

Independence

INDEPENDENCE ZONING UPDATE COMMITTEE MEETING #7 SUMMARY

Date: Thursday, November 18, 2010
Time: 6:00 pm – 8:00 pm
Location: The Independence Senior Citizen and Community Center

PRESENT

Committee

John Richardson, Chair
Mike Dominach
Chris Reinersman
Dan Groth
Donna Yeager
Scott Wells

NKAPC Team Members

Andy Videkovich, AICP
Mike Ionna
Martin Scribner, AICP

IMPORTANT

Due to the Holidays, the December 16, 2010 meeting is cancelled. There will be 2 meetings in January: Thursday, January 13, 2011 and Thursday, January 27, 2011. Both will be from 6:00 pm to 8:00 pm at the Independence Senior Citizen and Community Center. Please mark your calendars accordingly.

DISCUSSION POINTS

Downtown Independence Form-Based Code

NKAPC staff presented initial information on the Downtown Independence FBC

- Purpose statement – This sets the foundation for the rest of the zone, and is derived from the Small Area Study, public input, and committee discussions. There were no comments on the purpose statement proposed.
- Regulating plan – This is the guiding map for the rest of the code. See the attached draft regulating plan and description of the subdistricts.
- Permitted uses – Discussed briefly. There was discussion about pawn shops (they should not be permitted) and what a “Lodge or Private Club” meant (similar to an Elks Club or Knights of Columbus lodge)
- Permitted building forms – The committee discussed and decided on what permitted building forms should be permitted in each subdistrict. See the attached table for a summary of this discussion.

Some other issues that came up:

- How are existing single-family homes treated?
After some discussion, the consensus of the committee was that existing single-family homes should be exempted from compliance with these regulations.
- What if the county expands its offices around the courthouse?
This has been mentioned in several meetings, and it should be stressed that at this point there is no definitive evidence to indicate this will happen. Regardless of what regulations are in place, the county would be exempt from meeting any zoning requirements

Independence

- Can attached single-family homes be permitted on Klette Street, but nowhere else in Subdistrict 1?

The general consensus was that no ground level residential uses should be permitted in Subdistrict 1. However, Klette Street may (or may not) be appropriate for something like townhouses. The question of whether this would or would not be appropriate was not answered. NKAPC staff would put together some draft regulations which might help answer some of these questions.

Gateway District

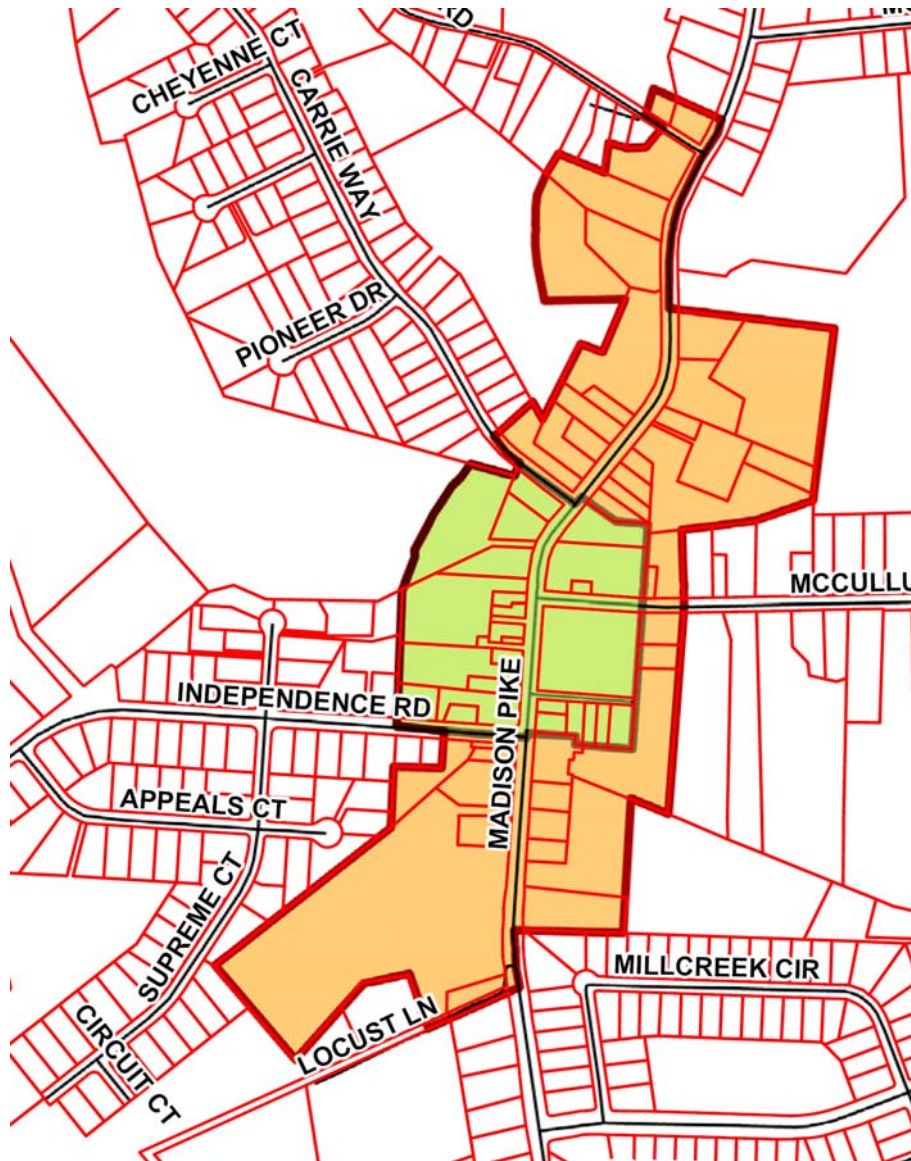
NKAPC staff gave a brief introduction to the Gateway District, and there was a brief discussion on what was handed out to the committee. There was some feedback regarding building orientation and design, but this was limited due to time. These issues will have to be addressed again at a future meeting.

NEXT STEPS

Due to the Holidays, the December 16, 2010 meeting is cancelled. There will be 2 meetings in January: Thursday, January 13, 2011 and Thursday, January 27, 2011. Both will be from 6:00 pm to 8:00 pm at the Independence Senior Citizen and Community Center. Please mark your calendars accordingly. NKAPC staff will continue work on the draft regulations. The hope is that even with the cancelled meeting in December, staff will send out information to the committee for feedback and discussion via email.

Independence

Draft Regulating Plan



Subdistrict 1 – Courthouse Square (green): Intended to promote safe, active and pedestrian-scaled commercial streets through the use of shopfront and mixed-use building forms that clearly define and activate the public street edge. Intended to enhance the convenience, ease and enjoyment of transit, walking, shopping and public gathering along the city’s main streets.

Subdistrict 2 – Transition Mixed Use Corridor (tan): Create an area that transitions from nearby residential districts to the more urban character of the Courthouse Center subdistrict. Enhance the urban character of Madison Pike/McCullum Pike while promoting sustainable development and design through landscaping, signage, and mixed use development standards and an enhanced pedestrian environment are promoted. Larger footprint buildings are appropriate, however the building facades should be broken up to express the scale and character of the existing buildings.

Independence

Permitted Building Forms by Subdistrict

Permitted Building Forms		
	Subdistrict	
	1	2
Single-family Detached	X	✓
Single-family Attached	✓	✓
Two-family	X	✓
Multi-family	X	✓
Mixed Use	✓	✓
Public and Civic	X	X
Commercial	✓	✓

*Attached Single-Family in Subdistrict 1 will be decided at a future meeting.