



CITY COUNCIL MEMORANDUM

TO: Matthew Schmitz, MPA – City Manager

FROM: Matt Chesmore – Building Official

DATE OF MEETING: September 9, 2024

ITEM TITLE: Preliminary Plat – Henderson First Addition

BACKGROUND:

On Tuesday, September 3, 2024, the Planning and Zoning Commission met and reviewed the attached preliminary plat, which is in the City Limits.

DISCUSSION:

The attached plat shows three existing parcels, Property Identification Numbers (PIN) 10.05.400.012, 10.05.400.013, and 10.05.400.014, to be subdivided into fifty-five individual lots for single-family homes to be constructed in the future during this process. During the Planning and Zoning Commission meeting, there was discussion about the project's phasing, including the additional road to be constructed before the second phase for fire protection. The Planning and Zoning Commission moved to recommend approval to the City Council of this preliminary plat.

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 developing areas for future home construction in the City.

FINANCIAL CONSIDERATION:

There is no significant 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 preliminary plat of Henderson First Addition within the city limits of the City of Independence, Iowa.