



PLANNING AND ZONING COMMISSION MEETING

Tuesday, March 03, 2026 at 8:30 AM

Council Chambers - 331 First Street East

AGENDA

MEETING OPENING

1. Roll Call

NEW BUSINESS

2. Rezoning – Steve Gee Constuction

ADJOURNMENT

This agenda is subject to change.



PLANNING & ZONING MEMORANDUM

TO: Planning & Zoning Commission

FROM: Matt Chesmore – Building Official

DATE OF MEETING: 3/3/2026

ITEM TITLE: Rezoning – Steve Gee Constuction

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.



Application for Rezoning Request

Date 2-26-2026

Property Owner Name: Steve Gee Construction Inc.
Address: 2404 262nd St Independence Phone Number: 319 361-0419

Legal Description of Property requesting to be rezoned (please include lot and street number):
See Attached Exhibit

Reason for rezoning (please be specific):
Residential Development

Original zoning classification of the property: A-1

Requested rezoning classification of the property: R-3

A preliminary plat plan, application fee of \$250.00, and a petition for rezoning shall be submitted with this application.

Applicant Signature:  Date: 2/25/26

PREPARED BY: BRIAN M. CRAWFORD, PLS—CRAWFORD ENGINEERING 118 3RD AVE NE INDEPENDENCE, IOWA 50644 (319)334-7077

REZONING EXHIBIT

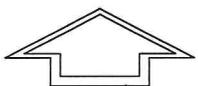
PART OF PARCEL X IN THE NE 1/4 OF THE SW 1/4
OF SECTION 9, TOWNSHIP 88 NORTH, RANGE 9 WEST OF THE
5TH P.M., IN THE CITY OF INDEPENDENCE, BUCHANAN COUNTY IOWA

REZONING DESCRIPTION:

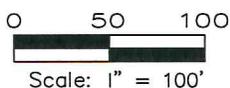
BEGINNING AT THE SOUTHWEST CORNER OF PARCEL X AS RECORDED IN INSTRUMENT 2016R00957 OF THE BUCHANAN COUNTY RECORDS IN THE NE 1/4 OF THE SW 1/4 OF SECTION 9, TOWNSHIP 88 NORTH, RANGE 9 WEST OF THE 5TH P.M., CITY OF INDEPENDENCE, BUCHANAN COUNTY, IOWA; THENCE N00°42'13" W, 352.12 FEET ALONG THE WEST LINE OF PARCEL X TO THE SW CORNER OF LOT 3 OF THE PINES SECOND ADDITION TO INDEPENDENCE; THENCE ALONG THE SOUTH LINE OF LOT 3 N90°00'00"E, 71.35 FEET; THENCE N 82°32'35"E, 91.61 FEET TO THE SW CORNER OF LOT 29 OF THE PINES FIRST ADDITION; THENCE ALONG THE WESTERLY LINE OF THE PINES FIRST ADDITION S21°06'54"E, 118.89 FEET; THENCE S28°35'00"E, 182.08 FEET; THENCE S01°20'53"E, 86.35 FEET TO THE NORTH LINE OF US HIGHWAY 20; THENCE ALONG SAID NORTH LINE S88°38'38"W, 289.92 FEET TO THE POINT OF BEGINNING. DESCRIBED LAND CONTAINS 1.93 ACRES.



CURRENT ZONING : A-1
PROPOSED ZONING: R-3



NORTH



OWNER:
Steve Gee Construction
2404 262nd Street
Independence, Iowa
Contact: Steve Gee
(319) 934-3878

**CRAWFORD ENGINEERING
& SURVEYING, INC.**

118 THIRD AVENUE N.E.
P.O. BOX 793, INDEPENDENCE, IOWA 50644
Phone (319) 334-7077

