



## PLANNING & ZONING MEMORANDUM

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**TO:** Planning & Zoning Commission

**FROM:** Matt Chesmore – Building Official

**DATE OF MEETING:** March 24, 2025

**ITEM TITLE:** Final Plat of Survey for Boundary Line Adjustment - Cleveland

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### BACKGROUND:

Lori Cleveland is interested in combining property and removing property boundaries on grounds she currently owns to build a garage and comply with zoning requirements.

Ms. Cleveland unknowingly constructed a garage on a lot that is adjacent to her primary residence, on a separate parcel. When she found out that she needed a permit to construct the garage, it was already under way with possibly 75% completed.

Ms. Cleveland was instructed that she would need to contact a civil engineer or land surveyor to have the parcels surveyed for property boundaries and elevation as the property has a small portion that lies in a 100yr flood plain. Ms. Cleveland contacted an engineering firm, Fehr/Graham to conduct the survey work. Fehr/Graham provided a survey of the property which proved that no portion of the new garage was in the flood plain and met zoning setback requirements.

Fehr/Graham has also provided a Plat of Survey that combines lots, and thus once approved will comply with zoning requirements that a parcel has a primary structure.

On 3/10/2025 the Independence City Council moved to accept the Preliminary Plat of Boundary Line Adjustment as submitted, therefore the Final Plat of Survey for Boundary Line Adjustment may move forward.

### RECOMMENDATION:

With no change to the Preliminary Plat for Boundary Line Adjustment, staff recommends the Planning and Zoning Commission moves to make a recommendation to the Independence City Council, that they approve the Final Plat of Survey for Boundary Line Adjustment as submitted.