



# City of Broken Arrow

## Request for Action

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**File #: 18-128, Version: 1**

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**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 23<sup>rd</sup> 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 23<sup>rd</sup> 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**