

February 9, 2018

Broken Arrow Planning Commission
202 South First Street
Broken Arrow, Oklahoma 74012

Subject: Twin Cities Ready Mix
Alternative façade for consideration
Wallace Project No. 1640145.01

Chairman and Members of the Planning Commission:

We are requesting approval for an alternative façade at the proposed Twin Cities Ready Mix concrete batch plant. The project site is located adjacent to 23rd Street (County Line Road) as shown in Figure 1. The current zoning for the property is IH.

Per Section 5.8.H.1 of the Zoning Ordinance, the approved exterior materials for any building face oriented toward an arterial shall be masonry, concrete panels, glass block, glass curtain walls, Exterior Insulated Finished Systems (EIFS), or stucco. The ordinance also states the Planning Commission has the ability to consider and approve other finishes, including metal.

The proposed Twin Cities development has two buildings. One building is a 720 square foot office and the other building is a 1842 square foot admixture building. The buildings are over 1,050 feet from the current right-of-way of 23rd Street. In addition to being over 1,000 feet from the 23rd Street, there is over 330 feet of heavily wooded floodplain between the buildings and 23rd Street. The floodplain is not allowed to be built in unless the floodplain alteration is approved by FEMA and the City. In addition to the trees, there is an 8-foot-tall modular wall to be constructed around the aggregate stockpiles between the buildings and the arterial obscuring the view of the buildings from the road (see Figure 3).

The properties to the north and south of the subject site are currently undeveloped while the property to the west is Arrowhead Precast. Arrowhead currently has laydown space and other metal buildings in the vicinity of our area of development. See Figure 4.

We respectfully request your approval of the proposed metal façade for the Twin Cities development. We believe approval of the metal façade will in no way be in contradiction with the spirit of the zoning ordinance due to the distance from the right-of-way, the vegetation to remain, keeping in harmony with the surrounding existing buildings, and the lack of view from 23rd Street.

If you have any questions or need additional information, please do not hesitate to contact us.

Respectfully,



Darren Burns, P.E.
Principal

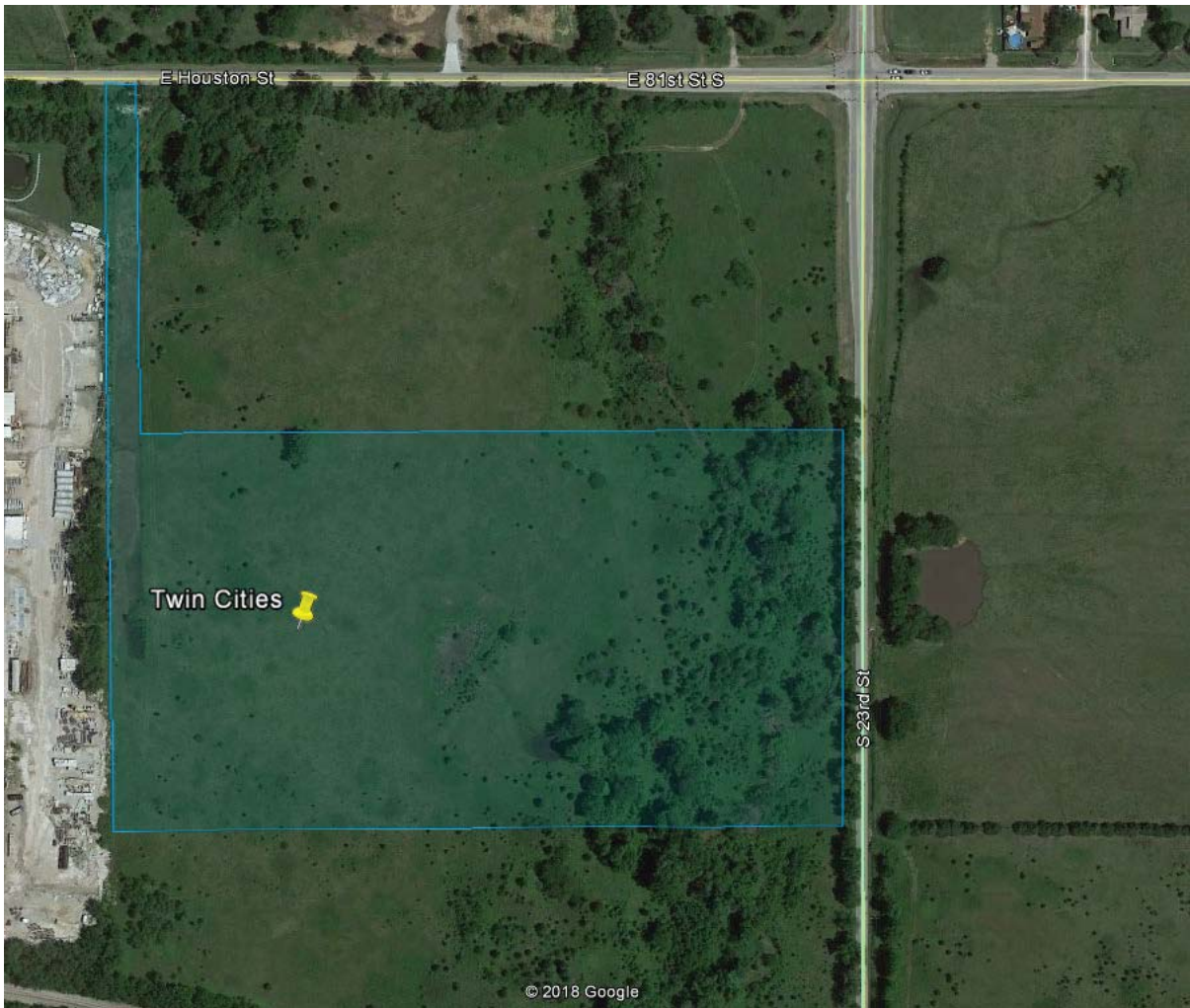
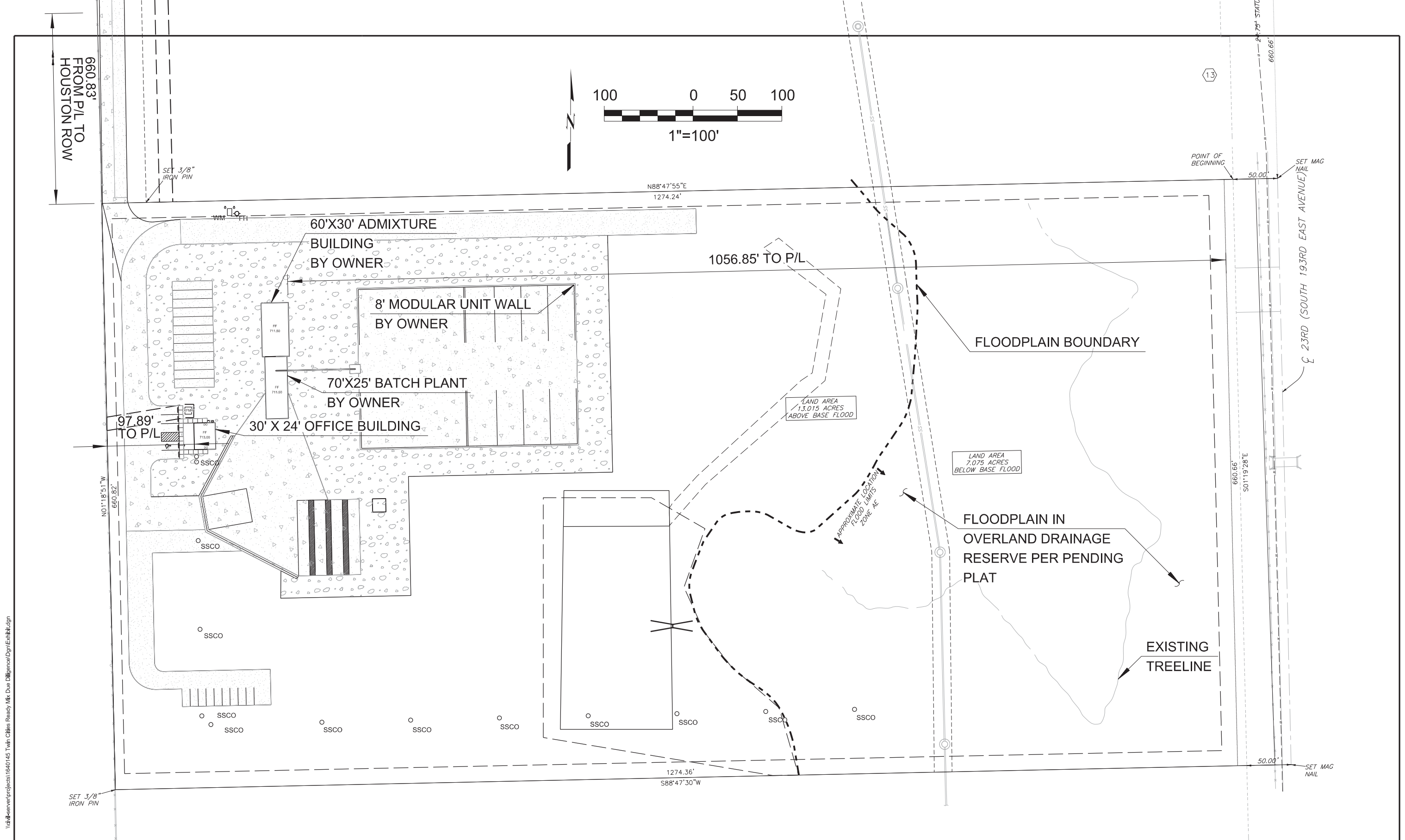


Figure 1: Site Aerial – property and mutual access easement to Houston shaded in blue



Figure 2: Street View – Existing view from 23rd Street toward the project site



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wallace

WALLACE ENGINEERING
STRUCTURAL CONSULTANTS, INC.
200 EAST MATHEW BRADY STREET
TULSA, OK 74103
(918) 584-5858
OKLAHOMA CA #1460
EXP. DATE 6/30/19



Figure 4: Aerial - Adjacent properties shown