

Independence

INDEPENDENCE ZONING UPDATE COMMITTEE MEETING #8 SUMMARY

Date: Thursday, January 13, 2011
Time: 6:00 pm – 8:00 pm
Location: The Independence Senior Citizen and Community Center

PRESENT

Committee

John Richardson, Chair
Alex Mattingly, Vice-Chair
Chris Reinersman
Dan Groth
Donna Yeager

Nita Brake
Rodney Crice
Brian Davis
Mike Dominach
Annie Wuestefeld

NKAPC Team Members

Andy Videkovich, AICP
Jenna Haverkos, AICP
Martin Scribner, AICP

DISCUSSION POINTS

Downtown Independence Form-Based Code

NKAPC staff gave a presentation several elements of building form within the existing corridor

- **COURTHOUSE SQUARE**
 - Commercial buildings have little or no setback from the right-of-way, with a few exceptions. Residential structures have an average setback of 19 feet.
 - Buildings are typically not very wide, but very long, sitting on narrow lots.
 - Off-street parking is typically located to the side or rear of buildings. There are several cases where single parking lots serve multiple uses.
 - There are several good examples of commercial structures with adequate transparency (windows and doors) facing the street. There are also a couple examples of buildings where more transparency would be desirable.
 - Commercial structures are one- to two-stories in height. Residential structures are generally one story.
 - Flat roofs are common among the commercial structures. Some commercial structures have simple gable roofs. The residential structures have more complex gable roofs.
 - Awnings are common entry features on commercial structures. Covered front porches are common on residential structures.
- **TRANSITIONAL COMMERCIAL**
 - Setbacks vary quite a bit. Structures have little or no setbacks close to Courthouse Square, but greater setbacks farther north and south.
 - Some off-street parking is located at the side and rear of the buildings. There are some commercial buildings that have off-street parking between the building and street.
 - There is no pedestrian scale transparency.
 - The height of structures ranges between one- and three-stories.
 - Roofs vary more than in Courthouse Square, from simple gable roofs to multi-ridge hip roofs.
- **ENTIRE CORRIDOR**
 - Historic structures – It is the committee's consensus to hold off on identifying historic structures on the regulating plan until a survey is conducted.

Independence

NKAPC staff showed several examples of different styles of development within the corridor. The purpose was to gauge what elements the Committee felt were appropriate or not appropriate.

- COURTHOUSE SQUARE
 - Larger footprints are acceptable so long the facades are broken up with vertical articulation.
 - Require a minimum building height of 2 stories and a maximum height of 3 stories.
 - Zero foot setbacks are appropriate, but also allow a slight range.
 - Allow for a greater setback if outdoor dining or other usable space is provided.
 - Smaller mixed use buildings are appropriate along Klette Street.
- TRANSITIONAL COMMERCIAL
 - Maximum height of 2 stories.
 - No zero foot setbacks. All a larger range of setbacks, with possibly permitting greater setbacks farther away from the Courthouse Square.
 - No flat roofs.
 - Possibly tie setbacks to adjacent structures' setbacks.
 - Parking on the side or behind the buildings.
 - Smaller building footprints.

NEXT STEPS

NKAPC staff will begin drafting the regulations for the Downtown Independence Form-Based Code. As staff completes sections of the draft, emails may be sent out asking for your feedback. The next Steering Committee meeting will be on Thursday, January 27, 2011 from 6 – 8 pm at the Senior Center. This meeting, and the meeting on February 17, will focus on the Gateway Commercial regulations. NKAPC staff would like to schedule two meetings in March (Thursday, March 3 and possibly Thursday, March 31) to discuss the Conservation Subdivision regulations.