

May 15, 2018

City of Broken Arrow Planning Commission
City of Broken Arrow
PO Box 610
Broken Arrow, Ok 74013

Re: Continental Industries – 21808 East Highway 51

Commissioners-

Continental Industries located at 21808 East Highway 51 is looking to expand at their current location. The plan is to construct a new office / warehouse building up to 100,00 square feet just west of their current facility.

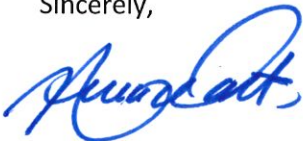
Due to their corporate structure, the size of this project needs to be broken up into two different fiscal years for financing – thus the project will be constructed in two phases. The first phase will be the 55,000 square foot warehouse on the south end of the proposed new building. Shortly after the warehouse construction, the two-story office addition will be added on the north end of the warehouse which fronts East Highway 51.

Due to the staggering of construction, we request that the first phase warehouse building shown on the attached Site Plan, be granted a deviance from the City's requirement of masonry, stucco, etc. that fronts a street based on the following reasons:

1. The metal panel portion of the building that will be facing the street Right of Way is temporary.
2. Continental Industries has agreed that if they don't construct the phase 2 of the building which will contain their offices and will meet the City's building material requirements, that they will come back and install a building material to the Phase 1 building that will meet the City's requirements.
3. The buildings are placed significantly back from the road and do not create a frontage presence.

Therefore, based on the above discussion points we request the Planning Commission to allow the first phase building to be constructed 100% out of metal panels for a short amount of time. Thank you for your time on this matter.

Sincerely,



A. Nicole Watts, P.E., CFM
Principal | Director of Civil Engineering