



City of Broken Arrow

Request for Action

File #: 17-1908, **Version:** 1

Broken Arrow Planning Commission
03-09-2017

To: Chairman and Commission Members
From: Development Services Department
Title: Approval of ST17-103, Cotton Patch Cafe building elevations, 1.58 acres, CH, one-quarter mile west of 9th Street, north of Kenosha Street

Background:

Applicant: Kartavya Patel, Triangle Engineering LLC
Owner: Vaquero Broken Arrow Partners, LP
Developer: Vaquero Broken Arrow Partners, LP
Engineer: Triangle Engineering, LLC
Location: One-quarter mile west of 9th Street, north of Kenosha Street
Size of Tract 1.58 acres
Number of Lots: 1
Present Zoning: CH
Comp Plan: Level 6 (Regional Commercial/Employment)

A site plan and landscape plan has been submitted for a proposed Cotton Patch Cafe restaurant. The site is located one-quarter mile west of 9th Street, north of Kenosha Street, between 5th Street and 6th Street. The property has been platted as Compton Addition II. A self-service car wash that was previously located on the property has been removed. Cotton Patch Cafe will be constructing a new building on the east side of the property, while Take 5 Oil Change is proposing a new building on the west side of the property. Applicant is contemplating doing a lot split on the property in the future.

The building elevations submitted with the site plan show the exterior of the building to contain metal siding along with a painted Hardie-Board siding with a B&B application. Hardie-Board is a cement board siding that has been classified as a masonry product.

According to Section 5.8.G.1 of the Zoning Ordinance, all new construction in the Commercial Heavy (CH) district shall have those vertical exteriors that are facing a public or private street constructed of, but not limited to: masonry, concrete panels, glass block, glass, curtain walls, Exterior Insulated Finished Systems (EFIS), or stucco. Metal finishes, wood, plastic and other masonry material may be considered and approved by the Planning Commission through the site plan review process. As result, application is requesting approval of the metal and Hardie-Board siding proposed to be used on the exterior of the Cotton Patch Cafe.

Surrounding land uses and zoning classifications include the following:

North:	CH	Automotive repair
East:	CH	Undeveloped
South:	CG	Office
West:	R-1 (CH via BAZ 1734)	Undeveloped

Attachments: Zoning/aerial map
 Building elevations
 Site plan

Recommendation:

Staff recommends that the building elevations for the proposed Cotton Patch Cafe be approved as presented.

Reviewed and approved by: Larry R. Curtis

LRC: BDM