



CITY COUNCIL MEMORANDUM

TO: Matthew R. Schmitz, MPA - City Manager

FROM: Matt Chesmore – Building Official

DATE OF MEETING: January 27, 2025

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

BACKGROUND:

Russell and Tammara Heidemann are interested in combining property by moving property boundaries on the ground they currently own. The Heidemanns 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 attached plat shows one lot to be enlarged during this process. The result of the enlargement will create a lot with approx. 9300 sf. or a lot that can have a primary structure of ≤ 1000 sf without prior approval. The newly created parcel should be under a 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, we cannot allow leaving a garage alone 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 preliminary plat under terms set forth in the attached Development Agreement and to authorize the City Manager to sign and execute the attached Development Agreement.