

ORDINANCE NO. 2563

AN ORDINANCE AMENDING THE LAND DEVELOPMENT CODE OF THE CITY OF GARDNER, KANSAS BY AMENDING SECTION 17.07.040 OF TITLE 17 OF THE GARDNER MUNICIPAL CODE.

WHEREAS, the City of Gardner, Kansas initiated changes to Sections of Title 17 entitled "Land Development Code", by action of the Planning Commission on the 26th day of September, 2017; and

WHEREAS, a public hearing on the herein changes to the Land Development Code was properly noticed and held before the Planning Commission of the City of Gardner, Kansas, on the 28th day of November, 2017; and

WHEREAS, said Planning Commission has recommended that the herein amendments to the Land Development Code of the City of Gardner, Kansas be approved; and

NOW, THEREFORE, BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF GARDNER, KANSAS:

Section 1: Title 17 of the Code of the City of Gardner Kansas, 2016, Section 17.07.040 Specific Building Type Standards, General Industrial building type, Design and Performance Standards, shall be amended to read as follows:

Primary Entry Feature = 1 per building min. required on street frontage.

Massing = On all street-facing facades, shall break down components of the main mass with single wall planes longer than 100' by using at least one of the following options:

1. Changes in the wall plane involving projections or recesses of at least one foot and extending the full height of the facade every 100' or less of facade length.
2. Varying roof lines or roof forms every 100' or less of facade length.

Transparency = 15% min. on all street-facing facades. Up to 10% of required transparency can be waived upon substitution of higher quality building materials such as solid brick, stone, detailed concrete, burnished CMU, specialty glass, or architectural panels.

Articulation = Horizontal and vertical breaks with similar architectural details, materials and colors shall be used on all building facades. Such breaks may include bands of accent color, changes in materials or textures, windows and doors, exposed expansion joints, shadow patterns, expression lines, cornices, and raised parapets. All single-plane changes in color, materials and textures shall be separated or framed by expression lines, trim or similar outlines.

Ornamentation = Any other blank wall areas larger than eight feet tall by 25' wide shall be broken up by ornamental architectural details, unless the blank surface area is less than 10% of the total facade area and the longest dimension of the blank surface area is less than 50'.

Section 2: All other ordinances not in conformity herewith are hereby repealed or amended to conform hereto.

Section 3: This ordinance shall take effect and be in force from and after its passage, approval, and publication as provided by law.

PASSED by the City Council this 18th day of December, 2017.

APPROVED by the Mayor this 18th day of December, 2017.

CITY OF GARDNER, KANSAS

(SEAL)

/S/
Chris Morrow, Mayor

Attest:

/S/
Amy Waller, City Clerk

Approved as to form:

/S/
Ryan B. Denk, City Attorney