



CITY COUNCIL MEMORANDUM

TO: City Council

FROM: Matthew R. Schmitz, MPA - City Manager

DATE OF MEETING: June 24, 2024

ITEM TITLE: An Ordinance Amending the City Zoning Ordinance of the City of Independence, Iowa, by Amending Provisions Pertaining to Bulk Requirements, as set forth in Article 5, Table 1 - 2nd Reading

BACKGROUND:

The Planning & Zoning Commission reviewed proposed revisions to the Bulk Requirements Table and recommended approval at its May 7th meeting. The proposed modifications are to set the rear setback required for C-2, M-1, and M-2 at zero and require that if the property abuts a residential district, the required rear yard setback be fifteen (15) feet. P&Z voted unanimously to recommend approval.

The City Council held a public hearing on June 10, 2024, and no comments were received by the City Clerk's office for or against the topic. The City Council had the first reading of the proposed amendment on June 10, 2024, and it was approved six to one. A second reading is the next step in the process of changing an ordinance.

DISCUSSION:

N/A

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:

Publication costs related to the ordinance summary will be incurred, and then costs to Simmering-Cory Iowa Codification when the next code supplement is completed.

RECOMMENDATION:

Staff recommends a motion to approve the second reading of the amendments to the Independence Zoning Ordinances, Article 5 Bulk Requirements.

Staff recommends a motion to waive the requirement of three considerations of this ordinance amendment prior to final passage.

Staff recommends a motion to have this ordinance that amends provisions to the Independence Zoning Ordinances, Article 5 Bulk Requirements, placed on its final passage for adoption pursuant to Iowa Code Section 380.3 and to authorize the Mayor to sign the Ordinance. The changes will be effective upon the ordinance summary being published in the newspapers.