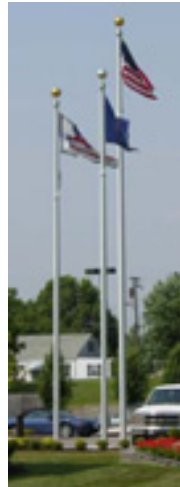


Community Small Area Study



Zoning Code Update

City of Independence, KY

Agenda

- Introductions
- Small Area Study Recommendations Recap
- Process Outline
- Steering Committee's Role
- Discussion of Study Area & Boundary
- Future Meeting Dates and Times

The Small Area Study Process

- Urban Audit
- Public Process
- Design Concept Development of Focus Areas
- Recommendations
 - Recommended Land Use Plan
 - Development Models
 - Focus/Opportunity Areas
- Implementation with priority levels
 - Design Development
 - Infrastructure Needs
 - Programmatic Needs



The Small Area Study Process (cont.)

- More than eighty (80) recommendations and implementations
 - Strategic Action Plan Committee
 - City Manager/Administrator
 - Historic Downtown-Revitalization and Cultural Core
 - Gateway Projects (north, south and McCullum Pike-"New" KY 17)
 - Pedestrian Oriented Approach
 - Residential in Conservation Development Model
 - Variety of Land Uses with Transitional Character
 - *Design Development Guidelines, Brand Identity*
 - Extension of Infrastructure-Sewer, Transit etc.

Small Area Study: Public Process Inputs

↗ Growth Management

- Retain the rural, small-town feel of the City
- Historic nature of downtown to be preserved
- Walkable Community

↗ Amenities

- Restaurant/entertainment choices
- More recreational choices for the youth

↗ Neighborhood Appearance

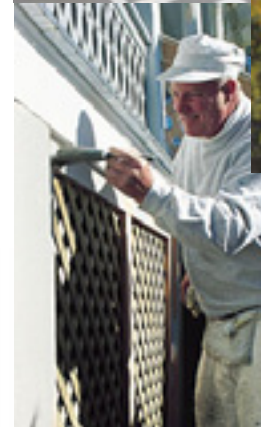
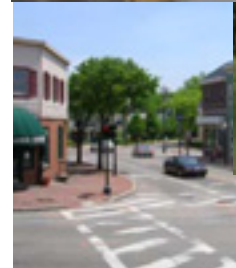
- Preservation of existing park system with interconnected trails/bike paths
- Branding



Small Area Study: Rules for Independence

➤ Developed by Planning Team along with Advisory Committee to promote overall vision

- Community Scale
- Connectivity/Circulation
- Destination/Sense of Place
- Variety of Land Use
- Landscape
- Materials and Massing
- Multi-Purpose Recreational Spaces
- Maintenance



Small Area Study: Concept Development

➤ Access Roads

- “New” KY 17 (Limited Access Highway and By-Pass)
- Madison Pike (KY 17) (Main Spine)

➤ Public Activity Areas

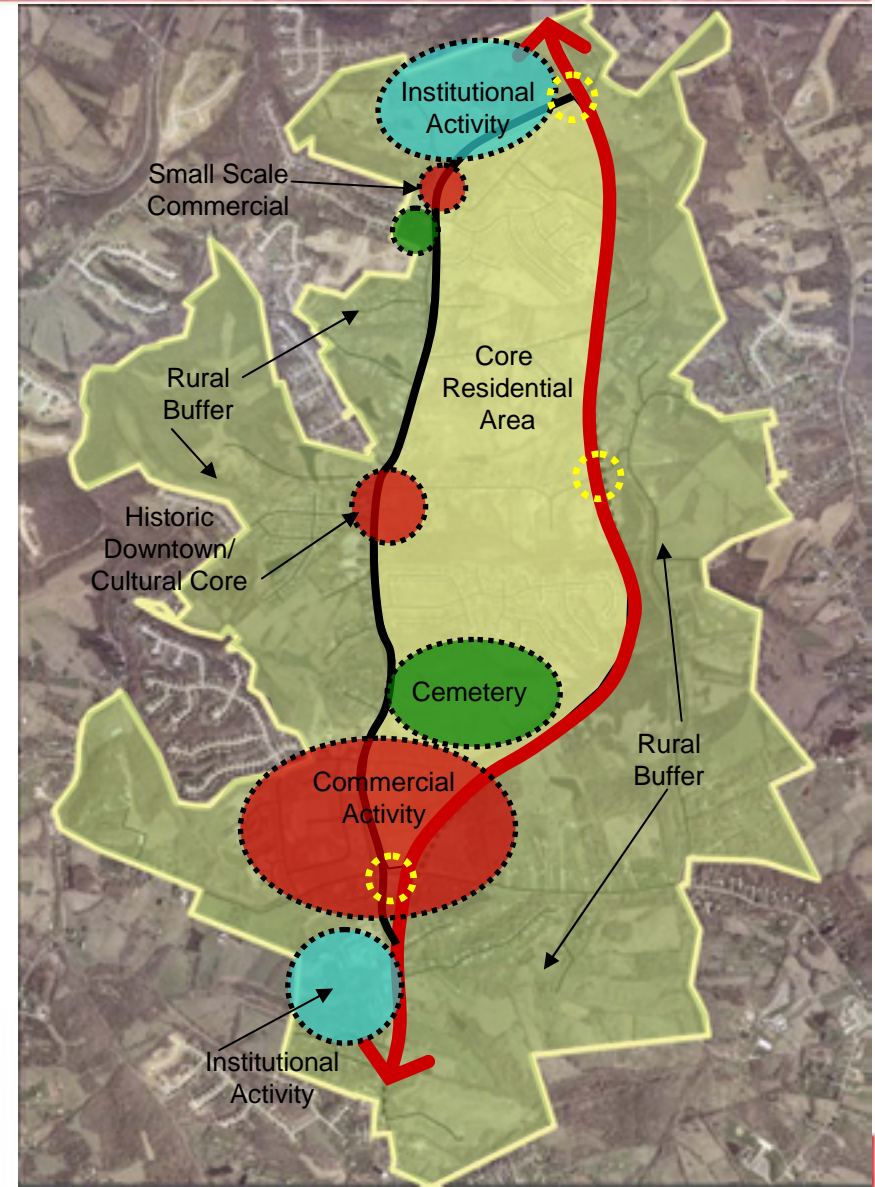
- Historic Downtown/Cultural Core
- Commercial Activity
- Parks and Recreation

➤ Core Residential Area

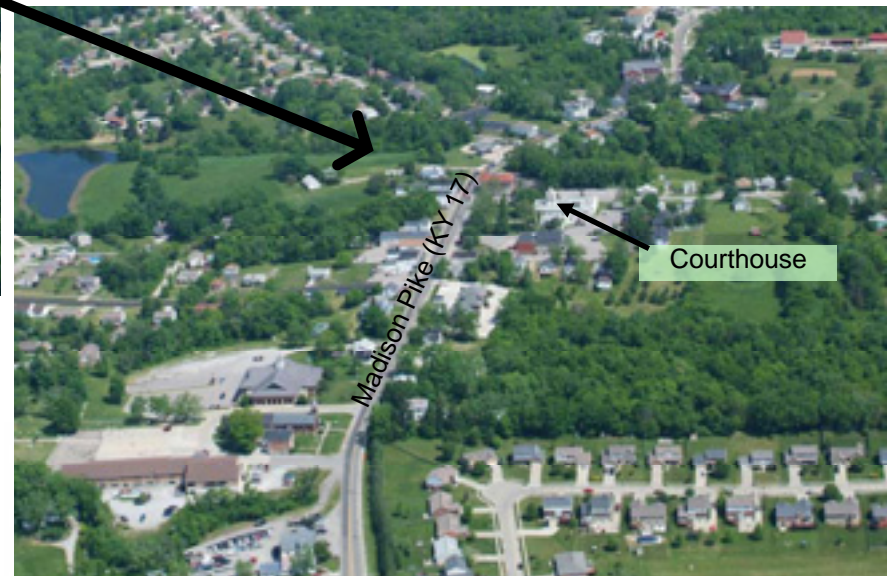
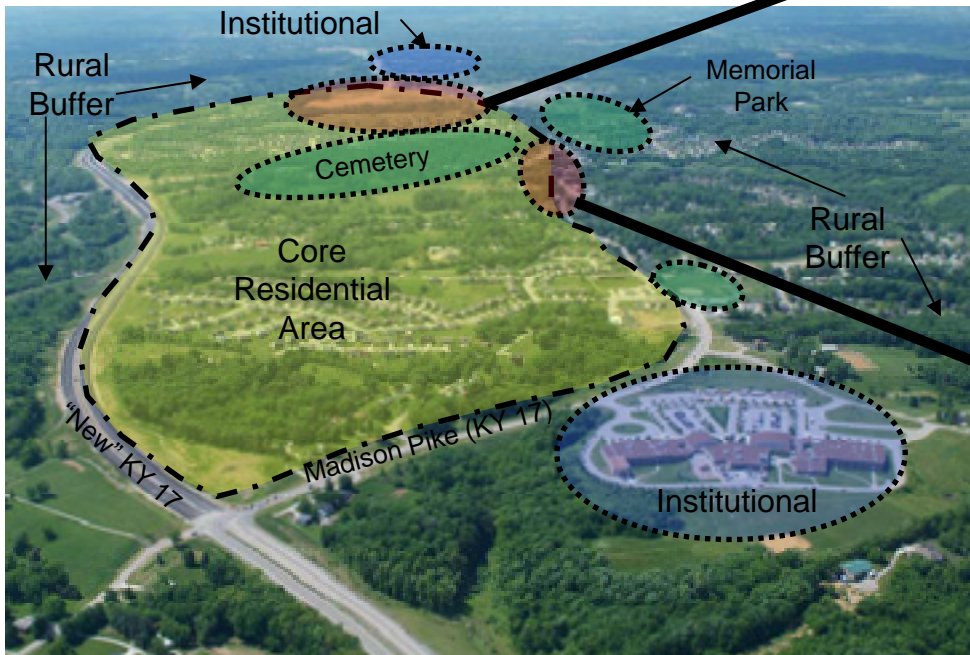
- Within Main Access Corridors
- Clustering Techniques

➤ Rural Buffer

- Conservation Style
- Preserve Rural/Natural Landscape



Small Area Study: Concept Development (cont.)



Small Area Study: Concept Development

➤ Access Roads

- “New” KY 17 (Limited Access Highway and By-Pass)
- Madison Pike (KY 17) (Main Spine)

➤ Public Activity Areas

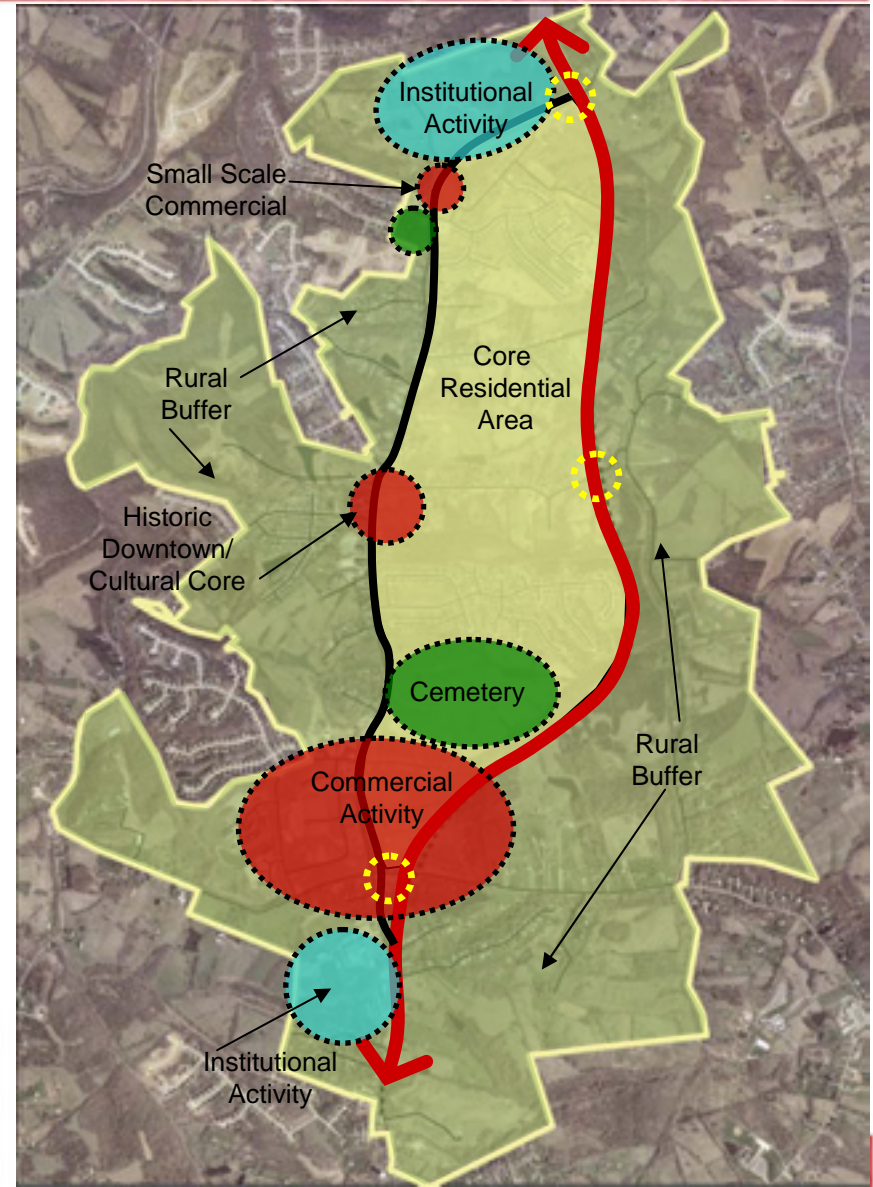
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- Within Main Access Corridors
- Clustering Techniques

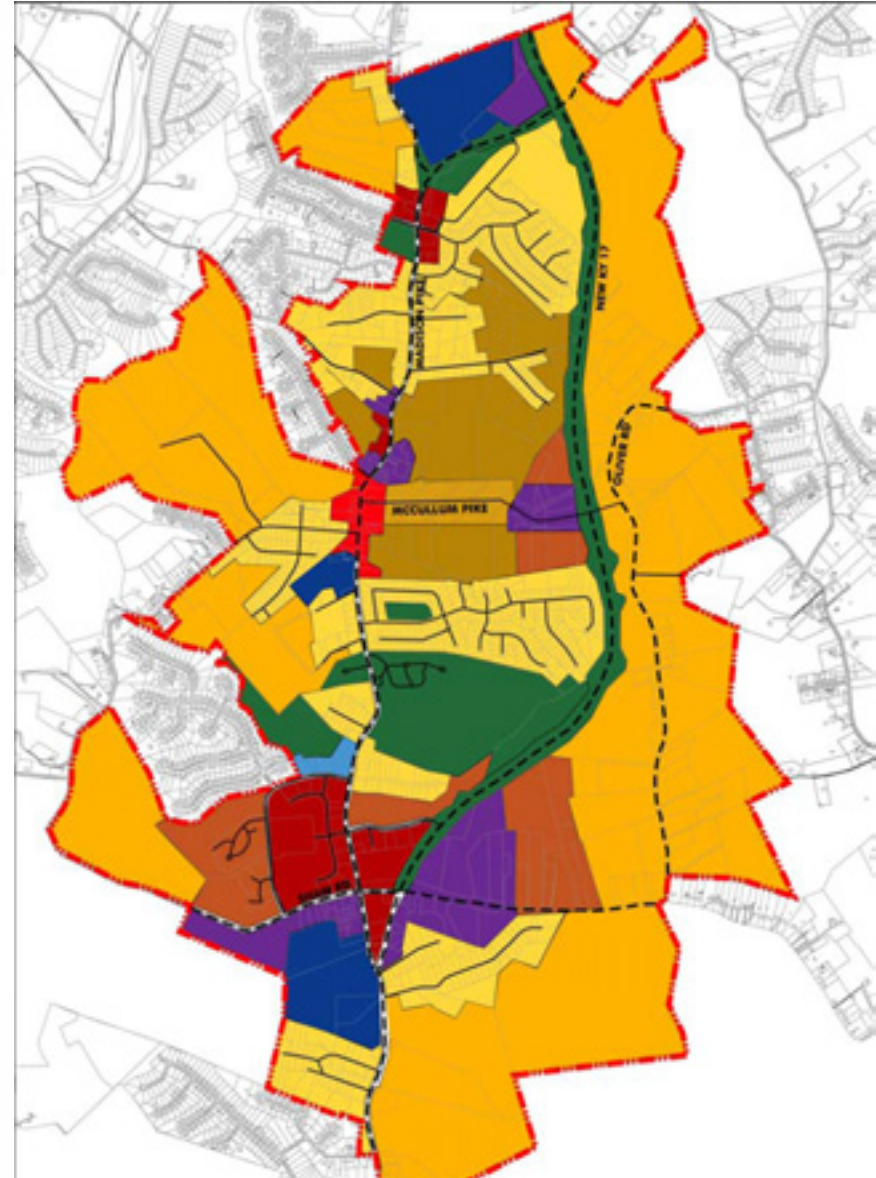
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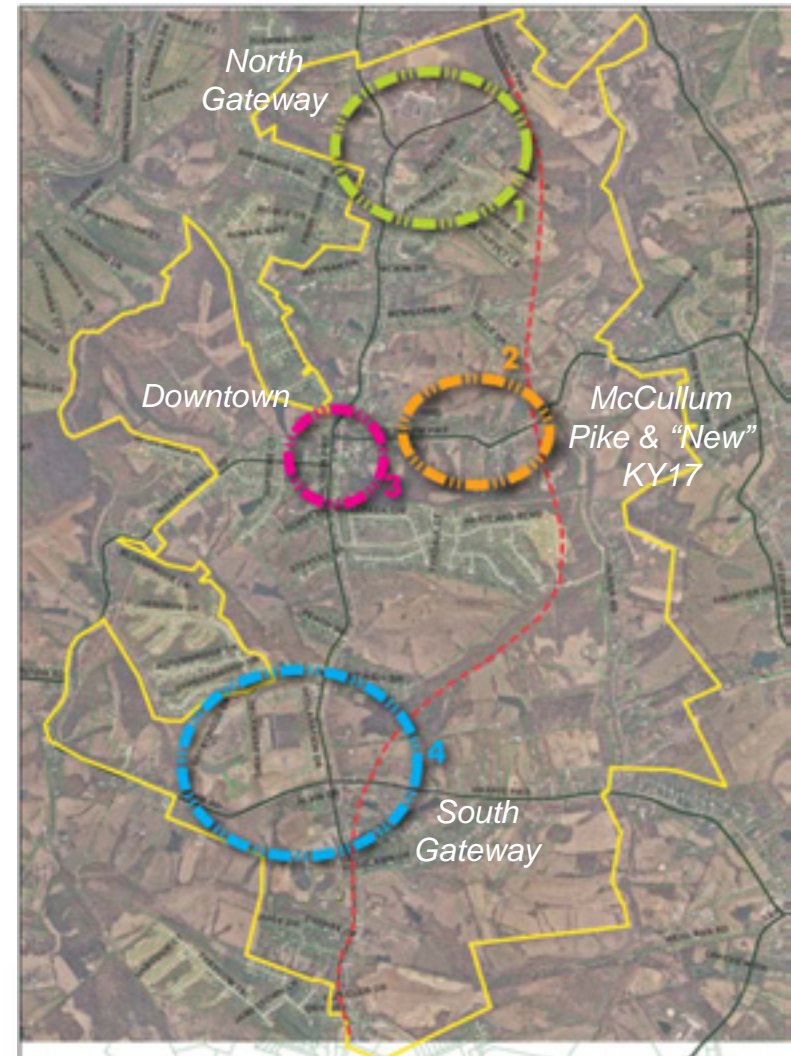


Small Area Study: Recommended Land Use Plan

Legend



Small Area Study: Opportunity Areas



Small Area Study: Opportunity Areas & Concepts

North Gateway

(Gateway to Independence)

A. Commercial

- + Neighborhood-oriented businesses at key nodes
- + Buildings closer to street

B. Institutional

- + Connect with neighborhoods and park system

C. Low Density Conservation Design Subdivision

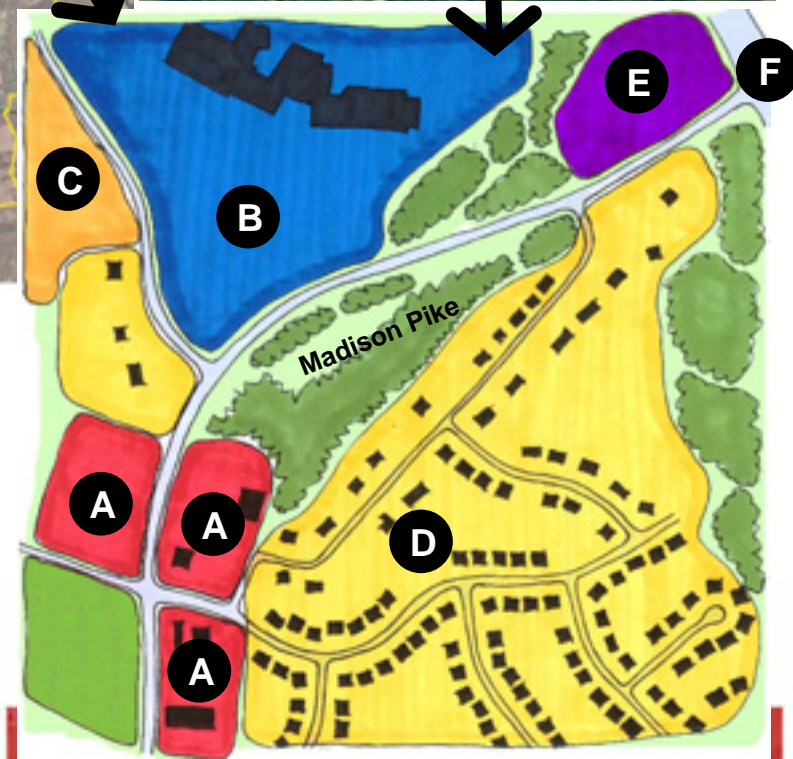
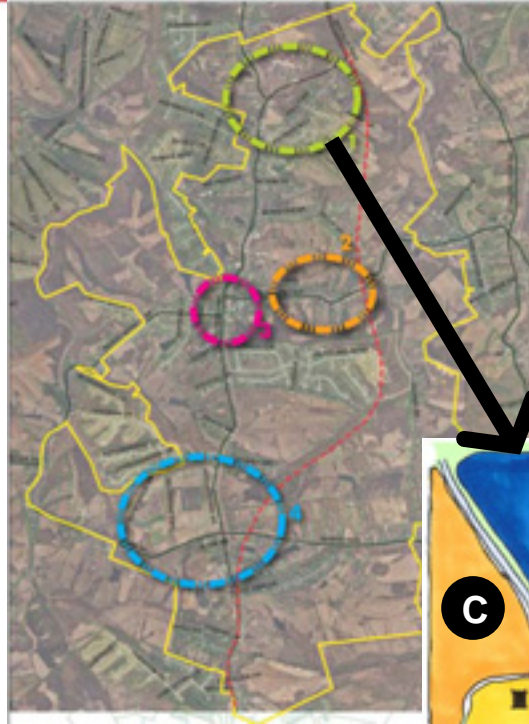
D. Existing Residential

E. Mixed Use

- + Buffer between residential/institutional and highway

F. "New" KY 17

- + Greenway along both sides
- + Development at key nodes



Small Area Study: Opportunity Areas & Concepts (cont.)

South Gateway

(Commercial Node)

A. Commercial

- + Buildings closer to street
- + Pedestrian oriented
- + Intersection enhancement, parking to rear, gateway and wayfinding

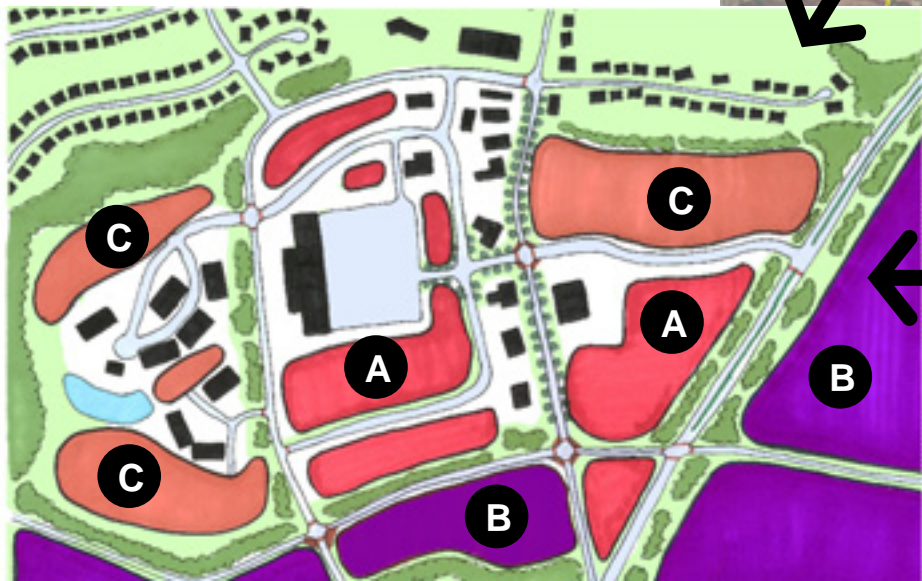
B. Mixed Use

- + Transition between residential and commercial

C. High Density Residential (Multi-Family)



**Commercial Character
of South Gateway**



Small Area Study: Opportunity Areas & Concepts (cont.)

McCullum Pike & “New” KY 17

A. Mixed Use

- + Transition between residential and commercial
- + Promote walkability

B. Conservation Development Residential with Mixed Use Overlay

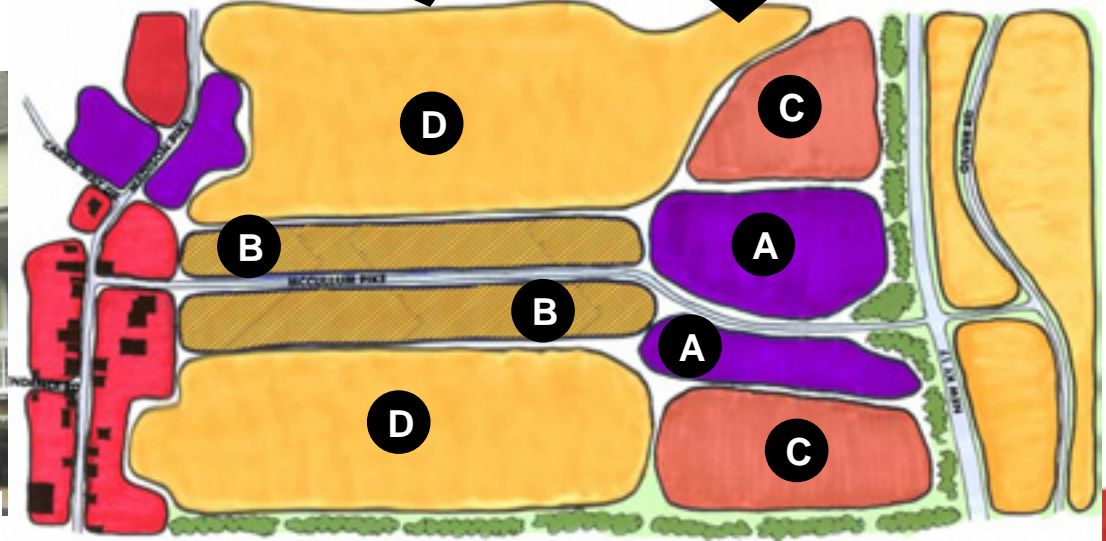
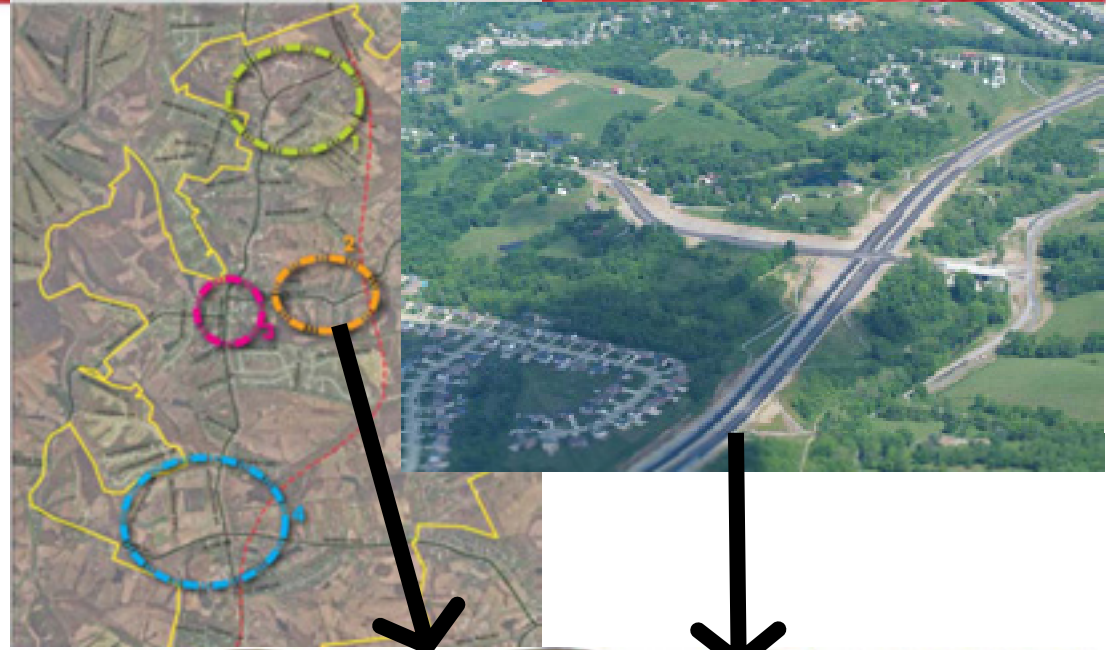
- + Underlying residential
- + If mixed use occurs, must be *cluster* of 2+ acres

C. High Density Residential (Multi-Family)

D. Residential (Conservation Design- High Density Single Family)



Example of Mixed Use Project in Cluster

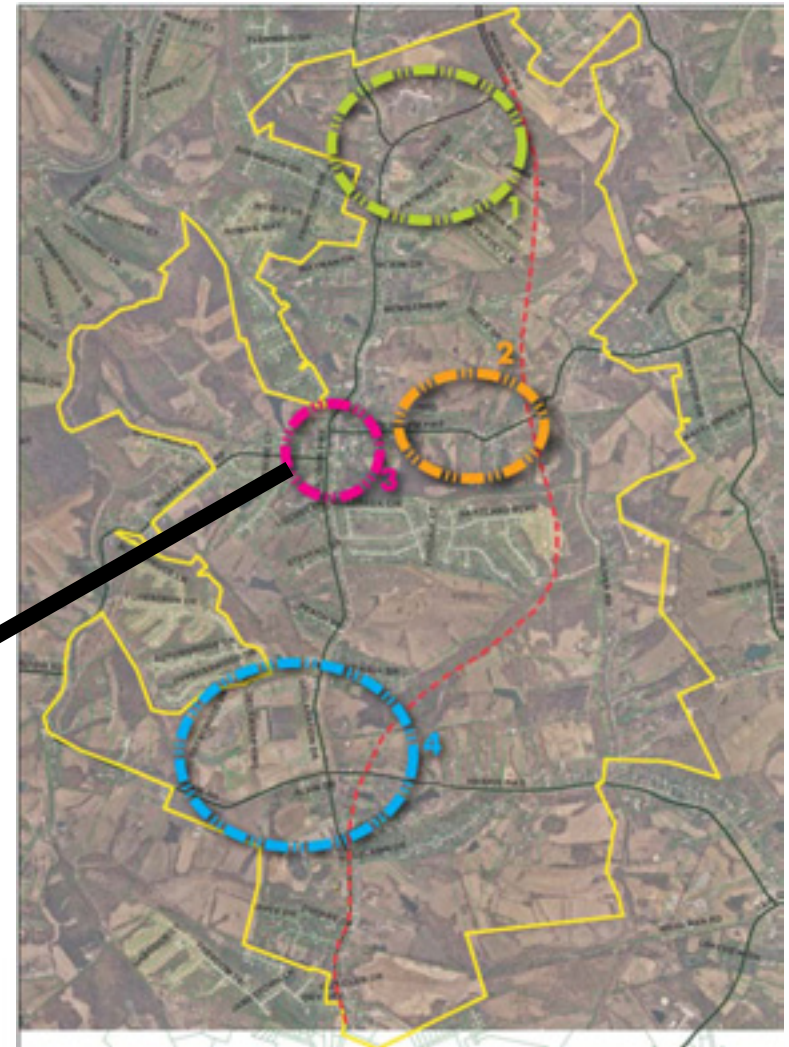


Small Area Study: Opportunity Areas & Concepts (cont.)

Historic Downtown



*This concept is to illustrate example
and NOT the only solution*



Small Area Study: Opportunity Areas & Concepts (cont.)

Downtown Concepts



Possible “After” View

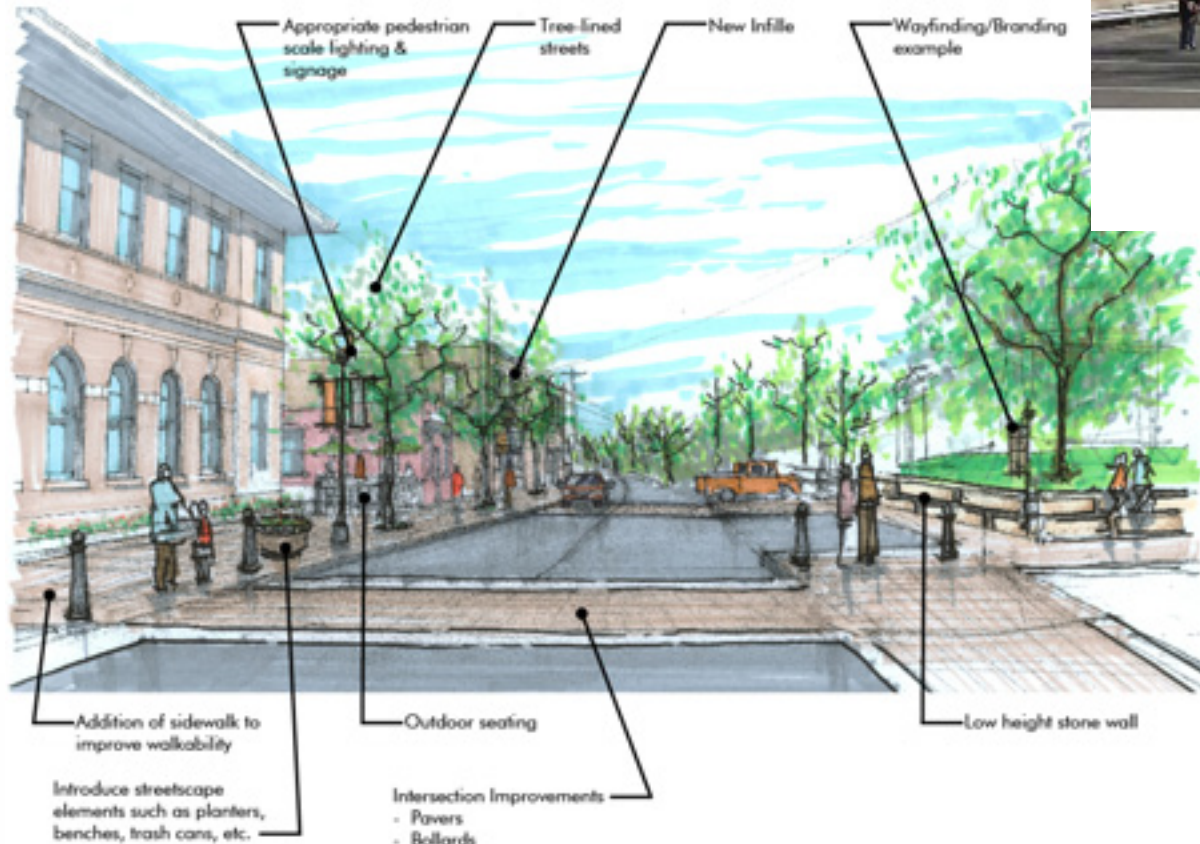


“Before” View of
Madison Pike
Buildings looking
West from
McCullum Pike

Small Area Study: Opportunity Areas & Concepts (cont.)

Downtown Concepts

Possible “After” View



“Before” View of
McCullum Pike
looking East

Small Area Study: Urban Design Recommendations

- Establish Design & Development Guidelines
- Enhance Gateway and Develop Brand Identity & Wayfinding
- Encourage Historic Preservation (Downtown)
- Establish Downtown as Cultural Center



Historic Designation Signage



Commercial Character

The Zoning Update Process

- Goal of this process is to draft a set of regulations that implements the recommendations contained within the *Independence Small Area Study*
- Approximately 12 months
- Monthly meetings with the Steering Committee
- Update meetings to the City Council
- Public input meetings

The Zoning Update Process (cont.)

- The Small Area Study did not recommend a specific tool for implementation
- Investigate several different tools
 - Traditional zoning
 - Overlay zoning
 - Design guidelines
 - Form-based zoning



Traditional Zoning

- ↗ Emphasis on land use
- ↗ Districts
 - Emphasis on individual uses
 - Rigid use of lot size and building placement
 - Segregates land uses
- ↗ Uniformity of neighborhoods
 - No design standards
- ↗ Focus is on the site, not on the public realm



Overlay Zone

- Uses the underlying zoning to determine uses and density
- Additional regulations are attached to the overlay zone which can guide development
 - Historic preservation guidelines
 - Specific development standards
- Overlay Districts are used differently in different communities, but they generally are used to unify streetscape and architecture without monotony, control traffic problems and signage, and provide for open space and landscaping.

Design Guidelines

- Guidelines vs. Regulation (advisory vs. mandatory)
- Not legally enforceable
- Often contain subjective standards
 - “shall be consistent with the character of the surrounding neighborhood”



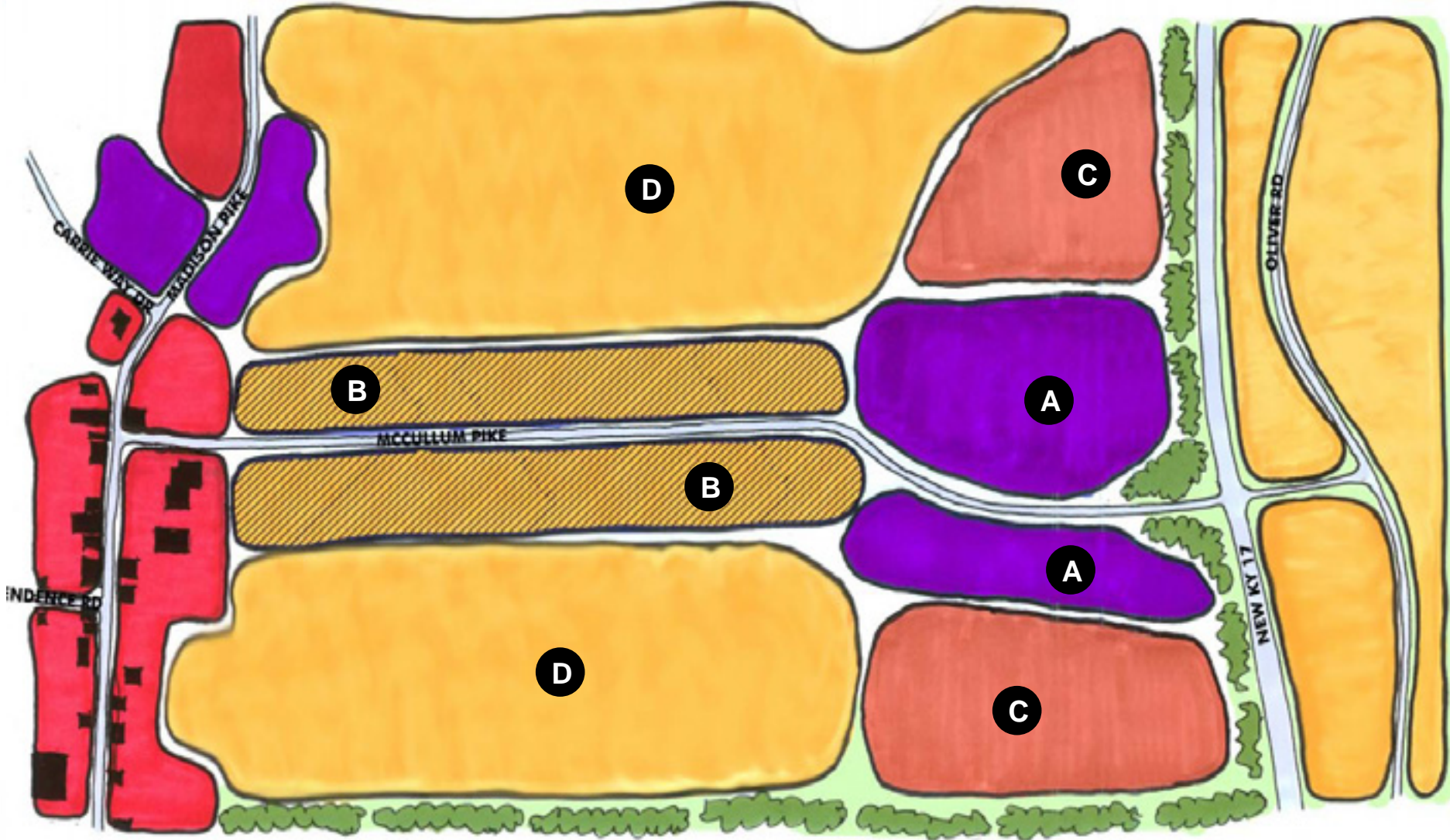
Form-Based Zoning

- ↗ Less emphasis on uses
- ↗ Neighborhoods/Streets
 - Emphasis on building relationships and fitting buildings to its use and surroundings
 - Mixed uses
- ↗ Diversity of neighborhoods
 - Focus on building site and form
 - Attention to street and streetscape

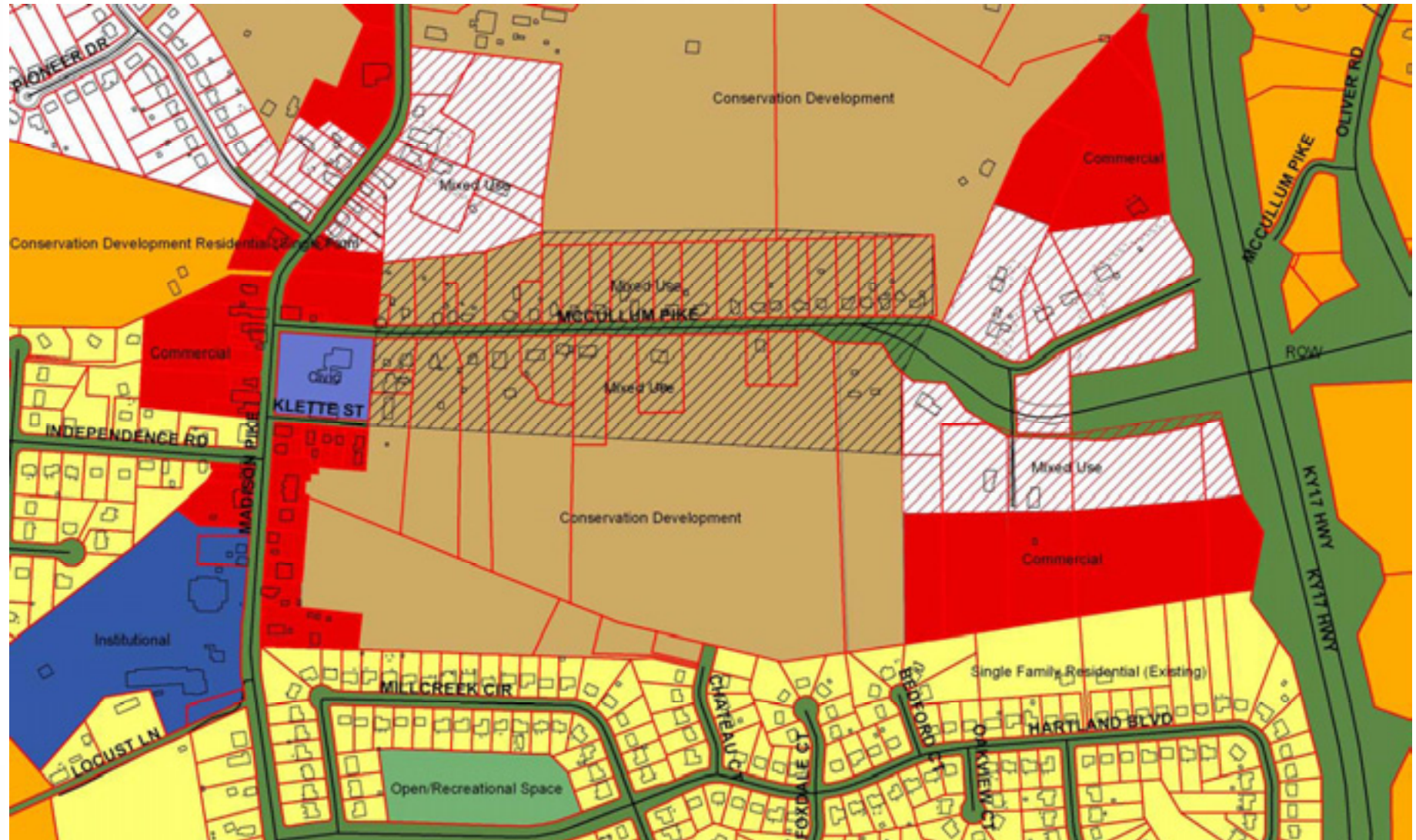
Steering Committee's Role

- Provide input and feedback to staff
- Act as a liaison between the Committee and the group you are representing.
 - Report what the Committee is doing to your groups
 - Report any comments from your group back to the Committee

Study Area & Boundary



Study Area & Boundary



Future Meeting Dates

↗ Third Thursday of the month @ 6:00 pm

Contact Information

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