



PLANNING & ZONING MEMORANDUM

TO: Planning & Zoning Commission

FROM: Matt Chesmore – Building Official

DATE OF MEETING: 2/23/2026

ITEM TITLE: Preliminary Plat of Survey – Jackson Green 7th Addition

BACKGROUND:

Ohl Construction is planning to develop a tract of land they own along Enterprise Dr and 6th Ave SW. The development will contain twenty (20) lots with a new cul-de-sac roadway named Brookslie Court. It is also worth noting that there are four lots (15-18) that will exit directly to Enterprise Dr and two (19,20) that will exit directly to 6th Avenue SW. It is also proposed that Lot C be dedicated to the City for stormwater management. For clarity, public easements are not shown on the plat; however, if the City accepts Lot C, an access easement will need to be placed on the plat.

Because the City has two current and valid ordinances that regulate the construction of public improvements, including roadways, we have included in this packet a legal opinion the City requested regarding which ordinance would be the regulatory standard. In summary of that opinion, Ordinance 175.37(1)(C)(5) was found to be more restrictive and therefore the standard to require the design to conform to.

The commission has several options to consider:

1. A recommendation to the City Council to approve the preliminary plat as submitted (although this would be in violation of our current code).
2. A recommendation to the City Council to disapprove of the preliminary plat based upon non-compliance.
3. A recommendation to the City Council to approve the preliminary plat contingent on the plat complying with City code, at the time of approval.
4. Require changes to be made and resubmit for additional review.

Included in the packet is also an acquisition plat. Although the acquisition plat is not part of the Jackson Green 7th Addition plat review, its approval is contingent on the Jackson Green 7th preliminary plat.

Also attached is a letter from the Mayor.

RECOMMENDATION:

Staff recommends that the Independence Planning and Zoning Commission discuss the Preliminary Plat of Survey as submitted, weigh all attachments and information, and make a recommendation to the Independence City Council.