



PLANNING & ZONING MEMORANDUM

TO: Planning & Zoning Commission

FROM: Matt Chesmore

DATE OF MEETING: July 1, 2025

ITEM TITLE: Rezoning Application

BACKGROUND:

An application was received from the 319 Social Club regarding a request to rezone property they currently own from C-2, Commercial Zoning District to C-1, Central Commercial Zoning District.

It is important to understand the intent of zoning districts and the restrictions they place on parcels throughout our city and therefore we review the purposes of each district as it pertains to this matter:

Section 12.00. GENERAL DESCRIPTION. The "C-1" Central Commercial District is designed to accommodate the needs of the Central Business District, allowing a wide range of services and goods permitted for consumer daily and occasional shopping and service needs.

Section 13.00. GENERAL DESCRIPTION. The "C-2" Commercial District is intended and designed for business, profession and occupations which are located in areas other than the Central Business District and require off-street parking areas and loading spaces.

DISCUSSION:

While it is important to note the subject parcel is not in the Central Business District, the Principal Use permitted for C-1 districts includes bowling alleys and restaurants.

C-2 Zoning districts carry with them certain requirements that C-1 districts do not have, specifically front and side yard setback requirements. In this case we are looking at the side yard with C-1 not carrying a setback requirement.

FINANCIAL CONSIDERATION:

There are no financial considerations other than staff time to prepare the rezoning request.

RECOMMENDATION:

Staff recommends the Planning and Zoning Commission recommend the City Council approve the rezoning request and make a motion to set a Public Hearing on July 28, 2025 at 5:30 PM for consideration of a Rezoning Request from C-2, Commercial District to C-1 Central Commercial District within the City of Independence, Buchanan County, Iowa.