



## PLANNING & ZONING MEMORANDUM

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**TO:** Planning & Zoning Commission

**FROM:** Matt Chesmore – Building Official

**DATE OF MEETING:** 3/3/2026

**ITEM TITLE:** Rezoning – Steve Gee Constuction

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### **BACKGROUND:**

Steve Gee Construction has applied to rezone a tract of land he currently owns located at the end of Pine Dr SW for future development of housing. The tract is currently zoned A-1, Agricultural with proposed zoning of R-3, Multiple Residential.

R-3 zoning allows for all uses approved in R-1 (single-family), R-2 (one and two family) and R-3 (three plex's and larger) districts. The creation of a R-3 zoning district at this location is allowed as it abuts a R-2 district.

### **RECOMMENDATION:**

Staff recommends the Independence Planning and Zoning Commission to recommend the City Council approve the rezoning of this tract, as submitted.