INDEPENDENCE ZONING UPDATE COMMITTEE
MEETING #17 SUMMARY

Date: Thursday, September 22, 2011
Time: 6:00 pm – 8:00 pm
Location: The Independence City Building

PRESENT
Committee
John Richardson, Chair   Chris Reinersman
Bob Schroder            Rodney Crice
Pat Dressman            Donna Yeager
Annie Wuestefeld        Brian Davis
Mike Dominach           Scott Wells

NKAPC Team Members
Andy Videkovich, AICP
Mike Ionna
Martin Scribner, AICP

DISCUSSION POINTS
Gateway Mixed Use Zone
Review of preliminary draft

- Permitted Uses and Densities
  - There was discussion about if there was any way to accommodate a single user on a single site. The way the regulations are written, every development must contain at least two land use categories.

  The committee decided to remove the requirement that every development shall contain at least two land use categories. A single use type is acceptable if the layout of a development meets the intent of the zoning district.

  - The following permitted uses were discussed:
    - Veterinarian clinics – permitted without outside runs
    - Banks with or without drive-thrus – permitted
    - Drug stores/Pharmacies with or without drive-thrus – permitted
    - Office supply stores – permitted
    - Funeral homes – not permitted
    - Personal improvement services – permitted
    - Nursing homes and assisted living – not permitted
    - Churches – not permitted
    - Libraries – delete from commercial uses (duplicated in public and civic)
    - Police and fire stations – move to public and civic

- Drive-thrus
  - Limit the number of drive-thru lanes to 3. The location of drive-thru facilities should be included in the review guidelines.

- Site and building standards
  - Minimum development area – the consensus of the committee is that 10 acres is too large. Five acres was deemed to be too small to achieve the goals of the zone. The committee decided to make the minimum development area 7.5 acres.
  - Maximum permitted building footprint – The committee decided to leave the maximum building footprint of a building with single land use category at 15,000 square feet.
Building architecture – Ground floor transparency should only apply to commercial buildings, not residential, office, or public and civic buildings.

Off-street parking
- As written, shared or cooperative parking is mandatory. It should be clarified that these techniques should be used to determine the minimum number of off-street parking spaces. A development can still put in more if desired. There may be some uses that do not want to share their parking. Reducing the amount of parking is critical to meet the intent of the zone.

Review guidelines
- The illustration for the community gateway feature is misleading. Even though it is just an example, it will give the Design Review Board an idea to latch onto it and they may expect something similar. The Design Review Board will have guidance from staff, and if this happens, hopefully it will be clarified for them. To make the illustration more clear, the door will be removed.
- There should be some specific lighting standards to limit the height of lighting fixtures and require semi- or full-cutoff. Since these are standards, a new section will be added in the site and building standards section.

Next Steps
It was decided that there should be a meeting in October. The next Steering Committee meeting will be Thursday, October 20, 2011 from 6 pm – 8 pm at the Independence City Building. The purpose of this meeting will be to discuss any final changes to the drafts of all three zones prior to posting them for the public to review. A draft of all the zones will be sent out to Committee members as soon as possible in the upcoming weeks. We will also discuss the logistics of the public input meeting.

The public input meeting is scheduled for Monday, November 14, 2011 from 7 – 9 pm. It will be held in the cafeteria of Simon Kenton High School. The format of the meeting will be an open house.