



# City of Broken Arrow

## Request for Action

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**File #: 18-336, Version: 1**

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**Broken Arrow Planning Commission  
03-08-2018**

**To:** Chairman and Commission Members  
**From:** Development Services Department  
**Title:** Approval of ST17-132, Top Dog building elevations, 3.32 acres, A-1/PUD-264, northeast corner of Tucson Street and 9<sup>th</sup> Street

**Background:**

**Applicant:** Mark Capron, Sisemore Weisz & Associates  
**Owner:** John Day  
**Developer:** John Day  
**Engineer:** Sisemore Weisz & Associates  
**Location:** Northeast corner of Tucson Street and 9<sup>th</sup> Street  
**Size of Tract:** 3.32 acres  
**Number of Lots:** 1  
**Present Zoning:** A-1/PUD-264  
**Comp Plan:** Level 4

Top Dog Training is proposing to construct new buildings on their property located on the northeast corner of Tucson Street and 9<sup>th</sup> Street. The property is zoned A-1/PUD-264. PUD-264 was approved by the City Council in their meeting of July 18, 2017.

PUD-264 states that the exterior of all buildings shall meet the building façade requirements of Section 5.8.G.1 of the Broken Arrow Zoning Ordinance. Section 5.8.G.1 of the Zoning Ordinance states that structures adjacent to an arterial street or highway shall have vertical exteriors facing these roadways constructed of masonry, concrete panels, glass block, glass curtain walls, Exterior Insulated Finished Systems (EIFS), or stucco. This section also provides authority to the Planning Commission to consider and approve metal finishes, wood, plastic or other masonry material through the site plan review process. The applicant is requesting approval by the Planning Commission to use a metal exterior building material for building associated with the Top Dog Training site plan.

A site plan was submitted on February 21, 2018 and is under review by Staff. The proposed building is approximately 9,563-square feet and faces both Tucson Street and 9<sup>th</sup> Street. The proposed façade of the front of the building, facing Tucson Street, is primarily stucco with wood and metal accents. The proposed façade on the west side of the building, facing 9<sup>th</sup> Street is approximately half stucco and half metal.

The proposed building is set back approximately 140-feet from the centerline of 9<sup>th</sup> Street due to

Oklahoma Turnpike Authority right-of-way along the east side of 9<sup>th</sup> Street. The topography of the site, along with the proposed landscaping along 9<sup>th</sup> Street, provide additional screening for the building.

**Attachments:**        Top Dog Training Site Plan  
                             Building Elevations  
                             Landscape Plan

**Recommendation:**

Staff recommends that the building elevations for Top Dog Training be approved as presented.

**Reviewed and Approved by: Michael Skates**

**ALY**