

ORDINANCE NO. 2025-

AN ORDINANCE AMENDING ORDINANCE 254-0898 OF THE CITY OF INDEPENDENCE, IOWA, BY REZONING CERTAIN PROPERTY MORE PARTICULARLY DESCRIBED IN SECTION 1 OF THIS ORDINANCE AND BY AMENDING THE OFFICIAL ZONING MAP.

BE IT ORDAINED by the City Council of Independence, Iowa:

SECTION 1. That in accordance with Ordinance 254-0898, being the "Independence Zoning Ordinance", the properties legally located at:

Beginning at the SE corner of Lot 5, Hummingbird Court at the Pines, Second Addition to the City of Independence, Buchanan County, Iowa; thence along the East line of said Hummingbird Court at the Pines, Second Addition, N00°43'24"W, 45.49 feet; thence continuing along said East line N00°25'10"W, 269.98 feet to the SW corner of Lot 6, Goldfinch Court at the Pines, First Addition; thence along the southerly line of said Goldfinch Court at the Pines, First Addition, N61°11'21"E, 736.70 feet; thence N65°25'41"E, 88.35 feet to the SW corner of Lot 4, Cardinal Court at the Pines; thence along the southerly boundary of Cardinal Court at the Pines N81°16'41"E, 193.75 feet; thence N89°50'03"E, 263.16 feet to the west right-of-way line of 6th Avenue Southwest; thence along said west right-of-way line S00°09'57"E, 277.74 feet to the Northeast corner of Tract A of the Pines First Addition; thence along the northerly line of said Pines First Addition S89°50'08"W, 251.57 feet; thence S61°22'57"W, 936.33 feet to the NE corner of Lot 1 of the Pines Second Addition; thence S75°25'08"W, 41.49 feet; thence N89°59'47"W, 65.11 feet to the point of beginning. Described land contains 9.12 acres

, subject to any easements recorded or unrecorded, as shown on the official zoning map, hereby be rezoned and changed to "R-2" Residential.

SECTION 2. COMPLIANCE. That this Ordinance is in compliance with the updated Comprehensive Plan of the City of Independence, Iowa; adopted on December 30, 2014.

SECTION 3. WHEN EFFECTIVE. This ordinance shall be in effect from and after its final passage, approval and publication as provided by law.

SECTION 4. COSTS. That the petitioners shall be required to pay the City Clerk all costs connected with this Ordinance.

PASSED AND APPROVED by the City Council of Independence, Iowa, on this ____ day of ____ 2025.

Brad Bleichner, Mayor of the City of Independence, IA

ATTEST:

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

First Reading: March 24, 2025

Second Reading: April 14, 2025

Third Reading: _____

I certify that the foregoing was published as Ordinance No. 2025-_____ on the _____ day of _____ 2025.

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

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