



City of Broken Arrow

Legislation Details (With Text)

File #:	18-128	Name:	
Type:	Consent Item	Status:	Agenda Ready
File created:	12/29/2017	In control:	Planning Commission
On agenda:	1/11/2018	Final action:	
Title:	Approval of ST15-127, Mullin Plumbing building elevations, 19.47 acres, PUD 231/IL, east of 23rd Street, south of College Street, one-quarter mile north of Houston Street, and west of Old Highway 51		
Sponsors:			
Indexes:			
Code sections:			
Attachments:	1. 2-LETTER FROM APPLICANT AND PROPOSED BUILDING ELEVATIONS.pdf, 2. 3-SITE PLAN APPROVED IN FEBRUARY 2016.pdf, 3. 4-SUPPLEMENTAL INFORMATION PROVIDED BY APPLICANT.pdf, 4. 5-EXCERPTS FROM PUD 231.pdf, 5. 6-SECTION 5.8.H.1 OF THE ZONING ORDINANCE.pdf, 6. 7-AERIAL FROM PUD 231 AND BAZ 1924.jpg		

Date	Ver.	Action By	Action	Result
1/11/2018	1	Planning Commission	Approved, per the Staff report	Pass

Broken Arrow Planning Commission 01-11-2018

To: Chairman and Commission Members
From: Development Services Department
Title: Approval of ST15-127, Mullin Plumbing building elevations, 19.47 acres, PUD 231/IL, east of 23rd Street, south of College Street, one-quarter mile north of Houston Street, and west of Old Highway 51

Background:

Applicant: Nicole Watts, Kinslow, Keith, and Todd, Inc.
Owner: Mullin Properties, LLC
Developer: Mullin Properties, LLC
Engineer: Kinslow, Keith, and Todd, Inc.
Location: East of 23rd Street, south of College Street, one-quarter mile north of Houston Street, and west of Old Highway 51
Size of Tract 19.47 acres
Number of Lots: 1
Present Zoning: PUD 231/IL
Comp Plan: Level 6 (Regional Commercial/Employment)

Mullin Plumbing is proposing to construct new buildings on their property located east of 23rd Street, south of College Street, one-quarter mile north of Houston Street, and west of Old Highway 51. A site plan was submitted and approved by Staff in February 2016. At the time the site plan was approved, four

buildings (B, C, D, and E) were shown as “future buildings”. Those four buildings are now proposed to be red metal facade buildings.

PUD 231 that was approved by the City Council on January 15, 2015, stated “Structures within 200 feet of a public street right of way shall have their vertical exteriors facing the street constructed of but not limited to: masonry, concrete panes, glass block, glass curtain walls, Exterior Insulated Finished Systems (EIFS), or stucco.” The PUD, however, did not address what the exterior facade on buildings was required to be for the remainder of the property. According to Section 5.8.H.1 of the Zoning Ordinance, metal finishes on buildings facing an arterial street or highway require the approval of the Planning Commission. As a result, applicant is requesting Planning Commission approval to have metal facades on Buildings B, C, D, and E

Attachments: Letter from applicant and proposed building elevations
Site plan approved in February 2016
Supplemental information provided by applicant
Excerpts from PUD 231
Section 5.8.H.1 of the Zoning Ordinance
Aerial from PUD 231 AND BAZ 1924

Recommendation:

Staff recommends that the building elevations for Mullins Plumbing be approved as presented.

Reviewed by: Larry R. Curtis

Approved by: Michael Skates

BDM