



# City of Broken Arrow

## Request for Action

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**File #:** 20-506, **Version:** 1

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**Broken Arrow Planning Commission**  
**05-14-2020**

**To:** Chairman and Commission Members

**From:** Development Services Department

**Title:**

**Approval of request for use of masonry and metal exterior building materials, ST20-112, Medwise Urgent Care, 1.26 acres, north of the northeast corner of Kenosha Street (71<sup>st</sup> Street) and Aspen Avenue (145<sup>th</sup> East Avenue)**

**Background:**

**Applicant:** Mark Zelnik, Zelnik Realty

**Owner:** Hyde Park Properties III, LLC

**Developer:** Hyde Park Properties III, LLC

**Engineer:** Carr & Associates Engineering, INC

**Location:** North of the northeast corner of Kenosha Street (71<sup>st</sup> Street) and Aspen Avenue (145<sup>th</sup> East Avenue)

**Size of Tract** 1.26 acres

**Number of Lots:** 1

**Present Zoning:** CN (Commercial Neighborhood)/PUD-223A

**Comp Plan:** Level 6 (Regional Employment)

Medwise Urgent Care proposing to construct new buildings on their property located north of the northeast corner of Kenosha Street (71<sup>st</sup> Street) and Aspen Avenue (145<sup>th</sup> East Avenue). The property is platted as Lot 2, Block 1, Dental Depot and zoned CN (Commercial Neighborhood)/PUD-223A. PUD-223 was approved by the City Council in their meeting of August 20, 2013 and PUD-223A, a minor amendment of PUD-223 was approved by the Planning Commission on December 6, 2018.

PUD-223 and PUD-223A state 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 Medwise Urgent Care site plan.

A site plan was submitted on April 29, 2020 and is under review by Staff. The proposed building is approximately 4,033-square feet and faces Aspen Avenue. The proposed façade is a mixture of metal panel, aluminum composite, and masonry material. The non-masonry components of the façade are mainly

architectural features.

**Attachments:**      Aerial photo  
                         Proposed building elevations  
                         Site plan

**Recommendation:**

Staff recommends that the building elevations for Medwise Urgent Care be approved as presented.

**Reviewed By:**      **Jill Ferenc**

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

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