INDEPENDENCE ZONING UPDATE COMMITTEE  
MEETING #12 SUMMARY

Date: Thursday, March 31, 2011  
Time: 6:00 pm – 8:00 pm  
Location: The Independence City Building

PRESENT  
Committee  
John Richardson, Chair  
Alex Mattingly, Vice-chair  
Dan Groth  
Brian Davis  
Rodney Crice  
Donna Yeager  
Pat Dressman  
Chris Reinersman  
Bob Schroder  
Scott Wells  
Jenna Haverkos, AICP  
Sharmili Reddy, AICP  
Andy Videkovich, AICP  
Martin Scribner, AICP

NKAPC Team Members

DISCUSSION POINTS

Conservation Zone

Overview of Conservation Developments

- There was a brief discussion about the goals of conservation subdivisions. 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.

- One of the primary objectives of Conservation Subdivisions is to allow the developer to build the same number of units that would be permitted in a conventional subdivision while preserving open space.

Discussion of Open Space vs. Density

- The Small Area Study’s recommendation for Conservation Subdivisions between downtown and New KY 17 stems from two factors:
  - Citizens like the rural feel of Independence and desire that it be maintained
  - The market study indicated that in order to have a viable downtown and a successful commercial area at New KY 17, there needs to be more people living in the proximity of these areas to support those uses.

- Two different options were presented to the Committee for discussion.
  - Requiring 35-40% open space
    - The base number of units will be determined by the Yield Plan
    - Base number of units is multiplied by XX% to achieve a higher density
    - A housing variety will be required (detached single-family and attached single-family)
    - Minimum lot sizes will be regulated
    - Since more is regulated, it might be difficult to apply these regulations to other parts of the City without modifications
  - Requiring 50-55% open space
    - The base number of units will determined by the Yield Plan
    - There will be no maximum number of units, as long as the base number has been met. If, after designating 50% open space, a developer sees an opportunity for more units, whether through a
combination of housing varieties, small lots, or another creative alternative, this will be permitted.
- More flexibility allows the possibility of being applied to other parts of the City without modifications
- There was considerable discussion about the two options presented above.
  - Requiring more open space may result in less flexibility for a developer, because in order to achieve the yield density, smaller lots and townhomes have to be used, eliminating the option of an all detached single-family development.
  - National market trends are showing an increased demand for smaller houses with smaller yards. Small houses and smaller yards should not be construed to mean cheaper or lower income housing.
  - How would the regulations address the individual who owns 70 acres but only wants to split a lot or two for their children?
    - Staff will research different possibilities, but as of yet this question is not answered.
  - Can staff provide more research, examples, and links to the Committee?
    - Staff will work at providing more examples.

**Discussion of Optional vs. Required**
- Throughout the meeting, the topic of whether these regulations should be optional or required came up often. Ultimately, there was not a consensus on this issue.
  - If required, these regulations may prevent a property owner from doing minor splits of their land (i.e. for lots for their children, etc.).
  - If optional, then it is quite possible that the regulations would not be used, thereby not implementing the Small Area Study recommendations and realizing the City’s vision for this area.

**ADDITIONAL INFORMATION**
There were several citizens that are not on the committee in attendance. They provided written feedback towards the end of the meeting. Those comments will be shared with the committee for their consideration.

**NEXT STEPS**
Another meeting is needed with the Steering Committee to continue our discussion on Conservation Subdivisions. The next meeting will be **Thursday, April 28 from 6:00 to 8:00 pm** at the **Independence Senior Center**.