City of Independence

DISCUSSION:

The attached plat has been reviewed by Fehr/Grahm Engineering for compliance of Chapter 175 of the Code of Ordinances of the City of Independence Iowa and is closely consistent to the approved preliminary plat. Further testing of the public improvements, following SUDAS standards, were completed with no failures.

The City is entering into an agreement that will allow the City Council to approve the Final Plat and accept dedication following terms set forth in the *“Agreement for Delayed Installation of Public Improvements”* document. This document is currently being generated by legal staff and will go through full legal review prior to the City Council authorizing the City Manager to sign it. Once all public improvements are complete, Fehr/Grahm will verify items and provide an engineer’s certification that the remaining public improvements listed in the agreement document meet standards and are complete.

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 areas within the corporate border to be developed.

FINANCIAL CONSIDERATION:

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

RECOMMENDATION:

Staff recommends the Planning and Zoning Commission recommend to the City Council to approve the Bluebird Court at the Pines Third Addition Final Plat of Survey and accept public improvements as submitted, contingent on items in the Agreement for Delayed Installation of Public Improvements agreement being completed.