

**MEETING DATE:** January 26, 2021

**STAFF:** Rick Arroyo, Asst. Community  
Development Director

**PROJECT NAME:** UDO Amendment #47

**CASE NUMBER / REQUEST:** 21-175-03 – UDO Amend #47– Business Park Zoning Districts

---

**APPLICANT:** City of Independence

**PUBLIC NOTICE:**

- Public notice published in Independence Examiner – January 9, 2021

**FURTHER ACTION:**

Following action by the Planning Commission, this UDO Amendment is scheduled for first reading by City Council on February 16<sup>th</sup> and the public hearing/second reading on March 1<sup>st</sup>.

## RECOMMENDATION

Staff recommends **APPROVAL** of the proposed amendment to the Unified Development Ordinance.

## PROJECT DESCRIPTION & BACKGROUND INFORMATION

**PROJECT DESCRIPTION:**

The City proposes Amendment #47 to the Unified Development Ordinance (UDO) related to Business Park zoning districts.

**BACKGROUND & HISTORY:**

This amendment modifies language to the UDO in regards to Business Parks to include defined performance standards, added allowed uses, setback modifications, landscaping and screening requirements, and inclusion to the Planned Unit Development specifications of the code.

The intent of the amendment is to add clarification to those wanting to develop a Business Park in the City of Independence.

The current UDO places the Business Park district within the Industrial Districts section of the code and defines a Business Park as an attractive development with low impact business in a campus-like

setting but does not clearly outline the standards and therefore the vision of what a business park should be.

This amendment includes the specific modifications to Articles 2, 3 and 5 of the Independence UDO more specifically outlined as follows:

In reviewing our current use code, it was apparent that multiple types of businesses that would be seen in modern business parks throughout the region were missing and the need to clarify some of our existing uses under Article 2 of the UDO were apparent. To better define the vision of a campus like development additional key uses were added to the UDO including carpet and floor coving business, HVAC and electrical equipment businesses, health clubs and gyms, specific hotel, and conference and retreat centers, data processing and hosting businesses, research and development uses, along with computer manufacturing business operations. Some existing use definitions have been modified to add better clarity to the business type that would be allowed under business parks including hotels, office uses, restaurant and veterinary facilities.

The changes made under Article 3 section 14-302 of the UDO Industrial Districts, include the Business Park district now under the specifications of the Planned Unit Development portion of the code defining a Business Park (BP) now as BP/PUD in adherence to section 14-902. Staff believes this will provide developments that are more consistent with the comprehensive plan and provide better benefits to the public.

Also under Article 3, the chart of allowed uses have been updated to reflect new use groups and what types of uses are allowed under business parks. Specific performance standards were added that require developments to be consistent with the architectural character of the area, building façade materials better described in section 14-506 of the code have been added, and requiring that all operations shall be conducted within the buildings.

This section also removes the outside storage of trailers or overnight parking of trailers and provides specifications for the developments exterior lighting and a recorded covenant for grounds maintenance and irrigation systems. Also added was the requirement for the BP/PUD to be developed under a single entity with lots that are sold separately to be accompanied by a protective covenant for maintenance and adherence to site and building standards.

Dimensional standards have also been added that require all BP/PUD districts to have a minimum development size of 15 acres with a minimum lot size of 1 acre. Specifications to limit the building heights to five (5) stories or 65 feet have been added, along with a Floor to Area Ratio (FAR) for building square footage to building lot sizes. Criteria for maximum impervious cover of the

development have been included along with parking deck standards that must complement the façade of the principle building and not exceed the principle building height.

Changes also include increasing the exterior setback abutting residential districts from 50 feet to 100 feet and reducing warehousing from 60% to 50% of the gross floor area.

Under Article 5, changes have been made to require landscape open spaces in BP/PUD within 20 feet of the building along with 20 feet increased from 10 feet of non-paved areas between any parking lot and lot line.

Specifications have been added to require screening to reflect the same level of architectural design as the primary structure with elements of landscaping and unique designs to provide visual interest and appearance.

If fencing is to be used as screening, requirements have been added to provide a decorative fence material that is compatible with the building façade and must incorporate wrought iron or masonry columns. A specification has been added that requires plantings to be accomplished in a manner to help control noise generated from any services, mechanical equipment or activities within the district.

Staff believes this proposed amendment is necessary to provide high quality developments within business park PUD districts. With more clear performance standards and specifications staff can provide better guidance to prospective developers and land owners and help define the vision of what a business park within the City of Independence should be.

#### **EXHIBITS**

1. Proposed Amendments to Article 2
2. Proposed Amendments to Article 3
3. Proposed Amendments to Article 5