



## CITY COUNCIL MEMORANDUM

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**TO:** Matthew R. Schmitz, MPA – City Manager

**FROM:** Matt Chesmore – Building Official

**DATE OF MEETING:** November 10, 2025

**ITEM TITLE:** 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

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### **BACKGROUND:**

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 all properties located in a C-2 zoning district. This is triggered before new construction or the enlargement of an existing structure. Other setback requirements of C-2 zoning districts are as follows: Twenty-five-foot front yard, zero rear yard (unless abutting a residential district, then rear yard setback becomes fifteen feet), and zero side yard for corner lots.

### **DISCUSSION:**

Staff would like to discuss the approval of a ten-foot (East) side yard setback and a ten-foot (West) side yard setback. This is regarding a new construction project located directly to the East of the Rush Mills Apartment Complex and abutting property where other existing storage units are located. The subject parcel abuts C-2 zoned parcels on all four boundaries; therefore, there are no other considerations that need to be reviewed regarding other zoning districts.

### **RESULTS:**

The City has established priorities during strategic planning sessions. This item supports the Vision from that session of **efficient and effective planning and prioritizing of all available resources**. Approving the provisions of this project creates opportunities for growth and development.

### **FINANCIAL CONSIDERATION:**

There is no significant financial consideration for this matter other than the staff's time in preparing documents for the council to review.

### **RECOMMENDATION:**

Staff recommends a motion to approve and authorize the Mayor to sign the 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.