



CITY COUNCIL MEMORANDUM

TO: City Council

FROM: Matthew R. Schmitz, MPA - City Manager

DATE OF MEETING: February 12, 2024

ITEM TITLE: Resolution to approve the Final Plat for Maryville – within 2 miles of City Limits

BACKGROUND:

The City routinely reviews plats that are filed with the County that occur within a 2-mile border of the City Limits of Independence. During the December 5, 2023, Planning & Zoning Commission meeting, the Preliminary Plat was recommended for approval by Council by the Commission. At the Dec. 11, 2023, City Council meeting, the Council passed a resolution to approve the Preliminary Plat. On Tuesday, February 6, 2024, the Planning and Zoning Commission met and reviewed the attached Final Plat, the next step in the approval process for this development.

DISCUSSION:

The attached Final Plat shows three lots to be subdivided during this process, and they will likely each be developed as individual parts. The attached exhibit shows the multi-family homes planned to be constructed on the site, as well as the approximate location of septic systems, etc. During the Planning & Zoning Commission meeting, the applicant mentioned that they had incorporated the recommendations of the Commission during the Preliminary Plat review process into this Final 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 helping to develop surrounding areas that lie within the 2-mile border.

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 Final Plat of Maryville within two miles of the city limits of the City of Independence, Iowa.