



# City of Broken Arrow

## Request for Action

---

**File #:** 19-710, **Version:** 1

---

**Broken Arrow Planning Commission**  
**06-13-2019**

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

**Approval of request to deviate from masonry exterior building materials, ST19-111 (Site Plan), Tulsa Urology, 0.87 acres, PUD (Planned Unit Development)-130B/CH (Commercial Heavy) and RM (Residential Multi-family), 850 W. Mission Street (one-quarter mile north of Albany Street, west of Elm Place)**

**Background:**

<b>Applicant:</b>	Chad Walker, Bird Nest Studio
<b>Owner:</b>	Richard Saint, RBS Enterprises
<b>Developer:</b>	Richard Saint, RBS Enterprises
<b>Architect:</b>	Chad Walker, Bird Nest Studio
<b>Location:</b>	850 W. Mission Street (one-quarter mile North of Albany Street, west of Elm Place)
<b>Size of Tract</b>	0.87 acres
<b>Number of Lots:</b>	1
<b>Present Zoning:</b>	PUD-130B/CH and RM
<b>Comp Plan:</b>	Level 3 (Transition Area), Level 6 (Regional Employment/Commercial)

Tulsa Urology is proposing to construct a new medical office building at 850 W. Mission Street. The property is platted as Lot 1, Block 2 of Stone Ridge Towne Center presently zoned CH (Commercial Heavy), RM (Residential Multi-family) and PUD-130B (approved by the City Council on December 17, 2007). The north portion of this property is zoned RM; however, development is guided by PUD-130B which designates this area for uses allowed in the CH district except as specified in PUD-130B.

On June 22, 2017, the Planning Commission approved BAL-2023, to split a 2.37-acre lot into three tracts. Emerson Orthodontics constructed a building on Tract A, and Tulsa Urology proposes to build a 7,906-square-foot building on Tract C. The site infrastructure was built in conjunction with construction of Emerson Orthodontics including utilities, sidewalks, curb cuts, parking lot, lighting and trash enclosure.

The medical office building for Tulsa Urology is proposed to be two stories and to include two units. Exterior buildings materials are proposed to include a wood rainscreen, exterior tile, aluminum storefront windows, plate steel window surrounds, and standing seam metal roofing on sloped portions of the roof. Section 5.8.G.1. of the Zoning Ordinance states that vertical exteriors of building facades in the office and commercial districts

that are facing a public street shall be constructed of masonry, concrete panels, glass block, glass curtain walls, Exterior Insulated Finished Systems (EIFS), or stucco. Other materials such as metals, wood, plastic and other masonry material may be considered and approved by the Planning Commission through the site plan review process. Therefore, applicant is requesting Planning Commission approval to have the wood rainscreen, tile, metal and glass for the vertical exteriors of the building facades.

**Attachments:**      Aerial  
                            Site Plan, Landscape Plan, Elevations and Renderings  
                            PUD-130B Elm Creek Community Development  
                            Stone Ridge Towne Center Plat  
                            BAL-2023 Lot Split Exhibit

**Recommendation:**

Staff recommends that the building elevations for Tulsa Urology be approved as presented.

**Reviewed and Approved By:**      **Larry R. Curtis**

JMW