

### Acceptable Secondary Materials:

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

### 9. Materials Not Acceptable

The following exterior construction materials shall not be used:

- 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).

### 10. 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.

### 11. Prototype buildings

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.

### 12. Screens and Enclosures

- Trash enclosures (except for the gates) shall be constructed of the same material as the building, and where possible,

screened 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.

### 13. Drive-thru windows

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.

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.

For further information, contact the  
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09/27/13

# Commercial Building Design Standards



**PURPOSE:** 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 complimentary to the regulations in the zoning ordinance, as well as the goals for such developments established in the Comprehensive Plan.

**POLICY:** 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.

While most newly constructed commercial/retail buildings possess good architectural quality, examples of exceptional quality located in each of the commercial zoning districts are numerous. Examples of such quality would include Westbrooke Village, Paulo and Bill, Prairie Star Medical Building, and First National Bank of Kansas.

While the design standards below are minimum

standards, it is the expectation of the City of Shawnee that the overall design will result in construction of buildings that exceed these standards. The following standards shall be established:

#### **DESIGN STANDARDS:**

1. Buildings shall be designed by an architect registered in the State of Kansas.
2. Buildings shall be designed using scale, proportion, massing and building forms appropriate for their intended use. Building designs should reflect the character of the tenant.
3. Buildings are expected to be of exceptional design quality and incorporate signature elements consistent throughout the development. Architectural enhancements such as arches, covered pedestrian features and interesting rooflines are encouraged. Architectural detail along rooflines and entries is expected.
4. Buildings shall be designed to provide a variety of color and texture with the use of banding, trim, patterned or detailed brick work, and other detail design features. Building designs with a minimal degree of detail are not acceptable.
5. Building designs shall incorporate off-set walls, variations in surface planes, shadow lines, curves and angles when appropriate, especially along long facades and large wall masses.
6. Buildings for uses located in shopping centers shall adhere to building design and materials used within the overall development.
7. **Building Heights**
  - 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.

- 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.

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.

#### **8. Acceptable 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.