



Planning & Zoning Commission

COMMUNITY DEVELOPMENT DEPARTMENT

June 9, 2008 Meeting

**SUBJECT:** Consider the proposed Site Plans for Ontuet, 5435 NW 100<sup>th</sup> Street (Lot 17, West Park Plat 1). The applicant also wishes to amend the West Park Planned Unit Development (PUD) to allow an increase in permitted building height from 50 feet to 65 feet.

**SYNOPSIS:**

The applicant, Greg Judas, KC Holdings, Inc. wishes to construct a 4-story building on Lot 17, West Park Plat 1. With 8,450 sq. ft. per floor, the total building area is proposed to be approximately 33,800 sq. ft.

The building would be visible in the NE quadrant of the intersection of NW 100<sup>th</sup> Street and NW 54<sup>th</sup> Avenue.

A second building proposed for Ontuet in the future, is also illustrated on the Site Plans but not included in this review.

A Preliminary Plat application (West Park Office Plaza Plat 3) is anticipated as the next phase of this development.

From the website ([www.ontuet.com](http://www.ontuet.com)): “Ontuet is a business solution provider based in Des Moines, Iowa, focusing on data management and synchronization in the retail channel.”

**RECOMMENDATION:**

The staff recommends approval and provides the following **two** motions for the Commission’s consideration:

*Consider the proposed Site Plans*

**The Planning & Zoning Commission recommends approval of PZ Case No. 08-22, the proposed Site Plans for Ontuet, 5435 NW 100<sup>th</sup> Street with the following Conditions:**

- 1. The project shall be in conformance and in accordance with the requirements, standards and regulations of the City of Johnston, and any other requirement of state or federal law or administrative rule.**

2. **The pedestrian trail is shown through the site; the easement for this trail would be included when a plat is submitted.**
3. **Public ingress-egress easements will be required.**
4. **The on-site water main will be required to loop back to West Parkway when future development is proposed north of this site, on Lot 17.**
5. **This review includes only the first Ontuet building. The future building illustrated on the Site Plans will require a separate review.**

***Prior to issuance of a Building Permit:***

6. **Access aisle for the accessible (handicapped) spaces shall be designated “no parking” on the pavement.**
7. **Pursuant to Chapter 145, the applicants shall provide calculations utilizing the TR-55 methodology to confirm adequate capacity exists in the existing detention/retention facility. If sufficient capacity does not exist, additional on-site water quality/quantity features will be required.**
8. **Defer sidewalk adjacent to NW 100<sup>th</sup> Street until otherwise directed by the City Council at its sole discretion. Once the Council directs installation of the sidewalk, it shall be constructed immediately at the applicant’s sole cost.**
9. **Sidewalk adjacent to West Parkway shall be deferred until the development of the second (future) building, at which time it shall be required.**
10. **The building will be required to be sprinkled, with standpipes (typically in the stairwells).**
11. **A KNOX Box will be required for emergency access.**
12. **The Landscape Plan (Sheet C5.1) calculations be corrected to show a minimum 20 trees required.**
13. **The applicant shall provide a more diverse plant species selection for the overstory trees (a majority of the trees are proposed to be maple).**

*Consider the proposed  
PUD amendment*

**14. Submittal of a site lighting plan, proposed photometrics and specifications, and approval by city staff.**

**At the request of the applicant, the Planning & Zoning Commission has considered and recommends an amendment to Ordinance 673, Section II Land Use, Paragraph A, Office Park by adding a new Paragraph 7 as follows:**

***7. Principal buildings may exceed 50 feet in height (maximum of 65 feet) on Lot 17, West Park Office Plaza Plat 1, if the following is documented: the total area (sum of all floors, including basements) of the taller building can also be achieved in a building of no more than 50 feet in height.***

Attachments:

1. SITE PLANS: Plans reviewed
  - Submitted by Bishop Engineering (revised date: 5-28-2008):  
Sheet C0.1; Cover Sheet  
Sheet C2.1; General Layout Plan  
Sheet C2.2; Layout Plan  
Sheet C3.1; Grading Plan  
Sheet C4.1; Utility Plan  
Sheet C5.1; Landscape Plan
  - Submitted by OPN Architects  
Rendered building elevations (all four sides); 4 sheets received 5-9-2008
2. Vicinity Map prepared by city staff; 1 page.
3. Letter from Bob Veenstra, Veenstra & Kimm (dated May 30, 2008); 2 pages.
4. Traffic Study for the proposed West Park office Plaza Plat 3 (dated May 24, 2008), prepared by Foth Engineering.