

F. FINAL DEVELOPMENT PLAN APPROVAL – ROCKBROOK OFFICE PARK –
Vicinity of the northwest corner of 143rd Street and Metcalf Avenue

1. APPLICANT: Kazmaier and Associates, LLC is the applicant for this request.
2. REQUESTED ACTION: The applicant is requesting final development plan approval for the development of an office park.
3. LOCATION: The subject property is located in the vicinity of the northwest corner of 143rd Street and Metcalf Avenue.
4. EXISTING ZONING: This property is currently zoned CP-O, Planned Office Building District (Rezoning No. 2000-14).
5. ANALYSIS: The applicant is requesting final development plan approval of three new office buildings in the Rockbrook office park. The three buildings will comprise the westerly half of the office park. The two lots on the easterly half of the project will remain undeveloped.

This phase of the development has 38,406 square feet of building floor area divided equally among the three buildings. Each building is rectangular in shape and will have the same footprint. The buildings are located on the site facing a private circulation drive that intersects with 143rd Street at one end and Metcalf Avenue at the other. Parking for the buildings is in the middle of the site.

The buildings will be two-story with a pitched roof. The exterior finish materials are stone and stucco. Arch details on large windows and lentils are shown for other windows. The arch forms are repeated in the stucco patterning. Tapered columns that support entry canopies will be constructed of the same stone material. Utility meters are to be located between the buildings to screen them from view as much as possible. The gutters and downspouts are internalized into the walls of the buildings.

The Planning Commission approved a final development plan for the office buildings in May of 2006. Construction plans were also submitted and reviewed. A building permit was not issued and the developer decided to hold the project. Since that time, the final development plans have expired and a new approval is required by the Planning Commission. The plans are identical to the plans that were previously approved. The Site Plan Review Committee reviewed this project with the applicant and voted 3 to 0 to approve the site plan and building architecture.

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This project will consist of the construction of several office buildings and a parking lot. The existing site conveys approximately 78 acres of drainage brought to the site via an existing 6' x 6' reinforced concrete box (RCB) under 143rd Street. Once on the property, the run-off is routed through an open channel flowing north to an existing 84-inch reinforced concrete pipe (RCP) under Floyd Street which conveys approximately 85 acres of drainage. This site is not in a designated detention area and therefore detention is not required.

The applicant proposes to enclose the open channel by extending the existing 6' x 6' RCB. The existing channel will be filled and a proposed parking lot will be constructed over the box. This project is exempt from stream corridor requirements under Rezoning No. 2000-14 which was approved prior to the implementation of the city's Stream Corridor Ordinance. The proposed 6' x 6' RCB requires the review and approval of the Corps of Engineers for any construction activity in the stream.

6. **STAFF RECOMMENDATION:** Staff recommends approval of Final Development Plan, Rockbrook Office Park, subject to the following stipulations:
- a. The number, location and geometrics of all driveways and parking areas are subject to review and approval by the Planning and Development Services Department.
 - b. Prior to the issuance of a Building Permit, the developer shall submit a payment for unspecified transportation improvements, as detailed in stipulation "f" of Rezoning No. 2000-14.
 - c. No signage is approved with the final development plans. Separate sign permits are required for all signage.
 - d. Prior to the issuance of a Certificate of Occupancy, all building-mounted and ground-mounted mechanical equipment shall be screened from view with a screening technique that is compatible with the building architecture.
 - e. Prior to construction plan approval, receive required permits from the Corps of Engineers for any construction activity in the stream.
 - f. Prior to, or concurrent with, the submittal of any set of construction plans requiring a Site Development or Building Permit, whichever

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comes first, a separate set of Public Improvement Plans must be submitted for review by the Engineering Services Division.

- g. Concurrent with the submittal of construction plans, the applicant shall provide a Final Stormwater Management Study that addresses any outstanding items from the Preliminary Stormwater Management Study and includes any design changes.
- h. Prior to issuance of any form of Certificate of Occupancy, construction of on-site improvements to the storm sewer system shall be complete and in service as verified by an Engineering Services Division inspection.