



PLANNING & ZONING MEMORANDUM

TO: Planning & Zoning Board

FROM: Matt Chesmore – Building Official

DATE OF MEETING: August 5, 2025

ITEM TITLE: Preliminary Plat within 2 miles of City Limits

BACKGROUND:

Erica Kortenkamp of Lange & McMahon made an inquiry regarding a new subdivision that is within the two-mile area of the Independence City Limits. Ms. Kortenkamp provided the Rosburg First Addition preliminary plat and plat of survey for consideration. P & Z met on July 1 and approved the preliminary plat, however the plat was revised with significant changes that require that the Planning and Zoning Commission re-review the plat.

Revision were changing the proposed Zoning from A-1 to A-2, instead of A-1 to R-2. This does not have a direct effect or impact upon the City of Independence however does change a few requirements on the County side.

This falls under City Code 175.46:

175.46 IMPROVEMENTS WITHIN UNINCORPORATED JURISDICTION.

Improvements in the two-mile unincorporated area under the jurisdiction of these regulations shall be the same as required herein, except as otherwise specifically stated, provided they are not less than that required by the applicable County subdivision regulations, and provided further that all construction plans shall be approved by the County, and completed public roads shall be accepted by the Board of Supervisors for public maintenance.

RECOMMENDATION:

Staff recommends a motion to recommend to the City Council to approve Rosburg First Addition preliminary plat.