



COMMERCIAL BUILDING DESIGN STANDARDS

These Standards are to provide developers of commercial and retail properties design standards to be used in new construction and redevelopment of commercial, retail and other similar developments (such as child care facilities, financial institutions, medical facilities and office buildings) located in the Commercial Highway, Commercial Neighborhood, and Planned Office/Commercial zoning districts. They are complementary to the regulations in the zoning ordinance, as well as the goals for such developments established in the Comprehensive Plan.

These standards were prepared to provide detailed guidance regarding the expectations of staff, Planning Commission, and Governing Body for the construction of these structures. The intent of these standards is to:

- Ensure high quality design of buildings constructed within the City of Shawnee;
- Ensure imaginative and creative commercial centers that signify a sense of place, are aesthetically pleasing, and provide the quality of built environment expected by Shawnee residents;
- Ensure building design is compatible with overall site design;
- Create architectural interest;
- Establish uniformity in acceptable exterior construction materials; and
- Ensure the construction of high quality buildings that will retain their value over the long term.

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General Expectations

- Buildings shall be designed by an architect registered in the State of Kansas.
- Buildings are expected to be of exceptional design quality and incorporate signature elements consistent throughout the development. High levels of detail is expected for all building designs. Specific details that are encouraged, if not expected, include the following:
 - Arches, covered pedestrian features and interesting rooflines.
 - A variety of colors and textures, banding, trim, patterned or detailed brickwork.
 - Off-set walls, variations in surface planes, shadow lines, curves and angles when appropriate, especially along long facades and large wall masses.
- Buildings for uses located in shopping centers shall adhere to building design and materials used within the overall development.

Height Restrictions and Signage

- The overall height of a commercial building shall be appropriate for its use. Building facades shall not be increased in height to provide areas for signage.
- Generally, the height of any parapets, towers, or features shall be in proportion to the building as a whole. These features should be designed so as to not dominate the aesthetics of the building. Any signage placed on these types of features shall not be placed at an elevation that exceeds the height of the principal rooflines of the structure adjacent to the feature.



Exterior Construction Materials

It is expected that the materials selected will be used from the base of the building to the roof line. The same building materials will be used on all elevations. All building elevations shall be constructed entirely or with a combination of the following:

Primary and Secondary Wall Surfaces

- Solid brick masonry veneer;
- Stone (including limestone, sandstone, granite, slate, marble, or other hard and durable natural all weather stone);
- Colored architectural pre-cast concrete panels that incorporate inlaid brick, stone or tile;
- Glass.

Angled Roof Surfaces

- High quality laminated composition shingles;
- Pre-tinted concrete tile;
- Pre-finished standing seam flat metal provided with a 20-year enduring finish such as KYNAR or equivalent.

Acceptable Secondary Materials

- Masonry block, pre-tinted, rough-hewn or ground face;
- Painted stucco;
- Painted cementitious lap siding;
- Ceramic tile.

DO THIS:



Colors have neutral tones and use a combination of primarily masonry material. Off-set walls, variations in surface planes, shadow lines, rooflines, and curves and angles provide visual interest.

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Materials Not Acceptable

- Painted brick, block, stone or other painted masonry; EIFS (except to provide molded accents to enhance the architectural features of a building when trim such as limestone is not reasonable for use).

Exterior Building Material Colors

Detailing and accent colors should be used as a method to highlight the theme and character of the development.

- Primary and secondary surfaces and highlights shall be neutral or earth tone colors;
- Standing seam metal roofs visible from the street shall be a neutral or earth tone color such as terra cotta, beige, bronze, hunter green or navy;
- Portions of man doors not covered in glass, guttering downspouts and utility boxes shall be colored to match the existing walls;
- Awnings and/or canopies shall be of a uniform color and material.
- The use of prototype buildings may not be acceptable. A prototype may be required to be modified to use acceptable materials, colors, and design style.

DO THIS:



Developments contain a combination of approved materials.
Accent colors highlight the overall theme of the shopping center.

DON'T DO THIS:





Screens and Enclosures

- Trash enclosures (except for the gates) shall be constructed of the same material as the building, and where possible, with landscape materials.
- Enclosures shall generally be located at the rear of the building, and shall not be placed along street frontage. Gates shall be constructed of a durable material to be easily maintained.
- All roof top units shall be completely screened from view and, to maintain a unified appearance, shall use materials and colors compatible with the building.
- Rooftop access ladders are encouraged to be placed in the interior of the building. Ladders on the exterior are encouraged to be placed on the rear of the building and painted to match the existing walls.

Drive-thru windows and ATMs

- Drive-thru windows may be permitted where the resulting traffic patterns are safe, easily understood, and provide sufficient on-site stacking space. Such windows shall be encouraged to be placed on facades not facing a public street.
- Free standing ATM machines or other similar devices shall not exceed an overall height of 14 feet, and shall be constructed using materials found on the adjacent principal structure.

DO THIS:



Drive thru windows are encouraged to be face away from public streets, and should be easy to understand.

In addition to these standards set forth for commercial/retail developments, developers shall also refer to design standards for office buildings, financial institutions, medical facilities and similar office uses that may be also found in the office zoning districts.

These standards shall be used by City staff and the Planning Commission in their review of site plan applications for construction of commercial, retail and other similar use buildings (such as child care facilities, medical facilities and office buildings) located in the Commercial Highway, Commercial Neighborhood, and Planned Office/Commercial zoning districts.