

**ALTERNATE FAÇADE**

Case Coordinator: Christopher Barton

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**GENERAL PROJECT INFORMATION**

**SITE ZONING:** PD-189 for the (O-4) Office District

|       | <b><u>SURROUNDING ZONING</u></b>                                 | <b><u>SURROUNDING LAND USES</u></b>          |
|-------|--|--|
| NORTH | PD-189 for the (O-4) Office District                             | Undeveloped                                  |
| SOUTH | PD-189 for the (O-4) Office District with SUP 413 for a hospital | Hospital & vacant                            |
| EAST  | PD-189 for the (O-4) Office District                             | Vacant                                       |
| WEST  | PD-05 for the (LR-2) Local Retail District                       | Home Improvement Store (across Raiford Road) |

**REQUEST:** Approval of an alternate facade material for a retaining wall

**PROPOSED USE:** Hotel & Convention Center

**ACRES/LOTS:** 6.3 acres/1 lot

**LOCATION:** East side of Raiford Road, just north of Trinity Mills Road (SH 190)/President George Bush Turnpike

**HISTORY:** The current zoning on the site was established in November 2010. Prior to that and since 1969 the tract was zoned PD-5 for the (MF-15) Multi-Family Residential and (FWY) Freeway Commercial Districts.

The subdivision plat for the property was recorded in October 2014.

The current development began construction in January 2015.

**COMPREHENSIVE PLAN:** High Intensity Commercial

**TRANSPORTATION PLAN:** Raiford Road is designated as an (A4D) Four-Lane Divided Arterial

**OWNER:** Lowen Raiford, LP

**REPRESENTED BY:** Lowen Raiford, LP

## **STAFF ANALYSIS**

### **PROPOSAL**

The applicant is requesting approval of an alternate material to be used for the retaining wall. This exterior material is an applied hydraulic limestone veneer manufactured by StoneCoat and is to be used as an alternative to the required natural stone material.

### **ELEMENTS TO CONSIDER**

- A. The Comprehensive Zoning Ordinance Article XXV Landscaping & Buffering, Section C Buffering, Item 12 Retaining Walls requires that retaining walls that have exposure to any public street shall be veneered with brick or stone unless an alternate material is approved by the Planning & Zoning Commission.
- B. More specific to the hotel site, the purchase agreement between the City and the developer requires that the site be developed in accordance with the *Raiford Road Design Standards*.
- C. The long-term goal is to see Raiford Road and MacArthur Drive develop in a much more pedestrian-oriented manner. Thus, the quality of the pedestrian environment is extremely important.
- D. The *Raiford Road Design Standards*, adopted by City Council Resolution No. 3503 on December 6, 2011 specifies in Item 2.6 that:
  - i. Site feature walls and retaining walls shall compliment adjacent architecture but shall have a continuous and similar look to help create a unified appearance throughout the district. Use of high quality, durable materials ensures the longevity and aesthetic of the features.
  - ii. DESIGN STANDARDS
    - a. All walls will be Oklahoma Multi-color Flagstone, or as approved by the City Manager or his designee, with deep raked joints
    - b. Mortar joints shall not exceed 1/2" and color should match stone
    - c. All top cap stones shall have a 1 1/2" reveal to create shadow lines
- E. The retaining wall will be adjacent to the main (western) driveway to the site. A sidewalk will be placed in very close proximity to the wall, at some point allowing pedestrians to actually touch said wall.

- F. The *Raiford Road Design Standards* are designed to encourage an emphasis on top-quality design that is directed toward the “public realm and how public streets are viewed and used by both vehicles and pedestrians” (emphasis added).
- G. The applicant claims that the proposed material will be more durable and require less long-term maintenance than the required natural stone material with mortar. The proposed material is – according to the manufacturers’ website (StoneCoat.com) a “propriety blend of limestone and other natural stone minerals.” It apparently is a foam-like solution which is sprayed onto a surface. While still wet, it may be manipulated by spraying on additional colorings and working “joints” into the face.
- H. The applicant has applied small amounts of two different color and pattern combinations to the existing concrete retaining wall to allow staff and the Commission to see (and touch) for themselves the quality of the material. Staff highly recommends each Commissioner visit the site to view the material closely, as a pedestrian would.
- I. Over time, even a well-constructed wall will shift, creating cracks in the mortar which may need periodic repair. See photos later in this report.

## CONCLUSION

Staff is divided on a recommendation. While the material seems to be appropriate for an automobile-oriented environment, where it will be “experienced” from yards away in a vehicle moving at relatively high speeds – and thus only incidentally – it may not be appropriate in a pedestrian environment. While attractive, it clearly is not natural stone.

If the Commission feels this material is adequate for “setting the tone” of future development along Raiford Road, it should approve the material.

Note that a denial by the applicant may be appealed to City Council – which in any event could amend the original purchase agreement to allow this material.