



PLANNING & ZONING MEMORANDUM

TO: Planning & Zoning Commission
FROM: Matt Chesmore
DATE OF MEETING: September 16, 2025
ITEM TITLE: Rezoning Application

BACKGROUND:

An application was received from Greg and Christine Fangman regarding a request to rezone property they currently own from M-2, Heavy Manufacturing Zoning District to C-1, Central Commercial Zoning District.

It is important to understand the intent of zoning districts and the restrictions they place on parcels throughout our city and therefore we review the purposes of each district as it pertains to this matter:

Section 12.00. GENERAL DESCRIPTION. The “C-1” Central Commercial District is designed to accommodate the needs of the Central Business District, allowing a wide range of services and goods permitted for consumer daily and occasional shopping and service needs.

Section 15.00. GENERAL DESCRIPTION. The “M-2” Heavy Industrial/or manufacturing District is intended to provide for heavy manufacturing, industrial uses and other uses not otherwise provided for in the districts established by this Ordinance. The intensity of uses permitted in this District makes it most desirable that they be separated from residential and commercial uses.

DISCUSSION:

While it is important to note the subject parcel is not in the Central Business District, the Principal Use permitted for C-1 districts includes agricultural business, with approval of the Board of Adjustments.

It is as equally notable that a C-1 district exists on the abutting parcel to the East, therefore avoiding “spot zoning”.

M-2 Zoning districts carry with them certain requirements that C-1 districts do not have, specifically front and side yard setback requirements. In this case we are looking at the front yard with C-1 not carrying a setback requirement and thus allowing the addition of a confinement area and the expansion of an existing building to the South, along 11th St NE. The current owners also desire to transport and store grain and liquid fertilizer on site, as part of their business.

FINANCIAL CONSIDERATION:

There are no financial considerations other than staff time to prepare the rezoning request.

RECOMMENDATION:

Contingent on the Board of Adjustment and Council approval of the Agricultural feed and seed sales,

excluding grinding, mixing and blending use and the storage of grain and liquid fertilizer (zoning use exception 12.02.01 and 12.02.05) in a C-1 zoning District, staff recommends the Planning and Zoning Commission recommend that at the September 22nd, 2025, meeting, the City Council set a Public Hearing for October 13th, 2025, at 5:30 PM for consideration of a Rezoning Request from M-2, Heavy Industrial/Manufacturing District to C-1 Central Commercial District within the City of Independence, Buchanan County, Iowa.