



PLANNING AND ZONING COMMISSION MEETING

Tuesday, December 05, 2023 at 8:30 AM

Council Chambers - 331 First Street East

AGENDA

MEETING OPENING

1. Roll Call

NEW BUSINESS

2. Planning & Zoning Meeting Time
3. Preliminary Plat within 2 miles of City Limits

ADJOURNMENT

This agenda is subject to change.



PLANNING & ZONING MEMORANDUM

TO: Planning & Zoning Board

FROM: Todd Sherrets

DATE OF MEETING: December 5, 2023

ITEM TITLE: Planning & Zoning Meeting Time

BACKGROUND:

Discussion to be held about moving the Planning & Zoning Meetings from the 1st Tuesday of the month at 8:30 am to the 2nd Wednesday of the month at 5:00 pm.

RECOMMENDATION:

Staff recommends a motion to approve moving the meeting time to the 2nd Wednesday of the month at 5:00 pm.



PLANNING & ZONING MEMORANDUM

TO: Planning & Zoning Board

FROM: Todd Sherrets

DATE OF MEETING: December 5, 2023

ITEM TITLE: Preliminary Plat within 2 miles of City Limits

BACKGROUND:

An email was received from Jon Marner with MMS Consultants about a new subdivision that is within the two mile area within the Independence City Limits. This falls under City Code 175.46:

175.46 IMPROVEMENTS WITHIN UNINCORPORATED JURISDICTION.

Improvements in the two-mile unincorporated area under the jurisdiction of these regulations shall be the same as required herein, except as otherwise specifically stated, provided they are not less than that required by the applicable County subdivision regulations, and provided further that all construction plans shall be approved by the County, and completed public roads shall be accepted by the Board of Supervisors for public maintenance.

RECOMMENDATION:

Staff recommends a motion to approve the preliminary plat and to recommend to the City Council to approve a resolution that also approves the preliminary plat.

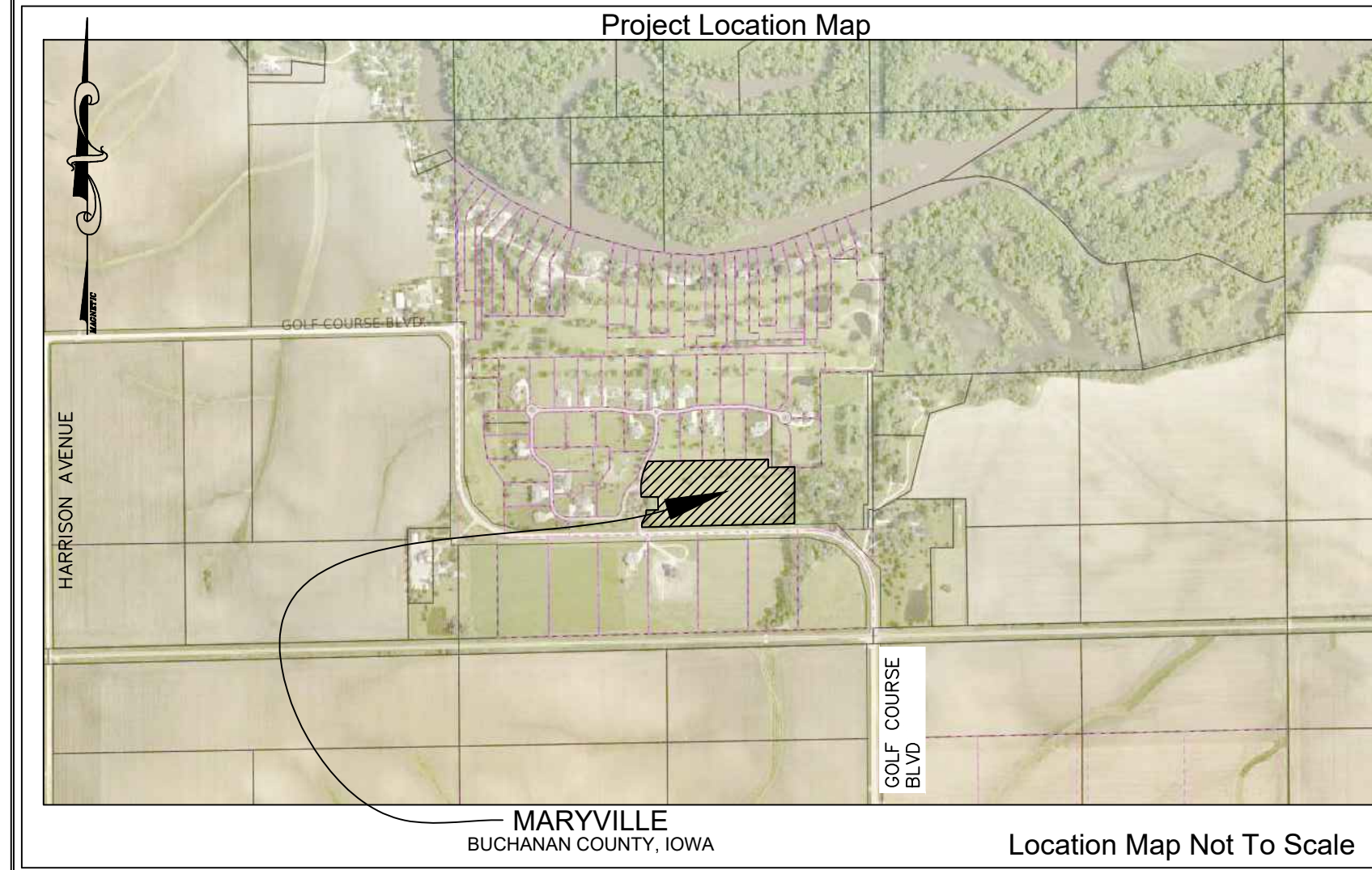
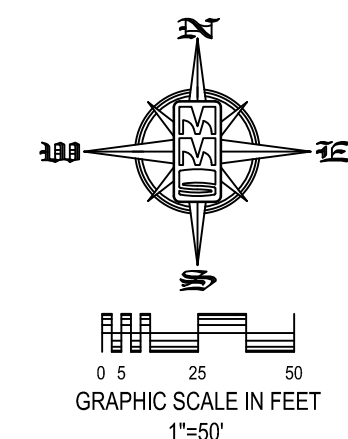
PRELIMINARY PLAT
MARYVILLE
BUCHANAN COUNTY, IOWA

Item #3.
9.85 AC.



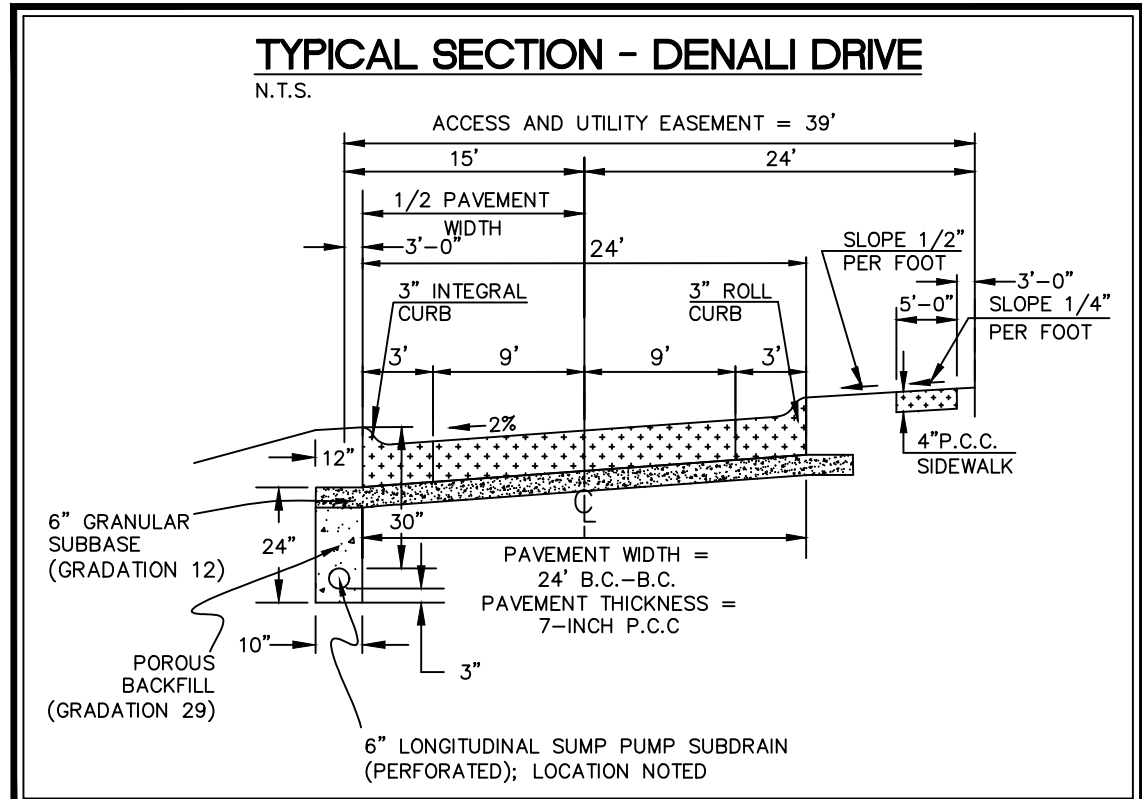
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1917 S. GILBERT ST.
IOWA CITY, IOWA 52240
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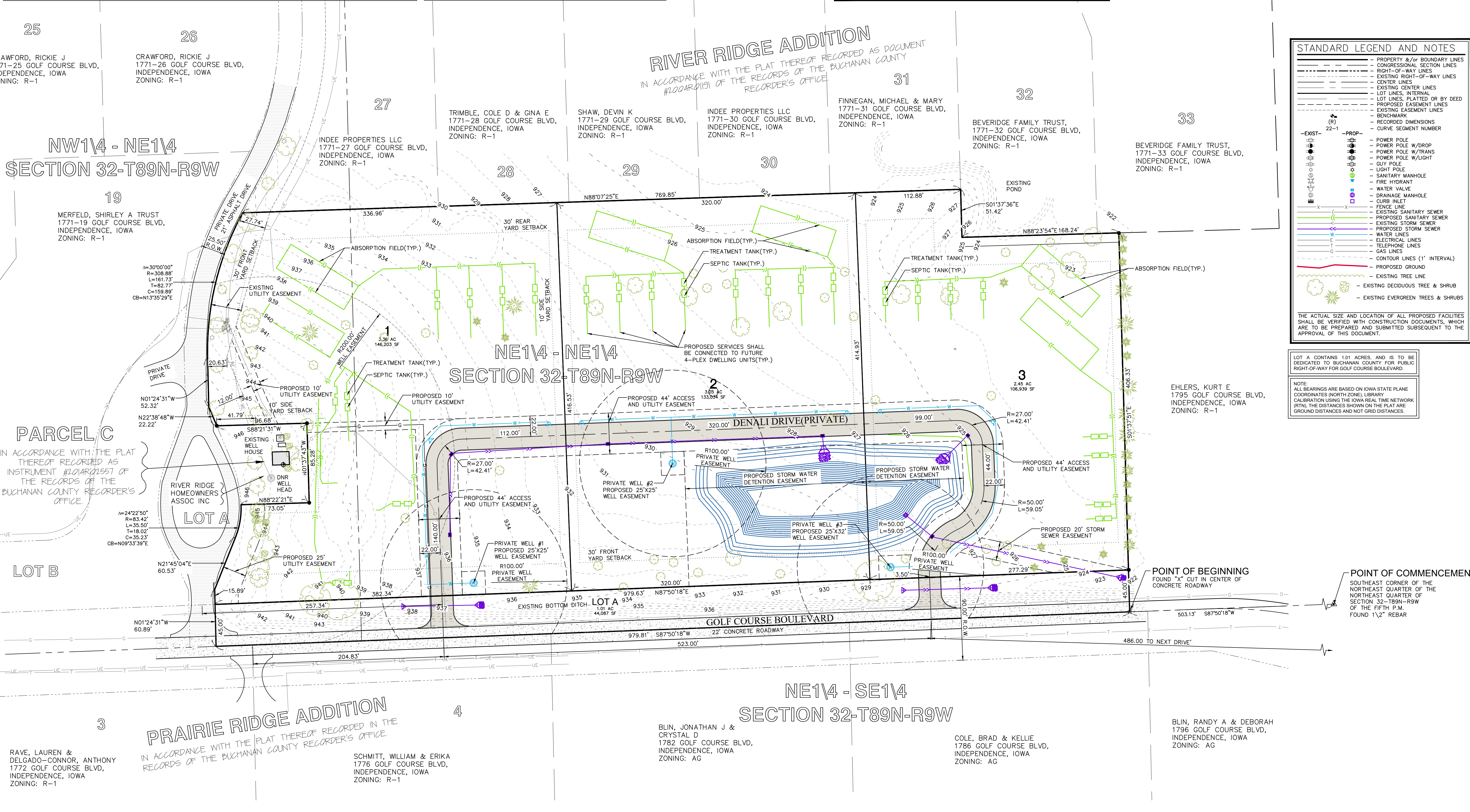
LOTS	ZONING	SETBACKS
LOTS 1 - 3	R-3 (Multiple Residence District)	FRONT -30 FEET REAR -30 FEET SIDE (INTERIOR) -10 FEET
MINIMUM LOT AREA 10,000 SF (Multiple Residence District)		
MINIMUM LOT WIDTH/DEPTH 66 FEET (Multiple Residence District)		
LOCATION: A PORTION OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER, AND A PORTION OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 89 NORTH, RANGE 9 WEST OF THE FIFTH PRINCIPAL MERIDIAN, INDEPENDENCE, BUCHANAN COUNTY, IOWA.		
SUBDIVIDER: INDEE PROPERTIES LLC 1608 6TH STREET NE INDEPENDENCE, IOWA 50644		
BRIAN EDDY 2349 JAMESTOWN AVENUE, SUITE 4 INDEPENDENCE, IOWA 50644		
LAND SURVEYOR: RICHARD R. NOWOTNY P.L.S. MMS CONSULTANTS INC. 1917 SOUTH GILBERT STREET IOWA CITY, IOWA 52240 PHONE: 319-351-8282		
PROPRIETOR OR OWNER: INDEE PROPERTIES LLC 1608 6TH STREET NE INDEPENDENCE, IOWA 50644		
DATE OF SURVEY: 11-17-2022		
DOCUMENT RETURN INFORMATION: LAND SURVEYOR		

- GENERAL NOTES:
- THE LOCATIONS OF ALL PROPOSED UTILITIES SHOWN ON THE PLAT ARE SUBJECT TO MODIFICATION AND/OR CHANGE. THE ACTUAL SIZE AND LOCATION OF ALL PROPOSED FACILITIES SHALL BE VERIFIED WITH CONSTRUCTION DOCUMENTS, WHICH ARE TO BE PREPARED AND SUBMITTED SUBSEQUENT TO THE APPROVAL OF THIS PLAT.
 - WIDTHS OF PROPOSED STORM SEWER EASEMENTS ARE SUBJECT TO CHANGE AS A RESULT OF FINAL STORM SEWER DESIGN DEPTH.
 - MINIMUM LOW OPENINGS (MLO), IF ANY, DATA WILL BE PROVIDED AT THE TIME OF FINAL PLAT.
 - STREET LIGHTS TO BE SPACED AT APPROXIMATELY 200', AT INTERSECTIONS, AND AT CROSS-WALKS, FINAL LOCATIONS TO BE DETERMINED WITH CONSTRUCTION DOCUMENTS. NO VARIANCES TO BE REQUESTED.
 - PROPERTY DOES NOT FALL WITHIN THE FEMA FLOOD BOUNDARY.
 - PROPOSED WELLS 1-3 SHALL BE PRIVATELY MANAGED, OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION OF EACH INDIVIDUAL LOT.



LEGAL DESCRIPTION FOR MARYVILLE:

Commencing at the Southeast corner of the Northeast Quarter of the Northeast Quarter of Section 32, Township 89 North, Range 9 West of the Fifth Principal Meridian, Buchanan County, Iowa; Thence South 87°50'18\"/>



PRELIMINARY PLAT

MARYVILLE
BUCHANAN COUNTY,
IOWA

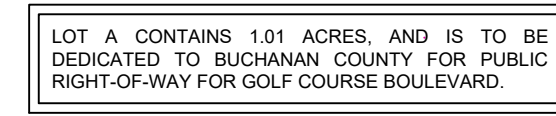
MMS CONSULTANTS, INC.	
Date:	11-03-23
Designed by:	JDM
Field Book No:	1350
Drawn by:	TAV
Scale:	1\"/>

Project No: 11617-001

LEGAL DESCRIPTION FOR MARYVILLE:

Commencing at the Southeast corner of the Northeast Quarter of the Northeast Quarter of Section 32, Township 89 North, Range 9 West of the Fifth Principal Meridian, Buchanan County, Iowa; Thence South 87°50'18" West along the South line of said Northeast Quarter, a distance of 503.13 feet to the Point of Beginning; Thence continuing South 87°50'18" West along said South line, 979.81 feet to a point on the East line of Lot A of River Ridge, recorded in Document #2004R04491, in the Office of the Buchanan County Recorder, said line also being the Right of Way of a private drive; Thence North 01°24'31" West along said East line, a distance of 60.89 feet; Thence North 21°45'04" East along said East line, a distance of 60.53 feet; Thence Northeasterly 35.50 feet along said East line, also being the arc of a 83.42 foot radius curve, concave Northwesterly, whose 35.23 foot chord bears North 09°33'39" East, to the Southwest corner of Parcel "C", recorded in Document #2014R02557, in the Office of the Buchanan County Recorder; Thence North 88°22'21" East along the South line of said Parcel "C", a distance of 73.05 feet to the Southeast corner of said Parcel "C"; Thence North 01°37'43" West along the East line of said Parcel "C", a distance of 85.28 feet to the Northeast corner of said Parcel "C"; Thence South 88°21'31" West, along the North Line of said Parcel "C", a distance of 96.68 feet to the Northwest corner of said Parcel "C" also being a point on the East line of said Lot A, River Ridge; Thence North 22°38'48" West along said East line, a distance of 22.22 feet; Thence North 01°24'31" West along said East line, a distance of 52.32 feet; Thence Northeasterly 308.88 feet along said East line, also being the arc of a 308.88 foot radius curve, concave Southeasterly, whose 159.89 foot chord bears North 13°35'29" East, to a point on a Southerly line of said River Ridge, also being the Southwest corner of Lot 27 of said River Ridge; Thence North 88°07'25" East along said Southerly line, a distance of 769.85 feet; Thence South 01°37'36" East along said Southerly line, a distance of 51.42 feet; Thence North 88°23'54" East along said Southerly line, a distance of 168.24 feet; Thence South 01°37'51" East, a distance of 406.33 feet to the point of beginning. Said Maryville contains 9.88 acres and is subject to easements and restrictions of record.

Item #3.
9.88 AC.



Commencing at the Southeast corner of the Northwest Quarter of the Northeast Quarter of Section 32, Township 89 North, Range 9 West of the Fifth Principal Meridian, Buchanan County, Iowa; Thence South 87°50'18" West along the South line of said Northeast Quarter, a distance of 503.13 feet to the Point of Beginning; Thence continuing South 87°50'18" West along said South line, 979.81 feet to a point on the East line of Lot A of River Ridge, recorded in Document #2004084499, in the Office of the Buchanan County Recorder, said line also being the Right of Way of the Buchanan County Railroad, a distance of 10.00 feet; Thence North 87°50'18" West along said East line, a distance of 60.53 feet; Thence Northwesterly 35.50 feet along said East line, also being the arc of a 83.42 foot radius curve, concave Northwesterly, whose 35.23 foot chord bears North 09°33'39" East, to the Southwest corner of Parcel "C", recorded in Document #201402557, in the Office of the Buchanan County Recorder; Thence North 88°22'31" East along the South line of said Parcel "C", a distance of 3.05 feet to the Southwest corner of said Parcel "C"; Thence North 88°22'31" East along the East line of said Parcel "C", a distance of 88.26 feet to the Northeast corner of said Parcel "C"; Thence North 87°50'18" West along the North line of said Parcel "C", a distance of 96.68 feet to the Northwest corner of said Parcel "C" also being a point on the East line of Lot A, River Ridge; Thence North 23°38'48" West along said East line, a distance of 22.22 feet; Thence North 01°24'31" West along said East line, a distance of 52.32 feet; Thence Northwesterly 308.88 feet along said East line, also being the arc of a 308.88 foot radius curve, concave Southeasterly, whose 159.89 foot chord bears North 13°35'29" East, to the Northwest corner of said Parcel "C"; Thence North 88°22'31" East along the South line of said Parcel "C", a distance of 51.42 feet; Thence East, along said Southerly line, a distance of 766.89 feet; Thence South 01°37'36" East along said Southerly line, a distance of 51.42 feet; Thence North 88°23'54" East along said Southerly line, a distance of 168.24 feet; Thence South 01°37'31" East, a distance of 406.33 feet to the point of beginning. Said Maryville contains 9.88 acres and is subject to easements and restrictions of record.

STANDARD LEGEND AND NOTES

	- PROPERTY &/or BOUNDARY LINES
	- COMPRESSIONAL SECTION LINES
	- RIGHT-OF-WAY LINES
	- EXISTING RIGHT-OF-WAY LINES
	- CENTER LINES
	- EXISTING CENTER LINES
	- LOT LINES, INTERNAL
	- LOT LINES, PLATTED OR BY DEED
	- PROPOSED EASEMENT LINES
	- EXISTING EASEMENT LINES
	- BENCHMARK
	- RECORDED DIMENSIONS
	- CURVE SEGMENT NUMBER
(R) 22-1	
-EXIST-	-PROP-

CIVIL ENGINEERS
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ENVIRONMENTAL SPECIALISTS

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Date	Revision
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MARYVILLE
BUCHANAN COUNTY,
IOWA

MMS CONSULTANTS, INC.	
Date: 11-03-2011	
Designed by: JDM	Field Book No: 1350
Drawn by: TAV	Scale: 1"=50'
Checked by: JDM	Sheet No: 1
Project No: 11617-001	of: 1