INDEPENDENCE ZONING UPDATE COMMITTEE
MEETING #11 SUMMARY

Date: Thursday, March 3, 2011
Time: 6:00 pm – 8:00 pm
Location: The Independence Senior Citizen and Community Center

PRESENT

Committee
Alex Mattingly, Vice-Chair  Bob Schroder  Andy Videkovich, AICP
Mike Dominach  Rodney Crice  Jenna Haverkos, AICP
Annie Wuestefeld  Chris Reinersman  Keith Logsdon, AICP
Dan Groth  Brian Davis

NKAPC Team Members
Andy Videkovich, AICP
Jenna Haverkos, AICP
Keith Logsdon, AICP

DISCUSSION POINTS

Conservation Zone

Overview of Conservation Developments

- In summary, conservation developments are a building strategy which ensures that open spaces are preserved. The development works with much of the similar steps as “conventional” building process go, but simply distributed differently.

Small Area Study Recommendations

- Location
  - Near nodes planned for mixed uses and/or commercial land use and arterial roads

- Purpose
  - Help create the synergy of populations needed to be supportive of nearby commercial land uses

- Densities
  - Can be increased up to 30 percent above the density of the underlying residential zone

- Required vs. Optional
  - There was a lengthy discussion on this topic. The Committee did not come to a consensus on this issue. The primary concerns were:
    - If this is not required, then how are the regulations written in a way that will make this a desirable option?
    - Making it an option will allow flexibility

Mixed Use Component of the Small Area Study Recommendation

- The mixed use component recommended for along McCullum Pike will not be addressed in the area identified for conservation development with mixed use at this time.
  - It is important at this point for mixed use development to be focused in the downtown area and in the Gateway area. Once mixed use development has occurred in these areas, then mixed use development can be considered along McCullum as the need arises.
  - The conservation development with mixed use recommendation is still a part of the recommendations within the Small Area Study, so if there is a
proposal for these uses in the future they can be considered in light of the recommendations of the Small Area Study. It is important for the City to maintain the vision of the Small Area Study and seek a more appropriate time for mixed use zoning to be crafted for the McCullum Pike Corridor.

Open Space
- A yield plan is appropriate in order to determine the maximum allowable number of units in a development
- Discussion was had about whether or not open space needed to be designated at passive space or active space. The committee felt that requiring a certain amount of active open space was not necessary
- The question of who will pay for and maintain the required open space was discussed at length. The committee did not come to a consensus on what approach would be best but it is important that this decision be made during the development process for conservation subdivisions. A variety of methods are available for use.
- The minimum amount of open space that should be required was discussed. Several different options were discussed, but no consensus was reached. It was decided that more information was needed and to look at examples starting at 40% open space.

Natural Resource Protection
- Staff presented an analysis of potential natural resources within the Conservation Zone area. These included viewsheds, blue line streams, hillsides, and tree canopy. Discussed but not shown were soils and floodplains, since no area of sensitivity were identified in the area
- The committee discussed what natural resources should be a priority for preservation. From that discussion, the blue line streams and the tree canopy were identified as priorities.

NEXT STEPS
There is one more scheduled meeting in March to discuss the Conservation Subdivision regulations. 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).