



City of Broken Arrow

Request for Action

File #: 18-634, Version: 1

**Broken Arrow Planning Commission
06-14-2018**

To: Chairman and Commission Members
From: Development Services Department
Title:

Consideration and possible action regarding request for use of metal exterior building material, ST14-118B, Continental Industries, 19.43 acres, IH, 21808 E. Highway 51 (south of Washington Street on the west side of Highway 51)

Background:

Applicant: Nicole Watts, KKT Architects, Inc.
Owner: Continental Industries
Developer: Continental Industries
Engineer: KKT Architects, Inc.
Location: 21808 E. Highway 51 (south of Washington Street on the west side of Highway 51)
Size of Tract: 19.43 acres
Number of Lots: 1
Present Zoning: IH
Comp Plan: Level 7 (Major Industrial)

Continental Industries, which is located at 21808 E. Highway 51, wants to expand and construct a new office/warehouse building. The building, which will contain up to 100,000 square feet, is proposed to be constructed just west of their current facility.

According to the applicant, because of Continental's corporate structure and the size of the building, the 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 a 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 onto the north end of the warehouse.

The exterior of the first phase of the building will be entirely metal. According to Section 5.8.H of the Zoning Ordinance, all new construction or renovation of existing structures in the IH district are to have those vertical exteriors that are facing the arterial street or highway constructed of masonry type material. Metal finishes may be considered and approved by the Planning Commission through the site plan review process.

Due to the phasing of construction, applicant is requesting that the warehouse building that will be constructed

during the first phase be allowed to have metal on the exterior of the entire building for the following reasons:

1. The metal panel portion of the building that will be facing State Highway 51 is temporary.
2. Continental Industries has agreed that if they do not construct the Phase 2 of the building which will contain their offices and will meet the City's masonry building material requirement, 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.

Attachments: Aerial photo
 Proposed building elevations
 Conceptual site plan
 Letter from applicant
 Google earth picture from State Highway 51

Recommendation:

Staff recommends that applicant's request for use of metal exterior building material on the Continental Industries building at 21808 E. Highway 51 (south of Washington Street on the west side of Highway 51) be approved as requested.

Reviewed By: **Larry R. Curtis**

Approved By: **Michael W. Skates**

BDM