

**SITE PLAN REVIEW CRITERIA
FOR THE SITE PLAN APPROVAL REQUIREMENTS OF THE
ZONING REGULATIONS OF THE CITY OF KECHI, KANSAS
UNDER SECTIONS 3-104 P and 105 I**

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**Adopted by
Kechi City Planning Commission
on December 12, 2004
and
Approved by
Kechi City Council
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INTRODUCTION

THE ESTABLISHMENT OF SITE PLAN REVIEW IN KECHI

Public awareness of the physical condition and appearance of the community has increased over the years. In response, the Kechi City Planning Commission, on June 24th, 2004 established a site plan review process to ensure quality development and to increase public participation in the design and physical development of the community. In Kechi, both an appearance standards checklist and Planning Commission review process are utilized. The Planning Commission examines such issues as the compatibility of new development to surrounding property and neighborhoods, the quality of a proposed building design, and aesthetic impacts. The Zoning Administrator and Planning Commission use a checklist as a tool for evaluating the design of a proposed project. The criteria and checklist were adopted as a policy statement of the Planning Commission to supplement the Zoning Regulations as provided for in Section 3-104 P and 105 I.

THE SITE PLAN REVIEW PROCESS

Projects that present potential impacts to surrounding properties and neighborhoods are submitted to the Planning Commission. The Zoning Administrator shall make a determination if a project is to be reviewed by the Planning Commission. A Site Plan Review application then must be submitted. Each submittal must include the information listed on the application. After accepting your application for processing, the Zoning Administrator will review the application for completeness. If your application is found to be incomplete, you will be notified and asked to submit the additional information required to process your application. This may delay the scheduling of your project for the Planning Commission.

Applications are processed on a monthly cycle and are due 30 days prior to the Planning Commission meeting by 5:00 p.m. (If the due date falls on a weekend, then the application shall be submitted on the Friday before.) The Zoning Administrator has copies of the Planning Commission Calendar for all applicants.

The site plan is then reviewed by the Site Plan Review Committee (SPRC), a subcommittee of the Planning Commission, before going for approval or disapproval by the Planning Commission. The Site Plan Review Committee meets two weeks prior to the Planning Commission meeting or as scheduled in compliance with their bylaws. Each meeting is publicly noticed and an agenda is made available. All meetings are open to the public. The committee is composed of five members including three at large members of the community, one from the Planning Commission and one from the City Council. A quorum requires three members be present. The SPRC makes a written recommendation to the Planning Commission which meets on the 2nd Tuesday of the month. The SPRC does not review plats. Plats are reviewed separately by the Planning Commission.

THE APPEARANCE STANDARDS CHECKLIST

Projects which are subject to review by the Planning Commission are subject to the guidelines in the appearance standards checklist contained herein. The intent of the checklist is to provide ideas to the developer, and to offer a

standard for evaluating design consistently for each development proposal and applicant. For the majority of projects, the checklist provides the necessary tools to ensure site compatibility and quality design. The checklist is available to the public and addresses seven design elements that include the following:

1. Relationship of Buildings to Site (building placement, access, pedestrian movement, parking, building scale and interrelationships)
2. Relationships to Adjoining Areas (styles, landscape transitions, harmony, trafficways)
3. Landscape and Site Treatment (compatibility with existing patterns, hardscape elements, plant types and sizes, exterior lighting)
4. Building Design (design quality, relationship to surrounding, scale, materials, colors, sightliness)
5. Signs (size, scale, location, materials, graphic elements, lighting)
6. Miscellaneous Structures and Street Hardware (compatibility, scale, materials, color, lighting, maintenance)
7. Maintenance Planning and Design Factors (quality of material, durability, cleaning)

The importance of the appearance standards checklist is to ensure that each proposal receives comparable treatment. The checklist enables an applicant to incorporate design related issues in the conceptual stages of the proposal, which may prevent future delays in the review process and may help reduce the need for review by the Planning Commission. The checklist does not dictate a specific architectural style, but rather encourages design compatibility with the surrounding uses and development.

CITY OF KECHI, KANSAS
SITE PLAN APPROVAL
PROCEDURE AND CRITERIA

PART ONE

A. Purpose

The purpose and intent of requiring site plan approval is to:

1. Encourage the compatible arrangement of buildings, off-street parking, lighting, signage, landscaping, screening, ingress and egress and drainage on and from the site.
2. Maintain a pleasant and visually appealing community appearance.
3. Promote public health and safety.
4. Enhance or preserve property values.
5. Protect and support the economic well-being of the City.
6. Control the aesthetics of redevelopment or new development as provided for in K.S.A. 12-755 (a) (4).

B. Applicability

All private and public principle land uses shall submit site plans and other required drawings (See PART THREE) for approval by the Planning Commission except single-family and duplexes, unless the latter are arranged in courtyard or grouped settings. Such plans are applicable to all new developments and additions to all buildings. Minor revisions to the plans due to unforeseen circumstances may be approved by the Zoning Administrator after the initial plan approval by the Planning Commission.

PART TWO

A. Outline of Review Procedure

1. Zoning Administrator provides applicants with the site plan approval application (Form SP-1), procedure and criteria material and is available to explain and respond to questions on the process, contents and standards.
2. Applicant submits documents for preliminary or final review to Zoning Administrator so that at least 30 days elapses between the submittal date and the regular meeting of the Planning Commission. If, in the opinion of the Zoning Administrator, the submittal documents contain significant errors or are incomplete, the application and documents will be returned to the applicant for required changes before they can be processed.
3. Once the application and documents are accepted, Zoning Administrator circulates copies of documents to other persons as deemed necessary for technical review and comments before submitting them to the SPRC.
4. The agenda of the SPRC is advertised in the official city newspaper and on the Kechi TV channel 7 to provide the public with knowledge of the pending site plan applications being reviewed at the meeting.
5. Zoning Administrator prepares and submits to the SPRC the results of his or her initial technical review of the documents in the format of SP-2, "Report to Planning Commission on Site Plan".
6. SPRC meets to consider final documents for recommendation to the Planning Commission. Preliminary documents shall be reviewed for comments only. A majority of votes are necessary for the site plan to be sent to the Planning Commission for their approval, with or without conditions, disapproval or deferred for more study. The SPRC and the Planning Commission may hear comments from the applicant and public, however, it is not a formal public hearing process.
7. The agenda of the Planning Commission is advertised in the official city newspaper and on the Kechi TV channel 7 to provide the public with knowledge of the pending site plan applications being reviewed at the meeting.
8. Based upon the recommendation of the SPRC, Zoning Administrator shall edit form SP-2 "Report to Planning Commission on Site Plan" to submit to the Planning Commission.
9. A majority vote is necessary for the Planning Commission to approve, with or without conditions, or disapprove or defer for more study a site plan. The Planning Commission member who reviewed the site plan as a member of the SPRC may vote as a Commission member.

10. Zoning Administrator informs applicants of the Planning Commission's decision. Any applicant aggrieved by a decision of the Planning Commission may appeal to the Governing Body within 30 days for a determination based on the reasonableness of the decision as attached to the issuance of their zoning permit. No zoning permit shall be issued by the Zoning Administrator until final approval of the site plan has been given by the Planning Commission or upon appeal, the Governing Body. The Council member who reviewed the site plan as a member of the SPRC shall abstain from voting as a Council member.

PART THREE
REQUIRED SUBMITTAL DOCUMENTS FOR FINAL REVIEW

Note: For preliminary review, the Applicant may submit any sketches or other materials necessary to portray the basic concept for the project. All preliminary documents shall be clearly marked PRELIMINARY. The SPRC will review these documents in open meeting and express their individual and collective opinions as to the acceptability of the project. The SPRC will not take formal action and their comments will not bind them to any specific action.

General Requirements

All exhibits required for the permanent file (noted in the following paragraphs) must be able to be reduced to "legal size" (8 1/2" x 14") by folding, photo reduction, etc. However, larger mounting boards, material samples, or other exhibits not meeting this criteria may be used for SPRC and Planning Commission presentation.

Twelve (12) black or blueline copies (one of which shall be colored) and two (2) full size copies of the following required drawings shall be submitted to the Zoning Administrator for presentation to the SPRC and Planning Commission. Applicant shall provide three (3) legal size copies or 11 x 17 size copies for the permanent file, whichever is most legible.

An adequate number of color photographs (Polaroid, Digital or other type) are required to illustrate the site, including buildings and other existing features. Photos may also be used to illustrate installation on other sites that are similar to the applicant's proposal.

The applicant may combine required information into drawings at their discretion. Separate plans such as landscape and lighting plans may be necessary to adequately exhibit the design intent. Plan submittals which are illegible shall be rejected by the Zoning Administrator at the time of submittal.

To protect the health, safety and general welfare of the Community, the Zoning Administrator may require a licensed professional to prepare certain plans. A licensed engineer, for example, may be required to prepare a drainage plan when the City's storm water system is impacted by site development.

A. Building Construction, Exterior Remodeling, and Additions (Including Parking Lots and Landscaping)

1. Site Plan. A site plan is required containing the following information:

- a. Scale and north arrow
- b. Address of site
- c. Proposed Zoning District
- d. Land use designation
- e. Gross floor area of each building
- f. Gross tract area

- g. Percent lot coverage
- h. Building heights
- i. All property and street pavement lines
- j. Existing and proposed contours
- k. Yards and building setback lines
- l. Fire lane easements (usually 20' wide)
- m. Sidewalks and/or pedestrian ways
- n. Utility easements and lines
- o. Storm water structures and related easements
- p. Vision triangle as defined by the Zoning Regulations
- q. Boundary and elevation of the 100 year flood, if applicable
- r. Building pad minimum elevation
- s. If parking is involved, show calculations for determining the required number of off-street parking spaces as required by the Zoning Regulations. Give the number of spaces actually proposed. Give the maximum number of employees, customers, and office vehicles that would be at the facility at any one time.
- t. Proposed ingress and egress to the site, including on site parking areas(s), parking stalls, adjacent drives, and adjacent intersections. Delineate traffic flow with directional arrows and indicate the location of direction signs or other motorist's aids (if any).
- u. Location of all existing isolated trees having a diameter of six (6) inches or more (tree masses may be shown with a diagrammatic outline and a written inventory of individual trees included)
- v. Existing landscaping that will be retained and proposed landscaping shall be differentiated and shown on the plan. The type, size, number, and spacing of all plantings must be illustrated.
- w. Location of all existing (to remain) and proposed buildings on the site and all buildings within one hundred and fifty (150) feet of the site's boundaries
- x. Location of all existing (to remain) and proposed lighting standards.
- y. Location and size of existing and proposed free standing signs

2. Elevation view drawings are required containing the following information:

- a. Scale
- b. Elevations of all proposed and related existing structures with roof pitches noted
- c. All signs to be mounted on the elevations
- d. Designation of the kind, color, and texture of all primary materials to be used

3. Material Samples. Material samples are encouraged to be shown to the SPRC and Planning Commission for all major materials.

- a. All material samples must be keyed to the drawings to show location and area.

4. Landscaping materials shall be labeled and include:
 - a. Common and botanical name of each species
 - b. Size of each planting in terms of:
 1. Trunk caliper for shade/canopy and ornamental trees
 2. Plant height above the ground surface (when planted), for evergreen trees
 3. Plant container size for shrubs, ground covers and perennials
 - c. Mulch type, edging type and other landscaping materials visually affecting the site

B. Free-Standing Ground Signs

1. Site Plan. A site plan is required containing the following information:
 - a. Scale and north arrow
 - b. Address of site
 - c. All property lines
 - d. All streets and sidewalks
 - e. Proposed ingress and egress to the site, including on site parking area(s), parking stalls, adjacent drives and adjacent intersections. Delineate the traffic flow with directional arrows and indicate the location of direction signs and other motorist's aids (if any).
 - f. Location of existing and proposed landscaping
 - g. Location and height of all buildings on the site and all buildings within fifty (50) feet of the site's boundaries
 - h. Location and height of all existing (to remain) and proposed signs on the site, complete with route of new electrical supply lines. Show required setbacks for sign from property lines.
 - i. Location and routing of electrical supply
 - j. Surface area of the sign in sq. ft.
2. Elevation. An elevation view is required of each face of the proposed sign showing the following information:
 - a. All specifications including size of letters and graphics
 - b. Description of sign and frame materials and colors including supports
 - c. Planter box details (if provided); i.e., construction of box, materials, plant types, sizes, number, and spacing
3. Detailed Drawings. Detailed drawings showing the following information will be required to be submitted to the Zoning Administrator for technical review:
 - a. Footings

C. Wall-Sign

1. Sign Drawing. A scaled drawing of each face of the proposed wall sign is required showing the following information:
 - a. Address of the site
 - b. All size specifications, including the size of letters and graphics
 - c. Description of sign and frame materials and colors
 - d. Wall anchorage details (note: anchorage must be interior to the sign or camouflaged)
2. Elevation. An elevation view drawn to scale of the entire wall of the building to which the sign is to be fixed, correctly locating the sign
3. Detailed Drawings. Detailed drawings showing the following information will be required to be submitted to the Zoning Administrator for technical review:
 - a. Electrical wiring diagram

D. Lighting

1. Site Plan. A site plan is required containing the following information:
 - a. Scale and north arrow
 - b. Address of site
 - c. Proposed ingress and egress to the site, including on site parking area(s), and parking stalls
 - d. Adjacent streets and sidewalks
 - e. Existing landscaping that will be retained and proposed landscaping
 - f. Location and height of all existing (to remain) and proposed buildings on the site and all buildings within fifty (50) feet of the site's boundaries
 - g. Location of all existing (to remain) and proposed lighting standards, complete with routing of new electrical supply lines
 - h. Isofootcandle lines diagram. The Zoning Administrator shall make a determination whether the submittal of an isofootcandle diagram is required. When required, the isofootcandle diagram shall include light output for lighted signage.
2. Lighting Standard Drawing. A scaled drawing of the proposed lighting standard(s) is required and should contain the following information:
 - a. All size specifications and elevation view
 - b. Information on lighting intensity
 - c. Materials, colors
 - d. Ground or wall anchorage details

PART FOUR

APPEARANCE STANDARDS

A. Introduction

The following appearance criteria is intended to establish a checklist of those items that effect the physical aspects of Kechi's environment. Pertinent to appearance is the design of the site, building and structures, plantings, signs, street hardware, and miscellaneous other objects that may be observed by the public.

These are performance standards not specific requirements. They identify areas of design judgment to be applied to a proposed project by the Planning Commission. The application of these criteria is on the basis of judgments made by the members of the Planning Commission as to what constitutes acceptable standards of appearance.

B. Definitions of Terms

Appearance — The outward aspect visible to the public.

Applicant — The individual or firm requesting consideration of a project by the Planning Commission.

Appropriate — Sympathetic, or fitting, to the context of the site and the whole community.

Appurtenances — The visible, functional objects accessory to and part of buildings.

Architectural concept — The basic aesthetic idea of a building, or group of buildings or structures, including the site and landscape development, that produces the architectural character.

Architectural feature — A prominent or significant part or element of a building, structure, or site.

Architectural style — The characteristic form and detail, as of buildings of a particular historic period.

Attractive — Having qualities that arouse interest and pleasure in the observer.

Berm — A raised form of earth to provide screening or to improve the aesthetic character.

Cohesiveness — Unity of composition between design elements of a building or a group of buildings and the landscape development.

Compatibility — Harmony in the appearance of two or more external design features in the same vicinity.

Conservation — The protection and care that prevent destruction or deterioration of historical or otherwise significant structures, buildings, or natural resources.

Exterior building component — An essential and visible part of the exterior of a building.

External design feature — The general arrangement of any portion of a building, sign, landscaping, or structure and including the kind, color, and texture of the materials of such portion, and the types of roof, windows, doors, lights, attached or ground signs, or other fixtures appurtenant to such portions as will be open to public view from any street, place, or way.

Final review — The review at which final approval of the plans of a proposed project may (or may not) be given by the Planning Commission.

Graphic element — A letter, illustration, symbol, figure, insignia, or other device employed to express and illustrate a message or part thereof.

Harmony — A quality that represent an appropriate and congruent arrangement of parts, as in an arrangement of varied architectural and landscape elements.

Landscape — Plant materials, topography, and other natural physical elements combined in relation to one another and to man-made structures.

Light cut-off angle — An angle from vertical, extending downward from a luminary, which defines the maximum range of incident illumination outward at the ground plane.

Logic of design — Accepted principles and criteria of validity in the solution of the problem of design.

Mechanical equipment — Equipment, devices, and accessories, the use of which relates to water supply, drainage, heating, ventilating, air conditioning, and similar purposes.

Miscellaneous structures — Structures, other than buildings, visible from public ways. Examples are: memorials, stagings, antennas, water tanks and towers, sheds, shelters, fences and walls, kennels, transformers, drive-up facilities.

Plant materials — Trees, shrubs, vines, ground covers, grass, perennials, annuals, bulbs.

Preliminary review — First review of the Planning Commission to review sketch plans and basic approach to planning a project.

Proportion — Balanced relationship of the size of parts to each other and to the whole.

Scale — Proportional relationship of the size of parts to one another and to the human figure.

Screening — Structure or planting that conceals from view from public ways the area behind such structure or planting.

Shrub — A multi stemmed woody plant other than a tree.

Site break — A structural or landscape device to interrupt long vistas and create visual interest in a site development.

Street hardware — Man-made objects other than buildings that are part of the streetscape. Examples are: lamp posts, utility poles, traffic lights, traffic signs, benches, litter containers, planting containers, litter boxes, fire hydrants.

Streetscape — The scene as may be observed along a public street or way composed of natural and man-made components, including buildings, paving, planting, street hardware, and miscellaneous structures.

Structure — Anything constructed or erected, the use of which requires permanent or temporary location on or in the ground.

Utilitarian structure — A structure or enclosure relating to mechanical or electrical services to a building or development.

Technical Review — Review by the Zoning Administrator or others designated by him of requirements which are technical in nature.

Utility hardware — Devices such as poles, cross arms, transformers, and vaults, gas pressure regulating assemblies, hydrants, and buffalo boxes that are used for water, gas, oil, sewer, and electrical services to a building or a project.

Utility service — Any device, including wire, pipe, and conduit, which carries gas, water, electricity, and communications into a building mechanical or electrical services to a building or development.

C. Appearance Criteria

These criteria are not intended to restrict imagination, or variety, but rather to assist in focusing on design principles which can result in creative solutions that will develop a satisfactory visual appearance within the city.

1. Relationship of Buildings to Site

- a. The site shall be planned to accomplish a desirable transition with the streetscape and to provide for adequate planting, safe pedestrian movement and parking areas.
- b. Site planning in which setbacks and yards are in excess of zoning restrictions is encouraged (but not required) to provide an interesting relationship between buildings.
- c. Parking areas shall be treated with decorative elements, building wall extensions, plantings, berms, or other innovative means so as to screen parking areas from view from public ways.
- d. Without restricting the permissible limits of the applicable zoning district, the height and scale of each building shall be compatible with its site and existing (or anticipated) adjoining buildings.
- e. Newly installed utility services, and service revisions necessitated by exterior alterations, shall be underground.

2. Relationship of Buildings and Site to Adjoining Area

- a. Proposed buildings or improvements shall be made compatible with adjacent buildings of different architectural styles by such means as screens, sight breaks and materials.
- b. Attractive landscape transition to adjoining properties shall be provided.
- c. Harmony in texture, lines, and masses is required. Monotony shall be avoided.

3. Landscape and Site Treatment

Landscape elements included in these criteria consist of all forms of planting and vegetation, ground forms, rock groupings, water patterns, and all visible construction except buildings and utilitarian structures.

- a. Where natural or existing topographic patterns contribute to beauty and utility of a development, they shall be preserved and developed. Modification to topography will be permitted where it contributes to good appearance.

- b. Grades of walks, parking spaces, terraces, and other paved areas shall provide an inviting and stable appearance for walking and, if seating is provided, for sitting.
- c. Landscape treatment shall be provided to enhance architectural features, strengthen vistas and important axes, and provide shade. Spectator effects shall be reserved for special locations only.
- d. Utility of design shall be achieved by repetition of certain plant varieties and other materials and by correlation with adjacent developments.
- e. Plant material shall be selected for interest in its structure, texture, and color, and for its ultimate growth. Plants that are indigenous to the area and others that will be hardy, harmonious to the design, and of good appearance shall be used.
- f. In locations where plants will be susceptible to injury by pedestrian or motor traffic they shall be protected by appropriate curbs, tree guards, or other devices.
- g. Parking areas and traffic ways shall be enhanced with landscaped spaces containing trees or tree groupings.
- h. Where building sites limit planting, the placement of trees in parkways or paved areas is encouraged.
- i. Screening of service yards and other places that tend to be unsightly shall be accomplished by use of walls, fencing, planting, or combinations of these. Screening shall be equally effective in winter and summer.
- j. In areas where general planting will not prosper, "hard" materials such as fences, walls, and pavings of wood, brick, stone, gravel, and cobbles shall be used. Carefully selected plants shall be combined with such materials where possible.
- k. Exterior lighting, when used, shall enhance the building design and the adjoining landscape. Lighting standards and building fixtures shall be of a design and size compatible with the building and adjacent areas. Lighting shall be restrained in design and excessive brightness avoided. Excessive brightness beyond property lines is to be avoided.

4. Building Design

- a. Architectural style is not restricted. Evaluation of the appearance of a project shall be based on the quality of its design and relationship to surroundings.
- b. Buildings shall have good scale and be in harmonious conformance with permanent neighboring development.
- c. (i) Materials shall have good architectural character and shall be selected for harmony of the building with adjoining buildings.

(ii) Materials shall be selected for suitability to the type of buildings and the design in which they are used. Buildings shall have the same materials, or those that are architecturally harmonious, used for all building walls and other exterior building components wholly or partly visible from public ways.

(iii) Material shall be of durable quality.

(iv) In any design in which the structural frame is exposed to view, the structural materials shall be compatible within themselves and harmonious with their surroundings.
- d. Building components, such as windows, doors, eaves, and parapets, shall have good proportions and relationships to one another.
- e. Colors shall be harmonious and shall use only compatible accents.
- f. Mechanical equipment or other utility hardware on roof, ground, or buildings shall be screened from public view with materials harmonious with the buildings, or they shall be so located as not to be visible from any public ways.
- g. Exterior lighting shall be part of the architectural concept. Fixtures, standards, and all exposed accessories shall be harmonious with building design.
- h. Refuse and waste removal areas, service yards, storage yards, and exterior work areas shall be screened from view from public ways, using materials as stated in criteria for equipment screening.
- i. Monotony of design in single or multiple building projects shall be avoided. Variation of detail, form, and siting shall be used to provide visual interest. In multiple building projects, variable siting or individual buildings may be used to prevent a monotonous appearance.

5. Signs

- a. Every sign shall have good scale and proportion in its design and in its visual relationship to buildings and surroundings.
- b. Every sign shall be designed as an integral architectural element of the building and site to which it principally relates.
- c. The colors, materials, and lighting of every sign shall be restrained and harmonious with the building and site to which it principally relates.
- d. The number of graphic elements on a sign shall be held to the minimum needed to convey the sign's major message and shall be composed in proportion to the area of the sign face.
- e. Each sign shall be compatible with the signs on adjoining premises.
- f. Identification signs of a prototype design and corporation logos shall conform to the criteria for all other signs.

6. Miscellaneous Structures and Street Hardware

- a. Miscellaneous structures and street hardware shall be designed to be part of the architectural concept of design and landscape. Materials shall be compatible with buildings, scale shall be good, colors shall be in harmony with buildings and surroundings, and proportions shall be attractive.
- b. Lighting in connection with miscellaneous structures and street hardware shall meet the criteria applicable to site, landscape, buildings and signs.

7. Maintenance — Planning and Design Factors

- a. Continued good appearance depends upon the extent and quality of maintenance. The choice of materials and their use, together with the types of finishes and other protective measures, must be conducive to easy maintenance and upkeep.
- b. Materials and finishes shall be selected for their durability and wear as well as for their beauty. Proper measures and devices shall be incorporated for protection against the elements, neglect, damage, and abuse.
- c. Provision for washing and cleaning of buildings and structures, and control of dirt and refuse, shall be included in the design. Configurations that tend to catch and accumulate debris, leaves, trash, dirt, and rubbish shall be avoided.

- d. Maintenance of required screening and/or landscaping shall follow the requirements of Section 3-104 O of the Zoning Regulations to ensure improvements are maintained in good condition.

MINIMUM FUNCTIONAL STANDARDS

In addition to the appearance standards, the following minimum functional standards shall be shown, in the submittal, as a precondition to review by the Planning Commission. Applicable standards from the Zoning Regulations are included.

SCREENING AND LANDSCAPING

Screening and/or landscaping shall be provided on all properties developed for multiple-family (except single family and duplexes, unless arranged in a courtyard setting), manufactured home park, institutional, office, business or industrial uses when such uses are established on property within or adjacent to any residential districts in accordance with the standards and procedures listed below. In addition to the requirement for screening and/or landscaping as stated above, screening and/or landscaping may further be required to preserve the value of an existing use or the potential for future development of any adjacent land or land across a right-of-way.

- A. Screening shall be provided along all side or rear lot lines adjacent to such residential districts.
- B. Landscaping shall be provided along a front lot line to the depth of at least 10 feet whenever such front lot line is adjacent to or across from such residential districts. No other uses except driveways and signs shall be allowed in such a landscaped area.
- C. Screening shall be provided on all required development sufficient to reasonably hide from ground level view all loading docks, trash receptacles, outdoor storage, outdoor display, outdoor working areas, parking spaces and similar uses from such residential districts.
- D. Screening on the side or rear lot line may be reduced in height and intensity in the front yard area extending to the front lot line, i.e., the street right-of-way; however, screening shall not be required along such lot lines in that portion of the front yard which may be landscaped.
- E. Whenever properties are developed adjacent to an alley, screening may be omitted at driveways deemed essential for ingress and egress to uses established on the property.

F. Screening may consist of fencing and/or landscaping provided that such screening will serve to adequately reduce:

1. The visual effects on the environment caused by adjacent nonresidential or higher density residential uses;
2. Noise;
3. Lighting;
4. Glare; and
5. Blowing trash.

Screening fences must maintain the following standards:

- (1) Not less than six feet in height.
- (2) Slating shall provide a 90% reduction in the passage of light.
- (3) Only gates which open to the street shall be allowed to remain open during the hours of operation.

Landscaping shall:

- (1) Maintain a reduced visual impact to a height of not less than six feet, year-around, within three years of planting.

G. Landscaping and/or tree placement in street right-of-way.

1. Ornamental trees (20' or less at maturity)
 - a. Shall have no less than a 5' separation from curb or sidewalk, water or sanitary sewer lines, power poles or street lights.
 - b. Shall have no less than a 3' separation from parking areas, buried utility lines, underground storm sewer and driveway approaches.
 - c. May be planted under electric aerial utility power lines, taller trees may not.
2. Shade trees (20' or greater at maturity)
 - a. Shall have no less than a 7' separation from curb or driveway.
 - b. Shall have no less than a 6' separation from sidewalk, parking area, water or sanitary sewer lines, buried utility lines, underground storm sewer, street lights.

c. May not be planted in drainage or utility easements.

3. Bushes and shrubs (4' or less at maturity or trimmed)

a. Shall have no less than a 2' separation from driveway approaches, sidewalks, parking areas, utility meters, manholes, storm sewer structures, power poles, utility pedestals, street lights.

b. Shall be restricted to 33 inches in height within the vision triangle.

H. Landscaping planting sizes at the time of planting:

1. Ornamental trees min. 1 1/2" trunk caliper

2. Shade trees min. 2" trunk caliper

3. Evergreen trees min. 6' height

4. Shrubs min. 2 gallon container

I. All screening and landscaping shall meet the requirements of the required vision triangle (See Section 2-102 of the Zoning Regulations for definition).

J. Landscaping along the front lot line shall involve bringing the soil surface to a smooth finished grade and installing sufficient trees, shrubs, ground cover and grass to soften building lines, provide shade and generally produce a pleasing visual effect of the premises.

K. The selection of landscape materials shall consider the "mature" growth and habit of such plants so that vegetation will not overhang or obstruct the public street or a sidewalk area in such a manner as to conflict with pedestrian and vehicular access.

Plant materials shall be selected from the current "Preferred Tree Species for South Central Kansas" by the Kansas Urban Forestry Council, "Recommended Shade Trees, Conifer Trees, Ornamental Trees, Shrubs, and Grasses for Wichita Kansas" and lists prepared by the Planning Commission (copies of which are available from the Zoning Administrator) unless otherwise specifically approved by the Planning Commission.

L. The type of fencing should be compatible with the kind and intensity of the land use and the architectural style of the development and adjacent properties.

- M. The Planning Commission may, in its discretion, temporarily or permanently waive the requirements for screening and/or landscaping if:
1. The adjacent land use in the residential district may not necessitate nor benefit from such a requirement; or
 2. The adjacent land use may already have provided adequate screening for which additional screening may be a duplication; or
 3. The future land use for the adjacent area can not readily be determined at this time and that upon mutual agreement of the Planning Commission and the applicant, that the requirements may be waived and the matter reviewed at a specified date in the future. In the meanwhile, the Planning Commission shall require that either a letter of assurance or a covenant be submitted to run with the land; or a guarantee in the form of a corporate security bond, cashier's check, escrow account or other security be submitted to ensure that such requirements will be met when a determination is made. The Planning Commission may determine the sufficiency of the assurance based on the length of time anticipated before a decision, the size and cost of the potential work involved, and the need to ensure that the requirement is met regardless of any change in ownership.
 4. None of the above shall prevent the Planning Commission from requiring temporary screening on all or a portion of a side or rear yard wherein a nonresidential use is proposed for development adjacent to an existing single-family dwelling and thereby a potential nuisance or hazard may be created for the homeowner.
- N. All plant materials shall be healthy and/or fencing in place prior to issuance of an occupancy certificate. Planning Commission approval may be given without the landscaping installation; provided, written assurances are given which are satisfactory to the Zoning Administrator that the planting will take place when the proper season arrives.
- O. Fencing. As provided for in Section 3-103 F 2-5 of the Zoning Regulations, the following provisions shall govern the construction and location of fences on any zoning lot:
1. In any yard except a front yard: Open and closed fences not exceeding six feet in height are permitted with additional height permitted for security design measures.
 2. Fences in a front yard: On lots with single or two-family dwellings and all types of manufactured and mobile homes, fences not exceeding four feet in height are permitted which are constructed with at least 75% open space. In all other circumstances in a front yard, including decorative walls as perimeter boundaries and entryways to subdivisions, open and closed fences are permitted which do not exceed six feet in height. Additional security design measures may placed above the six feet limitation.
 3. Construction standard for all fences: No fence shall be constructed which will constitute a hazard to traffic or a danger to persons or animals.

4. Conditional use for fences: The Board of Zoning Appeals may as a conditional use approve the construction of higher fences and/or less open space in all yards and in any district if the Board finds that the public welfare is preserved.

ILLUMINATION

The maintained level of light on the surface of any parking area required to be reviewed by the Planning Commission shall not be less than one foot candle. A maximum level of light shall be reviewed by the Planning Commission when detrimental to surrounding land uses. Excessive light spillover is not permitted into residential areas.

ORDINANCE AMENDING CERTAIN PROVISIONS

(Published in The Ark Valley News,
Thursday, October 25, 2007.)

ORDINANCE NO. 1596-07

AN ORDINANCE AMENDING CERTAIN PROVISIONS WITHIN THE CITY OF KECHI ZONING REGULATIONS.

WHEREAS, the City of Kechi Planning Commission conducted a public hearing on September 11, 2007 in order to consider certain changes to the City Zoning Regulations; and

WHEREAS, following said public hearing the Planning Commission recommended the adoption of certain amendments to the Zoning Regulations;

NOW, THEREFORE BE IT ORDAINED by the Governing Body of the City of Kechi, Kansas, as follows:

SECTION 1. Section 4-106B in the C-2 Light Commercial District is amended to

include the following as a special use:

"5. Hospitals and medical, dental and health clinics."

SECTION 2. Section 4-107B in the C-3 Heavy Commercial District is hereby amended to add the following as a special use:

"6. Hospitals and medical, dental and health clinics."

SECTION 3. Subsections 1 and 4 of Section 7-104C applicable to the C-1 Special Commercial District are hereby repealed and replaced with the following language:

"1. Functional Types Permitted: Any type listed in Section 7-101A, including advertising signs when the latter is approved as a conditional use by the Board of Zoning Appeals.

4. Maximum Gross Surface Area: 1 square foot of sign area for each 1 foot

lineal street frontage: provided no single sign shall exceed a gross surface area of 100 square feet, except for advertising signs which may exceed the lineal street frontage limitation, but shall not exceed 200 square feet in size.

SECTION 4. This Ordinance shall take effect upon its passage and publication in the official city newspaper and shall amend the Zoning Regulations of the City of Kechi, Kansas as indicated above.

Passed by the City Council on this 11th day of October, 2007.

THE GOVERNING BODY FOR
CITY OF KECHI, KANSAS

Ed Parker, Mayor

ATTEST:

Laura Hill, City Clerk/Administrator