

however, that no provisions of the plan shall be implied to exist in favor of residents and owners of the planned unit development except as to those portions of the plan which have been finally approved and have been recorded.

- c. If portions of an approved final development plan shall require a plat, an amended final development plan may include only that portion of the final development plan to be platted.

H. Amendments.

The PUD District ordinance or an approved preliminary or final development plan may be amended in the same manner as prescribed in this section for approval of a preliminary or final development plan. Application for amendment shall be made by the homeowners association or 51 percent of the owners of the property within the PUD District.

I. Platting.

PUD developments shall comply with all platting and subdivision requirements of the City.

J. Fees.

Fees for planned unit development applications shall be paid to the City according to the Master Fee Schedule.

Sec. 27-428 GATE Gateway Corridor Overlay District.

A. Intent and Purpose.

The intent of the Gateway Corridor Overlay District is to provide design criteria along the key entry corridors into and through the City of Hutchinson. The design criteria will promote creative solutions to help to develop high quality design and visual appeal through landscaping, signage, building material selection, lighting and interior street development. Guiding development in this manner will also aid in the protection of past and future investment in the corridor.

In the Gateway Corridor Overlay District, no building, structure, land or premises shall be used and no building or structure shall be hereafter erected, constructed, reconstructed, moved or altered except in accordance with the regulations in this section, and all uses shall be subject to the regulations of the underlying zoning district and the development and performance standards set forth in these regulations.

The purpose of these regulations is to establish criteria for those items that affect the physical and visual environment of the City of Hutchinson. Pertinent to appearance is the design of the site and all elements which are visible to the public.

The criteria contained herein are not intended to restrict imagination, innovation or variety, but rather to assist in focusing on design principles that can result in

creative solutions that will develop a high quality visual appearance within the city, preserve taxable values, and promote the public health, safety and welfare.

B. Geographic Area.

The Gateway Corridor Overlay District as depicted on the official zoning map, including all lots immediately adjacent to the street right-of-way.

C. Criteria for Application.

1. All developments consisting of more than one principal building or use, multiple-pad development and/or similar mixed-uses shall be required to meet the zoning requirements for a planned unit development (PUD). The PUD process and rezoning shall be in conjunction with preliminary and final plat review and approval.
2. All developments consisting of one principal building with a single use shall comply with the design criteria of this section.

D. Criteria for Appearance.

1. Relationship of Buildings to Site.

The site shall be planned to accomplish an effective transition with the streetscape, and to provide for appropriate landscaping, safe pedestrian movement, and required parking areas.

- a. Site planning in which setbacks and yards are in excess of standard commercial zoning restrictions is encouraged to provide a quality visual relationship between buildings and site.
- b. Parking areas shall be designed to include decorative elements, building wall extensions, plantings, berms or other innovative means so as to buffer parking areas from view from public ways.
- c. 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 future buildings.
- d. Newly installed utility services and service revisions necessitated by exterior alterations shall be underground.

2. Relationship of Buildings and Site to Adjoining Areas.

- a. Adjacent buildings of different architectural styles shall be made compatible by such means such as buffering, screening, sight breaks and material selections.
- b. Attractive landscape transitions shall be designed to be compatible with adjoining properties.
- 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 associated accessory structures.

- a. Where natural or existing topographic patterns contribute to visual quality and utility of a development, they shall be preserved and developed. Modification to topography will be permitted where it contributes to appropriate site design and development.
- b. Grades of walks, parking spaces, terraces and other paved areas shall provide a soft and stable surface for walking and seating.
- c. Landscape treatments shall be provided to enhance architectural features, strengthen vistas, emphasize access patterns and provide shade.
- d. Unity 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 structure, texture, and color and for ultimate growth patterns. 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. Parking areas and traffic ways shall be enhanced with landscaped islands containing trees or tree groupings.
- g. Screening of service yards and other places that tend to be unsightly shall be accomplished by use of walls, fencing, planting, or combinations thereof. Screening shall be equally effective in winter and summer.
- h. Exterior lighting, when used, shall enhance the building design and the adjoining landscape. 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. Lighting shall be designed to a standard that does not impact adjoining properties, especially residential areas. Exterior lighting shall comply with the requirements of Sec. 27-804(G) General Requirements for Sign Illumination.
- i. Fencing within the Gateway Corridor Overlay District shall not exceed six feet in height unless otherwise permitted.
- j. Fencing within the Gateway Corridor Overlay District may be required to be a solid fence to meet specific site conditions.

4. Building Design.

- a. Architectural design and style are not restricted, however architectural style should be consistent throughout the development. Evaluation of the appearance of a project shall be based on the quality of its design and relationship to surroundings.
- b. Buildings shall have appropriate scale and be in harmonious conformance with any adjacent neighboring development.
- c. The primary building material of all portions of the structure shall include but not be limited to materials of high quality, such as brick (clay), stucco, wood, glass, split faced concrete masonry units (CMU) with integrated color pigmentation and stone material. The materials shall be similar and compatible throughout the entire development.

The Site Plan Review Committee may recommend other primary building designs for portions of the building not visible from public areas. Other secondary building materials shall have appropriate architectural character and shall be selected for harmony of the building with adjoining buildings.

- d. 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.
- e. Materials shall be of durable quality.
- f. In any design in which the structural frame is exposed to view, the structural materials shall be compatible and harmonious with their surroundings.
- g. Building components, such as windows, doors, eaves and parapets, shall have appropriate proportion and relationship to one another.
- h. Colors shall be harmonious and shall use only compatible accents.
- i. Colors shall be of low reflectance, subtle, neutral or earth tones and shall not be of high-intensity or metallic colors unless the colors are true to the materials being used.
- j. Mechanical equipment or other utility hardware on roof, ground or buildings shall be screened from public view with materials harmonious with the building, or they shall be located as not to be visible from any public ways.
- k. Exterior lighting shall be part of the architectural concept. Fixtures, standards, and all exposed accessories shall be harmonious with building design.
- l. Refuse and waste removal areas, service yards, storage yards and exterior work areas shall be screened from view from public ways.
- m. 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 of individual buildings may be used to prevent a monotonous appearance.
- n. Building orientation shall be toward the arterial street, unless it is demonstrated that this would not be feasible.

E. Factors for Evaluation.

The following factors and characteristics, which affect the appearance of a development, will govern the evaluation of a design submission:

1. Conformance to these regulations and the building design criteria;
2. Logic of design;
3. Exterior space utilization;
4. Architectural character;
5. Attractiveness of material selection;
6. Harmony and compatibility;
7. Vehicular and pedestrian circulation; and

8. Maintenance aspects.

F. Process.

1. All developments within the Gateway Corridor Overlay District shall be required to submit a site plan for review. Refer to Article X.
2. Development approval.
All building projects within the Gateway Corridor Overlay District shall comply with the Gateway Corridor Overlay District regulations. The developer shall include maintenance provisions within the scope of the site planning process.
3. Pre-application conference.
A pre-application conference with the Site Plan Review Committee is HIGHLY RECOMMENDED to give the applicant an opportunity to discuss plans before a great deal of time or money is expended.
4. Application for Design Review.
The applicant shall fill out an application for site plan review and submit it along with other required submittals. See administrative forms for a listing of required submittals.
5. Design review.
The Site Plan Review Committee will review the submittal documents for compliance with the Gateway Corridor Overlay District regulations.
6. Notice of approval.
Upon review by the Site Plan Review Committee the applicant will be notified of approval or required changes for approval.
7. Appeals.
In the event where the applicant and the Site Plan Review Committee cannot come to an agreement the applicant may appeal the decision by requesting a review by the Planning Commission.
8. If the approved site plan is not part of a PUD submittal, the approval shall be final and a building permit may be issued. Approved site plans which are part of a PUD process shall be submitted to the Planning Commission as required by Sec. 27-427.
9. Building Permit.
After the building permit is issued, all design requirements must be completed as shown on the approved site plan.
10. Maintenance of design requirements.
The property owner shall maintain the design requirements for the life of the development. In the event of failure to do so, the City may utilize all appropriate remedial methods.
11. Fees.
Fees may apply to each individual step as established in the Master Fee Schedule.