

E. FINAL DEVELOPMENT PLAN APPROVAL - ROE CORPORATE CENTER -  
4550 West 109<sup>th</sup> Street

---

1. APPLICANT: Vegelann Construction, LLC is the applicant for this request.
2. REQUESTED ACTION: The applicant is requesting final development plan approval to allow a new entry feature for an existing office building.
3. LOCATION: The subject property is located at 4550 West 109<sup>th</sup> Street.
4. EXISTING ZONING: This property is currently zoned CP-O, Planned Office Building District.
5. ANALYSIS: The applicant is requesting approval of a final development plan for a three-story glass entry feature on the west side of an existing office building. The existing building, formerly known as Fox Hill, is two and three stories in height. The Planning Commission approved final development plans in August, 2007 for a new entry feature and building addition in the building courtyard on the east side of the building, as well as the update of the building façade materials. The applicant would now like to add a more prominent entry on the west side of the building for the office tenants that will utilize that entry. The new blue-glazed windows will be the same color as the windows approved with the previous final development plan for the rest of the building.

ENVIRONMENTAL IMPACTS: The proposed improvements will not have a significant impact on the drainage patterns for the site.

6. STAFF RECOMMENDATION: Staff recommends approval of Final Development Plan, Roe Corporate Center, subject to the following stipulation:
  - a. Prior to the issuance of a Certificate of Occupancy, all rooftop mechanical equipment shall be screened from view with an architectural treatment that is compatible with the building architecture.