



## PLANNING AND ZONING MEMORANDUM

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**TO:** Planning and Zoning Commission

**FROM:** Matt Chesmore, Building Official

**DATE OF MEETING:** May 6, 2025

**ITEM TITLE:** Preliminary Plat of Survey for Boundary Line Retracement - JRDS

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### BACKGROUND:

JDRS Properties LLC wishes to combine parcels 06.35.351.006 and 06.35.351.006, formally known as 309 9<sup>th</sup> St NE and 313 9<sup>th</sup> Street NE to create one parcel to construct a two-family duplex upon. JDRS engaged Crawford Engineering to conduct the survey work and created Exhibit A, the Plat of Survey for Boundary Line Retracement to assist in the combining of these parcels.

### DISCUSSION:

The attached plat shows two parcels located partially in Lot 1 and 8 of Block 2, the Melone's Addition that are to be combined into one parcel. Exhibit A was recorded in Instrument 2024R02108 and depicts the new parcel. Prior to the County Assessor combining parcels, the City Council will need to accept and approve the Plat of Survey for Boundary Line Retracement.

### 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 areas within the corporate borders to be developed.

### FINANCIAL CONSIDERATION:

There is no significant financial consideration for this matter other than the staff's time in preparing the resolution.

### RECOMMENDATION:

Staff recommends the Planning and Zoning Commission moves to recommend the City Council accept and approve the JDRS Plat of Survey for Boundary Line Retracement as a Preliminary Plat as submitted.