



PLANNING & ZONING MEMORANDUM

TO: Planning & Zoning Commission

FROM: Matt Chesmore – Building Official

DATE OF MEETING: March 4, 2025

ITEM TITLE: Preliminary Plat of Survey - Cleveland

BACKGROUND:

Lori Cleveland is interested in combining property and removing property boundaries on ground she currently owns to build a garage and comply with zoning requirements.

Ms. Cleveland unknowingly constructed a garage on a lot that is adjacent to her primary residence, on a separate parcel. When she found out that she needed a permit to construct the garage, it was already under way with possibly 75% completed.

Ms. Cleveland was instructed that she would need to contact a civil engineer or land surveyor to have the parcels surveyed for property boundaries and elevation as the property has a small portion that lies in a 100yr flood plain. Ms. Cleveland contacted an engineering firm, Fehr/Graham to conduct the survey work. Fehr/Graham provided a survey of the property which proved that no portion of the new garage was in the flood plain and met zoning setback requirements.

Fehr/Graham has also provided a Plat of Survey that combines lots, and thus once approved will comply with zoning requirements that a parcel has a primary structure.

RECOMMENDATION:

Staff recommends a motion to approval of the preliminary and final plat as submitted and recommend that the Independence City Council also approval the plats of survey as submitted.