

## **ADDITIONAL SITE PLAN CRITERIA**

FOR SITE PLAN REVIEW PROCESS UNDER SECTIONS 17.12.04 OF THE  
VALLEY CENTER ZONING REGULATIONS

CITY OF VALLEY CENTER AOPTED BY THE VALLEY CENTER CITY PLANNING COMMISSION  
ORIGINALLY AUGUST 28, 2001  
REVISED MARCH 22, 2005  
REVISED NOVEMBER 6, 2007  
REVISED JUNE 24, 2009  
REVISED OCTOBER 26, 2010  
REVISED SEPTEMBER 27, 2011



## INTRODUCTION

Public awareness of the physical condition and appearance of the community has increased over the years. In response, the Valley Center Planning Commission, on April 9, 1998, established a site plan review process in the city zoning regulations to ensure quality development and to increase public participation in the design and physical development of the community. In Valley Center, both an appearance standards checklist and Planning Commission review process is utilized.

## ADDITIONAL SITE PLAN STANDARDS

Based on the complexity of the project, location on major thoroughfares, scale of development, and surrounding land uses, the City staff, Site Plan Committee, or Planning Commission may consider additional site plan standards in addition to those in the Site Plan chapter (17.12) of the Valley Center Zoning Regulations. Additional standards may be based on the following considerations:

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, traffic-ways)
3. Landscape and Site Treatment (compatibility with existing patterns, landscape 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 above philosophy does not dictate a specific architectural style, but rather encourages design compatibility with the surrounding uses and development.

## ADDITIONAL REVIEW STANDARDS

Within five working days of the initial meeting with the Zoning Administrator the applicant may be informed that the following additional standards (as checked) will need to be included on a proposed site plan:

1. \_\_\_ Gross tract area
2. \_\_\_ Percent lot coverage and square feet of building and paving/gravel
3. \_\_\_ Building heights
4. \_\_\_ Existing and proposed contours
5. \_\_\_ Fire lane easements (usually 20' wide)
6. \_\_\_ Storm water structures and related easements
7. \_\_\_ Vision triangle as defined by the Zoning Regulations
8. \_\_\_ Boundary and elevation of the 100 year flood, if applicable
9. \_\_\_ Building pad minimum elevation
10. \_\_\_ 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
11. \_\_\_ 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)
12. \_\_\_ 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) and existing landscaping that will be retained The type, size, number, and spacing of all plantings must be illustrated

13. \_\_\_ Location of all existing (to remain) and proposed buildings on the site and all buildings within one-hundred (100) feet of the site's boundaries
14. \_\_\_ Location of all existing (to remain) and proposed lighting standards, complete with routing of electrical supply and isofootcandle diagram (which shows the light level at any given point)
15. \_\_\_ Location and size of existing and proposed free standing and wall signs
16. \_\_\_ Square footage of impervious surface
17. \_\_\_ Elevation view drawings are required containing the following information:
  - a. Scale
  - b. Elevations of all proposed and related existing structures
  - c. All signs to be mounted on the elevations
  - d. Designation of the kind, color, and texture of all primary materials to be used
18. \_\_\_ Section profile drawing. Two (2) section profiles through the site are required containing the following information:
  - a. Scale
  - b. Building(s)
  - c. Lighting fixtures and standards
  - d. Signs
19. \_\_\_ Material Samples. Material samples for all major materials that are keyed to the drawings to show location and area
20. \_\_\_ If a Landscaping Design plan is required, it should contain 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.
  - f. Delineate the traffic flow with directional arrows and indicate the location of direction signs and other motorist's aids (if any)
  - g. Location of existing and proposed landscaping
  - h. Location and height of all buildings on the site and all buildings within fifty (50) feet of the site's boundaries
  - i. Location and height of all existing (to remain) and proposed signs on the site
  - j. A Plant List with common and botanical plant names, quantities and sizes.
  - k. A note stating the minimum amount of landscape area is required and amount provided. Show calculations.
  - l. Show the location of all trees, 6" caliper or larger, measured 4'-6" above ground level, that are proposed for removal.
21. \_\_\_ Minimum Landscape Required: Note: Whenever a calculation results in a fractional amount, round up to the nearest whole number for the required amount.
  - a. Minimum landscaped street yard area to be provided in the street yard by zoning district should be:

ZONING DISTRICT	PERCENTAGES
Multiple-Family Residential	15%
Manufactured Home Subdivision & Park	15%
Business (All Business Districts except for Central Business District/Downtown overlay District)	10%
Central Business District/Downtown overlay District	Per Downtown Overlay District Design Criteria
Industrial	12%

*Note. Public facilities, regardless of zoning district, should have a minimum landscaped street yard area of 15%*

- b. Minimum number of trees:
  - 1) One shade tree per 40' of street frontage.  
Note: Two ornamental trees are equivalent to one shade tree.
  - 2) One shade tree per 20 parking stalls.
  - 3) One shade tree for each 6" caliper or larger existing tree removed, measured 4'-6" above ground level.
- 31. \_\_\_ Parking. Lot screening and landscaping (See section 17.03.36 for areas where screening is not optional.)
- 32. \_\_\_ Perimeter screening
  - a. Minimum screening height should be 3' above the parking surface after three years plant growth. A minimum of one-half of shrubs should be evergreen.
  - b. Earth berming is an acceptable method of screening. Maximum run to rise ratio of side slopes should be 3:1
  - c. Use of architectural screening such as walls and fencing should be approved by the Zoning Administrator.
  - d. Minimum bed width should be 5' where bumper blocks are provided for adjacent parking stalls, and 7' minimum without bumper block protection. Encroachment into the street right-of-way is not normally permitted but may be requested under special circumstances where it will not interfere with an existing or future public sidewalk or public utilities.
  - e. Screening should be provided along queuing areas when along arterial streets and 50' alongside yards.
- 33. \_\_\_ Interior Lot Landscaping
  - a. In parking lots with 50 or more spaces and with two or more aisles, two interior planting islands should be provided having a minimum area equal to one parking space each. Additional interior planting islands should be provided for each additional 25 parking spaces.
  - b. Each interior planting island should have one shade tree or other appropriate landscaping.
- 34. \_\_\_ Buffer Yard Requirements
  - a. In addition to screening required in 17.12, the Site Plan Review Committee may require shade trees within the buffer yard. A minimum of one shade tree or two ornamental trees per 40 lineal feet of the abutting property line should be provided.
  - b. Where adjacent land uses are determined to be incompatible by the City, buffering with screening and buffer trees should be required.
- 35. \_\_\_ Plant Sizes:
  - a. 2 gallon container Shrubs or equivalent size,
  - b. 1½" trunk caliper for Ornamental Trees
  - c. 2" trunk caliper for Shade Trees
  - d. 5' height for Evergreen Trees (Evergreen plant materials should be a minimum of one-third of total plant materials, exclusive of groundcovers)

Note: Plant selections should be from the current City approved list of trees, shrubs, ornamental grasses and turf grasses. Variations from the list should be approved by the Parks Supervisor. Plant selections should provide year around seasonal interest through flower or foliage color and massing of evergreens for winter interest. Planting selections and design should be appropriate to the level of maintenance anticipated to be provided. Use of low water usage plants is recommended. Mulch types for plant beds and tree wells should be decorative rock or mulch, fibrous in nature, to avoid displacement. Mulch in plant beds should be contained by concrete curbing or edging, or metal edging. Specifications of mulch type and edging should be

noted on landscape plans. Sodding of turf areas is recommended, especially for small areas, to provide rapid establishment of soil cover. Seeding should follow local practices for best results.

36. \_\_\_\_ Required clearance for new plantings to center of trees should be:

APPURTENANCES	CLEARANCES
1. Hydrants, Water Meters, Manholes	10" Minimum
2. Other utility appurtenances back of street or parking lot curb face	6' Minimum (except w/interior parking lot planting islands)
3. Sidewalks	5' Minimum for Ornamental Trees
	6' Minimum for Shade Trees
4. Driveways	10' Minimum
5. Street trees	20' Apart Maximum-Ornamental Trees 40' Apart Maximum-Shade Trees

Note: The location of plantings should avoid future conflicts at mature growth with site signage and lighting. Positive drainage is critical to establishment of plantings including turf grasses. Provide for positive drainage or plan for drainage improvements to promote plant establishment. Preservation of existing landscaping is encouraged. Irrigation should be provided, to aid in establishment and maintenance of plantings in plant beds. Drip irrigation systems and other systems, when installed, should include a rain sensor device. (See definitions section for definition of "irrigation.")

37. \_\_\_\_ Location and height of all buildings within fifty (50) feet of the site's boundaries

38. \_\_\_\_ Detailed drawings showing the following information will be required to be submitted to Sedgwick County Code Enforcement for technical review:

- a. Footings
- b. Electrical wiring diagram

39. \_\_\_\_ Lighting Site Plan

- a. Location of all existing (to remain) and proposed lighting standards, complete with routing of new electrical supply lines,
- b. Isofootcandle lines diagram. The Zoning Administrator should make a determination whether the submittal of an isofootcandle diagram is required. When required, the diagram should include light output for lighted signage.
- c. Lighting Standard Drawing. A scaled drawing of the proposed lighting standard(s) is required and should contain the following information:
  - 1) All size specifications
  - 2) Information on lighting intensity
  - 3) Materials, colors
  - 4) Ground or wall anchorage details

## APPEARANCE STANDARDS

### A Introduction:

The following appearance criteria are intended to establish a checklist of those items that affect the physical aspects of Valley Center'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 City staff, Site Plan Review Committee, and Planning Commission.

**Appearance** - The outward aspect visible to the public.

**Applicant** - The individual or firm requesting consideration of a project by the City.

**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.

**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.

**Bioswale** - are landscape elements designed to remove silt and pollution from surface runoff water. They consist of a swaled drainage course with gently sloped sides (less than six percent) and filled with vegetation, compost and/or riprap. The water's flow path, along with the wide and shoulder ditch, is designed to maximize the time water spends in the swale, which aids the trapping of pollutants and silt. Depending upon the geometry of land available, a bioswale may have a meandering or almost straight channel alignment. Biological factors also contribute to the breakdown of certain pollutants.

**Buffer Landscaping** - The use of landscaping alone or in combination with berms, walls or decorative fences to partially obstruct in a continuous manner the view between adjacent land uses.

**Buffer Yard** - A landscaped area provided along a side or rear lot line to separate the view of two adjacent land uses from one another. Screening to obstruct views or partially obstruct views is permissible.

**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 site plans of a proposed project may or may not be approved by the Site Plan Review Committee.

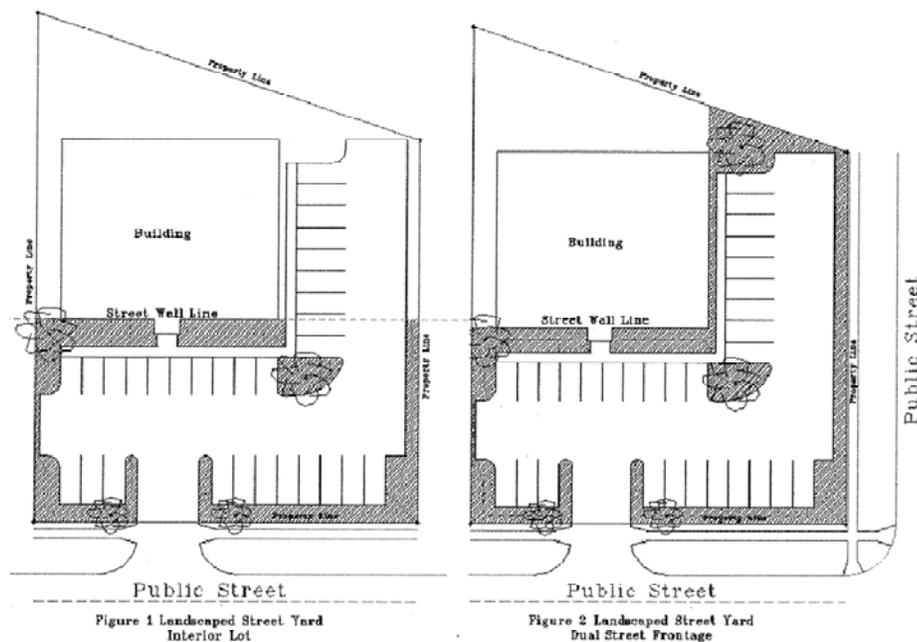
**Graphic element** - A letter, illustration, symbol, figure, insignia, or other device employed to express and illustrate a message or part thereof.

**Harmony** - A quality that represents an appropriate and congruent arrangement of parts, as in an arrangement of varied architectural and landscape elements.

**Irrigation** - A system of valves, tubes or pipes, and water emitters designed to apply irrigation water directly to the soil around landscaping items. An irrigation system may be manually or automatically operated but must be connected to a continuous water supply and not fed from a water container that must be manually replenished. Automatic systems should include a rain sensor device.

**Landscape** - Any combination of living plants, natural features such as stone, berms and existing trees, ornamental features such as art and flower pots, water features and decorative paving such as brick or concrete pavers and stamped concrete to create an aesthetically pleasing effect.

**Landscape Street Yard** - The area of a lot which lies between the front lot line abutting a street and the street wall line of the principal building or structure which is planned for landscaping to



meet screening and other standards of this policy.

**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, etc.

**Ornamental Tree** - Trees having a mature height usually up to 25 feet.

**Plant materials** - Trees, shrubs, vines, ground covers, grass, perennials, annuals and bulbs.

**Preliminary review** - First review of the Site Plan Review Committee 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.

**Shade Tree** - Trees having a mature height usually greater than 25 feet.

**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 and 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 furniture, and miscellaneous structures.

**Street Wall Line** - A line that extends from the building parallel to the street wall until it intersects a side or rear lot line or a wall line of another principal building or structure.

**Street Yard** - The area of a lot which lies between the front lot line abutting a street and the street wall line of the principal building or structure.

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

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

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

**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's mechanical or electrical services to a building or development.

## **B \_\_\_\_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 plan should 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. Without restricting the permissible limits of the applicable zoning district, the height and scale of each building should be compatible with its site and existing (or anticipated) adjoining buildings.
- d. Newly installed utility services, and service revisions necessitated by exterior alterations, should be underground.

### **2. \_\_\_\_Relationship of Buildings and Site to Adjoining Area**

1. Proposed buildings or improvements should be made compatible with adjacent buildings of different architectural styles by such means as screens, sight breaks and materials.
2. Attractive landscape transition to adjoining properties should be provided.
3. Harmony in texture, lines and masses is required. Monotony should be avoided.
4. Parking lots and driveway areas should be screened by architectural or landscape features. The Zoning Administrator should make a determination of the intensity and extent of screening to be required.
5. The arrangement of site, architectural and landscaping features should be harmonious with the streetscape of adjoining streets.

### **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 should 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 should provide an inviting and stable appearance for walking and, if seating is provided, for sitting.
- c. Landscape treatment should be provided to enhance architectural features, strengthen vistas and important axes, and provide shade.
- d. Utility of design should be achieved by repetition of certain plant varieties and other materials and by correlation with adjacent developments.
- e. Plant material should 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 should be used. Design with plant materials for low water usage and following other landscape principles is recommended.
- f. Exterior lighting, when used, should enhance the building design and the adjoining landscape. Lighting standards and building fixtures should be of a design and size compatible with the building and adjacent areas. Lighting should be restrained in design and excessive brightness avoided within the site and beyond property lines.

#### 4. \_\_\_\_\_ Building Design

- a. Architectural style is not restricted. Evaluation of the appearance of a project should be based on the quality of its design and relationship to surroundings.
- b. Buildings should have good scale and be in harmonious conformance with permanent neighboring development.
  - 1) Materials should have good architectural character and should be selected for harmony of the building with adjoining buildings.
  - 2) Materials should be selected for suitability to the type of buildings and the design in which they are used. Buildings should have the same materials, or those that are architecturally compatible, used for all building walls and other exterior building components wholly or partly visible from public ways.
  - 3) Material should be of durable quality.
- c. In any design in which the structural frame is exposed to view, the structural materials should be compatible within themselves and harmonious with their surroundings.
- d. Facings of masonry or stucco on all four sides, when viewed from arterial streets and Main Street. *The City may, at its discretion, may waive this requirement for the back of a building that may be viewed from an arterial or Main Street if the applicant has a hardship with the requirement.*
- e. Building components, such as windows, doors, eaves, and parapets, should have good proportions and relationships to one another.
- f. Colors should be harmonious and should use only compatible accents.
- g. Mechanical equipment or other utility hardware on roof, ground, or buildings should be screened from public view with materials compatible with the buildings, or they should be so located as not to be visible from any public ways.
- h. Exterior lighting should be part of the architectural concept. Fixtures, standards, and all exposed accessories should be harmonious with building design.
- i. Refuse and waste removal areas, service yards, storage yards, and exterior work areas should be screened from view from public ways, using materials as stated in these criteria for equipment screening.
- j. Monotony of design in single or multiple building projects should be avoided. Variation of detail, form, and siting should 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 should have good scale and proportion in its design and in its visual relationship to buildings and surroundings.
  - b. Every sign should 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 should be restrained and harmonious with the building and site to which it principally relates.
  - d. The number of graphic elements on a sign should be held to the minimum needed to convey the sign's major message and should be composed in proportion to the area of the sign face.
  - e. Each sign should be compatible with the signs on an adjoining premise.
  - f. Identification signs of a prototype design and corporation logos should conform to the criteria for all other signs.
  
6. \_\_\_\_ Miscellaneous Structures and Street Hardware
  - a. Miscellaneous structures and street hardware should be designed to be part of the architectural concept of design and landscape. Materials should be compatible with buildings, scale should be good, colors should be in harmony with buildings and surroundings, and proportions should be attractive.
  - b. Lighting in connection with miscellaneous structures and street hardware should 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 should be selected for their durability and wear as well as for their beauty. Proper measures and devices should 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, should be included in the design. Configurations that tend to catch and accumulate debris, leaves, trash, dirt, and rubbish should be avoided.
  - d. Maintenance of required screening and/or landscaping should follow the requirements of Section 17.12 of the Valley Center City Zoning Regulations to ensure improvements are maintained in good condition.

#### **D. MINIMUM FUNCTIONAL STANDARDS:**

In addition to the appearance standards, the following minimum functional standards (as checked) may be required to be shown in the submittal. Applicable standards from the Zoning Regulations are included:

\_\_\_\_ Screening and/or landscaping should be provided on all properties developed for single-family and duplexes arranged in a courtyard setting, multiple-family, manufactured/mobile home park, institutional, office, business or industrial uses, 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.

\_\_\_\_ Screening should be provided along all side or rear lot lines adjacent to residential districts or to provide a buffer between land uses.

\_\_\_\_ Landscaping should be provided along a front lot line to the depth of at least 10 feet. No other uses except driveways and signs should be allowed in such a landscaped area.

4. \_\_\_ Screening should be provided on all required development sufficient to reasonably hide from ground level view all loading docks, outdoor storage, outdoor display, outdoor working areas, parking spaces and similar uses. Trash and recycle receptacles must be fully screened and fully enclosed with gates. Gates must be closed unless emptying or picking up trash or recyclables.



Examples of trash screening

5. \_\_\_ 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, such as the street right-of-way; however, screening should not be required along such lot lines in that portion of the front yard which may be landscaped.
6. \_\_\_ 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.
7. \_\_\_ Screening may consist of fencing and/or landscaping; provided, that such screening will meet the following standards and adequately reduce environmental concerns:
  - a. Screening fences must maintain the following standards:
    - 1) Not less than six feet in height.
    - 2) Slatting should provide a 75% reduction in the passage of light.
    - 3) Only gates which open to the street should be allowed to remain open during the hours of operation.
8. \_\_\_ Landscaping:
  - a. Maintaining a reduced visual impact to a height of not less than six feet, year-around within one year of planting.
  - b. The visual effects on the environment caused by adjacent nonresidential or higher density residential uses.
  - c. Noise.
  - d. Lighting.
  - e. Glare.
  - f. Blowing trash.
9. All screening and landscaping should meet the requirements of the required vision triangle in Section 17.03.37 of Zoning Regulations.
10. Landscaping along the front lot line should 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.

11. The selection of landscape materials should 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.
12. Plant materials should 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", or "Trees for Valley Center" by City of Valley Center Park and Tree Board, unless otherwise specifically approved by the City Site Plan Committee.
13. 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.
14. All plant materials should be healthy and/or fencing in place prior to issuance of an occupancy certificate. Site Plan Review Committee approval may be given without the landscaping installation if a temporary occupancy permit is issued, provided written assurances are given which are satisfactory to the Zoning Administrator that the planting will take place in the proper season.
15. Fencing. The following provisions should govern the construction and location of fences on any zoning lot:
  - a. R-1, R--2, R-3 and R-4 Residential Districts and MH-1 Manufactured Home Subdivision District:
    - 1) "Open" and "closed" fences not exceeding six feet in height are permitted in any yard except front yards.
    - 2) Only fences with at least 75% open space not exceeding four feet in height are permitted in front yards.
    - 3) All fences on corner lots will meet the vision triangle requirements.
  - b. C-1 and C-2 Business Districts:
    - 1) "Open" and "closed" fences not exceeding six feet in height are permitted in any yard.
    - 2) All fences on corner lots will meet the vision triangle requirements.
  - c. I-1 and I-2 industrial Districts:
    - 1) "Open" and "closed" fences not exceeding six feet in height are permitted in any yard.
    - 2) All fences on corner lots will meet the vision triangle requirements.
16. Illumination. The maintained level of light on the surface of any parking area required to be reviewed by the Site Plan Review Committee should not be less than one foot candle. A maximum level of light should be reviewed by the Site Plan Review Committee when detrimental to surrounding land uses. Undue light spillover is not permitted into residential areas.

**D. CERTIFICATES:**

\_\_\_\_\_The City may require site plans to have the following certificates added to it.

Official Site Plan as (approved) (modified) to the specifications approved by the Valley Center City Site Plan Review Committee at their meeting of: \_\_\_\_\_

Chairman of the Site Plan Committee

\_\_\_\_\_  
(Print Name)

City Zoning Administrator

\_\_\_\_\_  
(Print Name)

Site Drainage and Traffic considerations reviewed and recommendations made by:

City Public Works or Professional Engineering Consultants (PEC-City Engineer)

\_\_\_\_\_  
(Print Name)

Landscape reviewed by:

\_\_\_\_\_  
(Print Name)

**EXTERIOR LIGHTING:** All existing or future outdoor lighting should be directed or shielded in such a way as to prevent the creation of a nuisance to adjacent residential properties or creation of a hazard on any public way.

**LANDSCAPING:** Landscaping must be maintained in a healthy, disease-free condition or it will be considered a violation of the zoning regulations.

**PARKING REQUIRED:**

Total Required Spaces: \_\_\_\_\_

Total Actual Spaces Provided: \_\_\_\_\_

**OWNER'S CERTIFICATION:**

As the developer of the project approved by this site plan, I do hereby certify that I understand that the project is to be constructed as shown on the final approved plan and that no occupancy certificate will be granted for the project until all required items have been completed. I further certify that, since these requirements run with the project, I will supply a copy of this approved site plan to any successors or assignees who may follow me in ownership of the project.

Signed: \_\_\_\_\_, Owner  
(Print Name)