

Independence Zoning Update

Steering Committee Meeting
11/18/2010

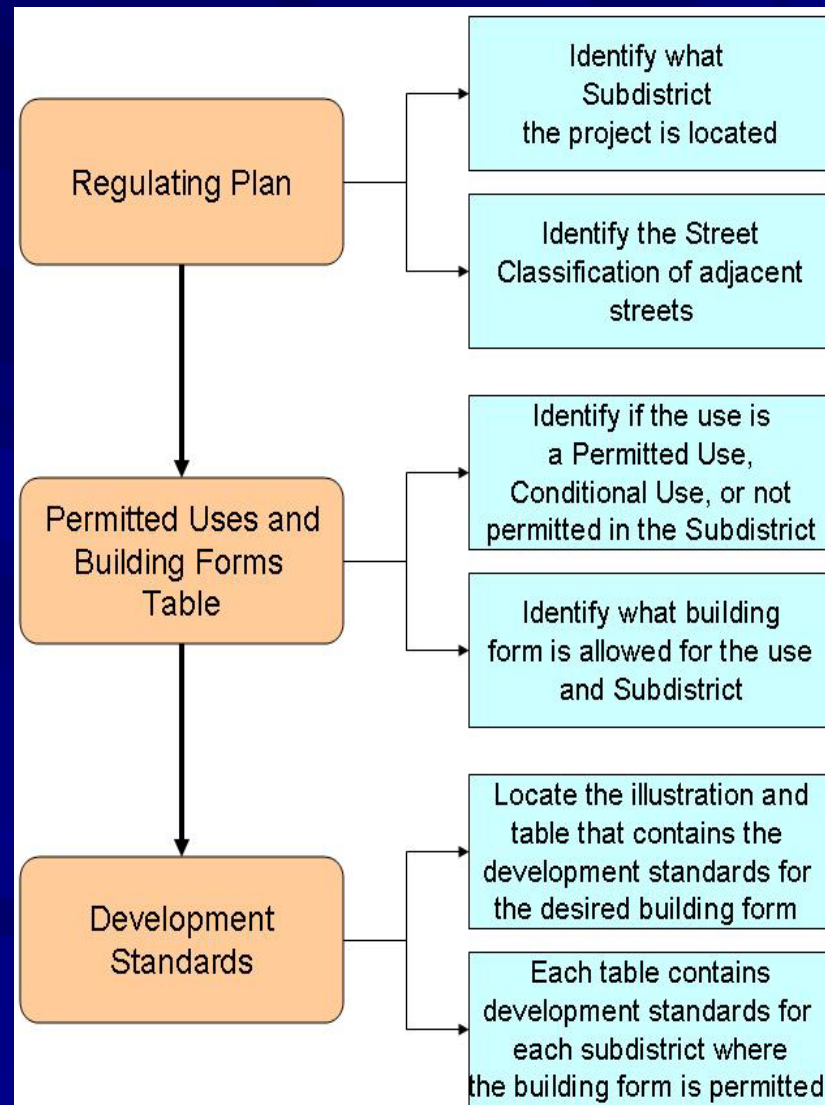
Downtown Independence District

- Purpose/Intent
- Regulating Plan
- Permitted Uses
- Appropriate Building Forms

Purpose

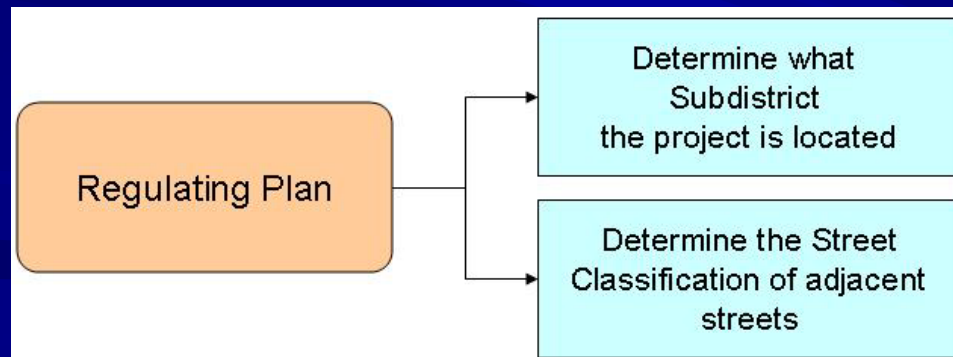
- The purpose of the Downtown Independence (DI) Zone is to provide for a pedestrian friendly, mixed use corridor that is compatible with adjacent residential neighborhoods and is consistent with the *Independence Community Small Area Study's* recommended land use and transportation goals, objectives, policies, and strategies including:
 - Ensuring new development contributes positively to established residential neighborhoods and their character, and provides a transition between commercial development and adjacent residential neighborhoods.
 - Enhancing convenience, ease, and enjoyment of transit, walking, shopping, and public gathering within the neighborhood.
 - Providing an appropriate mix of commercial, office, and residential uses that work together to create a harmonious streetscape.
 - Establishing building form and architectural standards compatible with the historic character of the area.

How to Use the DI Zone



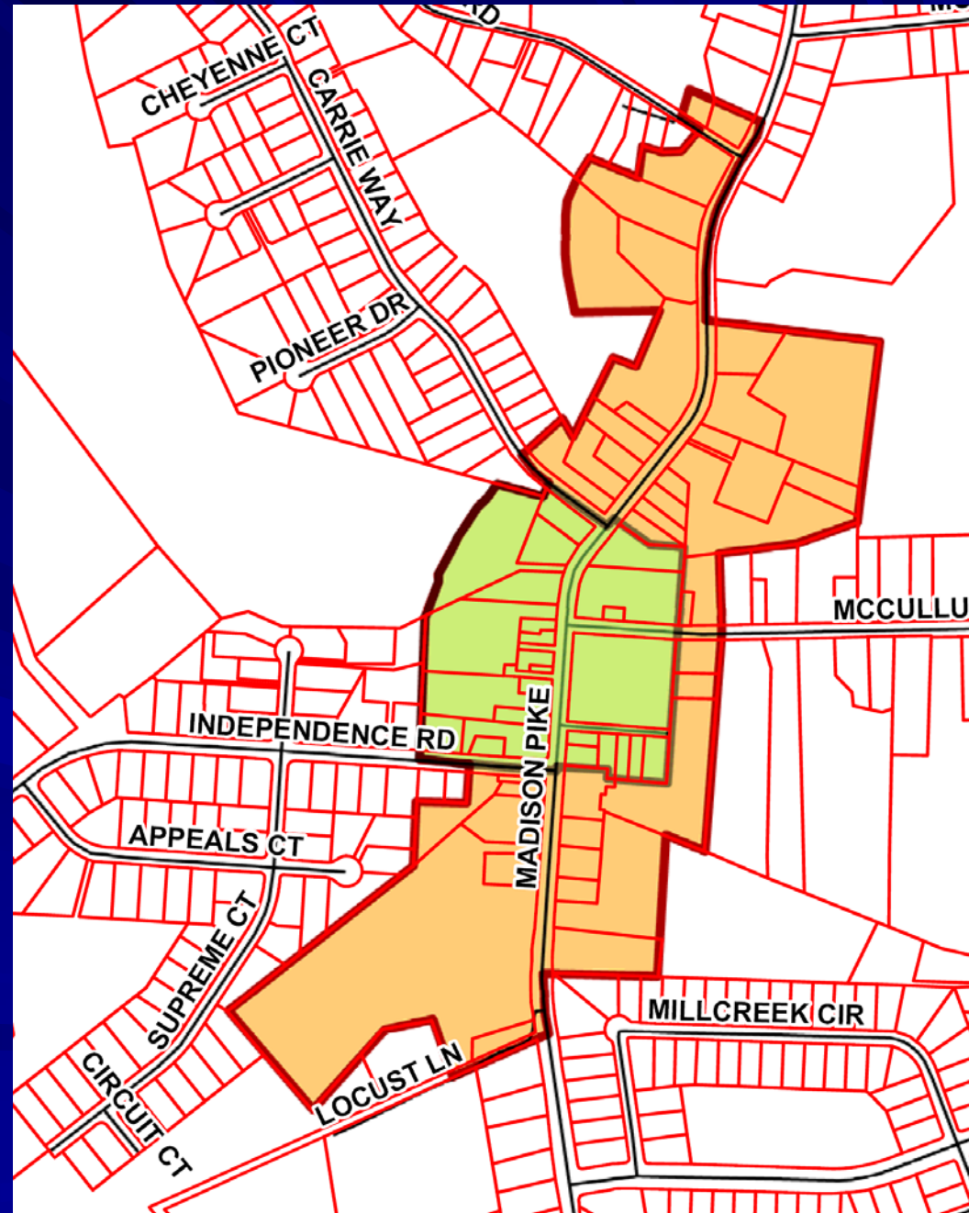
Regulating Plan

- The Regulating Plan is the guiding map for the implementation of the DI. The regulating plan shows the subdistricts that govern the development standards for each property.

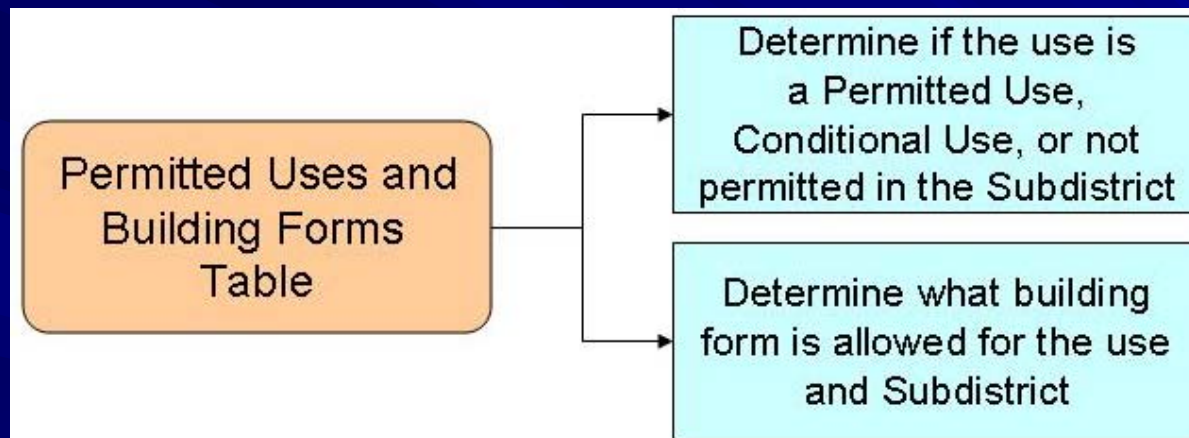


Regulating Plan

- A. Subdistrict 1 – Courthouse Square: 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.
- B. Subdistrict 2 – Transition Mixed Use Corridor: 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.



Permitted Uses



Permitted Uses

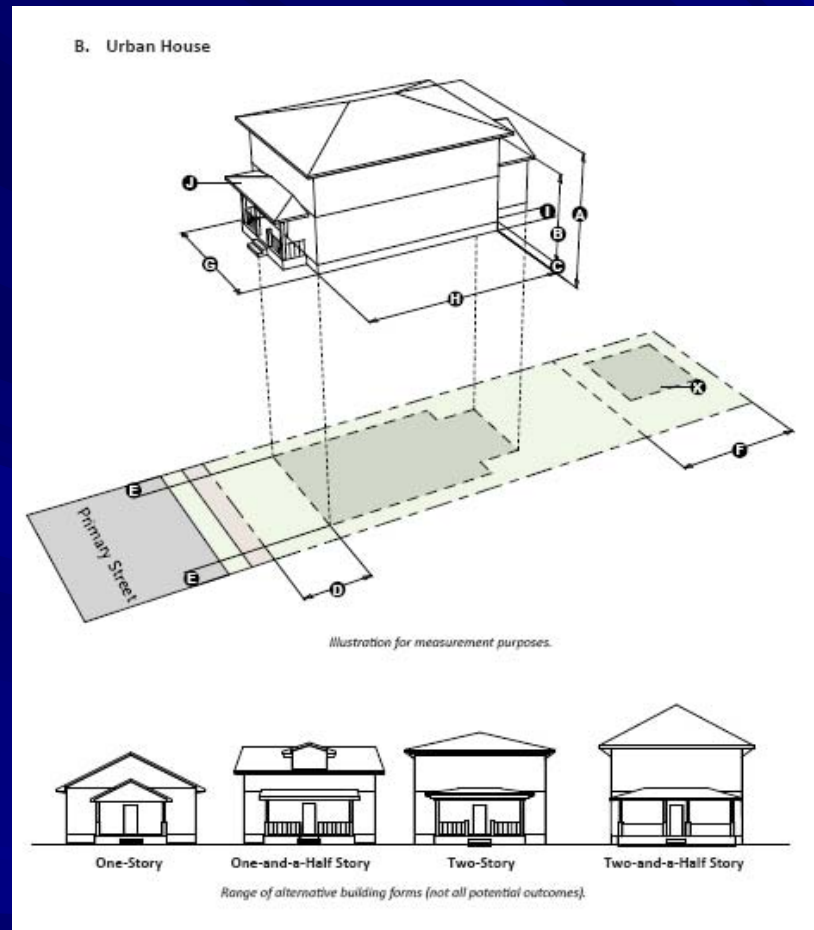
- Residential
- Public & Civic
- Commercial
- Parking

Appropriate Building Forms

■ Detached Single-Family House

- A detached house is a building containing a single dwelling unit (other than a mobile home or manufactured housing unit) that is located on its own lot and that is not attached to any other dwelling unit. Detached houses are surrounded on all sides by open yards and setback areas.

Detached Single-Family House

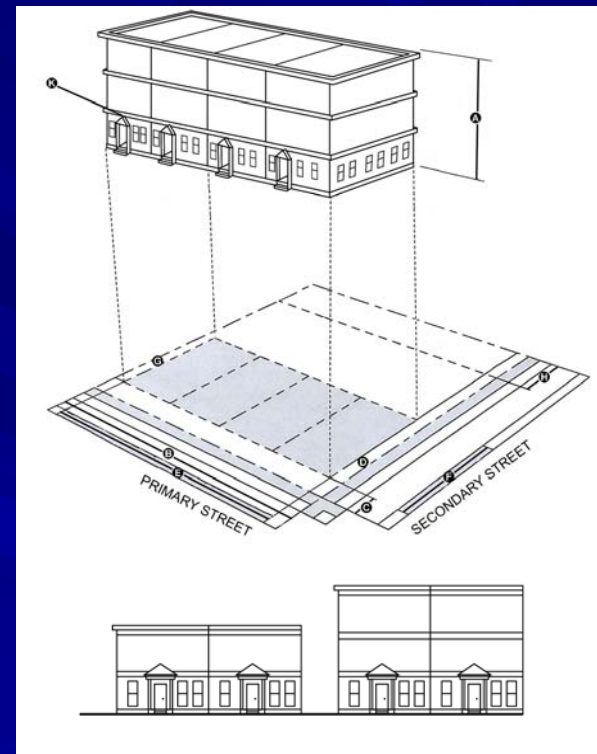
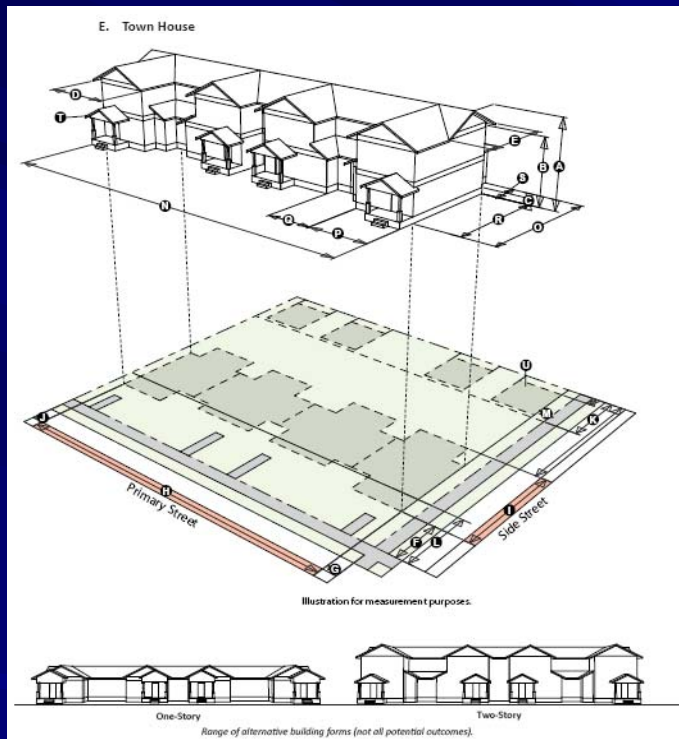


Appropriate Building Forms

■ Attached Single-Family House

- A single dwelling unit located on its own lot that shares one or more common or adjacent walls with one or more dwelling units. An attached house does not share common floor/ceilings with other dwelling units. An attached house is also called a “townhouse” or a “rowhouse.”

Attached Single-Family House

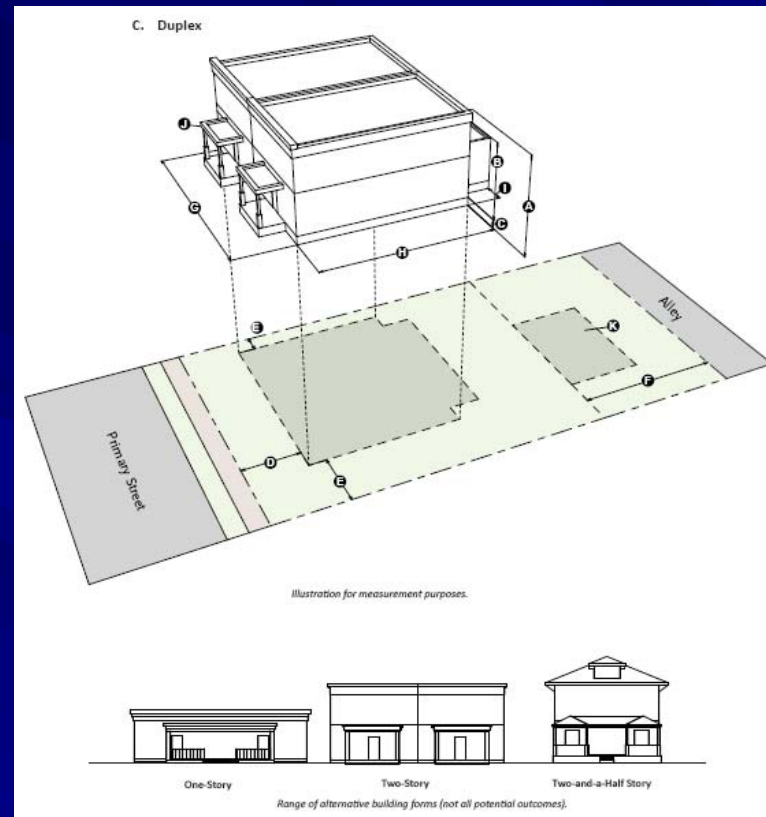


Appropriate Building Forms

■ Two-Unit Building

- A single building that contains 2 dwelling units located on a single lot. The units may share common walls or common floor/ceilings.

Two-Unit Building



Appropriate Building Forms

■ Multi-Unit Building

- A building that contains 3 or more dwelling units that share common walls or floor/ceilings with one or more units. The land underneath the structure may or may not be divided into separate lots. Multi-unit buildings include structures commonly referred to as “apartments” and “condominiums.”

Multi-Unit Building

H. Neighborhood Apartment

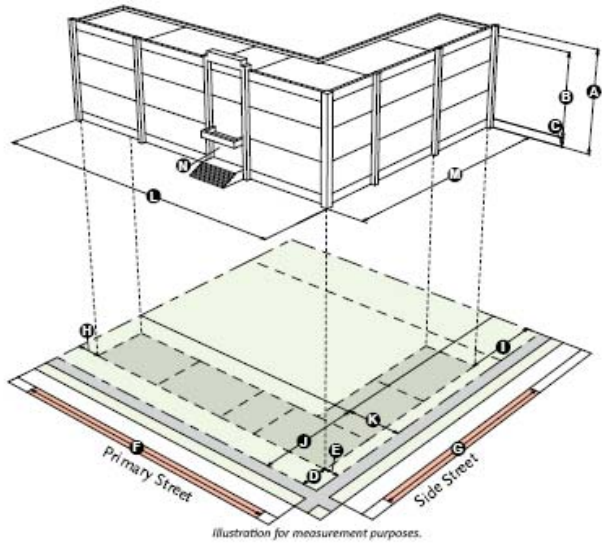


illustration for measurement purposes.



One-Story

Two-Story

Three-Story

Range of alternative building forms (not all potential outcomes).

G. Mansion Apartment

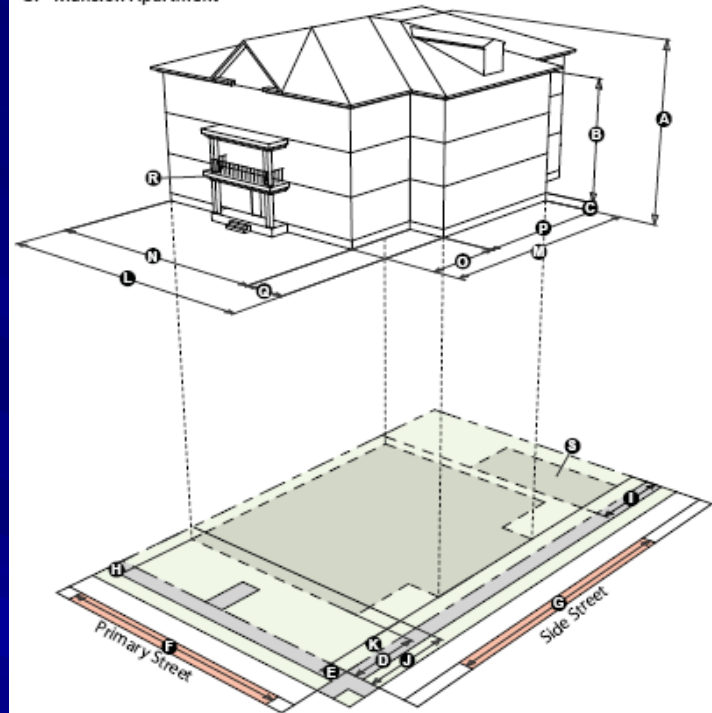
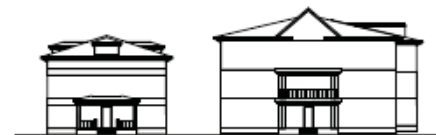


illustration for measurement purposes.



Two-and-a-Half Story

Three-and-a-Half Story

Range of alternative building forms (not all potential outcomes).

Multi-Unit Building

I. Courtyard Apartment

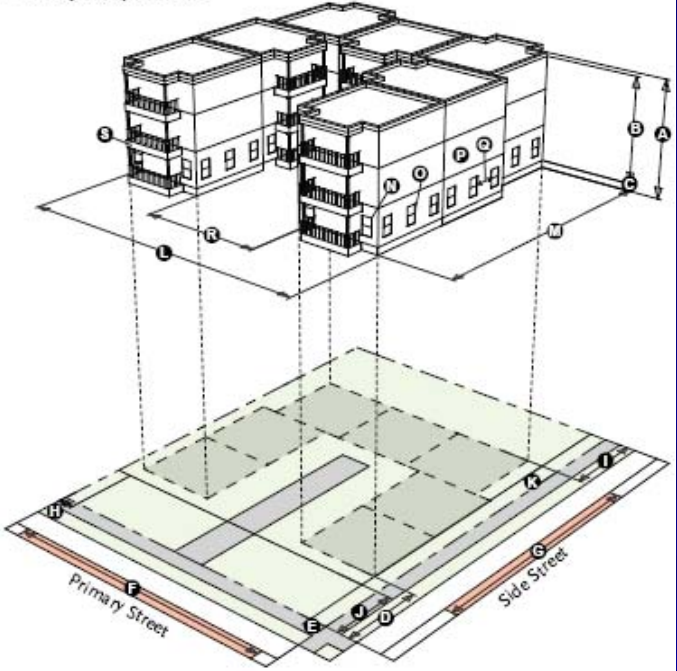


illustration for measurement purposes.



Two-Story

Three-Story

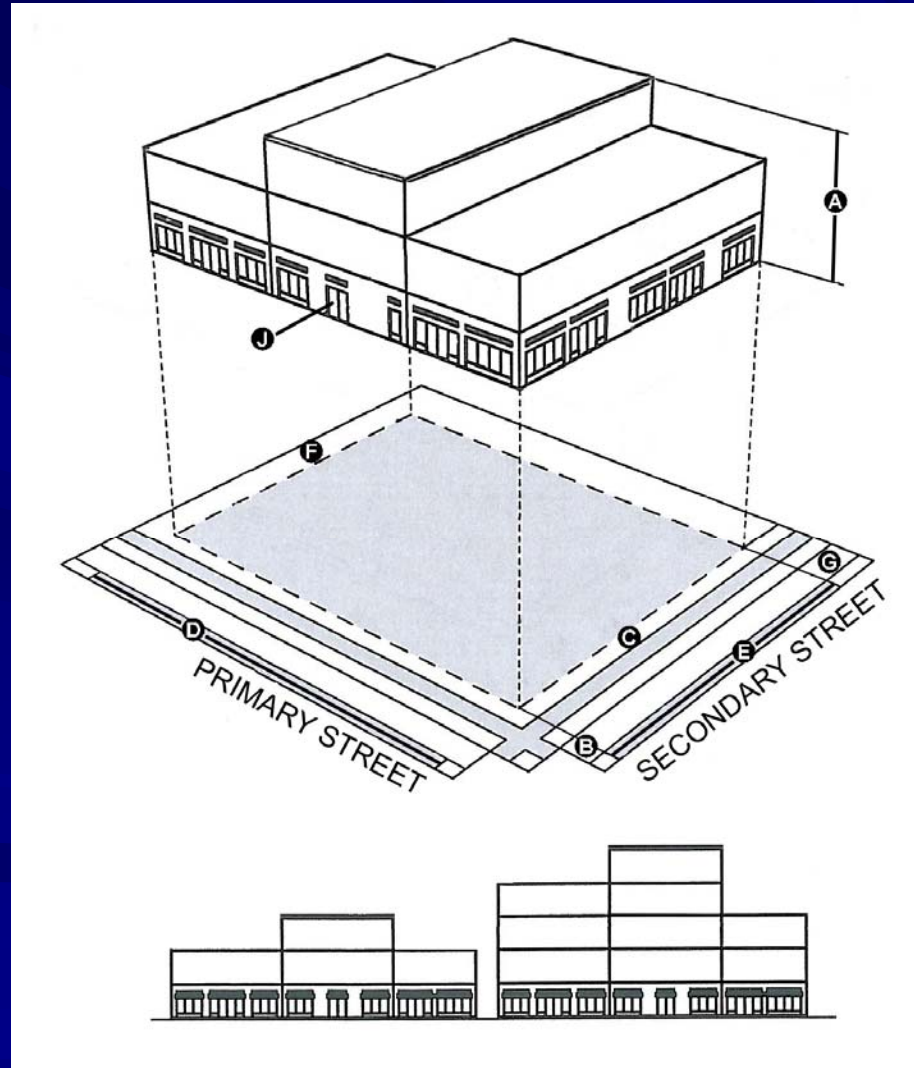
Range of alternative building forms (not all potential outcomes).

Appropriate Building Forms

■ Mixed-Use Building

- A building containing both residential dwelling units and nonresidential uses.

Mixed-Use Building





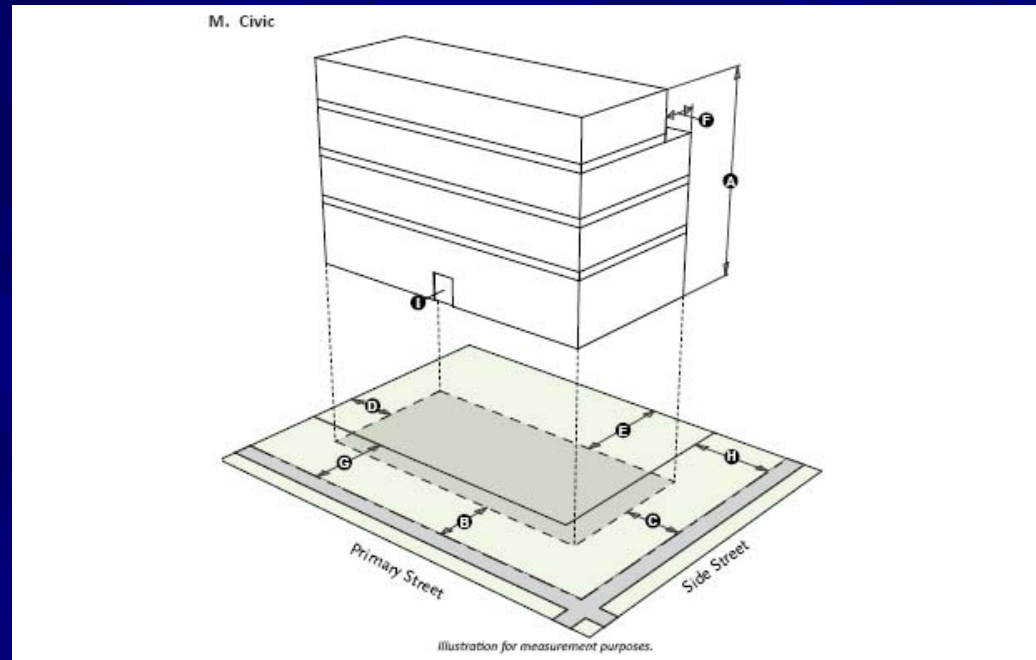
Appropriate Building Forms

■ Public and Civic

– A building built exclusively for public or quasi-public services. Examples include:

- Colleges and Universities
- Cultural Exhibits and Libraries
- Day Care
- Hospital
- Postal Service
- Safety Service

Public and Civic Building



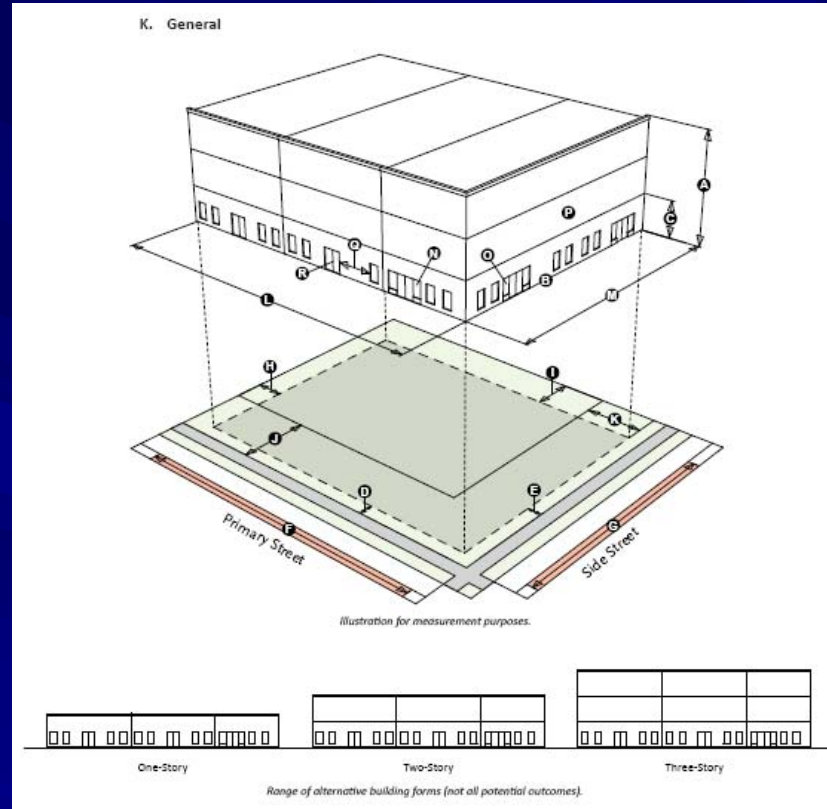
Appropriate Building Forms

■ Commercial

– A building built exclusively for office, retail sales, and/or personal services. Examples include:

- Building Maintenance Services
- Business Support Services
- Eating/Drinking Establishment
- Financial Services
- Medical Service
- Office
- Personal Improvement Service
- Retail Sales and Service

Commercial Building



City Gateway District

■ Mixed-Use Zone

- Mixture of commercial retail / service, office, and / or residential

■ Features:

- **Purpose Statement** (objectives, goals, intent, etc.)
- Design Standards (scale, height, orientation, connectivity, etc.)
- Design Guidelines (materials, landscape, streetscape, aesthetics, etc.)
- Development Incentives

Purpose Statement

- Identification the goals and objectives of the zone for the type of the development for the zone intends to accommodate.

- Small Area Study
- Committee Meetings
- Public Input
- Research
- Site Investigation

Purpose Statement

Preliminary Purpose Statement Components

To provide for Mixed Use Development which meets the goals and objectives of the Comprehensive Plan and Small Area Study through the provision of the following:

- A mixture of neighborhood commercial land uses (residential, commercial, office, public / civic, open space).
- Development which meets the objectives, goals, and land use plan identifies within the Small Area Study.
- Organized, well connected, properly integrated and designed development which will encourage social interaction, pedestrian movement / mobility and other activities.
- Require site planning and designs which will produce an attractive environment for working, shopping, dining and entertainment for the residents, businesses, visitors, and workers within the City of Independence

City Gateway District

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Design Standards

Background:

Two Key Themes identified within the small area study as it pertains to the City Gateway Area:

- Office uses as well as commercial retail / service uses shall be oriented at a neighborhood scale and should compliment development occurring within the Central Business District (CBD).
- A buffer (landscape, residential, or otherwise), shall be provided to mitigate impacts of development to existing residential areas.

Design Standards

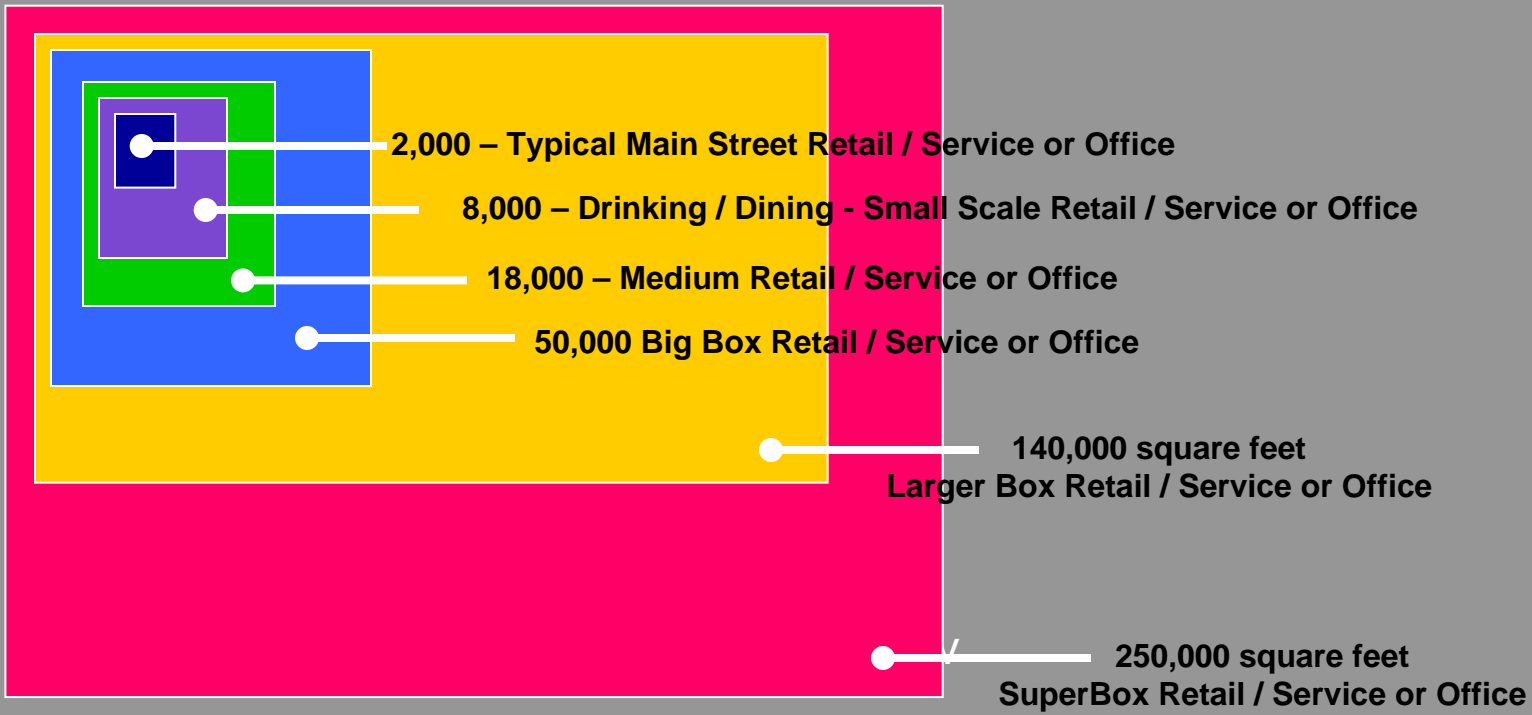
Key Components on Review:

- Allowable footprint for typical buildings or tenants
- Allowable height of buildings
- Orientation of Buildings to the Street, Pedestrian Areas, Open Space, Public / Civic Areas, and other spaces

Allowable footprint for typical buildings or tenants

Building footprints determine the:

- Type of use or uses that a structure, or parts of a structure, can accommodate.
- The intensity and density of an area
- The type of interactions users will have with a space



What types footprints do we see occurring within the Gateway District?

Could / should there be mixture of footprint types?

Other ideas?

57,000 Square Feet
Football Field



Parking lot for a supercenter (17 acres)

Design Standards

Key Components on Review:

- Allowable footprint for typical buildings or tenants
- **Allowable height of buildings**
- Orientation of Buildings to the Street, Pedestrian Areas, Open Space, Public / Civic Areas, and other spaces

Allowable height of buildings

Building Heights determine the:

- Type of use or uses that a structure, or parts of a structure, can accommodate.
- The intensity and density of an area
- The type of interactions users will have with a space
- The ability to have a vertical mixture of uses (i.e. residential above retail service or office, or office above retail, etc.)

Allowable Building Height



Design Standards

Key Components on Review:

- Allowable footprint for typical buildings or tenants
- Allowable height of buildings
- Orientation of Buildings to the Street, Pedestrian Areas, Open Space, Public / Civic Areas, and other spaces

Building Orientation

Key Concepts

- How do buildings interact with the Pedestrian Walkways, Public / Civic Spaces, nodes for social interaction
- How does they buildings with internal street network
- Proximity to parking areas

Building Orientation



City Gateway District

■ Mixed-Use Zone

- Mixture of commercial retail / service, office, and / or residential

■ Features:

- Purpose Statement (objectives, goals, intent, etc.)
- Design Standards (scale, height, orientation, connectivity, etc.)
- **Design Guidelines** (materials, landscape, streetscape, aesthetics, etc.)
- Development Incentives

Design Guidelines

What do guidelines do?

- Design Guidelines provide concepts for:
 - Overall site design (streetscape, benches, open spaces, what a place will look like)
 - Use of plant materials, landscape features
 - Signage types, location, sizes, illumination
 - Design of public spaces

Design Guidelines

- Materials and Architecture
- Development Design
- Circulation – Vehicular and Pedestrian
- Landscape
- Open Space
- Signage
- Parking areas, locations, sizes, etc.
- Thoughts? Should some of these be removed, some added, etc..?

City Gateway District

■ Mixed-Use Zone

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■ Features:

- Purpose Statement (objectives, goals, intent, etc.)
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- Design Guidelines (materials, landscape, streetscape, aesthetics, etc.)
- **Development Incentives**

Development Incentives

Development Incentives are used to entice a developer to provide a higher level of development through additional public amenities, design features, etc. in return for an increase in density / intensity, or for a reduction or elimination of certain requirements.

Development Incentives

- Density or intensity bonus for providing amenities such as usable public open space features, gateway features, places for interaction
- Bonuses for designation land within a development for public use (i.e. space for a recreation center library, farmers market, etc..)
- Reduced parking for meeting certain criteria
- Any other types of incentives that could be provided?

Conservation Development Residential

(Single Family – High Density)

Characteristics of Conservation Development

- Allows equal density as conventional development
- No minimum lot sizes
- No setback requirements
- Open space requirement (preserves natural areas)



Conventional Subdivision



Same Site with Conservation Subdivision

Options

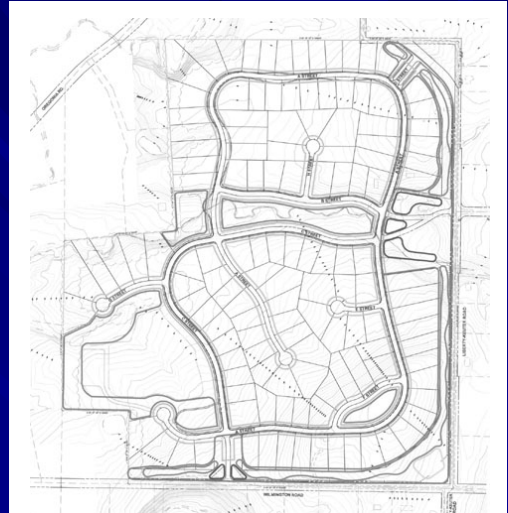
- Can be used as incentives to enhance development
- Examples:
 - Increased open space = increased density
 - More variety of housing styles = increased density

Zone Districts

- Conservation zone
 - Envisioned in the small area study
- Mixed Use zone (may be optional)
 - Separate Zone
 - May be incorporated within Conservation Zone

Density

- Allowable and appropriate density is the key factor in design of these regulations.
- Increased density in this area is a goal of the SAS.
- To accomplish this objective we (NKAPC and Committee) will need to evaluate a variety of options such as:
 - incentives mentioned previously
 - impact of density in conjunction with proposed regulations (setback from adjoining properties, setback from major streets, minimum tract size)



Yield Plan

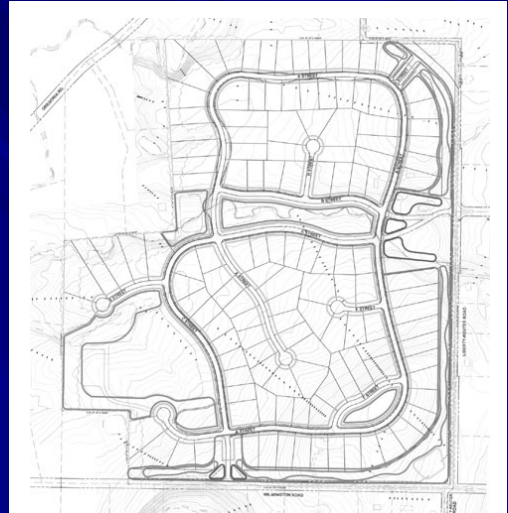


Conservation
Development Layout

Density

(Existing Conditions)

- Total Acreage
 - North: 91
 - South: 52
- Currently zoned residential densities
 - R-1C: 3.48
 - R-1D: 4.84
- For comparison
 - Hartland Subdivision: 3.59
 - Apartments behind Kroger: 9.92 units/acre



Yield Plan



Conservation
Development Layout

Housing Variety

■ Single Family – High Density

– Detached

- Single Family
- Zero Lot Line
- Patio Homes

– Attached

- Town Homes
- Two Family



Open Space

- Minimum Requirement
- Passive v. Active
 - SAS envisions for potential park area
- Connectivity Benefits (people and wildlife)
- Density Bonuses
- Ownership and maintenance
 - Conservation easement
 - Homeowners association
 - Detailed management plan from developer

Mixed Use

- Overlay
- Phased
- Impact on surrounding developments
- Design guidelines
- Open Space requirement

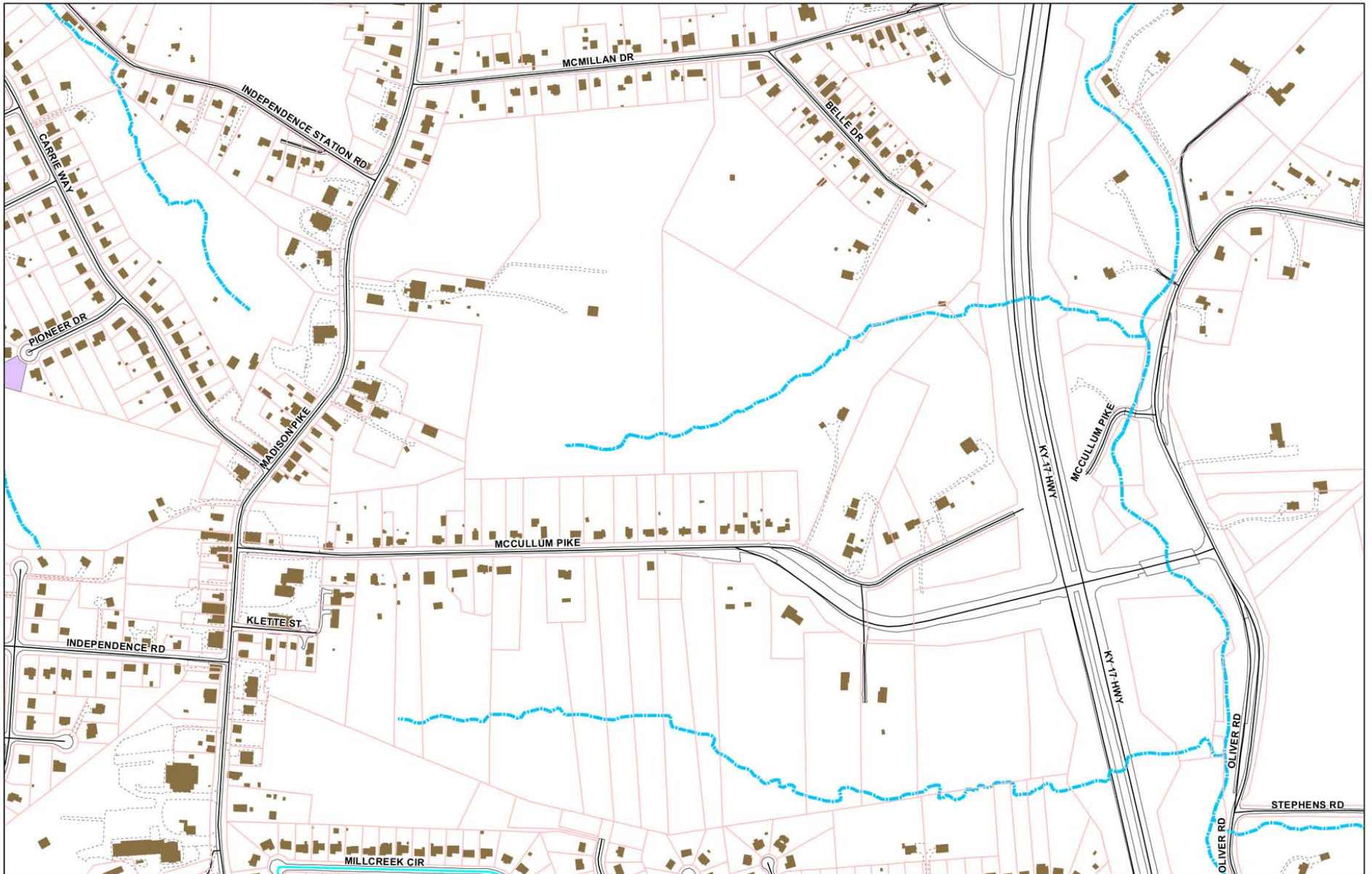


Natural Resource Considerations

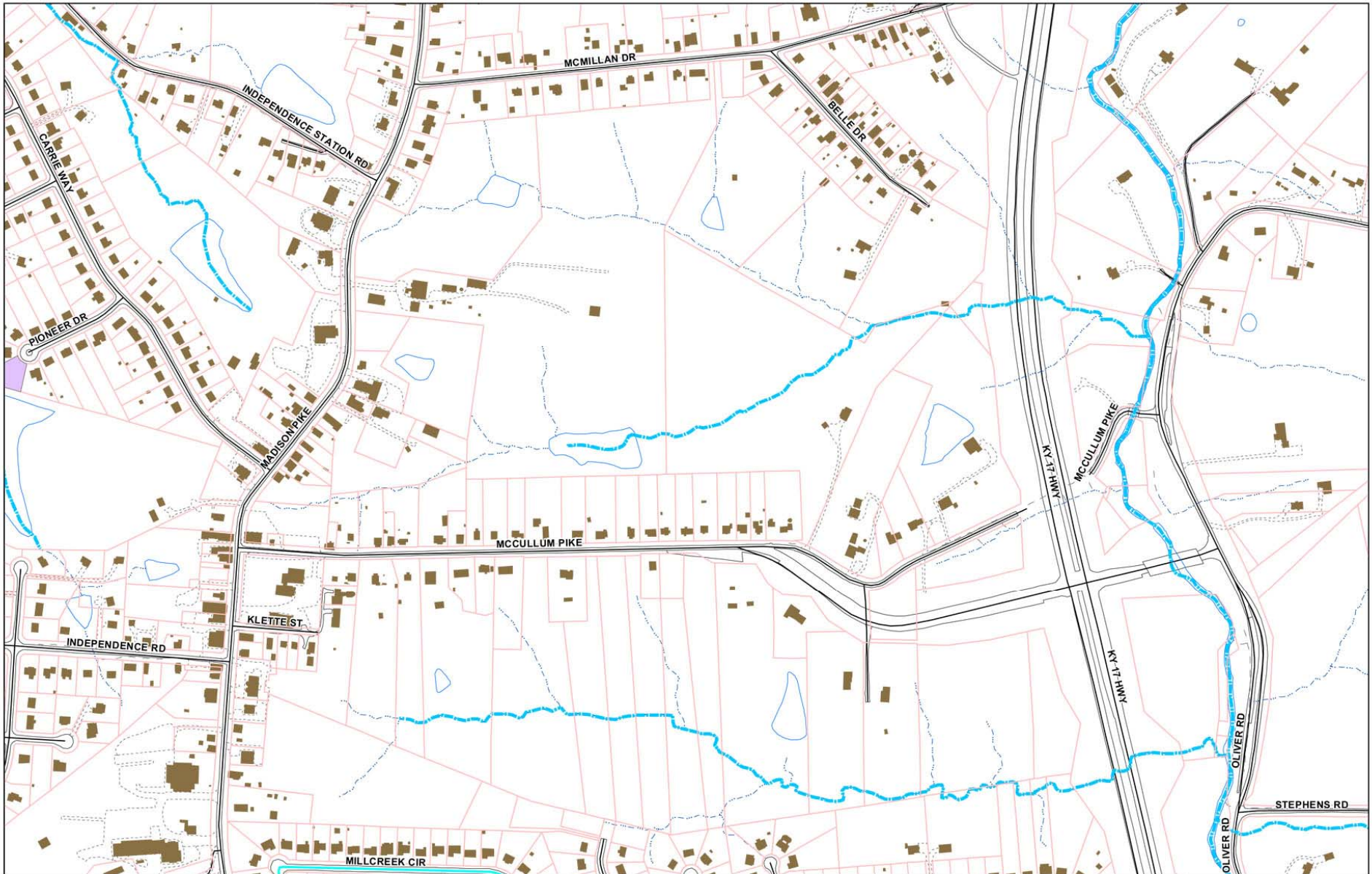
(Environmental elements of conservation development to be considered as regulations are prepared)

- Riparian
 - Blue Line Streams
 - Drainage and Hydrology
- Hillsides/PRDA
- Tree Canopy
- Viewshed
- Others (not mapped)
 - Floodplain
 - Soils

Riparian - Blue Line Streams



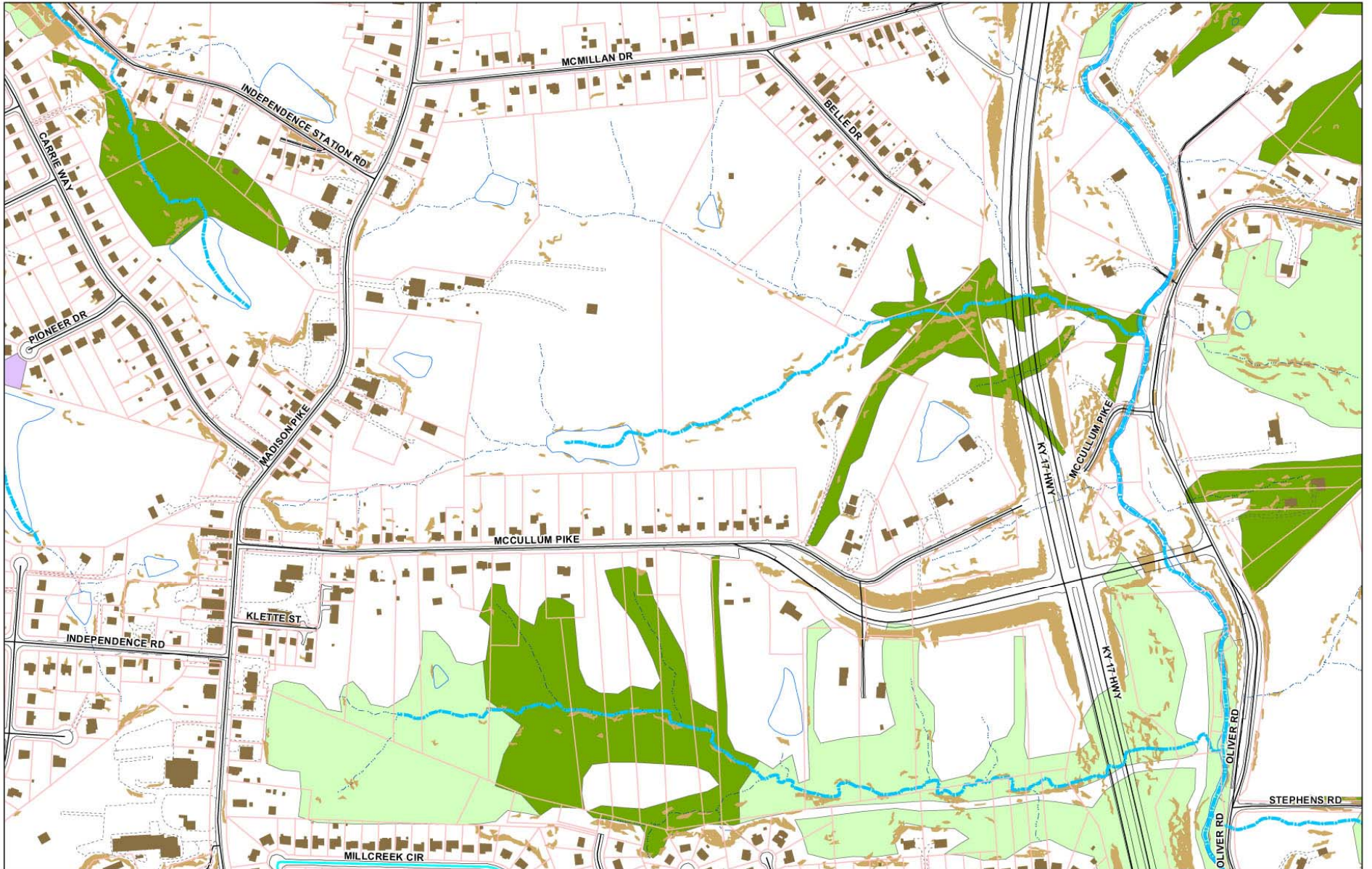
Riparian - Drainage and Hydrology



Physically Restricted Development Area



Tree Canopy



McCullum Viewshed

(From Existing Roadway Elevation)



