



**Corridor Design Criteria
Urban Development Department**

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Planning, Zoning & Development

Chapter 7

City of Sapulpa Corridor Design Criteria

Section 12-701: Statement of Purpose

As the City of Sapulpa continues to grow, additional commercial development will be necessary to meet the ongoing demands of the citizenry. The quality of design incorporated into these new commercial developments will significantly affect the appearance, economic vitality, convenience, and safety of the community.

It has always been the City's policy to encourage and approve quality design and construction plans for new commercial developments in order to enhance the quality of life of our residents. It is the intent of these criteria and policies to provide clear examples to developers, builders and the general public on the style, type and placement of new commercial buildings to form an integrated system of design and efficiency.

In general, this document does not represent new development standards. Rather, it builds upon accepted standards and is an attempt to put into writing those standards to simplify development. Specifically, these criteria and requirements are intended to be used for the following purposes.

To identify issues which commercial developers should address in preparing their plans.

To clarify the standards which the City expects private development to meet.

To assist Staff, SPC and City Council in the evaluation of proposed commercial projects.

These criteria will be applicable to all future zoning requests, final development plans, Specific Use Permits, and building permit applications for all non-residential projects. However, it is recognized that not all these criteria will apply in every case. The application of these criteria will vary somewhat from case to case depending upon the proposed project and the characteristics of the site. Where there is a question to whether a particular Criteria should apply in a particular case, the developer shall be responsible for justifying any exceptions or variations in writing to the Urban Development Department for review. It is important to note that these criteria are not necessarily an exhaustive listing of all City requirements. Each proposal must pay clear attention to the Zoning, Subdivision and Engineering Design Criteria before a project submittal can be entertained. Every developer is responsible for complying with all sections of the City of Sapulpa Municipal Code.

Section 12-702: Design Review Process

The design review is a comprehensive evaluation of those characteristics of a development that have an impact on neighboring properties and the community. The process makes a careful examination of a project's quality of site planning, conformance to the design criteria, zoning, landscaping, and important details such as traffic flow, signage, lighting, and proposed use.

The purpose is to ensure that every new development or addition to an existing development carefully considers the community context in which they take place. Every project proposal should make a conscientious effort to develop a compatible relationship to the building site, neighboring properties, and internal compatibility.

Developers and their designers are urged to carefully review these criteria, the Zoning and Subdivisions Regulations, Landscaping Ordinance and the Engineering Design Criteria before site planning and building design studies have begun.

Section 12-703: Applicability

These criteria are applicable to the designated corridors and gateways in the City of Sapulpa. The attached maps in Appendix A set forth the designated corridors and gateways within the City.

Section 12-704: Architectural Criteria

Each commercial center and project should create a unique and identifiable image for the community. The overall appearance of the project and the architectural elements and materials used should be consistent, including the pad sites. The result should be a project that is internally cohesive and architecturally compatible.

All buildings within the commercial center should have common architectural styling. Material should be consistent, as well as windows, entrances, facades and roofing material and design.

Commercial centers which contain disproportionate numbers of outlying buildings on pad sites tend to have site development problems and are often perceived visually as being cluttered and confusing. It is important that pad sites be designed as an integral part of the whole commercial center to avoid problems relating to traffic flow, parking, landscaping, pedestrian travel, architectural compatibility, and public perception. Preliminary development plans should indicate the location, footprint, and type of each building, as well as related parking, through traffic ways and pedestrian circulation.

To achieve unity between commercial center buildings and out lots, it is required that similar exterior building materials be used throughout the project. The selection of building materials should be attractive, durable and have low maintenance requirements. Where new buildings are being added to an existing commercial center, the new structures will be required to meet these criteria as well as match the architectural design of the existing center.

To create an attractive sense of place and focal point for activity, exterior building materials and colors should contribute to a unified environment. Harmony with neighboring buildings is to be emphasized. Distinct building materials should dominate the entirety of the commercial center. The following are the approved materials to be used in the design of non-residential exteriors:

Natural materials such as wood, brick, unpolished stone

Cement plaster (stucco) or similar material

Textured masonry with integral color

Formed concrete with integral color and textured finish

All sides viewable from a corridor shall be covered in a material utilizing those referenced above

The material must be from ground to roof

Roofing material and design must integrate into the overall material and color scheme

The following are the materials that are not allowed:

Large areas of glass, unless located at a pedestrian level store front

Highly reflective or mirror-like materials that reflect glare into the surrounding environment. These materials should be used only in small areas for architectural details near the ground level

High contrast color glazed masonry except for small areas of detail

Glass curtain walls

Synthetic materials made to resemble masonry

Metal panels

Exposed concrete masonry. Split faced concrete masonry units with integral color and texture may be used for portions of buildings, but is discouraged as a primary exterior building material

Plastic materials

Chain link fencing

Continuous strips or bands of glass without interruption by mullions. The use of flush-mounted glass used in long horizontal patterns should be avoided

The following uses are not allowed:

Mini-storage

Marijuana Processing and Grow Facilities

Detached accessory buildings and storage containers

Structures built from storage containers (regardless of façade)

Outdoor storage* (retail) when the primary structure is less than 15,000 square feet –

*Outdoor Storage is the keeping of goods, materials, or equipment in a location not enclosed by walls and a roof. The outdoor display of goods, materials, or equipment for a period of less than twelve (12) hours does not constitute outdoor storage.

Recreational Vehicle Park

Color

The use of color in buildings should seek an overall harmony and limited palette. Colors should be light and muted earth tones for basic surfaces with strong hues only as accents. Color is encouraged in detail and ornamentation.

Approved Colors Schemes:

Light and muted earth tones, included off-whites such as ivory

Natural brick, stone and wood tones

Foreground surfaces and roofs: warm earth tones

Accents: saturated and bright colors may be used in small areas for detail, ornamentation, doors and windows, stairs, or other architectural features

Non-Approved Colors Schemes:

Highly reflective colors that cause glare

Large dark buildings or surfaces

Large areas of dark glass

Colors so dark or intense as to neutralize shadow patterns

Saturated hues and bright colors except for use in small areas

Architectural detail and ornamentation that enrich buildings and exhibit craftsmanship are encouraged.

- Cornices, ornamental moldings, lamps, and other architectural details that provide visual interest, shadow, contrast and color are encouraged. This is especially desirable at the pedestrian level. Details should be carefully integrated with the design concept of the building.
- Approved exterior materials are to be applied to all building facings that are visible from the corridor.
- All building materials are to be from ground to roof. Roof material must match the color, texture, and design of the building.

Proportion and Scale

Proportion is defined as the relationship between parts of a building or building element. Scale is the relationship of the building to human size. Varied proportions are desired in the design of building elevations. The scale of building elements, especially at the pedestrian level, should be kept intimate and close to human size with relatively small parts.

Experience has shown that random or uncontrolled urban development diminishes the sustainability and livability of a community. It is the intent of the City to encourage an orderly and logical pattern of development which is easily recognized by local residents, and which enhances the convenience and livability of Sapulpa and promotes economic viability of commercial centers. Due to their role as urban focal points, commercial centers are an obvious and important force in shaping the patterns of development. In addition to external relationships, the internal organization of a commercial center is highly important. The amount of foresight and consideration incorporated into the layout of a commercial center will often determine its ultimate success, economic viability, and the long-term sustainability of the community.

The design issues inherent in non-residential developments are generally easier to resolve if the full context of the project at a particular location is dealt with as a unified whole, rather than split into a number of small, disjointed projects. Preliminary development plans should contain all contiguous land under the developer's control. Cooperative planning between adjacent property owners is encouraged.

Development plans should be submitted that are well thought out. Speculative plans cannot be properly assessed as to their full impact and benefit to the community. However, preliminary plans can be given a cursory review in an effort to solidify the planning process.

The quality of the site design is the most important measure of a project's impact on the community and will be given first priority in the review process. Proposals should demonstrate sensitivity to the surrounding context and neighboring buildings.

The use of extensive grading or unusual site improvements (e.g. large amounts of fill, large retaining walls) to force a reconceived design onto a particular piece of property is discouraged. Modifying the design to fit the site results in a reduced potential development problems, traffic congestion, and results in an increase potential for economic viability and an improved level of visual interest and variety.

Due to its intensive nature, commercial centers have the potential to reduce the usefulness and value of adjacent land which is used less intensively. This potential can be minimized through creative buffering and site design techniques. Intensive uses should be separated and oriented away from less intensive uses. Intermediate intensity development, such as offices or multi-family, can be used as a land use buffer. Where large physical separation is not possible, the visual appearance of the building, amount, type, and location of landscaping can often be used to soften the transition from commercial uses to other types of development. Fencing, walls, and berms are to be viewed as integral parts of site proofing and separation techniques.

Although commercial centers can be developed in phases, it is important that infrastructure systems and site grading plans be designed to accommodate ultimate development rather than be the result of a series of piecemeal projects. In addition, on-site systems should be appropriately integrated with off-site systems and applicable design standards. Storm water run-off, for example, must be handled in a manner consistent with City standards and the capacities of other portions of the system within the watershed. Therefore, storm-water detention is viewed, as stated in the Zoning Regulations as a requirement for all commercial/industrial centers.

The design of the commercial center should be logical enough so as to not disorient the customer. At the same time, it should create a recognizable image as a distinct place as opposed to a continuous retail strip. To achieve this goal, the following steps are recommended:

Create in the plan a hierarchy of building mass

Develop a clearly defined axis (or axes) for the site plan

Avoid strictly linear or “strip commercial” layout

Pedestrian connections in parking lots shall be designed per the following guidelines:

1. Within parking lots containing more than thirty (30) stalls, clearly defined pedestrian connections should be provided:
 - Between all public right-of-way and building entrances
 - Between all parking lots and building entrances
2. Pedestrian connections shall not be less than five (5) feet wide.
3. Pedestrian connections shall be clearly defined by at least two (2) of the following:
 - Six (6) inch vertical curb
 - Textured paving, including across vehicular lanes
 - A continuous landscape area at a minimum of three (3) feet wide on at least one side of the walkway

4. Pedestrian connections should maximize directness of travel between pedestrian origin and destination.
5. Pedestrian connections may be counted toward the amount of required landscaping.

Section 12-706

DEFINED CORRIDORS

IN THE CITY OF SAPULPA

The following Maps define the corridors within the City of Sapulpa. These Design Criteria shall apply to all corridor areas as shown on the attached Maps.