



## CITY COUNCIL MEMORANDUM

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**TO:** City Council

**FROM:** Matthew R. Schmitz, MPA - City Manager

**DATE OF MEETING:** May 28, 2024

**ITEM TITLE:** Setting a Public Hearing - Table 1: Bulk Requirements change

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### **BACKGROUND:**

This item was reviewed and recommended for approval by the Planning & Zoning Commission at their May 7<sup>th</sup> meeting. To move forward with changing this, a Public Hearing is required.

### **DISCUSSION:**

**This item only sets the public hearing for June 10<sup>th</sup>,** regarding the following suggested modification to Table 1: Bulk Requirements:

Currently, the Table requires rear yard setbacks for C-2, M-1, and M-2 zoning districts, which are commercial or industrial. Staff feels it would be appropriate to consider decreasing rear setbacks for buildings to zero – unless the property adjoins a residential property in which case a setback of 15 feet would be required.

C-1 zoning currently has no setback requirements, with the exception of side setbacks being required if the property adjoins a residential property.

### **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 for additional development opportunities for Commercial and Industrial properties by not requiring setbacks, etc. in those areas – but protects residential areas by still requiring them when they abut a residential district.

### **FINANCIAL CONSIDERATION:**

There will be publication costs related to the hearing being published in the required time frame.

### **RECOMMENDATION:**

Staff recommends a motion to set June 10, 2024, at 5:00 pm as a Public Hearing on the proposed amendment to the Independence Zoning Ordinances, Article 5 Bulk Requirements.