



City of Broken Arrow

Fact Sheet

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Broken Arrow Planning Commission

10-13-2016

To: Chairman and Commission Members

From: Development Services Department

Title:

Public hearing, consideration, and possible action regarding a proposal to create a new Single-Family Residential Zoning District, RS-4, Single-Family Residential-4, with modifications to Section 2.1, Table 3.1-1, Section 3.2.A.2, Section 3.2.B.1, Section 3.2.B.2, Section 3.2.B.5, Section 3.3.C.2.b, Table 4.1-2, Section 4.1.E, and Section 5.9.J.4 of the Zoning Ordinance; along with modifications to Table 4.1, Section 4.1.2, and Section 4.1.3 of the Comprehensive Plan

Background:

This item was presented, as a public hearing item, to the Planning Commission in their meeting of September 22, 2016. The Commission voted (3-0 vote) to continue this item to the October 13, 2016 Planning Commission meeting.

In May 2016, the Development Services Department was approached by a development group considering new, single-family subdivisions with 20-foot front building lines. There are five existing active single-family zoning districts (RE, RS-1, R-2, RS-2, and RS-3). To achieve lesser building line setbacks, subdivisions have been done through the Planned Unit Development (PUD) process. As part of a PUD, the Zoning Ordinance requires livability open space (open space not utilized for parking or drives). The Zoning Ordinance states that the required livability open space may be provided on the lot containing the dwelling unit or units on which computed, or in common areas.

The proposal is to create a new zoning district, RS-4, for single family detached homes. The proposed zoning district would have minimum front building lines of 20 feet, minimum five (5) foot wide side yards (each, total 10 feet), and 20-foot rear yards. The lot frontage would be minimum 55 feet and the minimum size of the lot would be 6,500 square feet (55' x 118'). One addition to the RS-4 development standards that Staff has added is to allow the front building setback line to be reduced to 15 feet where vehicular access is derived from an alley. This would allow subdivisions to be developed where garages are located in the rear and are accessible via an alleyway.

This item was discussed at the June 9, June 23, and July 14, 2016, Planning Commission meetings. Staff has inserted the proposed revisions into the Zoning Ordinance and Comprehensive Plan. With the Comprehensive Plan, Staff is suggesting that RS-4 zoning be "allowed" in Level 2. Requests to rezone isolated, individual lots in existing neighborhoods is not considered to be in accordance with the Comprehensive Plan. RS-4 zoning would also be considered to be in accordance with the Comprehensive Plan in Level 3.

Attachments: Fact Sheet of September 22, 2016- Planning Commission

Zoning Ordinance with RS-4 standards inserted
Comprehensive Plan with RS-4 inserts
Single Family Residential Lot Characteristics

Recommendation: Staff recommends that Section 2.1, Table 3.1-1, Section 3.2.A.2, Section 3.2.B.1, Section 3.2.B.2, Section 3.2.B.5, Section 3.3.C.2.b, Table 4.1-2, Section 4.1.E, and Section 5.9.J.4 of the Zoning Ordinance; along with Table 4.1, Section 4.1.2, and Section 4.1.3 of the Comprehensive Plan be modified as presented and an Ordinance be drafted and approved.

Reviewed By: **Farhad Daroga**

Approved By: **Michael W. Skates**

FKD: bdm