



## PLANNING AND ZONING COMMISSION MEMORANDUM

---

**TO:** Planning and Zoning Commission

**FROM:** Matt Chesmore – Building Official

**DATE OF MEETING:** March 23, 2025

**ITEM TITLE:** Preliminary Plat of Survey – At the Pines Third Addition

---

### **BACKGROUND:**

Gee Construction is planning on developing a tract of land he owns between Spruce Dr SW and Juniper Dr SW, in The Pines 3<sup>rd</sup> Addition. The new street will be named Bluebird Court and connect both Hummingbird Ct and Juniper via Cedar Drive, with a direct connection to 6<sup>th</sup> Ave SE. When complete, there will be access to The Pines Addition from three points along 6<sup>th</sup> Avenue SE, which not only increases convenience for both vehicle and pedestrian traffic but will also increase fire department accessibility for the entire addition.

### **DISCUSSION**

On April 14<sup>th</sup> 2025 City Council approve re-zoning this area from an agricultural district to a R-2 zoning district, which restricts construction to one- and two-family dwellings only. Once the Preliminary Plat of Survey has been approved, the contractor, Gee Construction will begin construction of the public improvements including the Bluebird Ct roadway, public utilities and grading to accommodate stormwater detention.

### **RESULTS:**

The City has established priorities during strategic planning sessions. This item supports the Vision from that session of Developing and Reviving Independence.

### **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 Independence City Council approve the Preliminary Plat of Survey under conditions that the recommendations made by Fehr/Grahm or any approved alternates are made to the plat of survey.