INDEPENDENCE ZONING UPDATE COMMITTEE
MEETING #9 SUMMARY

Date: Thursday, January 27, 2011
Time: 6:00 pm – 8:00 pm
Location: The Independence Senior Citizen and Community Center

PRESENT
Committee
John Richardson, Chair    Bob Schroder
Alex Mattingly, Vice-Chair Scott Wells
Pat Dressman            Annie Wuestefeld
Dan Groth               Mike Dominach
Donna Yeager

NKAPC Team Members
Andy Videkovich, AICP
Jenna Haverkos, AICP
Mike Ionna

DISCUSSION POINTS
Gateway District
NKAPC staff gave an overview of what has been discussed thus far regarding the Gateway Area

- SMALL AREA STUDY SUMMARY
  - Recommended Land Use identifies the area for Mixed Uses and High Density Multi-Family Residential.
  - Identifies McCullum Pike/New KY 17 as the gateway to the corridor leading downtown.
  - Opportunity for mixed-use development aimed at providing amenities, goods, and services oriented towards walk-able strategies and being accessible from surrounding areas.

- PUBLIC MEETING SUMMARY
  - Favorable to Mixed-Use and higher density development.
  - View area as a gateway to the downtown and expressed interest in signage or monument package signifying this.
  - Feel the area should contain greenspace.
  - Would like to see no businesses, with the exception of a gas station.
  - Larger buildings should be designed to look like and feel smaller buildings.
  - View mixed-use as community oriented services comprised of smaller retail, and offices.
  - Desire for higher level of architectural design and detail with consistency.

- STEERING COMMITTEE SUMMARY
  - The extent and boundary of the area was decided.

NKAPC staff gave a presentation on different components of developments

- LAND USES
  - The human use of land involving the management and modification of the natural environment or wilderness into a built environment
  - Consists of a wide array of uses organized into general groups such as Residential, Commercial, Office, Public, Industrial, etc.
  - General Land Use Groups can be mixed or separated within a development or individual building

- BUILDINGS
  - Determines the experience/interaction users have
Determines distance walked to a destination(s)
Walkability, can all destinations be reached from a single parking area or would a multi-destination trip require multiple auto trips

- **STREETSCAPE**
  - The overall experience and interaction users have with the development
  - Distance(s) walked to a destination(s)
  - Walkability, can all destinations be reached from a single parking locations or would a multi-destination trip require multiple auto trips

NKAPC staff gave a presentation on different types of developments

- **STANDARD STRIP DEVELOPMENT**
  - An open-area shopping center where the stores are arranged in a row, with a sidewalk in front, typically developed as a unit and have parking lots located in the front.
  - Uses are typically smaller office and commercial retail and service (15 – 25,000 square feet per larger/anchor tenant, and most between 2,000 – 15,000 square feet).

- **BIG BOX DEVELOPMENT**
  - Large scale retail store, or stores, located within a large, free-standing, rectangular, generally single floor structure built on a concrete slab. These stores rely on higher volume sales versus price mark-up.
  - Big Box stores are classified as any store above 50,000 square feet and typically average an area between 90,000 to 200,000 square feet.
  - Some types of big box stores contain accessory land uses such as a pharmacy, bank, concession or restaurant area, etc.

- **LIFESTYLE/TOWN CENTER**
  - Development containing a mixture of well integrated entertainment, office, hotel, residential, recreation, and/or any other uses that mutually support a substantial retail component.
  - Centers can have a variety of tenants occupying wide range of tenant space. These centers may also be anchored by one or more specialty department stores.
  - Town centers are typically set in an open air environment containing a variety of amenities, such as street furniture, gathering areas, fountains, and dining options oriented towards pedestrian movement and casual browsing.

There was a discussion about what types of land uses would be appropriate for the area

- **WHAT TYPES OF USES ARE APPROPRIATE?**
  - Residential, commercial, office, and public uses are all appropriate.
  - Drive-thrus are not desired.

- **IS A VERTICAL/HORIZONTAL MIX OF USES APPROPRIATE?**
  - A horizontal mix of uses is appropriate.
  - A vertical mix of uses should not be restricted if a developer chooses this option.

- **WHAT HEIGHT IS APPROPRIATE FOR BUILDINGS**
  - Commercial – 5 stories
  - Residential – 3 stories
- **WHAT SHOULD THE MAXIMUM BUILDING FOOTPRINT BE? BUILDING TENANT?**
  - The maximum building footprint allowed should be 50,000 square feet.
  - A single building tenant should be allowed 100,000 square feet. The rest should be limited to a maximum of 50,000 square feet maximum.
  - There was not a consensus on these items by the end of the meeting. NKAPC staff will prepare more examples to help facilitate this discussion.

**NEXT STEPS**
NKAPC staff will continue drafting the regulations for the Downtown Independence Form-Based Code and begin drafting the Gateway District. As staff completes sections of these drafts, emails may be sent out asking for your feedback. The next Steering Committee meeting will be on Thursday, February 17, 2011 from 6 – 8 pm at the Senior Center. This meeting will focus on more components of the Gateway District regulations. There will be two meetings in March to discuss the Conservation Subdivision regulations. The first meeting will be Thursday, March 3, 2011 from 6 – 8 pm at the Senior Center. The second will be Thursday, March 31, 2011 from 6 – 8 pm in the Council Chambers at the City Building (please note the venue change).