



CITY COUNCIL MEMORANDUM

TO: Matthew R. Schmitz, MPA - City Manager

FROM: Matt Chesmore – Building Official

DATE OF MEETING: February 10, 2025

ITEM TITLE: Resolution to Approve a Final Plat of Survey – Heidemann and consider Approval of a Development Agreement

BACKGROUND:

This was initially approved for the Preliminary Plat on January 25, 2025, Council Agenda. This item is now for the Final Plat, which the Staff learned was already filed with the County by Crawford Engineering in November of 2024.

Russell and Tammara Heidemann recently purchased parcels located at 611 4th St SW and 401 6th Ave SW. 611 4th Street SW was the first parcel purchased in 2018 with plans to demolish the existing home and construct a new dwelling; however, after some research, they found the parcel, according to the Zoning Ordinance, was not large enough to construct a home on. More recently they were able to acquire 401 6th Ave SW, an abutting parcel with an attached and detached garage.

The Heidemanns wish to divide parcel 10.04.189.003 (410 6th Ave SW) along a line between the attached and detached garage. They have had the property surveyed by Crawford Engineering, leaving a minimum of four feet of property between the new property line and the existing attached garage, thus complying with minimum setback requirements. The existing detached garage will also comply with the minimum side yard setback as it will be four feet from the new property line. When completed, parcel 10.04.189.002 (611 4th St SW) will be over the minimum 7000 sf and thus a buildable lot. Parcel 10.04.18.9003 (401 6th Ave SW) will also be over the minimum, so therefore, both parcels would be considered "buildable" lots.

DISCUSSION:

The newly created parcel will be under the attached development agreement to either remove the garage structure or begin construction of a primary structure by July 1, 2025, as according to Article 3 of the Independence Zoning ordinance, a garage alone cannot exist on this parcel without a primary structure.

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 the redevelopment of an existing area.

FINANCIAL CONSIDERATION:

There is no financial consideration for this item other than the staff's time in preparing the resolution.

RECOMMENDATION:

Staff recommends a motion to approve and authorize the Mayor to sign the resolution accepting and approving the Heidemann final plat under terms set forth in the attached Development Agreement and to authorize the City Manager to sign and execute the attached Development Agreement.