



CITY COUNCIL MEMORANDUM

TO: Matthew R. Schmitz, MPA - City Manager

FROM: Matt Chesmore – Building Official

DATE OF MEETING: April 28, 2025

ITEM TITLE: Resolution to approve a preliminary plat for the Pines Third Addition to the City of Independence

BACKGROUND:

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

DISCUSSION:

On April 14, 2025, the City Council approved re-zoning this area from an agricultural district to an 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.

On April 23, 2025, the Independence Planning and Zoning Commission recommended that the City Council authorize the mayor to sign a resolution approving the Preliminary Plat of Survey for the At the Pines Third Addition, provided the plat is amended with the recommendations of a third-party reviewing firm and construction adheres to those recommendations.

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 a motion to approve and authorize the Mayor to sign a resolution approving the Preliminary Plat of Survey at the Pines Third Addition under conditions that the recommendations made by the third-party review, Fehr/Graham, or any approved alternates are made to the plat of survey and construction adheres to the plat as amended.