



Planning & Zoning Commission

COMMUNITY DEVELOPMENT DEPARTMENT

January 11, 2010 Meeting

SUBJECT: Consider the amended Building Elevations for the Gurudwara (Sikh Temple), 4820 NW 59th Avenue. The applicant wishes to add several decorative domes to the roof of the building.

SYNOPSIS:

The original Site Plans and Building Elevations for the Sikh Temple of Johnston were approved by the City Council via Resolution 09-172 on December 7, 2009.

The Sikhs of Iowa, Khalsa Heritage Inc. would like to add several decorative domes to the roof of the building.

Overall building height would increase from approximately 25 feet to approximately 30 feet (a difference of approximately 5 feet). This would be accomplished by lowering the roof pitch and extending the walls vertically in a manner similar to a parapet. The proposed wood shake shingles have been removed (gable ends were deleted) and hardi-plank siding is now proposed on all four sides. Proposed granite panels remain as originally illustrated.

The Amended Building Elevations are in compliance with zoning district requirements.

The property is zoned M-1, Light Industrial. Maximum building height allowed in this District is 50 feet; an additional 20 feet more than what is currently proposed by this project.

RECOMMENDATION:

The staff recommends **approval** and provides the following motion for the Commission's consideration: **The Planning & Zoning Commission recommends approval of PZ Case No. 09-20, the Amended Building Elevations for the Gurudwara (Sikh Temple) at 4820 NW 59th Avenue 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 Conditions of Resolution No. 09-172 remain in full force and effect.**
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Attachments:

1. Resolution 09-172, A Resolution Approving the Site Plans for a Gurudwara (Sikh Temple), 4820 NW 59th Avenue. This Resolution was approved by the City Council on December 7, 2009 (2 pages).
2. Background Research by city staff; 2 pages.
3. Vicinity Map prepared by city staff; 1 page.
4. Architectural Plan submitted by Laugerman & Associates and received 12-15-2009: Sheet A2.0; Building Elevations.
5. Letter to adjacent property owners from city staff with mailing list (dated 1-4-2010); 2 pages.