

**RESOLUTION NO. 2025-**

**A RESOLUTION DETERMINING THE SIDE YARD  
SETBACK REQUIREMENTS FOR PARCEL ID  
10.09.403.006 IN A C-2 ZONING DISTRICT – PR  
HERITAGE DEVELOPMENT LLC & BC HEARTLAND  
LLC; WITHIN THE CITY OF INDEPENDENCE,  
BUCHANAN COUNTY, IOWA.**

**WHEREAS**, PR Heritage Development LLC & BC Heartland LLC has applied for a building permit to construct a 40-foot wide by 170-foot deep Self-Storage building on a parcel they own; and

**WHEREAS**, the Parcel ID 10.09.403.006 is located in a C-2 zoning district; and

**WHEREAS**, the Independence Zoning Ordinance specifies in Article 5, Table 1: Bulk Requirements, that the City Council has reserved the authority to determine side yard setback distances on a case-by-case basis for properties located in a C-2 zoning district prior to new construction; and

**WHEREAS**, Staff recommends the approval of a Ten-foot (East) side yard setback and a Ten-foot (West) side yard setback for the project; and

**WHEREAS**, Front and Rear setbacks are already set by Article 5, Table 1: Bulk Requirements;

**NOW, THEREFORE, BE IT RESOLVED**, by the City Council of the City of Independence, Iowa meeting in regular session this 10th day of November, 2025, that the City Council hereby accepts and approves a Ten-foot (East) side yard setback, and a Ten-foot (West) side yard setback for Parcel ID 10.09.403.006, upon which PR Heritage Development LLC & BC Heartland LLC may now begin their construction pursuant to those setback requirements.

**BE IT HEREBY RESOLVED BY THE CITY COUNCIL OF THE CITY OF INDEPENDENCE, BUCHANAN COUNTY, IOWA**, that the Council met on Monday, November 10, 2025, at 5:30 p.m. in City Hall and by majority vote approved a Resolution Determining the Side Yard Setback Requirements for Parcel ID 10.09.403.006 in a C-2 Zoning District – PR Heritage Development LLC & BC Heartland LLC; within the City of Independence, Buchanan County, Iowa.

**RESOLUTION NO. 2025-** was passed and approved by a majority vote of the City Council of Independence, Iowa, on the 10<sup>th</sup> day of November 2025.

Record of Voting:

Ayes:

Nays:

Absent:

**RESOLUTION NO. 2025-** declared passed and adopted by the Mayor on this 10<sup>th</sup> day of November 2025.

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Brad Bleichner, Mayor of the City of Independence, Iowa

ATTEST:

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Susi Lampe, CMC, IaCMC, IaCFO,  
Assistant City Manager/City Clerk/Treasurer of the City of Independence, IA