



PLANNING AND ZONING MEMORANDUM

TO: Planning and Zoning Commission

FROM: Matt Chesmore, Building Official

DATE OF MEETING: October 1, 2024

ITEM TITLE: Final Plat-MBH Addition

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. On Tuesday, August 6, 2024, the Planning and Zoning Commission met and reviewed a preliminary plat of survey, ultimately making a recommendation to the City council to approve the preliminary plat of survey. With no recommended modifications, on August 12, 2024, the City Council accepted and approved the preliminary plat of survey as submitted.

DISCUSSION:

The attached plat shows one lot to be subdivided into three individual lots during this process. The attached exhibit shows two single family homes and one proposed single-family home to be constructed in the future, as well as the approximate location of septic systems, etc. Minimal alterations were made to the final plat, including the updating of the legal description due to the recording of Parcel K in Inst #2024R01787.

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 allowing surrounding areas that lie within the 2-mile border to be developed.

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 recommend the City Council accept and approval the MBH, final plat of survey, an addition within two miles of the city limits of the City of Independence, Iowa as submitted.