GMU (Gateway Mixed-Use Zone) Zone

PURPOSE
The GMU (Gateway Mixed-Use Zone) Zone is intended to implement the Comprehensive Plan, specifically the recommended land use, objectives, strategies and policies contained within the Independence Community Small Area Study which identify the area for a highly integrated development containing a mixture of land uses with site designs that are oriented at a pedestrian scale.

MIXED USES
A major component of the GMU Zone is to permit a mix of uses to create active and attractive developments. The mixed uses are intended to create a synergy that is often not found in typical modern developments.
- Includes a wide variety of commercial retail and service uses, office uses, residential uses, and public and civic uses.
- Allows for mixed uses in separate buildings, but encourages mixed uses in single buildings.
- Permits the planned diversification between the location and types of uses and structures within the development.

DEVELOPMENT STANDARDS AND DESIGN GUIDELINES
Just as important as the uses within a development, the way a development is laid out also plays a key role in a customer’s experience. The GMU Zone is intended to promote buildings that are arranged in a manner that promotes an active public realm.
- Internal street and pedestrian networks are encouraged to be designed to focus more on pedestrian mobility than on automobile traffic.
- Major and Minor Public amenities are required for each development to help maintain a strong sense of place through the provision of quality public spaces and features which promote interaction, activity, and assembly.
- The regulations provide flexibility in design and focus on the provision of a quality development instead of simply meeting a rigid set of prescriptive standards and regulations which do not allow for creativity nor account for individual site features and conditions.
- Off-street parking areas within the GMU Zone shall utilize shared or cooperative parking to minimize the amount of constructed impervious surfaces and the amount runoff from the site during inclement weather conditions. The parking regulations also promote the highest and best use of the land area within development sites.

APPLICATION AND PROCESSING
The application process within the GMU Zone has been streamlined to reduce processing time to allow projects off the ground as soon as possible while maintaining an important level of oversight and input from the public, Independence City staff, as well as elected officials.

Applications and development plans are evaluated for compliance with design criteria laid out within regulations which pertain to the internal street and parking network, pedestrian network, building location and orientation, building architecture, signage, and the provision of public amenities.