



PLANNING AND ZONING MEMORANDUM

TO: Planning and Zoning Commission

FROM: Matt Chesmore, Building Official

DATE OF MEETING: May 6, 2025

ITEM TITLE: Plat of Survey – Preliminary Plat - Berdine See Division within 2 miles

BACKGROUND:

At the request of the former Berdine See's immediate family, attorneys for the estate have submitted a Plat of Survey, marked as Preliminary in Exhibit A, that removes one parcel and divides the remaining parcel into two parts, essentially splitting Ms. See's land into two equal individual parcels.

It is important to note that this property is not within the City Limits but does fall within the two-mile zone surrounding the City and is therefore subject to review by the Planning & Zoning Commission and the City Council.

The See estate engaged Crawford Engineering to conduct survey work and is the firm of record regarding this matter.

DISCUSSION:

Exhibit A, Plat of Survey displays one lot to be subdivided into two individual parcels, I and J respectively. For clarity Exhibit B the current parcel map shows that there are three parcels, that will essentially combine into one and then divide into two equal parcels.

Buchanan County Zoning has been made aware of the request and is awaiting City Council approval prior to placing the request on the County Supervisors' agenda.

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 matter other than the staff's time in reviewing the Plat of Survey.

RECOMMENDATION:

Staff recommends the Planning and Zoning Commission moves to recommend the City Council accept and approve the Berdine See Division, Plat of Survey as the Preliminary Plat of Survey for the Division of land within two miles of the city limits of the City of Independence, Iowa as submitted.