



City Council Study Session Minutes

August 11, 2025 6:00 PM

Council Chambers - 111 E. Maple Ave.

PRESENTATIONS

1. Independence Square Master Plan

Background - Ordinance Overview

Amendment to Section 14-901 HSQ Historic Square District of the Unified Development Ordinance

- HSQ is an existing special purpose district
- No property has been rezoned to HSQ
- HSQ language currently does not align with the recommendations and proposal of the adopted Independence Square Master Plan

Independence Square Master Plan

- Plan adopted by Council in 2024 after lengthy community and stakeholder engagement process
- Provides guidance for future development and redevelopment
- Identifies proposed project types, land uses, and building orientation
- Provides design guidance for buildings
- Outlines public space vision

Implementation Plan Align City Policies

- ☐ Adopt the Master Plan
- Establish a Downtown District
- Downtown District should implement recommendations in the Master Plan
- The District should create a set of standards designed to closely align with the Master Plan that fosters a streamlined development review process to encourage reinvestment.

Special Purposes Districts 101

- Special purpose zoning districts are tools for dealing with special situations or accomplishing special planning and zoning goals rather than applying broad regulations.
- Special purpose districts are base zoning district classifications that facilitate specific types of development.
- Often provide more flexibility in development regulations than standard zoning districts.

Proposed HSQ

- 14-901-01 Intent & Applicability
- 14-901-02 Allowed Uses
- 14-901-03 Mixed-Use & Nonresidential Development Standards
- 14-901-04 Residential Development Standards
- 14-901-05 Site Design Standards
- 14-901-06 Streetscape, Landscaping & Screening
- 14-901-07 Signs

HSQ District: Framework

- Establishes subdistricts to regulate allowed land uses, development standards such as parking, setbacks, height, site designs, open space and streetscape features.

HSQ District: Subdistricts

- Historic Square – intended to preserve and reinforce the traditional pattern of development within and directly adjacent to the downtown square. This district emphasizes active first-floor commercial activities.
- Downtown Transition – intended to enable a variety of commercial, mixed-use, and residential uses in a compact, walkable setting. The design standards within this district are more flexible to accommodate a broader range of uses, including for adaptive reuse.
- Downtown Neighborhood – provides an opportunity to allow a range of housing types such as townhomes, walkups, and compact single-family homes to support access to the goods and services offered by adjacent areas. This sub-district is residential in nature and reinforces walkability of the area.

Land Use Table

- Consolidated use table for the different subdistricts
- Establishes uses allowed by-right, allowed subject to additional standards, and allowed through special use permits.
- This format is similar to other zoning districts for consistency.

Residential Development

- Promotes housing variety in “Downtown Neighborhood” subdistrict
- Establishes standards based on building type
- Regulates lot size, setbacks, height
- Provides standards for ADUs in existing buildings

HSQ District: Mixed Use & Nonresidential

HSQ District: Development Framework

- Establishes design standards based on specific block frontages
- Intended to preserve the historical design pattern of the Square
- Transitional areas are more flexible while promoting walkability and urban design

Mixed Use & Nonresidential Development

- Lot size and required setbacks
- Building height
- Massing and façade composition
- Wall plane articulation
- Mixed-use and hotels may have a height bonus of two additional stories, up to 6 stories

Key Elements Addressed

- Alleyway access and activation
- Allowed architectural materials
- Primary and secondary materials
- Façade composition
- Building transparency
- Entry features
- Signage
- Landscaping, screening, fencing, and street trees
- Projections and utilities

Open Space Frontage

- Promotes active outdoor spaces along streetscape or alleyways
- Exception to the setback rules
- Provides specific standards for these spaces
- Minimum required open space based on building footprint

Parking Arrangement

- No off-street parking required for nonresidential uses less than 4,000 s.f.
- Requires parking behind buildings
- Promotes alley access, shared drives, shared parking, public parking
- Off-street parking maximums introduced to prevent overparking

Proposed HSQ Summary

- Replaces the existing HSQ District in the UDO
- HSQ District is a tool that is a simpler method of regulation than regular zoning
- Tailored to implement the recommendations of the Independence Square Master Plan and creates a set of redevelopment standards designed to closely align with the objectives outlined in this Plan.
- The purpose of the District is intended to preserve and enhance the unique character of the City's historic square area
- The HSQ outlines development standards for residential, non-residential and mixed-use developments.
- The proposed HSQ District fosters a streamlined development review process that encourages

reinvestment rather than deterring it

HSQ Schedule

- Planning Commission – July 29th
- City Council 1st Reading – September 2nd
- City Council Public Hearing and 2nd Reading – September 15th

2. Independence Fire Department Communications Presentation

Fire Dispatch Proposal

This proposal is based on three concepts:

- Firefighting is a team sport. Dispatchers are a critical part of the success or failure of fire operations.
- Dedicated fire dispatchers are crucial for improving personnel safety and response effectiveness.
- Fire department needs within the ECC are focused on logistical and infrastructure development, not concerns with personnel performance or operational policy.

This proposal is for the addition of the following to the Independence Communications Center.

(1) Dispatch Console with associated hardware & software

(5) Telecommunicator 1

(TC1) FT Fire Dispatchers

(1) Telecommunicator 2

(TC2) FT Fire Dispatch Supervisor

These positions would report through the Police Dispatch TC2 Supervisor to Fire Administration.

A firefighter “Mayday” is an emergency distress call made by a firefighter who is lost, trapped, injured, or in danger and needs immediate rescue assistance. It signals a lifethreatening situation and should trigger an immediate and coordinated response from operational and dispatch personnel.

Cost Estimates

Dispatch Console - \$100,000 (Implementation) & associated hardware/software \$5,000 (Annual)

TC1 position X5 - \$110,000 (Annual) (salary, benefits, OT)

TC2 position X1 - \$150,000 (Annual) (salary, benefits, OT)

Fire/AMR CAD-to-CAD - \$100,000 (Implementation) \$20,000 (Annual)

Fire Priority Dispatch - \$126,287.00 (Implementation) \$32,000 (Year 2/Annual)

= \$1,046,287 Implementation

= \$757,000 Annual

Firefighting is a team sport, and dispatchers are a crucial component of our team.

Dedicated roles, standardized training and solid infrastructure support safe and effective operations.

Technology support significantly decreases the risk of dropped/delayed 9-1-1 calls, misrouted units, and compromised response.

This isn't an "all-or-nothing" proposal - portions may be implemented.

Emergency infrastructure development is frequently implemented after a critical incident. Please consider proactive action on these recommendations.

INFORMATION ONLY

1. Boards and Commission Report
2. **Please Note:** In accordance with RSMo. 610.021, the City Council may convene in a Closed Executive Session during or after the meeting, on matters of litigation, legal action, and/or attorney client communications, as permitted by Sec. 610.021(1), on matters of personnel, as permitted by Sec. 610.021(3) and personnel records, as permitted by 610.021(13), on matters of contracts, as permitted by 610.021(12), on matters of real estate, as permitted by 610.021(2) and/or matters of labor negotiations, as permitted by 610.021(9).