INDEPENDENCE ZONING UPDATE COMMITTEE
MEETING #14 SUMMARY

Date: Thursday, June 16, 2011
Time: 6:00 pm – 8:00 pm
Location: The Independence Senior Center

PRESENT
Committee
John Richardson, Chair
Alex Mattingly, Vice-chair
Dan Groth
Mike Dominach
Pat Dressman

NKAPC Team Members
Chris Reinersman
Bob Schroder
Scott Wells
Brian Davis

DISCUSSION POINTS

Downtown Independence Zone
Review of preliminary draft
• Purpose – establishes a nexus between the recommendations within the Independence Community Small Area Study and the specific goals of the Downtown Independence Zone. This statement was discussed at previous meetings.
• Conflict – an administrative section to help clarify conflicts between the text and illustrations. There were no comments on this section.
• How to Use the DI Zone – a graphic representation to help assist in the navigation of the regulations. There were no comments on this section.
• Applicability and Table 10.20-A – The regulations within the DI Zone are meant to be applied in various degrees based on the scope of each project. New projects will have to meet all the requirements of the DI Zone, whereas additions, changes of use, expansions, etc., are only required to meet those sections of the regulations that will specifically apply to that project.

Q. If a single-family home in subdistrict 1 burns down, can it be rebuilt? Exactly as it is, or allow it to be rebuilt with 10% expansion? What if someone tears down a house on purpose (dilapidated, etc.) and wants to build another house? What then?

A. Staff will look into this issue.

• Application and Processing – this lays out the review and approval procedures. This whole section will be discussed in depth at the Committee’s next meeting. Some comments/questions were received already include:

Q. Can single-family homes be excluded from the Design Review Board process?
C. Design Review Boards can be too subjective.

A. Staff has made some changes to the trigger chart. Within the trigger chart, single-family homes are now excluded from going before the DRB.
• Regulating Plan – the regulating plan graphically represents the two different subdistricts within the DI Zone. The development standards on the following pages are tied to the regulating plan. There were no comments on this section.

• Building Forms – a graphic representation of the different building forms permitted within the DI Zone. This illustration is not intended to represent all possible forms. There were no comments on this section.

• Development Standards – There is a table and an illustration for each subdistrict. These tables and illustrations regulate everything from the setbacks to uses to required entry features. There was considerable discussion on these standards, with the following comments/questions:
  
  C. Clarify financial services, entertainment uses, and repair or laundry services.
  C. Add funeral homes to Subdistrict 1.
  C. The concept of restricting the setback to any maximum is wrong. Larger setbacks give more opportunity for green grass or landscaping. If you don't want parking in the front yard there are other ways to restrict that but restricting front yards is counter productive.
  C. Don’t agree with a minimum of 2 story buildings, many 1 floor buildings look great.
  C. Transparency requirements are too cumbersome. Many churches, post office, offices, hospitals, schools, safety offices would not want the amount outlined.
  Q. Funeral homes, banks, grocery stores, and meeting establishments are not permitted. With only 1 bank downtown, restricting progress too much, same for funeral homes. Meeting establishments could include the Courthouse so maybe the Courthouse is not a permitted use? What percentage of office use is required before the Courthouse is permitted?
  C. Drive through facilities should be permitted for some establishments including banks.
  C. Don't like the idea of a required entry feature.
  Q. If outdoor seating is provided, then require no entry feature.
  C. The use list too restrictive
  Q. Are Bed and breakfast permitted?
  C. Prohibit medical services and private lodges and clubs.

  A. A lot of these comments and questions were discussed at length. Some comments the Steering Committee members decided the regulations as written were appropriate to achieve the vision for the area. Other comments didn’t seem to have any objections from the members present so those changes will be made.

  • Accessory Uses – identifies the appropriate cross-references for accessory use regulations. There were no comments on this section

  • Articulation – There are 2 types of articulation: horizontal and vertical. The goal of articulation is to break up the front façade of a building so that even if the building is much larger than the surrounding buildings, it will not appear to be out of character with the area.

  C. Horizontal articulation is too subjective
  C. The graphic used to illustrate articulation is a 5 story building. 5 story buildings are not permitted within this zone.

  A. The graphic will be updated. The committee members present also generally felt that articulation was necessary to achieve the vision for the area. Staff will try to clean up the wording to make the regulations more clear.
• Roofs – Lists the appropriate roof types and materials.

  C. Clarification…a corrugated metal roof is not the same thing as a standing seam metal roof. Standing seam (like what the City Building or Senior Center has) would be permitted.

  A. Staff will look into this, maybe add some clarifying language and/or graphics.

• Entry Features – The development standards require that at least one of the listed entry features must be used for each building. This section briefly describes those entry features and regulates and lays out some minimum requirements for the design of those features.

  Q. Can outdoor seating be considered an entry feature?
  Q. Is requiring a 6 foot deep porch too deep? It is twice as expensive as a 4½ foot deep porch. Also, if a porch is too deep, it can cause problems for the second story windows.
  Q. As drawn, does the stoop meet the building code requirements?
  C. Reduce the minimum depth of a recessed entry from 6 feet to 3 feet.
  C. Reduce the minimum depth and width of a corner entry from 7 feet to 4 feet.
  C. Reduce the minimum depth of an awning from 6 feet to 4 feet.

  A. If outdoor seating is provided, then an additional entry feature will not be required. Most of the other changes have been made.

• Other Character Standards – These standards apply to all uses within both subdistricts and regardless of building form.

  C. Prohibit the rolling metal doors and windows.
  C. There should be no off-street parking requirements in Subdistrict 1.

  A. Staff will investigate these suggestions.

• Lighting – requires coordination throughout the corridor and also prohibits certain kinds of lighting, such as neon accent lights.

  C. Lighting is too subjective. Who is going to select the correct family? Uniformity is not always good. I might like bronze, you might like nickel, we might like different family of fixtures.

  A. There were very few other comments from the Committee members that were present, and no other strong negative feelings towards the way the lighting section was worded.

• Signs – Specify the allowed types and sizes of signs in the DI Zone. There was a brief discussion, but due to time, it was decided to talk about these regulations in greater detail at next months meeting.

**Next Steps**

The next Steering Committee meeting will be **Thursday, July 28, 2011** from 6 pm – 8 pm at the **Independence City Building**. The purpose of this meeting will be to review the Application and Processing section and draft sign regulations for the Downtown Independence draft regulations.