INDEPENDENCE ZONING UPDATE COMMITTEE
MEETING #10 SUMMARY

Date: Thursday, February 17, 2011
Time: 6:00 pm – 8:00 pm
Location: The Independence Senior Citizen and Community Center

PRESENT
Committee
John Richardson, Chair
Scott Wells
Annie Wuestefeld
Dan Groth
NKAPC Team Members
Bob Schroder
Rodney Crice
Chris Reinersman
Brian Davis
Andy Videkovich, AICP
Jenna Haverkos, AICP
Mike Ionna
Martin Scribner, AICP
Keith Logsdon, AICP

DISCUSSION POINTS
Gateway District
The scale of land uses – Intensity and density of land uses within the Gateway District
- It was decided that a single tenant should not be permitted to exceed 25,000 square feet in the Gateway District.
- Individual building footprints can exceed that size, as long as the design criteria within the zone are met.
- If residential is incorporated into a development, it should be between 6 to 14 dwelling units per net acre.

Streetscape – Building orientation & parking location
- As much as possible, the buildings should be oriented towards an inner street network with pods of parking, similar to a Lifestyle Center model of development. There was also discussion that the building be close to McCullum so as to not require/allow for expansive parking lot between road and building.

Architecture & Materials – Appropriate architectural style, façade treatments, construction materials, & roof types
- Facades should have vertical articulation to avoid flat facades.
- The committee likes the traditional look, but there should also be a variety of architectural materials and styles used. Glass, vinyl, and metal exteriors should not be permitted.
- EIFS (exterior insulating finishing system) is permitted.
- There should be a list of architectural features and a development should be required to pick and choose ~5 elements from that list. Picking more elements could be used as an incentive.

Incentives – Benefits offered to a developer for providing desirable features within a development
- Several examples of potential amenities and incentives were presented. The committee thought that the general idea of incentives was good and should be pursued as part of these regulations.

Evaluation of Specific Land Uses – Examination of specific land uses that may or may not be appropriate within the Gateway District
• Pawn shops should not be permitted
• Sexually oriented businesses should not be permitted
• Any use with a drive-thru (restaurant, bank, pharmacy, coffee shop, etc.) should not be permitted.
• Gas stations should not be permitted.

**Next Steps**
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).